

Providing Excellence

BAUM CM

PMO | PCM | QS

Our Affiliate

BAUM
Project Management Saudi

BAUM CM
Sp. z o.o. Poland

BAUM CM
Inc. USA

LD
LIJUNG D&C

BAUM CM Registered Architect Co., Ltd.

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Our Vision

Being the top global player who creates value of construction business

Our Mission

Creating the construction culture by satisfying clients' needs, pursuing happiness of team members, giving partners trust

Core Value

We are the people of solutions and expertise, transforming challenges into chances under any circumstances.



BAUMCM
PMO | PCM | QS



With respect and consideration for others, we encourage each other and invent synergy for mutual development.



We are fully responsible for our client providing innovative solutions through constant communication.

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Theme Park & Resort
Hotel & Condominium
Commercial + Mixed Use
Industrial
Office
Residential
Medical
Convention & Exhibition
Education & Research
Sports & Leisure



Introduction

About US



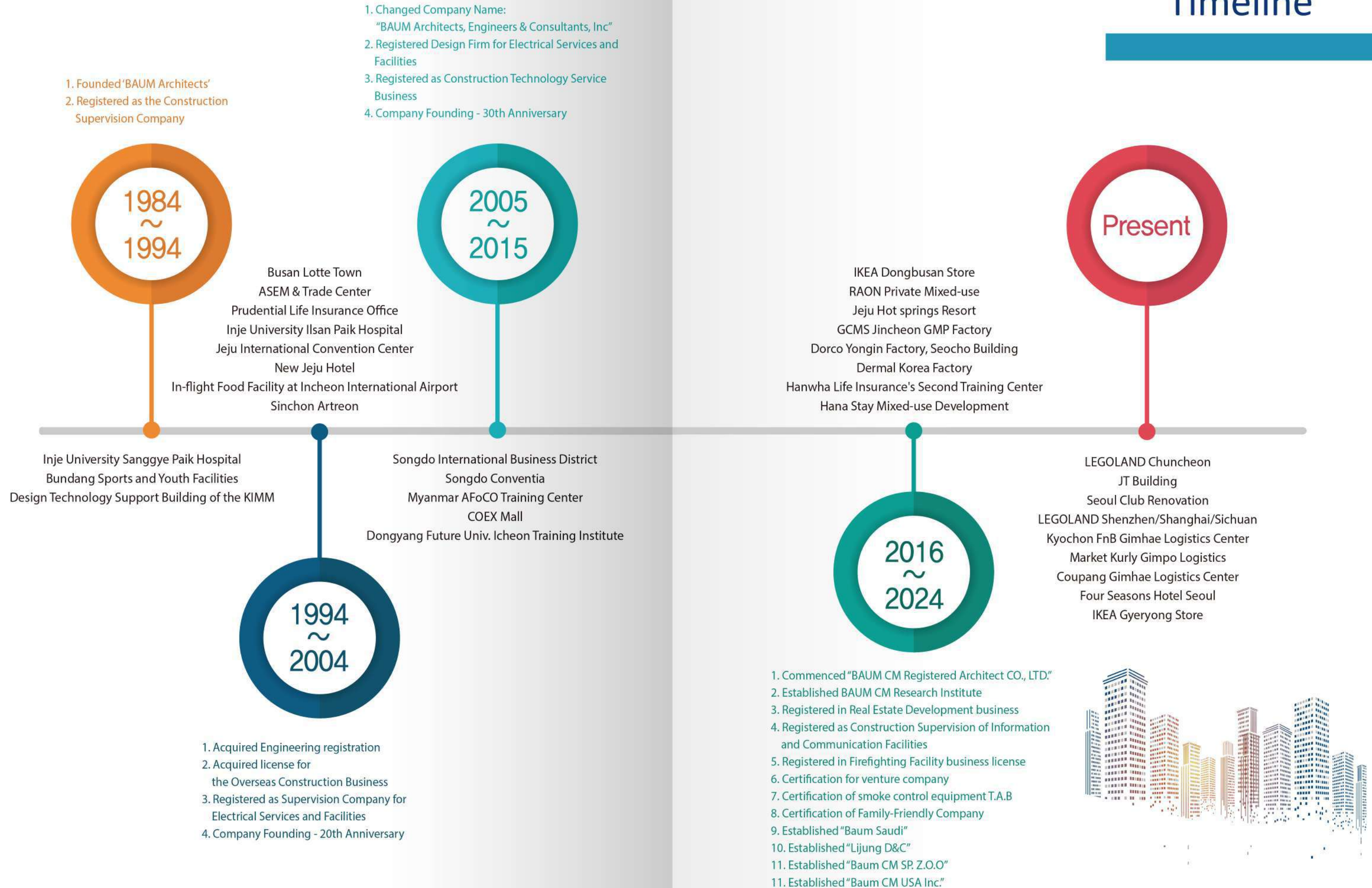
BAUM CM has commenced its business as part of the core division within Baum Architects. Baum Architects established in 1984, is a reputable architectural firm who has been providing various engineering consultancy services for more than 30 years.

In 2016, BAUM CM as a separate entity, took its historical footstep towards and to be the best in the practice. BAUM CM is capable of providing versatile engineering and consulting services including but not limited to construction supervision, project management, construction management, Quantity Surveying and Project Development Management.

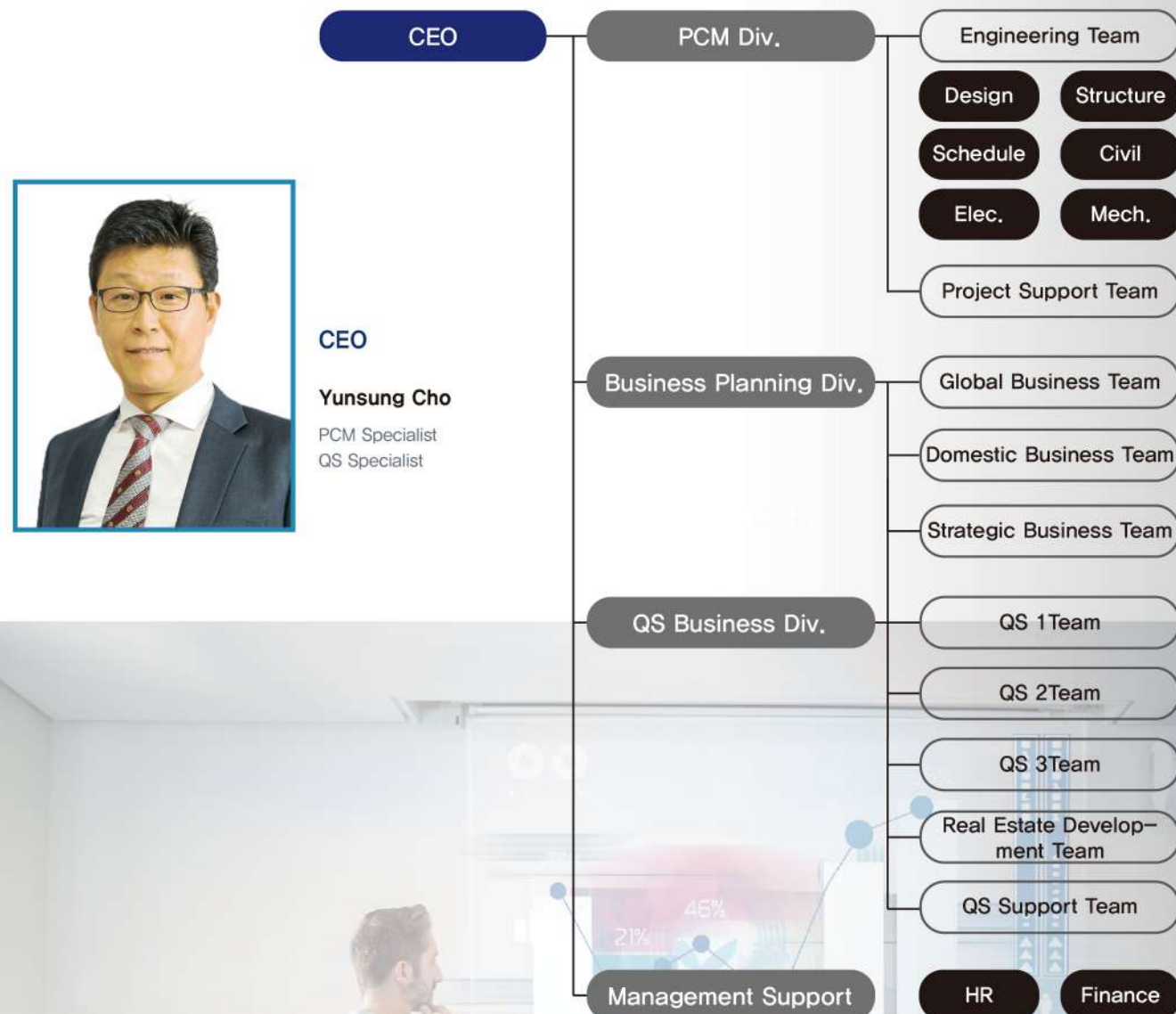
BAUM CM prides 30 years know-how and accompanied with 170 + experts, we are determined to solve problems, provide solutions and deliver timely results. We serve and act as client's advocate to best protect client's interest and add value to their asset by providing delivery certainty across the full range of our services. Highly Client-oriented, BAUM CM today is the fastest growing company in the industry.

CEO Yunsung Cho

Timeline



Our People



The project teams, organized by the best experts in each field according to project characteristics, provide optimal project management services, contributing to the success of our clients' projects.



PCM Div.

CTO
(Chief Technical Officer)
Seongje Cho
PCM Specialist
KIRA/PMP
Career : 35 years



Business Planning Div.

CMO
(Chief Marketing Officer)
Hyungwan Kim
PCM Specialist
QS Specialist
Career : 33 years



QS Biz. Development Div.

CMO
(Chief Marketing Officer)
CEO of Poland Corporation
Jicbae Yoo
PCM Specialist
QS Specialist
Career : 28 years



Business Planning Div.

Vice President
Kyunghoon Tae
PCM | Architectural Structure Specialist
KIRA/D. Eng./MBA
Career : 38 years



Global Biz. Development Team

Managing Director
Joseph Suh
PCM Specialist
QS Specialist
Career : 20 years



Engineering Team

Managing Director
Hyuk Park
PCM Specialist
V.E Specialist
Career : 24 years



Real Estate Development Team

Managing Director
Yeongyu Choi
Real Estate Specialist
KCVA
Career : 30 years



QS Team

Managing Director
Sanggyu Byun
PCM Specialist
QS Specialist
Career : 30 years

Overseas Projects



LEGOLAND Shenzhen



LEGOLAND Shanghai



LEGOLAND Sichuan



Al Khobar Project Saudi Arabia



Dammam Project Saudi Arabia



DR Congo National Museum



MUHAS Medical Center



Myanmar AFoCo Education Center





Chairman | Mamdouh Saud Al-Sharhan

BAUM Saudi has been established in December 2019 through a joint venture with Saudi partners to pursue its business in GCC market.

With its accumulated know-hows and 180+ experts, BAUM and BAUM Saudi are determined to solve problems and deliver outcomes in professional manner, and as a Client's representative BAUM and BAUM Saudi will always work to protect Client's interest and provide an added-value to maximize Client's benefit and profit.

