

FNB First Place, Gaborone CBD — Construction Phase



AMA PROJECTS (PTY) LTD

**ESTABLISHED 1998
OPERATIONS SINCE 2002**

CORPORATE PROFILE 2026/2027

SHAPING THE LANDSCAPE OF GABORONE

For more than two decades, AMA Projects has contributed professional leadership to developments that have helped define the capital's evolving commercial and institutional landscape.

Our work is part of the story of modern Gaborone.

Building Confidence. Delivering Excellence. Protecting Investments.

ENGINEERING | PROJECT MANAGEMENT | CONTRACT LEADERSHIP | INFRASTRUCTURE ADVISORY

A MESSAGE FROM THE MANAGING DIRECTOR

Infrastructure is one of the most enduring investments any organisation or nation can make. At AMA Projects, we believe successful projects require more than technical excellence. They require an unwavering commitment to quality, sound professional judgement, disciplined governance, professional independence and decisive leadership.

Our responsibility extends beyond managing projects. We strive for quality in every assignment, protect investments, manage risk and provide independent advice that enables informed decisions. Whether serving as Engineer to the Contract, Project Manager, Principal Agent or Contract Administrator, we remain focused on the integrity of the project, the quality of its delivery and the interests of those it is intended to serve.

Across commercial, healthcare, institutional, industrial and public infrastructure developments, our approach remains consistent: understand the Client's objectives, establish clear governance, administer the contract fairly, identify risk early, uphold appropriate standards of quality and maintain disciplined control through delivery, commissioning and close-out.

AMA Projects is measured not only by the projects we deliver, but by the confidence we inspire, the decisions we shape and the legacy we help create.



Ramotlatsi Yame Rakhudu, Pr. Eng
BSc (Hons) Construction Management | PRINCE2 Practitioner | M.ACPM |
Managing Director

WHO WE ARE

AMA Projects (Pty) Ltd was established in 1998 and has been operational since 2002. The firm is a **100% Botswana citizen-owned** multidisciplinary engineering and project management consultancy providing professional leadership across the complete infrastructure development lifecycle.

Our expertise spans project definition, planning, procurement, contract administration, construction supervision, programme and risk management, commissioning, operational readiness and project close-out. We combine technical understanding with commercial awareness, governance and practical decision-making to help Clients translate investment objectives into successful project outcomes.

OUR VISION

To be Botswana's most trusted engineering and project management consultancy, recognised for professional leadership, technical excellence and successful infrastructure delivery.

OUR MISSION

To deliver independent engineering and project management services that protect our Clients' investments through sound judgement, integrity and disciplined governance.

CORE VALUES

Integrity • Professional Judgement • Excellence • Accountability • Collaboration • Service

THE AMA STANDARD

Professional Judgement is the Foundation upon which Confidence is Built.

The AMA Standard is the discipline we bring to every appointment. It is not a checklist; it is the way we think, advise and lead.

- **Professional Judgement** – objective, evidence-based decisions informed by experience and technical competence.
- **Independent Leadership** – impartial advice focused on project success and the Client's legitimate interests.
- **Governance** – transparent reporting, accountability, disciplined controls and a clear audit trail.
- **Contractual Excellence** – fair, consistent and effective administration under recognised forms of contract, including FIDIC and JBCC.
- **Protecting Investments** – proactive management of cost, programme, quality, risk and contractual exposure.
- **Delivery Focus** – practical leadership from inception through commissioning, operational readiness and close-out.

Every recommendation, certification and professional opinion is guided by technical competence, ethical conduct and independent judgement.

WHAT WE DO

PROFESSIONAL SERVICES	MARKETS WE SERVE
• Project Management • Engineer to the Contract • Principal Agent Services • Contract Administration • Construction Supervision • Procurement & Tender Management • Programme, Cost & Risk Management • Commissioning & Operational Readiness • Infrastructure Advisory	• Civic & Community • Commercial • Corporate • Energy • Government • Healthcare • Hospitality • Industrial • Infrastructure • Institutional • State Owned Enterprises • Utilities

OUR PROJECT DELIVERY APPROACH

DEFINE → PLAN → PROCURE → DELIVER → COMMISSION → CLOSE-OUT

Our methodology combines governance, technical leadership, stakeholder coordination and proactive risk management to maintain clarity and control throughout the project lifecycle.

