





## VISION

To be the premier physical facility research and development firm in Nigeria, and the ultimate source of expert localized global best-practices for maintainability and sustainability of the built environment.

## MISSION

We will create sustainable value for all stakeholders in the physical facilities value chain by harnessing and disseminating transformative technology and managerial know-how for the cost effective and sustainable management of buildings

**Max-Migold Ltd** is a forward-looking technology backed Facilities Management company serving a niche clientele of Multi-national and Nigerian organizations who yearn for best value creation, cost optimization, sustainability, and human capital development in both the public and private sectors. We provide practical results-oriented technology, advisory, training and management services that translate into immediate economic, social and environmental bottom line earnings for our clients.

Services provided include physical facilities managed outsourced services, advisory services such as operations and maintenance cost reduction, maintainability and serviceability consulting for facility commissioning during development. Max-Migold Ltd also provides technology enabled property and asset management system with tagging and management dashboards as well as facility condition assessments and asset registers as key deliverables.

**Max-Migold Ltd** delivers the best in FM recruitment, manpower supply and training available in Nigeria and West Africa today, having the most experienced and credentialed faculty and developed courses with materials that cover virtually every skill gap in the FM industry, all backed by technology in the deployed delivery systems for both online and classroom modes. The goal of our training and recruitment services is to develop a ready pool of skilled and committed workforce to take on the challenges of managing the rapidly changing built environment.



## VALUES

<b>S</b>	Sustainability-	Long term system thinking in resource utilization
<b>C</b>	Customer-Focus-	Happy staff makes delighted customers
<b>R</b>	Reliability-	Do it right first time and every time



- |          |             |   |
|----------|-------------|---|
| <b>I</b> | Integrity-  | You can count on us                                       |
| <b>P</b> | Positivity- | With collective will, there is always a way to excellence |
| <b>T</b> | Technology- | Work smart, not hard                                      |





## OUR SERVICES

## MANAGED REAL ESTATE SUPPORT SERVICES

We provide managed facilities, property and other Logistics services through a coordinated approach. This involves working with clients to determine required support services, developing service specifications, service levels and key performance indicators that align with strategic goals, identifying and qualifying competent service providers, managing the outsourcing and contracting processes and providing continuous quality assurance during execution through deployment of technology, tools and templates as well as training and performance management.

## ADVISORY SERVICES

**Operation and Maintenance Cost Reduction:** We deliver substantial cost reduction in several areas of physical facility management through operations processes review, outsourced contracts initiation and reviews, vendor sourcing, prequalification and selection, value-based bidding and negotiations.

**Maintainability and Serviceability Consultancy:** Based on the practical application of sustainability best practices, life cycle analysis (LCA) and total cost of ownership (TCO), we evaluate decisions taken on materials, equipment, construction/installation methods, personnel, and processes deployed during property renovation or construction from design to operations and maintenance to ensure maintainability and serviceability.

**Project Management:** We provide quality assurance and quality control services for new systems deployment, renovation, construction and major FM outsourcing projects through planning, execution and monitoring controls to ensure best value creation.







## ASSET MANAGEMENT SERVICES

**Building Condition Assessments:** We deploy latest technology to uncover deficiencies in buildings. Our reports serve as basis for property acquisition and ownership decisions; facilities upgrade project management budgets and schedules, facility operations and maintenance planning and budgets, as well as building integrity certification.

**Asset Register:** We deploy latest technology like bar-coding and radio frequency identification tagging to catalogue movable and fixed physical assets, and provide a comprehensive database which detailed and relevant data required for real estate strategic and operational planning, insurance cover, accounting, taxation and management decision making.



## FM TRAINING, RECRUITMENT AND MANPOWER SERVICES

Our FM talent management services identifies and prepares aspiring and experienced professionals for their next big challenge in the built environment by providing a platform where they can be trained and marketed to organizations who require the services of skilled and committed facilities services workforce.

We have over 90 fully developed facility management training modules, complete with presentation slides, reading textbooks, case studies and reference materials, which deliver practical skills to corporate real estate, facility management and property management teams as well as individual professionals. We provide classroom, online and bespoke training modules for the following courses;

**Facility Management Operations (FMO):** This course is for building services operatives who directly interface with building users, manage service providers, custodial, and maintenance teams. The course covers all of the key knowledge areas of building operations such as custodial, environmental, safety, customer service, stakeholder management, security, communication, emergency preparedness and business continuity, finance, human factors, quality management, space planning, asset management, etc.