Construction Management

Project Management

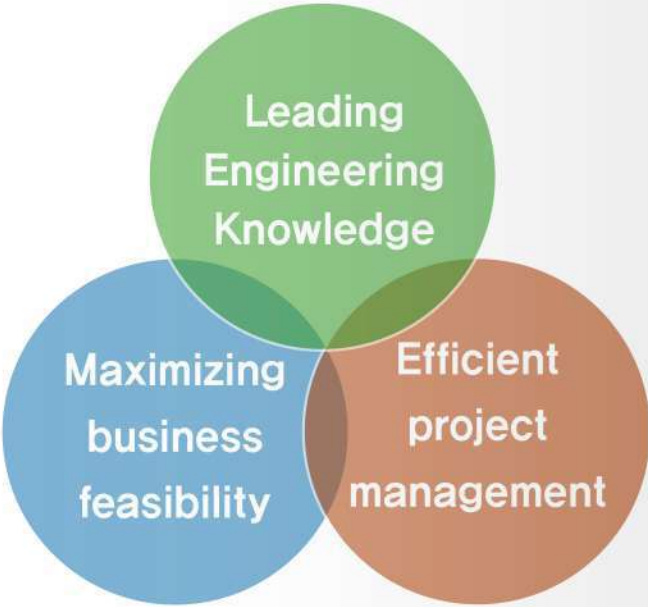
Program Management

Lender's Technical Advice

Due Diligence

Cost Management

Facility Management



Our Affiliate



BAUM CM is a versatile engineering firm renowned for its extensive expertise encompassing Project Management (PM), Construction Management (CM), Quantity Surveying (QS), and General Contracting (GC). As a business partner of numerous MNC' s, we boast a diverse portfolio of achievements. In particular, Mr. Yoo, CEO of BAUM CM Poland, has an illustrious history of successfully delivering projects, notably including Samsung Electronics Poland's P6 Warehouse and Training Center Project, alongside other iconic projects.

BAUM CM Poland stands as a construction business partner, exceptionally positioned to contribute to the successful realization of Clients' projects and their goals.



CEO
Jicbae Yoo

Samsung Electronics Co.,Ltd. SEPM P6 Constuction Project, Poland



Pulmuone NAMBU Ayer Factory Expansion, USA



LA Shilla Stay Project



Our Affiliate

BAUMCM USA
Inc.

As a premier construction management company based in Korea, we bring to the U.S. our rich heritage of excellence and innovation in construction consulting services.

BAUM USA Inc. has been working for Pulmuone NAMBU Ayer factory project and the Hotel Shilla USA project. These ventures not only showcase our capability to deliver projects of the highest quality but also our commitment to contributing to the growth and development of the U.S. construction.

As we continue to expand our market presence in the US, we are dedicated to forging strong partnerships and delivering solutions that meet the unique needs of our Clients.



CEO
Sijin Kim



Our Affiliate



Lijung D&C focuses on managing small sized development projects and construction works based on CM approach. Lijung D&C specializes in building construction, remodelling (refurbishment) and major repair works. Lijung D&C aims to achieve client satisfaction and quality by establishing and implementing comprehensive site management system. This is including but not limited to surveying/planning, feasibility studies, design, construction and maintenance for small to mid sized development projects.



CEO
Seokyun Yoo

Business Area

- ① Planning stage: project planning, market research and analysis, product development, feasibility review, project financing, marketing planning, Project PR/promotion planning, project budgeting, milestone preparation
- ② Design stage: Design book review, construction feasibility review, construction cost calculation, total project cost calculation
- ③ Construction Ordering Phase : Reasonable Cost Calculation through Design Review and VE Proposal
- ④ Construction stage: Quality control through on-site survey by CM experts in each field in major engineering types
- ⑤ Completion stage: Operation of the building maintenance system and commissioning operation
- ⑥ Performs the best quality control at the optimal construction cost by carrying out direct construction
- ⑦ Provide integrated services at all stages of the construction industry
(Planning, Design, Construction, Maintenance)

New Construction



NGT Office



Thee Cafe



TRIVIUM



Seochon Sinwon-dong House



Pangyo House



Villa de Parnell

Repair Work



Naecheon-ri Logistics Center



Kendall Square Iljuk Logistics Park



Kendall Square Bucheon Logistics Park



Kendall Square Pyeongtaek Logistics Center



THE RANGE GOLF

Remodeling & Interior



Hanbit Building



KFCC Head Office



Jeonju Kkotmareum Retail

Our Global Partners



Century 3 (C3) USA is a leading technology, engineering and project management company founded in 1977 in Greer, South Carolina.

C3 entered China in 2004 and is headquartered in Shanghai with over 300 projects successfully delivered in China market. C3 is granted with Chinese government issued licenses to provide services as: Engineering, Construction, Construction Supervision and Trading.

C3 is well aware of China's building permission procedures and maintains close cooperation with authorities to resolve uncertainties over Chinese laws and regulations.

C3 reviews the construction methods and technologies according to the characteristics of the project sites in China and provides experts that must be deployed according to local regulations. BAUM CM provides comprehensive project management, collaboration with various project partners, and organizational management of project participants.

Theme Park



Universal Studio, Beijing

Shennong Theme Resort, Chenzhou

Disney Resort, Shanghai

High Technology



Boeing 737MAX Completion & Delivery Center

Global Foundry, Chengdu

Sandisk, Shanghai

Commercial Building



IKEA Nanning Store Project

Sam's Club, Dalian

Shanghai Caohejing Hi-Tech Park

Industrial Facilities



Siemens, Shanghai

Koller, Nanjing

L'oreal, Suzhou



With over 450 offices all over the world, Glumac+Cosentini+NDY, a Tetra Tech Company (NASDAQ: TTEK) has professional staff exceeding 20,000. TETRA TECH is the leading Sustainable Design and Building Engineering company to provide consultancy services in multiple engineering disciplines all over the world. TETRA TECH's current main focused market sectors include data center, high-rise commercial office buildings, large-scale mixed-use developments, corporate headquarters, healthcare, education, high-tech industrial facilities, laboratories, hospitality, residential towers, tenant improvement, libraries, museums and performing arts centers, government office buildings, existing building retro-commissioning and refurbishment projects etc.

TETRA TECH's strength is in collectively providing integrated services, leading the industry in the application of future-focused, cost-effective and sustainable engineering solutions for building systems—delivering the best solutions to meet clients' needs.

Data Center



Cloud Data Center

Ulanqab, China

IBM California, Arizona, Oregon, Washington

KDDI Data Center

Hong Kong



Equinix TY4 CI

Tokyo, Japan

ebay Data Center

Salt Lake City, UT

Colocation Data Center

California



IBM Highbrook Business Park

New Zealand

HP Wynyard Data Center

England

Oracle Cell 2.1 Data Center

Utah



HSBC Glacier Data Center

Chicago, IL

Virtus London 2 Data Center

Sydney

Symantec Research and Development Data Center

Chengdu, China

Key Clients

BAUM CM continuously provides PM/CM services based on trust from various clients.



Service

Our Service

Workscope



Services by phase

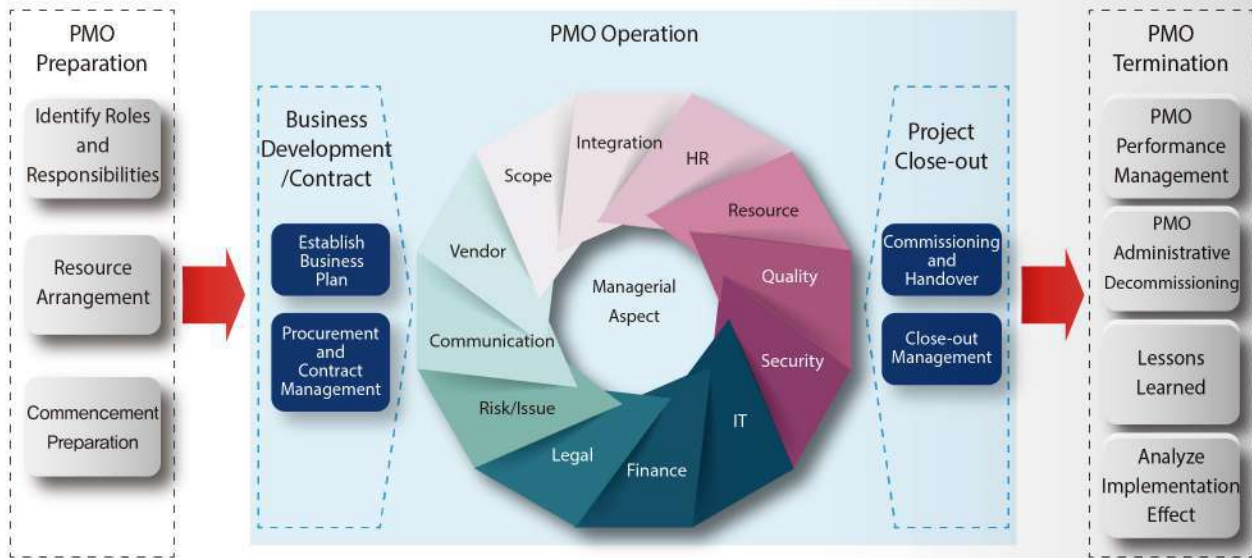
Pre-construction	Construction	After construction
Surveying and planning	Cost control	Final account
Feasibility study	Scheduling	Punch list check-up
Due diligence	Supervision in compliance with law and regulation	Operation and Maintenance manual
Design/Specifications review	Safety, Environment and Quality management	Facility management
Cost planning	Change order management	Due diligence (Asset acquisition)
Procurement	Document control	
Value engineering	Value engineering	

Program Management Office

PMO is a group or department within a business, government agency, or enterprise that defines and maintains standards for project management within the organization. The PMO strives to standardize and introduce economies of repetition in the execution of projects. The PMO is the source of documentation, guidance and metrics on the practice of project management and execution.

While project management is more concerned with specific project tasks and deadlines, program management is focused on strategic planning, continuous improvement, and value realization. Program management ensures sets of projects are better aligned to corporate strategies and resources are optimized across the organization with minimal conflicts that can cause delays or budget issues.

PMO Model



PMO Key Exercises

Schedule Management	Establish management plan to achieve project objectives over entire milestone, scope and technology etc.
Issue Management	Forecast unsurfaced issues by analyzing past projects. Adopt best practices, and establish countermeasures .
Risk Management	Carry out systematic and periodical risk management. Report and resolve any risk factors.
Communication Management	Ensure effective communication is in place by establishing proper reporting line between stakeholders and/or among individual projects.
Stakeholder Management	Exercise efficient change management and ensure members of the organization are adapt to changes in biz structure and R&R through education and training.
Quality Management	Manage quality of the project throughout the project life cycle and review compliance of business requirements with deliverables in collaboration with Quality Assurance .
Vendor Management	Establish effective management plans for suppliers or vendors who provide services to for successful completion of the program/project.
Resource Management	Efficiently manage Human, Physical and Intellectual assets .
Performance Management	Establish key performance indicators for major items and achieve business goals through continuous monitoring, measurement, evaluation and constant feedback .

On behalf of our clients, BAUM CM through its expertise in various disciplines provides effective project/construction management services throughout the entire process of projects from inception to completion. We can support our clients with our proven capability to maximize the value of their assets through the optimized management of cost, time and quality throughout entire process of the planning, design, procurement and construction.

CM (Construction Management)

BAUM CM provides comprehensive services as Owner's representative from planning to construction and maintenance of a single project. Services include design management, schedule management, cost control, quality control safety and environment management.

What our construction managers do?

- Review the design for the feasibility in accordance with cost, practical and technical aspects
 - Select and propose appropriate construction methods and strategies to a client
 - Manage contracts in relation to a project
 - Report on work progress and budget matters to clients
- Collaborate and cooperate with stakeholders and specialists participating in a project
 - Keep a project on schedule
 - Respond to emergencies and other problems
 - Support a clients to evaluate, select and hire subcontractors
 - Comply with legal requirements, building and safety codes, and other regulations

PM (Project Management)

PM covers wider aspect of scope than construction management and are responsible for steering projects beyond the design & construction phase. Project management supports Client to develop proper concept and plans in the context of the Client's strategic objectives and ensure Client's intention is well delivered throughout the entire phase of project. Clients will also be aided by the PM when coordinating and dealing with the stakeholders, investors, designer, contractor, consultants and other associated vendors. Equipped with extensive knowledge, skills and experience BAUM CM will provide multifaceted high-end services to our Clients at every step of project development.

DA (Development Advisory)

Provide multifaceted services including feasibility studies for PF projects, a private investment business (BTL, BTO) or a single project, preparation of a planned business proposal, accounting/legal advisory, consortium management consulting, making, fund raising, investment attraction proposal, overseas inbound investment inducement and vendor(s) management.