PROJECT LEADERSHIP & GOVERNANCE

Major projects succeed when technical delivery is supported by clear authority, timely decisions and disciplined governance. AMA Projects provides a professional framework through which Clients, Consultants, Contractors and stakeholders can work toward a common outcome.

- Clear project objectives, roles, responsibilities and reporting lines.
- Structured programme, cost, quality and risk controls.
- Timely identification and escalation of matters requiring Client decisions.
- Disciplined administration of instructions, notices, certifications and contractual records.
- Coordination of multidisciplinary teams and interfaces.
- Transparent reporting that supports executive oversight and an effective audit trail.
- Early attention to commissioning, handover and operational readiness.

CONTRACT LEADERSHIP

We administer contracts fairly, consistently and in accordance with their provisions. Our experience includes FIDIC and JBCC forms of contract, with emphasis on clarity, accountability, contemporaneous records, dispute avoidance and protection of the project.

WHY CLIENTS CHOOSE AMA

- Independent professional advice
- Experienced project leadership
- Strong governance and project controls
- Contract administration expertise
- Transparent communication
- Risk-based decision-making
- Commercial awareness
- Collaborative multidisciplinary coordination
- Quality-focused delivery
- Long-term Client partnerships

Our role is not simply to report what has happened. It is to anticipate what may happen next, understand the consequences and provide Clients with the professional insight and advice needed to act with confidence.



SIGNATURE PROJECTS

Delivering Botswana's Landmark Developments

AMA Projects has provided professional leadership on some of Botswana's most significant commercial, institutional, healthcare and public infrastructure developments. These projects demonstrate our capability to manage complex multidisciplinary developments while protecting our Clients' investments.

BURS Headquarters – Gaborone



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LOCATION

Gaborone CBD

PROJECT VALUE

BWP 595 Million

CLIENT

Botswana Unified Revenue Service

AMA ROLE

Principal Agent

PROJECT HIGHLIGHTS

- Landmark Grade AA headquarters development in the Gaborone CBD.
- Multidisciplinary coordination throughout construction.
- Contract administration and project governance.
- Quality assurance, certification and project close-out.

AMA CONTRIBUTION

AMA provided independent professional leadership, ensuring disciplined contract administration, stakeholder coordination and effective project governance throughout the implementation and close-out of one of Botswana's premier government office developments.

iTowers Development – Gaborone



LOCATION

Gaborone CBD

CLIENT

Private Sector Development

PROJECT VALUE

BWP 420 Million

AMA ROLE

Project Management

PROJECT HIGHLIGHTS

- Iconic high-rise mixed-use development in Gaborone's CBD.
- Complex multidisciplinary design and construction interfaces.
- Programme, consultant and stakeholder coordination.
- Project controls across a high-profile urban development.

AMA CONTRIBUTION

AMA provided project management leadership and multidisciplinary coordination for one of Botswana's most recognisable mixed-use developments, supporting disciplined decision-making and delivery across complex interfaces.

Rail Park Mall - Gaborone



LOCATION
Gaborone

CLIENT
Private Sector Development

PROJECT VALUE
BWP 340 Million

AMA ROLE
Project Management

PROJECT HIGHLIGHTS

- Major retail and commercial development at Gaborone Station.
- High stakeholder and services coordination requirements.
- Programme and construction delivery management.
- Commercially driven handover and operational requirements.

AMA CONTRIBUTION

AMA provided project management leadership for this flagship retail development, coordinating the professional team and delivery interfaces while maintaining focus on programme, quality and the Client's commercial objectives.

Riverside Private Hospital – Francistown



LOCATION
Francistown

CLIENT
Riverside Hospital (Riverside Properties)

PROJECT VALUE
BWP 745 Million

AMA ROLE
Project Management

PROJECT HIGHLIGHTS

- 100-bed modern private healthcare development.
- Specialist clinical, engineering and building-services interfaces.
- Strong commissioning and operational-readiness requirements.
- Complex multidisciplinary stakeholder environment.

AMA CONTRIBUTION

AMA's project management role brought governance, programme coordination and technical leadership to a highly specialised healthcare environment, with particular emphasis on integration, commissioning and readiness for clinical operations.

