



**Your reliable alliance for projects**

## **Company Profile**



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## **Introduction**

- Project Alliance was registered on 24<sup>th</sup> February 2005
- Capital is Baht 5 million
- Number of Staffs
  - ❖ Directors : 9 Persons
  - ❖ Operation Team : 78 Persons
  - ❖ Head Office Support Team : 22 Persons
  - ❖ Total Staffs : 109 Persons



## Scope of Services

While the ultimate scope of services provided by Project Alliance will be tailored to suit the project, the following represents an initial summary of the services we propose for the pre-construction and construction phases.

### **Project Management for Pre-Construction**

This is to manage issues that are required to proceed prior to commencement of construction works. Such issues are planning, designs, tenders, etc.

- Assist the Client with establishment of project requirements.
- Manage the overall process of design to monitor that the design conforms to the project requirements.
- Prepare project organization structure.
- Define responsibilities and reporting relationships.
- Prepare an overall construction strategy of the site including phasing and sequencing, logistics, security plan, etc.
- Prepare a master schedule of the Project.
- Identify long lead items in the master schedule.
- Monitor the design completion portion of the master schedule and identify design deliverables including drawings, design calculations, specifications and quality control procedures.
- Review designs at each stage and comment on build ability, cost effectiveness, functionality and ease of maintenance.
- Advise and assist the Client in obtaining all requisite approvals for pre-construction activities.
- Organize site surveys and establishment of site grid/datum
- Organize and record regular project meetings with the Client and others to discuss the following agenda:
  - Design issues
  - Regulatory issues
  - Schedule issues
  - Review of open issues
- Prepare and submit monthly reports which include issues of design, budget, regulatory, tender, schedule, problem areas and recommendations for resolutions.

### **Construction Management**

This is to manage issues arising during construction of the Project. Such issues are site administration, scheduling, quality inspection, safety, testing, commissioning, handover, etc.

- Organize site teams and organization charts expressing reporting relationship between individuals and parties.
- Provide standard forms and procedures to facilitate effectiveness of site communication.
- Establish and manage house rules for the site.
- Set-up, chair, run and record kick-off meetings with contractors to confirm roles, responsibilities and requirements for construction of the Project.
- Review construction documents from design consultants and request for remedy of discrepancies, if any.
- Issue instructions with design consultants' construction documents and subsequent revisions to contractors.
- Control that instructions to contractors are recorded in writing and maintain logs.
- Confirm control points, alignments and locations of leveling stakes with contractors.
- Monitor that all contractors submit a sufficiently detailed contract schedules before commencement of works.



- Review the construction schedules submitted by contractors and negotiate all revisions necessary to obtain workable schedules acceptable to the Client.
- Monitor contractors' compliance with schedules. Liaise with contractors' senior management as appropriate.
- Evaluate actual works done for the contractor's requests for progress payments.
- Review delivery schedules submitted by contractors for long lead items such as plant, equipment, etc.
- Evaluate and recommend time extension.
- Monitor performance of contractors on a daily basis.
- Review contractors' daily requests and reports.
- Monitor contractors' compliance with contracts.
- Review contractors' proposed procedures and method statements.
- Provide administration of the distribution and storage of the appropriate information.
- Handle queries from contractors. Issue the queries to other consultants as appropriate and follow up their responses.
- Review contractors' site logistics including site operations access, storage, site accommodation, welfare, utilities, fire services, medical facilities, safety and emergency routes.
- Manage share of utilities usage and charges between contractors.
- Establish guidelines and approve the contractor's site safety and security plans.
- Establish quality management guidelines and approve the contractor's implementation plan.
- Monitor contractors' quality program.
- Perform site inspections to confirm compliance with the construction documents.
- Issue non-conformance notices to contractors for works not complied with construction documents or construction standards.
- Monitor contractors' proposals and implementation of remedial to non-conformance works.
- Manage submissions and review of shop drawings.
- Manage submissions and review of material samples including ones to substitute the specified.
- Monitor that all specified testing of material is properly conducted by approved institutions and review all data and confirm compliance with required standards.
- Review material certifications submitted by contractors.
- Set-up, chair, run and record regular site meetings to review the following agenda:
  - ❖ Regulatory issues
  - ❖ Design issues
  - ❖ Schedule issues
  - ❖ Safety issues
  - ❖ Submission issues
  - ❖ Review of open issues
- Set-up, chair, run and record regular technical meetings to discuss and resolve technical problems and resolutions.
- Set-up, chair, run and record regular safety meetings to review and discuss safety issues.
- Facilitate site visits and walks by the Client, design consultants and others.
- Prepare and submit monthly reports which include issues of design, permits/licenses, tender, negotiations and agreements with third parties, the contractor's performance, schedule report, cost/financial report, bonds, progress photos, problem areas and recommendations for resolutions.
- With contractors and appropriate consultants, establish and manage procedures for the commissioning of all mechanical and electrical services.
- Establish standards for final acceptance of all construction work and approve contractors' implementation plans.
- Inspect, prepare and submit defect lists and rectification schedules to the Client.
- Advise the Client on acceptance of practical completion.
- Organize handover of the Project to the Client's operational staff, together with all necessary training demonstrations, commissioning records, as-built drawings, maintenance and operation manuals, and outstanding defect lists.



- Review and issue certificates of practical completion.

### **Post-Construction Management**

This is to manage issues continued after practical completion of the Project. Such issues are as-built drawings, manuals, final reports, etc.

- Monitor submission of as-built drawings from contractors and check their adequacy and content.
- Monitor submission of maintenance and operation manuals from contractors and check their adequacy and content.
- Manage contractors' rectification of defects within the periods agreed with the Client in advance.
- Review and issue certificates of final completion within the periods agreed with the Client in advance.
- Provide information and documents which supplement asset insurance after construction completion.
- Prepare and submit a final report to record conclusion and/or outstanding works of design, permits/licenses, tender, contracts with third parties, schedule, cost/financial, bonds, status photos, penalties, problem and resolutions, defect lists, certificates of practical completion, as-built drawings, maintenance and operation manuals, etc.

### **Cost Management (Quantity Surveying)**

This is to manage issues related to costs of the Project. Such issues are budgeting, value engineering, tendering, variation orders, etc.

- Update (only once) the budget in accordance with the latest design as necessary and reconcile with the previous budget when any significant changes are made.
- Assist other consultants in carrying out value engineering exercises as appropriate.
- Prepare and update cash flow forecasts.
- Prepare draft contractors' contracts.
- Advise on implementation of insurance, bonds, guarantees and warranties.
- Advise on lists of proposed tenderers.
- Carry out pre-qualification shortlist of tenderers, if appropriate.
- Prepare and issue invitations to tenderers.
- Prepare un-quantified (blank) bills of quantity for tenders.
- Prepare Provisional Sums and Prime Cost Sums as required.
- Prepare tender scope, conditions, procedures, etc.
- Gather and consolidate tender documents from related parties.
- Review tender documents from others and request for remedy of discrepancies, if any.
- Issue tender documents and further addendums to tenderers.
- Set-up, chair, run and record bid clarifications meetings together with appropriate consultants.
- Prepare mean price for each tender.
- Manage tender submission and prepare comparison tables.
- Carry out detailed checks of arithmetic calculation and inconsistency.
- Evaluate tenders and arrange a base adjustment meeting with each tenderer.
- Evaluate final tenders and recommend negotiation strategies.
- Arrange negotiation meetings and conclude awarding.
- Prepare and issue contractors' letters of intent and contracts.
- Evaluate and make recommendations on contractors' requests for monthly progress payments
- Evaluate and make recommendations on contractors' variations (the Fee allowed for variations not over 10% of the approved budget).
- Prepare and submit monthly cost reports showing approved budget, potential changes, contracted amounts, potential contracts, approved variations, submitted variations, potential variations, contingencies, forecasted costs, savings/overrun and cashflow projections.
- Prepare and follow up contractors' final accounts including penalties for late completion

## Project References

### Hospital

#### Completed Project



- ❖ **Parking Buildings no. 4 of Bangkok Hospital**
  - **Project Management Services, include Cost Management**
  - Approximately **22,000 m<sup>2</sup> for parking building**
  - Two buildings, 9-storey
  - Total project value of approximately **Baht 270 million**



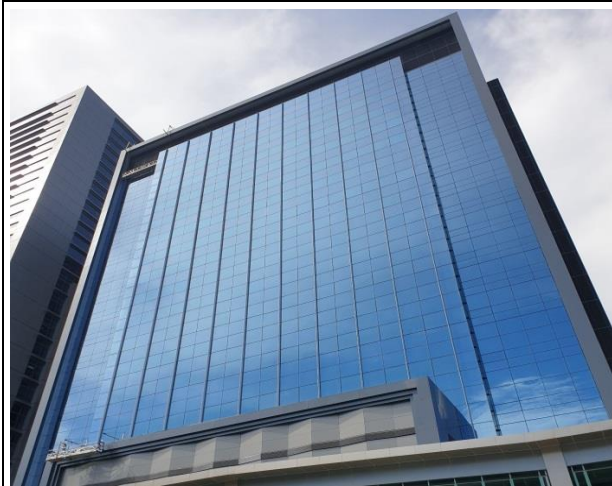
- ❖ **Samitivej Thonburi Hospital Renovation Phase I**
  - **Project and Construction Management Services, include Cost Management**
  - Total project value of approximately **Baht 278 million**



