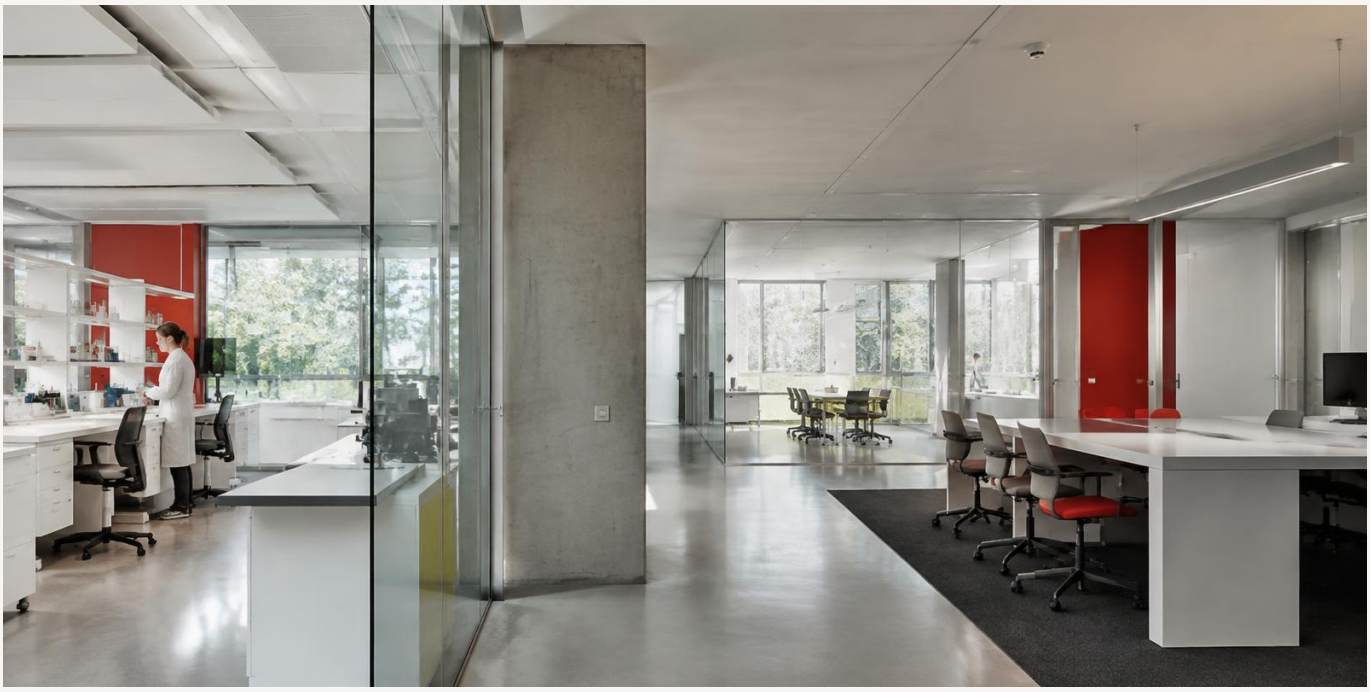
PRACTICE BROCHURE

Claudio Esmeraldo

Spaces built to measure.

Managing project delivery for office workspaces, laboratories and industrial facilities.



25+ YEARS

100+ PROJECTS

3 SECTORS

ABOUT

Precision as a habit.

I'm an independent project manager with 25+ years of experience, specialising in complex workplaces, laboratories and industrial facilities. Inspired by the Modulor's idea of measured, human-centred order, the practice turns technical complexity into clear, buildable plans.

I personally lead and supervise every project as its main Project Manager. When additional support is needed, I work with a select group of highly experienced project managers who have been trusted collaborators for many years.

This flexible approach ensures that every project benefits from the right level of expertise, attention and professional oversight — while maintaining a single point of accountability and a consistent commitment to quality.

Proportion

Every space starts from human scale and the way people actually work.

Control

Budget, schedule and quality tracked transparently, every week.

Coordination

Designers, contractors and users aligned under one point of contact.

METHOD

One point of responsibility, from brief to keys.



Measure. Plan. Deliver.

Budget, schedule and quality tracked transparently, every week. Designers, contractors and users aligned under one point of contact.