LTA (Lender's Technical Advice)

To protect the interests of financial investors or lenders, our technical advisory services executes periodical review on progress claim, construction progress, design, process and supervision / report of construction updates for the initial capital drawdown.

DD (Due Diligence)

Examines the status and value of assets (Incl. environmental factors) to provide evidence for the beneficiaries (Clients) to be in favorable position when negotiating with the seller (Owner) during the sales process, and support Client's decision making on their investment. A completion inspection and desktop review service is included.

QS (Quantity Surveying)

QS (Quantity Surveyor) manages construction budgets from pre-construction stage to construction completion. This is including phased budgeting (planning stage), bid management (tender stage), progress claim valuation, change management (construction) and project closeout (completion). Also, our QS will efficiently administer construction contracts to minimize and resolve disputes on client's behalf.

- Cost Management
 - Implement Cost Planning and Cost Control by our skilled Quantity Surveyors to avoid cost overrun
- Procurement & Contracts Management
 - Establish optimized procurement plan / carry out contract administration / Review potential risks on contracts and establish countermeasures
- Claims & Risk Management
 - Establish risk management plan against design, construction risks and potential claims

Engage BAUM CM

BAUM CM accompanied with management skill and know-how from past project experience, oversees the project to proceed in a manner that best reflects the client's intention.

Owner's Consultant

- Single point of coordination between local and global project participants (i.e. stakeholders, designer, consultants, contractor and suppliers)
- Provide comprehensive services to enhance the value of asset
- Hit the ground running day one with subject matter experts
- Regional and international technical support
- Proactive management style equipped with Ownership mindset

Cost Savings

- Cost management and tracking through the review of BOQ (Bill of Quantity)
- Suggest a cost savings plan through value engineering (VE) and by controlling the factors that are likely to increase construction cost
- Manage the project under compliance with MBPM's project management and quality control manual

Long-Term O&M Cost Reduction

- Achieve cost savings by optimizing the management organizational structure, labor, energy and repairs and maintenance fee
- Work to implement structural improvements in design and construction to reduce long-term O&M costs.
- Extend the building life and secure the functionality of the assets with LCC

Securing Design Quality

- Minimize design changes and quality degradation through the review of constructability in design, schedule and cost
- Suggest and review substantiality design compliance
- Review and utilize recent similar project experience throughout preliminary research and analysis

Claims Prevention

- Ensure the completion of construction drawings and documentation / remove discrepancy
- Review the contractor's requirements and decision-making lists, then report to the client
- Minimize claims by establishing a cooperative system between project participants

Construction Harmonification

- Monitor design and construction harmonification procedures
- Prevent construction schedule delay through the periodic monitoring of construction harmonification procedures
- Review and analyze expected issues on construction consent and suggest corrective measures



Theme Park & Resort

LEGOLAND Korea



Project

- Location : Gangwon-Do
- Land Area : 287,619m²
- Structure : Steel, Reinforced Concrete, Wood Structure
- Use : Theme Park, Theme Village, Water Park, ESM, Spa village
- BAUMCM Service : PM + CS + QS

As the name suggests, Legoland is a Lego-themed Amusement Park for both children and parents, whose direct operator is a British-based, world's number 2 leisure and entertainment group, Merlin Entertainments. Lego's entertaining as well as educational aspects had driven to the establishment of Legoland in 8 cities of 7 countries, including the latest Legoland, Nagoya, Japan, which opened in April 2017.

This whole business holds great significance as the project itself is the first-ever global theme park construction business in Korea. The chosen site is Chuncheon, Gangwon Province, drawing genuine interest of the local government and citizens alike.



Theme Park & Resort

LEGOLAND Shenzhen China

Shenzhen LEGOLAND, which will be located on the beautiful Daya Bay, has over 40 rides, attractions and shows. Shenzhen LEGOLAND will offer visitors a chance to freely their imagination in the wonderful world of Lego.

■ BAUMCM Service : PM, COST CONTROL & CONSTRUCTION MONITORING



LEGOLAND Shanghai China



LEGOLAND Shanghai resort, spread over 318,000 square meters in Jinshan District of southwestern Shanghai, is expected to open in 2024.

The facility will include eight themed areas covering most of the signature and popular attractions and rides of Legoland Parks around the world. This LEGOLAND Shanghai resort will also integrate local cultural elements such as setting up a Monkey-King-themed zone that takes on references from traditional Chinese architectural style and natural landscape.

LEGOLAND Shanghai Resort will be the third LEGOLAND in China and we, BAUM CM, provide PMIS service for the LEGOLAND Shanghai resort. BAUM CM has also provided PM and PMIS services for the other two LEGOLAND resorts in Shenzhen and Sichuan.

■ BAUMCM Service : PM - PMIS

Theme Park & Resort

LEGOLAND Sichuan China



Covering an area of about 57 hectares, Legoland Sichuan Resort is located in the Tianfu New Area in the city of Meishan, about 60km south of Chengdu, the provincial capital.

With an investment of around 5.5 billion yuan (860 million U.S. dollars), the resort is operated independently by Britain-based Merlin Entertainments. Construction of the facility started in June 2020.

Jordy Yang, General Manager of Southwest China, Merlin Entertainments, said the resort will include a Legoland Theme Park, a Legoland Water Park and two Legoland Themed Hotels with 500 rooms.

The resort will also integrate local cultural elements such as setting up a panda-themed area.

Benefiting from the strategic location and the rapid development of the area, the park is expected to receive visitors from Sichuan, Chongqing Municipality, and the provinces of Shaanxi, Yunnan, Guizhou as well as other parts of western China.

■ BAUMCM Service : PM - PMIS

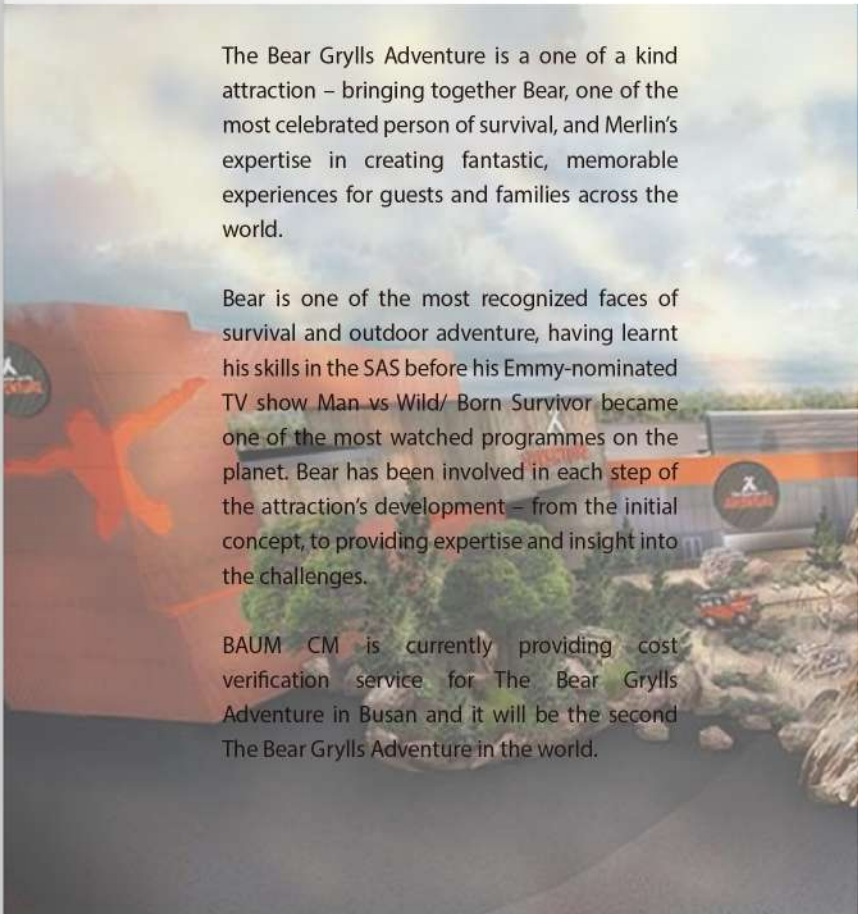
SEALIFE Busan



- Location : Busan
- GFA : 3,250m²
- Use : Aquarium
- BAUMCM Service : PM

SEALIFE Busan Aquarium is top of the list Busan attractions and one of the leading visitor attractions in Korea. A unique edutainment (education + entertainment) based aquarium on Haeundae Beach in Busan with a lot of state-of-the-art facilities.

The Bear Grylls Adventure, Busan



The Bear Grylls Adventure is a one of a kind attraction – bringing together Bear, one of the most celebrated person of survival, and Merlin's expertise in creating fantastic, memorable experiences for guests and families across the world.

Bear is one of the most recognized faces of survival and outdoor adventure, having learnt his skills in the SAS before his Emmy-nominated TV show Man vs Wild/ Born Survivor became one of the most watched programmes on the planet. Bear has been involved in each step of the attraction's development – from the initial concept, to providing expertise and insight into the challenges.

BAUM CM is currently providing cost verification service for The Bear Grylls Adventure in Busan and it will be the second The Bear Grylls Adventure in the world.

- Location : Busan
- GFA : 1,969m²
- Use : Theme Park
- BAUMCM Service : QS

Ta'awon Project – Al Khobar Project (Kingdom of Saudi Arabia)

The Al Khobar Project, undertaken by SEVEN (Saudi Entertainment Ventures), a subsidiary of the Saudi Public Investment Fund (PIF), is a key initiative within the "Saudi Vision 2030" framework. With an investment exceeding \$13 billion, this project aims to develop 21 entertainment centres across 14 cities in Saudi Arabia.

Located in the Eastern Province of Saudi Arabia, Al Khobar will be transformed into a hub of entertainment and leisure, spanning a total area of 116,660 square meters.

The development will include facilities such as an aquarium, a performance theatre (black box), a cinema, and family entertainment centres.

BAUM CM has been a key player in the success of the Al Khobar Project, crucially providing Independent Engineering (IE) services.

Our team's meticulous construction planning and consulting services have been instrumental in guiding the project, underscoring the significance of our contributions.

Theme Park & Resort

Ta'awon Project – Dammam Project (Kingdom of Saudi Arabia)



The Dammam Project, spearheaded by SEVEN (Saudi Entertainment Ventures), aligns with the "Saudi Vision 2030" initiative.

Dammam is being developed into a comprehensive cultural complex in the Al Hamra area of the Eastern Province. With a total area of 324,370 square meters, the complex will feature a theme park, including Family Entertainment Centre(FEC) and outside water park,Hotel, Indoor ski, Cinemas, and a shopping mall.

Following our success with the Al Khobar Project, BAUM CM has also provided Independent Engineering (IE) services for the Dammam Project.

Our detailed construction planning and consulting services have resulted in high client satisfaction for SEVEN, fostering a continued and trusted partnership.



Theme Park & Resort



Haeundae LCT Resort



- Location : Busan
- GFA : 661,138m²
- Floors : B5F / 101F, B5F / 85F
- Use : Hotel, Residential, Commercial
- BAUMCM Service : CM + QS

Haeundae LCT skyscraper resort, which will soon be a landmark of Haeundae, Busan, is a 101-floor complex with a superior location condition including an ocean view and convenient metropolitan transportation, and is designed as a lower-level podium commercial facility, first-class apartment, hotel, condominium, waterpark, observatory, and an exhibition facility.

The Design Concepts of Haeundae LCT is meant to realize the shape of 'waves flowing' through an expression of an elegant curvature. Inspired by the shape of biological organisms in the ocean, it expresses the fluid movement of the waves, the topography of Haeundae as an Architectural Design. The outer wall of the tower can reflect the light of the surrounding environment in various tones and colors as it changes based on the two-dimensional circle shape. Considering the sight from the outside in the inside, it is designed to create a Paranomic expanded space where the sea and the sky become one.

