



Kaiser



China



Welcome · Willkommen · 欢迎 · Bienvenue · ようこそ



Who we are 关于凯杰



What we offer 业务范围



Why Kaiser 为什么选择凯杰



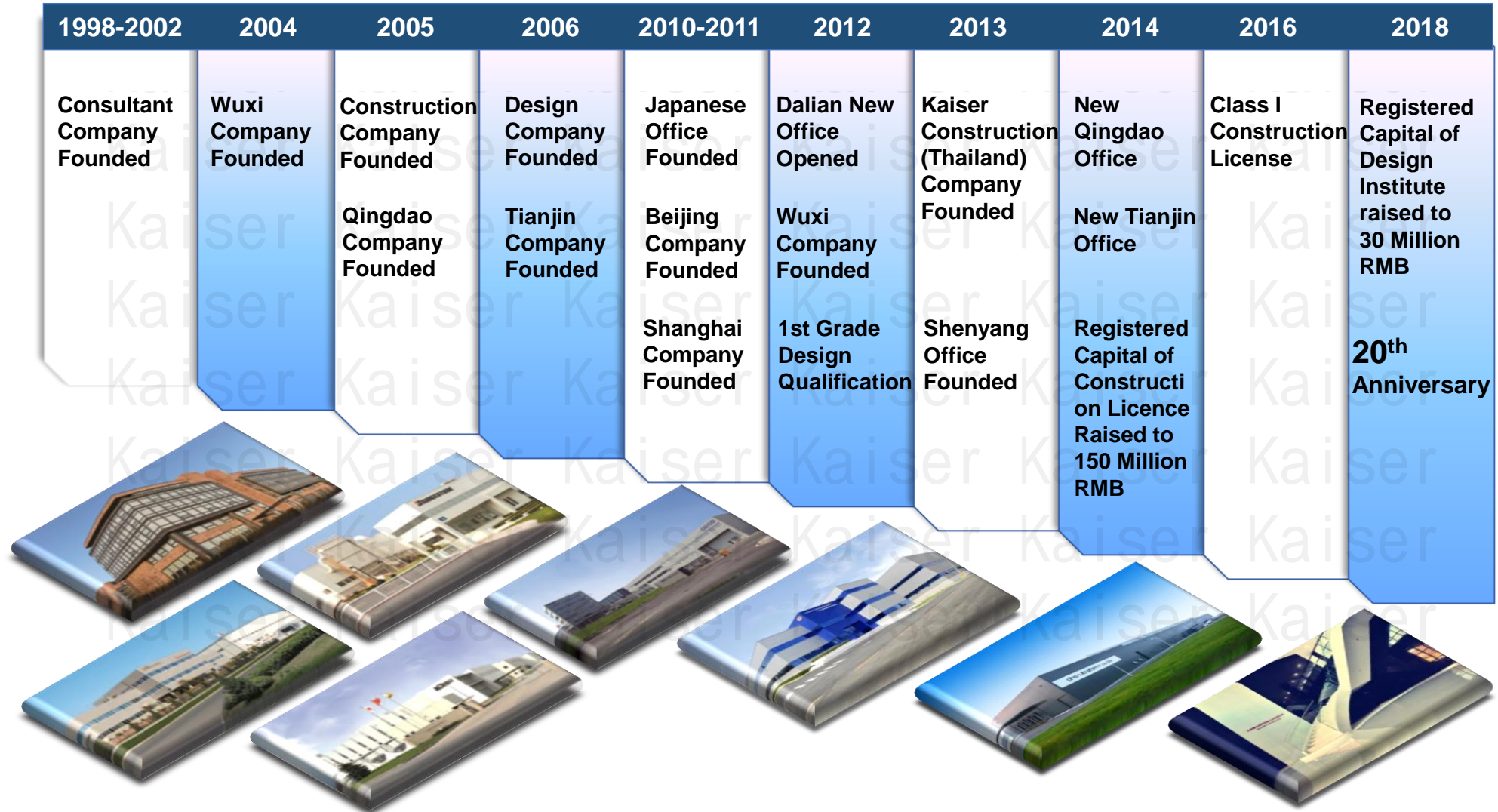
Project References 项目业绩

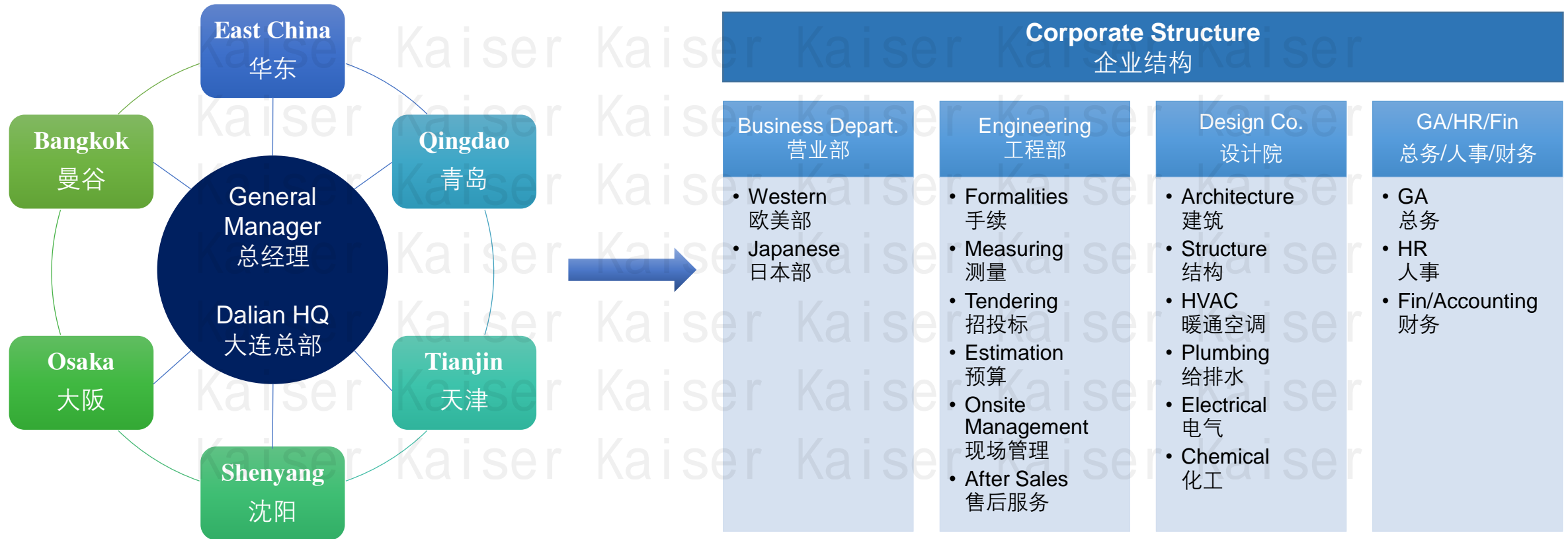


Kaiser Family 我们的凯杰

Kaiser Construction Co., Ltd. 凯杰建设有限公司
Kaiser Architecture Design & Research Institute Co., Ltd. 凯杰建筑设计院有限公司







◎ Design : Grade A
工程设计资质: 甲级

◎ Registered Capital: RMB 30 mil.
注册资本金: 3000万元人民币

◎ Construction: Grade 1
建筑工程施工总承包: 壹级

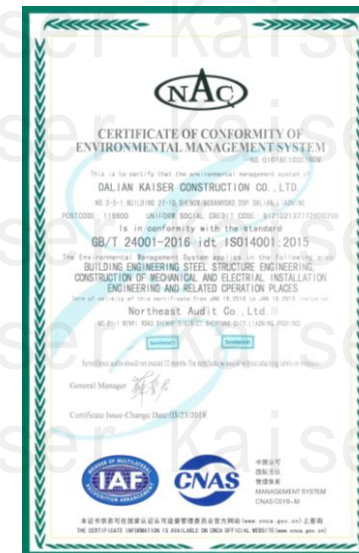
◎ Registered Capital: RMB 150 mil.
注册资本金: 15000万元人民币



ISO 9001:2016

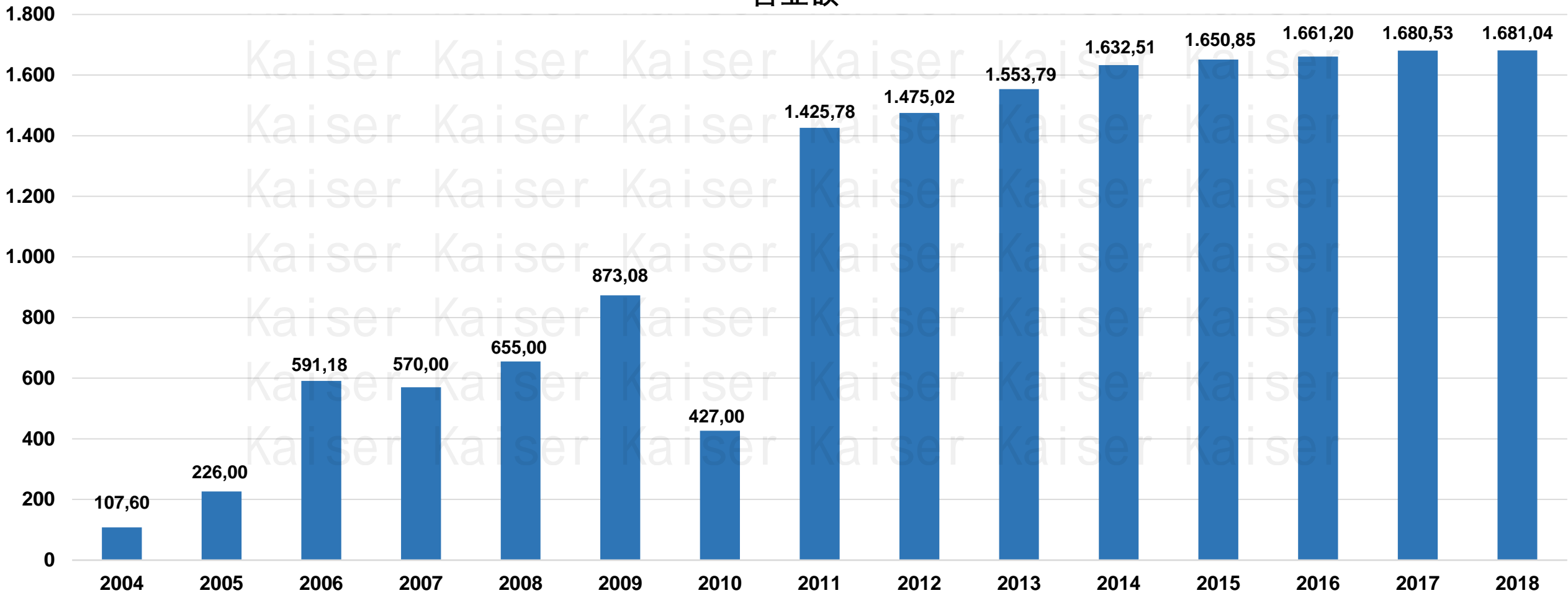
NAC
GB/T28001-2011

NAC
GB/T 24001-2016
ISO 14001:2015



Turnover
营业额

Unit: Million Yuan RMB



■ Who we are 关于凯杰

■ **What we offer 业务范围**

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■ Project References 项目业绩

■ Kaiser Family 我们的凯杰

Our new 20th anniversary logo

We created a new unique logo for representing our twenty year long history in the construction industry.

Environmental friendly construction projects are our main projects. Every day we know about the responsibility to protect our planet and together we do everything possible to build resource and energy saving projects.



20th
ANNIVERSARY

Kaiser's Value Chain
凯杰价值链



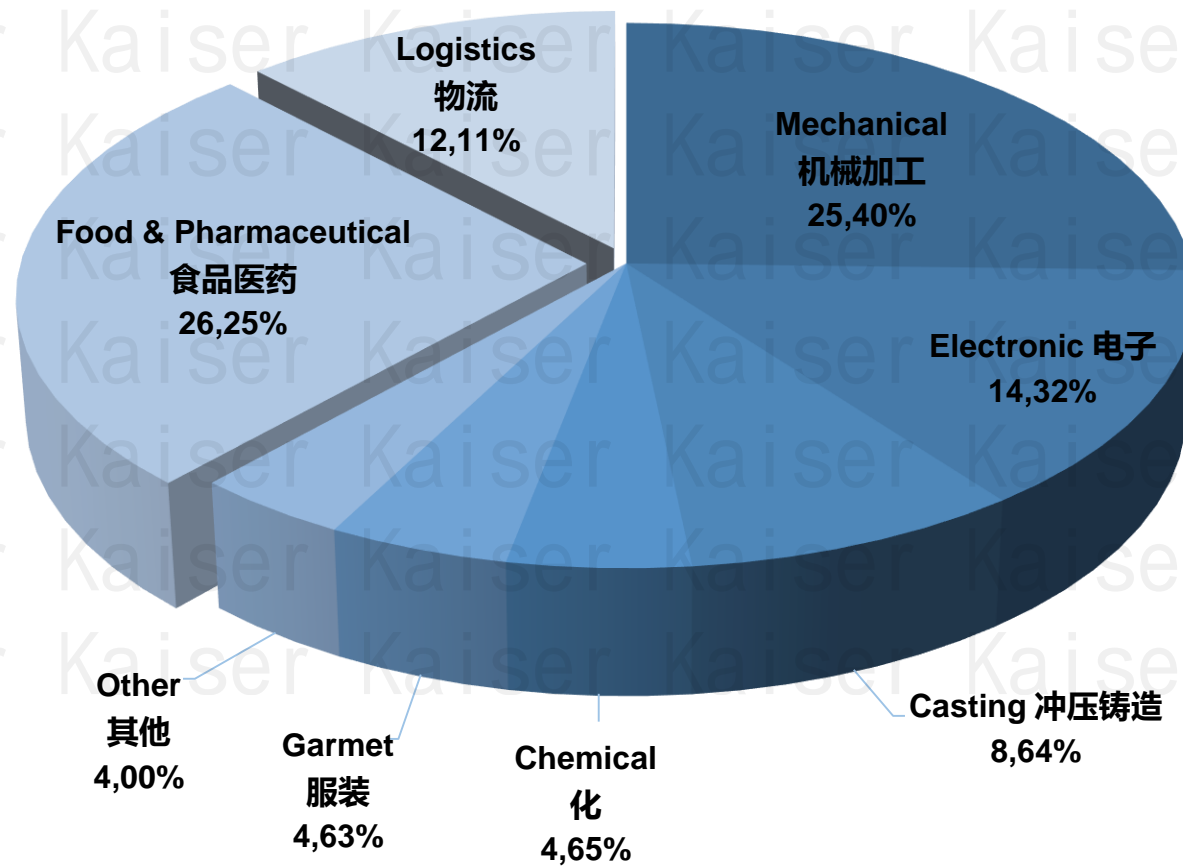
Engineering

Procurement

Construction

EPC

Design, procurement, construction, commissioning and handover of the project to the end-user or owner.
EPC is also known as “**Turnkey**”.



