



*Bangkok Gentlemen  
Spoofers*

PROPOSAL FOR IMPROVEMENTS  
TO  
THE ASIA CENTRE FOUNDATION CENTRE FACILITY  
LOCATED AT  
BAAN BAN TONG PRIMARY SCHOOL, KATHU, PHUKET

29<sup>TH</sup> NOVEMBER 2009



**Proposed Improvements  
Asian Centre Foundation, Kathu, Phuket**

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**Introduction**

This paper sets out a final proposal for planned improvement works to the Asia Centre Foundation facility located at Baan Ban Tong Primary School, Kathu District, Phuket.

On 23<sup>rd</sup> November 2009, a draft outline of the proposed works was issued together with some photos of the existing facility and a broad estimation of costs. A copy of this is presented in Appendix A.

Costs were reviewed by Bruce Hill of ACH Management Co., Ltd. and comments made negotiated with Hammersmith Co., Ltd. a company well known to me for a number of years and who recently completed a major fit-out / renovation for my Regional Offices at Outrigger Hotels & Resorts here in Phuket.

Subsequent emails outlining an increased scope of works were exchanged along with some final negotiations with Hammersmith, discussions with the Foundation over timing of the proposed works and the Foundation obtaining approval from the Thai Education Authorities to the proposed works. Correspondence from the Chairman is presented in Appendix B.

All the above points have now been completed and subject to final approval the works can commence on Monday 12<sup>th</sup> December 2009 and be completed in time for the school re-opening on 4<sup>th</sup> January 2010. A copy of the agreed costs and programme with Hammersmith are presented in Appendix C and I look forward to receiving your final approval.

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**Proposed By Bob "Orange" Merrigan  
29<sup>th</sup> November 2009**



**Proposed Improvements**  
**Asian Centre Foundation, Kathu, Phuket**

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**Proposed Scope of Work**

The proposed scope of work involves the demolition of the existing roof, replacement of roof tiles and roof eaves, external redecoration of the building and replacement of existing security bars with wooden louvered windows. As part of the commercial negotiations, Hammersmith has underwritten the replacement of any part of the roof structure of electrical works if these are required.

**Proposed Costs**

The costs proposed amount to **Baht 250,000** on a cash basis such that VAT is not applicable. There will likely be four stage payments required as the work progresses, which will be signed off by myself and arrangements made with the Treasurer when payment is due.

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**Proposed By Bob "Orange" Merrigan**  
**29<sup>th</sup> November 2009**



**APPENDIX A  
EMAIL AND ENCLOSURES  
DATED 23<sup>RD</sup> NOVEMBER 2009**

**Bob Merrigan**

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**From:** Bob Merrigan  
**Sent:** Monday, November 23, 2009 11:41 AM  
**To:** Steve Eaton  
**Cc:** 'Bob Van Es'; 'John Boisclair'; Roger Willbourn  
**Subject:** Asia Centre Foundation  
**Importance:** High  
**Attachments:** asia centre foundation.pdf

Swampy,

A number of months back I raised with you the possibility of undertaking a project for the Asia Centre Foundation (ACF) – [www.asiacentrefoundation.org](http://www.asiacentrefoundation.org) – and have subsequently met with them and discussed a potential project. Normal rules apply, must be for the benefit of children, no cash provided and a project identified / managed and funded by BGS

I was made aware of the Foundation by Pat Cotter who runs the Phuket Vagabonds RFC and is also organizer of the Phuket Tens tournament. In recent years the money raised from this tournament has been channeled to support the foundation as they have provided additional education scholarships since the tsunami in 2004. For his work with the foundation Pat was named the IRB man of the year in 2008. Despite Pat's fund raising which supports approximately half of their annual running costs, they are still in need of support and after discussion with them, a project was identified. After meeting with Roelien Muller, their Executive Director several weeks ago. I visited the site again with a known and trusted contractor and since that time have been exploring options on what could be done.

The foundation is currently raising funds to create a long term home but one of it's activities is a small school in Kathu where they have been provided with a building from a local community school. The current building has a roof that is in urgent need of repair and is a matter of months away from failure. The agreement with the community school is that the building is handed back to them when the new premises are completed which is likely to take another five years of fund raising. I make mention of this for reasons of transparency but also, when the being is handed back to the community school it will also be assisting their children too.

