T1 PROJECT SERVICES

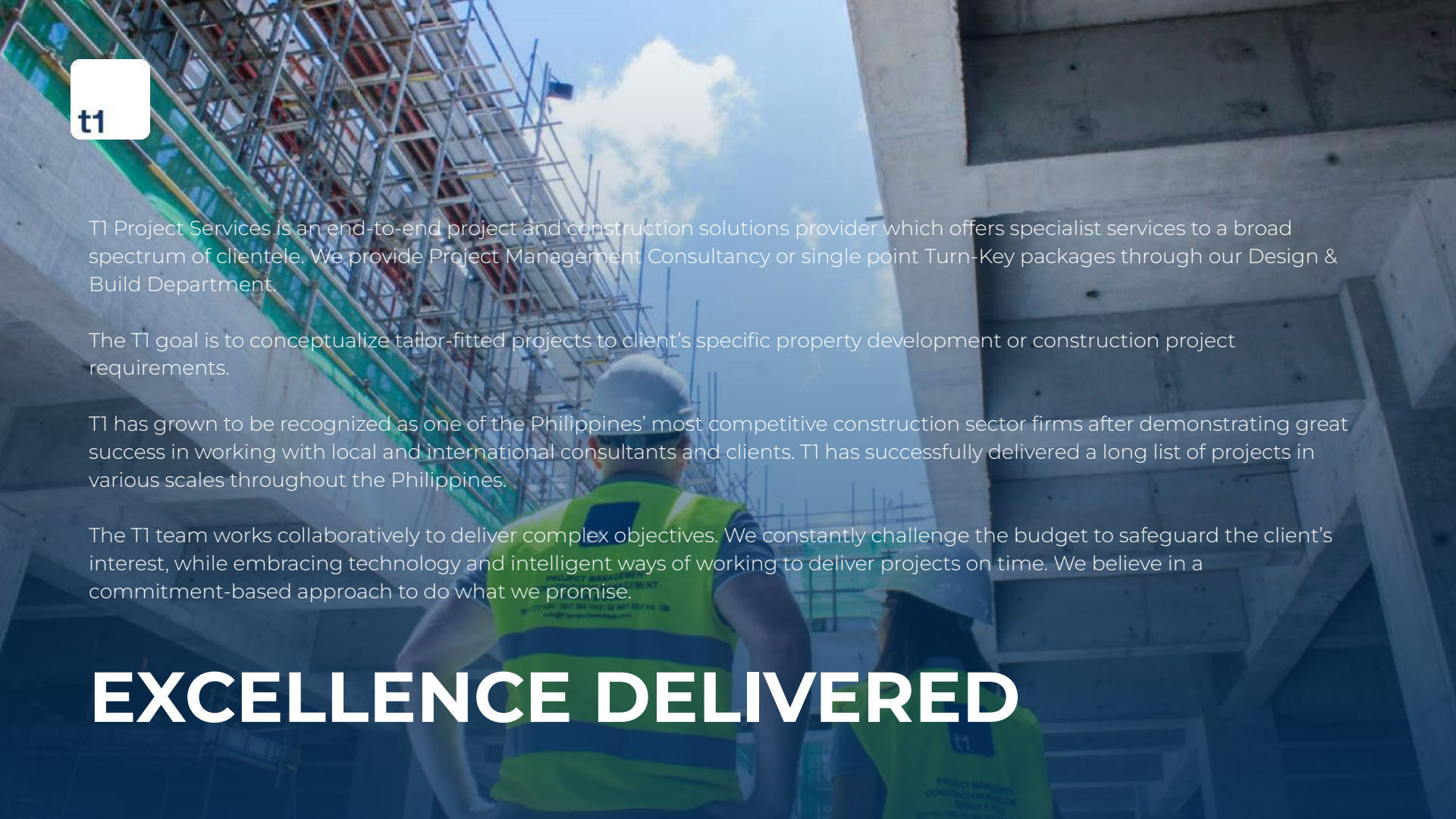
Capabilities Statement 2025

Table of Contents

Who We Are	Vision & Mission	Our Quality Policy	Our Leadership	Certification & Memberships	Case Studies	Project Portfolio
03	09	11	13	15	19	35

01

Who We Are



T1 Project Services is an end-to-end project and construction solutions provider which offers specialist services to a broad spectrum of clientele. We provide Project Management Consultancy or single point Turn-Key packages through our Design & Build Department.

