

# Curriculum Vitae (C.V.)

Stockholm 2014-08-25 H.M.

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**Name:**

Hans Magnusson

**Profession:**

Construction Engineer SBR  
Business Economist YHS

**Born:**

March 26, 1945 in Stockholm, Sweden

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**Education:**

General Certificate of Education at Katarina Real 1962, Stockholm.  
Graduate of the Stockholm Technical Gymnasium 1/ senior high school/, 1965, Construction Engineer.  
YHS, Collage advanced business education university degree in business administration, 1977, Malmö.  
Course A in concrete technology, 1970, CBI, Stockholm.  
More than 40 various courses in:  
organization, administration, personal and project management, economy, estimating, cost control, planning, purchasing, conditions of contracts/ contract laws ( AB, ABT and Fidic), construction claims, marketing, foreign languages, personal computer, installations and construction technology and quality supervision with approved examination as quality-responsible/ Control-responsible for complicated projects (KA 4), approved courses in construction work environment (BAS-P and BAS-U).  
SBR courses in contract final inspections.

**Languages:**

Swedish  
English and German (as second and third language)

**Membership:**

Member of SBR/ Swedish Association of Construction Engineers  
Also member of SBR quality/ control responsible Group (KA).  
Chairman of SBR board, Stockholm department (650 Engineers of total 2 700 SBR members in Sweden)

**Employments:**

- 1966 - 67 Anders Dunder AB, Construction Company  
 1966 - 68 Bertil Persson AB, Construction Company  
 1968 - 87 SKANSKA AB / SKANSKA International 1973-80  
 1987 - 91 Construction Company AB Häggmark & Johansson  
 1992 - 94 Miljöbyggarna Öst AB, External works and Construction Company

**Self-owned and family-owned companies:**

- 1994 - 07 PRE Byggprojekt:  
 Construction Management, Planning and Control.  
 Representative of AB Häggmark & Söner, prefabricated buildings  
 and A Modul AB, prefabricated wet-rooms.
- 2007 - **PRE Construction Management AB:**  
 Project Manager  
 Construction Manager  
 Safety coordination during project planning design- and production period  
 Quality control  
 Cost estimation and economic control  
 Technical control and final inspections  
 Representative of AB Häggmark & Söner /prefabricated buildings

**Details of Experience and Qualifications:****AND. DUNDER AB, CONSTRUCTION COMPANY****1966 - 67, GENERAL SUPERVISOR**

Supervision of pre-construction works for Ministry of Defense, Ministry of Foreign Affairs  
 Supervision of pre-construction works for Ministry of Education and Ecclesiastical Affairs, Stockholm.

**BERTIL PERSSON AB, CONSTRUCTION COMPANY****1967 - 68, GENERAL SUPERINTENDENT.**

Supervision of masonry and site works at a school project/ Ekebyskolan in Vallentuna, Stockholm.

**SKANSKA****1968 - 69, GENERAL SUPERINTENDENT.**

Supervision of structural completion works at a 1 800 student-apartments/housing project, Stockholm.

**1970 - 72, PLANNING and COORDINATION ENGINEER**

Time-scheduling and coordination of design works and construction including installations works  
 at a major hospital project in Skövde. ("Kärnsjukhuset")  
 Responsible for concrete works I performance class 1. Contract value 232 Million SEK. (1972)

**SKANSKA INTERNATIONAL****1973 - 76, DEPUTY SITE MANAGER, PLANNING ENGINEER and PRODUCTION CHIEF**

Responsible for planning, material procurement coordination, production and installation coordination  
 at a hospital project in Benghazi, Libya. ("the INAS-Hospital"). Contract value 112 Million SEK. (Value 1976)

**1976 SITE MANAGER**

Additional works of 20 Million SEK, Benghazi Hospital, Libya.  
Electrical, water and sewage supply ordered by Benghazi.

**1976 - 77, PLANNING ENGINEER AND OVERHEAD ESTIMATOR**

Pre-qualifications, site inspections, inquire of tenders/ subcontractors, estimating of site organizations, plants and temporary buildings. Grand summary works and Tendering.  
Skanska International Division, Malmö

**1977 - 78, PLANNING AND QUALITY CONTROL ENGINEER**

Planning, quality control and coordination at the Air Defence School project in Jeddah, Saudi Arabia.  
Workforce: 900 men from different nations. Contract value 325 Million SEK. (Value 1978)

**1978 - 79, PLANNING ENGINEER**

Coordination, organization, planning, time scheduling of foundation and structural works for Skanska.  
Coordination and planning of completion, finishing and installation works for Ph. Holzmann,  
at the joint venture head office in Frankfurt (West Germany) of a large Housing Project in Tabuk,  
Saudi Arabia.

Contract value, Two Brigade Addition: 5.200 Million SEK, excluding additional works. (Value 1979)

**1979 PLANNING ENGINEER AND OVERHEAD ESTIMATOR for large projects**

Planning, overhead estimating and coordination works at the Skanska International Division, Malmö.  
Site investigations, overhead estimating works and tenders of large projects in Libya, Iraq, Saudi Arabia and Nigeria.