- ❖ **Samitivej Thonburi Hospital Renovation Phase 2**
  - **Project and Construction Management Services, include Cost Management**
  - Total project value of approximately **Baht 70 million**



- ❖ **Samitivej Thonburi Hospital Renovation Phase 3**
  - **Project and Construction Management Services, include Cost Management**
  - Total project value of approximately **Baht 44 million**



- ❖ **Rattana Wittayapat Building, King Chulalongkorn Memorial Hospital, The Thai Red Cross Society**
  - **Construction Management Services, exclude Cost Management**
  - Approximately **30,000 m<sup>2</sup> for hospital**
  - 19-storey building
  - Total project value of approximately **Baht 1.5 billion**




- ❖ **Interior and Signage Work, Rattana Wittayapat Building, King Chulalongkorn Memorial Hospital, The Thai Red Cross Society**
  - **Construction Management Services, exclude Cost Management**
  - Approximately **2,000 m<sup>2</sup>** **18<sup>th</sup> – 19<sup>th</sup> floor** of **Rattana Wittayapat Building**
  - Total project value of approximately **Baht 342 Million**



- ❖ **Proton Building, King Chulalongkorn Memorial Hospital, The Thai Red Cross Society**
  - **Construction Management Service, exclude Cost Management**
  - Approximately **300 m<sup>2</sup>** **for hospital**
  - 1-storey with 3-basements building
  - Total project value of approximately **Baht 1.2 billion**



- ❖ **Meko Hospital (Bangna)**
  - **Project and Construction Management Services, include Cost Management**
  - Approximately **3,200 m<sup>2</sup>** **for hospital**
  - 3-storey with car park on Ground
  - Total project value of approximately **Baht 270 million**

	<ul style="list-style-type: none"> <li>❖ <b>Laboratory and Hematopoietic Stem Cell Bank Thai Red Cross Society</b> <ul style="list-style-type: none"> <li>– <b>Construction Management Services, exclude Cost Management</b></li> <li>– Approximately <b>4,300 m<sup>2</sup></b> hospital</li> <li>– 5-storey with car park on Ground</li> <li>– Total project value of approximately <b>Baht 280 million</b></li> </ul> </li> </ul>
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## Project References

### Hospital

#### Current Project



- ❖ **Meko Hospital (Vibhavadi Rangsit Road)**
  - **Project and Construction Management Services, including Cost Management**
  - Approximately 5,600 m<sup>2</sup> for hospital
  - 7-storey with 1-basement carpark
  - Total project value of approximately **Baht 400 million**

## Project References

### Mixed Use

#### Completed Project

	<ul style="list-style-type: none"> <li>❖ <b>Magnolias Ratchadamri Boulevard</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b>, exclude Cost Management</li> <li>– Approximately 106,589 m<sup>2</sup> for <b>Super Luxury Condominium and Hotel (Waldorf Astoria)</b></li> <li>– 60-storey, 3-basement, 316-units</li> <li>– Total project value of approximately <b>Baht 3.5 billion</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Veranda Residences and Verso Hotel, Hua Hin</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b>, exclude Cost Management</li> <li>– Approximately 33,000 m<sup>2</sup> for <b>condominium</b> and 5,400 m<sup>2</sup> for <b>hotel</b></li> <li>– Four buildings, 4-7-storey for condominium, Two buildings 4-storey for hotel and 2-storey for car park building</li> <li>– Total project value of approximately <b>Baht 1 billion</b></li> </ul> </li> </ul>






- ❖ **Rama 3 Road, Soi 26**
  - **Project and Construction Management Services**, exclude Cost Management
  - Approximately **278,400 m<sup>2</sup>** for **high-end condominium and hotel**
  - Four buildings 47-62-storey
  - Total project value of approximately **Baht 10 billion**



- ❖ **The Portrait (Mixed Use)**
  - **Project and Construction Management Services**, include **Cost Management**
  - Approximately **36,000 m<sup>2</sup>** for **high-rise condominium and office**
  - Two buildings 31-storey
  - Total project value of approximately **Baht 2.3 billion.**



- ❖ **Platinum Market Phase 2**
  - **Project and Construction Management Services**, exclude Cost Management
  - Approximately **55,311 m<sup>2</sup>** for **office** and **23,000 m<sup>2</sup>** **hotel**
  - Two buildings. 35-storey office building and 32-storey hotel building (Moxy) with 532 keys
  - Total project value of approximately **Baht 1.5 billion**

	<ul style="list-style-type: none"> <li>❖ <b>Chainat Provincial Prosecutor's Office and House 20 Units</b> <ul style="list-style-type: none"> <li>– <b>Construction Management Service,</b> exclude Cost Management</li> <li>– <b>Land 7 Rai,</b> and approximately <b>2,800 m<sup>2</sup> for Office</b></li> <li>– 3-storey office building and house 20 units to total</li> <li>– Total project value of approximately <b>Baht 105 million</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Gaysorn 2</b> <ul style="list-style-type: none"> <li>– <b>Construction Management Service,</b> exclude Cost Management</li> <li>– Approximately <b>65,000 m<sup>2</sup> for office and retail</b></li> <li>– 30-storey building with 1-basement</li> <li>– Total project value of approximately <b>Baht 1,965 million</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>CP Leadership Institute, Nakhonratchasima</b> <ul style="list-style-type: none"> <li>– <b>Construction Management Service,</b> exclude Cost Management</li> <li>– Approximately <b>80,285 m<sup>2</sup> for Training Center, VIP Guest House and Fitness Center</b></li> <li>– Total project value of approximately <b>Baht 4.5 billion.</b></li> </ul> </li> </ul>

## Project References

### Mixed Use

#### Current Project

	<ul style="list-style-type: none"> <li>❖ <b>The Unicorn</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b>, exclude Cost Management</li> <li>– Approximately <b>120,000 m<sup>2</sup></b> for <b>high-rise condominium, hotel, office and retail</b></li> <li>– 51-storey and 2- basements building</li> <li>– Total project value of approximately <b>Baht 3,000 million</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Summit Tower</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b>, including <b>Cost Management</b></li> <li>– Approximately <b>110,000 m<sup>2</sup></b> for <b>hotel, office and retail</b></li> <li>– 45-storey with 4- basements building</li> <li>– Total project value of approximately <b>Baht 4.5 billion</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Flora Ville Guest House Building Project</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b>, including <b>Cost Management</b></li> <li>– Approximately <b>4,000 m<sup>2</sup></b></li> <li>– 4-storey</li> </ul> </li> </ul>


## Project References




### Residential

#### Completed Project

	<ul style="list-style-type: none"> <li>❖ <b>The Sukhothai Residences</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b>, exclude Cost Management and Site Engineering Supervision</li> <li>– Approximately <b>80,000 m<sup>2</sup> for Luxury Condominium</b></li> <li>– 42-storey, 3-basement, 196-units</li> <li>– Total project value of approximately <b>Baht 3.5 billion</b>.</li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>LIV@5, Bangkok</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b>, include <b>Cost Management</b></li> <li>– Approximately <b>9,800 m<sup>2</sup> for condominium</b></li> <li>– The 8-storey building with 2.5 basements for car parking</li> <li>– Total project value of approximately <b>Baht 250 million</b></li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>❖ <b>XT Huaikhwang</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b> exclude Cost Management</li> <li>– Approximately <b>83,200 m<sup>2</sup></b> for <b>high-rise condominium</b></li> <li>– 41-storey building , 14-storey building and 10-storey for car park, 1,404 units in total</li> <li>– Total project value of approximately <b>Baht 2,000 million</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>98Wireless</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b>, include <b>Cost Management</b></li> <li>– Approximately <b>32,000 m<sup>2</sup></b> for <b>high-end condominium</b></li> <li>– 25-storey, 5-basement</li> <li>– Total project value of approximately <b>Baht 4.5 billion</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>The Monument Sanampao</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b>, include <b>Cost Management</b></li> <li>– Approximately <b>16,000 m<sup>2</sup></b> for <b>high-rise condominium</b></li> <li>– 24-storey, 89-units</li> <li>– Total project value of approximately <b>Baht 1.5 billion</b></li> </ul> </li> </ul>


	<ul style="list-style-type: none"> <li>❖ <b>SHA'A'</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services include Cost Management</b></li> <li>– Approximately <b>14,566 m<sup>2</sup> for high-rise condominium</b></li> <li>– 26-storey building, 6-basements for automatic car park</li> <li>– Total project value of approximately <b>Baht 1 billion</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Circle Sukhumvit 31</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services include Cost Management</b></li> <li>– Approximately <b>17,406 m<sup>2</sup> high-rise condominium</b></li> <li>– 30-storey building, 139 units</li> <li>– Total project value of approximately <b>Baht 1 billion</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Circle Sukhumvit 11</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services including Cost Management</b></li> <li>– Approximately <b>20,000 m<sup>2</sup> for high-rise condominium</b></li> <li>– 36-storey building, 219 units</li> <li>– Total project value of approximately <b>Baht 1.2 billion</b></li> </ul> </li> </ul>