SERVICES

WHAT IS DELIVERED

One method: define the brief, survey, develop the tender, control cost and time, and stay until handover.

01

Office Workspace

Managing workplace strategy, space planning and fit-out management for offices that work as hard as the people inside them.

— Space programming
— Fit-out & refurbishment
— Change management
— Move coordination

02

Laboratories

Managing design coordination and delivery of R&D, QC and cleanroom facilities — compliant, flexible and future-proof.

— Lab planning & zoning
— GMP / cleanroom
— MEP coordination
— Commissioning & validation

03

Industrial Project Management

End-to-end management of industrial plants and expansions: scope, budget, schedule and site, under one owner.

— Feasibility & budgeting
— Tendering & contracts
— Site supervision
— Handover

DELIVERABLES

Project management, end to end.

01

Brief & client needs

Understand the client's needs, brief and requests from the very first meeting.

02

Managing workspace strategy

Align space planning, ways of working and future needs with the client's business objectives.

03

Site survey & user needs

Survey of the existing site, analysis of user needs and future-proof planning.

04

Tender package

Commercial and technical tender package: preliminary layouts, area data sheets, bill of quantities and technical specifications.

05

Tender evaluation

Support to the local buyer in scoring tenderers against agreed criteria.

06

Negotiation

Negotiating the best solutions and costs with contractors and suppliers.

DELIVERABLES

From appointment to handover.

07

Single point of contact (SPOC)

One project SPOC for the client, designers and contractors throughout.

08

Change management

Supporting the client and their teams through the change: communication, user engagement and move coordination.

09

Cost & programme control

Budget baseline, cost reports, change control and schedule tracking.

10

Site follow-up & inspections

Construction follow-up, on-site guidance and checking inspections.

11

HS&E management

Health, safety and environmental plans, risk assessments and site compliance.

12

Commissioning & handover

Testing, as-built documentation and project close-out.