Some of the overheads and tenders were projects in the size of 1 000 to 12 000 million SEK.

**SKANSKA, Stockholm****1980 - 83, PLANNING ENGINEER AND PROJECT MANAGER**

Acquisitions, coordination with Skanska International of tendering works for large projects abroad and also for projects in Stockholm.

**1984 - 85, PROJECT COORDINATOR**

Organization, coordination, planning and production coordination of a 3 site-organization  
at a joint venture housing project of 350 apartments connected to the housing and dwelling exhibition  
in Stockholm (BO 85). Member of the joint venture board for above mentioned project, Skanska,  
Stockholm.

**1986 - 87, MANAGER OF A PROJECT MANAGEMENT GROUP**

Coordination of design, tendering, planning, purchasing and construction works for Skanska,  
Stockholm.

**CONSTRUCTION COMPANY AB HÄGGMARK & JOHANSSON****1987 - 91, CONTRACTS AND CONSTRUCTION MANAGER**

Hägghmark & Johansson was a construction, a real estate and property management company.  
The field of actions of the different projects started with development, pre design, marketing and  
business in early stage before start of active design, prefabrication of buildings and construction on  
sites.

The Construction was mainly based on prefabricated building systems, with AB Hägghmark & Söner as  
main subcontractor.

I extended a Project Management organization for mainly Turn-key industry-, office- and hotel projects  
etc with an annual turnover of approximate 300 Million SEK. (Value 1989)

I was responsible for personal, economy and construction works, including coordination of design,  
estimating, tendering, planning and purchasing and Contracts with clients and subcontractors.

## MILJÖBYGGARNA ÖST AB

### 1992 - 94, DEPARTMENT MANAGER

I established a Construction Department in Stockholm for mainly external works and executed contacts for external environments and garden works. External works for Nacka Strand ordered by Arcona/ AP Fastigheter was the largest contract during this period.

### PRE BYGGPROJEKT / Self owned company

#### 1994 - 2007 GENERAL MANAGER of the Consulting Company

- **Consulting Works:** CONSTRUCTION MANAGEMENT, PLANNING & CONTROL
- **Representative of:** AB Häggmark & Söner / PREFABRICATED BUILDINGS
- **Representative of A Modul AB** / PREFABRICATED WETROOMS

During the period above have 500-17.000 m2 shopping centers, office buildings and industrial buildings etc. been constructed and erected yearly in the Stockholm area of AB Häggmark & Söner.

### PRE CONSTRUCTION MANAGEMENT AB / Family owned company

#### 2007 - GENERAL MANAGER of the Consulting Company

- **Consulting Works:** CONSTRUCTION MANAGEMENT, PLANNING & CONTROL
- **Representative of:** AB Häggmark & Söner / PREFABRICATED BUILDINGS

### CONSULTING / -ASSIGNMENTS / -AGREEMENTS

#### PRE BYGGPROJEKT and PRE CONSTRUCTION MANAGEMENT AB

Homepage:

[www.precm.se](http://www.precm.se)

**ECONOMIC and ADMINISTRATION CONTROL** during the construction of the TV4 Media building at Tegeluddsvägen in Stockholm (KV Bremen), including final economic agreement with main contractor Client: AP FASTIGHETER and co-operation with TV4. Construction costs 170 Million SEK. (Value 1994)

**PROJECT LEADER** of the construction of a 159 student apartments building, Kv Fysikern, Stockholm Development works / pre design, design coordination, cost estimating, purchasing and the Client's Project leader during the construction period. Construction costs 70 Million SEK. (Value 1996)  
Client: SSSB / STOCKHOLMS STUDENTBOSTÄDER.

**CONTROL and COORDINATION** of facade renovation works of 1.800 apartments, including PCB- and asbestos-sanitation, Lappkärrsberget, Stockholm.  
Client: SSSB / STOCKHOLMS STUDENTBOSTÄDER.

**PROJECT MANAGER**, Arlandastad Outlet Village (AOV).

Construction costs 120 Million SEK. (Value 2000)

Cost estimating, Time scheduling, design coordination and negotiations/purchasing, coordination and technical and economic control during the construction period of the 12 000 m2 shopping centre.

Client: AOV / OCI, OUTLET CENTRES INTERNATIONAL, LONDON / LEHMAN BROTHERS.

**PROJECT MANAGER** for At Home -Stockholm. Design coordination, cost estimating and planning.

Estimated construction costs 260 Million SEK, excluding Landlord costs. (Value 2002)

Client: AOV / OCI, OUTLET CENTRES INTERNATIONAL, LONDON / LEHMAN BROTHERS.

**PROJECT MANAGER** for 2 office- and store-buildings, Kv Mallen, Arninge, Täby / Stockholm.

Coordination of design works, purchasing, construction, marketing and tenant agreement.

Client: ANDERS STARK BYGGPROJEKT/ STARK TELECOM AB.

**CONSULTANT WORKS** for project estimating of construction costs and property costs, planning/ time scheduling in early project stages in Brunna Business Park.

Client: NCC Property.

**PROJECT COORDINATOR AND QUALITY CONTROLLER (KA)** for new construction of a boat-storing building. Cost estimating, purchasing and construction coordination.

