

Building the future today

Construction Services
Turkey



Commitment to excellence

At AECOM, we take the stewardship of our clients' programs seriously, rewarding their trust with a commitment to excellent performance and service. For more than 40 years, our professionals have been entrusted with the management and control of thousands of capital programs across all market sectors. We treat client relationships as a long-term commitment; the majority of our assignments are from clients who have worked with us before. In addition, AECOM is committed to creating a positive impact in the communities we serve.

AECOM is a leading provider of integrated design, engineering and technical services for public- and private-sector projects. Our global staff includes architects, engineers, planners, scientists and program/construction management professionals serving clients in more than 150 countries. We bring a blend of global reach, local knowledge, innovation and technical excellence in delivering customized solutions that meet the needs of our clients.

AECOM represents the best interests of our clients

EPCM

With the current situation in the construction market of major and significant capital expenditures for a number of industries (energy, infrastructure, etc.) around the world and especially new emerging major markets, the Engineering, Procurement and Construction Management (EPCM) for contracting is fast becoming one of the most practical and applicable ways of the project delivery with the Clients and Project owners expecting the challenging goals to be achieved against the original tight programmes, within difficult budgets with the thorough cost control across the entire lifecycle and with the expected quality level standards yet again thoroughly controlled at any and every stage of the project delivery.

The EPCM approach also allows for some additional flexibility with the possibility for the Clients and Project owners together with the consultants and delivery teams to be able to introduce any level of control at every stage of the projects and with the opportunity to find the required balance between cost, programme, quality and risk.

The EPCM way of the project delivery allows one to lead the project through a single point of contact covering every single aspect of the project under one center of project management and professional excellence collaborating the full in-house professional knowledge allowing early safety in design and constructability reviews, and also adding value through the value engineering adopted throughout the full project lifecycle.

Such approach not only includes the required services of engineering, procurement, and contract and construction management but also allows enlarging the scope of expected professional services with consultancy in Environment Health and Safety. Some special approach to strategies and management of the project risks, consultancies in project execution strategies for the full project lifecycle.

Apart from the other benefits the EPCM approach also allows to introduce changes at various stages of the project delivery with less impact for the cost and programme and allowing the project owners to benefit from all the possible savings rather than paying the premium to the General Contractors. The approach also allows if and when needed to appoint specific contractors to carry out works of a sensitive nature, without having to nominate – i.e. which specific Process installations, etc. Which is crucial for the programme the approach adds value through the flexibility to commence the work on site earlier before all the design is complete.

Construction Management

We manage all aspects of construction to keep projects on track and minimize risks to our clients.



Biological Safety Laboratory

700 m², Kazakhstan


Services: Design
Development, Project and
Construction Management



Crescent Development Project

Mixed-use development, 383 000 m²,
Baku, Azerbaijan

Services: Project and Construction
Management, Design



We provide the project controls, administration and field oversight to manage work during all project phases, from preconstruction and bidding, to close-out and activation.

We deploy industry-leading technologies, lean construction methodologies, and innovative jobsite safety approaches to yield optimal results. We serve as trusted partners to the world's most visionary owners, developers and infrastructure providers, helping our clients successfully complete their most complex assignments.

At all construction phases the Client receives the most cost-efficient solutions:

- Strict compliance with construction budget from the day one, thorough control at all phases.
- Considerable value engineering through the most successful design solutions.
- Open book principle: a transparent procurement scheme enabling to get the best price.
- Negotiations over fixed price for design and build management at the stage of contract execution.
- Flexibility for alterations in construction progress as an improvement of investment efficiency.

Early start of construction works and optimised work program based on flexible procurement scheme:

- More flexibility for change planning and delivery.
- Single point of responsibility during the whole project lifecycle.

Higher transparency level of quality management:

- Sole warranty: insurance against hidden defects.
- Efficient communication with contractors on site.

Managing more productively:

- Client's priorities orientation: customised procurement strategy and contract terms.
- Zero conflicts with Client as opposed to traditional contractual terms of general contractor agreements.

Undeniable benefits in terms of construction budget, work programme, quality and management level resulting from contracting with such well-established Manager as AECOM will provide the flexibility now so essential on today's market.

Management contracting

Management contracting is a procurement route in which the works are constructed by a number of different works contractors who are contracted to a management contractor. The management contractor is generally appointed by the client early in the design process so that their experience can be used to improve the cost and buildability of proposals as they develop, as well as to advise on packaging (and the risks of interfaces). It also enables some works contracts to be tendered earlier than others, and sometimes, even before the design is completed (for example piling might commence whilst the detailed design of above ground works continues). This can shorten the time taken to complete the project, but does mean that there will be price uncertainty until the design is complete and all contracts have been let.