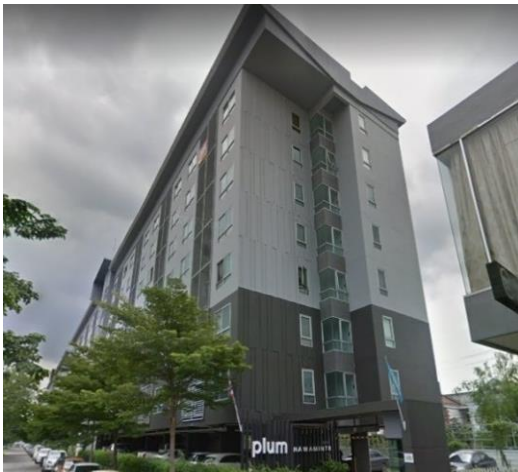
	<ul style="list-style-type: none"> <li>❖ <b>KAWA HAUS</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b> exclude Cost Management</li> <li>– Approximately <b>30,000 m<sup>2</sup> for condominium</b></li> <li>– Three building, 7-storey with 1-basement for condominium and common building 2-storey, 546 units</li> <li>– Total project value of approximately <b>Baht 30 million</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>The Galaxy Phuket (N4)</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b> exclude Cost Management</li> <li>– Approximately <b>30,500 for residence</b></li> <li>– Residences Building Type A 31 units, Type B 21 units and Type C 40 units</li> <li>– Total project value of approximately <b>Baht 3 billion</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>The Niche MONO Borommaratchachonnani</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b> include <b>Cost Management</b></li> <li>– Approximately <b>40,000 m<sup>2</sup> for high-rise condominium</b></li> <li>– 28-storey building</li> <li>– Total project value of approximately <b>Baht 1.2 billion</b></li> </ul> </li> </ul>




	<ul style="list-style-type: none"> <li>❖ <b>Royal City Bangbon</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b>, exclude Cost Management</li> <li>– Approximately <b>20,160 m<sup>2</sup></b> for home office</li> <li>– 4 ½ -storey, 95-units</li> <li>– Total project value of approximately <b>Baht 131 million</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>• <b>Siamese Exclusive Queens</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b> exclude Cost Management</li> <li>– Approximately <b>30,000 m<sup>2</sup></b> for <b>high-rise condominium</b></li> <li>– Two buildings, 33-storey with 3-basements, 331 units and 18-storey with 6-basements for automatic car park</li> <li>– Total project value of approximately <b>Baht 1.2 billion</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Siamese Exclusive 42</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b> exclude Cost Management</li> <li>– Approximately <b>29,975 m<sup>2</sup></b> for <b>high-rise condominium</b></li> <li>– 31-storey building, 454 units and 2-6-storey for automatic car park</li> <li>– Total project value of approximately <b>Baht 1 billion</b></li> </ul> </li> </ul>

	<p>❖ <b>The Loft Silom</b></p> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b> exclude Cost Management</li> <li>– Approximately <b>29,929 m<sup>2</sup> for high-rise condominium</b></li> <li>– 37-storey building, 268 units</li> <li>– Total project value of approximately <b>Baht 2 billion</b></li> </ul>
	<p>❖ <b>MRB Service Apartment</b></p> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b> exclude Cost Management</li> <li>– Approximately <b>10,000 m<sup>2</sup> for service apartment</b></li> <li>– 92 units in total</li> <li>– Total project value of approximately <b>Baht 30 million</b></li> </ul>
	<p>❖ <b>XT Ekamai</b></p> <ul style="list-style-type: none"> <li>– <b>Project Management Service</b>, include <b>Cost Management</b></li> <li>– Approximately <b>35,787 m<sup>2</sup> for high-rise condominium</b></li> <li>– 39-storey building, 2-basement for car park</li> <li>– Total project value of approximately <b>Baht 1.2 billion</b></li> </ul>



	<ul style="list-style-type: none"> <li>❖ <b>Penhouse PB</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b>, exclude Cost Management</li> <li>– Approximately <b>2,500 m<sup>2</sup></b> for penthouse</li> <li>– 5-storey building</li> <li>– Total project value of approximately <b>Baht 50 million</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Aguston, Sukhumvit 22</b> <ul style="list-style-type: none"> <li>– <b>Construction Management Service</b>, include <b>Cost Management</b></li> <li>– Approximately <b>40,000 m<sup>2</sup></b> for <b>high-end condominium</b></li> <li>– Two buildings, 24-storey and 35-storey, approximately 250 units in total</li> <li>– Total project value of approximately <b>Baht 1.5 billion.</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Ideo Ladprao 5</b> <ul style="list-style-type: none"> <li>– <b>Construction Management Service</b> exclude Cost Management</li> <li>– Approximately <b>28,000 m<sup>2</sup></b> for <b>high-rise condominium</b></li> <li>– 24-storey building, 418 units</li> <li>– Total project value of approximately <b>Baht 451 million.</b></li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>❖ <b>Ideo Ladprao 17</b> <ul style="list-style-type: none"> <li>– <b>Construction Management Service</b> exclude <b>Cost Management</b></li> <li>– Approximately <b>20,000 m<sup>2</sup></b> for <b>mid-rise condominium</b></li> <li>– Two 8-storey buildings, 339 units</li> <li>– Total project value of approximately <b>Baht 252 million</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>The Line Sukhumvit 71</b> <ul style="list-style-type: none"> <li>– <b>Construction Management Service</b>, include <b>Cost Management</b></li> <li>– Approximately <b>20,160 m<sup>2</sup></b> for <b>high-rise condominium</b></li> <li>– 28-storey, 291-units in total</li> <li>– Total project value of approximately <b>Baht 2 billion</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Thongsima House</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b> include <b>Cost Management</b></li> <li>– Approximately <b>4,000 m<sup>2</sup></b> for <b>4 private houses</b></li> <li>– Total project value of approximately <b>Baht 70 million</b></li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>❖ <b>Condolette Ize Ratchathewi</b> <ul style="list-style-type: none"> <li>– <b>Cost Management Service</b></li> <li>– Approximately <b>24,500 m<sup>2</sup></b> for <b>high-rise condominium</b></li> <li>– 33-storey , 306 units in total</li> <li>– Total project value of approximately <b>Baht 582 million.</b></li> </ul> </li> <li>–</li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Condolette Light Convent</b> <ul style="list-style-type: none"> <li>– <b>Cost Management Service</b></li> <li>– Approximately <b>12,000 m<sup>2</sup></b> for <b>condominium</b></li> <li>– 8-storey building, 111 Units in total</li> <li>– Total project value of approximately <b>Baht 176 million.</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>The Plum Navamin</b> <ul style="list-style-type: none"> <li>– <b>Cost Management Service</b></li> <li>– Approximately <b>31,320 m<sup>2</sup></b> for <b>condominium</b></li> <li>– Three building 8-storey and 2-storey building for plaza</li> <li>– Total project value of approximately <b>Baht 403 million.</b></li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>❖ <b>The Privacy No. 54</b> <ul style="list-style-type: none"> <li>– <b>Cost Management Service</b></li> <li>– Approximately <b>25,000 m<sup>2</sup> for high-rise condominium</b></li> <li>– 26-storey building, 546 units in total</li> <li>– Total project value of approximately <b>Baht 2.7 billion.</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Plum Condo Pin Klao Station</b> <ul style="list-style-type: none"> <li>– <b>Cost Management Service</b></li> <li>– Approximately <b>65,000 m<sup>2</sup> for high-rise condominium</b></li> <li>– Three building 22-storey, 964 units in total</li> <li>– Total project value of approximately <b>Baht 1.2 billion.</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Blossom Condo @ Fashion Beyond</b> <ul style="list-style-type: none"> <li>– <b>Cost Management Service</b></li> <li>– Approximately <b>23,000 m<sup>2</sup> for condominium</b></li> <li>– 19-storey , 326 units in total</li> <li>– Total project value of approximately <b>Baht 700 million</b></li> </ul> </li> </ul>


	<ul style="list-style-type: none"> <li>❖ <b>Siamese Sukhumvit 87</b> <ul style="list-style-type: none"> <li>– <b>Cost Management Service</b></li> <li>– Approximately <b>18,776.31 m<sup>2</sup> for high-rise condominium</b></li> <li>– 27 storey buiding and auto car park</li> <li>– Total project value of approximately <b>Baht 800 million</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Siamese Sukhumvit 48</b> <ul style="list-style-type: none"> <li>– <b>Cost Management Service</b></li> <li>– Approximately <b>26,102 m<sup>2</sup> for high-rise condominium</b></li> <li>– Two buildings 39-storey, 358 units</li> <li>– Total project value of approximately <b>Baht 900 million</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Laguna Park 2</b> <ul style="list-style-type: none"> <li>– <b>Cost Management Service</b></li> <li>– Approximately <b>12,000 m<sup>2</sup> for residences</b></li> <li>– 3-storey building</li> <li>– Total project value of approximately <b>Baht 3 billion</b></li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>❖ <b>Laguna Village Residences 8</b> <ul style="list-style-type: none"> <li>– <b>Cost Management Service</b></li> <li>– Approximately <b>25,600 m<sup>2</sup></b> for residences</li> <li>– 2-storey building, 16 Units and 671 m<sup>2</sup>/ Unit</li> <li>– Total project value of approximately <b>Baht 300 million</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Blue Canyon Heights Renovation (Mock Up)</b> <ul style="list-style-type: none"> <li>– <b>Cost Management Service</b></li> <li>– Approximately <b>250 m<sup>2</sup></b> for residence</li> <li>– 4-storey building (Type B)</li> <li>– Total project value of approximately <b>Baht 4 million</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Avian Krungthep Kretha Kretha</b> <ul style="list-style-type: none"> <li>– <b>Cost Management Services</b></li> <li>– Approximately <b>67,200 m<sup>2</sup></b> for House</li> <li>– 2 Floors, 166 Units</li> <li>– Total project value of approximately <b>Baht 900 million</b></li> </ul> </li> </ul>

