

OV Engineering, LLC
Construction Consultants

Delivering **Amazing & Valuable** **Properties.**

We support sustainable practice!

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Hi! We're a professional Construction Consultancy Company

based in Tbilisi, Georgia, known for our strong reputation in delivering complex, challenging, and diverse projects in the hospitality, residential, and industrial sectors.

OV Engineering, LLC was established in early 2021 and is managed by a team of senior project management professionals. Collectively, they bring over 25 years of experience in the construction management industry, with 8 years specifically dedicated to successfully landing projects in Georgia.

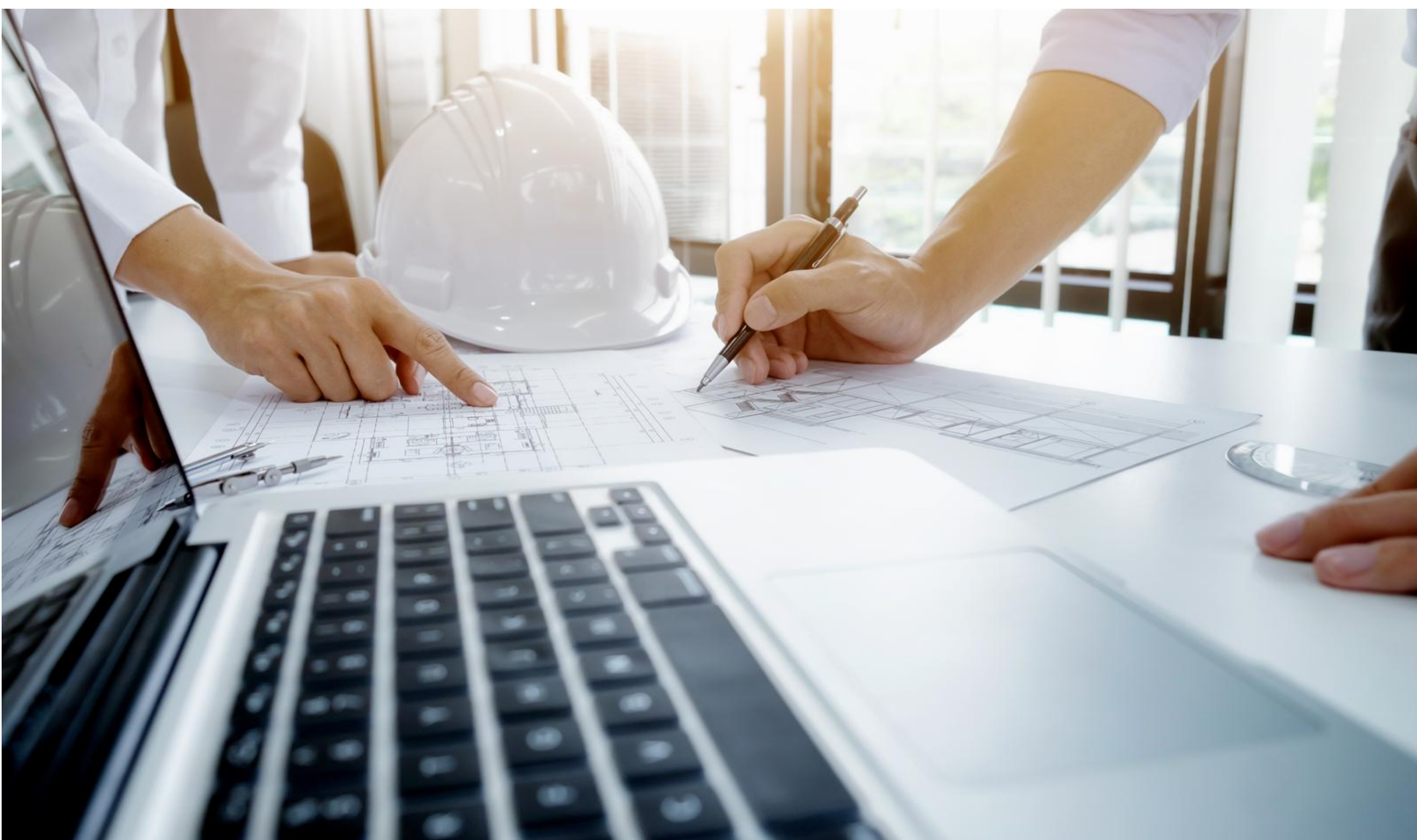
Our key professionals have an impressive track record, having completed numerous valuable real estate projects, which include hospitality, commercial and industrial projects.