The podium facade design reflected a whole other scale that fulfills the need of retail and entertainment programs and consists of a design that can naturally incorporate Signage necessary for each program. The podium is arranged to have 300 stores including a waterpark, large-space meeting room and lounge, and has a location-based system to make sure visitors can easily find.

The tower A, tower B, and the landmark tower, which are the three skyscraper buildings, are placed to maximize viewing the scenery from the outer site. In order to feel the marvelous view in its best, the positioning of each building is positioned breaking the conventional layout method. The tower form is also designed as a basic plane of Y shape and some curvature points as smooth curved type, escaping from the square box form of a central core type.

Hotel & Condominium

HYATT Place Hotel Osong



- Location : Cheongju-si, Chungcheongbuk-do
- GFA : 16,618m²
- Floors : B1 / 14F
- Use : Hotel
- BAUMCM Service : CM + CS

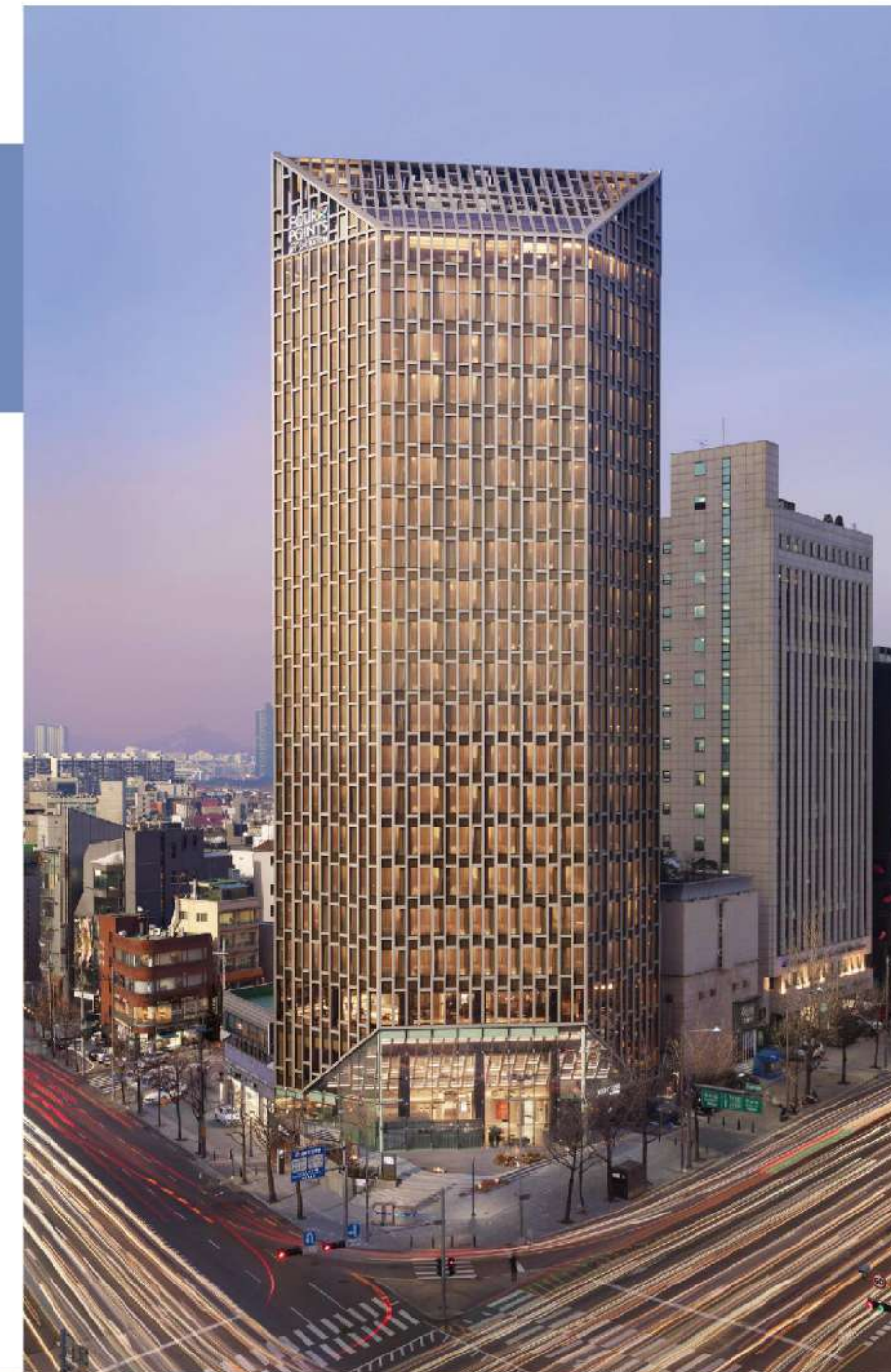
It is the first Hyatt Place Hotel to be introduced in Korea and is planned to be a differentiated business hotel that reflects the characteristics of the local biohealth industry. Factors such as large-scale conference centers and various medical services will be implemented in harmony.



Four Points by Sheraton Gangnam Hotel

- Location : Seoul
- GFA : 12,190m²
- Floors : B4F / 21F
- Structure : RC + SRC
- Use : Hotel
- BAUMCM Service : CM + CS

Four Points by Sheraton, one of the brands of the global hotel chain Starwood Hotels & Resorts, opened in Gangnam in early 2018. The 199-room business hotel consists of 21 floors and 4 underground floors for tourists and visitors. It has 106m² Meeting Room for business people. It is well-received by global business people because of its comfortable location in Gangnam and Gangbuk. From the design phase of 2015 to completion in December 2017, the BumpCM delivered CM + CS services and followed the Grand Open schedule with a complete design/construction schedule



Tongyeong Stanford Hotel & Resort



- Location : Gyeongsangnam-do
- GFA : 29,975m²
- Floors : B2F / 19F
- Use : Hotel
- BAUMCM Service : CS



Hotel & Condominium

Hotel in 9

- Location : Seoul
- GFA : 8,094m²
- Floors : B4F / 19F
- Structure : RC
- Use : Hotel
- BAUMCM Service : CS

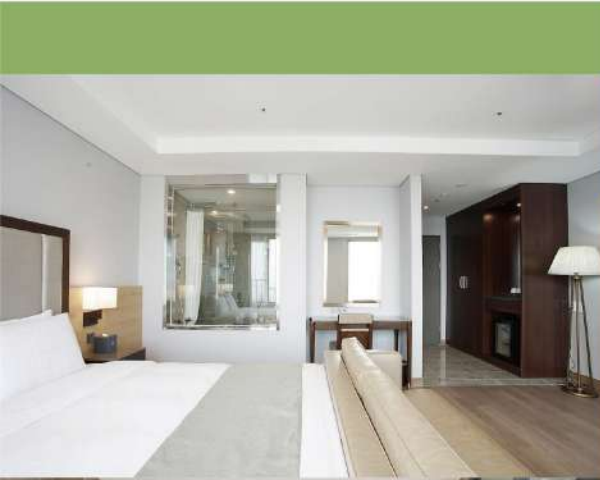
Samsung-dong Pharos Hotel in Samsung-dong, Gangnam-Gu, completed in January of 2019, is a business hotel with 4 stories below and 19 stories above the ground and a gross area of 2400 pyeong. Its concept is Speed check-in, Fast wi-fi, Good bed. BAUM CM built a hotel management concept, supported decisions on the type and size of rooms with regard to customer needs, the scale of additional facilities (breakfast, sauna, meeting room etc), and changed the hotel lobby, originally planned to be on the third floor, to the first floor, and changed the B1 and B2 floor, originally planned to be a renting space, as a hotel's additional facility.

A construction of a hotel must consistently change the design through room Mock-up, consider the FF&E, OS&E, and operation method concurrently with a construction, and has a difficulty of requiring a close cooperation of all business participants since the major finishing works are proceeded as an interior construction.

Therefore, BAUM CM has executed a successful CM type construction supervision based on the multiple experiences of hotel projects and an ideal allocation of technical professionals, and the current owner has opened and been running the hotel, and is preparing a grand opening.



Busan Nampo-dong Stanford Inn Hotel



- Location : Busan
- GFA : 4,464m²
- Floors : B2F / 15F
- Use : Hotel
- BAUMCM Service : CS



Hotel & Condominium

Jeju Lotte Tourism Complex



Jeju Hot Springs Resort



Mercure Hotel, Hongdae



- Location : Seoul
- GFA : 17,058m²
- Floors : B6F / 18F
- Structure : Steel Frame, RC
- Use : Commercial+Mixed Use
- BAUMCM Service : CM + QS

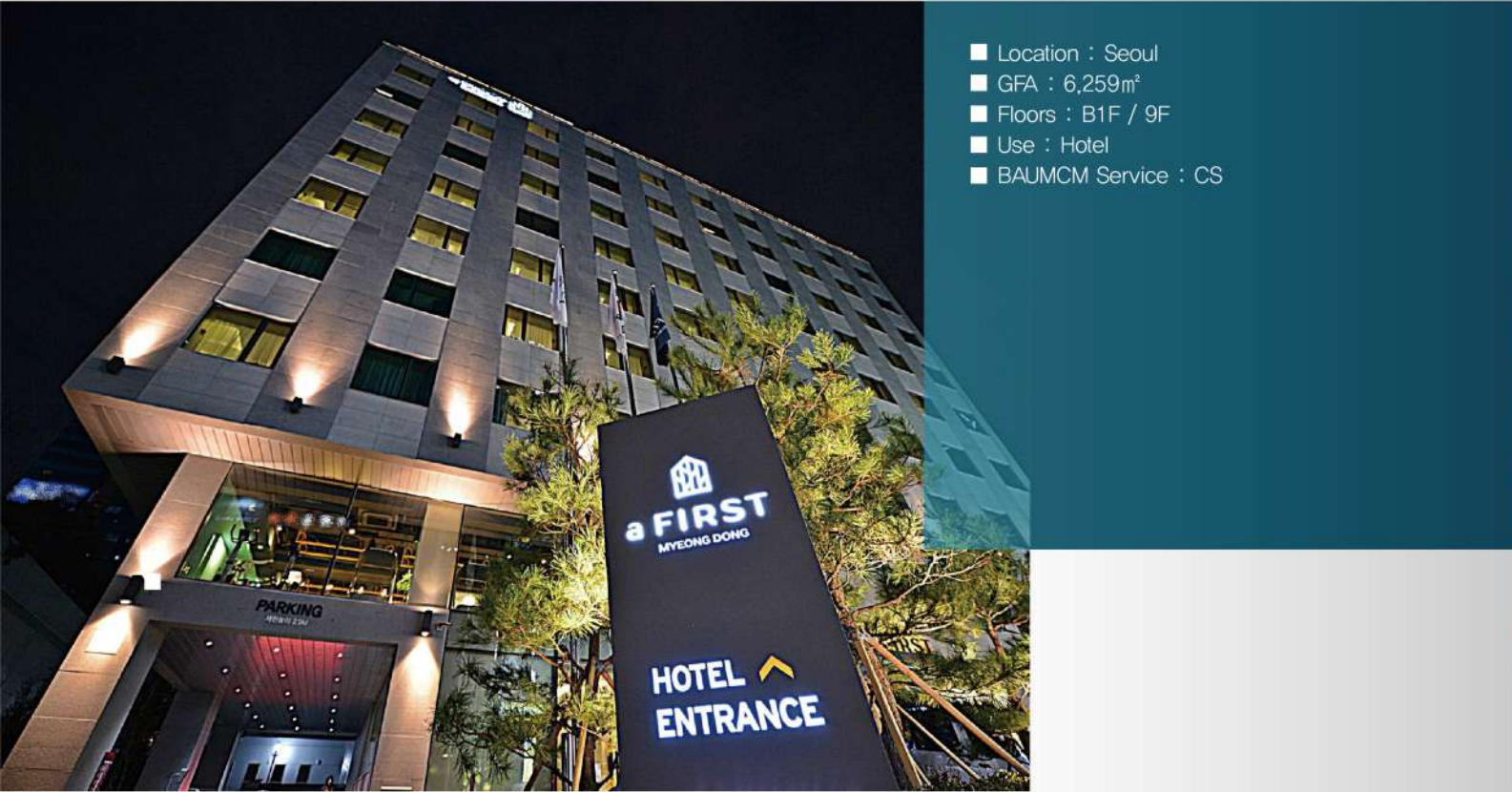
Mecure Hotel Seoul is a 4-star international hotel (270 rooms and 5 floors of retail) strategically located in the heart of Hongdae which is one of hippest areas in Seoul. Located near three popular and different universities (Yonsei, Hongik, and Ehwa), and just a short stroll away from Hongik University Station, it's quickly grown to be the hotspot for all the cool and trendy going ons in Korea.

