

# ACHM

Development Management | Project Management | Construction Management | Contract Management  
Quantity Surveying | Building Surveying | FF & E

# ACHM INTRODUCTION

Our team has been working in Thailand and throughout South East Asia and the broader globe for over 20 years

Our team has successfully delivered projects in Thailand, Cambodia, Indonesia, Malaysia, Myanmar, Singapore and the Maldives

Our consultancy skills, experience and innovative approach ensures successful project outcomes for our clients. A combination of professionalism, flexibility, integrity, teamwork and open communication helps us to consistently meet high performance standards

We continue to work with and develop our relationships with our clients to understand their core requirements, solve their challenges and allow them to focus on their business while we manage their project requirements

# ACHM

# ACHM Core Services



Development Management



Quantity Surveying & Cost Management



Design Management



Project Management



Construction Management



Contract Management



FF&E

# ACHM



# DEVELOPMENT MANAGEMENT

Our team provides support to our clients from project initiation, assisting to develop ideas, find solutions, sites and form the basis for a strong development.

This can include:

- Initial site inspections and assessments
- Development due diligence assessments
- Project Feasibility for greenfield/brownfield developments
- Lead contractual negotiations
- Advise on required professionals
- Acting as Client's Project Director (Lead)
- Facilitation of Client workshops
- Project Risk Management
- Project Audit/Monitoring functions



# QUANTITY SURVEYING

Our core Quantity Surveying services include:

- Facilitate design localization workshops
- Complete initial project estimates
- Provide recommendations regarding a suitable procurement strategy to achieve the Client's requirements
- Complete Cost Plan's based on design milestones (Concept, Schematic, Detailed design, Tender issue)
- Preparation of Bill of Quantities (BOQ)
- Support design phase and provide meeting representation
- Tender management including preparation of packages, tender issue, query resolution and tender receipt/opening
- Review and provide documented assessment and recommendations of Tender submissions to the Client
- Facilitate tender interviews and secondary assessments and negotiations
- Preparation and issuing of Contracts on behalf of the Client
- Support Design & Contractor teams with Value Engineering
- Cost Management including project cashflow forecasting
- Conduct construction phase inspections, assessments and payment certificates
- Variation Assessments & Reporting
- Completion of final accounts



# PROJECT MANAGEMENT

Key Project Management services include:

- Support the Client with Consultant appointments
- Design Management and co-ordination of Consultants
- Support Value Engineering
- Review tendered trade packages
- Oversee and manage project schedule to best ensure on time delivery
- Oversee and manage project quality to Client's requirements
- Assist the Client and Quantity Surveyor in all cost related aspects of the project
- Review and certify all monthly progress claims and undertake necessary inspections
- Review, monitor and verify all variation claims and provisional sums
- Act for and on behalf of the Principal under the direction of the Client
- Provide monthly project reports
- Provide other reports as required by the Client
- Attendance and documentation of meetings
- Facilitation of Project Control Group Meetings
- Prepare handover and project close-out documentation

An aerial photograph of a large, modern industrial building under construction. The building features a white facade with prominent red accents around the windows and doors. The interior lights are on, and the sky is a mix of blue and orange from the setting sun. The building is surrounded by a paved area and some greenery in the foreground.

# CONSTRUCTION MANAGEMENT

Construction Management services include:

- Construction site safety management
- Site Contractor supervision
- Site coordination
- Site programme and Schedule control
- Oversee and manage the construction quality
- Undertake Quality Control (QC) inspections and records
- Facilitate and document contractor/site meetings
- Manage RFI's from the Contractor
- Issue Site Instructions
- Witnessing of key construction activities and testing
- Managing site documentation, certificates and records
- Provide construction phase reporting in conjunction with the Project Manager to achieve the Client requirements
- Facilitate handover inspections and documentation
- Reporting to Project Manager



# CONTRACT MANAGEMENT

Key Services include:

- Provide contractual advice to the Client
- Advise on suitable forms of Contract based on specific project requirements
- Assist with Contract negotiations
- Assist with the preparation and management of contract executions
- Administration of Contracts during construction
- Preparation of Contractual responses under a contract or provide advice of such to the Client
- Client representation in meetings
- Provide Client's Representative function under Contracts
- Provide Contract Superintendent function