Our Code of Ethics

- Responsibility
- Respect
- Fairness
- Honesty
- Professionalism

Our Core Values

- Knowledge
- Flexibility
- Time Management
- Problem Solving
- Success



Portfolio of Consulting Services

- LEED Certification Services
- Project Management
- Cost Estimating, BOQ & Budgeting
- Design Management
- Construction Management
- Site Supervision
- Contract Management
- Construction Dispute Resolution
- Tendering Procedures
- Site Technical Due Diligence
- Project Audit
- Procurement
- Feasibility Studies
- Hotel Operator Management
- Sustainable Design
- BIM Architectural, Structural & MEP Design
- BIM Management & Coordination



What our partners say

"Professionals from OV Engineering demonstrate outstanding ability to manage large-scale and highly complex construction projects in a professional manner throughout the entire working process"

Project Experience

01

Ongoing Projects

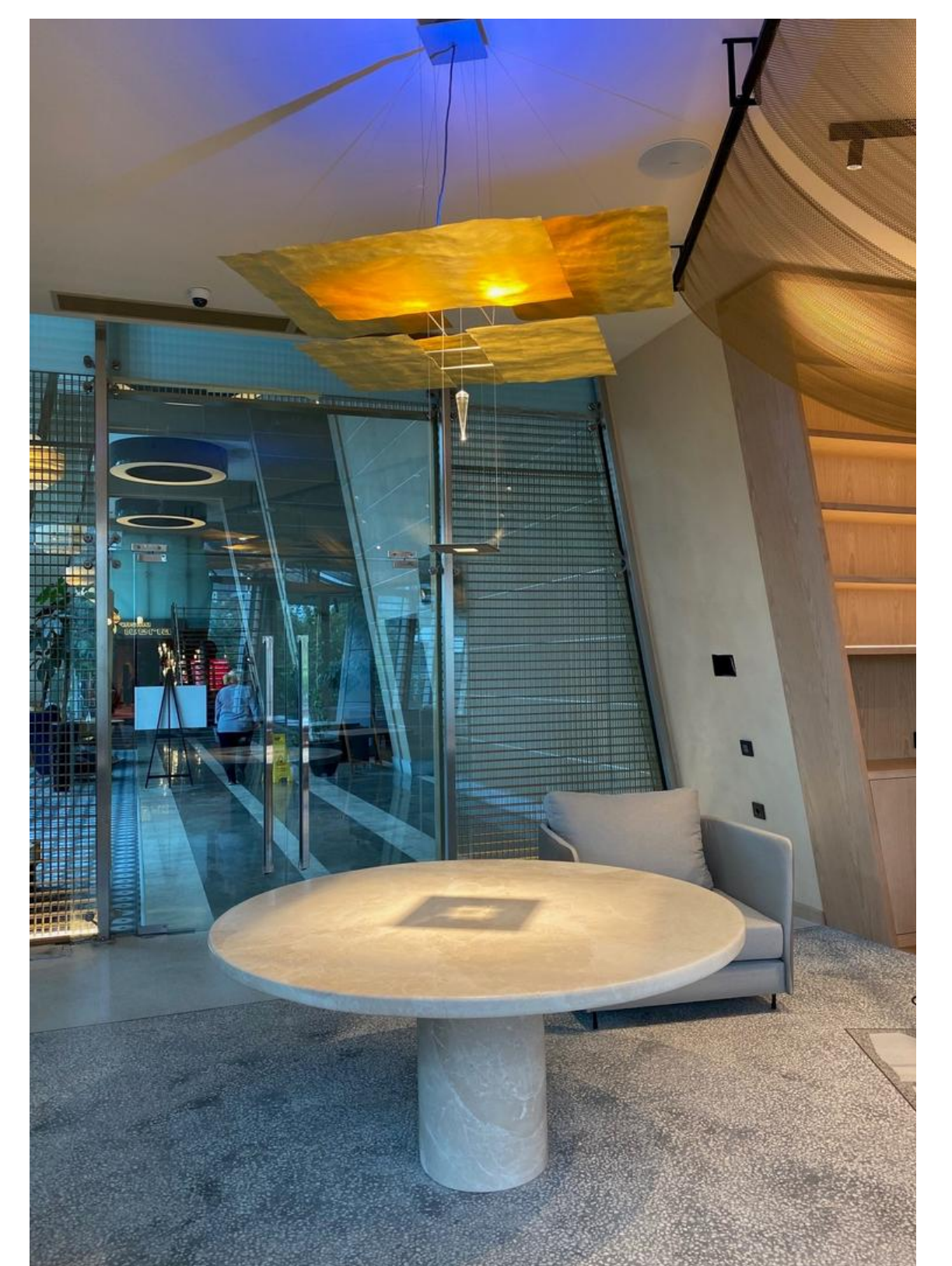
- **2023-ongoing. Tbilvino Qvevri Cellar & Visitor's Center, Kvareli, Georgia.** Project Management, Design Coordination, Cost Estimating, BOQ, Construction Management & Site Supervision