BMC Meat Value Addition & Secondary Processing Plant – Lobatse



LOCATION
Lobatse

PROJECT VALUE
BWP 218 Million

CLIENT
Botswana Meat Commission

AMA ROLE
Engineer to the Contract

PROJECT HIGHLIGHTS

- Strategic industrial and food-processing development.
- FIDIC Plant and Design-Build contract environment.
- Design, equipment, construction and process interfaces.
- Contract governance, certification, programme and risk management.

AMA CONTRIBUTION

AMA was appointed Engineer to the Contract, providing independent professional leadership and contract administration under the FIDIC Yellow Book – Conditions of Contract for Plant and Design-Build – for this strategically important industrial investment. The role encompasses governance, contractual decision-making, programme oversight, risk management and protection of the Employer's contractual position.

Moshupa Primary Hospital - Moshupa



LOCATION

Moshupa Village

PROJECT VALUE

BWP 420 Million

CLIENT

Ministry of Transport and Infrastructure

AMA ROLE

Engineer / Project Management Services

PROJECT HIGHLIGHTS

- 84-bed major public healthcare facility and associated infrastructure.
- Complex completion, commissioning and operational-readiness requirements.
- Coordination of specialist building services and clinical systems.
- Contract administration and close-out leadership.

AMA CONTRIBUTION

AMA provides engineering and project management leadership, including FIDIC contract administration, focused on completion, commissioning and operational readiness. The assignment requires disciplined coordination of outstanding contractual works, specialist systems and stakeholders, together with effective management of the transition from construction to safe healthcare operations.

Botswana Innovation Hub Icon Building



LOCATION

Gaborone

CLIENT

Botswana Innovation Hub

PROJECT VALUE

BWP 643 Million

AMA ROLE

Project Management

PROJECT HIGHLIGHTS

- Landmark innovation and technology-focused institutional development.
- Distinctive architecture and complex multidisciplinary interfaces.
- High-profile public investment.
- Programme, design-team and construction coordination.

AMA CONTRIBUTION

AMA provided multidisciplinary project management leadership for a landmark national innovation facility, coordinating the professional team and project interfaces while supporting governance, programme control and delivery of the Client's strategic vision.

LEADERSHIP PHILOSOPHY

RAMOTLATSI YAME RAKHUDU, Pr. Eng.

Managing Director

BSc (Hons) Construction Management | PRINCE2® Practitioner | M. ACPM | Registered Professional Engineer (ERB)

Ramotlatsi Yame Rakhudu is a Registered Professional Engineer and highly experienced construction and project management professional with more than 38 years' experience in Botswana's construction industry. He provides strategic leadership across project management, construction management, contract administration, project governance and organisational intervention.

His career combines major-project delivery with senior institutional leadership. Prior to establishing himself as a professional consultant, he served as Executive Director of the Construction Industry Trust Fund, Chairman of Lobatse Clay Works and founding Deputy Chairman of the Botswana Training Authority, now the Botswana Qualifications Authority.

His project experience includes some of Botswana's most significant commercial, institutional, healthcare and industrial developments, **including BURS Headquarters, FNB First Place, iTowers, Botswana Innovation Hub Icon Building, Rail Park Mall, Moshupa Primary Hospital, Riverside Private Hospital and the Botswana Meat Commission Value Addition and Meat Processing Plant.**

Professional Focus

Project Leadership • Project Governance • Engineer to the Contract • Contract Administration • Construction Management • Strategic Project Advisory

LEADERSHIP PHILOSOPHY

The Engineer's greatest responsibility is not to issue instructions. It is to exercise independent professional judgement that protects the integrity of the project and the interests of those it serves.

PROFESSIONAL CAPABILITY

SENIOR PROFESSIONAL TEAM

MOSIMOLODI BIGGIE LEFHOKO, PRQS, MRICS

Senior Project Manager / Senior Quantity Surveyor

MSc Construction Project Management | BSc Building Economics & Quantity Surveying | MRICS | MIBQS | PrQS (BW) | Certified PPP Specialist

Mosimolodi Biggie Lefhoko is a senior Quantity Surveyor and Project Manager with extensive experience spanning project management, quantity surveying, cost planning, contract administration, project cost control and public-sector infrastructure delivery. He holds both undergraduate and postgraduate qualifications from Heriot-Watt University, Edinburgh, and is professionally registered with the Quantity Surveyors Registration Council.

His career includes senior appointments within the Ministry responsible for infrastructure, the Public Procurement and Asset Disposal Board and Botswana Housing Corporation, including service at Deputy Permanent Secretary level. This combination of professional practice and senior public-sector leadership provides substantial experience in project governance, procurement, commercial management and institutional decision-making.

