

ABOUT ArcRISE Consultants

PORTFOLIO PROPOSITION

Founder-led engineering, project management and advisory for owners, developers and investors.

Elevating Vision, Assuring Delivery.

OUR PROPOSITION

DECIDE WITH CONFIDENCE. DELIVER WHAT YOU DECIDED.

ArcRISE Consultants helps clients decide with confidence before capital is committed, then deliver what they decided. We test whether a site, concept or investment is technically sound and commercially realistic. Then we stay on the owner's side through design, procurement and construction.

LED BY OUR FOUNDER



Engr. Edward M. Solayao, BSCE, PICE

FOUNDER & MANAGING DIRECTOR · PRINCIPAL CONSULTANT & ADVISOR · PROFESSIONAL CIVIL ENGINEER

Edward brings more than 30 years in engineering consultancy, real estate development, construction delivery and business leadership across the Philippines, Asia Pacific and the Middle East. He has served as principal, market leader, business development director, regional office manager and project director.

He has worked on both sides of the table. As a developer-side executive, he led technical planning, quantity surveying, land survey and design coordination for township, mixed-use, residential, commercial and industrial developments. As a consultancy leader, he directed multidisciplinary projects, grew regional operations and built digital delivery capability.

That combination shapes how ArcRISE works: we understand how owners judge feasibility and control budgets, and how consultants and contractors actually deliver.

Details of past employers, project references and client engagements are available upon request, subject to confidentiality obligations.

OUR SERVICES

ENGINEERING. PROJECT MANAGEMENT. ADVISORY.

Integrated services: connected expertise across the project and asset lifecycle, helping clients manage risk, optimize value, and deliver high-performing assets.

Engineering insight. Disciplined delivery. Enduring value.

INTEGRATED EXPERTISE | INFORMED DECISIONS | ENDURING VALUE

01

Engineering Services

Safe, Practical, Cost-Effective

Multidisciplinary support delivering safe, practical, compliant, and cost-effective solutions.

- Feasibility studies and engineering assessments
- Conceptual, preliminary, and detailed design
- Civil, structural, mechanical, and electrical engineering
- Design review, coordination, and documentation
- Value engineering and design optimization
- Construction engineering and technical support
- Testing, commissioning, and closeout
- Asset assessment, rehabilitation, and upgrading

02

Project Management Services

Disciplined Delivery

Disciplined project and construction management from planning through completion.

- Project planning and execution strategy
- Design and stakeholder coordination
- Procurement and contract administration
- Construction planning and site supervision
- Schedule, cost, and progress control
- Quality, safety, and risk management
- Change, variation, and claims management
- Testing, commissioning, handover, and closeout

03

Advisory Services

Independent Judgment

Independent, strategic advice for critical project, investment, and asset decisions.

- Strategy, feasibility, and options assessment
- Technical and commercial due diligence
- Independent project review and assurance
- Project development and delivery advisory
- Cost, schedule, risk, and performance assessment
- Value engineering and optimization
- Procurement, contracting, and claims advisory
- Asset performance and capital improvement planning

WHAT WE BRING

WHERE THE DECISION GETS MADE

Our value is greatest where technical feasibility, permits, utilities, cost and delivery risk meet, and a decision has to be made.

- **Judgment before capital is committed.** We test sites, concepts and assumptions before land acquisition, joint ventures, financing or launch.
- **One integrated view.** We treat a project as an investment system, not a set of separate disciplines: civil works, structures, utilities, environment, cost and schedule weighed together.
- **Engineering translated into business terms.** We explain what a technical, permitting or cost issue means for value, timing and risk, in language boards and investors use.
- **Owner-side discipline.** Decision gates, risk registers, change control and clear reporting keep consultants and contractors accountable to the owner's objectives.
- **Local delivery insight.** Practical knowledge of Philippine approval pathways and regional conditions, including Visayas and Mindanao, backed by international project experience.

We do not replace specialist legal, environmental or permitting advisers. We frame the right questions, help appoint the right specialists and integrate their findings into one decision.