**Facility Maintenance Management (FMM):** This course is for building services operatives who are directly involved in the provision of hard FM services. It delves deeply into maintenance planning, maintenance standards, FM technology and IT services management, air-conditioning, elevators, escalators, power generating systems maintenance and troubleshooting, as well as building wiring and electrical equipment maintenance and troubleshooting, etc.





**Facility Management Strategy (FMS):** This course is for facilities, real estates and property department leaders, financial, procurement, general services and administrative heads who oversee budgets, strategic planning, and procurement of FM services, are concerned about cost optimization, strategic alignment with core business goals, building user productivity and workplace policy implementation. This course will treat various FM contracting models, value-based FM contracting processes, strategic facility planning, leadership, performance management, integrated facilities management, maintenance strategies as well as FM organizational structure and models, etc.

**Workplace Productivity (WP):** This course is for every professional who wants to acquire the requisite skills to navigate the modern work place and deliver results with peak performance. Modules in the course includes relevant soft skills and social skills including people management, creative problem solving, critical thinking, emotional intelligence, customer service, communication strategies, etc. It also includes desktop computing skills including Microsoft PowerPoint, Word and Excel for effective report writing, training and presentation competencies.



## **FACILITY MANAGEMENT TECHNOLOGY SOLUTIONS**

We provide hardware and software, hosted and licensed technology solutions such as CMMS, BMS, BIM, Fire safety, etc. for sustainable and effective management of large portfolios of real estate assets. We do not sell licenses but directly handle the programming, design, data acquisition, execution, training and ongoing support of our Computer Aided Facility Management (CAFM), Asset Management System, Facility Management Help Desk System, Cost Benchmarking Platform and Talent Management System. We are also OEM representatives for cutting-edge innovative building management products.





## OUR CONSULTANTS



## **PAUL O. ERUBAMI, MSC, SFP, FMP, CFM, CBIFM**

Paul is a certified facility manager of both the International Facility Management Association (IFMA) and the British Institute of Facility Management (BIFM). He is a qualified instructor for the Facility Management Professional (FMP) and Sustainability Facility Professional (SFP) programs for IFMA. He is an industrial and business process engineer, real estates and property manager with over 15 years' experience working in strategy implementation, operations systems and processes deployment and change management for oil and gas, telecoms and corporate real estates. Paul is a renowned facilities engineering and real estate strategist acknowledged for delivering satisfactory results on all types of facility management contracts.

Paul is an architecture graduate with honours from Ambrose Alii University Nigeria, has a postgraduate diploma in Economics from The University of Port Harcourt Nigeria and an MSc in Industrial Engineering and Operations Management from The University of Nottingham, UK. He holds the Certified Facility Manager (CFM), Sustainability Facility Professional (SFP) and the Facility Management Professional (FMP) credentials of IFMA, USA and certified (CBIFM) by the British Institute of Facility Management ( BIFM ).

After a few years running his facilities services company, Paul worked as FM Services Manager for the Church of Jesus Christ of Latter-day Saints where he was responsible for managing the state-of-the-art Aba Nigeria Temple Complex among others. He also had brief stints working in the property management sector in the United Kingdom and with Halliburton Ghana. Before taking on his current entrepreneurial endeavour as CEO of MaxMigold Ltd., a physical facilities advisory and training firm, Paul worked as General Manager in Alpha Mead Facilities and Management Services Ltd. for 4 years. During this time, he had responsibility for large scale Oil & Gas, and telecoms integrated facility management contracts including the Shell Nigeria offices and residences, the Schlumberger NTC Camp in Port Harcourt Nigeria, the Nokia Solutions and Networks Africa hub management, covering Sub-Saharan Africa, as well as Alpha Mead Facilities and Management Services Ltd.'s subsidiaries in Ghana, Kenya and South Africa.





## **MICHEL THERIAULT, B.TECH, RPA, LEEDAP**

Michel is an FM consultant helping facilities departments solve problems, improve services and implement best practices. With 25 years in Facility Management delivering facility services in-house and with an FM outsourcing provider, Michel has deep practical experience managing facilities from high-profile office towers to critical facilities. He has earned awards for the buildings he managed, including several BOMA Certificate of Excellence awards and the Pinnacle Award for customer service.