The T1 goal is to conceptualize tailor-fitted projects to client's specific property development or construction project requirements.

T1 has grown to be recognized as one of the Philippines' most competitive construction sector firms after demonstrating great success in working with local and international consultants and clients. T1 has successfully delivered a long list of projects in various scales throughout the Philippines.

The T1 team works collaboratively to deliver complex objectives. We constantly challenge the budget to safeguard the client's interest, while embracing technology and intelligent ways of working to deliver projects on time. We believe in a commitment-based approach to do what we promise.

EXCELLENCE DELIVERED



Our Presence

Manila - Headquarters
Clark
Laguna
Batangas

Cebu - Regional Office
Mactan
Bohol
Iloilo
Siargao
Bacolod
Palawan
El Nido

Our Services



PROJECT MANAGEMENT

- Project Strategy
- Client Representation
- Budget Analysis
- Project Schedule Monitoring
- Site Analysis
- Due Diligence
- LEED/BERDE



COMMERCIAL MANAGEMENT

- Budget Estimating and Cost Planning
- Bills of Quantities
- Procurement Management
- Vendor Pre-Qualification Assessment
- Tender Evaluation
- Valuation of Works
- Value Engineering



INTERIOR DESIGN

- Design Concept and Strategy
- 3D Renderings and Walkthrough
- Material and Furniture Selection
- MEPF Design
- Space Utilization Analysis



CONSTRUCTION MANAGEMENT

- Quality Control and Quality Assurance
- Health and Safety Protocol Implementation
- Construction Scheduling
- PEZA Permitting

How We Deliver



1 Feasibility & Planning

ESH-1	Manage and Implement ESH
1.1	Project Initiation
Con1	Sign Off Initiation Tasks
1.2	Define Statements of Requirements
1.3	Determine and Explore Options, VM, and Risk
1.4	Cost and Commercial Analysis
Con2	Client Approval to Development Brief and Associated Funding

2 Project Concept Stage

ESH-2	Manage and Implement ESH
2.1	Prepare & Confirm Project Brief
2.2	Prepare Stage Plan Feasibility
2.3	Team Selection and Appointment
2.4	Anchor Workshop
2.5	Feasibility & Outline Design Proposals
Con3	Client Approval of Feasibility Study
2.6	Value Management Workshop
2.7	Manage Design Development
Con4	Client Approval of Outline Design
2.8	Submit Planning Application

3 Scheme Design

ESH-3	Manage and Implement ESH
3.1	Prepare Stage Scheme Design
3.2	Additional Team Appointments
3.3	Validate Design Inputs
3.4	Manage Design Development
3.5	Value Engineering Workshop
3.6	Level 2 Programme
3.7	Scheme Design Report
3.8	Implement Formal Change Control Process
Con5	Client Approval of Scheme Design

4 Detailed Design

ESH-4	Manage and Implement ESH
4.1	Prepare Stage Detailed Design
4.2	Progress Consents & Approval
4.3	Value Engineering Workshop
4.4	Risk Review
4.5	Prepare Detailed Design
4.6	Cost Plan and Contingency Review
4.7	Level 3 Programme
4.8	Detailed Design Report
Con6	Client Approval of Detailed Design

5 Procurement

ESH-5	Manage and Implement ESH
5.1	Initiate Procurement Formally with Client
5.2	Prepare Tender Documentation
5.3	Contractor Pre-Qualification
5.4	Issue Tender Documentation
5.5	Tender Evaluation Report
Con7	Client Approval of Tender Evaluation
5.6	Update Cost Plan
5.7	Level 4 Programme
Con8	Formal Appointment of Contractor

6 Construction & Handover

ESH-6	Manage and Implement ESH
6.1	Pre-Construction Activities
Con9	Client Approval to commence work
6.2	Level 5 Programme
6.3	Contract Administration
6.4	Implement Quality Control Procedures
6.5	Construction Phase Management
6.6	Commissioning
6.7	Completion & Handover
Con10	Attaining Practical Completion

7 Aftercare

ESH-7	Manage and Implement ESH
7.1	Ongoing Inspection & Completion of Works
7.2	Past Project Evaluation
7.3	Ongoing Maintenance
7.4	Defects Liability Period
7.5	End of Defects Liability Period Inspection
Con11	Certificate of Making Good Defects
7.6	Arrange Closeout of Project

02

Our Vision & Mission

Vision

To be the market leader in project management and fit-out by embracing innovation, refining our standards, and empowering our people to deliver excellence.