Client: Saltsjö-Duvnäs Fastighets AB.

**CONSULTANT WORKS** for cost estimating of tenant rehab building works in Nacka and Haninge shopping centers.

Client: Rodamco.

**CONSULTANT WORKS** for design coordination, cost estimating, tenant and exploration meetings in early stage for planned large extension of Tyresö shopping centre.

Client: Rodamco.

**CONSULTANT WORKS** for design coordination, project cost estimating, planning, negotiations etc.

Clients: SKANSKA, NCC Pr. Development, PEAB, Imprestor and the Municipality of Täby.

**CONSTRUCTION COORDINATION and QUALITY CONTROL** of construction works for SALTSJÖ-DUVNÄS RESTAURANT and MARINA.

**CONSULTANT WORKS and COOPERATION** with Hornbach and the Municipality Authorities in early project stage of a planned 22.000 m<sup>2</sup> Hornbach-building/ establishment in Täby, Stockholm.

Client: HORNBACK.

**PROJECT LEADER**, coordination with Municipality Authorities and design consultants. Rehab construction and new construction of 2 housing projects at Villa Ekudden, the Royal Djurgården, Stockholm.

Client: ÅMELLS; Fine Art Dealer.

**PROJECT LEADER** for the extension and rehab works of the Cirkus Arena & Restaurant building at the Royal Djurgården. Meetings and coordination for approvals rehab works in the old historical building.

Client: EMA TELSTAR - A CLEAR CHANNEL Entertainment Company.

**CONSTRUCTION MANAGEMENT** for new construction of 8.000 m<sup>2</sup>, 12 m high warehouse building etc. in Jordbro Business Centre, Haninge. Cost estimating, planning, purchasing, contracts, time scheduling and coordination of different contractors during the construction periods.

Construction costs 80 Million SEK. (Value 2005)

Structure contractor: Strängbetong/ Consolis.

Client: Strömberg Distribution AB

**CONSTRUCTION COORDINATION** of extension of kitchen building with representative meeting rooms etc and rehab works of a warehouse building. Construction phase 2. Cost estimating, purchasing and construction coordination of different contractors.

Client: Martin Olsson Fastighets AB

**CONSTRUCTION MANAGEMENT**, design coordination, purchasing coordination for construction of roads in a 140 housing area.

Client: Imprestor AB

**CONSULTANT WORKS/ CONSTRUCTION MANAGEMENT IN EARLY STAGE** for a 5.000 m<sup>2</sup> industry and office building. Estimation of construction costs and time scheduling in an early project stage. Estimated project cost, 50 Million SEK. (Value 2007)

Client: Strömberg Distribution AB

**PROJECT AND CONSTRUCTION MANAGEMENT**, design coordination, purchasing/ construction agreements, cost estimating, cost control and production coordination of internal rehab works and garden rehab works etc.

Client: The Swedish Bar Association (Sveriges Advokatsamfund)

**PROJECT AND CONSTRUCTION MANAGEMENT**, Coordination of rehab works and tenant works for IVF-Clinic Stockholm at St. Goran´s Hospital.

Client: Locum AB

**CONSULTING WORKS/ CONSTRUCTION LEADER** for complete rehab works of a large BRF flat in Stockholm.

Client: Anne Ramberg

**CONSULTANT WORKS** as advisory consult for BRF Finnboda Hamnkontor and HSB, Stockholm during an investigation and control period and during the rehab and reconstruction period.

Client: HSB Stockholm.

**CONSTRUCTION LEADER and QUALITY COORDINATOR (KA)** for excavation, external installations and construction of a new large building for electrical distribution in the Campus area in Solna.

Coordination of construction works with different contractors and work environment (BAS-U).

Construction cost ca 30 million SEK.

Client: Akademiska Hus i Stockholm

**QUALITY COORDINATOR /CONTROL RESPONSIBLE (KA)** for Folkhälsohuset, a 19.000 m2 office building. At begin of design period was the consulting works also, project cost estimating, asst Project leader, cost work environment (BAS-P) and during start of construction period work environment (BAS-U).

Regular control of construction works includes the general contractor, NCC and the subcontractors own quality control. Weekly controls are executed in coordination with the site manager from NCC.

Construction cost ca 330 million SEK.

Client: Akademiska Hus i Stockholm

**PROJECT MANAGEMENT** design coordination, contract agreement coordination, cost estimate control and coordination with general contractor, Skanska during the rehab construction for the tenant BMW in the Pfizer building in Silverdal, Sollentuna.

Client: Gardiner & Theobald, Sweden AB (in cooperation with IPMS) for Pfizer in Stockholm.

**PROJECT MANAGER** for early phase works. Light Demolition of 27 000 m2 existing buildings.

Client: Gardiner & Theobald, Sweden AB (in cooperation with IPMS) for Pembroke in Stockholm.

**PROJECT MANAGER** for Stockholmshem, a very large municipal property in Stockholm with its own building department, where I am now responsible for the future implementation of a total of 450 apartments with an estimated investment of about 1,300 milion SEK (about 200 USD)

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#### PRE Construction Management AB

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