ACROSS THE FULL PROJECT LIFECYCLE

FROM THE FIRST QUESTION TO HANDOVER

We can join at the first question or step in mid-stream, and our three service lines follow the project from idea to handover.

01 Screen and frame Opportunity screening, site suitability, infrastructure and utility gaps, early permitting view.	02 Pre-development Technical studies, design basis, consultant scopes, cost and schedule assumptions, procurement plan.	03 Design and procurement Design management and review, tender readiness, consultant and contractor selection.	04 Construction Owner-side oversight, contract administration, quality, cost and risk control.	05 Completion and recovery Commissioning readiness, handover, and health checks for projects under stress.
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SECTORS WE SERVE

VALUE WHERE SECTORS OVERLAP

Our experience covers seven sectors, and much of our value sits where they overlap.

SECTOR	TYPICAL PROJECTS	HOW WE HELP
Property and buildings	Townships, mixed-use estates, subdivisions, condominiums, malls, offices, BPO, hospitality	Site strategy, land-use and infrastructure planning, design coordination, cost planning, construction governance
Industrial, logistics and cold storage	Industrial estates, warehouses, cold storage, logistics yards, manufacturing and processing plants	Site due diligence, utilities planning, constructability review, permitting and execution risk
Energy, resources and mining	Mine support infrastructure, haulage and access, processing facilities, renewable and waste-to-energy plants	Project screening, site readiness, power and water interfaces, materials handling, environmental risk
Water	Water supply, drainage and stormwater, wastewater, pumping, flood-affected sites	Utility servicing built into feasibility, design briefs, permits and cost plans
Transportation	Access and internal roads, circulation, logistics access, regional infrastructure links	Access and traffic interfaces, construction logistics, alignment with development value
Environment	Environmental screening, ECC/CNC readiness, construction-stage controls	Knowing when specialists are needed and folding their findings into decisions
Digital infrastructure	Data centers, smart buildings, digital engineering workflows	Digital delivery, project information governance, technology-enabled coordination

HOW CLIENTS ENGAGE US

SINGLE REVIEW OR CONTINUING ROLE

An engagement can be a single review, a short advisory assignment or a continuing owner-side role.

TYPICAL ASSIGNMENTS

- **Pre-investment technical due diligence** — site conditions, infrastructure readiness, utility constraints and the technical assumptions behind an investment thesis.
- **Feasibility and pre-engineering review** — whether a concept is viable, properly scoped and ready for detailed studies, approvals or financing.
- **Pre-development roadmap** — studies, design basis, consultant team, permitting path, cost assumptions and procurement strategy before major commitments.

- **Document and budget review** — consultant scopes, tenders, budgets, schedules and risk registers, checked for gaps and decision-critical risks.
- **Regulatory pathway advice** — environmental screening, land-use and local government approvals, utilities and fire-safety interfaces, sequenced early.
- **Independent project health check** — causes and recovery actions for projects facing cost overruns, delays or coordination problems.

ENGAGEMENT MODELS

MODEL	BEST SUITED TO
Independent adviser	A single decision: site, acquisition, joint venture or market entry
Technical due diligence lead	Acquisitions, expansions and pre-development reviews needing specialist inputs coordinated
Owner's representative / owner's engineer	Consultant coordination, design management, procurement and construction oversight
Project director	Projects entering design, tender, construction or recovery that need senior accountability
Retained adviser	Investors, developers and family offices with a pipeline of opportunities

WHY ArcRISE

SENIOR JUDGMENT, ACCOUNTABLE TO YOU

Clients bring us in when a major decision needs senior judgment and someone accountable to them alone.

- **Senior attention.** Every engagement is led directly by our founder.
- **Both perspectives.** Developer-side and consultant-side experience in one adviser.
- **Integrated advice.** Engineering, cost, permits and delivery brought together, not left in separate reports.
- **Practical governance.** Clear decision gates, budgets and reporting, with a recovery mindset when projects are under stress.
- **Reach.** Philippine delivery insight with experience across Asia Pacific and the Middle East.

Guided by integrity. Grounded in engineering. Built for progress.

Planning an investment or a project that needs a second look?

Contact us to arrange an initial discussion.

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