To lead the industry in project delivery by leveraging innovation and technology. We prioritize excellence, inclusivity, and team growth while exceeding client expectations through exceptional service and lasting partnerships.

Mission

03

Our Quality Policy

T1 Quality Policy



T One Project Management Inc.
20th Floor, Arthaland Century Pacific Tower, 5th Avenue, corner 30th St.
Bonifacio Global City, 1634, Philippines
(+632) 8405 5039 loc. 158

QUALITY POLICY

We at T One Project Management, Inc., a team of tier one professionals are committed to uphold a culture of quality in our business, fulfillment of our project, operational and statutory obligations, and continual improvement of our operational performance to deliver best in class service to our clients.

Bien P. Bullicer
General Manager

David O'Neill
President

Daniel Anderson
Chairman

Revision: 1, August 9, 2023

Authorized printed copy of this document must have the Controlled Stamp and distributed only to approved Copyholders. This document must not be reproduced or photocopied without prior approval of the General Manager.

04

Our Leadership

T1 Leadership



Daniel Anderson
Managing Director



David O'Neill
Managing Director



Bien Bullicer
General Manager



Michelle Amarnani
Director of Business Development



Carmi Buen
Director of Quantity Surveying



Dovie Ancheta
Director of Construction Management



Aracele Lao
Director of Design and Build



Christy Caunan
Director of Project Delivery

05

Certifications & Memberships

Certifications & Memberships





We are an **ISO 9001:2015 Certified** company and a sustaining member of the **Philippine Green Building Council.**

We are also a proud **Procore** Company and hold a **PCAB License** (for Contractors).

Our professionals are members of professional organisations in the Philippines including PICQS, as such, all of our QS are certified members of.









Sustainability











20+ members with experience of managing LEED certification.

T1 in Philippines has managed over 130,000 sq.m of LEED/ WELL Projects for our Clients

Who We Have Supported & Led



390,000 sqm+

ongoing base build under management

t1

₱185.51B+

project value delivered and under management

2.25M sqm

construction work delivered and under management

T1 caters to both local and multinational companies of different scales and sectors.

06

Case Studies

Bank of the Philippine Islands

CFA	Location	Services
14,000 sqm	**Makati**	**Project Management, Commercial Management, Construction Management**

Workplace

Requirements
BPI relocated its headquarters to a brand-new building in the heart of Makati. The move required careful planning, a detailed and strict timeline for completion, and adherence to international design and material guidelines that emphasize sustainability and an aesthetic reflective of its position as the second-largest bank in the Philippines.

Challenge
To deliver a site that incorporated both sustainable and high-end materials, coordinated with multiple stakeholders including a foreign design consultant, and ensured the project was completed on time and within budget.

Solution
T1 assembled a team with a design manager to ensure accurate execution, a construction manager to oversee quality and safety, and a controls team to monitor the schedule and address deviations. T1 allocated sufficient resources for site monitoring and close client coordination to manage risks.









Credit Corp Group

CFA	Location	Services
2,100 sqm	One Ayala, Makati	Design & Build

Workplace

Requirements
Credit Corp, a leading Australian credit collection agency, needed a new office in Makati. The project required careful planning, stakeholder management, and proactive measures to meet a strict pre-construction timeline.

Challenge
The primary challenge was managing the procurement of long lead items amidst supply chain disruptions while adhering to a strict project timeline. T1 had to effectively coordinate with various stakeholders and navigate supply chain issues to ensure timely delivery and installation, thereby preventing project delays.

Solution
T1 Project Services was involved from the outset, developing strategies to mitigate delays for long lead items such as AC units and UPS systems. By procuring these critical components ahead of time, especially in the context of ongoing pandemic-related supply chain challenges, T1 was able to minimize the impact on the project timeline and keep the construction on track.









Esquire Financing Inc.

CFA	Location	Services
4,200 sqm	**Savya Financial Center, Arca South**	**Project Management, Commercial Management, Construction Management**

Workplace

Requirements
To design and manage the construction of a 4,200 sqm space together with multiple stakeholders and adhering to the principles of a LEED platinum building.

Challenge
Esquire relocated their headquarters and left room for future expansion as well. This 4,200 sqm space was located in a LEED Platinum building and had to be designed incorporating the operational needs of many departments, on time and within the specified budget.