## Project References



### Residential

#### Current Project

	<ul style="list-style-type: none"> <li>❖ <b>Residential Welfare, Huai Khuang District, Bangkok</b> <ul style="list-style-type: none"> <li>– <b>Construction Management Service,</b> exclude Cost Management</li> <li>– Approximately <b>3,600 m<sup>2</sup> for condominium</b></li> <li>– 7 Storey building, 72 units</li> <li>– Total project value of approximately <b>Baht 67 million</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Residential Welfare, Bang Kraso, Nonthaburi Province</b> <ul style="list-style-type: none"> <li>– <b>Construction Management Service,</b> exclude Cost Management</li> <li>– Approximately <b>4,000 m<sup>2</sup> for condominium</b></li> <li>– 7-storey building, 76 units</li> <li>– Total project value of approximately <b>Baht 70 million</b></li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>❖ <b>Residential Welfare, Phra Khanong District, Bangkok</b> <ul style="list-style-type: none"> <li>– <b>Construction Management Service,</b> exclude Cost Management</li> <li>– Approximately <b>4,000 m<sup>2</sup> for condominium</b></li> <li>– 7-storey building, 76 units</li> <li>– Total project value of approximately <b>Baht 70 million</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Residential Welfare, Yannawa District, Bangkok</b> <ul style="list-style-type: none"> <li>– <b>Construction Management Service,</b> exclude Cost Management</li> <li>– Approximately <b>4,000 m<sup>2</sup> for condominium</b></li> <li>– 7-storey building, 76 units</li> <li>– Total project value of approximately <b>Baht 70 million</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Blue Canyon Homes 1 (BCH 1) Renovation of 9 Buildings, Phuket</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b> including Cost Management</li> <li>– Approximately <b>27,000 m<sup>2</sup> for condominium, 9 Buildings</b></li> <li>– Nine building 4-storey</li> <li>– Total project value of approximately <b>Baht 80 million</b></li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>❖ <b>Vehha (High Rise Condominium at Huahin)</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Service</b> exclude Cost Management</li> <li>– Approximately <b>35,000.m<sup>2</sup></b> for <b>high-rise condominium</b></li> <li>– 31-storey, 370 Units</li> <li>– Total project value of approximately <b>Baht 3,000 million</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>MUNIQ Phrom Phong</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Service</b> including <b>Cost Management</b></li> <li>– Approximately <b>18,854 m<sup>2</sup></b> for <b>high-rise condominium</b></li> <li>– 34-storey</li> <li>– Total project value of approximately <b>Baht 1,200 million</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>BT 38</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b>, exclude Cost Management</li> <li>– Approximately <b>31,642 m<sup>2</sup></b> consist of <b>condominium, restaurant, and service Apartment</b></li> <li>– 39-storey building</li> <li>– Total project value of approximately <b>Baht 1.5 billion</b></li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>❖ <b>Blossom Condo @ Grand Station B</b> <ul style="list-style-type: none"> <li>– <b>Cost Management Service</b></li> <li>– Building A for <b>Hotel 21-storey</b>, 224 Keys, approximately <b>16,841.51 m<sup>2</sup></b></li> <li>– Building B for <b>Condominium 24-storey</b>, 988 Rooms approximately <b>51,784.28 m<sup>2</sup></b></li> <li>– Total project value of approximately <b>Baht 2,000 million</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Siraninn Residence Pattanakarn</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Professional Staff Secondment Service</b></li> <li>– Building 2 Floors (Single Detached House)</li> <li>– Construction Area <ul style="list-style-type: none"> <li>The Residence I (L) – 820 SQM.</li> <li>The Residence II (M) – 682 SQM.</li> <li>The Residence III (S) – 551 SQM.</li> </ul> </li> </ul> </li> </ul>

## Project References

### Hotel

#### Completed Project

	<ul style="list-style-type: none"> <li>❖ <b>The Sukhothai Hotel (Renovation)</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b> and Site Engineering Supervision in some areas exclude Cost Management</li> <li>– Upgrading of the <b>existing 5-star hotel while operating 24 hours</b></li> <li>– <b>Including</b> spa, retail, business center, gallery, porte cochere, waste water treatment plant, generator, air conditioning system, acoustical treatment, etc.</li> <li>– Total project value of approximately <b>Baht 140 million.</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>The Sigma Four Point by Sheraton (Renovation)</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b>, include <b>Cost Management</b></li> <li>– Approximately <b>20,000 m<sup>2</sup> for hotel</b></li> <li>– 15-storey building with 1- basement</li> <li>– Total project value of approximately <b>Baht 1 billion.</b></li> </ul> </li> </ul>






- ❖ **Sheraton Phuket Grand Bay Resort and Residences**
  - **Project and Construction Management Services**, include **Cost Management**
  - 33 villas included infrastructure, external work and slope stabilization work
  - Villa Phase 1, 6 units and Villa Phase 2, 27 units
  - Total project value of approximately **Baht 4 billion.**





- ❖ **The Athenae Hotel Renovation**
  - **Project and Construction Management Services** exclude Cost Management
  - Renovation of Hotel with **approximately 378 guestrooms, some public areas, landscape etc.**
  - Total project value of approximately **Baht 400 million.**



- ❖ **Block G on The Sukhothai Hotel Renovation**
  - **Project and Construction Management Services** exclude Cost Management
  - Approximately **7,500 m<sup>2</sup> renovation of hotel, swimming pool and meeting room**
  - 7-storey building
  - Total project value of approximately **Baht 80 million**

	<ul style="list-style-type: none"> <li>❖ <b>AVANI+ Khaolak Resort</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b> exclude Cost Management</li> <li>– Approximately <b>40,000 m<sup>2</sup></b> for hotel</li> <li>– Hotel building 250 Keys and Villa 78 Keys</li> <li>– Total project value of approximately <b>Baht 1.4 billion</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Ibis Renovation, Kho Samui</b> <ul style="list-style-type: none"> <li>– <b>Construction Management Service</b> exclude Cost Management</li> <li>– Renovation of hotel 3 buildings</li> <li>– Approximately <b>1,500 m<sup>2</sup></b></li> <li>– Total project value of approximately <b>Baht 5 million</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Renaissance, Kho Samui</b> <ul style="list-style-type: none"> <li>– <b>Construction Management Service,</b> exclude Cost Management</li> <li>– Renovation of bungalow approximately 32 units</li> <li>– Approximately <b>3,200 m<sup>2</sup></b></li> <li>– Total project value of approximately <b>Baht 17 million</b></li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>❖ <b>Mercure Ibis Siam Hotel, Bangkok</b> <ul style="list-style-type: none"> <li>– <b>Construction Management Service</b>, exclude Cost Management</li> <li>– Approximate <b>21,542 m<sup>2</sup></b> for hotel</li> <li>– 28-storey building, 378 keys</li> <li>– Total project value of approximately <b>Baht 760 million</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Dhawa Phuket</b> <ul style="list-style-type: none"> <li>– <b>Construction Management Service</b> exclude Cost Management</li> <li>– Approximately <b>10,000 m<sup>2</sup></b> for hotel and clubhouse (phase 1)</li> <li>– 7-story hotel building, 124 keys and 2-story clubhouse building</li> <li>– Total project value of approximately <b>Baht 500 million</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Novotel Bangkok Future Park Rangsit</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b> exclude Cost Management</li> <li>– Approximately <b>15,000 m<sup>2</sup></b> for hotel</li> <li>– 8-storey building, 226 keys</li> <li>– Total project value of approximately <b>Baht 800 million</b></li> </ul> </li> </ul>



❖ **De'Yiam (Suratthani)**

- **Design for Structure, Architecture, MEP Work and Cost Management Services**
- Approximately **4-3** rais for hotel
- 3-storey building and swimming Pool
- Total project value of approximately **Baht 85 million**



❖ **Andaz Resort Pattaya**

- **Project and Construction Management Services**, exclude Cost Management
- Approximately **32,844 m<sup>2</sup>** for hotel
- 14 buildings 1-storey, 1-storey and 1-basement building, Thirteen buildings 2-storey, Four buildings 3-storey, renovation 3 buildings and 3 swimming pools
- Total project value of approximately **Baht 2.5 billion**