I have now received a proposal to undertake demolition of the current roof, replacement of the roof eaves, isolated repairs to the existing ceiling, replacement of existing roof tiles of approximately 300 M2 and repainting of the exterior of the building. The cost of these works is approximately THB 220,000 – the costs are currently being verified by Bruce Hill of ACH Management and I am awaiting confirmation of one or two administrative matters from both the foundation and the community school including when the works would start. I have also asked the contractor to make a donation so the extent of the work can be increased or the cost reduced. Upon confirmation of the points I will submit a detailed budget, an execution programme and other supporting data.

In the meantime I have attached some photos of the existing building, the above http link provides some background information on the foundation which I believe that you have previously viewed and subject to verification of the costs and answering any queries raised, would seek your agreement in principal to supporting this project. In the absence of any others being put forward, I believe we should do this and to put it into perspective, it is approximately the same magnitude of cost that we were considering for the Bang Na School before that was canned.

I have copied to BB plus Mutton and Jamster too and hope that the project is endorsed.

The full and final paper will be with you not later than 30<sup>th</sup> November 2009.

Regards

Orange

**Bob Merrigan**  
**Vice President**  
**Property Services - Asia**

**Outrigger Hotels (Thailand) Ltd**  
Plaza Del Mar No. 1 Pasak-Koktanod Rd., Ste 105-108  
Cherngatalay Sub-Dist., Thalang Dist. Phuket Province, 83110 Thailand  
P: [REDACTED]  
E: [REDACTED] W: [www.outrigger.com](http://www.outrigger.com)

11/29/2009



ASIA CENTRE FOUNDATION, PHUKET





*Bangkok Gentlemen  
Spoilers*

**ASIA CENTRE FOUNDATION, PHUKET**





**APPENDIX B**  
**EMAILS FROM CHAIRMAN**

**Bob Merrigan**

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**From:** Steve Eaton [REDACTED]  
**Sent:** Wednesday, November 25, 2009 8:16 PM  
**To:** Bob Merrigan  
**Cc:** Roger Willbourn; Bob Van Es; John Boisclair  
**Subject:** RE: Asia Centre Foundation project

Orange,  
Given our problems giving away cash I have no objections to increasing the budget.  
However, if we remove the bars then what about orphans committing suicide? This is not what we are about!  
Swamps

--- On Wed, 11/25/09, Bob Merrigan <[REDACTED]> wrote:

From: Bob Merrigan <[REDACTED]>  
Subject: RE: Asia Centre Foundation project  
To: "Steve Eaton" <[REDACTED]>  
Cc: "Roger Willbourn" <[REDACTED]>, "Bob Van Es" <[REDACTED]>, "John Boisclair" <[REDACTED]>  
Date: Wednesday, November 25, 2009, 7:50 AM

Swamps,

Thanks for your note and support.

If your generosity could be extended by another THB 45K we could remove the prison style bars in the window openings and replace them with something more suitable. This would completely clean up the exterior of the building and make it entirely weatherproof. Failing that I will seek other sources to fund this work.

Please let me know.

Once I get this over the line there's another orphanage in Thai Muang district of Phang Nga, just north of Phuket island and I will be working up something there in December for presenting to the new regime!

Regards

**Bob Merrigan**

11/29/2009

Vice President

Property Services - Asia

Outrigger Hotels ( Thailand ) Ltd

Plaza Del Mar No. 1 Pasak-Koklanod Rd., Ste 105 108

Cherngtalay Sub-Dist., Thalang Dist,Phuket Province , 83110 Thailand

P: [REDACTED]

E: [REDACTED] W: [www.outrigger.com](http://www.outrigger.com)

---

**From:** Steve Eaton [mailto:[REDACTED]]  
**Sent:** Tuesday, November 24, 2009 7:37 PM  
**To:** Bob Merrigan; Roger Willbourn; Bob Van Es; John Boisclair  
**Subject:** Re: Asia Centre Foundation project

Orange ,

As discussed I am in favour in principle, just need the final proposal.