Solution
T1 was on boarded during pre-construction to plan activities for timely project completion. They managed the tender and procurement process, coordinated with vendors, and ensured on-time deliveries. A design team oversaw design execution, while a project controls team monitored timelines, reported progress, and identified risks weekly.









Med-Metrix

CFA	Location	Services
4,428 sqm	**Technopoint 2, Ortigas**	**Project Management**

Workplace

Requirements
T1 Project Services was engaged to conduct a thorough audit of a project experiencing budget overspend and delays. The goal was to identify the root causes and provide recommendations to control costs and arrest further delays.

Challenge
The primary challenge was implementing corrective actions without causing additional disruptions. This required careful planning and collaboration with all stakeholders to restore project stability.

Solution
T1 proposed strategic recommendations, including cost-saving measures and timeline adjustments. They then implemented these changes and closely monitored the project to ensure adherence to the revised budget and schedule.









Microsoft

CFA	Location	Services
700 sqm	**Makati City**	**Project Management, Commercial Management**

Workplace

Requirements
Microsoft's HR office was designed to its global standards ensuring brand consistency, functionality, and aesthetics. Compliance with EHS policies was essential to ensure a safe and sustainable workplace. Requirements included space planning, coordination of MEPF systems, IT infrastructure integration, and using materials and finishes that aligned with Microsoft's sustainability goals and global standards.

Challenge
T1 encountered challenges such as integrating Microsoft's global design guidelines with local building codes, managing the supply chain for sustainable materials, and coordinating with various stakeholders to ensure EHS compliance.

Solution
We overcome these challenges by engaging local specialists, adjusting procurement schedules to accommodate material lead times, and maintaining a proactive approach to problem-solving. Our project management services ensured that the office was delivered on time, within budget, and to Microsoft's exacting standards.









UBS

CFA	Location	Services
700 sqm	**One Ayala, Makati City**	**Project Management, Commercial Management**

Workplace

Requirements
UBS required the development of a high-end corporate office that adhered to UBS's global standards for design, security, and functionality. The project involved detailed space planning, IT infrastructure integration, and advanced security systems installation to ensure compliance with UBS's strict protocols for confidentiality and operational efficiency.

Challenge
The project required the use of specialized materials and technology, which led to supply chain delays and logistical complexities. Another challenge involved the integration of high-level security features without disrupting the architectural design and functionality of the space. Balancing UBS's stringent timelines with the customization required for this project also posed a challenge.

Solution
T1 delivered the project by collaborating closely with UBS's global and local teams, aligning international standards with local regulations. T1 addressed supply chain delays through partnerships with local specialists and managed the integration of advanced security systems. Open communication with stakeholders enabled T1 to meet deadlines, delivering a high-quality and functional workspace.









The Reef Island Resort

CFA	Location	Services
9,300 sqm	Mactan, Cebu	Project Management, Construction Management, Design Management, Commercial Management

Hospitality

Requirements
The Hospitality Group in conjunction with Lancaster Developers has appointed T1 to provide Project Management, Design Management, Quantity Surveying, Commercial & Logistic services, and to deliver their most ambitious project since Abaca Resort.

Challenge
Lancaster Developers had commenced the project with a Design Consultant and in house Project Management. They found that they were falling behind schedule and contacted T1 to expedite the completion of project and keep the project within budget.

Solution
T1 worked with the design consultant to complete the design to meet a prescribed budget and a tender standard, enabling the project to be tendered out with minimal commercial risk and value engineering. T1 aligned the procurement and delivery of the Owner Supplied Materials to integrate seamlessly with the Construction Schedule we had set and were managing on site.









Ascott Citadines

CFA	Location	Services
10,100 sqm	**Iloilo**	**Project Management, Construction Management, Design Management, Commercial Management**

Hospitality

Requirements
T1 were appointed as client representative and overall project manager to complete the major refreshment and rebranding of Ascott Citadines hotels in Iloilo.

Challenge
The project involves complete demolition of internal infrastructure, replacement of building services, new façade works and fit out, meeting Ascott's international hotel specification requirements.

Solution
T1 provided a multi-geographical team to manage construction onsite (Iloilo) while liaising with the end user Ascott in Singapore and reporting to the developer in Manila.