From walking the streets at night to the sounds of buskers, shopping at all the various shops, popping into the unique cafes, and finding quirky things to do and see, there's no shortage of things to do in this one area alone.



Hotel & Condominium

A First Hotel



Seoul Club Renovation



As the oldest private social club in Korea, The SEOUL Club was founded in 1904 by the Emperor 'Kojong' from his own personal library on the Deoksu Palace. Created to foster cross-cultural understanding and friendship, the SEOUL Club has stood strong through war times, financial difficulties and multiple relocations. Since its founding, more than 100 years ago, it has grown and matured, evolving into remaining as the only multi-national private membership club in Korea - providing family, business social and recreational opportunities to both expatriate and Koreans communities with a colorful history that now includes an extensive family of more than 100 different nationalities.

Busan Paradise Hotel Remodeling



Nonhyeon-dong SB-Hostel



Commercial + Mixed Use

IKEA Dong-Busan Store

IKEA is a multinational company based in Sweden, one of the largest furniture retailers and distributors that sells over 9500 home furnishing products and runs more than 400 stores in 28 countries. Currently there are two IKEA stores in Korea. IKEA Dong-Busan Store is the fourth store to be constructed in Korea located in Dong-Busan Tourist Complex, also the first regional store to be launched away from the Seoul metropolitan area. With their quality furnishing products, IKEA anticipates high sales volumes by drawing customers in Busan and neighboring Gyeongnam regions. (there's IKEA Giheung under construction, as the third one) Baum CM is confident that our proven capability and know-how in CM and CS services will lead the entire phase of initiating, planning, and project construction. Added to this, we will be responsible for architectural and interior design, bidding, construction management and quality control. The key to success in this IKEA project is to understand IKEA's unique aspect of distribution and warehouse system and the way their distribution facilities operate, which ensures client satisfaction. Once IKEA Dong-Busan Store is completed, it will be one of the largest retailers along with neighboring Lotte Outlet in Dong-Busan Tourist Complex.

- Location : Busan
- GFA : 91,349m²
- Floors : B1F / 4F
- Structure : RC, SRC, PC
- Use : Commercial, Parking
- BAUMCM Service : CM + CS



IKEA Gyeryong Store



- Location : Gyeryong
- GFA : 60,000m²
- Floors : B1F / 2F
- Use : Commercial, Parking
- BAUMCM Service : CM + CS

Myeong-dong Noon Square



- Location : Seoul
- GFA : 23,834m²
- Floors : B2F / 9F
- Structure : RC
- Use : Commercial + Mixed Use
- BAUMCM Service : CM

Noon Square located in Myeongdong street is a building that represents the history of Myeongdong as it was first built as Cosmos Department Store in December 1970 and was remodeled as a general shopping mall (Avatar) in 2001. It was newly extended and remodeled as Noon Square in 2009. Remodeling is a work much more difficult than tearing down the preexistent building and building a new one. Noon Square is a good example that demonstrates the benefit of remodeling: Increasing the sustainability of a city by expanding the reproduction of a region while preserving the historicity the preexistent building has.

Commercial + Mixed Use

COEX Mall Remodeling



- Location : Seoul
- GFA : 152,118m²
- Floors : B4F / 1F
- Structure : RC
- Use : Commercial
- BAUMCM Service : CM + CS



COEX Complex, Convention and Exhibition Center and shopping mall, is one of the most popular and sought-after tourist destinations and also for locals in Seoul, and has grown to hold a landmark status since its opening in 2000.

With the increase in the number of international conventions, exhibitions, conferences, and events, the function of this public space had to be redefined, therefore started seeking ideal solutions. Prior to the redevelopment, BAUM CM analyzed direct causes, deterioration of building facilities, emergence of competitors, stagnation of sales, and gradual decrease in number of cinema and aquarium visitors. The redevelopment focused on current market demand and shopping trend, which finally resulted a state-of-the-art, one-stop multi-complex where visitors and tourists enjoy everything from shopping to entertainment, and culture and leisure activities. The feature strength of COEX has been its direct underground access from subway line 2. Later the additional connection to subway line 9 has made the place even more convenient.

So far, COEX redevelopment has seen successful outcomes in every corner; contemporary approach to corporate identity and branding of COEX, new MD plans followed by reconfiguration and refurbishment for a variety of retail stores and cultural facilities, which all resulted noticeable profit increase. The newly transformed COEX Complex is now a world-class multi-complex, not only with its high-tech, futuristic space design, but going green with eco-friendly management for future generation.

Commercial + Mixed Use

Lotte Department Store, Kwangbok, Busan



- Location : Busan
- GFA : 117,970m²
- Floors : B6F / 10F
- Structure : SRC
- Use : Commercial
- BAUMCM Service : CS



Lottemall Songdo



- Location : Incheon
- GFA : 32,388m²
- Floors : B3F / 3F
- Use : Commercial + Mixed Use
- BAUMCM Service : CM

NH Samsung Agricultural Products Processing Center



- Location : Gyeonggi-do
- GFA : 41,582m²
- Floors : B1F / 3F
- Use : Commercial
- BAUMCM Service : CS

Industrial

Dangmok-ri Logistics Center



- Location : Anseong
- GFA : 142,100m²
- Floors : B2F / 3F
- Use : Logistics Center
- BAUM CM Service : CM + CS

Songsan-ri Logistics Center



- Location : Hwaseong
- GFA : 20,207m²
- Floors : B2F / 2F
- Use : Logistics Center
- BAUM CM Service : CM + CS

Major Repair Works on Market Curly Logistics

- Location : Gimpo
- GFA : 137,017m²
- Floors : B1F / 4F
- Use : Logistics Center
- BAUM CM Service : CM



Goji-ri Logistics Center



- Location : Hwaseong
- GFA : 41,987m²
- Floors : B2F / 4F
- Use : Logistics Center
- BAUM CM Service : CM + CS

Hanul D&C Anseong Logistics Center



- Location : Anseong
- GFA : 46,764m²
- Floors : B2F / 2F
- Use : Logistics Center
- BAUM CM Service : IE + DD

- Location : Incheon
- GFA : 148,573m²
- Floors : B1F / 10F
- Use : Logistics Center
- BAUM CM Service : IE + DD

Seoknam-dong Logistics Center



Industrial

Sangbong-ri Logistics Center



- Location : Icheon
- GFA : 36,370m²
- Floors : B2F / 4F
- Use : Logistics Center
- BAUM CM Service : CM + CS

Buk-ri Logistics Center



- Location : Yongin
- GFA : 132,187m²
- Floors : B1F / 5F
- Use : Logistics Center
- BAUMCM Service : CM

Yongin Pogok Logistics Complex



- Location : Yongin
- GFA : 562,426m²
- Use : Logistics Center
- BAUM CM Service : IE + DD

Naechon-ri Logistics Center



- Location : Icheon
- GFA : 44,039m²
- Floors : B2F / 4F
- Use : Logistics Center
- BAUMCM Service : CM + CS

Juksan Logistic Park



- Location : Anseong
- GFA : 95,236m²
- Floors : B1F / 3F
- Use : Logistics Center
- BAUMCM Service : CM + CS

Major Repair Works on Uiwang Logistics



- Location : Uiwang
- GFA : 84,295m²
- Floors : B1F / 6F
- Use : Logistics Center
- BAUM CM Service : CM + CS

Industrial

Kyochon FnB, Gimhae Southern Logistics Center



- Location : Gimhae
- GFA : 4,024m²
- Floors : 2F
- Use : Logistics Center
- BAUM CM Service : CS

Major Repair Works on Coupang Icheon 1FC



- Location : Icheon
- GFA : 46,200m²
- Floors : B2F / 2F
- Use : Logistics Center
- BAUM CM Service : CM + CS

Anseong Seoun-myeon Logistics Center



- Location : Anseong
- GFA : 54,992m²
- Floors : B2F / 2F
- Use : Logistics Center
- BAUM CM Service : CM + CS

Major Repair Works on Coupang Gimhae 2FC



- Location : Gimhae
- GFA : 39,941m²
- Floors : B1F / 4F
- Use : Logistics Center
- BAUM CM Service : CM + CS

Major Repair Works on Coupang Daegu 4FC



- Location : Daegu
- GFA : 20,295m²
- Floors : B2F / 1F
- Use : Logistics Center
- BAUM CM Service : CM + CS

Major Repair Works on Coupang Incheon 1FC



- Location : Incheon
- GFA : 87,103m²
- Floors : 7F
- Use : Logistics Center
- BAUM CM Service : CM + CS

Industrial

Jugok-ri Logistics Center



- Location : Hwaseong
- GFA : 52,850m²
- Floors : B3F / 4F
- Use : Logistics Center
- BAUM CM Service : CM + CS

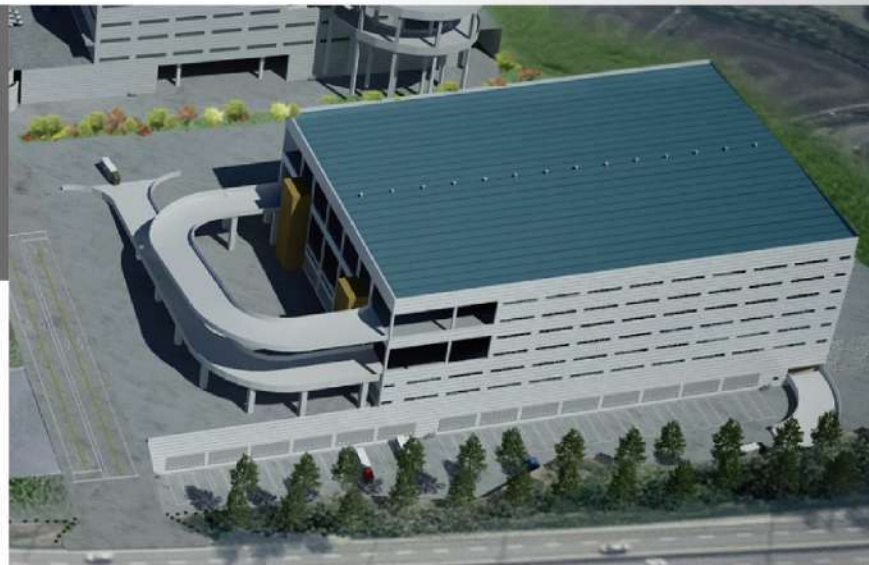
Bondu-ri Distribution Center



- Location : Yeosu
- GFA : 108,381m²
- Floors : B2F/4F
- Use : Logistics Center
- BAUMCM Service : IE + DD

Jaseok-ri Logistics Center

- Location : Icheon
- GFA : 51,181m²
- Floors : B2F / 4F
- Use : Logistics Center
- BAUM CM Service : CM



Yeosu Logistics Center



- Location : Yeosu
- GFA : Center A (36,983m²) / Center B (33,456m²)
- Floors : B1F/2F
- Use : Logistics Center
- BAUM CM Service : Due Diligence

Ihwang-ri Logistic Center



- Location : Incheon
- GFA : 54,148m²
- Floors : B1F / 4F
- Use : Logistics Center
- BAUMCM Service : CM

- Location : Incheon
- GFA : 164,578m²
- Floors : B1F/8F
- Use : Logistics Center
- BAUM CM Service : Due Diligence