He is also actively involved in the industry, with 22 years as an IFMA member, participation in FM associations and currently as the Academic Coordinator for Ryerson University's Facility Management Certificate Program in Toronto, Canada. Michel has been recognized for his contribution to FM with a Distinguished Author award from IFMA for his book "Managing Facilities & Real Estate". He contributes FM articles to leading magazines around the world, delivered seminars at national and international FM Conferences and delivered Facilities training in Dubai, Abu Dhabi, Jeddah, Singapore, Nigeria, Kuala Lumpur, Muscat, Bermuda and Toronto. Michel's experience, knowledge and approach to FM comes across in his consulting and training, with practical, real-world solutions that help Facility Managers develop and implement strategic initiatives.



## **OLAJIDE JULIUS FAREMI**

Olajide Julius Faremi is as a Lecturer at the Department of Building, Faculty of Environmental Sciences, University of Lagos with teaching, research and community service responsibilities.

He holds a (BSc Hons) degree in Building, Master's degree (MSc) in Construction Management and presently on the pursuit of a Doctor of Philosophy degree (Ph.D.) in Building Maintenance and Facilities Management. His research interest spans across construction management, maintenance management and facilities management. Julius is a trained and certified Quality Management System (QMS) internal auditor ISO 9001:2008 standard.

He has held various facility management, project management and construction management positions in a number of organizations including Alphamead Facilities and Management Services Ltd, Construction and Allied Technical Services Ltd, Stallion Property and Development Company Ltd and Cornerstone Construction (Nig) Ltd.

Julius' vast experience spans across tactical and strategic facility management solutions, project planning, project coordination and execution, quality management and performance evaluation, organization management review and gap analysis.

## **R. JOHN RINGNESS, SFP, MRICS**



John Ringness is the President and CEO of NEXT Facility Management Services, Inc. (NEXT FMS), based in Vancouver, Canada providing international FM strategic solutions through consulting, interim management, training services, and sustainability solutions. His specialized business sectors include Integrated Townships, Corporate Offices, Academic Facilities, Healthcare Facilities, Retirement Facilities, Non-Profit organizations, and Energy applications.

John Ringness has over 30 years' experience in the Facility Management industry with major global FM companies such as Marriott Corporation - Facilities Division, Sodexo, ARAMARK Corp, Lavasa Corporation, and most recently Kohinoor Group in India. John has completed the Facility Management certificate program at the University of Toronto, Canada and numerous other FM related training programs.

John has a single focus: to assist companies in reaching their strategic objectives by multiplying the potential of existing assets (human, physical, and financial) and driving measurable, sustainable results.

## **OLUMIDE ADENUGA**

Olumide A. Adenuga is an Associate Professor of Building Maintenance, University of Lagos. He is a Registered Builder with over 30 years of experience in various sectors of the built environment. He is a consultant to various organizations that specialize in building maintenance, project management, quality assurance and facilities management. A scholar with over 50 academic publications comprising national and international journals and conferences basically in the area of building maintenance, facilities management and procurement methods of construction.

He graduated among the top two in his class with a Higher National Diploma (HND) from Federal Polytechnic Ilaro, Ogun state before proceeding to the University of Lagos where he obtained a BSc (Hons) in Building and MSC in both Construction Technology and Construction Management. He has a Doctoral Degree (PhD) in Building with specialization in building maintenance and facilities management.

He is widely known in Lagos and Abuja, has conducted sessions in Warri and Port Harcourt and has extensive background with many international companies such as Shell, Chevron, Wal-Mart, Enterprise Holdings, as well as governments. This keeps him in very high demand. He is a global speaker at many facilities conferences and universities, including Lagos.





## **SILASI KAY OFOEGBU**

Silas Ofoegbu is a FM subject matter expert with over 25years experience in managing several facilities. Electrical Engineering(power) graduate, FMP certified.

He is also a member of International Facilities Management Association(IFMA), British Institute Of Facility Management (BIFM), Institution Of Diagnostic Engineers (I.DiagEng.)UK and Institution Of Engineers And Technologists(IET)UK.