South Palms Resort Panglao

CFA	Location	Services
64,000 sqm (Phase 1) **542,000 sqm** (Entire Panglao Shores Dev't)	**Bohol**	**Project Management, Design Management, Commercial Management**

Hospitality

Requirements
To provide full project oversight and client representation for a large horizontal resort development.

Challenge
The South Palms Panglao Resort development project provided several issues as this is a take-over project by T1 with almost all the consultants already hired. In terms of commercial management standing and coordination of different design elements, the project requires heavy attention on these aspects.

Solution
T1 has collated and organised documentation and as a result, realigned the consultants' deliverables to provide the client an overview of the actual design status and its direct effect on the financial aspect. This in turn have helped T1 produce a substantial program presented to the client and provided achievable dates to keep the project moving ahead.









Profondo Siargao

CFA	Location	Services
23,200 sqm	Siargao	Design Management, Commercial Management

Hospitality

Requirements
To provide commercial and project management for a horizontal resort development.

Challenge
Remote location, limited logistical solutions, and surplus of qualified contractors in the area are few of the reasons for the budget constraints that the client is facing at the onset of pre-construction.

Solution
T1 revamped the site development phasing plans to satisfy the limited budget that the client has. T1 provided interim design management as a result of the proposed value engineering options that T1 Commercial and PM Team has provided. Further engineering solutions was also proposed to further reduce the capital expenditure.









Charlie's El Nido

CFA	Location	Services
5,000 sqm	El Nido, Palawan	Project Management, Construction Management, Design Management, Commercial Management

Hospitality

Requirements
T1 were appointed as client representative and overall project manager from design phase to completion.

Challenge
The project presented several challenges due to the remote location, such as logistics, sourcing expert labor and management. T1 had to coordinate with several stakeholders both local and international.

Solution
T1 identified issues with permits early and placed contingency during the initial due diligence phase to be able to meet the October 2017 start date on site. A succinct coordinated approach was implemented to ensure delivery.









El Nido Beach Spa & Resort

CFA	Location	Services
14,000 sqm	El Nido, Palawan	Project Management, Design Management, Commercial Management

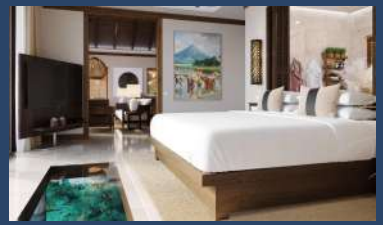
Hospitality

Requirements
To provide full project management services for a luxury villa resort development in El Nido, Palawan.

Challenge
The main challenge was when T1 joined the project, the preliminary plans were not meticulously planned according to the actual conditions of the site, hence cancelling out months of planning. The lack of viable options for contractors and vendors in the area also posed a challenge for the project.

Solution
T1 has provided a seasoned project manager who is also design-inclined to facilitate the initial phases of the pre-construction stage. The team also provided with a package strategy to initiate the best practice for procurement in remote areas, to save on cost and time. T1 has also strategized to onboard experts in the terrain design and master planning aspects.









J Tower Residences

CFA	Location	Services
40,000 sqm	Cebu	Commercial Management

Residential

Requirements
JCorp appointed T1 as their commercial management partners to consult for the construction of J Tower Residences.

Challenge
The client had already engaged a contractor on a heads of terms agreement, though wished to have the price evaluated and then budget managed throughout the project duration.

Solution
T1 commenced the project by measuring and compiling a BOQ from the FCD set and placing quantities against market rates to evaluate and value engineer the already appointed contractor's proposal. T1 also provide monthly valuations of completed works and evaluate variations while forecasting necessary cash flow as advice for the client.









CIMA Luxury Residences

CFA	Location	Services
34,300 sqm	**Cebu**	**Project Management, Design Management, Commercial Management**

Residential

Requirements
Act as Client's representative to oversee completion of a high-end residential tower that aims to be iconic given it's prominent position overlooking Cebu City. The development consists of 15 Floors, 58 Residential Units, Parking, Lobbies, Clubhouse and Amenities.

Challenge
From inception establish a team of consultants and contractors that could create an iconic luxury residential tower on a difficult sloping site with limited access.

Solution
T1 procured consultants experienced in high end residential and resort style projects, generated a massing plan for early budgetary information, created a logistics and traffic management plan to attack the limited accessibility of the site. T1 maintained close contact with local contractors to develop real-time costing and construction schedule that could be iterated throughout the design development.