Sinheung-dong Logistics Center



Industrial

GC Green Cross MS Jincheon Factory



- Location : Eumseong-gun, Chungcheongbuk-do
- GFA : 7,491 m²
- Floors : 2F
- Use : Plant
- BAUMCM Service : CS

Osan Cold Logistic Center



- Location : Osan
- GFA : 14,088 m²
- Floors : B2F / 4F
- Use : Logistics Center
- BAUM CM Service : Due Diligence

Dermal Korea Eumseong CGMP Factory



- Location : Eumseong-gun, Chungcheongbuk-do
- GFA : 6,932 m²
- Floors : B1F/3F
- Use : Plant
- BAUM CM Service : CM + CS

LogisValley Seocheon Logistics Center



- Location : Icheon
- GFA : 78,209 m²
- Floors : B1F / 4F
- Use : Logistics Center
- BAUM CM Service : Due Diligence

Dow Chemical ST2 Factory and Warehouse



- Location : Cheonan
- GFA : 18,394 m²
- Floors : 1F ~ 2F
- Use : Plant & Warehouse
- BAUM CM Service : CS

Incheon I-FOOD PARK



- Location : Incheon
- GFA : 28,005 m²
- Floors : B1F / 6F
- Use : Logistics Center
- BAUMCM Service : Due Diligence

Industrial

Hyundai IHL Daegu Factory



- Location : Daegu
- GFA : 29,146m²
- Floors : 2F
- Use : Plant
- BAUM CM Service : CM + CS

Delifarm Icheon Factory



- Location : Icheon
- GFA : New construction 6,333m² / Extension 3,121m²
- Floors : 3F
- Use : Plant
- BAUM CM Service : CM + CS

Dorco Yongin Factory Extension

- Location : Yongin
- GFA : 11,287m²
- Floors : B1F / 3F
- Use : Plant
- BAUM CM Service : CM + CS



Doosan Infracore R&D Center



- Location : Changwon
- GFA : 80,188m²
- Floors : B1F/6F
- Use : Plant
- BAUM CM Service : CS

NOAH Actuation Bucheon Plant



- Location : Bucheon
- GFA : 5,563m²
- Use : Plant
- BAUM CM Service : CS

Moorim P&P Factory



- Location : Ulsan
- GFA : 84,664m²
- Floors : 7F
- Use : Plant
- BAUM CM Service : CS

Industrial

Binggrae Novosibirsk Snack Factory



- Location : Novosibirsk, Russia
- GFA : 6,876m²
- Use : Plant
- BAUM CM Service : PM

Office

Kyochon F&B Pangyo New Office Building



- Location : Seongnam
- GFA : 14,011m²
- Floors : B4F/11F
- Use : Office
- BAUMCM Service : CS

Indonesia PT.BIA New CPO Mill Phase1



- Location : Papua, Indonesia
- GFA : 80,552m²
- Floors : 2F
- Use : Plant
- BAUM CM Service : CM



KMH Consortium Headquarters



- Location : Seoul
- GFA : 15,948m²
- Floors : B4F/11F
- Use : Office
- BAUM CM Service : CM + CS

Dow Chemical OLED Factory Extension



- Location : Cheonan
- GFA : 10,096m²
- Floors : 4F
- Use : Plant
- BAUM CM Service : CS

JT Building



- Location : Seoul
- GFA : 11,759m²
- Floors : B5F/15F
- Use : Office
- BAUM CM Service : CM + CS

Office

Gwanggyo Hadong Office Building



- Location : Suwon
- GFA : 59,410m²
- Floors : B5F/24F
- Use : Office
- BAUM CM Service : CM + CS

Remodeling and Extension of KT&G Tower Euljiro



- Location : Seoul
- GFA : 18,194m²
- Floors : B4F/14F
- Use : Office
- BAUMCM Service : CS

Samwon Paper Headquarters

- Location : Seoul
- GFA : 20,367m²
- Floors : B6F/20F
- Use : Office
- BAUM CM Service : CM + CS



The 17th Block of Cheongjin District



- Location : Seoul
- GFA : 18,047m²
- Floors : B2F/16F
- Use : Office
- BAUM CM Service : CS

Truston Asset Management Seongsu-dong Office



- Location : Seoul
- GFA : 4,351m²
- Floors : B2F/8F
- Use : Office
- BAUM CM Service : CM + CS

Seongsu-dong Ground Building



- Location : Seoul
- GFA : 5,976m²
- Floors : B2F/8F
- Use : Office
- BAUM CM Service : CM + CS

Office

Government Complex Sejong 3rd Phase 2 Block



- Location : Sejong
- GFA : 92,240m²
- Floors : B2F/12F
- Use : Government Building
- BAUM CM Service : CS

Pangyo I-Square C1 Block



- Location : Seongnam
- GFA : 99,925m²
- Floors : B6F/10F
- Use : Office, Hotel, Retail
- BAUMCM Service : Due Diligence

Government Complex Sejong 1st Phase 2 Block



- Location : Sejong
- GFA : 215,250m²
- Floors : B1F/7F
- Use : Government Building
- BAUM CM Service : CS



D Tower Seoul Forest



- Location : Seoul
- GFA : 110,185m²
- Floors : B7F/33F
- Use : Office, Retail
- BAUM CM Service : Due Diligence

Yeouido IFCS (One IFC, Two IFC, Three IFC, Conrad Seoul Hotel, IFC Mall)



- Location : Seoul
- GFA : 506,205m²
- Floors : B7F ~ 56F
- Use : Office, Hotel, Commercial
- BAUM CM Service : Due Diligence

Pfizer Tower



- Location : Seoul
- GFA : 15,868m²
- Floors : B4F/15F
- Use : Office
- BAUM CM Service : Due Diligence

Office

GRAN Seoul



- Location : Seoul
- GFA : 175,537㎡
- Floors : B7F/24F
- Use : Office
- BAUM CM Service : Due Diligence

Residential

Daegu Raon Private Residential Complex



- Location : Daegu
- GFA : 112,666㎡
- Floors : B5F/43F
- Use : Apartment (585 households),
Studio Apartment (100 households)
- BAUMCM Service : CM

Gangnam Finance Center

- Location : Seoul
- GFA : 212,615㎡
- Floors : B8F/45F
- Use : Office
- BAUM CM Service : Due Diligence



Deoksugung D-Palace



- Location : Seoul
- GFA : 57,825㎡
- Floors : B7F/18F
- Use : Studio Apartment (170 households),
Apartment (58 households)
- BAUM CM Service : CM

Seoul Finance Center



- Location : Seoul
- GFA : 119,397㎡
- Floors : B8F/30F
- Use : Office
- BAUM CM Service : Due Diligence

- Location : Seoul
- GFA : 16,258㎡
- Floors : B4F/15F
- Use : Apartment (248 households),
Studio Apartment (50 households)
- BAUM CM Service : CM + CS

LOFT ONE



Residential

Seogye—dong Station Area Youth Housing



- Location : Seoul
- GFA : 13,320m² / 638m²
- Floors : B5F, 10F / B2F, 4F
- Use : Studio Apartment (267 households), Apartment (16 households)
- BAUM CM Service : CM + CS

- Location : Daegu
- GFA : 22,414m²
- Floors : B5F/18F
- Use : Studio Apartment
- BAUM CM Service : CM + CS

Pojeong Officetel



Gwangsan Rental Officetel



Bangi—dong Officetel



- Location : Busan
- GFA : 9,553m²
- Floors : B2F/20F
- Use : Studio Apartment
- BAUM CM Service : CM + CS

- Location : Seoul
- GFA : 8,473m²
- Floors : B5F/17F
- Use : Studio Apartment
- BAUM CM Service : CS

Daemyung Officetel



Officetel in Uijeongbu Minrak 2nd District



- Location : Daegu
- GFA : 6,609m²
- Floors : B1F/15F
- Use : Studio Apartment
- BAUM CM Service : CM + CS

- Location : Uijeongbu
- GFA : 83,574m²
- Floors : B5F/10F
- Use : Studio Apartment
- BAUM CM Service : CM + CS

Yangjeong Officetel



The 1st Seoul Social Housing Land Lease Division Project 2020



- Location : Busan
- GFA : 13,317m²
- Floors : B4F/20F
- Use : Studio Apartment
- BAUM CM Service : CM + CS

- Location : Seoul (8 sites)
- GFA : 12,352m²
- Floors : 4F ~ 7F
- Use : Apartment (Total of 251 households)
- BAUM CM Service : CM

Residential

NSIC IBD F13,14,15, 19-1.20-1,25-1, B3, E5, G5



- Location : Incheon
- Use : Apartment, Retail
- BAUM CM Service : Planning Stage CM

- Location : Uljin, Gyeongsangbuk-do
- GFA : 10,305m²
- Floors : B2F/20F
- Use : Apartment, Studio Apartment
- BAUM CM Service : LTA

Harbour Felice Residential Complex, Uljin



Central Arista, Yangju

- Location : Yangju, Gyeonggi-do
- GFA : 22,817m²
- Floors : B5F/24F
- Use : Apartment, Retail
- BAUM CM Service : LTA



Pungmu District 2 Officetel



- Location : Gimpo
- GFA : 5,473m²
- Floors : B3F/14F
- Use : Studio Apartment
- BAUM CM Service : LTA

Damyang Complex Facility



- Location : Damyang, Jeollanam-do
- GFA : 11,151m²
- Floors : B1F/3F
- Use : Apartment
- BAUM CM Service : LTA

- Location : Cheonan
- GFA : 45,760m²
- Floors : B2F/20F
- Use : Apartment (374 households)
- BAUM CM Service : Settlement of Construction Cost and Due Diligence on Completion

Jiksan World Meridian



Terrace House, Seongmo-ri, Gimpo



Gwanggyo Eduheim 1309 Officetel



- Location : Gimpo
- GFA : 11,768m²
- Floors : 4F
- Use : Apartment
- BAUM CM Service : LTA

- Location : Suwon
- GFA : 130,278m²
- Floors : B4F/15F, 8 Buildings
- Use : Studio Apartment
- BAUM CM Service : Due Diligence on Completion

Residential

Sindang-dong UBORA Stay



- Location : Seoul
- GFA : 67,938㎡
- Floors : B4F/20F, 6 Buildings
- Use : Apartment (718 households)
- BAUM CM Service :
Change Construction Cost Calculation

W Avenue Tower



- Location : Seoul
- GFA : 7,670㎡
- Floors : B2F/17F
- Use : Studio Apartment
- BAUM CM Service : Due Diligence

Yongin Seocheon 2nd I'Park



- Location : Yongin
- GFA : 42,191㎡ 6 Buildings
- Use : Apartment (289 households)
- BAUM CM Service : CS

Pyeongsan-dong Samhan Apartment



- Location : Yangsan, Gyeongsangnam-do
- GFA : 55,732㎡
- Floors : B3F/20F 6 Buildings
- Use : Apartment (450 households)
- BAUM CM Service : CS



Gurye-gun Sanigoun Apartment

GFA : 19,463㎡ (172 households)
BAUM CM Service : CS

Gurye, Jeollanam-do



Hoban Verdium APT, A3 Block, Okdong District

GFA : 89,419㎡ (575 households)
BAUM CM Service : CS

Andong, Gyeongsangbuk-do



Administrative Complex City 1-3 Block Jeil APT

GFA : 73,867㎡ (436 households)
BAUM CM Service : CS

Sejong



Dangjin Chaen-dong Apartment

GFA : 56,273㎡ (457 households)
BAUM CM Service : CS

Dangjin, Chungcheongnam-do



Gyeongsan Housing Association Apartment

GFA : 59,618㎡ (540 households)
BAUM CM Service : CS

Gyeongsan, Gyeongsangbuk-do



GIST Professor's Apartment

GFA : 15,223㎡
BAUM CM Service : CS

Gwangju



Korea Institute of Machinery & Materials Dormitory

GFA : 4,436㎡
BAUM CM Service : CS

Daejeon



Adong-dong Sinan Silk Valley Apartment 2nd

GFA : 87,456㎡
BAUM CM Service : CS

Paju



Gunwoo Apartment 3rd

GFA : 49,696㎡ (341 households)
BAUM CM Service : CS

Seoul



Suwan District EG THE 1 Apartment

GFA : 75,568㎡ (510 households)
BAUM CM Service : CS

Gwangju



Reconstruction of Bongdeok-dong Maehwa APT

GFA : 25,021㎡ (186 households)
BAUM CM Service : CS

Daegu



Goseong DS IZONVILLE Apartment 2nd

GFA : 53,680㎡ (394 households)
BAUM CM Service : CS

Goseong, Gyeongsangnam-do

Medical

Mediplex Sejong Hospital



- Location : Incheon
- GFA : 38,761 m²
- Floors : B2F/10F
- Use : Hospital
- Scale : 326 Beds
- BAUMCM Service : CM + CS