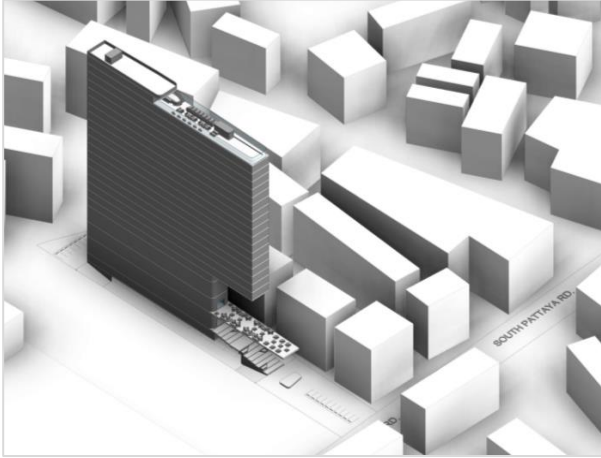

## Project References

### Hotel

#### Current Project

	<ul style="list-style-type: none"> <li>❖ <b>Travelodge Nimarn Chiangmai Hotel</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b> including <b>Cost Management</b></li> <li>– <b>Approximately 25,000 m<sup>2</sup> for hotel</b></li> <li>– 6 buildings 4-storey, 406 keys</li> <li>– Total project value of approximately <b>Baht 1 billion</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Indochina Hotel</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b>, including <b>Cost Management</b></li> <li>– Approximately <b>5,000 m<sup>2</sup> for hotel</b></li> <li>– 2-storey building, 120 keys</li> <li>– Total project value of approximately <b>Baht 200 million</b></li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>❖ <b>BTP Hotel (Nakornphanom)</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b>, exclude Cost Management</li> <li>– Building A approximately <b>19,000 m<sup>2</sup></b> and Building B approximately <b>21,000 m<sup>2</sup> for hotel</b></li> <li>– 6-storey 2 building, 103 keys</li> <li>– Total project value of approximately <b>Baht 300 million</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Splash Beach Hotel Renovation (Phuket)</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b>, exclude Cost Management</li> <li>– Approximately <b>44,000 m<sup>2</sup> for hotel</b></li> <li>– Building 7 FLs 2 Building, Building 5 FLs 2 Building, Building 4 FLs 5 Building for <b>hotel and Villa 45 Units</b></li> <li>– 10 Utility Buildings. 6-storey 2 building, 103 keys</li> <li>– Total project value of approximately <b>Baht 500 million</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Pullman Phuket Arcadia (Phuket)</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b>, including Cost Management</li> <li>– Room Approximately <b>33,000 m<sup>2</sup></b> and Public Area Approximately <b>20,000 m<sup>2</sup> for hotel</b></li> <li>– Total project value of approximately <b>Baht 500 million</b></li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>❖ <b>South Pattaya Hotel</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b> including <b>Cost Management</b></li> <li>– Approximately <b>14,971 m<sup>2</sup> for hotel</b></li> <li>– 24- storey and 1 Basement, 256 Keys</li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Once Wongamat</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b></li> <li>– Approximately <b>64,000 m<sup>2</sup> for hotel</b></li> <li>– 45- storey</li> <li>– Total project value of approximately <b>Baht 2,368 billion</b></li> </ul> </li> </ul>

## Project References

### Office

#### Completed Project



- ❖ **Trocadero Group Headquarter**
  - **Project and Construction Management Services, include Cost Management**
  - Approximately **1,800 m<sup>2</sup>** for office
  - Total project value of approximately **Baht 50 million**



- ❖ **Royal City Bangbon**
  - **Project and Construction Management Services, exclude Cost Management**
  - Approximately **20,160 m<sup>2</sup>** for home office
  - 4 ½ -storey, 95-units
  - Total project value of approximately **Baht 131 million**

	<ul style="list-style-type: none"> <li>❖ <b>Teerachaiphaisan Engineering</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services</b>, include <b>Cost Management</b></li> <li>– Approximately <b>9,254 m<sup>2</sup></b> for <b>office, warehouse and residential</b></li> <li>– Total project value of approximately <b>Baht 254 million</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>DT Campus Phase 1</b> <ul style="list-style-type: none"> <li>– <b>Construction Management Service</b>, exclude <b>Cost Management</b></li> <li>– Approximately <b>20,000 m<sup>2</sup></b> for <b>office</b></li> <li>– 3-storey office building and 5-storey learning building</li> <li>– Total project value of approximately <b>Baht 1.4 billion</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Interior Work with Hardware Office Building, Soi Phahonyothin 11</b> <ul style="list-style-type: none"> <li>– <b>Construction Management Service</b>, exclude <b>Cost Management</b></li> <li>– Approximately <b>9,900 m<sup>2</sup></b> for <b>office</b></li> <li>– 4-storey building</li> <li>– Total project value of approximately <b>Baht 36 million</b></li> </ul> </li> </ul>

## Project References

### Office

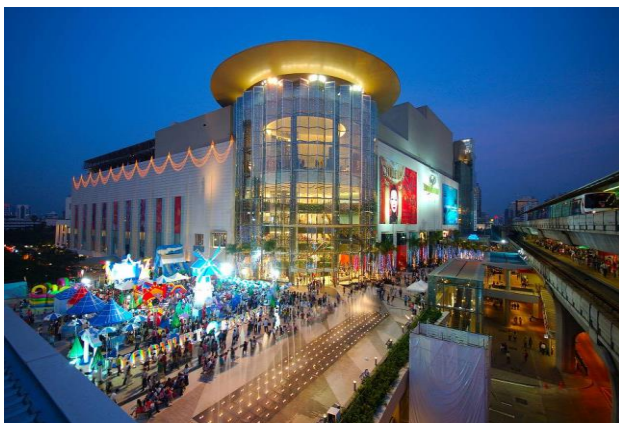
#### Current Project

	<ul style="list-style-type: none"> <li>❖ <b>One City Centre</b> <ul style="list-style-type: none"> <li>– <b>Construction Management Service,</b> exclude Cost Management</li> <li>– Approximately <b>115,948 m<sup>2</sup> for office</b></li> <li>– 52-storey building with 4-basements</li> <li>– Total project value of approximately <b>Baht 5.9 billion</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Office Building Renovation</b> <ul style="list-style-type: none"> <li>– <b>Project, Construction and Cost Management Service</b></li> <li>– 7-storey building</li> </ul> </li> </ul>

## Project References

### Retail

#### Completed Project



#### ❖ Siam Paragon Development

- **Project and Construction Management Services**
- Approximately **500,000 m<sup>2</sup> for high-end complex**
- Development mix comprises shopping center, shops, department store, aquarium, convention center, cinemas, Imax, theater, many bridges, etc.
- A total project value of approximately **Baht 6 billion.**
- **More than 20 consultants, 50 contractors, 50 suppliers, 10,000 workers and other 250 parties**, including tenants, involved.
- Open 85% **2 months before schedule** and another 15% on time
- Add aquarium **without delays**
- Value Engineering **saved approximately Baht 250 million**
- Ratification and negotiation **saved approximately Baht 500 million**
- Need **no additional budget** for additional works
- Managed **neighbors such as palace, temple, public, communities**, etc.
- **Only 1 dispute** (about design progress, which could be settled before going to court)
- During servicing this project as an independent department, the project management team of the project established Project Alliance together with very strong intention to service other projects with continually improved **strength and systems of the team.**
- Total project value of approximately **Baht 12,000 million.**



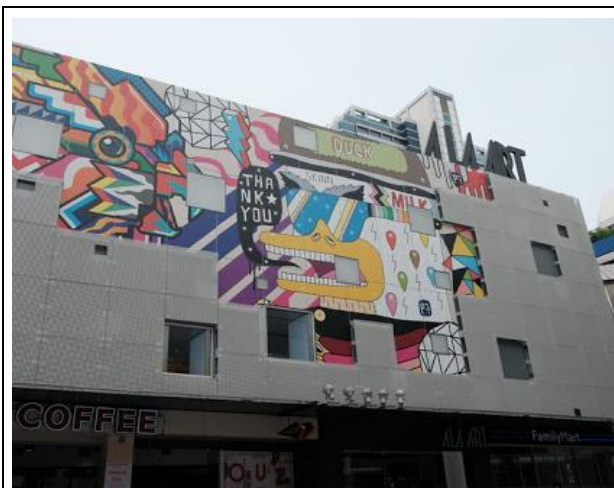
- ❖ **Siam Paragon Renovation, Bangkok**
  - **Project and Construction Management Services, include Cost Management**
  - Approximately **11,460 m<sup>2</sup>** for shopping center renovation
  - Total project value of approximately **Baht 1.2 billion.**



- ❖ **Paradise Place**
  - **Project and Construction Management Services, include Cost Management**
  - Approximately **41,021 m<sup>2</sup>** for shopping center
  - The 4-storey building with 1-basement for car parking
  - Total project value of approximately **Baht 1,000 million**



- ❖ **Paradise Park (Renovation)**
  - **Project and Construction Management Services, include Cost Management**
  - Approximately **130,000 m<sup>2</sup>** for shopping center
  - Two buildings 4-storey
  - Total project value of approximately **Baht 1,000 million.**






- ❖ **MBK Center Renovation (A La Art)**
  - **Project and Construction Management Services, include Cost Management**
  - Approximately **1,434 m<sup>2</sup>** for shopping center
  - Total project value of approximately **Baht 43 million**

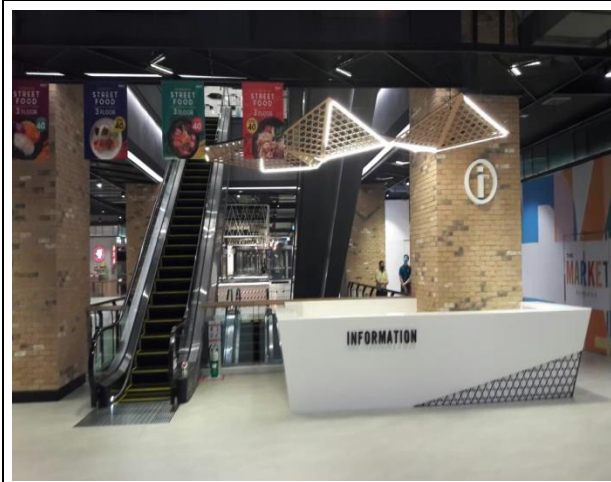


- ❖ **River City Complex Renovation**
  - **Project and Construction Management Services, include Cost Management**
  - Approximately **42,000 m<sup>2</sup>** for shopping center
  - 4-storey building
  - Total project value of approximately **Baht 150 million**