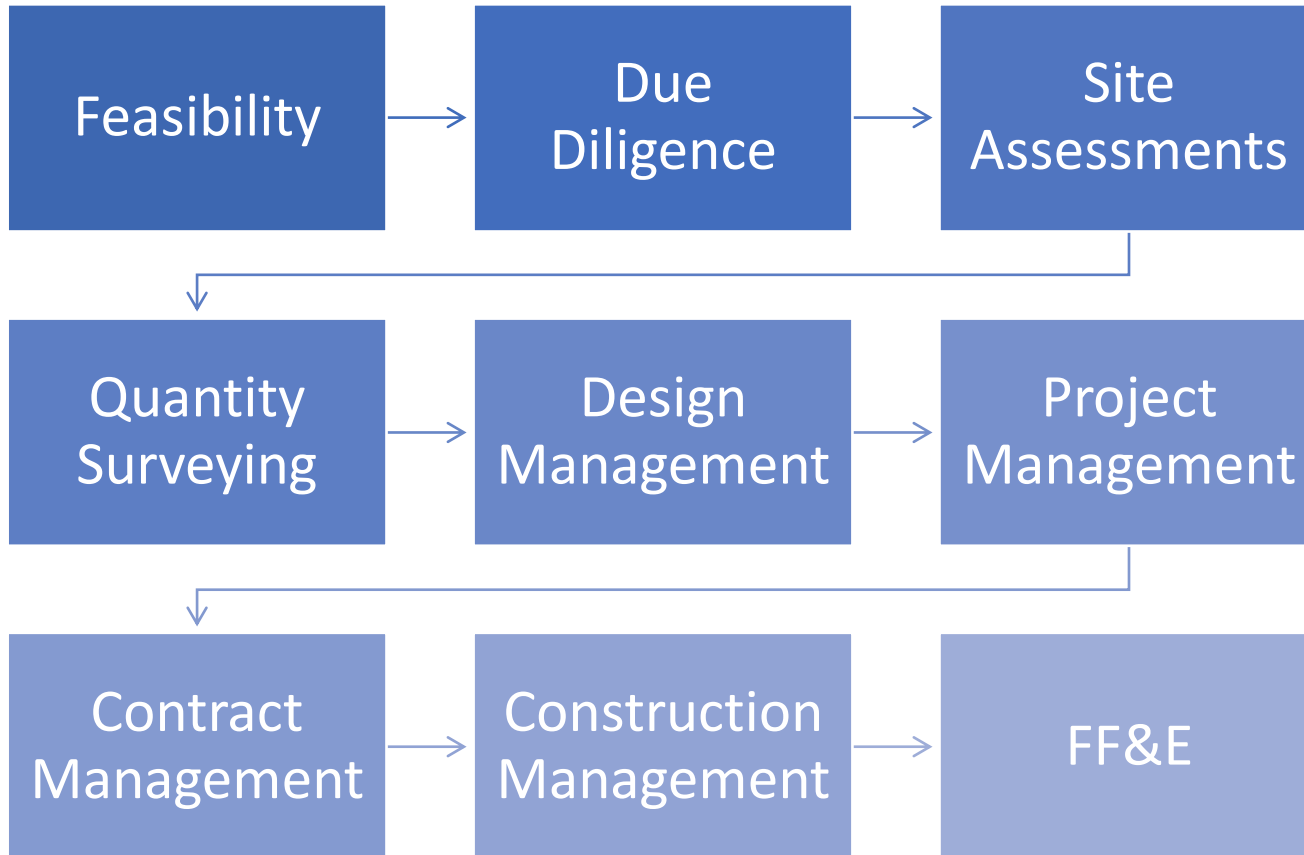
# FURNITURE, FIXTURES & EQUIPMENT (FF&E)

Our team can also support projects with the selection procurement and placement of FF&E items

Services include:

- Support interior designers with FF&E options
  - Attendance at design and Client meetings
  - Value Engineering of FF&E items
  - Provide supplier recommendations
  - Manage supplier presentations and factory inspections
  - Complete tender compilation and process for FF&E items including final assessment & recommendations
  - Procurement support
  - Product mockup management
  - Product Quality Control Inspections
  - Product shipment inspections
  - Delivery plan/schedule
  - Site receipt and placement management of furniture
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Our team provides professional services from project cradle to grave, including:



SERVICES

ACHM

# MARKET EXPERIENCE

ACHM has a broad range of experience through various markets in Thailand and South East Asia, including:

- Hospitality
- Food & Beverage
- Commercial
- Retail
- Education
- Sports & Fitness
- Healthcare
- Residential
- Warehousing and Industrial



**ACHM**



# HOSPITALITY

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# HOSPITALITY PROJECTS

- Outrigger Surin Beach Renovation, Phuket, Thailand
- Outrigger Khao Lak Renovation, Phang Nga, Thailand
- Outrigger Koh Samui Renovation, Surat Thani, Thailand
- Dream Island Development 3, Maldives
- Montien Surawongse South Wing Renovation, Bangkok, Thailand
- Movenpick Resort Karon, Phuket, Thailand
- Royal Orchid Sheraton Hotel & Towers, Bangkok, Thailand
- JW Marriott Phuket Resort & Spa, Phuket, Thailand
- The Conrad, Bangkok, Thailand
- Peninsula Hotel & Spa, Bangkok, Thailand
- Shangri-La Hotel, Bangkok Thailand
- The Dusit Thani, Bangkok Thailand
- The Cove Krabi, Thailand
- Anantara Resort & Spa, Kihavah, Maldives
- Royal Sands Resort, Koh Rong Cambodia