HyeWon Medical Foundation has seen a remarkable growth and progress over the past years, which accordingly brought up an issue of expanding clinical capacity for the increased demand for medical care from both home and foreign countries. In response to local and international customer demands, Mediplex Sejong Hospital has been constructed, and now has world-renowned expertise in the areas of heart and cardiovascular health. Outpatient department and central medical department take up the first 6 floors from the ground, whereas the 308-bed ward takes up the rest of the floors in the hospital. The most important issue during the construction phase was to minimize errors through conducting rigorous inspections to verify adaptability of machines and electric systems that secured stability of medical equipment used in the hospital. In the completion phase, it was crucial that the project was thoroughly checked using our systematic punch-list with the aims to minimize client's loss, and to zero customer complaints. Today, Mediplex Sejong Hospital in Incheon Metropolitan city is the most sought-after center of regional specialists for heart and cardiovascular health, contributing greatly to the neighboring community. The hospital project has been successful resulting excellent working environment for practitioners and high quality medical care for both inpatients and outpatients.

Korea Univ. Anam AI Driven Hospital / R&D Center



- Location : Seoul
- GFA : 104,870 m²
- Floors : B6F/7F
- Use : Hospital
- Scale : 1,201 Beds
- BAUMCM Service : CS

Korea University Anam Hospital is a premier academic research-focused (JCI-accredited) medical center in Seoul. Our aim is to build high-tech, A.I.-driven medical spaces of converging services and systems, where patients and health professionals experience cutting-edge medical research and technology, advanced infrastructure, and personalized treatment and care. The project will be a breakthrough approach to the built-environment for future medical institutions creating a visible impact in the overall healthcare community. Korea University Anam Hospital, equipped with A.I.-based systems and services, will be completed in 2022 over the course of two major phases. The new hospital building will house 11 floors above ground and 6 underground. Cancer center, cardiovascular center, cerebral infarction center, and amenity facilities are constructed during the 1st phase, and the extension of hospital wards, central plaza, and parking and access development will be preceded during the 2nd phase.

Konkuk University Hospital



- Location : Seoul
- GFA : 85,687m²
- Floors : B4F / 13F
- Use : Hospital
- Scale : 879 Beds
- BAUMCM Service : CS

The Konkuk University Hospital has originated from 'Academy of Social and Commonwealth Health Care', a free and actual expenses hospital at Jongno 2-ga built in May 1931 thanks to the effort of 33 representatives of the March First Independence Movement and people from various circles.

To respond to the sudden change of medical environments and provide a high-quality medical service, it started to build a hospital building with a scale of 800 hospital beds at the site of Seoul campus in 2002 and completed construction in 2005. The new hospital, owning 13 floors and 4 floors underground with the gross area of 85,687m², has a high-tech medical equipment and complete computerized system.

Medical

Severance Hospital



- Location : Seoul
- GFA : 171,290m²
- Floors : B3F / 21F
- Use : Hospital
- Scale : 1,004 Beds
- BAUMCM Service : CS

In May 2005, the first modern hospital in Korea, Kwanghyeowon, was built 120 years after Severance Hospital was built and 100 years after Severance Hospital was built.

The New Severance Hospital consists of four parts including an outpatient clinic, ward for hospitalization, central treatment facility, convenience and education facilities. The outpatient clinic consists of 118 clinic rooms in total, and consists of 5 specialized centers (gastroenterology center, cranial nerve center, emergency center, diabetes center, organ transplant center) and 2 specialized clinics (cancer clinic, allergies and asthma clinic), and 17 clinical practice departments, and is located between the third and sixth floor of the New Severance Hospital. The Ward for hospitalization is located on the 5th floor and also from 8th to 20th floor, and has 1004 hospital beds in total including 897 beds in general ward, which is the largest scale in the nation.

Medical

InJe University Ilsan Baik Hospital



- Location : Gyeonggi-do
- GFA : 74,006 m²
- Floors : B6F/12F
- Use : Medical
- Scale : 800 Beds
- BAUMCM Service : CM + CS

InJe University Ilsan Paik Hospital located in the Ilsanseo-gu, Goyang-si, Gyeonggi-do, is a general hospital with a scale of 800 hospital beds from the lower ground level two to floor level twelve. The construction supervision of the initial construction and extension work in 2010 was conducted by BAUM CM. Currently the hospital is proceeding an extension of 1,200 pyeong and partial remodeling of the hospital building, and BAUM CM has been selected and been planning its task performance.

InJe University Busan Haeundae Baik Hospital



Starting with Seoul Paik Hospital in 1932, The InJe University Paik Hospital opened Busan Paik Hospital in 1979, Sanggye Paik Hospital in 1989, Ilsan Paik Hospital in 1999, Haeundae Paik Hospital in 2010, and currently runs 5 Paik hospitals and over 3500 hospital beds. As the best medical organization of Korea, it runs a patient-centered medical system and is trusted as one network. Among all, the establishment of Haeundae Paik Hospital has served a role of a new landmark of

Haeundae as Busan's status became a Hub logistics base in the Northeast Asia central era and the demand for differentiated medical service rises due to the income increase. The Atrium opened from the lower ground level one to floor level four and the hospital street can provide a pleasant environment and help find the path for clients visiting the hospital. The ward of the hospital provides a front and several day rooms, which helps assuring the habitability for ward patients, and an active planning of a roof garden provides a healing environment for patients.

- Location : Busan
- GFA : 114,320 m²
- Floors : B4F/16F
- Use : Hospital
- Scale : 1,004 Beds
- BAUMCM Service : CS



MUHAS Medical Center



- Location : Mloganzila, Tanzania
- GFA : 38,957 m²
- Floors : B1F/10F
- Use : Medical
- Scale : 600 Beds
- BAUMCM Service : CM

Medical

Seoul National University Hospital Cancer Center



- Location : Seoul
- GFA : 27,944 m²
- Floors : B6F/4F
- Use : Medical
- Scale : 165 Beds
- BAUMCM Service : CS



Medical

Konkuk University Chungju Hospital Extension



Sokcho Medical Center



Ulsan University Hospital Extension

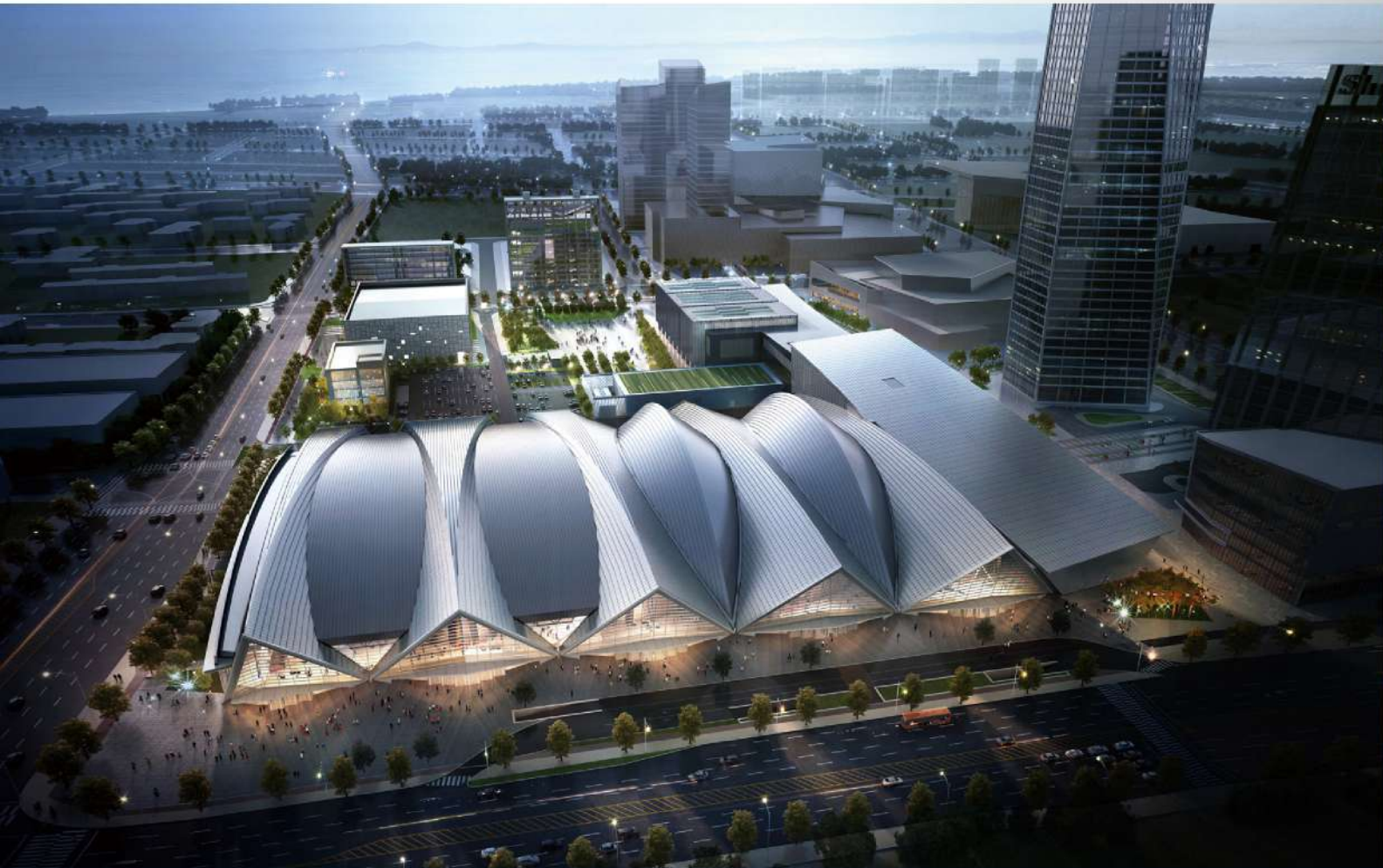


Seogyo-dong Unam Building



Convention & Exhibition

Songdo International Convention Center



- Location : Incheon
- GFA : 52,285m²
- Floors : B1F/4F
- Use : Convention & Exhibition
- BAUMCM Service : CS

Songdo Convensia, which is a combination of the word Convention Center and Asia, is the best convention center in Asia and means a progressive status that advance to the wide world. As a leading development business in the Songdo International Business District, which has been developed around the central park, a large-scale open space of Songdo, it is a functional building that has an exhibition room, meeting room, banquet hall, and others. Easily accessible, it is responsible for the hub of the new city Songdo.



International Convention Center JEJU



- Location : Jeju
- GFA : 62,125m²
- Floors : 7F
- Use : Convention & Exhibition
- BAUMCM Service : CS

Presidential Archives



- Location : Sejong
- GFA : 31,219m²
- Floors : B2F/4F
- Use : Convention & Exhibition
- BAUMCM Service : CS

ASEM & Trade Center Extension



- Location : Seoul
- GFA : 938,019m²
- Floors : B4F / 41F
- Use : Convention & Exhibition
- BAUMCM Service : CS

Convention & Exhibition

BMW Ilsan Jayu-ro Exhibition Hall



First BMW showroom was opened in Incheon in March 1996, and for the past 22 years Korean import car market has grown rapidly. Multiple BMW and MINI new showrooms, BMW MINI certified used car showrooms, and BMW MINI service centers opened in Ilsan, Seoul, Mokdong, Songdo and Bucheon to enhance network accessibility.