Design Qualification:

Architecture design Grade A (execute all architecture design work).

Service Scope:

Mainly for industrial construction project, provide architecture, structure, plumbing, HVAC, dynamic, chemical, logistics, food, pharmaceutical and other industry design & technical consulting service.

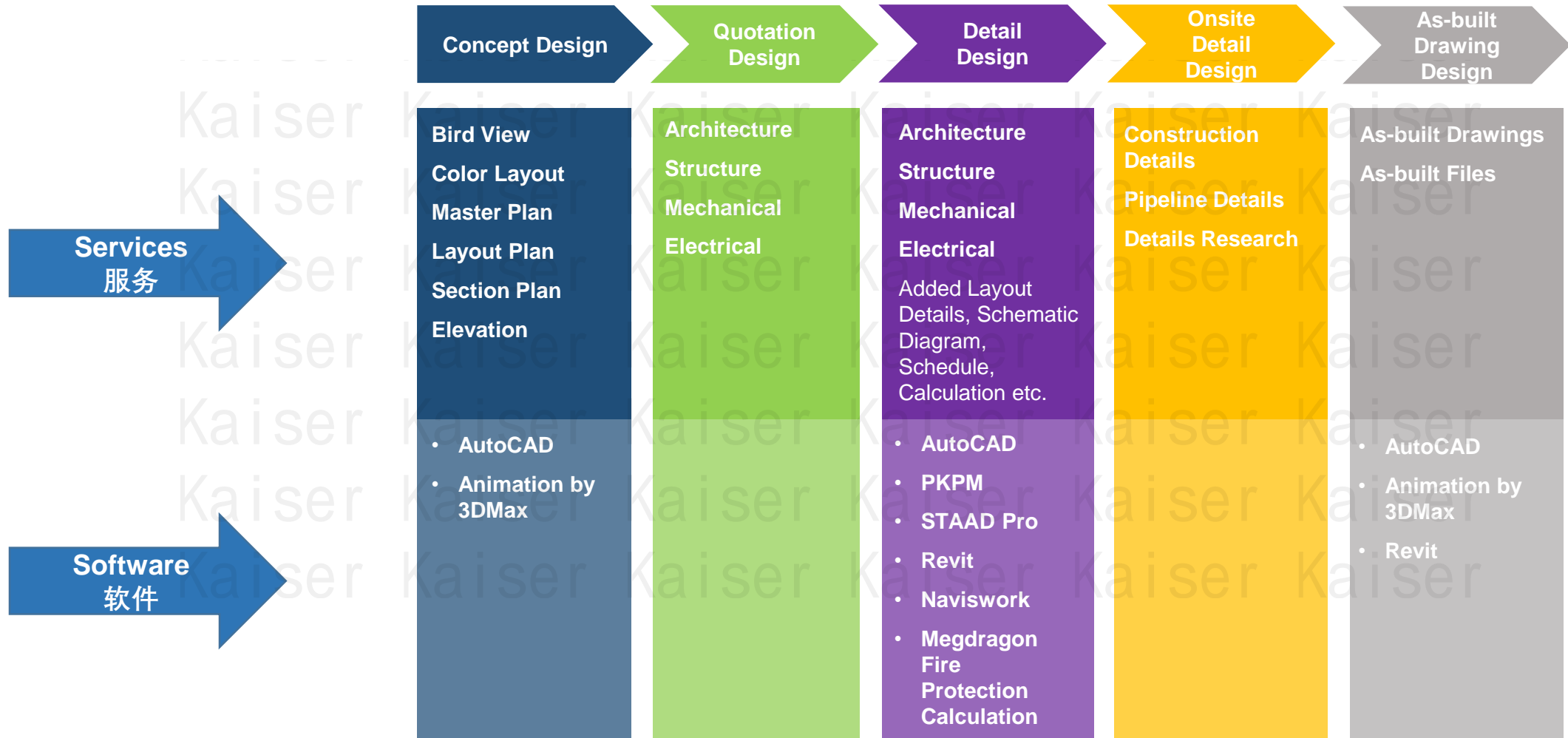
Service Character:

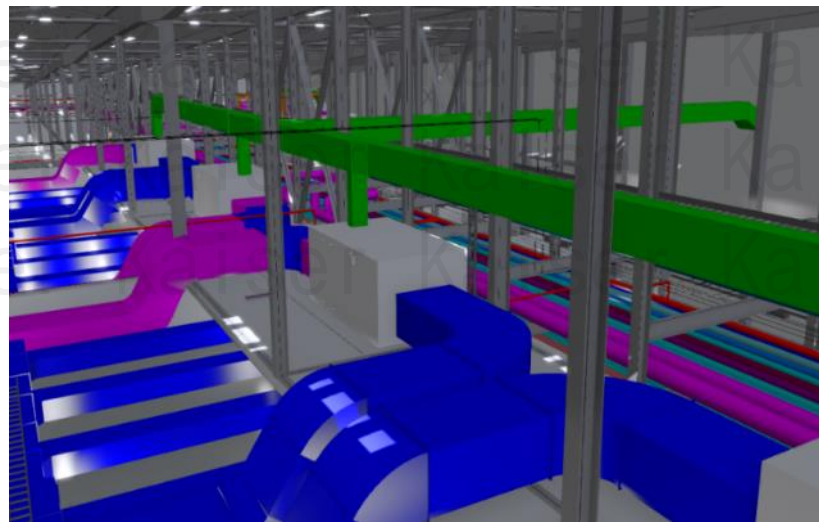
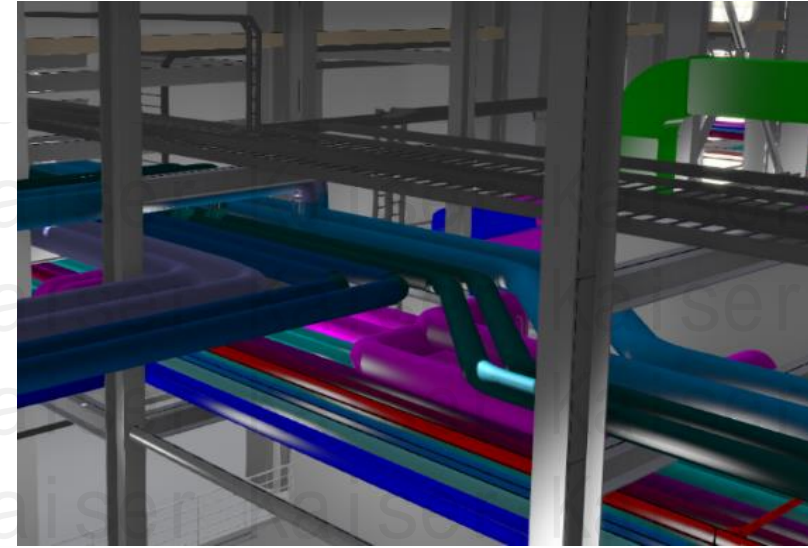
One of earliest design institute adopt BIM 3D design software in China, capable to execute the USA LEED & Chinese Green Building architecture design, also capable provide more detailed shop drawing than other LDI in China (adopt Japanese shop drawing design standard), provide technical support to ensure construction quality.

Architecture Engineering Grade A

建筑工程甲级







Utilize BIM to complete the 3D design
利用BIM完成三维设计

BIM Check Pipeline Collision
BIM 检查管道碰撞

Clash Detective

测试 1 上次运行: 2015年4月7日 21:45:32
碰撞 - 合计: 6057 (打开的碰撞数: 6057 关闭的碰撞数: 0)

名称	状态	碰撞	新建	活动	已审阅	已核准	已解决
AB区碰撞检测	完成	6057	6057	0	0	0	0

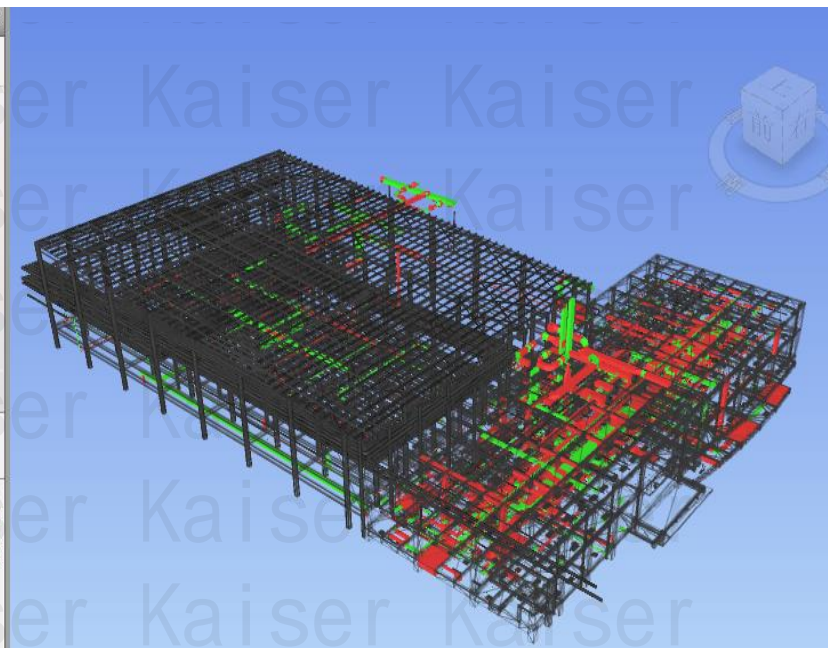
MEP & structure collision total 6057 place
机电、结构间碰撞6057处

添加测试 全部重置 全部精简 全部删除 全部更新

规则 选择 结果 报告

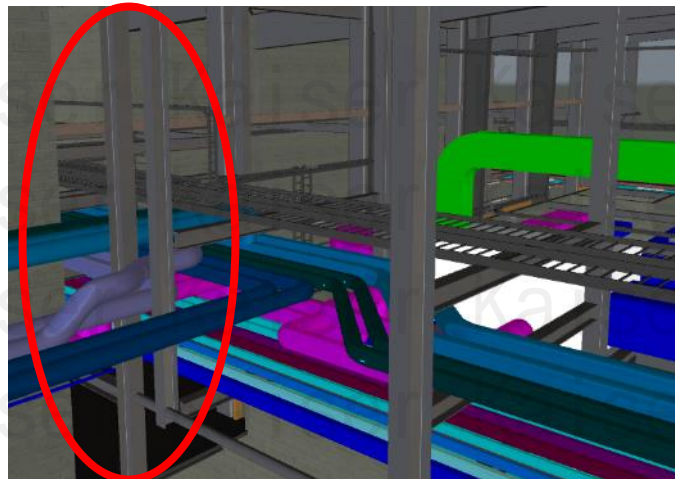
新建组 分配 重新运行测试

名称	状态	建立	核准者	已...	说明	已分...	距离
碰撞1	新建	21:45:35 07-04-2015			硬碰撞...		-0.69 m
碰撞2	新建	21:45:35 07-04-2015			硬碰撞...		-0.64 m
碰撞3	新建	21:45:35 07-04-2015			硬碰撞...		-0.59 m
碰撞4	新建	21:45:35 07-04-2015			硬碰撞...		-0.53 m
碰撞5	新建	21:45:35 07-04-2015			硬碰撞...		-0.51 m
碰撞6	新建	21:45:35 07-04-2015			硬碰撞...		-0.50 m
碰撞7	新建	21:45:35 07-04-2015			硬碰撞...		-0.48 m
碰撞8	新建	21:45:35 07-04-2015			硬碰撞...		-0.48 m
碰撞9	新建	21:45:35 07-04-2015			硬碰撞...		-0.46 m
碰撞10	新建	21:45:35 07-04-2015			硬碰撞...		-0.43 m
碰撞11	新建	21:45:35 07-04-2015			硬碰撞...		-0.42 m
碰撞12	新建	21:45:35 07-04-2015			硬碰撞...		-0.36 m
碰撞13	新建	21:45:35 07-04-2015			硬碰撞...		-0.36 m

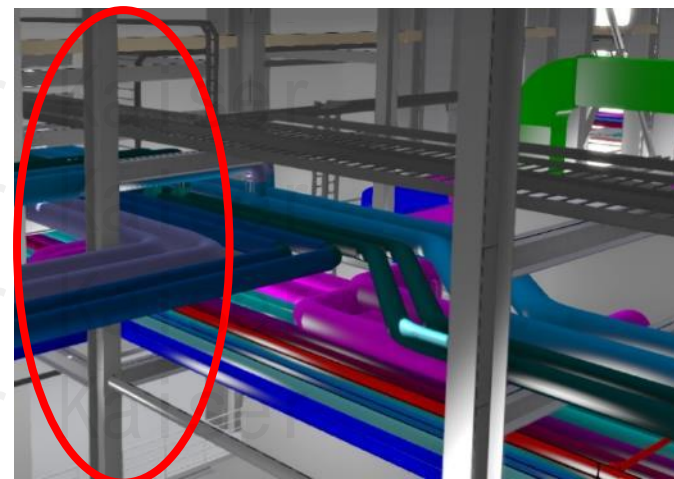


Collision detection results (total 6057 items)
碰撞检测结果 (共6057处)