02

Completed Projects

- **Jan-May 2024. Radisson Blu Batumi, Georgia. Medea main restaurant renovation.** Project Management, Cost Estimating, BOQ, Tendering, Construction Management & Site Supervision



Project Experience

- **Oct 2023 - Jan2024. Boygars luxury boutique, Rustaveli ave, Tbilisi, Georgia.**
Project Management, Construction Management & Site Supervision



03

Bills Of Quantities & Cost Estimating Services

- **2024. ESIDA Center of Excellence, Tbilisi, Georgia.** Bills of Quantities preparation & Construction budget calculation for PEM Consult, GmbH



Project Experience

- **2023. Domus Trees, LLC.** Bills of Quantities preparation for Domus Tree Apartments project located at Chavchavadze, 31, Tbilisi, Georgia. **Up Ten Development, LLC.** Bills of Quantities preparation for residential project located at Jikia Str., 14, Tbilisi, Georgia
- **2023. Argo Management, LLC. Silk Road Group.** Definition of scope of Radisson Blu Batumi hotel renovation, necessary replacements and upgrades for guestrooms and corridors. BOQ preparation and budget calculation, Tendering for General Contractor
- **2023. Oda, LLC.** Former Kempinski hotel project conversion to luxury residential apartments. Project budget calculation services
- **2022. Mardi Evergreen, LLC.** Construction Cost Calculation on concept design stage for Aparthotel Adagio project by Accor
- **2021. Dostluk, LLC.** Bills of Quantities and Construction Budget calculation for conversion and refurbishment of the existing hotel for Double-Tree by Hilton