The agreement between client and management contractor is likely to cover both pre-construction and construction activities, with a notice to proceed between the two, before which works contracts cannot be let. Collateral warranties are also likely to be required (for example for purchasers, tenants or funders). In addition the client is likely to define the works contract terms and any requirement for works contract warranties.

A management contractor might be reimbursed on the basis of fixed or variable costs (the works contract costs) plus either a percentage fee, a fixed fee, or on a target-cost basis. The terms of the appointment must be clear about what is to be provided by the management contractor (such as the provision of site facilities) and whether activities constitute pre-construction or construction services.

The services of a management contractor might include:

- Advising on the development of the brief (if appointed at this stage).
- Advising on appointments (such as site inspectors).
- Advising on the feasibility, interfaces, buildability, cost and programming of the design.
- Advising on statutory approvals.
- Defining key performance indicators for works contractors.
- Advising on the need for mock ups, samples, tests and inspections.
- Acting as the principal contractor.
- Cost planning and cost control.
- Preparing a construction programme and defining methods of working on site.
- Advising on the packaging of production information.
- Tendering works contracts.
- Consenting to sub-contracting of work by works contractors.
- Arranging for site accommodation, welfare facilities, fences, hoardings, roads and walkways, drainage, power and water supply.
- Co-ordinating setting out.
- Arranging labour for certain site activities (such as cleaning).
- Managing site inspectors.
- Co-ordinating the release of information.
- Managing and co-ordinating works contracts, including acting as contract administrator, carrying out inspections, issuing instructions and certificates etc.
- Co-ordinating the work of statutory undertakers.
- Witnessing tests and co-ordinating commissioning.



- Collating as-built information, building owner's manual, building users handbook, project handbook, health and safety file, pre-construction information, site waste management plan and construction phase plan.
- Monitoring key performance indicators.
- Managing the site.
- Chairing site progress meetings and preparing progress reports for the client.

The most important aspect of selecting the management contractor is the quality and cost of the project management team they put forward. The team leader, the financial manager and the planner are crucial throughout the process as is the field production manager during the construction stage. The management contractor's staff costs during construction are likely to be between 5% and 7% of construction costs, but the quality and effectiveness of staff could easily change the financial outcome of entire project by 10%.

Capitol Vista Office Tower

Ankara, Turkey

Services: Project Management and Technical Audit, Management Contracting

Project Management

AECOM consists of legacy companies that are global leaders in design engineering, construction and project management. We possess unique capabilities for design engineering and management of projects of any type and scale, and are the integrated source of solutions for project delivery.

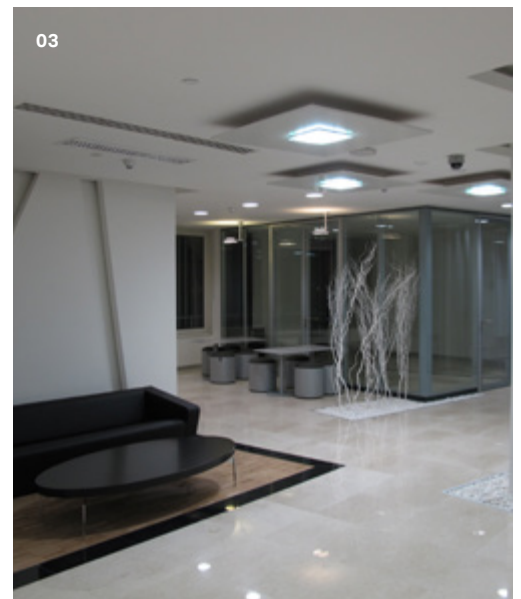
During the project lifecycle AECOM, as a project manager, always acts in accordance with the client's vision and is focused on being a strategic trusted partner for our clients.

Our approach to management and cooperation with the Client is based on the core values:

- Keeping in mind the end result and forecasting situation development;
- Working as an integrated team — recognising each partner's and stakeholder's contribution and employing their strengths;
- Attracting global best practices by using internal corporate tools of knowledge exchange.

AECOM global presence means that we can always find specialists possessing the right skills. Our company employs a flexible approach to project team organisation that can be easily and quickly mobilised.

Our success factors are ensured with the blend of international and local knowledge, strong offices providing the continuous service quality monitoring, a genuine management system and know-how.



Cost Management

AECOM is the leading provider of cost services to a broad range of clients, across industry sectors and development schemes. We strive to achieve optimum project solutions that capture client objectives, achieving value-driven, efficient and effective designs. Costs are controlled through rigorous change and risk management processes and our regular reports provide you with all the information you need to monitor financial performance.

AECOM is at the forefront of cost innovation and has developed sought after benchmarking datasets on a global and local basis. These, along with our extensive experience and specialist knowledge of end markets and building types, enable us to accurately advise on the cost implications of our clients requirements.