BIM Solve Pipeline Collision
BIM 解决管道碰撞

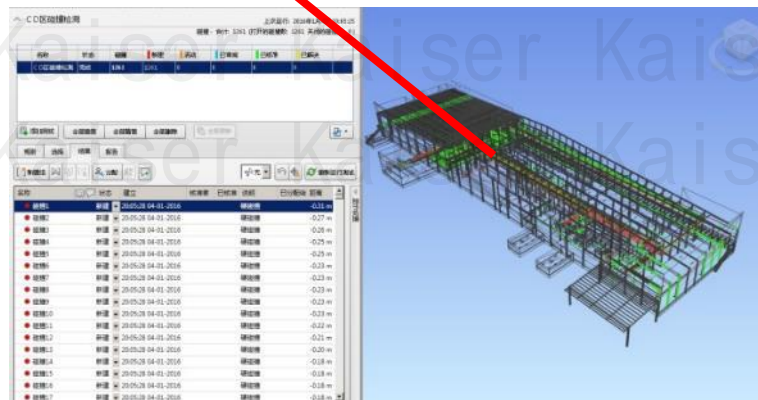


Before
调整前



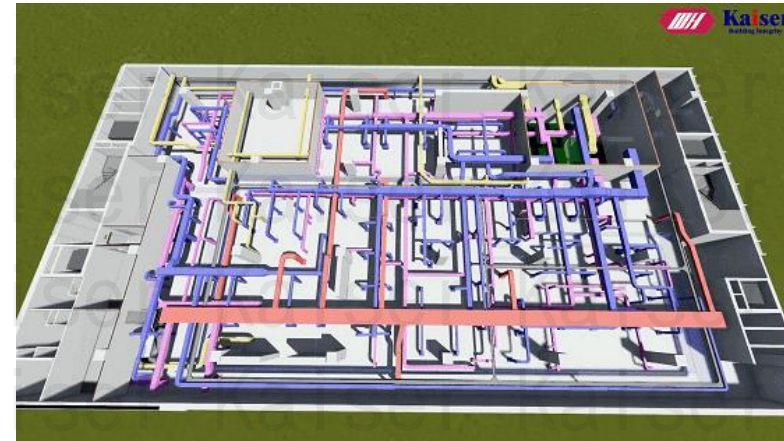
After
调整后

Cold water pipe & comprehensive pipe rack hanging steel column have collision, optimize location for hanging steel column
冷冻水管与综合管廊吊挂钢柱发生碰撞;优化后调整了吊挂柱的位置



名称	日期	标高	碰撞
柱架1	2015.08.04.01.2016	-0.15 m	碰撞
柱架2	2015.08.04.01.2016	-0.27 m	碰撞
柱架3	2015.08.04.01.2016	-0.25 m	碰撞
柱架4	2015.08.04.01.2016	-0.25 m	碰撞
柱架5	2015.08.04.01.2016	-0.23 m	碰撞
柱架6	2015.08.04.01.2016	-0.23 m	碰撞
柱架7	2015.08.04.01.2016	-0.23 m	碰撞
柱架8	2015.08.04.01.2016	-0.23 m	碰撞
柱架9	2015.08.04.01.2016	-0.23 m	碰撞
柱架10	2015.08.04.01.2016	-0.23 m	碰撞
柱架11	2015.08.04.01.2016	-0.23 m	碰撞
柱架12	2015.08.04.01.2016	-0.23 m	碰撞
柱架13	2015.08.04.01.2016	-0.23 m	碰撞
柱架14	2015.08.04.01.2016	-0.23 m	碰撞
柱架15	2015.08.04.01.2016	-0.23 m	碰撞
柱架16	2015.08.04.01.2016	-0.23 m	碰撞
柱架17	2015.08.04.01.2016	-0.23 m	碰撞

BIM Roaming Animation 漫游动画





Leadership in Energy and Environmental Design (LEED)

is one of the most popular green building certification programs used worldwide. Developed by the non-profit U.S. Green Building Council (USGBC) it includes a set of rating systems for the design, construction, operation, and maintenance of green buildings, homes, and neighborhoods that aims to help building owners and operators be environmentally responsible and use resources efficiently.



CERTIFIED
40 - 49 POINTS



SILVER
50 - 59 POINTS



GOLD
60 - 79 POINTS



PLATINUM
80+ POINTS

认证级：40-49分 银级：50-59分 金级：60-79分 白金级：80+分

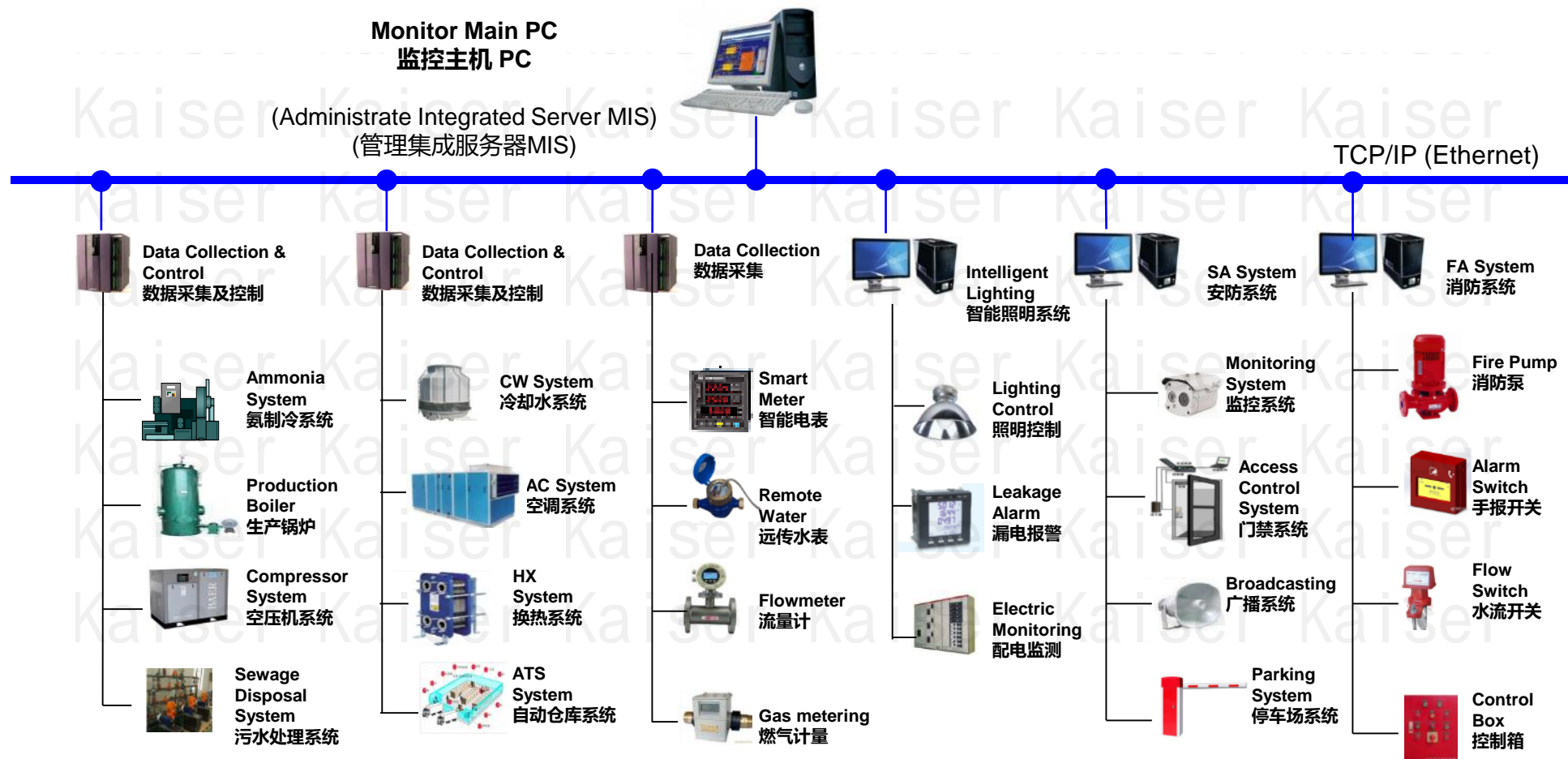
LEED Certification Scope (Architectural, Structural, Plumbing, HVAC, Electrical)

LEED 认证包含内容（建筑、结构、给排水、暖通、电气）



Kaiser Achievements 业绩:

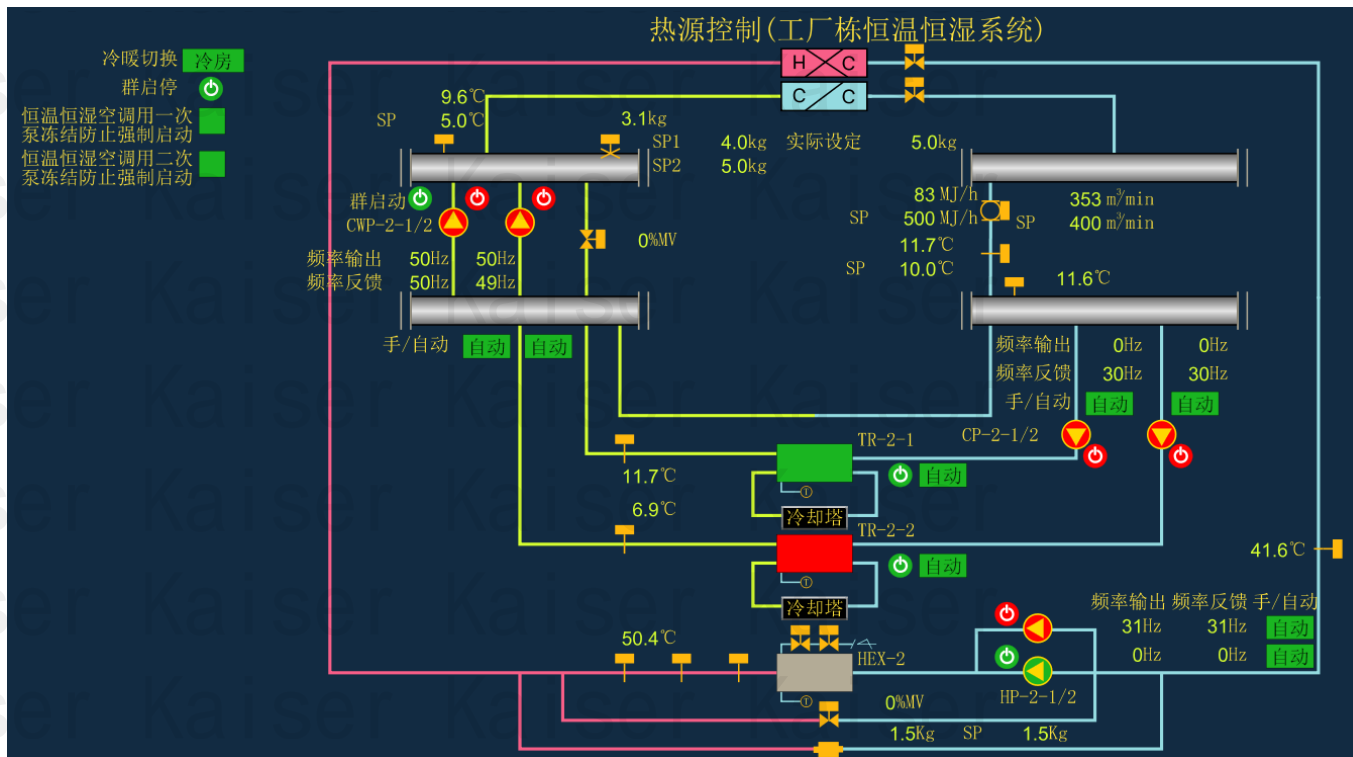
- **Completed: Bluescope (Xian) Co., Ltd. New Plant Project (Platinum)**
设计完成: 博思格建筑系统(西安)有限公司新建工厂项目(白金级)
- **Completed: EPOCH Technologies (Dalian) Co., Ltd. New Plant Project (Gold)**
设计完成: 新时代科技(大连)有限公司新建工厂项目(金级)



Center monitoring consistent hot & cold source control screenshot
中央监控恒温恒湿热源控制画面



1. Refrigerator sets control
冷冻机台数控制
2. 1st pump sets control
冷水一次泵台数控制
3. 2nd pump sets control
冷水二次泵台数控制
4. Water pump frequency conversion control
水泵变频控制
5. Heat exchanger water temperature control
换热器出水温度控制
6. Flow volume, pressure, temperature test
流量、压力、温度检测