# FOOD & BEVERAGE

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COMMERCIAL

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# COMMERCIAL PROJECTS

- Boon Rawd Head Office, Singha Complex, Bangkok Thailand
- FC Bayern Munich Office, Bangkok Thailand
- MDS Office, Central World, Bangkok Thailand
- Cosmo Office Building & Carpark (IMPACT), Bangkok Thailand
- GTB Office (Wunderman Thompson), FYI Centre, Bangkok, Thailand
- Bred-IT, Smooth Building, Bangkok, Thailand
- COVA Thailand Office, Singha Complex, Bangkok Thailand
- Google Thailand, Bangkok, Thailand
- Diageo Head Office Refurbishment, Empire Tower, Bangkok, Thailand
- Nestle Head Office, World Trade tower, Bangkok, Thailand
- DHL Head Office, Sathorn City Tower, Bangkok, Thailand
- Ford Service and Sales Facility, Chaeng Wattana, Thailand
- The Stock Exchange of Thailand
- DST International Bangkok Head Office, Fenix Tower, Bangkok, Thailand







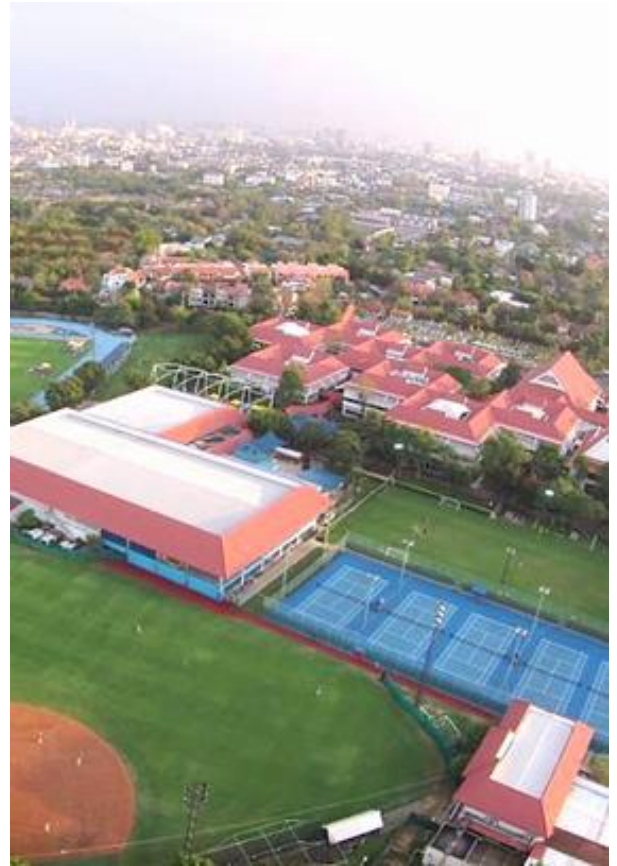
RETAIL

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# RETAIL PROJECTS

- Central Department Store (Robinson) Renovation, Udon Thani
- Central Department Store (Robinson) Renovation, Khon Kaen
- Central Department Store Pinklao, Bangkok, Thailand
- Megabangna Amenities & Public Area Upgrade, Bangkok, Thailand
- Megabangna Department Store Renovation, Bangkok, Thailand
- The Portal (IMPACT), Bangkok Thailand
- Aeon Mall JGC, Jakarta, Indonesia
- AEON Mall BSD City, Tangerang, Indonesia
- Index Living Mall Petchkasem, Bangkok, Thailand
- Union Mall, Bangkok, Thailand
- SF Petchkasem Power Center, Bangkok, Thailand