Getting rid of this money seems to be extraordinarily difficult.

Cheers,

Swamps

--- On Mon, 11/23/09, John Boisclair [REDACTED] wrote:

From: John Boisclair [REDACTED]  
Subject: Re: Asia Centre Foundation project  
To: "Bob Merrigan" <[REDACTED]@m>, "Roger Willbourn"  
<[REDACTED]>, "Bob Van Es" <[REDACTED]>, "Steve Eaton"  
<[REDACTED]>  
Date: Monday, November 23, 2009, 8:41 PM

Bob

It is not my call any more.

11/29/2009

**Bob Merrigan**

**From:** Steve Eaton [redacted]  
**Sent:** Tuesday, November 24, 2009 7:37 PM  
**To:** Bob Merrigan; Roger Willbourn; Bob Van Es; John Boisclair  
**Subject:** Re: Asia Centre Foundation project

Orange,

As discussed I am in favour in principle, just need the final proposal.  
 Getting rid of this money seems to be extraordinarily difficult.

Cheers,

Swamps

--- On Mon, 11/23/09, John Boisclair [redacted] wrote:

**From:** John Boisclair [redacted]  
**Subject:** Re: Asia Centre Foundation project  
**To:** "Bob Merrigan" <[redacted]>, "Roger Willbourn" <[redacted]>, "Bob Van Es" <[redacted]>, "Steve Eaton" <[redacted]>  
**Date:** Monday, November 23, 2009, 8:41 PM

Bob

It is not my call any more.

Anyhow, sounds like a worthwhile and deserving project. Best of luck with it.

Mutton

----- Original Message -----

**From:** Bob Merrigan  
**To:** Roger Willbourn ; Bob Van Es ; Steve Eaton  
**Cc:** John Boisclair  
**Sent:** Monday, 23 November, 2009 4:36 PM  
**Subject:** RE: Asia Centre Foundation project

Gents – thank you both.

My intention is to have this all documented and with the current "regime" before the Nationals.

I will personally oversee the works.

Swampy – your thoughts?

**Bob Merrigan**

**Vice President**

**Property Services - Asia**

11/29/2009

**Outrigger Hotels ( Thailand ) Ltd**

Plaza Del Mar No. 1 Pasak-Koktanod Rd., Ste 105 - 108

Cherrigtalay Sub-Dist., Thalang Dist,Phuket Province , 83110 Thailand

P: [REDACTED] 7

E: [REDACTED] n W: [www.outrigger.com](http://www.outrigger.com)

---

**From:** Roger Willbourn [mailto:[REDACTED]]  
**Sent:** Monday, November 23, 2009 4:24 PM  
**To:** Bob Van Es; Bob Merrigan; Steve Eaton  
**Cc:** John Boisclair  
**Subject:** Asia Centre Foundation project

**Oranjeboom :**

I do not have a formal 'vote' on these matters any more, as I am no longer on the BGS Committee, but I would also heartily endorse the Project, subject to the usual safeguards which you outline below, in order to ensure that we do not hand cash to the Foundation and we only pay the Contractor for (a) what has been completed and delivered and (b) costs/prices that have been formally agreed in writing beforehand.

Good luck,

*Jamster*

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----- Original Message -----

**From:** [Bob Van Es](#)  
**To:** [Bob Merrigan](#) ; [Steve Eaton](#)  
**Cc:** [John Boisclair](#) ; [Roger Willbourn](#)  
**Sent:** Monday, November 23, 2009 4:15 PM  
**Subject:** Re: Asia Centre Foundation

Monsieur L'Orange,

Fully, wholeheartedly and unequivocally agree. I reckon it's about time we spend some of our collected funds. It would be nice if we can reach agreement so we can officially announce the project at the forthcoming Nationals.