Consistent Hot & Cold Source Enlarge Screenshot
恒温恒湿热源控制放大画面



Center monitoring water meter screenshot
中央监控水表计量画面

- 1. Real time data display
数据实时显示
- 2. Historical data stored
历史数据保存

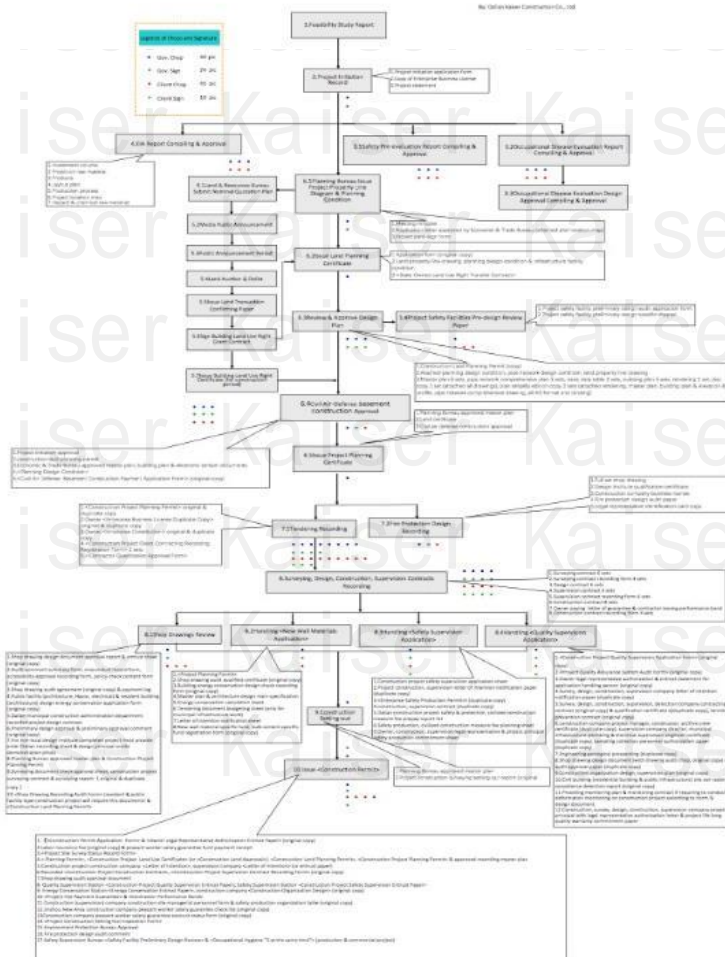
Water Meter Enlarge Screenshot
水表计量放大画面

水表一览

研发栋生活用水量A1 累计流量	1011 M ³	消防水池补水量 (2) X2 累计流量	50 M ³
研发水槽室软化水量A2 累计流量	2881 M ³	消防水池补水量 (1) X1 累计流量	44 M ³
配餐室用水量A11 累积流量	78 M ³	给水水池补水量 (1) Y1 累计流量	7191 M ³
研发空调加湿水量A12 累计水量	21 M ³	给水水池补水量 (2) Y2 累计流量	128 M ³
工厂热源室软化用水量A21 累计水量	235 M ³	宿舍和厚生生活用水量Y53 累计流量	8311 M ³
工厂冷却塔补水用水量Y3 累计水量	15596 M ³	宿舍淋浴冷水用水量Y52 累计流量	1568 M ³
锅炉房内冷却水池用水量Y41 累计水量	550 M ³	宿舍淋浴热水用水量Y51 累计流量	6575 M ³
锅炉及冷却池用水Y4 累计水量	5736 M ³	宿舍和厚生总用水量Y5 累计流量	17892 M ³
2号门卫用水量Y7 累计水量	14 M ³	厚生卫生间用水量Y532 累计流量	3328 M ³
工厂和研发总用水量A 累计流量	6888 M ³	厚生厨房用水量Y531 累计流量	2732 M ³
主门卫卫生间用水量Y6 累计流量	51 M ³	厚生空调加湿用水量Y5321 累计流量	16 M ³



Industrial Project Construction Permit Application Flowchart



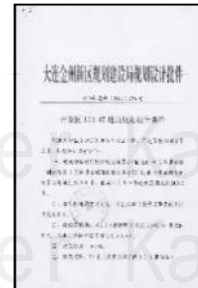
We assign a dedicated employee to handle the "Construction Permit" application based on the left flow chart. We have been keeping a good relationship with the local government for years, which facilitate us to get the final approval quickly. 我公司会指派专员按照左侧流程图进行开工前的政府手续审批。我们和当地政府保持着多年的良好合作关系，使得我们可以快速地得到最终许可文件。



Project Set-up Approval



Land Nominal Quotation Verification



Planning Design Condition



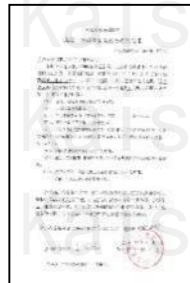
Approval of EIA Report



Land Planning Permit



Construction Drawing Review Certificate



Fire Fight Design Review



Air Defense Application



Direct Contracting Paper



Construction Planning Permit



Contract Filing



Quality Inspection Entrust



Safety Supervision Entrust

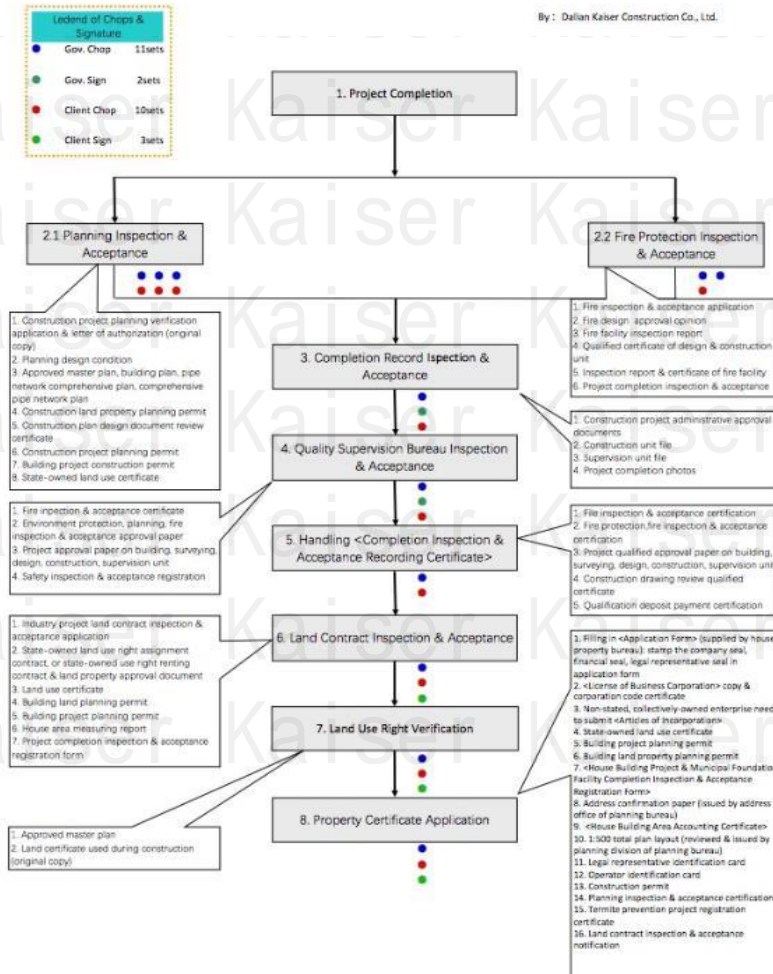


Border Inspection Sheet



Construction Permit

Industrial Project Property Certificate Application Flowchart



Besides those government procedure application before construction start, we also take care of post-construction papers application, till acquire the Property Title for the Client.

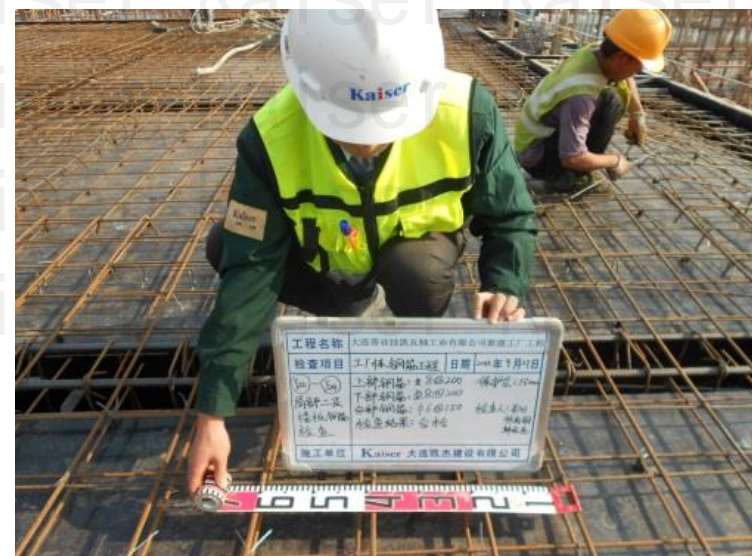
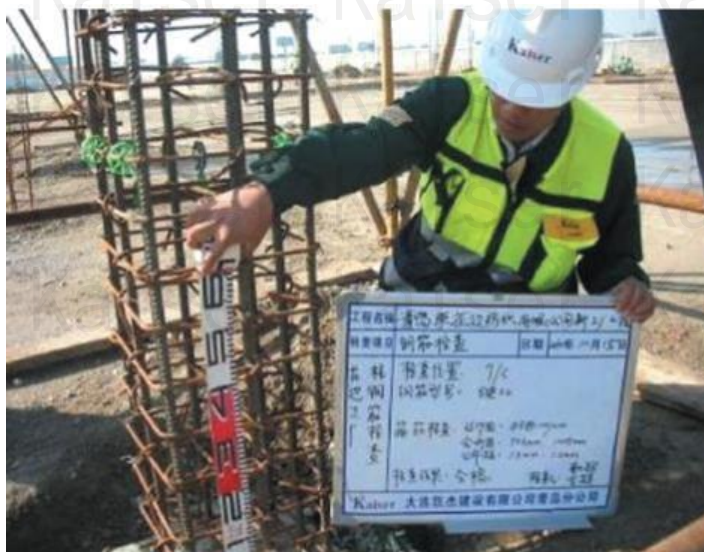
除了开工前的政府许可，我们在项目竣工后继续为业主办理竣工验收，直至为业主取得产权证为止。

During construction:

Kaiser engineers will base on <Project Management Guidance> to conduct quality, schedule, procurement & safety management etc.

施工期间:

凯杰工程师依据《工程项目管理手册》对项目的质量、进度、采购和安全等方面进行管理。



Based on the “Project Management Guidance” requirements to conduct site construction management, also inspect results, and report to client through weekly report.

按照“工程管理指导书”要求，对现场施工进行管理，并将检查结果，每周通过周报形式汇报业主。

No.	日期 工程项目	03月					04月				
		工期	27	28	29	30	31	01	02	03	04
1	工厂保安亭装饰装修工程	10									
2	工厂楼内墙ALC板安装	15									
3	工厂楼砌筑工程	10									
4	工厂楼抹灰工程	20									
5	工厂楼2B-215设备房抹灰	20									
6	研发楼墙体砌筑	5									
7	ASLOC板安装(A主层、D-I/R-M主层)	6									
8	ASLOC板找平打眼	25									
9	研发楼墙体抹灰	15									
10	宿舍楼二三层内抹灰	2									
11	宿舍楼三层室内抹灰	5									
12	宿舍楼四层室内抹灰	6									
13	宿舍楼三层保温工程	3									
14	螺母楼抹灰工程	15									
15	螺母楼墙体砌筑	14									
16	螺母楼设备房抹灰工程	15									

Construction Management Weekly Report
施工管理周报

4、平层口元网工程里
★ 办公区、生活区暂设



■ 表示已完成或正在施工区域
■ 表示未进行施工区域
■ 表示水暖已完成施工区域

Kaiser 大连凯尔建设有限公司
Dalian Kaiser Construction Co., Ltd.

板钢筋检查记录										编号		TJK-11-122					
工程名称										大连东业科技园九轴工业有限公司新建工厂工程		检查日期		2023年10月18日			
检查内容										研发二层 楼板钢筋检查							
部位	规格		间距		规格		间距		规格		间距		保护层 (±3mm) 设计值 15mm	结果			
	规格	间距	规格	间距	规格	间距	规格	间距	规格	间距							
①-②	Φ8@200	201	Φ16@200	198	Φ8@100	150							15	合格			
②-③	Φ8@200	199	Φ16@200	200	Φ8@200	200							14	合格			
③-④	Φ8@200	201	Φ16@200	200	Φ8@200	199							15	合格			
④-⑤	Φ8@200	201	Φ16@200	200	Φ8@200	199							15	合格			
⑤-⑥	Φ8@200	199	Φ16@200	200	Φ8@150	149							16	合格			
⑥-⑦	Φ8@200	200	Φ16@200	200	Φ8@200	200							15	合格			
⑦-⑧	Φ8@200	200	Φ16@200	200	Φ8@200	200							15	合格			

Slab & Rebar Inspection
楼板钢筋检查

Used for	Advantage	Attention
The standard working method of rebar binding, formwork installation and concrete pouring for foundation cushion cap, foundation beam and other concrete elements.	Ensuring the appearance and internal quality control of cushion cap rebar and formwork installation and concrete casting comply to the requirement.	<ol style="list-style-type: none"> 1. Drawing the layout of cushion block on site and setting accordingly. 2. The formwork should be installed fixed and the size should be accurately. 3. The column rebar position should be accurately, the distance should conform to drawing demand.
Rebar cushion block layout T.J-013	Checking the floor rebar binding T.J-014	Checking foundation beam rebar binding T.J-015
Checking cushion cap installation T.J-016	Checking foundation beam formwork installation T.J-017	Casting before concrete pouring T.J-018
Concrete elements curing T.J-019	Measuring after concrete finished T.J-020	Foundation backfilling and compaction layer by layer T.J-021

Foundation Work Inspection
基础工程检查

墙砖粘贴检查记录										编号		TJK-11-124					
工程名称										大连东业科技园九轴工业有限公司新建工厂工程		检查日期		2023年10月18日			
检查内容										研发二层 墙砖粘贴检查							
部位	规格		间距		规格		间距		规格		间距		保护层 (±3mm) 设计值 15mm	结果			
	规格	间距	规格	间距	规格	间距	规格	间距	规格	间距							
①-②	300x300	201	300x300	198	300x300	150							15	合格			
②-③	300x300	199	300x300	200	300x300	200							14	合格			
③-④	300x300	201	300x300	200	300x300	199							15	合格			
④-⑤	300x300	201	300x300	200	300x300	199							15	合格			
⑤-⑥	300x300	199	300x300	200	300x300	149							16	合格			
⑥-⑦	300x300	200	300x300	200	300x300	200							15	合格			
⑦-⑧	300x300	200	300x300	200	300x300	200							15	合格			