04

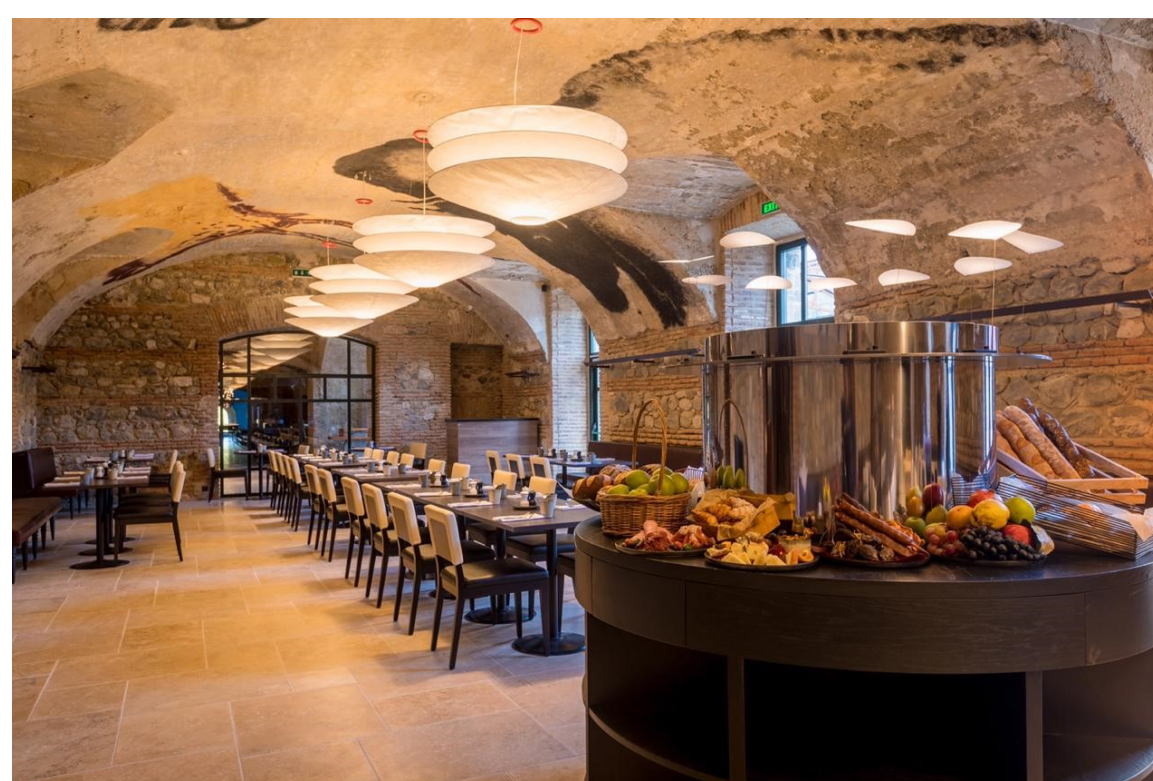
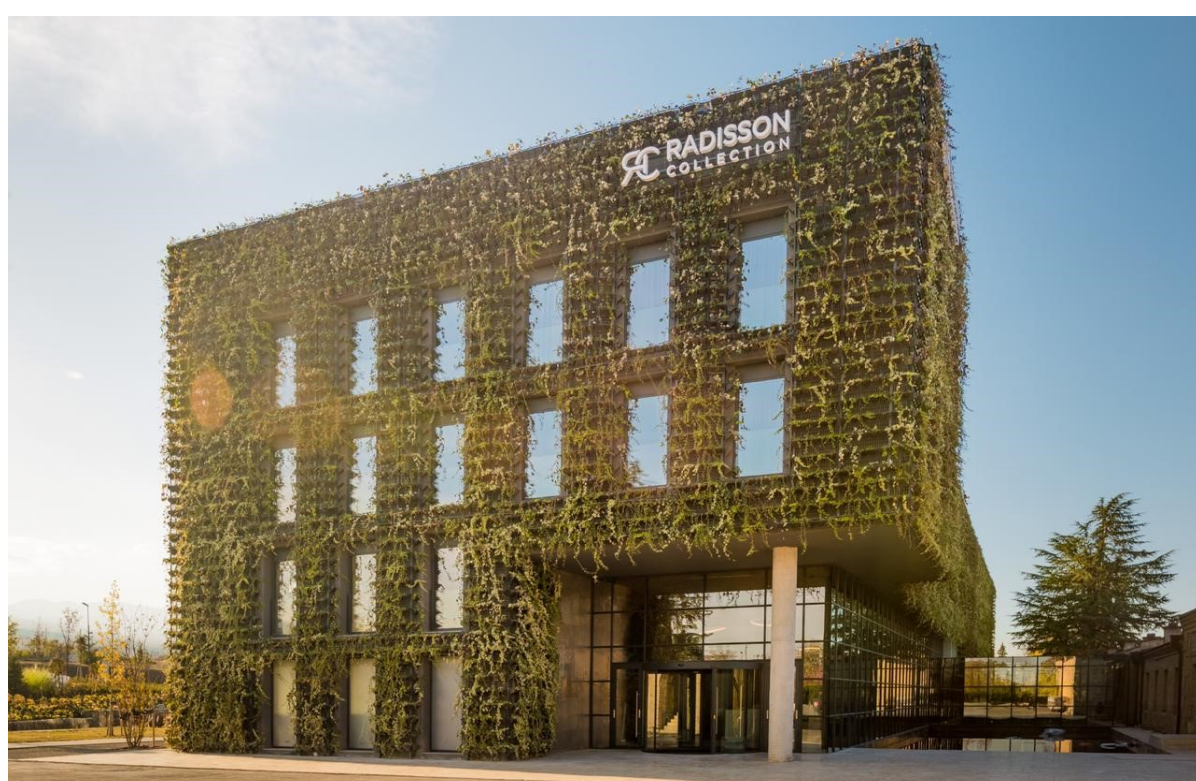
Construction Consulting Services

- **2023. TBC Insurance, JSC, Tbilisi, Georgia.** Detailed site inspection of the Ibis Ortachala Hotel, Tbilisi, Georgia, damage estimation evaluation and preparation Bills of Quantities of the damaged property (after fire case), damage coverage discussions.
- **2022. Crypto Mining Facility Buildings for Synaitken, located in Free Industrial Zone, Tbilisi.** Project development, construction supervision and coordination services.

