

BENEDICTE THONNARD

CONSTRUCTION MANAGER
ARCHITECTURAL COST CONSULTANT
INSTITUTIONAL & INTERNATIONAL PROJECTS



CONTACTS

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LANGUAGES

French : Native
English : B2 level
Dutch : B1 level

SKILLS

- **Regulatory & Technical Standards**
Familiar with European construction regulations and technical standards including Royal Decree on Fire Prevention – Basic Standard, NBN, ATG, CSTC, CoBrACE RRU, RGPT, MIT, RGIE, PEB, acoustic standards, LCA, CCTB, Surveyor Measurement Code, as well as international sustainability frameworks such as BREEAM, WELL and WIRE SCORE.
- **International Regulatory Environment**
Familiar with the OHADA business and corporate law framework, used across several African countries for company creation and business governance.

ABOUT ME

Seasoned construction manager with more than 30 years of experience in complex construction and architectural projects. My proficiency spans project cost evaluation, coordination of permit applications and execution, as well as the management of budget, planning and technical aspects throughout the projects under my responsibility.

Beyond construction management, I am pleased to place my experience and architectural sensitivity at the service of projects that strengthen the identity and representational character of institutions.

I am currently expanding my activities towards Africa, exploring initiatives that combine contemporary architecture, cultural motifs and innovative material applications.

WORK EXPERIENCE

Co-Founder – AfriKaro

Burundi 2023 - Present

- Co-founder of AfriKaro, a company developing high-end architectural cement tiles for premium residential, hospitality and institutional projects. AfriKaro specializes in the creation of large-scale architectural compositions that integrate cultural motifs, geometric patterns and institutional identities into floors and walls. These compositions are conceived as permanent architectural artworks, capable of transforming terraces, entrance halls and representative spaces into emblematic environments for embassies, hotels, universities and public buildings

Construction Manager – CETIM S.A., Brussels

2014 - Present

- Resumed the Quantity Surveyor role for the extension of **Saint-Luc University Hospital** in Woluwe-Saint-Lambert, contributing to the financial and technical oversight of a major institutional healthcare project.
- Coordinated architects and engineering teams for the preparation of tender documentation for the **CCN Development project**, a major mixed-use urban development including over 90,000 m² of offices and 50,000 m² of residential units. Specification writer and coordinator of the quantity surveying with the integration of BIM data
- Supervised the budget of the construction phase of 115 new housing units in Brussels for **BESIX RED : Viridis project** in Schaerbeek
- Quantity Surveyor during the renovation and extension of **Westland Shopping Center** in Brussels for AG REAL ESTATE
- Assessed the preliminary project for the **GESU Church redevelopment** in Brussels for RUE ROYALE SA. To assume the role of Construction Manager in the upcoming project phase.
- Managed the partial renovation of **Bastion Tower** and the redevelopment of adjoining spaces at Porte de Namur in Brussels.
- Evaluated a complex of 136 flats in Brussels for architectural firm ART & BUILD.
- Managed the renovation and extension of the commercial base of the Gretry complex, Bd Anspach, Brussels for **Gretry Shopping Center SA**
- Managed the conversion of an office tower into 156 residential units, overseeing budget control, planning coordination and technical execution. Quai aux Pierres de Taille in Brussels for **BESIX RED : The Cosmopolitan tower**.
- Managed the construction phase of 205 new housing units in Brussels for **BESIX RED: Canal District project**.
- Verification of quantities and counts during the analysis of the as-built documentation for the **Gateway building** in Zaventem. Developers: CODIC and IMMOBEL
- Managed the conversion of offices into a **HAMPTON hotel** in Brussels for BHM-ALIDES: La Source project.
- Methodology and coordination of BIM encoding for the architecture firms CERAU-YY-Atlante and Atelier 55 as part of the **Tivoli Green City** project in Laeken

▪ Digital & Technical Tools

- Microsoft Office and MS Project
- Archicad architectural software (2D, 3D and BIM environments)
- Administration of Bricsys document management platform
- Use of AI tools for text and image generation (OpenAI & Anthropic)

PERSONAL DETAILS

Date of birth

05/10/1966

Nationality

Belgian

Marital status

In a couple with one child

DRIVING LICENSE

Driving license category B

INTERNATIONAL INTERESTS

Development projects in East Africa and Equatorial Guinea

Architectural and entrepreneurial projects in Burundi

Construction Manager – GPSA sa, Brussels

2008 - 2014

- Construction Manager for the renovation of the **flat hotel SOURCE** in Brussels for BHM-ALIDES
- Assisted in project management for the renovation of the **WTC3 tower** in Brussels for FEDIMMO and La Régie des Bâtiments.
- Managed the construction of **Ikaros VI** offices + warehouse in Zaventem for CODIC Belgium SA
- Provided technical supervision for the renovations of MRS and flat-hotels for AEDIFICA: "**Château Chenois**," "**Jardins de Provence**," and "**rue Souveraine**."
- Establishment of various quantity surveys for budgeting and tender documents

Head of the architecture department at Zest Design+Architecture

2006 - 2008.

- Valuation and planning of retail projects
- Management of internal planning and human resources
- Managed retail projects for **BELGACOM/PROXIMUS, MARCOLINI, GODIVA, KINEPOLIS, MARIE JO, STIB, GAULOISE** during brand makeovers
- Responsible for the commercial zoning project in Mont Saint Guibert for AXA
- Management of the renovation of a passenger hall in **Brussels Airport**,

Project manager at A.D.E architects in Brussels, Commercial and residential architecture

2001 - 2006

- Construction manager for the **Louise Gallery Event Hall** in Brussels
- Collaboration on the **Charleroi Airport** project: technical support for the interior design office ARCADE, collaboration with the design office FSA (Montreal), collaboration with the engineering offices ARCADIS and BERGER
- Responsible for mixed projects: commercial and residential ground floors in Waterloo and Brussels
- Responsible for transformation/reassignment projects in the residential sector
- Establishment of quantity surveys for budgeting and quantity surveys and specifications for tender documents

Creation of JAZZ UP sprl - architectural visualization and quantity surveyor

2001 - Present

- Prepared quantity surveys and cost estimates for the renovation of the **City 2 Shopping Centre** (Brussels).
- Conducted tender quantity surveys for the completion of phase 2 of **Papeterie de Genval** for architectural offices DDS and Atelier de Genval (22,000m² of flats and basements)
- Undertook tender quantity surveys for the completion of the **Silver Tower** for Atelier de Genval (30,000 m² of offices and 8,000 m² in the basement).
- Managed tender quantity surveys for "**Your nature**" organic architecture project of a nature and sports leisure park. Architect Atelier de l'Arbre d'Or
- Conducted tender quantity surveys for the completion of the **REALEX Tower**, architect Assar, for Himlung sprl (14,000 m² of offices and basements).
- Managed tender quantity surveys for phase 1 of the **Papeterie de Genval** for EQUILIS (12,000 m² of residence and senior housing).
- Conducted tender quantity surveys for the **Sucrierie d'Ath** project for architectural studio DDS (18,000 m² of residence).
- Design support for **SWIFT Europe**

Architect, Liège and Brussels

1992 – 2001

- Freelance collaborator in various architectural offices in Liège and Brussels
- Numerous projects in the residential sector
- Design support and technical studies in the frame of commercial space projects (**CASTORAMA, LIDL, DELHAIZE, GB**)

EDUCATION

High school diploma, Institut Lambert Lombard, Liege

1994

Degree in architecture