Wall Tile Work Inspection
墙砖粘贴检查

Usage	Advantage	Matters need attention
Quality control of installation of foundation bolt of steel structure	Be able to improve installation accuracy of foundation bolt effectively, lowering the construction difficulty of the hoisting of steel structure	1. Check and confirm the control network of axis elevation, guarantee the accuracy of the basic data. 2. Rereck the accuracy of bolt-set.
Pictures of practice:		
Site-entering inspection of foundation bolt	Verify the installed fixed axis	Calibration of the assembly of the foundation bolt
		
Positioning and installation of foundation bolt	Positioning and installation of foundation bolt	Calibration for a second time after the fixation of the bolt
		
Protection toward the bolt while pouring concrete	Double check after completion of the work	Finalize goods protection after completion of the work
		

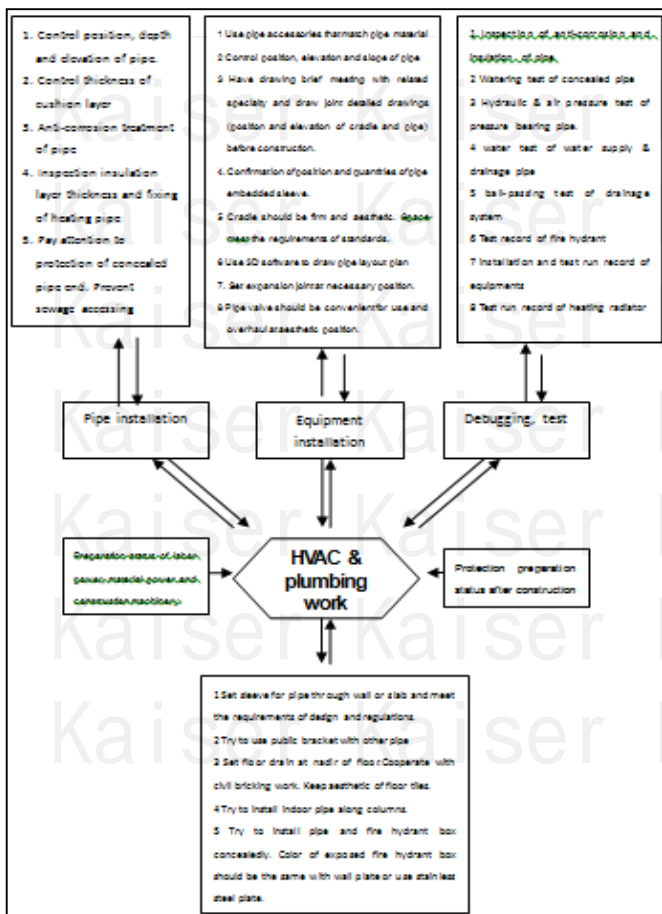
Anchor Bolt Installation Inspection
地脚螺栓安装检查

Usage	Advantages	Matters need attention
Quality and progress control and safety management of hoisting of main steel structure	Straighten out the flow path of the hoisting, make sure the hoisting followed the layout of the procedure, safety and quality should be guaranteed.	1. Project team need to Confirm with the manufacturer of steel structure about the site-entering sequence and number of the component, make sure an effective transfer of material on site. 2. Make technological clarification to the construction unit in advance, clearly state detailed requirement of Kaiser.
Pictures of practice:		
Reasonably park the unloaded of steel structure	Paint fire retardant coating before carry out hoisting	Recalibration of hoisting unit
		
Testing of strength of the life line before hoisting	Abort safeguarding leader	High strength bolt inspection before hoisting
		
Installing diagonal bracing and tie beam on time	Grouting and fixation of column foot	Smooth and straight installation of substructure
		

Steel Structure Hoisting
钢结构主体吊装

Usage	Advantages	Matters need attention
Used for quality control of installation of steel structure wall panel and roof panel	Make sure to complete the maintenance structure work at one time, take aesthetics into consideration, and prevent the phenomenon of leakage of rain and cold air from happening.	1. Carry out second time layout to make sure a good looking of lap joint of wall panel. 2. Fine adjustment of On-site cutting and positioning of the opening for doors and windows and other reserved openings must base on the seal of the wall panel.
Pictures of practice:		
Finish installation must meet the demand of horizontal and vertically	Lap joint positioning of the panel located at the hook	Lap joint of thermal insulation cotton need to be tight and firm
		
Double check of perpendicular of wall panel	Pre-positioning of counter sunk of wall panel	Assembly and lap joint of wall panel
		
Bolt perpendicular to the wall, with appropriate degree of tightness	Positioning of the wall without pipeline appropriately	Finished roof must be clean and dry
		

Steel Structure Facade Installation
钢结构围护结构安装



PVC Pipes Delivery Inspection

Project Name	0000 New Plant #Bust	Check date	
Use Position	PVC Drainage Pipe	Check item	PVC
Inspection result	Product certificates and inspection report completed. Appearance and specification meet the requirements. Inspection result: Qualified.		
Inspection photo			

**Pipe Inspection during Site Access
管材进场检查**

Inspection of pipe flushing

Project Name	0000	Check date	Dec 2nd 2010
Check location	Mandatory room	Check item	Water cooling pipe flushing
Inspection result	Discharge water clear, no impurity, qualified.		
Inspection photo			

**Pipeline Pressure Test
管道打压**

Inspection of pipe pressure test

Project Name	0000	Check date	Dec 21st 2010
Check location	Workshop	Check item	COMPRESSOR PIPE PRESSURE TEST
Inspection result	Meet the requirements of standards and design. Pipe no leak or seep. Qualified.		
Inspection photo			

Test system location	Test medium	Work (design pressure)	Test pressure		Pressure holding time		Approval standard	Test result
			AS/CS/SS	Actual	AS/CS/SS	Actual		
Full line compressor room	Water	0.25MPa	0.25MPa	110%	30min	30min	Pressure no reduce to zero	Pressure no reduce to zero, qualified.

**Pipeline Pressure Test
管道打压**

Purpose	Advantages	Notes
Put all pipeline trenches in same cradle. Easy for construction.	1. Save material and space 2. Make the layout of the whole space compact and aesthetic.	1. Before set the composite cradle, calculate if pulin can bear the total weight of cradle and pipe. 2. Layout shall consider order of construction of pipes 3. Pay attention to deviation of cradle, if its conflict with structure.
Method photos:		
Comprehensive layout	3D effect demo	
Section layout	Completion effect	
Completion effect	Completion effect	





Air Duct Installation
风管安装

Purpose	Advantages	Notes
Label name, function, medium and flow direction of pipe.	1. Colorful and obvious labels. 2. Easy to notice and fix.	1. Pipe label should be obvious, aesthetic and typical. 2. Label should be match with certain pipe.
Method photos:		
Pipe label	Open-off sign	
Effect of comprehensive pipe label	Effect of fire pipe label	

Air Duct Installation
风管安装

Purpose	Advantages	Notes
Fix pump to reduce vibration of operation.	1. Set shock absorbing cushion under channel steel support. Conduce appearance. Large space under water pump. Good shock-absorbing effect. 2. Easy to change. Not limited by foundation position.	1. Channel steel under pump should be set under pump base bolt (hole) for fixing. 2. Shock absorbing cushion should be considered according to pump quantities and pump weight and laid evenly. 3. Due to heavy weight and wide vibration of large pump, concrete foundation should be adopted.
Method photos:		
Channel steel pump cushion plan	Pump cushion section	
Pump cushion site photo	Pump cushion site photo	
Concrete foundation drawing	Pump concrete foundation installation photo	

Water Pump Installation
水泵安装

Purpose	Advantages	Notes
Apply in connection of soft pipe and hard pipe	<ol style="list-style-type: none"> 1. Reliable connection 2. Aesthetic appearance 3. Good impermeability 	<ol style="list-style-type: none"> 1. Use specific connection 2. Ensure fine installation of each parts
Method photos		
Wiring sleeve before assembly		Wiring sleeve assembly
		
Wiring sleeve after fixing		Wiring sleeve completion effect
		

Cable Protective Pipe Connection
线路保护管连接

Purpose	Advantages	Notes
Apply in pipeline connection of wire branch and equipment distribution room	<ol style="list-style-type: none"> 1. Reliable connection 2. Aesthetic appearance 3. Easy work 4. Good protective 	<ol style="list-style-type: none"> 1. Use specific connection 2. Ensure fine installation of each parts
Method photos		
Equipment connection		45° elbow connection fittings
		
Equipment connection		Equipment connection
		

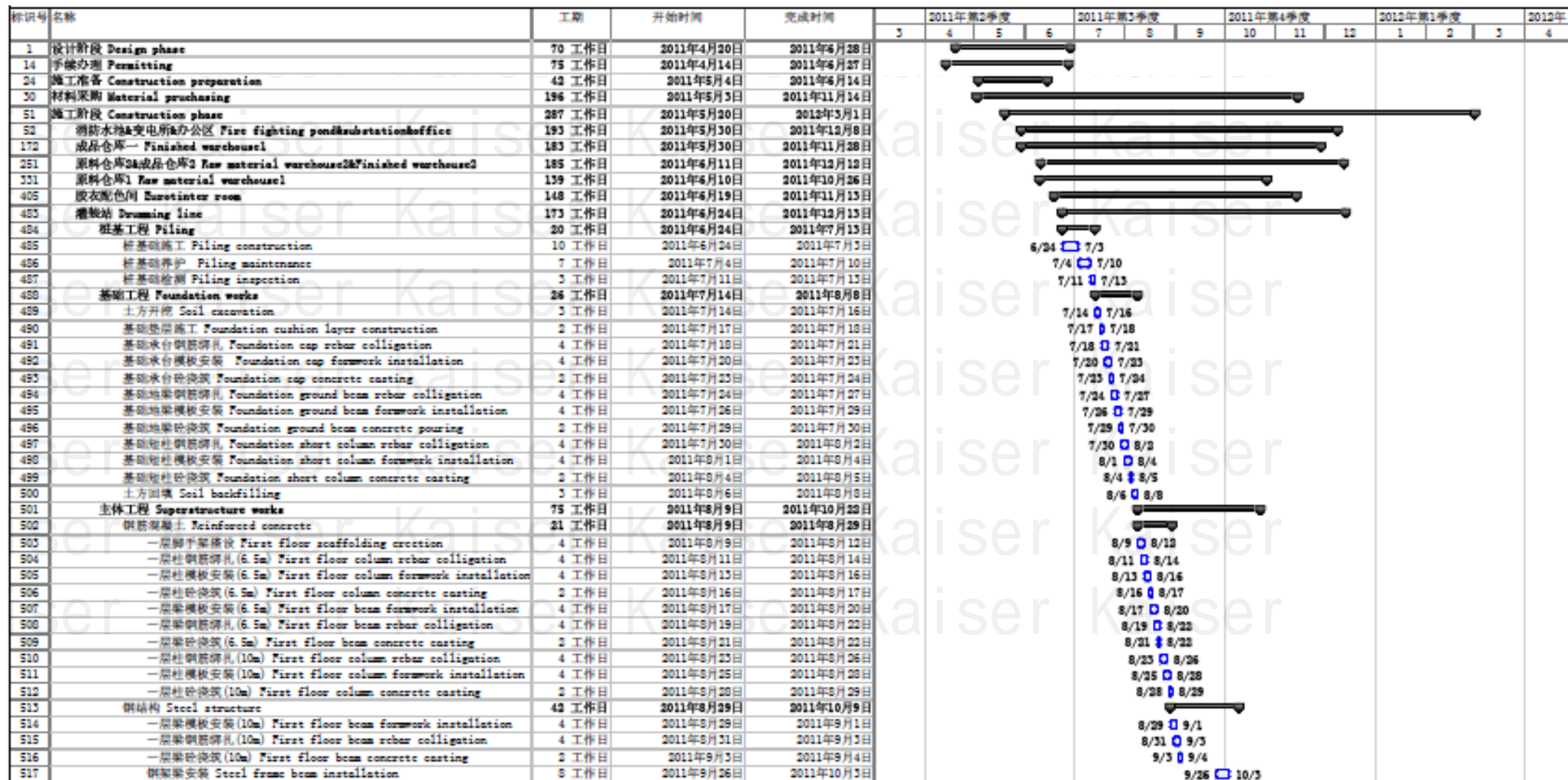
Cable Protective Pipe Connection
线路保护管连接