Within AMA Projects, his experience includes major healthcare developments such as Riverside Private Hospital, NETOP Specialty Hospital and Moshupa Primary Hospital, with responsibilities encompassing project management, contract administration, cost control, risk management and project close-out.

Professional Focus

Quantity Surveying • Project Management • Cost & Commercial Management • Contract Administration • Procurement • PPP Advisory • Project Risk Management

OMPHILE BASHA MATHUBA

Project Controller • Project Planner • Engineer's Representative

BEng Construction Engineering & Management | Registered Engineering Technologist (ERB) | PRINCE2 Foundation

Omphile Basha Mathuba is a Construction Engineer and Registered Engineering Technologist with experience in project planning, programme monitoring, site coordination, project controls and contract administration under FIDIC and JBCC forms of contract.

His role within AMA Projects supports the disciplined implementation of major infrastructure and building projects through programme control, progress monitoring, coordination of project interfaces, contractual administration and support to the Engineer to the Contract.

Professional Focus

Project Planning • Programme Control • Engineer's Representative • Contract Administration • Construction Coordination • Progress Monitoring

INSTITUTIONAL CAPABILITY

AMA Projects operates through experienced multidisciplinary professional teams assembled around the specific requirements of each commission. Our institutional systems, governance framework and project delivery methodology provide continuity of professional service while ensuring that each assignment receives the appropriate combination of leadership, technical competence and project controls.

A DIVERSE PROJECT PORTFOLIO & TRACK RECORD

Experience Across Botswana's Built Environment

AMA Projects' experience extends across a diverse portfolio of commercial, healthcare, industrial, retail, institutional, hospitality and strategic infrastructure developments.

From corporate headquarters and landmark commercial developments to hospitals, manufacturing facilities, educational institutions and community infrastructure, this breadth of experience gives AMA a practical understanding of the different technical, commercial, governance and operational demands that shape successful projects.

Commercial & Corporate

BURS Headquarters • FNB First Place • iTowers • Fairgrounds Office Park – Phases 1 & 2 • Botswana Oil Head Offices • Standard House Refurbishment

AMA's commercial portfolio includes landmark corporate headquarters, high-rise and office developments requiring multidisciplinary coordination, programme management, commercial oversight and disciplined project governance.

Healthcare

Moshupa Primary Hospital • Riverside Private Hospital • NETOP Specialty Hospital

Healthcare projects represent an increasingly significant part of AMA's portfolio. These assignments involve complex clinical environments, specialist engineering systems, commissioning, operational readiness and the coordination of multiple technical and institutional stakeholders.

Retail & Mixed-Use

Rail Park Mall • Carbo Retail Centre • Nicopolis Apartments

AMA's retail and mixed-use experience encompasses developments where programme certainty, commercial objectives, services integration and timely readiness for occupation and operation are critical to project success.

Innovation, Education & Institutional

Botswana Innovation Hub Icon Building • TEC/HRDC Headquarters • Botswana College of Agriculture NDP9 Projects • ABM University College Facilities

These projects demonstrate AMA's experience in delivering institutional environments designed to support education, research, innovation and public service.

Industrial & Manufacturing

BMC Meat Value Addition & Secondary Processing Plant • BEDIA Investor Factory Shells

Industrial projects require the integration of buildings, process requirements, equipment, services and operational considerations. AMA brings project governance and contract leadership to these multidisciplinary environments.

Hospitality

Tlotlo Hotel & Conference Centre • StayWell Hotel • Riley's Hotel, Maun

AMA's hospitality experience ranges from hotel and conference developments to refurbishment projects, requiring close attention to finishes, operational requirements, programme and the commercial objectives of the Client.

Banking & Critical Infrastructure

Bank of Botswana Disaster Recovery Site

Specialist and mission-critical facilities require a heightened focus on reliability, security, technical coordination and operational continuity.

Community & Civic Infrastructure

RIPCO Integrated Service Centre – Palapye • RIPCO Integrated Service Centre – Kanye • St Bernadette's Church • Spiritual Healing Church, Matsiloje • Spiritual Healing Church Gaborone • Sisters of Calvary – Moreneng Kgale

AMA's portfolio also includes community and civic developments, reflecting the company's experience across projects of differing scale, purpose and stakeholder environments.