Silas has a versed working experience with several companies including; Mouka Group as Group facilities manager, Alphamead Facilities Management Services Ltd as Operations Manager. He is also a Training Consultant to Provast Limited. He is currently the Chief executive officer Spicon Limited.



## **SIDNEY OSILAMA**

Sidney Osilama is a Mechanical Engineering graduate with a post-graduate diploma in Production Engineering, an MBA in business administration, FMP, CPMP and a certificate in health, Safety and Environment. Sidney is an accomplished Engineer and a Project Management Professional with a strong entrepreneurial drive.

He started his career in 1999 with Integrated Fibers Nigeria Limited as a Maintenance Officer and rose to the position of a Maintenance Engineer a position he occupied between 2001-2003 before proceeding to Covenant University Project Canaan land .During his Four year stay in Covenant University Project, he supervised a lot of, building and plumbing projects and he was part of the team that established Hebron water factory. He had earlier worked Dumex Nigeria Plc. as a trainee Engineer.

He also served as Site-Engineer at VACC Nigeria Limited, where he supervised the renovation of UBA-house piping and rose to the position of project Engineer. He later moved to Alpha Mead Facilities and Management services as an Assistant Facility Manager and rose to become a Senior Facility Manager, heading the works and maintenance department, before he was transferred to Alpha mead Development Company as Head of project. He is currently the director of technical Emo-Technical services Nigeria Limited





## EGBEAHIE, Osolease I.

EGBEAHIE, Osolease is popularly known as “Osi” for short, is a seasoned professional in the practice of Architecture and delivering construction projects with a career experience that spans design and development of buildings, branch development for corporate offices, general and administration services, procurement, facilities, projects and strategic management and Interior design services for corporate offices and residential including renovations and renewals of existing building. Backed by strong credentials and a proven history of on-time, on-budget and high-quality project delivery.

He has worked with Alpha Mead Facility & Management Services Limited (AMF), AMDC as HEAD, PROJECTS (Head, Renewal and Renovations Unit (R2)). And also worked with SAS Space Design Limited, a leading design and build architectural company which specializes in corporate architecture. Joined as a project architect and rose to the position of Senior Project architect and Head of Design & Interiors.

A purpose driven architect, with a strong bias for interior corporate architecture. A graduate of Architecture with a BSc degree (Honors) from Ambrose Alli University, Ekpoma in Edo State Nigeria. Also hold an MSc degree in Architecture from the same institution. Has also undertaken various courses in project management, applied project management, Cost Engineering, Professional Facility Management, Certified ISO 9000:2015 internal Auditors, etc. Present running an MBA program with ISM, Lagos.



## AGUEDU, Simeon U.

Is a graduate of Electrical and Electronics Engineering from the Federal University of Technology Minna, Niger State. He attended several training institutions such as **BEST Energy UK**, **BOTNI Leadership Clinic**, **Max-Migold Limited** and earned several awards which has improved his wealth of knowledge and experience in his field.

Simeon is an experienced Project Manager with Max-Migold Limited, he has managed and delivered on several projects covering Energy management, Eniscope Installation, Electrical Audits and Remediation, property enumeration etc.

He Is currently th Head of Projects and Energy at Max-Migold Limited



## Christiana Ejabena

She is a Certified Facility Manager of IFMA, Project and Operations Engineer; Corporate Real Estates, Property & Guest House Manager and Entrepreneur with over 24 years experience working in Strategy & Implementation, Projects/Operations Systems & Processes Development as well as Quality Control Engineer for Oil and Gas with satisfactory results on managing Integrated Facility Management (IFM) contracts, Skill and Human Capital Development for Shell FLB East & West. MD of Ice Facility & Hospitality Management Services, CEO of Dynamic Catering & Hotel Management Academy and Principal Consultant for Geo-Hospitality Facilitators Nigeria Limited on Industrial Catering and Hospitality Management. M.Ed Guidance and Counselling Psychology and MSc. Civil and Water Resources Engineer in view and Diploma in Catering and Hotel management. As a Facility Management Professional (FMP) My interest is in Project, Facility, Tourism, Hospitality management and Industrial counselling. It includes construction of new and upgrade of existing facilities like Estate, Resort, Hotel, Guest houses, Electrical, Comfort cooling and Machinery management. Research interest is on pollution control of surface and underground water and its effect on municipal supply. Municipal solid and industrial waste management; training and mentoring of youth using Vocational Skill Acquisition and Development to revamp the ebbing industrial profile of the country as the Rationale for Technical & Vocational Skills Development in Africa. Engaged in facility and hospitality management services for Government, Corporate organization, private and individuals like SPDC, NPDC, NDW, and Mercy City among others for cost effectiveness and facility sustainability.