SELECTED PROJECTS

ISO 5 ZETA Clean Room

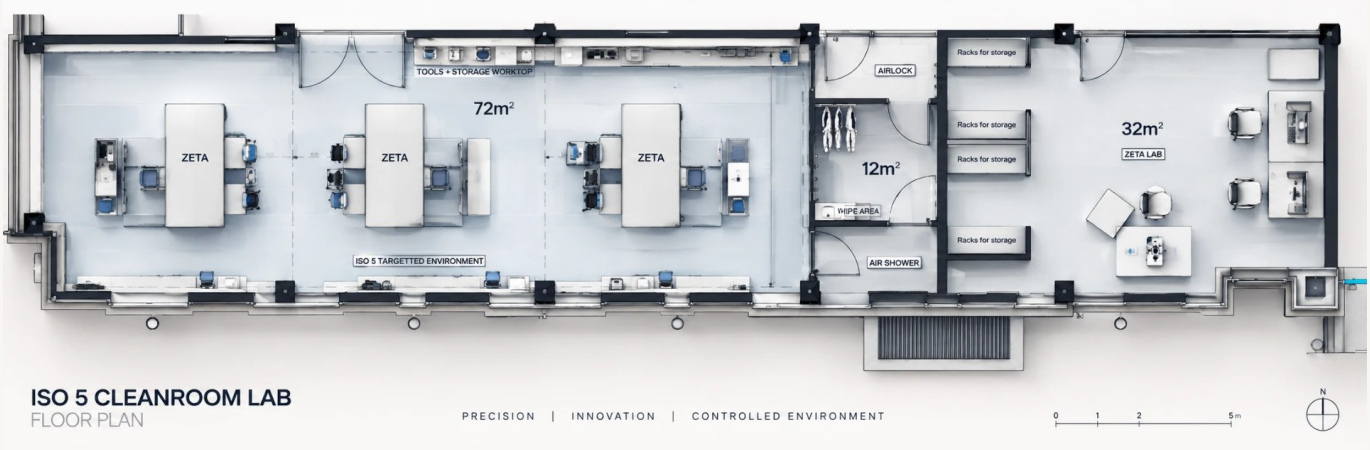
2026 / INDUSTRIAL

KLA — Leuven, Belgium

https://www.kla.com



ISO 5 ZETA Clean Room



Plan design

SELECTED PROJECTS

W2T Optical Analysis Lab

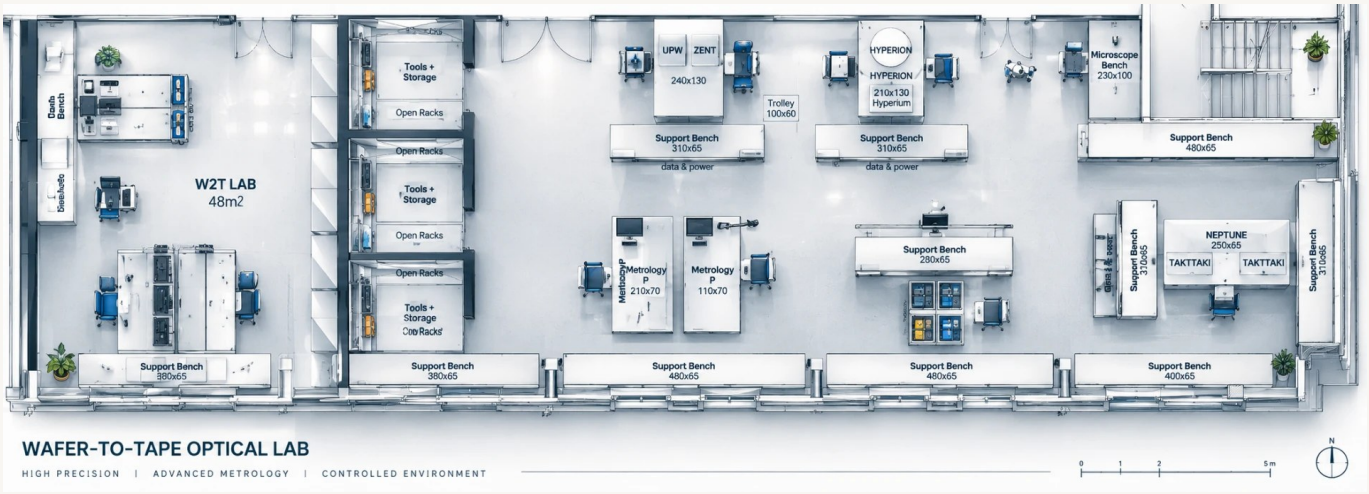
2026 / INDUSTRIAL

KLA — Leuven, Belgium

https://www.kla.com



W2T Optical Analysis Lab



Plan design

SELECTED PROJECTS

Sensory Labs

2023 / INDUSTRIAL

Procter & Gamble — Strombeek Bever, Belgium

https://www.pg.com



Sensory test controlled chambers Lab



Sensory test Labs



Sensory Smell Creator Lab



Sensory Home Test Lab

SELECTED PROJECTS

Perfumer's Labs

2022 / INDUSTRIAL

Procter & Gamble — Strombeek Bever, Belgium

https://www.pg.com



Perfumer’s Organ Room



Perfumer’s Dry Lab

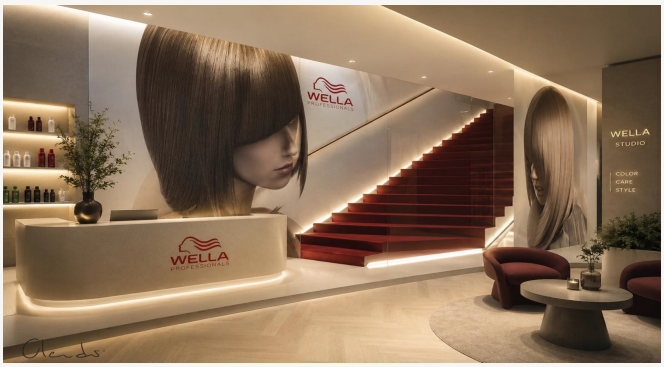
SELECTED PROJECTS

Milan Studio

2021 / PHARMACEUTICAL

Wella Professionals — Milan, Italy

https://www.wella.com/professional



Main Studio Entrance



SP Huddle Room



Break Out Lounge Area

SELECTED PROJECTS

Agile Office

2021 / WORKSPACE

A&C Systems — Hoergaarden, Belgium

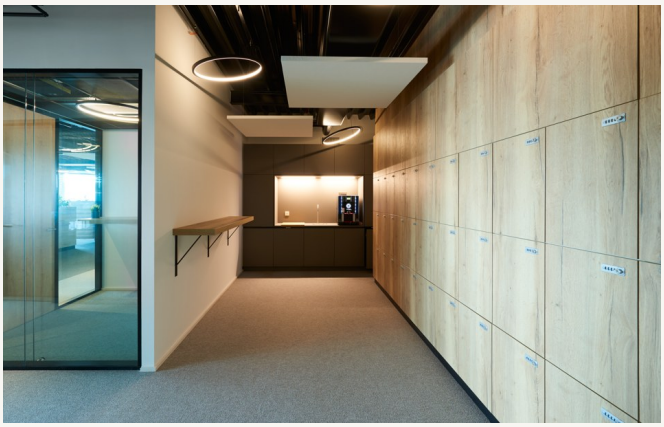
https://ac-systems.be/



Meeting Center



Work Area



Common Area