Project Alkaline

CFA	Location	Services
98,000 sqm (Site 8ha.)	**Batangas**	**Project Management, Commercial Management**

Industrial

Requirements
The Client required a project and cost consultant to provide guidance in the development of the project. T1 were asked to do an extensive Due Diligence Report as basis of land acquisition for this project, as well as managing the design outputs and inputs of all the project and Client stakeholders, while keeping the program monitored.

Challenge
Design, procurement and construction of a state of the art R&D center in the Philippines to European Standards; engaging with over 50 client departments to identify the needs; deliver the project, fully designed in ACC BIM with Digital Twin, within a constrained budget while demonstrating the value of the procurement model

Solution
98,000m2 of R&D center, with high end manufacturing facilities, super flat floors, state of the art IBMS, significant investments in sustainability features that offer a Return of Investment, as well as embracing the concepts of Industry 2.0.









UnionBank Innovation Campus

CFA	Location	Services
6,653 sqm (Phase 1) **19,800 sqm**	**Laguna**	**Project Management, Construction Management, Design Management, Commercial Management**

Institutional

Requirements
UnionBank (UB) aimed to construct its signature headquarters on a greenfield site in Alabang. While UB had an existing design, it did not align with their budget constraints. Furthermore, the project was under a tight timeline, prompting UB to request a "fast-start" approach to ensure timely delivery.

Challenge
The project faced challenges in adjusting the initial design to fit within budget constraints, requiring negotiations with design teams and contractors. The tight timeline added pressure to coordinate activities while maintaining quality standards, making effective communication among stakeholders essential.

Solution
T1 Project Services extensively Value Engineered a cost plan to meet a pre-prescribed budget without delaying the pre-construction schedule. We also developed procurement and construction phasing plans to expedite the works, ensuring alignment with a tight completion date.









07

Project Portfolio









Comcast Business

Scope	Design & Build
Size	3,600 sqm
Location	Ortigas City, Philippines

COMCAST
BUSINESS









InTouchCX

Scope	Design & Build
Size	1,500 sqm
Location	Clark, Philippines

Intouch CX









InTouchCX

Scope	Design & Build
Size	2,150 sqm
Location	Cebu City, Philippines

Intouch CX









InTouchCX

Scope	Design & Build
Size	2,153 sqm
Location	Quezon City, Philippines

Intouch CX









Sprout Solutions

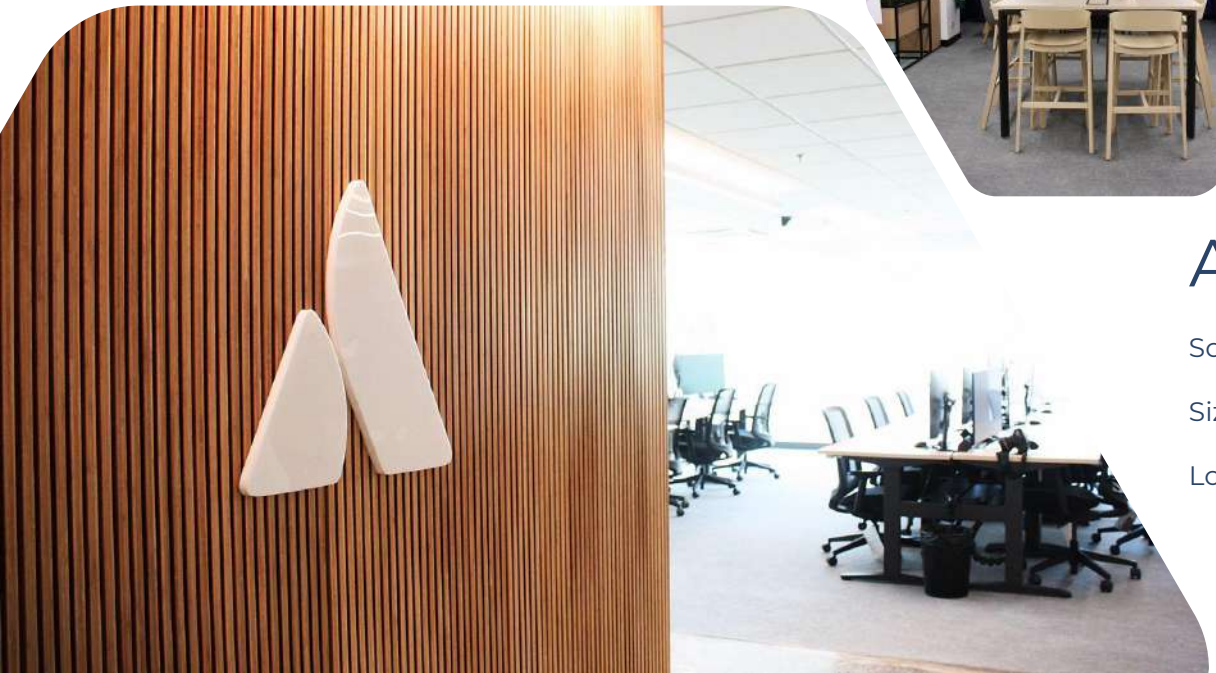
Scope	Design & Build
Size	900 sqm
Location	Metro Manila, Philippines