BAUM CM is currently providing Construction Supervision service at Ilsan and the extended BMW facility will include showroom for brand new car and a service center.

- Location : Goyang
- GFA : 6,533m²
- Floors : B1F/4F
- Use : Convention & Exhibition
- BAUMCM Service : CS



Education & Research Facilities

Yeongwol World Friends Korea Training Center



- Location : Yeongwol, Gangwon-do
- GFA : 6,216m²
- Floors : B1F/3F
- Use : Education & Research
- BAUM CM Service : CS

Korea University Future Engineering Center



- Location : Seoul
- GFA : 26,719m²
- Floors : B4F/6F
- Use : Education & Research
- BAUM CM Service : CM

Gachon University Vision Tower

- Location : Seongnam
- GFA : 69,640m²
- Floors : B4F/7F
- Use : Education & Research
- BAUM CM Service : CS



KARI Satellite Test Center



- Location : Daejeon
- GFA : 8,004m²
- Floors : B1F/3F
- Use : Education & Research
- BAUM CM Service : CS

Yongin Gomae-dong Training Center



- Location : Yongin
- GFA : 5,274m²
- Floors :
 - Main : B1F/4F
 - Annexe : 1F
- Use : Education & Research
- BAUM CM Service : CM

KIRAMS Environment Improvement Project



- Location : Seoul
- GFA : 12,303m²
- Floors : B2F / 2F
- Use : Education & Research
- BAUM CM Service : CS

Education & Research Facilities

Konkuk University Industrial Alliance Building



- Location : Seoul
- GFA : 18,502 m²
- Floors : B1F/8F
- Use : Education & Research
- BAUM CM Service : CS

Konkuk University Medical & Life Sciences Center

- Location : Seoul
- GFA : 18,901 m²
- Floors : B1F/12F
- Use : Education & Research
- BAUM CM Service : CS

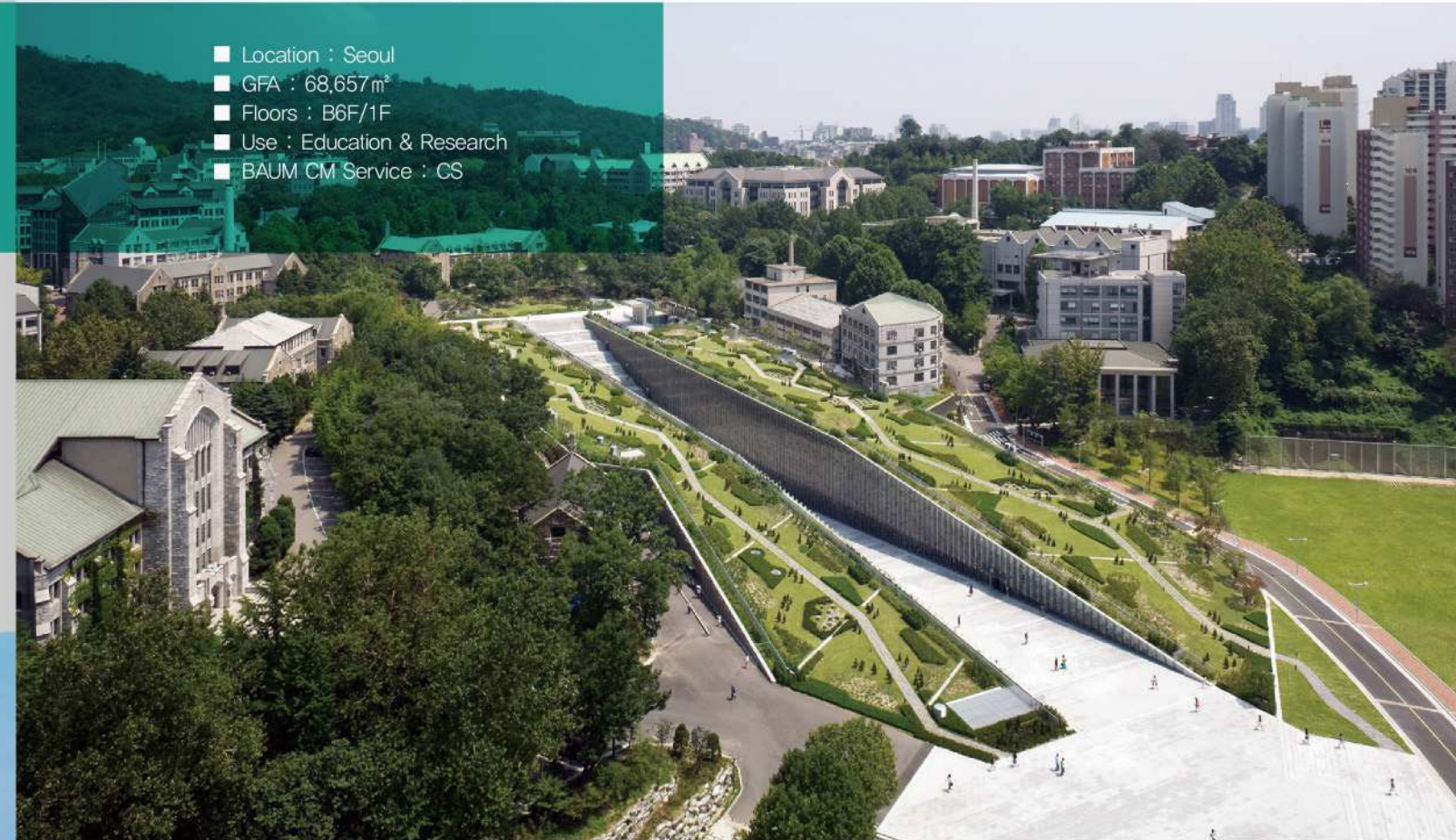


Inje University Pharmacology Hall



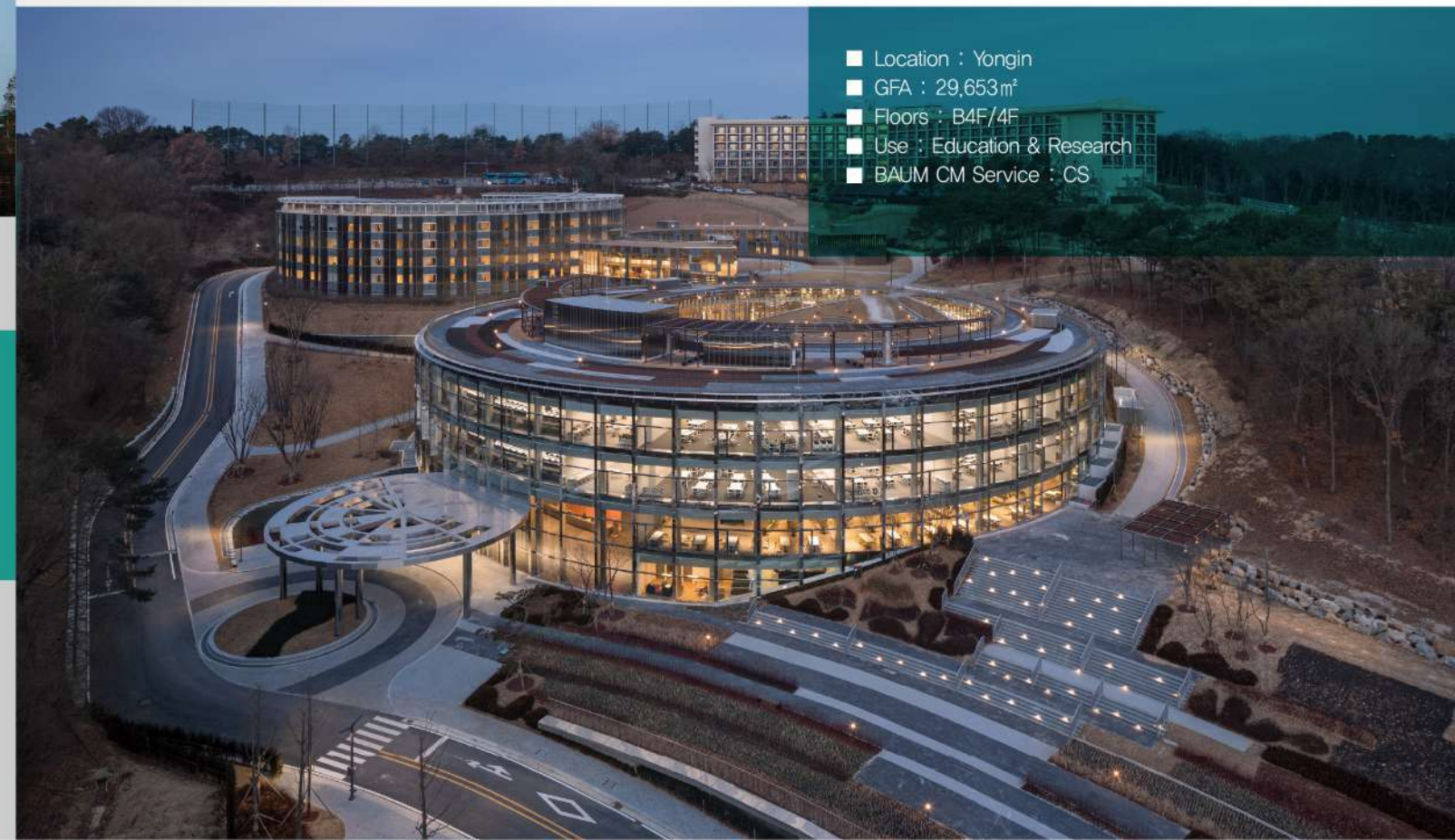
- Location : Gimhae, Gyeongsangnam-do
- GFA : 7,798 m²
- Floors : B1F/6F
- Use : Education & Research
- BAUM CM Service : CS

Ewha Univ. Campus Complex



- Location : Seoul
- GFA : 68,657 m²
- Floors : B6F/1F
- Use : Education & Research
- BAUM CM Service : CS

Hanwhalife Insurance Training Center



- Location : Yongin
- GFA : 29,653 m²
- Floors : B4F/4F
- Use : Education & Research
- BAUM CM Service : CS

Sports & Leisure

Unyang-dong GOOD Prime Sports Mall



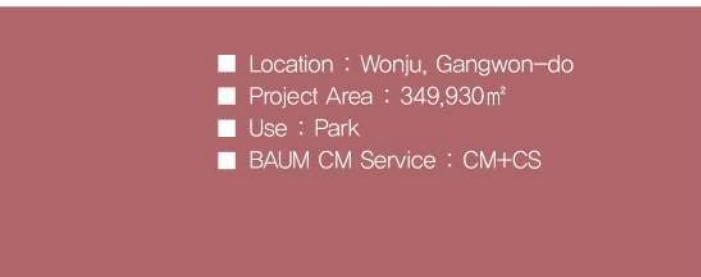
- Location : Gimpo
- GFA : 60,563m²
- Floors : B2F/7F
- Use : Sports Facility
- BAUM CM Service : LTA

Gwangju Jungoe Park



- Location : Gwangju
- Project Area : 425,435m²
- Use : Park
- BAUM CM Service : CM+CS

Wonju Central Park



- Location : Wonju, Gangwon-do
- Project Area : 349,930m²
- Use : Park
- BAUM CM Service : CM+CS



Cheonan Notae Park



- Location : Cheonan
- Project Area : 180,585m²
- Use : Park
- BAUM CM Service : CM+CS

Starfield Suwon Daeyupyeong Neighborhood Park



- Location : Suwon
- Floors : B2F/1F
- Use : Parking lot and Park/Road
- BAUM CM Service : CM+CS

Gwangju Multipurpose Gymnasium



- Location : Gwangju
- Floors : 3F
- GFA : 5,612m²
- Use : Sports Facility
- BAUM CM Service : CS



Providing Excellence

Creating the Finest Built Environment

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