05

Our Project Experience

- **2020. Radisson Blu Iveria Hotel Renovation, Tbilisi, Georgia**
- **2019. Tsinandali Park Hotel, Tsinandali village, Georgia**
- **2019. 24 Republic Restaurant, Tbilisi, Georgia**
- **2018. Tsinandali Radisson Collection Hotel, Tsinandali village, Georgia**
- **2016. Hilton DoubleTree Hotel & Galleria Shopping Mall, Minsk, Belarus**
- **2015. Shopping Mall "Palazzo", Minsk, Belarus**
- **2006. Hyatt Regency Kyiv Hotel, Kyiv, Ukraine**



Benefits for Clients



- Instant Solutions
- Delivery Speed
- Knowledge
- Specific Skills
- Creating Value

- **Cost-Effective Project Delivery:** Through strategic planning and resource management, we ensure projects are delivered more economically than traditional methods.
- **Accelerated Project Timelines:** Our methodologies and expertise significantly reduce the time required for project implementation and completion.
- **Comprehensive Budget Calculations:** We provide accurate budget estimates at every project stage - from Concept to Schematic Design and Detailed Design (DD), ensuring financial clarity and control.
- **Risk Mitigation:** Our experience minimizes risks during the development, design, and construction phases, safeguarding your investment and project outcomes.
- **High Expertise:** Leverage our team's deep professional experience and technical knowledge to enhance project quality and execution.
- **Independent and Objective Analysis:** Benefit from our unbiased perspective on project challenges, providing you with clear, actionable advice.
- **Proactive Problem Solving:** We swiftly identify issues, propose effective solutions, and assist in implementation, keeping your project on track.
- **Operational Cost Savings:** Our focus on sustainable and efficient design leads to reduced running costs during the maintenance and operational phases.
- **Guaranteed Project Success:** With our commitment to excellence, we boast a 100% success rate in project delivery, ensuring your vision is fully realized.

The Management Team



Oleg Vlasiuk,
Civil Engineer, MEng (Hons)

Co-Founder,
Senior Project Manager



Oleksandra Kulykova,
LEED AP BD+C
BREEAM Associate

Co-Founder,
Senior Design & Cost Manager



Nino Khorbaladze

Managing Partner, CEO

Ready to get started?

Please contact us via:

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Why OV Engineering, LLC?

We deliver complex & unique real estate properties, give our clients knowledge and expertise, solve business problems quickly, understand sustainable practice, use system thinking & follow integrative approach

Our Projects



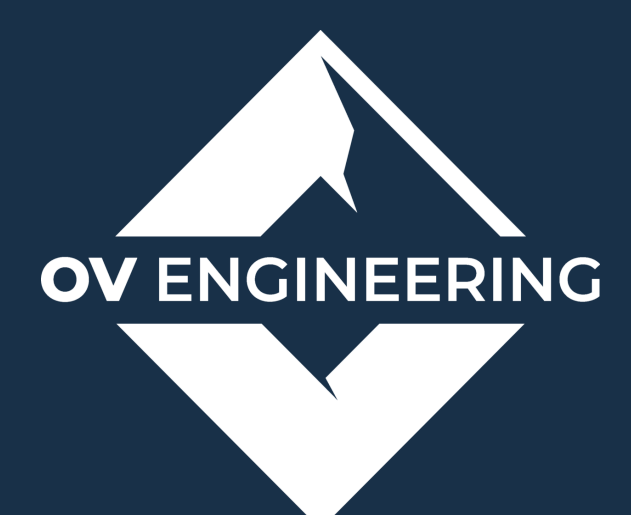
Hospitality Projects of
International Chains

Finalist of

MIPIM 2020 Awards

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Global Awards



OV Engineering, LLC
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www.ov-engineering.com