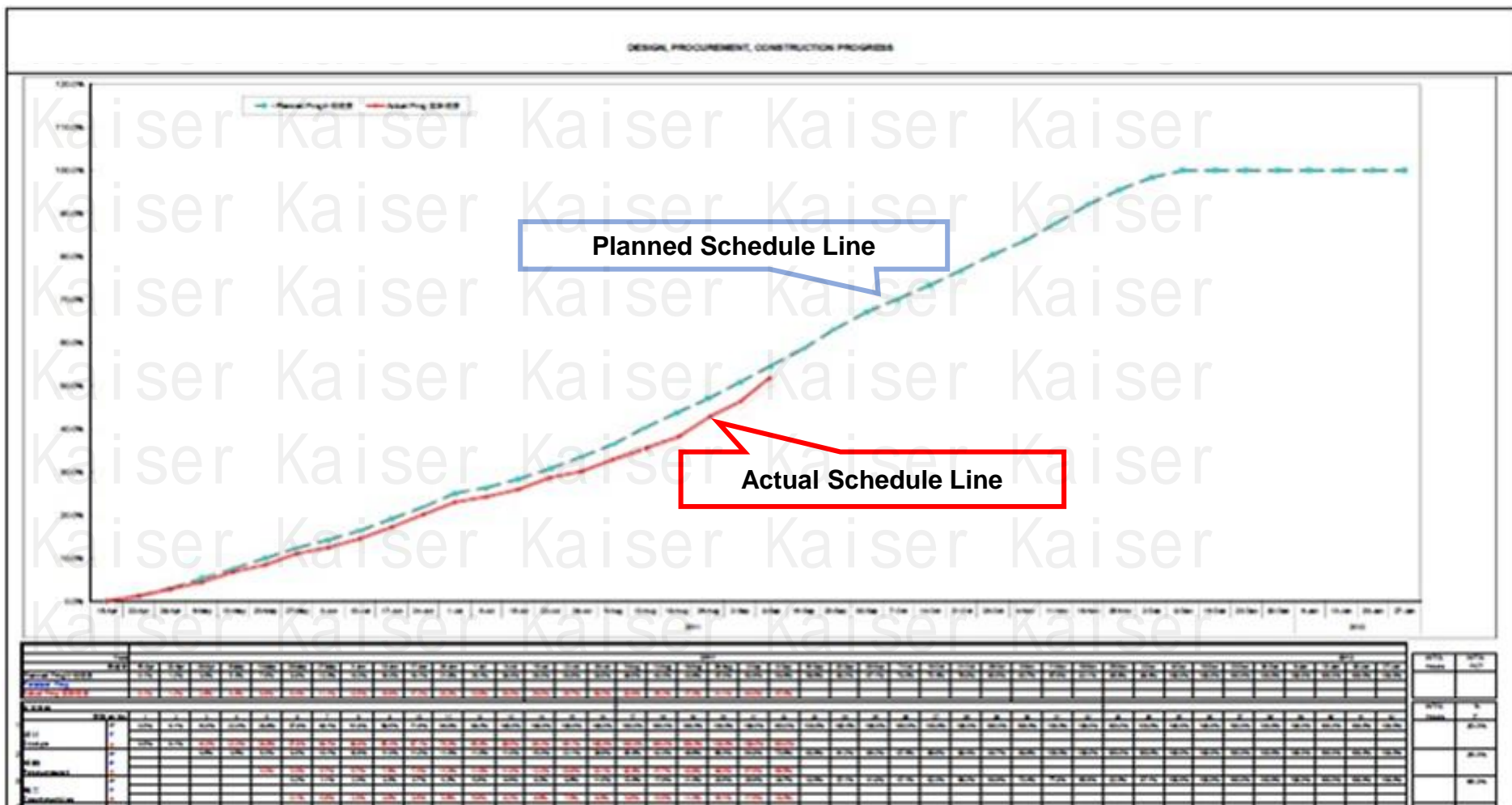
Purpose	Advantages	Notes
Apply in wiring and layout in distribution box	<ol style="list-style-type: none"> 1. Orderliness and aesthetic layout 2. Firm binding 3. Clear mark 	<ol style="list-style-type: none"> 1. Wire unified binding and fixing in box straightly 2. Cable joint, compaction and tight 3. Switch and cable circuit marked clearly 4. Clean after wiring in box
Method photos:		
Wiring orderliness		Lines aesthetic layout
		
Wiring binding firm and aesthetic		Electrical line marked clearly
		

Cable Connection
电缆压接线

Time Schedule Control – Four-level General Schedule (PM Software)

进度控制 – 四级进度总计划 (项目管理软件)





Time Schedule Control –
Weekly Schedule
Comparison
进度控制 – 周进度比较

Handover Documents
Handover documents include documents during construction, such as meeting minutes, weekly reports, as-build drawings, government formalities, equipment operation manual etc.

竣工移交报告
交接文件包括施工过程中的文件, 例如会议记录, 周报, 竣工图纸, 政府手续, 设备操作手册等。

竣工移交材料目录 (一)			
项 目	检查	No.	明细 (证件类、建筑相关材料、工程资料等)
I 竣工交付材料	<input type="checkbox"/>	1	竣工报告
	<input type="checkbox"/>	2	竣工交付书
	<input type="checkbox"/>	3	竣工要领书
	<input type="checkbox"/>	4	钥匙交付书
	<input type="checkbox"/>	5	钥匙要领书
	<input type="checkbox"/>	6	竣工图纸交付书
	<input type="checkbox"/>	7	竣工图纸要领书
	<input type="checkbox"/>	8	收据
	<input type="checkbox"/>	9	与业主往来联系单
II 政府部门相关证明	<input type="checkbox"/>	1	开工手续
	<input type="checkbox"/>	2	竣工验收手续
III 工程报告书	<input checked="" type="checkbox"/>	1	会议纪要
	<input checked="" type="checkbox"/>	2	每周周报
IV 备考资料管理	<input type="checkbox"/>	1	工程概要
	<input type="checkbox"/>	2	参建人员联络单
	<input type="checkbox"/>	3	工程竣工图纸一览表 (竣工图纸别册交付) <input checked="" type="checkbox"/> 建筑竣工图纸一览表 <input checked="" type="checkbox"/> 结构竣工图纸一览表 <input checked="" type="checkbox"/> 设备竣工图纸一览表 <input checked="" type="checkbox"/> 电气竣工图纸一览表
	<input type="checkbox"/>	4	缩小竣工图 (A3 缩小版) (竣工图纸别册交付)
	<input type="checkbox"/>	5	主要材料厂家一览表 <input checked="" type="checkbox"/> 土建专业材料一览表 <input checked="" type="checkbox"/> 设备专业材料一览表 <input checked="" type="checkbox"/> 电气专业材料一览表

竣工移交材料目录 (二)			
项 目	检查	No.	明细 (证件类、建筑相关材料、手续等)
IV 备考资料管理	<input type="checkbox"/>	6	建筑物钥匙明细 (附钥匙图纸)
	<input type="checkbox"/>	7	各系统说明 <input checked="" type="checkbox"/> 电梯专项移交资料 <input checked="" type="checkbox"/> 行车专项移交资料 <input checked="" type="checkbox"/> 沃可各项目培训资料
	<input type="checkbox"/>	8	主要材料及设备使用说明一览表 (说明书别册交付)
	<input type="checkbox"/>	9	电气室专项交接资料目录 (资料别册交付)
	<input type="checkbox"/>	10	竣工试验、测试结果书 <input checked="" type="checkbox"/> 建筑物照明通电试运行记录 <input checked="" type="checkbox"/> 照度测试记录 <input checked="" type="checkbox"/> 消防检测报告 <input checked="" type="checkbox"/> 避雷接地检测 (屋面) 报告 <input checked="" type="checkbox"/> 水电检测报告
		11	保证书 a) 保证书一览表 b) 土建总体 c) 三菱电梯 d) 霍曼平开门 e) 霍曼快速提升门 f) 霍曼卷帘门 g) 防火卷帘门 h) 电动葫芦 i) 窗工程 j) 道路 k) 防水 l) 绿化 m) 硬化地面 n) 装饰工程



Our EHS management goals are as following:

- Zero death incident
- Zero injury incident
- Zero occupational disease & injury
- Zero environment related incident
- Zero burglar incident
- 100% in compliance with law

我们的EHS管理目标是:

- 0死亡事故
- 0伤害事故
- 0职业病伤害
- 0环境事故
- 0偷盗事件
- 100%法律遵守



26 million safe hours between 2014 and 2018
2014-2018年度总计2,600万安全无事故工时



Noise Detection
噪音检测



Onsite First Aid Room
现场设置医务室



PPE (Cutting Glasses, Ear Plug)
安全护具佩戴 (切割护目镜、耳塞)



Vehicle Washing
进出车辆冲洗



Trash Separate for Treatment
垃圾分类处理



Paint Containment Site
油漆防渗漏堆场



Site Entry EHS Training
项目EHS入场培训



Fire Protection Training
消防培训



Project Daily Inspection
项目日常检查



Daily EHS Meeting
每日EHS会议



Equipment Inspection
(quarterly sticker)
设备检查 (季度贴)



Life Line Test
生命线试验



Permit Hanging on the Wall
作业许可证上墙



Hoisting Area Fence
吊装区域围护



Cable Overhead Installation
电缆临时挂设



Edge Protection
临边防护



Opening Protection
洞口防护



Gas Bottle Management
气瓶专人管理



Daily Meeting
每日全员大会



Safety Hour Celebration
安全工时表彰



Accident-free Hours Display Board
安全工作小时公示



Outstanding Worker Reward
优秀工人奖励



Safety Video Training & Movie Play
安全视频教育及电影播放



First Aid Training
急救培训演习

Type of Re-visit 回访形式	Implementing Rules 实施细则	Applicable Type 适用项目类型
Periodically Re-visit 周期回访	Handed over project for every 3 month re-visit/check 正式交付项目的3个月回访/点检	Within warranty period 保修期内
	Handed over project for every 3 month re-visit/check 正式交付项目的年度回访/点检（以交付时间为节点）	Within warranty period 保修期内
	Handed over project for every 3 month re-visit/check 正式交付项目的半年回访/点检	Within one year after warranty time 过保修期一年以内
Specific Period Re-visit 特定时段回访	Project visit before Tomb-Sweeping Day, May Day, National Day (to avoid the client's peak production time, do the modification work in a centralized time) 清明、五一、十一等假期前项目回访 (避开业主工作生产高峰，便于假期集中维修处理)	Within warranty period 保修期内

Type of Re-visit 回访形式	Implementing Rules 实施细则	Applicable Type 适用项目类型
Dedicated Work Re-visit 专项回访	Waterproof system quality check before the rainy season coming 雨季前防水工事的专项点检	Within waterproof warranty time 防水保修期内
	Return visit after the heating period starts 采暖期开始后用户回访	Within warranty period 保修期内
	Re-visit for the FF system before the Chinese New Year 春节假期前的消防回访	Within warranty period 保修期内
Special Period Re-visit 特定时段回访	Sending safety reminder email to the clients before the Chinese New Year and National Day 春节、十一假期前安全提示邮件	All completed project 所有竣工项目
	Sending safety reminder email to the clients before the Chinese New Year and National Day 供暖期开始前，夏季空调使用前的检查	Within warranty period 保修期内
	Sending reminder email about the potential government inspection issues 面对可能开展的政府部门检查的友情提示邮件	All completed project 所有竣工项目
	Check by visiting one time every two month, especially after the rainy and stormy weather 对业主不定期的回访，每两个月一次，以及雨雪大风等天气过后进行	Within warranty period 保修期内

成功案例 成功实例 Successful Cases	案例分析 实例分析 Cases Study
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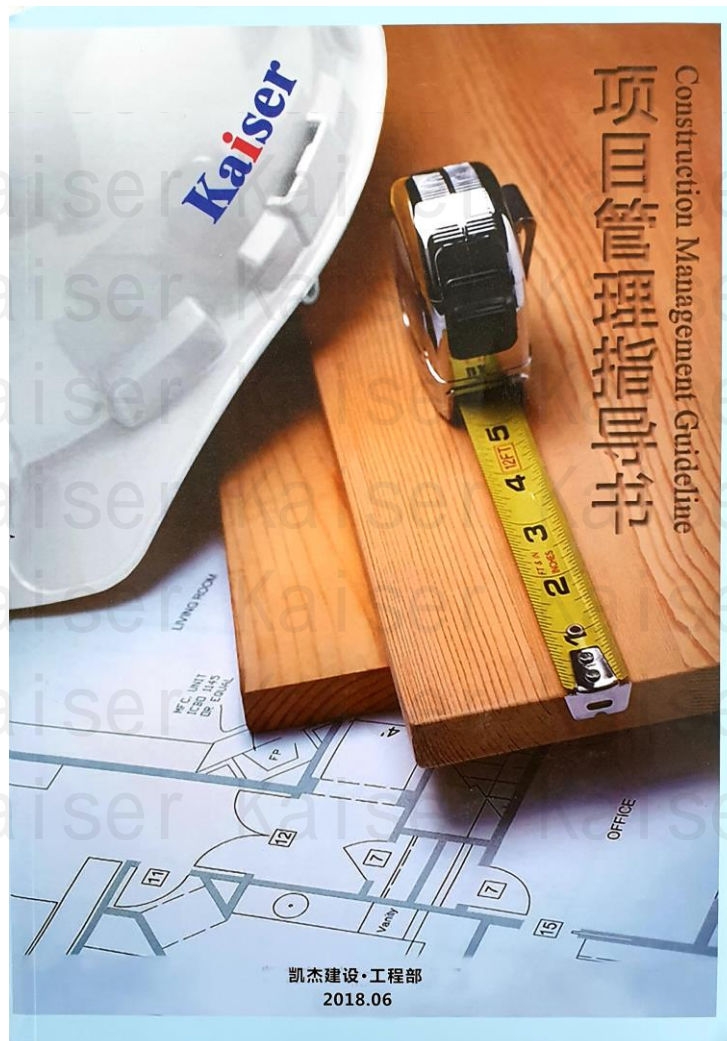


大连凯杰建筑设计院有限公司
Dalian Kaiser Architectural Design & Research Institute Co., Ltd.

Design Failure Cases
设计失败案例

Projects Failure Cases
工程失败案例





Our regularly updated Construction Management Guideline

This guideline helps our Construction Management team to avoid mistakes and helps Kaiser to continuously improve the management quality. Every Engineer has to study this guideline before he can work on site.