## OUR PARTNERS.

Max-Migold now holds franchise, reseller and partnership relationships with the following-

1. **British Energy Saving Technology BEST UK** for Eniscope and other energy saving technologies
2. **Eco Wave** of Israel for renewable energy generation from ocean waves
3. **Sierra ODC** India for E-Facility Enterprise FM Software
4. **Mettl** of India for the Mettl psychometric and aptitude testing system
5. **SysServe Nigeria** for Instanta FM software
6. **IFMA Nigeria** as technical partners for Lagos training programs
7. **IFMA Greater Accra** as technical partners for Ghana training programs
8. **Total FM** for training in Abuja
9. **Destiny ICT** for training in Port Harcourt.
10. Strategic partnership agreement with **Sterling Bank Plc** for funding of energy efficiency projects for clients.
11. **Asset Wisdom UK** for asset management training
12. **Connected Services USA** for outsourced FM platform services
13. **ISO Live-** Sustainability Leadership Alliance
14. **Ochuks Catering Services** – Facility Management Service Consultant

## SOME OF OUR CLIENTS AND RESPECTIVE CONTACT PERSONS

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Name	Service	Address	Contact person	Contact number	Email
Lagos Building Investment Company Plc	Asset management software, estate enumeration and occupancy data acquisition, document digitization, drone aerial survey, etc.	LBIC HOUSE 1, Assbifi Road, Central Business District, Alausa, Ikeja P.O. Box 7525, Lagos.	Kehinde Gibson	+2348035920088	kehinde.gibson-ejakpovi@lbicplc.com
Stanbic IBTC Bank Plc	Electrical integrity audits, electrical remediation works, painting, air conditioners servicing, building fabric and structure maintenance, staff training, etc.	Stanbic IBTC, IBTC Place, Walter Carrington Crescent, Victoria Island, Lagos	Ronald Amara	+234 8032746238	Ronald.Amara@stanbicibtc.com
Guaranty Trust Bank Plc	Branch development electrical construction and repairs	Plot 635, Akin Adesola Victoria Island, Lagos.	Dayo Adeleke	+2348033086958	<a href="mailto:adedayo.adeleke@gtbank.com">adedayo.adeleke@gtbank.com</a>
Vandrezzer Energy Services Ltd	Facility condition assessment, operations and maintenance management planning, as-built documentation, etc.	Vandrezzer Industrial Base, Trans-Woji road, Woji Town, Port Harcourt. Rivers State - Nigeria.	Ajani Olayinka	+234 803 3526 809	<a href="mailto:olayinka.ajani@vandrezzerenergy.com">olayinka.ajani@vandrezzerenergy.com</a>
AB Microfinance Ltd	Recruitment services	28, Akintoye Shogunle St Ikeja, Lagos	Chidi Obi-Anoliefo	+234 902 496 9192	<a href="mailto:chidiobi4god@yahoo.com">chidiobi4god@yahoo.com</a>
UAC Property Development Company Plc	Staff training, advisory services.	UAC House 1-5 Odunlami Street, Lagos	Waheed Bello	+234 8073 751 3637	<a href="mailto:wbello@updcplc.com">wbello@updcplc.com</a>



Lagos State Infrastructure and Asset Management Agency	Staff training and asset management advisory services	The Secretariat, Obafemi Awolowo Way, Ikeja, Lagos State, Nigeria	Osarume Odighibor	+234 813 81888 99	osarumeod@gmail.com
IFMA Nigeria	Training	369, Borno Way, Alagomeji, Yaba, Lagos	Dele Chinedu	+234 816 446 2733	delechinedu@gmail.com
Dangote	Staff training.	MHF Properties, Union Marble House, 1 Alfred Rewane Road, Ikoyi, Lagos	Rachel Ideho [HQ]	+2348073356250	Rachel.Ideho@DANGOTE.COM
Andela	Staff Training	235 Ikorodu road, Ilupeju, Lagos	Helen Ideho	<a href="tel:+2348180460696">+2348180460696</a>	<a href="mailto:helen.eboagwu@andela.com">helen.eboagwu@andela.com</a>
ATC Nigeria	Staff Training	Ground Floor, Mulliner Towers 39 Alfred Rewane Road, Ikoyi Lagos, Nigeria	Mariam Olafuyi	+2347017772168	Mariam.Olafuyi@atcnigeria.ng
Broll	Staff training, fire drills and HSE audits		Tolu Oyesanya	+234 802 342 7095	Toluoyes@yahoo.com