STRATEGIC & EMERGING INFRASTRUCTURE

Looking Beyond Conventional Building Projects

AMA Projects continues to expand its professional capability into larger and more complex strategic infrastructure assignments, applying the same principles of independent professional judgement, disciplined governance and project leadership.

Proposed Mophane Cargo International Airport

Project Type: International Cargo Airport Development

Indicative Development Value: USD 9 Billion

AMA Involvement: Project Management

Status: Proposed / Ongoing Development Assignment*

The proposed Mophane Cargo International Airport represents a significant expansion of AMA's experience into large-scale aviation and logistics infrastructure. The assignment reflects the company's ability to contribute professional project management capability during the development of complex, multidisciplinary infrastructure requiring long-term planning, stakeholder coordination and strategic project governance.

Project information reflects the development status at the date of publication.

THE BREADTH OF AMA

AMA Projects' experience spans the full breadth of the built environment—from landmark corporate and commercial developments to healthcare, industrial, institutional, hospitality and strategic infrastructure. This diversity has shaped a practice that understands not only how projects are delivered, but the different commercial, operational, governance and stakeholder environments in which they must succeed.

It is this depth and diversity of experience that enables AMA to bring informed professional judgement, adaptable leadership and disciplined project governance to every commission—regardless of sector, scale or complexity.

COMMERCIAL • HEALTHCARE • INDUSTRIAL • RETAIL • INSTITUTIONAL • HOSPITALITY • CIVIC • STRATEGIC INFRASTRUCTURE

CORPORATE & PROFESSIONAL STANDING

COMPANY

AMA Projects (Pty) Ltd

REGISTRATION NO.

BW00000195128

OWNERSHIP

100% Botswana Citizen-Owned Company

LOCATION

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PUBLIC PROCUREMENT REGISTRATION

AMA Projects maintains public procurement registrations across a range of professional, technical and supply disciplines. Key registrations include:

Code	Discipline	Approved Subcode / Category
120	ICT Technical Support Services	01 Systems Development & Maintenance; 02 Server Management & Maintenance; 03 Data Centre Maintenance & Hosting; 04 Desktop Management & Maintenance; 05 Network Management & Maintenance; 06 ICT Security Management & Maintenance; 08 ICT Risk Management
201	Printed Matter & Related Equipment	01 Printed Matter
203	Electrical, Electronic, Mechanical, Fire & ICT Supplies	01 Electrical & Electronic Equipment, Spares & Accessories
207	Food Products & Beverages	01 General Food Supplies; 02 Fresh Produce; 03 Dietary Supplements
211	General Supplies	01 Chemicals; 02 Stationery; 03 Art & Crafts; 04 Clothing, Apparel & Fabrics; 05 Furniture; 06 Plastic Products; 07 Sports & Recreation Equipment; 08 Forestry Products & Equipment; 09 Laboratory Equipment; 10 Musical Instruments & Audio-Visual Equipment; 11 Toiletry & Hygiene Products; 14 Camping Equipment; 17 Paper & Paper Boards; 18 Catering Equipment; 19 Hardware Tools & Construction Materials; 20 Educational Aids; 21 Irrigation/Gardening Water
214	Petroleum Products	01 Fuel; 02 Oil & Lubricants; 03 Coal
302	Quantity Surveying Services	01 Quantity Surveying Services
303	Civil Engineering Services	03 Infrastructure; 04 Civil/Structural Engineering; 08 Irrigation, Water Supply & Sanitation/Sewerage
308	Building Engineering Services	01 Clerk of Works Services; 03 Facilities Management
311	Project Management Services	01 General Project Management; 02 Construction Project Management
313	Environmental Services	01 Environmental Assessments
317	Other Consultancy Services	01 Management Consultancy Services

PROFESSIONAL FRAMEWORK

- Engineering Registration Board (ERB) professional registration and **Practising Certificate**
- Professional project management and construction-industry memberships
- Professional Indemnity Insurance maintained as part of AMA's professional governance and risk-management framework.
- PRINCE2 project management certification
- Experience administering FIDIC and JBCC forms of contract
- Corporate statutory and procurement compliance appropriate to assignments



Every successful project begins with confidence.

*Confidence in leadership. Confidence in professional judgement.
Confidence in disciplined governance.*

AMA Projects partners with Clients to deliver infrastructure that protects investments, strengthens institutions and creates lasting value.

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