Best,

BB

----- Original Message -----

**From:** Bob Merrigan

**To:** Steve Eaton

**Cc:** Bob Van Es ; John Boisclair ; Roger Willbourn

**Sent:** Monday, November 23, 2009 11:40 AM

**Subject:** Asia Centre Foundation

Swampy,

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Regards

Orange

**Bob Merrigan**

**Vice President**

**Property Services - Asia**

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**APPENDIX C**  
**NEGOTIATED PROPOSAL FROM HAMMERSMITH LIMITED**  
**DATED 26<sup>TH</sup> NOVEMBER 2009**



# HAMMERSMITH

SPECIALIST CONSTRUCTION SERVICES

171, Soi Ladprao 26,  
Ladprao Road, Chompol, Chatuchak  
Bangkok 10900,  
Thailand.

Tel: (662) 512 3480-82

Fax: (662) 512 3483

ACQ/71/09/03

26<sup>th</sup> November 2009

**Mr R. Merrigan.**  
c/o Asia Centre Foundation  
100 / 35 Vichit Songkram Road  
Phuket, 83120.

**For the attention of Mr. Bob Merrigan**

Dear Sir,

**Asia Centre Foundation, Phuket**  
**Tender for General Builders Work**

We are pleased to enclose our revised tender for the above works for your information and review.

Please review the tender qualifications section on the following page where we have detailed certain assumptions that we have had to make. Also, included in the total figure is a nominal 3% amount for Preliminaries which we would normally allow at 10-12% however due to this work being for a charity we have reduced it significantly.

We are available at your convenience to discuss this project in detail and look forward to your further instructions

Yours faithfully  
HAMMERSMITH LIMITED

Adam Sharp  
General Manager

Cont Page 2...

*[www.hammersmithgroup.com](http://www.hammersmithgroup.com)*

**Hammersmith Limited –Terms and Conditions of Contract**

The following Appendix will be incorporated / appended to the Sub- Contract Documentation / Purchase Order:-  
Hammersmith Ltd's Quotation Ref: ACQ/071/09/03 dated 26<sup>th</sup> November 2009

- (a) Appendix A – Clients Attendances
- (b) Appendix B – Tender Qualifications
- (c) Appendix C – Payment Terms

**Appendix A – Clients Attendances**

- 1. All required building / construction permits are in place.
- 2. Clear unobstructed access to the works area..
- 3. Water.
- 4. Electricity.

**Appendix B – Tender Qualifications - General**

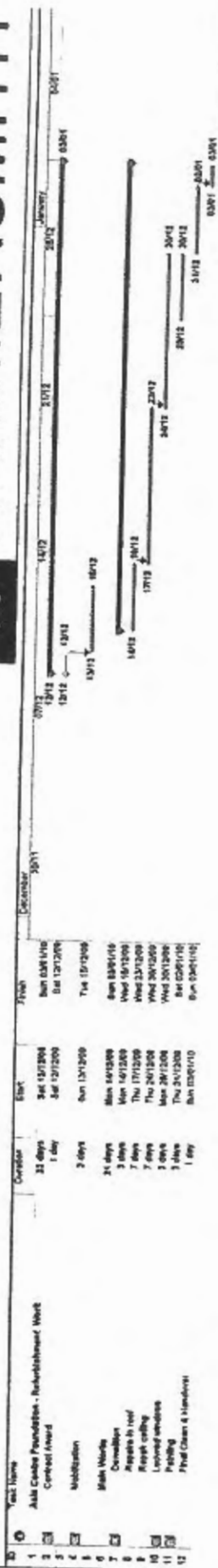
- 1. No Retentions or fees are applicable.

**Appendix C – Payment Terms**

- 1. All payments to be made payable to HAMMERSMITH LIMITED.
- 2. Weekly payments each Friday to cover what has been completed in the week.
- 3. Balance to be paid upon completion of works



Asia Centre Foundation  
Refurbishment Work Schedule



**Programme clarification**

Demolition :includes removal of all external fascias and soffits,removal of steel bars at window Openings.

Repairs to roof: remove all existing roofing sheets, repair/replace all faulty support timbers.

Replace all roof area with new sheeting,new fascias to be installed.

Repair ceiling: all defective areas,both internal and external,to be replaced,should any faulty wiring be found,repair/replace to safety standards.

Painting: repaint all areas,external and internal. This includes repair to external walls[severely cracked]

Windows: modify existing subframes to except purpose made glass louvre windows with mechanical open and shut mechanism.