SELECTED PROJECTS

Agile Office Lab Hub

2024 / WORKSPACE

Cloetta — Breda, The Netherlands

https://www.cloetta.com



Creative Office Hub

SELECTED PROJECTS

Headquarters + New Carpark

2025 / PHARMACEUTICAL

Catalent Industries — Brussels, Belgium

https://www.catalent.com



New Administrative Building



New Photovoltaic Carpark

SELECTED PROJECTS

Agile Office Headquarters

2025 / WORKSPACE

UNICEF — Brussels, Belgium

https://www.unicef.org



Children’s Lounge

SELECTED PROJECTS

Office Headquarters

2020 / WORKSPACE

Thomson Reuters — Brussels, Belgium

https://www.thomsonreuters.com/



Main waiting area



Reporters Hub

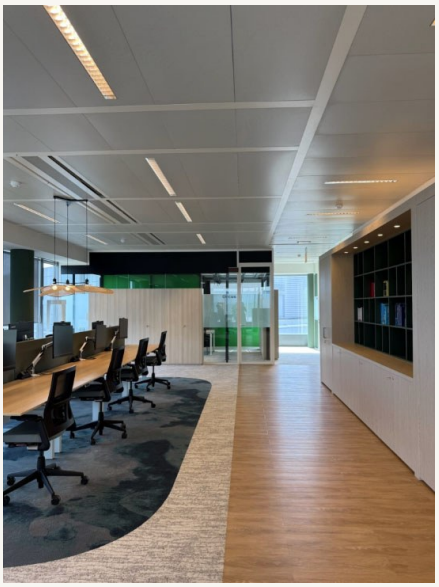
SELECTED PROJECTS

Office Headquarters

2024 / WORKSPACE

Sanofi — Brussels, Diegem, Belgium

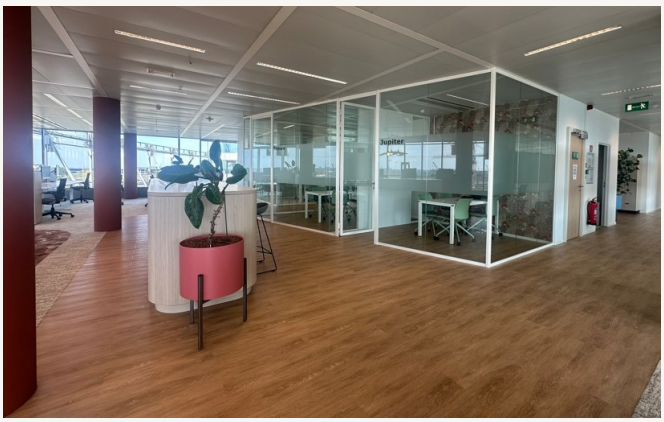
https://www.sanofi.com



Working Hub



Meet and Eat Area



Meeting rooms

CONTACT

Let’s talk.

Managing project delivery for office workspaces, laboratories and industrial facilities.

EMAIL

info@cesme.eu

MOBILE — BELGIUM

+32 473 68 94 64

MOBILE — BULGARIA

+359 89 354 26 48

OFFICE

Brussels, Belgium

OFFICE

Sofia, Bulgaria

COVERAGE

EMEA

WEBSITE

esmeraldo-projects-studio.lovable.app