sprout
SOLUTIONS









Atlassian

Scope	Design & Build
Size	1,979 sqm (multiple projects)
Location	Metro Manila, Philippines

ATLASSIAN









Atlassian

Scope	Design & Build
Size	779 sqm
Location	Bonifacio Global City, Philippines

ATLASSIAN









Embassy of Finland

Scope	Design & Build
Size	376 sqm
Location	Metro Manila, Philippines

Ministry for Foreign Affairs of Finland









Colombian Embassy

Scope	Design & Build
Size	300 sqm
Location	Metro Manila, Philippines









Investing in Women

Scope	Design, Procurement & Construction Management
Size	468 sqm
Location	Metro Manila, Philippines

INVESTING IN WOMEN
SMART ECONOMICS
AN INITIATIVE OF THE AUSTRALIAN GOVERNMENT









iBex

Scope	Design & Build
Size	6,500 sqm
Location	Metro Manila, Philippines

ibex.





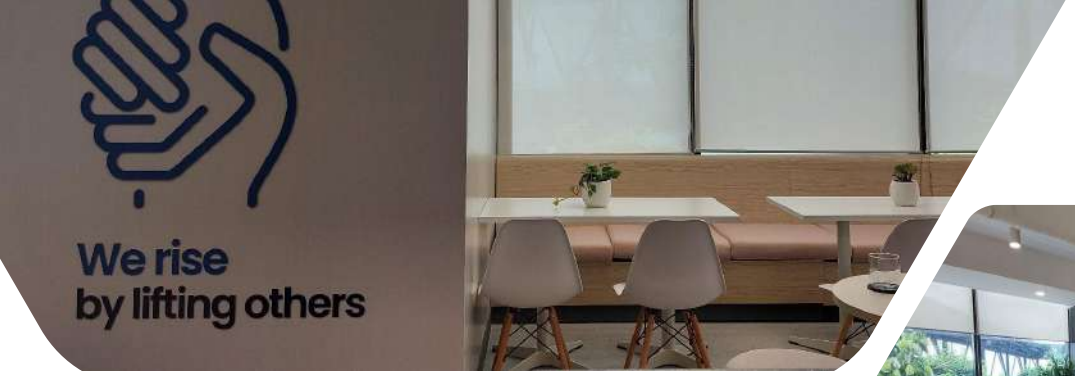




Collection House

Scope	Design & Build
Size	1,800 sqm
Location	Metro Manila, Philippines

Collection House
International BPO, Inc.









Valor Global

Scope	Design & Build
Size	6,375 sqm
Location	Taguig City, Philippines

valorglobal









Valor Global

Scope	Design & Build
Size	7,771 sqm
Location	Alabang City, Philippines

valorglobal









Legato

Scope	Project Management
Size	10,000 sqm
Location	Metro Manila, Philippines

Legato
Health Technologies









ConnectOS

Scope	Design & Build
Size	2,100 sqm
Location	Mandaluyong City, Philippines

connectOS









Thrive

Scope	Design & Build
Size	1,500 sqm
Location	Clark, Philippines

THRIVE

Thank You!

MANILA

20th floor, ArthaLand Century Pacific Tower 5th Avenue corner 30th Street, Bonifacio Global City, Philippines 1634

CEBU

Penthouse, Skyrise 4A, W. Geonzon St. Corner V. Padriga St., Cebu City, Cebu

project@t1projectservices.com

info@t1projectservices.com

(+63) 917 897 7134

(+632) 8403-5519

T1 Project Services

Project Management | Commercial Management
Construction Management | Interior Design

© 2025 T One Project Management, Inc.