## OUR PROSPECTIVE BUSINESSES

Currently, we have the following new business prospects at advanced stages-

Name	Services	Address	Contact Name	Contact Number	Email
Stallion Plastics Industries Ltd	Energy efficiency services				
Chellarams Plc	Energy efficiency services	110/114 Oshodi Apapa Express way, Isolo, Lagos.	Kisshor P. Bendre	+234 805 509 9010	<a href="mailto:bendrek@chellaramsplc.com">bendrek@chellaramsplc.com</a>
KFC	Energy efficiency services	110/114 Oshodi Apapa Express way, Isolo, Lagos.	Emmanuel Akinola	+234 803 645 0569	<a href="mailto:emmanuel.akinola@kfc-dinl.com">emmanuel.akinola@kfc-dinl.com</a>
British American Tobacco	Energy metering solutions	Ibadan Plant	Alabi Adefowope	+234 803 465 3391	Alabi_Adefowope@bat.com
Institute of Tropical Agriculture, IITA	Energy efficiency services	Ibadan	Oyedeji Musendeeq	+234 803 403 5455	m.oyedeji@cgiar.org
Fidelity Bank Plc	Energy efficiency services	Head Office	Chibuzor Ebonugwu	+234 703 230 2170	Chibuzor.Ebonugwu@fidelitybank.ng
Globacom	Staff training	Head Office	Adeola Falodun	+234 805 557 7615	adeola.falodun@gloworld.com
Unified Payments Plc	Staff training	3 Idowu Taylor Street VI, Lagos.	Kenneth Chukwuka	+234 811 734 1555	Kenneth.chukwuka@unifiedpaymentsnigeria.com
Stanbic IBTC	Electrical repairs, renovation & Energy Management.	Plot 1712 Idejo street, VI, Lagos.	Omobolaji Tony Uzoama	+234 802 339 2114	Omobolaji.Tony-Uzoama@stanbicibtc.com
Guaranty Trust Bank Plc	New mini branches development	Block 5, Victoria Island Annex, Lekki.	Nurudeen Abimbola	+234 802 360 6810	Nurudeen.abimbola@gtbank.com

## **HSE POLICY STATEMENT**

### **Our Commitment-**

**We are** committed to protecting the health and safety of everybody who plays a part in our operations, lives in the communities in which we operate or uses our services. Wherever we operate, we will conduct our business with respect and care for both the local and global environment and systematically manage risks to drive sustainable business growth. We will not be satisfied until we succeed in eliminating all injuries, occupational illnesses, unsafe practices and incidents of environmental harm from our activities.

### **Our Plan**

To meet our commitment, we will:


- ✓ Demonstrate visible and active leadership that engages employees and service providers and manage health, safety and environmental (HSE) performance as a line responsibility with clear authorities and accountabilities.
- ✓ Ensure that all employees and contractors understand that working safely is a condition of employment, and that they are each responsible for their own safety and the safety of those around them.
- ✓ Manage all operations, projects, products and processes through their life-cycles in a way that protects safety and health and minimizes impacts on the environment.
- ✓ Provide employees with the capabilities, knowledge and resources necessary to instill personal ownership and motivation to achieve HSE excellence.
- ✓ Provide relevant safety and health information to contractors and require them to provide proper training for the safe, environmentally sound performance of their work.
- ✓ Measure, audit and publicly report HSE performance and maintain open dialogue with stakeholder groups and with communities where we operate.
- ✓ Work with both governments and stakeholders where we operate to develop regulations and standards that improve the safety and health of people and the environment.
- ✓ Maintain a secure work environment to protect ourselves, our contractors and the company's assets from risks of injury, property loss or damage resulting from hostile acts.
- ✓ Communicate our commitment to this policy to our subsidiaries, affiliates, contractors and governments worldwide and seek their support.

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