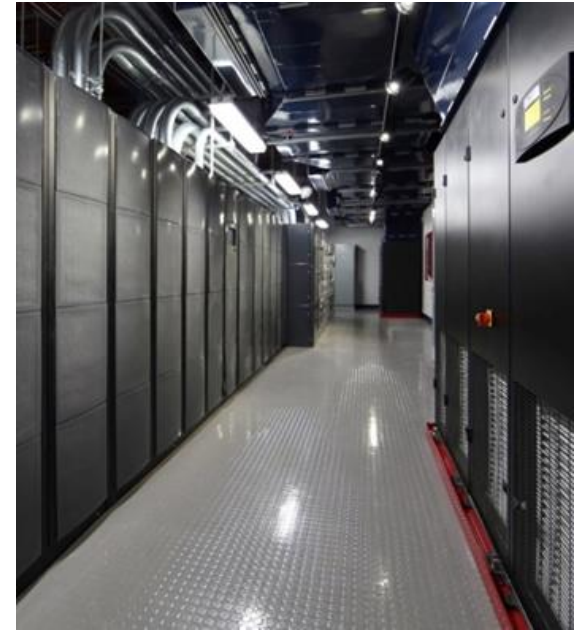
EDUCATION

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# EDUCATION PROJECTS

- International Community School, Udon Thani, Thailand
- International Community School Sports Extension, Bangkok, Thailand
- St Andrews School (S107) – Sports Facilities, Bangkok, Thailand
- St Andrews School (S107) – Extension, Bangkok, Thailand
- St Andrews School– Library, Classrooms & Computer Labs, Rayong, Thailand
- St Andrews School (Sathorn) – Extension Project, Bangkok, Thailand
- Bangkok Patana School Masterplan revision & Refurb, Bangkok, Thailand
- Bangkok Patana School New Performing Arts Centre, Bangkok, Thailand
- Bangkok Patana School New Sports Complex, Bangkok, Thailand
- International School Bangkok New Sports Complex, Bangkok, Thailand
- International School Bangkok New Performing Arts Centre, Bangkok, Thailand
- Stamford International University Extension, Bangkok, Thailand
- British School Jakarta Sports Complex, Jakarta Indonesia





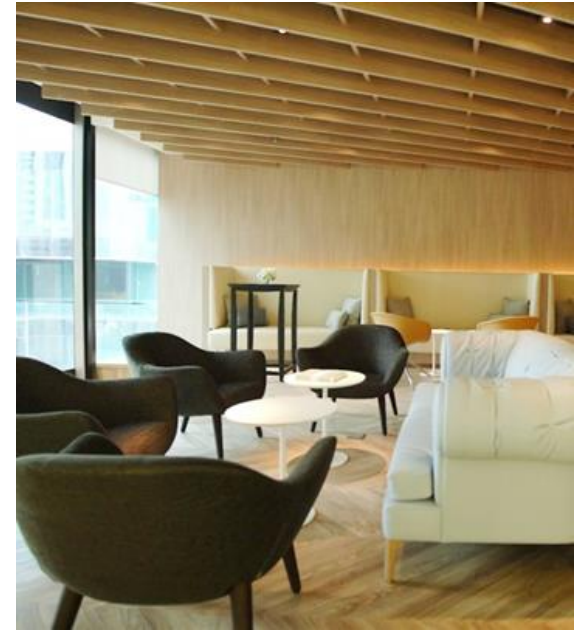
# WAREHOUSE & INDUSTRIAL

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# WAREHOUSE & INDUSTRIAL PROJECTS

- SuperNAP Data Centre, Chonburi, Thailand
- JST New Warehouse Facility, Satahip, Thailand
- Pertama Ferroalloys, Sarawak, Malaysia
- Loscam New Factory/Warehouse Facility, Ayutthaya, Thailand
- Resin Factory & Office Extension, Chonburi, Thailand
- Star BUT, Rayong, Thailand
- FMC BioPolymer, Rayong, Thailand





# HEALTHCARE

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# HEALTHCARE PROJECTS

- Verita Health Mahanakorn, Bangkok, Thailand
- Bumrungrad Hospital Sukhumvit Soi 1, Bangkok, Thailand
- Bumrungrad Hospital NICU and Doctors Lounge, Bangkok Thailand
- Bumrungrad Hospital BH Residence Building, Bangkok, Thailand








# OTHER NOTABLE PROJECTS

Australian Embassy Bangkok



## DESIGN & BUILD SOLUTIONS

The ACHM team also offers turnkey Design and Build Solutions to key clients, providing a “One-Stop-Shop” and a safe pair of hands for your special projects



# WHY USE ACHM?

- A strong understanding of the building sector with a committed and dedicated team tailored to the needs of you and your project
- Independent and professional service
- Ability to understand all aspects of the construction and fit-out works of a project, including scheduling, resources and quality management
- Strong relationships with local consultants as well as Main and MEP Contractors
- Our Quantity Surveyors and Cost Managers hold the local knowledge and experience to ensure appropriate procurement strategies are adopted, pricing is competitive for local conditions and transactions are completed ethically
- Our experienced Project and Construction Management teams will ensure project Time, Cost and Quality is maintained throughout the life of a project providing key coordination between stakeholders and clear and concise reporting
- Ability to liaise and manage the Client, Consultants and Contractors to meet project deadlines and budgets
- Transparency in everything we do