- ❖ **Tesco Lotus Nikom Pattana Rayong**
  - **Construction Management Services, include Cost Management**
  - Approximately **5,350 m<sup>2</sup>** for retail
  - 1-storey building

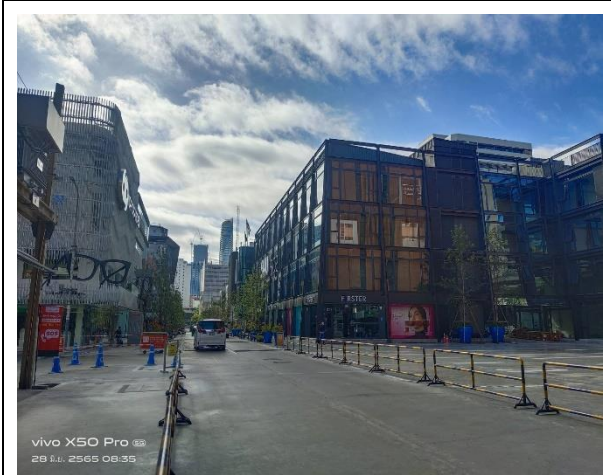
	<ul style="list-style-type: none"> <li>❖ <b>Rain Hill 47</b> <ul style="list-style-type: none"> <li>– <b>Construction Management Service, exclude Cost Management</b></li> <li>– <b>Approximately 12,000 m<sup>2</sup> for community shopping mall and apartment</b></li> <li>– 5-storey building</li> <li>– Total project value of approximately <b>Baht 200 million.</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Central Rama III Plaza , Bangkok</b> <ul style="list-style-type: none"> <li>– <b>Construction Management Service, include Cost Management</b></li> <li>– Renovation of XY Arena, E Enter and toilets</li> <li>– Approximately <b>3,000 m<sup>2</sup></b></li> <li>– Total project value of approximately <b>Baht 51 million.</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Amarin's Floor 1<sup>st</sup>-7<sup>th</sup> Renovation</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services, exclude Cost Management</b></li> <li>– Approximately <b>3,000 m<sup>2</sup> for 5<sup>th</sup> floor and 500 m<sup>2</sup> for lift lobby and system room</b></li> <li>– Total project value of approximately <b>Baht 115 million</b></li> </ul> </li> </ul>



- ❖ **The Market Renovate @ M2 (Ground Floor)**
  - **Project and Construction Management Services, include Cost Management**
  - Approximately **2,900 m<sup>2</sup> for retail (Lotus)** on ground floor and basements floor
  - Total project value of approximately **Baht 120 million**



- ❖ **Siamkit Renovation**
  - **Project and Construction Management Services, exclude Cost Management**
  - Approximately **6,600 m<sup>2</sup> for retail**
  - Renovate of 3 and 4 Floor
  - Total project value of approximately **Baht 100 million**



- ❖ **Block I Phase 1 and Walking Street**
  - **Project and Construction Management Services, exclude Cost Management**
  - Approximately **3,500 m<sup>2</sup> for retail**
  - 5-storey retail spaces and renovate for walking street at Chula Soi 1,3,5 and 7
  - Total project value of approximately **Baht 43 million**



- ❖ **Block I Phase 2 and Walking Street Siam Square Soi 7**
  - **Project and Construction Management Services, exclude Cost Management**
  - **Approximately 1,200 m<sup>2</sup> for retail and 14,000 m<sup>2</sup> walking street**
  - Renovate for walking street at Chula Soi 1,3,5 and 7
  - Total project value of approximately **Baht 30 million**



- ❖ **Block 28X**
  - **Project and Construction Management Services, exclude Cost Management**
  - **Approximately 4,550 m<sup>2</sup> for office and retail**
  - 4-storey building
  - Total project value of approximately **Baht 43 million**

## Project References

### Retail

#### Current Project



- ❖ **Paradise Park Renovation**
  - **Project and Construction Management Services**, including Cost Management
  - Approximately **52,197 m<sup>2</sup>** for retail and **15,210 m<sup>2</sup>** façade shopping mall
  - 5-storey building
  - Total project value of approximately **Baht 550 million**



- ❖ **U Center 1 and 2**
  - **Project and Construction Management Services**, exclude Cost Management
  - Approximately **5,500 m<sup>2</sup>**
  - 3-storey building
  - Total project value of approximately **Baht 50 million**



- ❖ **H-Society**
  - **Project and Construction Management Services**, exclude Cost Management
  - 3-storey building
  - Total project value of approximately **Baht 40 million**

## Project References

### Factory

#### Completed Project



- ❖ **The Ichitan Factory Phase I, Rojana Industrial Estate, Ayutthaya**
  - **Construction Management Service, exclude Cost Management**
  - **Approximately 40,100 m<sup>2</sup> for factory with mezzanine for Office**
  - **Total project value of approximately Baht 2 billion**



- ❖ **The Ichitan Factory Phase II, Rojana Industrial Estate, Ayutthaya**
  - **Construction Management Service, exclude Cost Management**
  - **Approximately 14,500 m<sup>2</sup> for factory**
  - **Total project value of approximately Baht 2.5 billion**



❖ **SD 5 (Warehouse 3&4)**

- **Construction Management Service,**  
exclude Cost Management
- Approximately **4,000 m<sup>2</sup>** for **building A** and  
**4,000 m<sup>2</sup>** for **Building B**
- Total project value of approximately  
**Baht 150 million**



❖ **Rangsit Pharmaceutical Plant Phase 2**

- **Construction Management Service,**  
exclude Cost Management
- Approximately **122,000 m<sup>2</sup>** for **14 buildings**
- Total project value of approximately  
**Baht 5,500 million**

## Project References

### School

#### Completed Project



- ❖ **Traill International School Bangkok**
  - **Project and Construction Management Services**, exclude Cost Management
  - Approximately **1,000 m<sup>2</sup>** new educational building with a swimming pool + renovation of approximately **600 m<sup>2</sup>** basketball court and facilities + renovation of approximately **200 m<sup>2</sup>** front and reception areas
  - Total project value of approximately **Baht 50 million**



- ❖ **Basis International School Bangkok (BISB)**
  - **Project and Construction Management Services**, include **Cost Management**
  - Approximately **22,000 m<sup>2</sup>** for **International School** such as educational building with football field, gymnasium, swimming pool and facilities
  - Five Buildings. 3-storey with 1-Basement
  - Total project value of approximately **Baht 770 million**



- ❖ **Verso International School**
  - **Project and Construction Management Services**, exclude Cost Management
  - Approximately **43,177 m<sup>2</sup> for International School** such as educational building with football field, gymnasium, swimming pool and facilities
  - Five buildings, 2-3-storey
  - Total project value of approximately **Baht 1.9 billion**



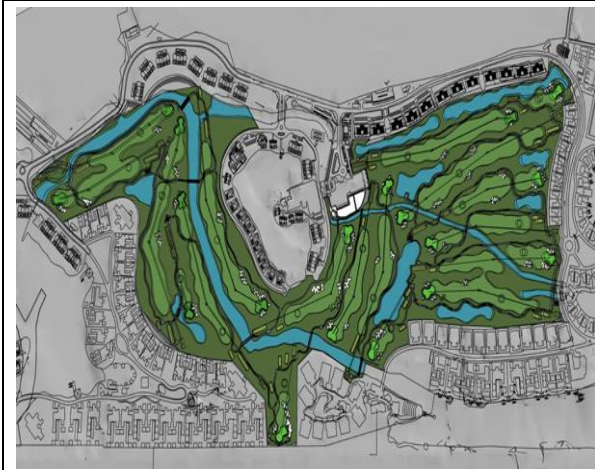
- ❖ **Rugby School Thailand (RST) Phase 3**
  - **Cost Management Service (ID Work)**
  - Approximately **20,000 m<sup>2</sup> for International School**
  - 3-storey Science Building, 4-storey Senior Boarding House and 4-storey Staff Accommodation
  - Total project value of approximately **Baht 30 million**

## Project References

### Golf Course and Club House

#### Completed Project

	<ul style="list-style-type: none"> <li>❖ <b>Gulf National Golf Club</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services, include Cost Management</b></li> <li>– Approximately <b>16,000 m<sup>2</sup></b> for <b>10 Building, Tunnel, Driving Range, 4 Kiosks, Feature Bridge, Entrance Bridge</b></li> <li>– 3-storey for Club House, 1 - 2 storey for other building and 1-basement</li> <li>– Total project value of approximately <b>Baht 500 million</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Ban Rakat Club Renovation</b> <ul style="list-style-type: none"> <li>– <b>Project and Construction Management Services, include Cost Management</b></li> <li>– Approximately <b>5,000 m<sup>2</sup></b> for <b>Club Building, Driving Range and Car park</b></li> <li>– 3-storey and Service Quarter 1-storey with Mezzanine Floor</li> <li>– Total project value of approximately <b>Baht 220 million</b></li> </ul> </li> </ul>



- ❖ **Aquilla Golf and Country Club**
  - **Project and Construction Management Services, exclude Cost Management**
  - Approximately **538,722 m<sup>2</sup> for Golf and Country Club**
  - Total project value of approximately **Baht 225 million**