Successful cost management requires the adoption of optimum procurement strategies, designed to balance often conflicting, requirements of risk, certainty, programme, design, quality, budgets and benefits.

Our ability to draw together experts from all relevant disciplines allows us to assemble the right team to deliver a complete, bespoke solution for every project.



01 SOFAZ

Headquarter office tower, 35 000 m², Baku, Azerbaijan

Services: Project Management

02 Central Bank of Azerbaijan

Head office building, 80 000 m², Baku, Azerbaijan

Services: Project Management, Cost Management

03 GE Healthcare HQ

Istanbul, Turkey

Services: Project Management and Design Services

04 BioCity Istanbul

Istanbul, Turkey

Services: Project Management

AECOM in Turkey

AECOM in Turkey offers a range of services both for local and international clients.

Whether we serve clients at one phase of the project lifecycle or throughout it, our role is to apply creative vision, technical expertise, interdisciplinary insight, and local experience to address complex challenges in new and better ways.

We help our clients deliver critical resources and services, improve the places where people live and work, and sustain a world in which we can all flourish.

Since 1993 AECOM has been operating on the Turkish market, providing environmental services. We were the first international environment technical consulting firm in Turkey bringing its international experience. For our client's convenience we have two offices in Ankara and Istanbul.

Our design team works closely with the regional Design Hubs in London, Madrid and Moscow. The combination of certified Architects, Environmentalists and MEP Engineers make us fully compliant to the legal requirement to sign off and issue the designs of any complexity including high-rise towers, hospitals and mix-used projects.

AECOM Turkey offers comprehensive range of services for construction industry including Project Management, Construction Management, Cost Management, Architecture and Engineering, as well as investment advisory services such as feasibility-and Due Diligence studies, Lender's Supervision, site assessment, permits and approvals management, technical supervision and equipment certification.

Our construction management service range only ends when the project is completed, as we are able to provide ramp up operations, closeout, warranty management and handover. Combining our local expertise and capabilities with international experience we act as a trusted partner to our client, to help them create high-quality buildings that never go unnoticed.

The AECOM team in Turkey has been audited by the British Standards Institute (BSI), and has been awarded ISO 9001:2008, 14001:2004 and BS OHSAS 18001:2007.

There are five business lines in Turkey in which our clients can benefit:

- Environment
- Construction Services (CSD)
- Building Engineering
- Transportation
- International Development

Health, Safety & Environment

AECOM has one of the safest workforces in the world. Safety is an inherent culture within our company, a core value, and a best business practice.

AECOM is a world class leader in safety, health and environmental performance through communication, competent advice and questioning, effective training and education together with management systems and monitoring programmes. The organization works with employees and focuses on the wellbeing of all people, as we want everyone to go home safely every day.

We always make sure that safety and health is treated as a core value at AECOM. We promote environmental sustainability through a consideration of how AECOM's work impacts the environment, the efficient use of energy, conservation of natural resources, and prevention of pollution by reusing, recycling and reducing waste whenever practical throughout the company.

Overall hse goals are simple:

- to eliminate work-related injuries and illnesses
- to prevent damage to property and/or equipment
- to minimize the impact on the environment from our work-related activities.



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At AECOM in Turkey we provide the following services:

- Management Contracting
- Project/Program Management
- EPC / EPCM
- Design Management
- Procurement Management
- Planning & Scheduling
- Cost Management
- Value Engineering
- Technical Supervision
- Technical Due Diligence
- Loan Monitoring
- Strategic Consultancy
- Quality Management
- Health & Safety Assessments

Sectors we cover:

- Arts, Culture + Entertainment
- Commercial
- Convention + Sports
- Data Centers
- Disaster Recovery
- Government
- Healthcare
- Higher Education
- Hospitality
- Infrastructure + Transportation
- K-12 Education
- Residential
- Retail

01 Bilkent Integrated Health Campus

Headquarter office tower, 35 000 m², Baku, Azerbaijan
Services: Project Management

02 Hewlett Packard

Istanbul, Turkey
Services: Design Management, Project Management

03 Walt Disney

Istanbul, Turkey
Services: Conceptual Design, Design Development, Due Diligence, Full Project Management

About AECOM

AECOM is built to deliver a better world. We design, build, finance and operate infrastructure assets for governments, businesses and organizations in more than 150 countries. As a fully integrated firm, we connect knowledge and experience across our global network of experts to help clients solve their most complex challenges. From high-performance buildings and infrastructure, to resilient communities and environments, to stable and secure nations, our work is transformative, differentiated and vital. A *Fortune 500* firm, AECOM companies had annual revenue of approximately US\$18 billion. See how we deliver what others can only imagine at aecom.com and [@AECOM](https://www.instagram.com/AECOM).

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