我们定期更新施工管理手册

此手册帮助我们项目管理团队避免错误，帮助凯杰持续改善管理质量。每个工程师在去现场前都得习读此手册。



Who we are 关于凯杰



What we offer 业务范围



Why Kaiser 为什么选择凯杰



Project References 项目业绩



Kaiser Family 我们的凯杰

20 years' Experience Exclusively in Designing and Building Industrial Facilities

20年专一的工业项目设计和建造经验

Completely Understands Foreign Client's Goals and Requirements

充分理解外资客户的目标和要求

An authentic Design & Build Contractor

真正意义上的设计施工总承包公司

Accurate Legal Process within Local Governments

精确的政府手续流程

Excellent After Sales Services and Excellent Feedback from the existing Clients

卓越的售后服务及客户的极佳反馈

Well Educated Team Providing Quick Response and Sincere Services

高素质的团队快捷对应，提供至诚的服务

Rich Industrial Projects Construction Experience

具有工业相关项目丰富的施工经验



Testimonial from GROB
GROB的推荐书



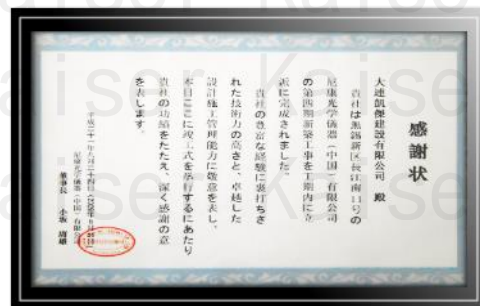
Testimonial from Parker
Parker的推荐书



Testimonial from voestalpine
voestalpine的推荐书



Testimonial from Bridgestone
Bridgestone的推荐书



Testimonial from Nikon
Nikon的推荐书



Testimonial from Rengo
Rengo的推荐书

■ Who we are 关于凯杰

■ What we offer 业务范围

■ Why Kaiser 为什么选择凯杰

■ **Project References 项目业绩**

■ Kaiser Family 我们的凯杰





ZKW

Austria



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 52,450 m²
Floor area:

工期: 09.2010-08.2011;
Duration: 07.2015-03.2016

结构: 钢结构
Structure: Steel structure



GROB

Germany



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 59,248 m²
Floor area:

工期: 04.2011-01.2012;
Duration: 06.2013-07.2014;
05.2018-03.2019

结构: 钢结构/框架结构
Structure: Steel structure/RC



Eldor

Italy



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 39,503 m²
Floor area:

工期: 07.2011-07.2012
Duration:

结构: 钢结构
Structure: Steel structure



THK

Japan



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 52,934 m²
Floor area:

工期: 08.2013-10.2014
Duration:

结构: 钢结构
Structure: Steel structure



Mitsubishi Forklift

Japan



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 43,141 m²
Floor area:

工期: 12.2008-08.2009;
Duration: 09.2012-03.2013

结构: 钢结构/框架结构
Structure: Steel structure/RC



Prologis Logistics Centre

US



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 24,827 m²
Floor area:

工期: 11.2008-08.2009
Duration:

结构: 钢结构
Structure: Steel structure



DFV Kasai

Japan



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 8,514 m²
Floor area:

工期: 07.2014-05.2015
Duration:

结构: 钢结构/框架结构
Structure: Steel structure/RC



Sumitomo Chemicals

Japan



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 6,974 m²
Floor area:

工期: 11.2011-08.2012
Duration:

结构: 钢结构/框架结构
Structure: Steel structure/RC



HIKARI

Japan



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 8,654 m²
Floor area:

工期: 07.2012-05.2013
Duration:

结构: 钢结构/框架结构
Structure: Steel structure/RC



Suzhou TE

US



项目形式: 施工总承包
Project type: GC

建筑面积: 13,500 m²
Floor area:

工期: 05.2015-05.2016
Duration:

结构: 钢结构/框架结构
Structure: Steel structure/RC



Suzhou SW

Germany



项目形式: 施工总承包
Project type: GC

建筑面积: 8,690 m²
Floor area:

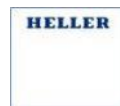
工期: 08.2015-10.2016
Duration:

结构: 钢结构/框架结构
Structure: Steel structure/RC



Heller Machine Tool

Germany



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 7,163 m²
Floor area:

工期: 09.2012-05.2013
Duration:

结构: 钢结构/框架结构
Structure: Steel structure/RC



YAMAHA

Japan



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 41,583 m²
Floor area:

工期: 10.2015-12.2016
Duration:

结构: 钢结构/框架结构
Structure: Steel structure/RC



Woco Motor Acoustic Systems

Germany



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 8,157 m²
Floor area:

工期: 12.2012-11.2013
Duration:

结构: 钢结构
Structure: Steel structure



DSM Resins

Netherlands



项目形式: 施工总承包
Project type: GC

建筑面积: 13,237 m²
Floor area:

工期: 04.2011-12.2011
Duration:

结构: 钢结构/框架结构
Structure: Steel structure/RC



POLLMANN Mechatronics

Austria



项目形式: 施工总承包
Project type: GC

建筑面积: 16,000 m²
Floor area:

工期: 03.2018-11.2018
Duration:

结构: 框架+钢结构
Structure: Frame + steel structure



IMOC Electronic Components

Germany

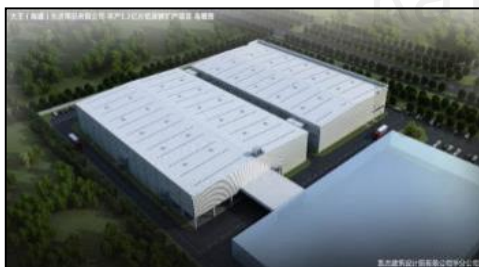


项目形式: 施工总承包
Project type: GC

建筑面积: 4,406 m²
Floor area:

工期: 12.2017-05.2018
Duration:

结构: 框架+钢结构
Structure: Frame + steel structure



ELLEAIR International China

Japan



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 35,664 m²
Floor area:

工期: 05.2017-03.2018
Duration:

结构: 框架+钢结构
Structure: Frame + steel structure



Nikon Image

Japan



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 21,688 m²
Floor area:

工期: 10.2008-08.2009
Duration:

结构: 框架结构
Structure: RC



Kyocera

Japan



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 7,063 m²
Floor area:

工期: 07.2009-04.2010
Duration:

结构: 框架结构
Structure: RC



Bridgestone Automotive Products

Japan



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 6,500 m²
Floor area:

工期: 11.2007-05.2008
Duration:

结构: 钢结构
Structure: Steel structure



DENSO Wuxi

Japan



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 10,148 m²
Floor area:

工期: 08.2014-02.2015
Duration:

结构: 钢结构
Structure: Steel structure



Sumitomo Chemicals

Japan



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 78,000 m²
Floor area:

工期: 12.2005-04.2009
Duration:

结构: 钢结构
Structure: Steel structure



Panasonic Battery

Japan



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 21,100 m²
Floor area:

工期: 04.2006-10.2007
Duration:

结构: 框架结构
Structure: RC



Kao Shanghai

Japan



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 15,645 m²
Floor area:

工期: 03.2015-12.2015
Duration:

结构: 钢结构
Structure: Steel structure



Prologis Shanghai

US



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 48,000 m²
Floor area:

工期: 12.2014-11.2015
Duration:

结构: 钢结构/框架结构
Structure: Steel structure/RC



CP Foods Xiangyang

Thailand



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 42,876 m²
Floor area:

工期: 12.2014-12.2016
Duration:

结构: 框架结构
Structure: RC



Hela Spice

Germany



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 11,547 m²
Floor area:

工期: 2015-2016
Duration:

结构: 钢结构
Structure: Steel structure



Parker Hannifin Fluid Connectors

US



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 24,000 m²
Floor area:

工期: 04.2007-12.2008
Duration:

结构: 钢结构
Structure: Steel structure



Hidrostat Pumps

Switzerland



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 12,970 m²
Floor area:

工期: 2015-2016
Duration:

结构: 钢结构/框架结构
Structure: Steel structure/RC



CP Foods Qingdao

Thailand



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 32,702 m²
Floor area:

工期: 04.2013-07.2014
Duration:

结构: 钢结构
Structure: Steel structure



Bridgestone Aircraft Tire

Japan



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 7,500 m²
Floor area:

工期: 12.2005-09.2006
Duration:

结构: 钢结构
Structure: Steel structure



DoggyMan Pet Food

Japan



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 25,840 m²
Floor area:

工期: 03.2013-12.2013
Duration:

结构: 钢结构
Structure: Steel structure



Pacific Can

US



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 32,587 m²
Floor area:

工期: 05.2011-06.2012
Duration:

结构: 钢结构
Structure: Steel structure



TOPY Machinery

Japan



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 32,640 m²
Floor area:

工期: 10.2011-10.2012
Duration:

结构: 钢结构
Structure: Steel structure



Systemex

Japan



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 15,625 m²
Floor area:

工期: 03.2011-09.2012
Duration:

结构: 钢结构
Structure: Steel structure



Kobayashi

Japan



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 7,027 m²
Floor area:

工期: 06.2013-05.2014
Duration:

结构: 钢结构
Structure: Steel structure



Rengo Packaging

Japan



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 29,375 m²
Floor area:

工期: 08.2008-04.2009
Duration:

结构: 钢结构
Structure: Steel structure



Atsugi Stocking

Japan



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 15,816 m²
Floor area:

工期: 07.2010-05.2011
Duration:

结构: 钢结构
Structure: Steel structure



Cainiao

China



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 61,342 m²
Floor area:

工期: 06.2014-05.2015
Duration:

结构: 钢结构/框架结构
Structure: Steel structure/RC



Yau Cheong

Hong Kong



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 21,820 m²
Floor area:

工期: 11.2014-09.2015
Duration:

结构: 钢结构/框架结构
Structure: Steel structure/RC



KD Navien

South Korea



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 20,400 m²
Floor area:

工期: 09.2016-05.2018
Duration:

结构: 钢结构
Structure: Steel structure



Tanabe Seiyaku

Japan



项目形式: 设计和施工总承包
Project type: EPC

工期: 08.2013-01.2015
Duration:

建筑面积: 7,919 m²
Floor area:

结构: 框架结构
Structure: RC



CAIP

China



项目形式: 设计和施工总承包
Project type: EPC

工期: 05.2018-04.2019
Duration:

建筑面积: 88,000 m²
Floor area:

结构: 钢结构/框架结构
Structure: Steel Structure/RC



GS YUASA

Japan



项目形式: 施工总承包
Project type: GC

工期: 06.2016-10.2017
Duration:

建筑面积: 8,400 m²
Floor area:

结构: 框架结构
Structure: RC



Nippi

Japan



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 12,674 m²
Floor area:

工期: 03.2010-12.2010
Duration:

结构: 钢结构/框架结构
Structure: Steel structure/RC



CCL

Canada



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 6,184 m²
Floor area:

工期: 07.2008-05.2009
Duration:

结构: 钢结构
Structure: Steel structure



Rengo Packaging

Japan



项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 28,000 m²
Floor area:

工期: 03.2011-10.2011
Duration:

结构: 钢结构/框架结构
Structure: Steel structure/RC



voestalpine

Austria

voestalpine

项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 25,126 m²
Floor area:

工期: 07.2014-05.2015;
Duration: 07.2017-05.2018

结构: 钢结构
Structure: Steel structure



COSMA

Canada

MAGNA
COSMA INTERNATIONAL

项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 39,278 m²
Floor area:

工期: 09.2015-10.2017
Duration:

结构: 钢结构/框架结构
Structure: Steel structure/RC



YASKAWA

Japan

YASKAWA

项目形式: 设计和施工总承包
Project type: EPC

建筑面积: 18,920 m²
Floor area:

工期: 06.2017-05.2018
Duration:

结构: 钢结构/框架结构
Structure: Steel structure/RC



Valeo

France



项目形式: 施工总承包
Project type: General Contractor

工期: 06.2016-07.2017
Duration:

建筑面积: 24,028 m²
Floor area:

结构: 钢结构/框架结构
Structure: Steel structure/RC



COSMA Guangzhou

Canada



项目形式: 设计和施工总承包
Project type: EPC

工期: 06.2017-01.2018
Duration:

建筑面积: 27,159 m²
Floor area:

结构: 钢结构/框架结构
Structure: Steel structure/RC



Dräxlmaier

Germany



项目形式: 设计和施工总承包
Project type: EPC

工期: 03.2017-01.2018
Duration:

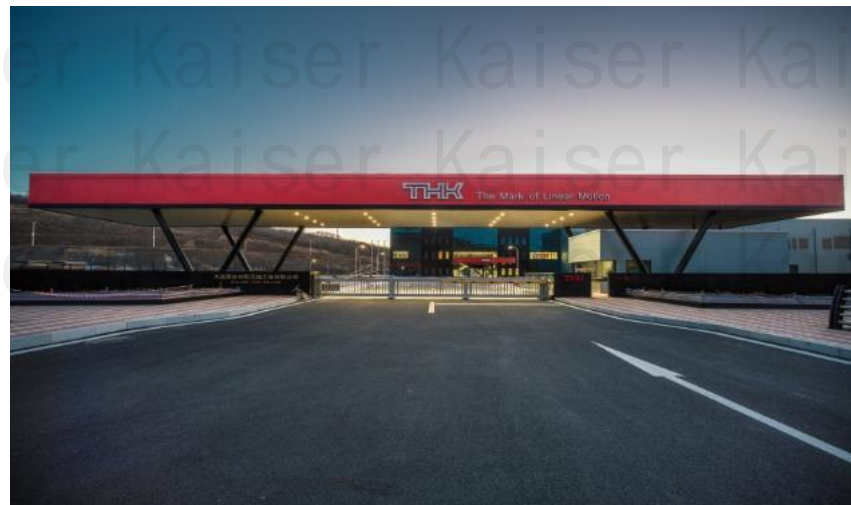
建筑面积: 11,411 m²
Floor area:

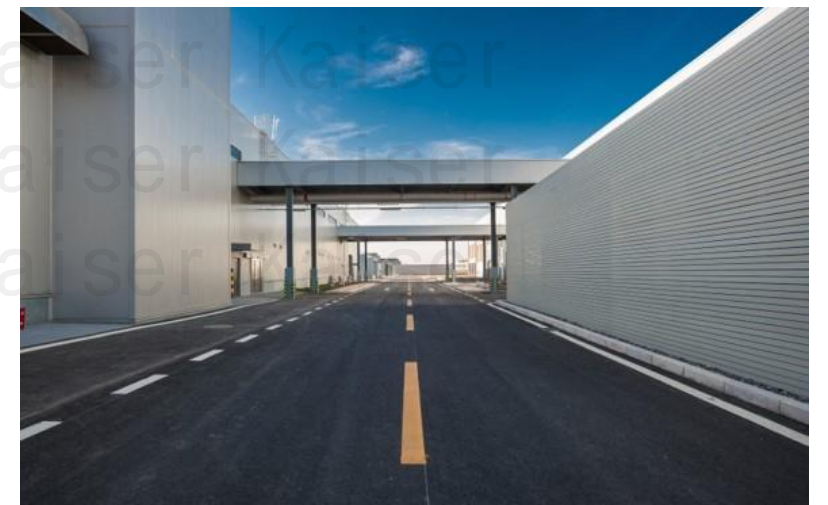
结构: 钢结构
Structure: Steel structure

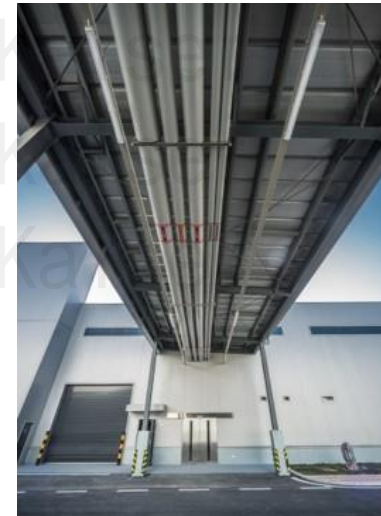
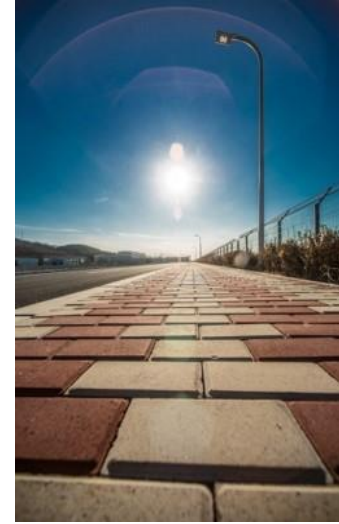
No.	Client Name 企业名称	Project Brief Discription 项目简述	Floor Area 建筑面积 m ²	Client 业主
1	ProLogis China 安博中国	Dalian大连安博华康有限公司工业物流仓库	24827.96	U.S.A. 美国
		Chengdu安博物流（成都）有限公司物流仓库	55170	
		Shenyang安博沈阳浑南新区国际物流中心项目	65149.84	
		Shanghai安博（上海）金山现代综合物流项目	48000	
		Ningbo安博（宁波）现代综合物流项目	12000	
2	Bridgestone 普利司通公司	Changzhou（常州）汽车配件二期新工厂工程	6496.00	Japan 日本
		Qingdao（青岛）飞机轮胎新工厂工程	10906.00	
3	Parker Hannifin 派克公司	Qingdao（青岛）汉尼汾流体连接件新建工厂工程	22699.00	U.S.A. 美国
		Shenyang（沈阳）埃迪亚流体连接件新建工厂工程	20836.00	
4	Rengon Packaging 联合包装公司	Qingdao（青岛）新工厂工程	29375.15	Japan 日本
		Tianjin（天津）新工厂工程	28441.72	
5	Kyocera 京瓷公司	Wuxi（无锡）化学新工厂工程	7200.00	Japan 日本
		Tianjin（天津）太阳能新工厂工程	27886.10	

No.	Client Name 企业名称	Project Brief Discription 项目简述	Floor Area 建筑面积 m ²	Client 业主
6	Pacific Can 太平洋制罐公司	Qingdao (青岛) 新建工厂工程	32524.00	Hong Kong 香港
		Zhangzhou (漳州) 新建工厂工程	12411.11	
7	CCL 丝艾包装材料公司	Tianjin (天津) 新工厂工程	6184.63	Canada 加拿大
		Hefei (合肥) 新工厂工程	8876.00	
8	Sumitomo Chemical 住友化学株式会社	Dalian (大连) 新工厂工程	18410.41	Japan 日本
		Wuxi (无锡) 新工厂工程	80000.00	
9	TE	Thailand (泰国) 新工厂工程	11000.00	U.S.A. 美国
		Suzhou (苏州) 新工厂工程	13200.00	
10	Heller 恒轮机床	Changzhou (常州) 新工厂工程	7243	Germany 德国
	SW 埃斯维机床 (苏州) 有限公司	Suzhou (苏州) 新工厂工程	9009.55	
11	ZKW 锦祥照明	Dalian (大连) 新工厂工程一期、二期	35513.46	Austria 奥地利
	Woco 无锡沃可发动机降噪有限公司	Wuxi (无锡) 新工厂工程	8357.54	Germany 德国

Construction Real Photos
具体的施工照片



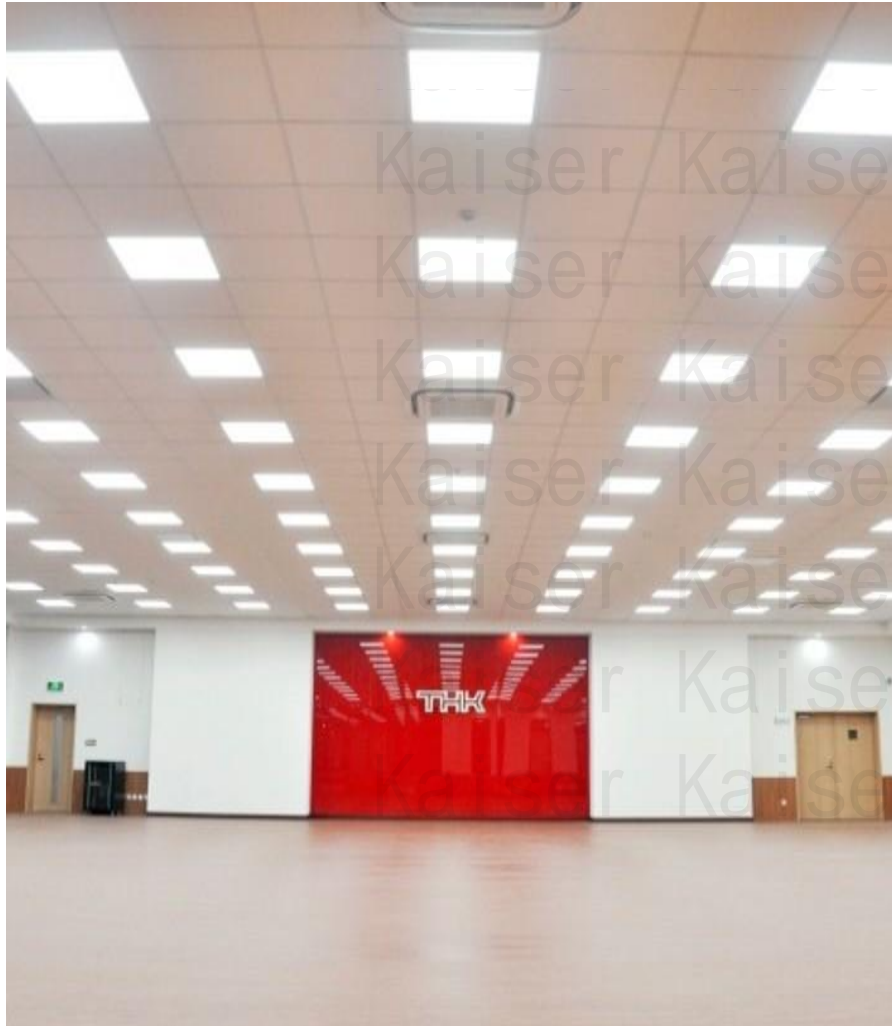












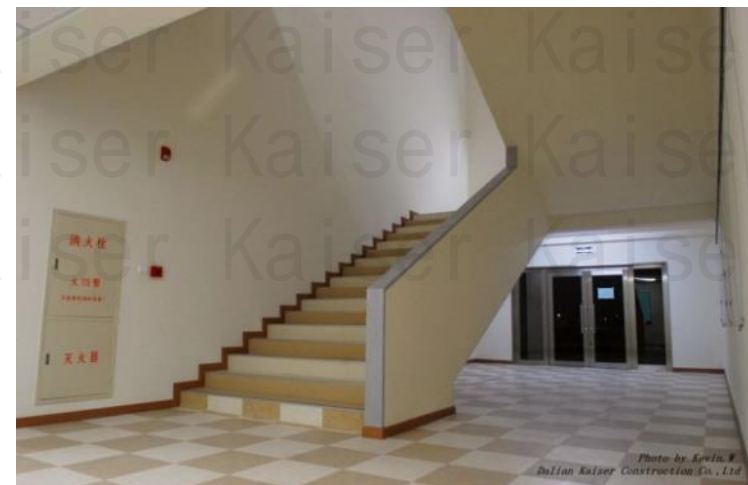
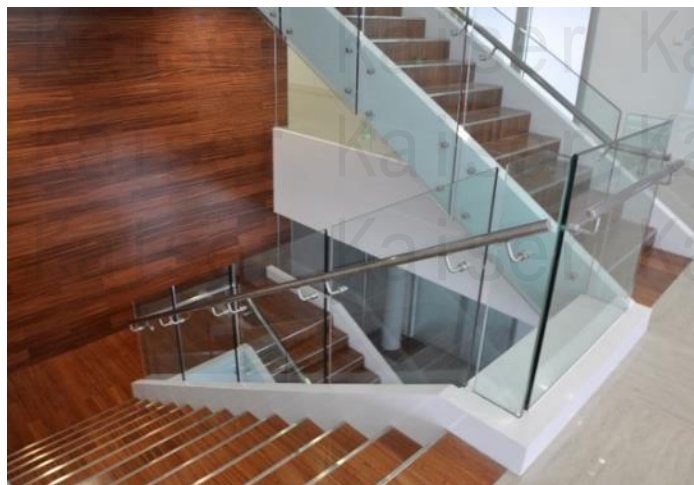


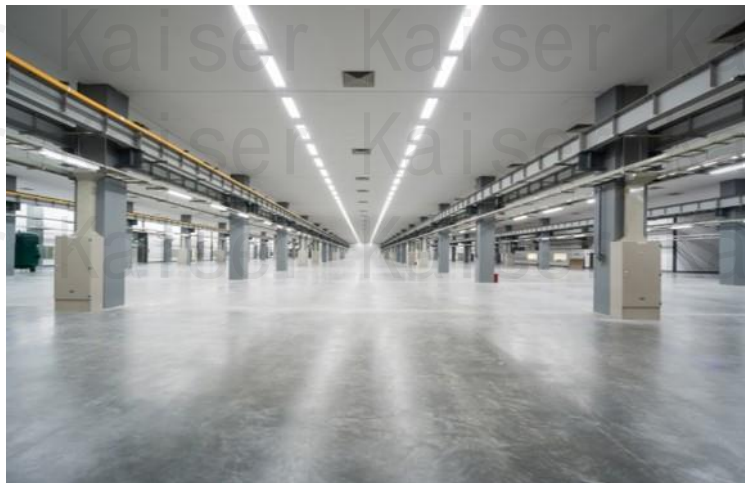






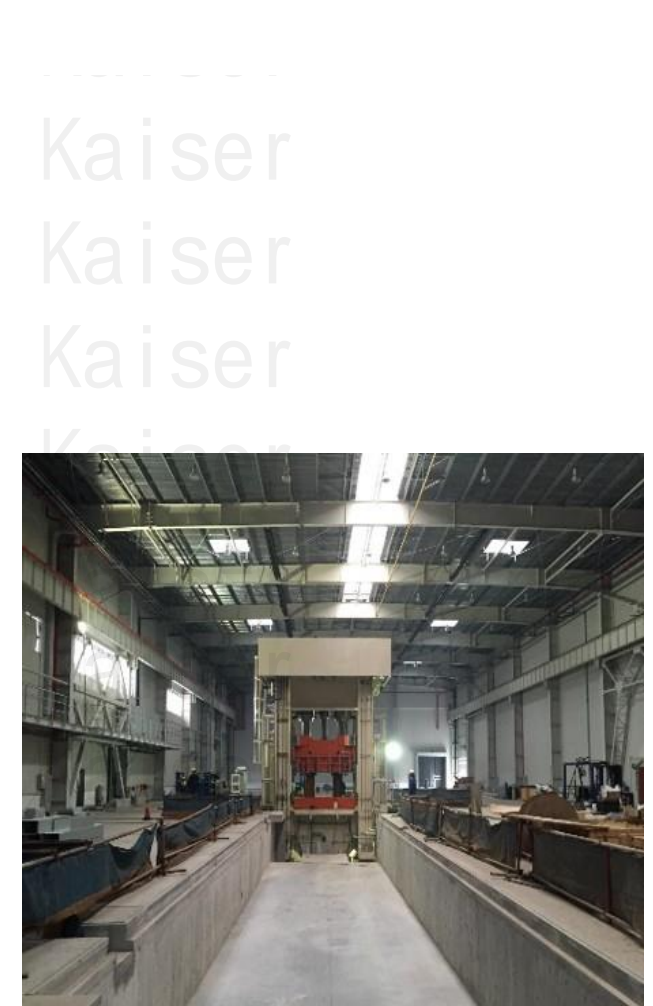
Kaiser
Kaiser
Kaiser

























■ Who we are 关于凯杰

■ What we offer 业务范围

■ Why Kaiser 为什么选择凯杰

■ Project References 项目业绩

■ **Kaiser Family 我们的凯杰**



Training In Germany Twice a Year
每年两次赴德培训



Training in Japan Twice a Year
每年两次赴日培训



Design Training
设计院专业培训



Construction Training
工程部专业培训



Three-month Orientation Training
为期3个月新员工入职培训



Management Personnel Training
管理者培训



Kaiser Family Day
凯杰家庭日

Walking Activity
徒步大会

Running Club Activity
跑步俱乐部活动





Football Club Matches
足球俱乐部对抗赛

Employee Fitness Activities
全民健身





Gobi Challenge
戈壁挑战赛

Annual Gala
忘年会



Thank you for your attention!
感谢您的聆听!