- ❖ **Blue Canyon Country Club (BCH 1 (Mock Up, Infrastructure, Club house))**
  - **Project and Construction Management Services, include Cost Management**
  - Land Area **900 Rai**
  - BCH1 Mock up Type BS approximately **265 m<sup>2</sup>**, Club House approximately **6,500 m<sup>2</sup>** and Infrastructure
  - 3-storey for Club House

## Project References

### Other

#### Completed Project



- ❖ **ItalThai Center Surat Thani**
  - **Construction Management Service**, exclude Cost Management
  - Approximately **4,000 m<sup>2</sup>** for showroom and office
  - 1-storey building
  - Total project value of approximately **Baht 16 million**



- ❖ **KidZania Bangkok**
  - **Project and Construction Management Services**, exclude Cost Management
  - Approximately **6,000 m<sup>2</sup>** for edutainment center
  - Level 5, Siam Paragon Shopping Center, Bangkok
  - Total project value of approximately **Baht 500 million**



❖ **Snow Town Gateway Ekamai**

- **Project and Construction Management Services, include Cost Management**
- Approximately **3,000 m<sup>2</sup> for Big Snow Slope and Ski and Snow Board School**
- Level 5, Gateway Ekamai Shopping Center, Bangkok
- Total project value of approximately **Baht 17 million**



❖ **The Sukhothai Hotel Entrance**


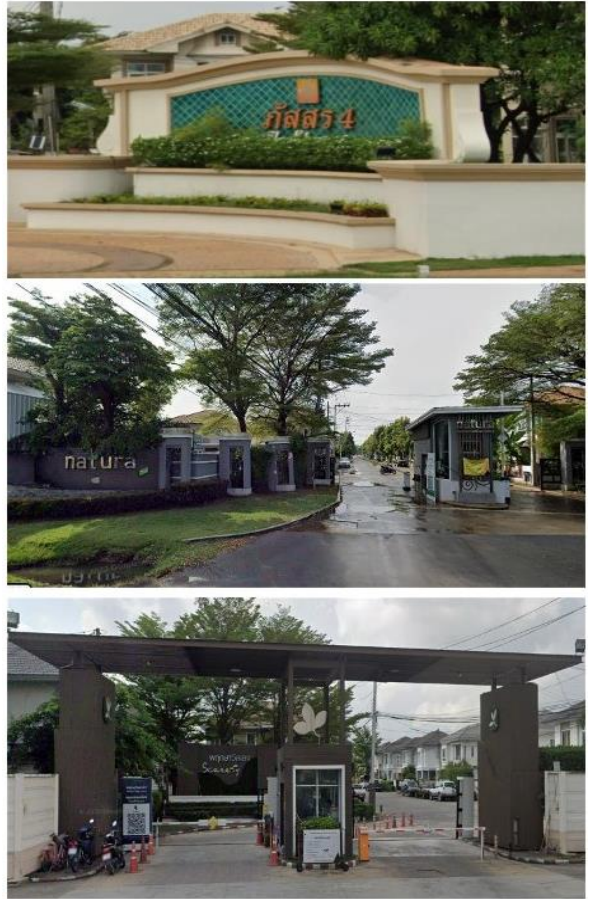
- **Project and Construction Management Services, exclude Cost Management** comprised with works such as :
- Construction of Main gate, Stone walls and Guard house at entrance with operational entry to the hotel, Main Entrance-cobble stoned road and granite walk way to the Ballroom drop off and Softscape works
- Total project gross land working area is **3,552 m<sup>2</sup>**
- Total project value of approximately **Baht 60 million.**



❖ **The Sukhothai Tunnel**

- **Construction Management Service, exclude Cost Management**
- Approximately **1,040 m<sup>2</sup> for Tunnel link between The Sukhothai Hotel and The Sukhothai Residences**
- Total project value of approximately **Baht 100 million.**

	<ul style="list-style-type: none"> <li>❖ <b>HRR Phase 1 (Demolition)</b> <ul style="list-style-type: none"> <li>- Construction Management Service, exclude Cost Management</li> <li>- Approximately <b>17,000 m<sup>2</sup></b></li> <li>- <b>3 Buildings for demolition</b></li> <li>- Total project value of approximately <b>Baht 10 million</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Bridge to Hotel (Between Siam Kempinski Hotel and Siam Paragon), Bangkok</b> <ul style="list-style-type: none"> <li>- Project and Construction Management Services, exclude Cost Management</li> <li>- Approximately <b>74 m<sup>2</sup> for link bridge</b></li> <li>- Total project value of approximately <b>Baht 20 million</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>HRR Phase 2 (Demolition Work)</b> <ul style="list-style-type: none"> <li>- Construction Management Service</li> <li>- Approximately <b>35,000 m<sup>2</sup></b></li> <li>- <b>Dusit Thani Hotel 2 buildings and 1 office building for demolition work</b></li> <li>- Total project value of approximately <b>Baht 86 million</b></li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>❖ <b>Future City Infrastructure</b> <ul style="list-style-type: none"> <li>– <b>Construction Management Service,</b> exclude Cost Management</li> <li>– Approximately <b>15,600 m<sup>2</sup> for road and foot path</b></li> <li>– Total project value of approximately <b>Baht 80 Million</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Survey of Utilities and BOQ Preparation (Pruksa)</b> <ul style="list-style-type: none"> <li>– <b>Survey and BOQ preparation Service for</b> Passorn 4, area 177.01 Rais, Pruksa Village 26, area 49.72 Rais and Pruksa Village 24, area 71.92 Rais</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>❖ <b>Demolition of 3 buildings with a concrete chain cutter (Wire Saw)</b> <ul style="list-style-type: none"> <li>– <b>Construction Management Service,</b> exclude Cost Management</li> <li>– Approximately <b>6,000 m<sup>2</sup></b></li> <li>– <b>Demolition work for Lherng Amornlert Building, Narathipapong Praphan-Suphin Building, Aphantree Pacha Building</b></li> <li>– Total project value of approximately <b>Baht 14 million</b></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>❖ <b>Survey of Utilities and BOQ Preparation (Pruksa)</b> <ul style="list-style-type: none"> <li>– <b>Survey and BOQ preparation Service for Pruksa Realstate PCL.</b> amount 18 Projects</li> </ul> </li> </ul>



## Certification





อาศัยอำนาจตามพระราชบัญญัติสถาปนิก พ.ศ.2543

**สถาปนิก**

ออกใบอนุญาต เลขที่ น 006-65

ให้แก่

บริษัท โปรเจ็ค แอชลูเอนซ์ จำกัด

เป็นนิติบุคคลประเภท บริษัทจำกัด ทะเบียนเลขที่ 0105548027564

ประกอบวิชาชีพสถาปัตยกรรมควบคุมที่เป็นนิติบุคคล


โดยมีผู้ได้รับใบอนุญาตประกอบวิชาชีพสถาปัตยกรรมควบคุม

นายสุชาติ ลัทธิธรรม (ส-สถ-1253)

นายปกาสิต เวียธา (ภ-สถ 3493)

เป็นผู้ผูกพันนิติบุคคลในการประกอบวิชาชีพสถาปัตยกรรมควบคุม

ตั้งแต่ 15 กุมภาพันธ์ 2565 ถึง 14 กุมภาพันธ์ 2568

 พล.อ.ด.หม่อมหลวง (ประภัสสร์ เทพธัญญ์)

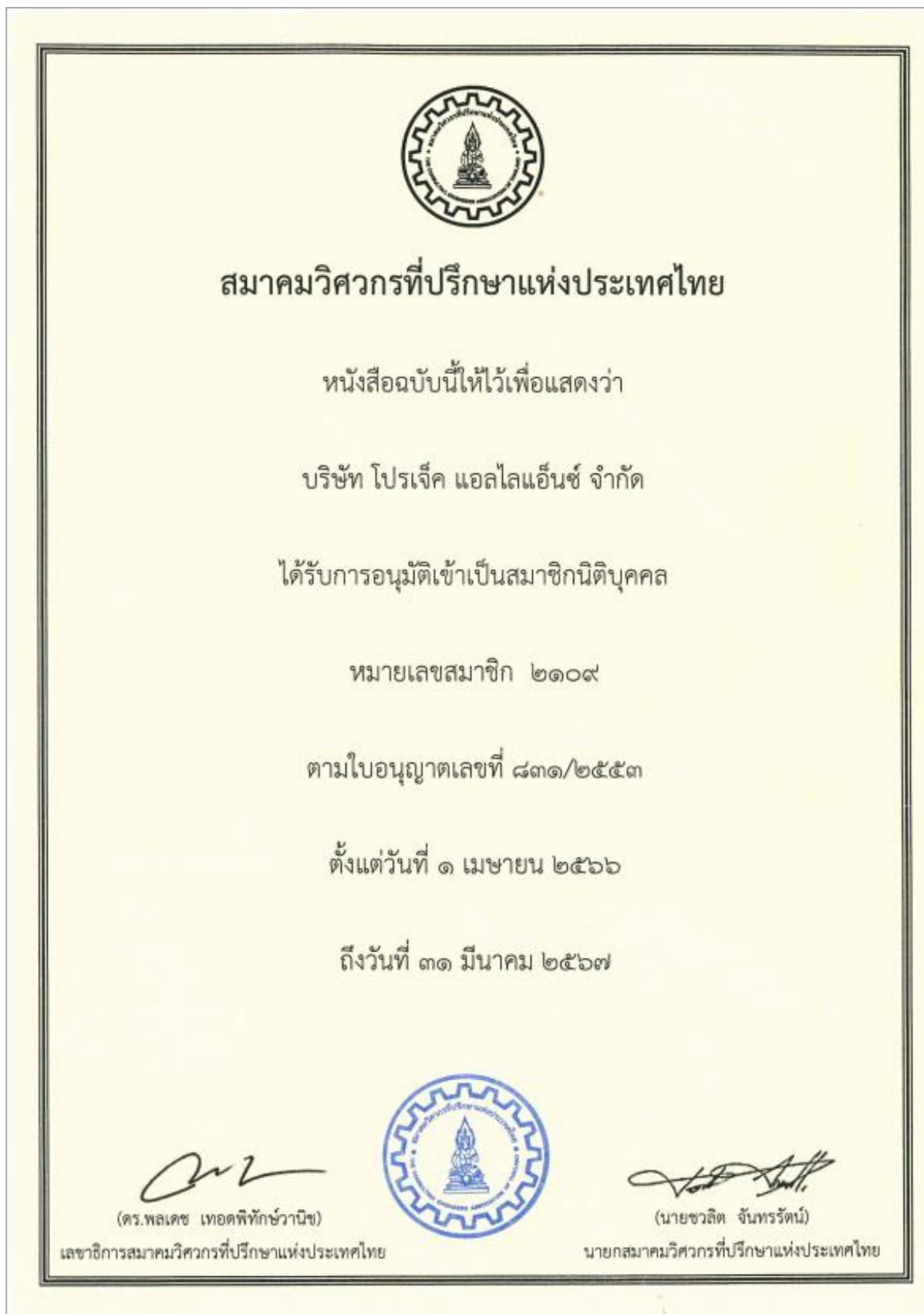
(นายกวิศวกรรมและสถาปนิก)

เลขานุการสภาสถาปนิก

(ประภัสสร์ เทพธัญญ์)

นายกสภาสถาปนิก

ให้แสดงไว้ ณ ที่เปิดเผยในสถานประกอบการ





# วิศวกรรมสถานแห่งประเทศไทย ในพระบรมราชูปถัมภ์

มอบบัตรสมาชิกนิติบุคคล ประเภทรายปี

บริษัท โปรเจ็ค แอลไลแอนซ์ จำกัด

หมายเลขสมาชิก C2-277

ระหว่างเดือนกรกฎาคม 2566 – กรกฎาคม 2567

ให้ไว้ ณ วันที่ 4 กรกฎาคม 2566

รศ.ดร.วิชรินทร์ กาสลัก  
นายก วสท.

นางสาวบุษกร แสนสุข  
เลขาธิการ วสท.

รศ.ดร.สายันต์ ศิริมนตรี  
นายทะเบียน วสท.



**สมาคมสถาปนิกสยาม ในพระบรมราชูปถัมภ์**

ขอรับรองว่า

บริษัท โปรเจ็ค แอลโลเอชั่นส์ จำกัด

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ได้ขึ้นทะเบียนไว้กับสมาคมสถาปนิกสยาม ในพระบรมราชูปถัมภ์

เป็นสำนักงานประเภท	ค	ทะเบียนเลขที่	สาขา 3-0252
ตั้งแต่วันที่ 25 เดือน มีนาคม พ.ศ.			2565
ถึงวันที่ 25 เดือน มีนาคม พ.ศ.			2567



( นาย พิชัน จูจิราโสภณ )

เลขาธิการ สมาคมสถาปนิกสยาม ในพระบรมราชูปถัมภ์



( นาย ชนะ สัมพงษ์ )

นายกสมาคมสถาปนิกสยาม ในพระบรมราชูปถัมภ์

เลขที่ 1046/2561



ศูนย์ข้อมูลที่ปรึกษา  
สำนักงานบริหารหนี้สาธารณะ กระทรวงการคลัง  
หนังสือรับรองฉบับนี้ให้ไว้เพื่อแสดงว่า  
บริษัท โปรเจ็ค แอลไลแอนซ์ จำกัด  
ได้ขึ้นทะเบียนที่ปรึกษา ประเภทนิติบุคคล หมายเลข 2865 ระดับ 1  
สาขาอุตสาหกรรมก่อสร้าง  
ออกให้ ณ วันที่ 7 สิงหาคม 2561

  
(นายเจต จิตฺตเจริญ)  
ที่ปรึกษาด้านหนี้สาธารณะ ปฏิบัติราชการแทน  
ผู้อำนวยการสำนักงานบริหารหนี้สาธารณะ



Digitally signed by PDMO



**BUREAU  
VERITAS**

**Bureau Veritas Certification**

**บริษัท โปรเจ็ค แอลโลเอ็นซ์ จำกัด**

128/68 ห้อง 6 โอ ซีน 6 อาคารพญาไทพลาซ่า ถนนพญาไท แขวงทุ่งพญาไท เขตราชเทวี  
กรุงเทพมหานคร 10400 ประเทศไทย

บูโร เวอร์ิตัส เซอร์ติฟิเคชัน รับรองว่าระบบบริหารงานขององค์กรนี้  
ได้รับการตรวจประเมินและพบว่าสอดคล้อง  
กับข้อกำหนดของมาตรฐานระบบบริหารตามรายละเอียดต่อไปนี้

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มาตรฐาน

**ISO 9001:2015**

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ขอบข่ายการรับรอง

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การบริหารโครงการประกอบด้วย:

- การบริหารงานก่อสร้าง
- การบริหารความเป็นไปได้ของโครงการ
- การบริหารการศึกษาแนวคิดเบื้องต้น
- การบริหารการออกแบบ
- การบริหารค่าใช้จ่าย
- การบริหารเวลา
- การบริหารการจัดซื้อ จัดจ้างของลูกจ้าง
- การบริหารความปลอดภัย
- การบริหารการเงินระบบ
- การบริหารการส่งมอบ

ได้รับการอนุมัติครั้งแรกเมื่อ	31 ตุลาคม 2551
วันที่ใบรับรองหมดอายุของการรับรองที่ผ่านมา	N/A
วันที่ตรวจเพื่อให้การรับรอง	N/A
รอบการให้การรับรองเพื่อต่ออายุมีผลจากวันที่	30 ตุลาคม 2563
ภายใต้เงื่อนไขการดำเนินการของระบบบริหารงานที่เป็นที่น่าพอใจอย่างต่อเนื่อง ขององค์กรดังกล่าว	
ใบรับรองนี้หมดอายุวันที่	30 ตุลาคม 2566
เลขที่ใบรับรอง TH016185    แก้ไขครั้งที่ 01    วันที่มีผลบังคับใช้	30 ตุลาคม 2563





สำนักงาน: บริษัท บูโร เวอร์ิตัส เซอร์ติฟิเคชัน (ประเทศไทย) จำกัด ชั้น 16 อาคารกรมทหารบก 2170 ถนนพระรามที่ 6  
บางกะปิ กรุงเทพฯ 10310 ประเทศไทย

หากต้องการตรวจสอบใบรับรองนี้ให้ขอใบรับรองไปยังที่ติดต่อ (+662 670 4900)

คำอธิบายเพิ่มเติมเกี่ยวกับขอบข่ายการรับรองและการประยุกต์ใช้ข้อกำหนดของระบบบริหารงาน  
สามารถดูได้ที่เว็บไซต์ขององค์กรดังกล่าวบนสื่อผู้รับรองไว้ที่ด้านบน

1/1



 <b>Bureau Veritas Certification</b>	<b>PROJECT ALLIANCE CO., LTD.</b>		
	128/68, UNIT 6 O, FLOOR 6, PAYATAI PLAZA, PHAYA THAI ROAD, THUNG PHAYA THAI, RATCHATHEWI, BANGKOK 10400, THAILAND		
	Bureau Veritas Certification Holding SAS - UK Branch certifies that the Management System of the above organisation has been audited and found to be in accordance with the requirements of the management system standards detailed below		
	<b>ISO 9001:2015</b>		
	<i>Scope of certification</i>		
	<b>SERVICE OF TOTAL PROJECT MANAGEMENT INCLUDED :</b> <ul style="list-style-type: none"><li>- CONSTRUCTION MANAGEMENT</li><li>- FEASIBILITY MANAGEMENT</li><li>- CONCEPTUAL STUDY MANAGEMENT</li><li>- DESIGN MANAGEMENT</li><li>- COST MANAGEMENT</li><li>- TIME MANAGEMENT</li><li>- PROCUREMENT MANAGEMENT</li><li>- SAFETY MANAGEMENT</li><li>- COMMISSIONING MANAGEMENT</li><li>- HANDOVER MANAGEMENT</li></ul>		
	Original cycle start date:	31 October 2008	
	Expiry date of previous cycle :	NA	
	Certification / Recertification Audit date :	NA	
	Certification / Recertification cycle start date:	30 October 2020	
Subject to the continued satisfactory operation of the organisation's Management System, this certificate expires on:			
30 October 2023			
Certificate no.:	TH016186	Version: 1	
Issue Date:	30 October 2020		
			
Signed on behalf of BVCH SAS UK Branch			
Certification Body Address: 8th Floor , 66 Prescott Street, London, E1 8HG, United Kingdom			
Local office: Bureau Veritas Certification (Thailand) Ltd. 16th Floor, Bangkok Tower, 2179 New Petchburi Road, Bangkok, Huaykwang, Bangkok 10310, Thailand			
Further clarifications regarding the scope of this certificate and the applicability of the management system requirements may be obtained by consulting the organisation.			
 0008			
			
10			