



Corporate Capability Statement

One Project Team

For your new facility's build

- ICT project management
- Overall construction project management
- AV design and project management
- Security design and project management
- MEP design and project management

One Team. One Contact. Complete Delivery

TOKYO, OSAKA, SYDNEY

2025

Who We Are



CWorks LLC is a bilingual project management and design consultancy operating in Japan and Australia.

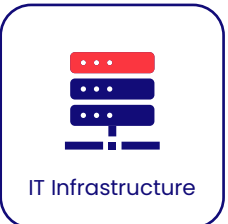
We provide end-to-end or selective support for new facility builds, fit-outs, and renovations—covering every stage from planning and design through procurement, installation, and handover.

Our difference

- High-level bilingual, bicultural interface that bridges global clients with local methodology, contractors, and vendors
- Integrated in-house PM, MEP, technology, and security team
- Combined 50+ years Japan/APAC experience and network

Depending on project scope, CWorks operates as a single integrated team or a focused discipline lead.

By providing your team with a single point of contact for all aspects of your facility project in Japan, our unique approach—combined with transparency, innovation, economy of services, and superior communication—ensures completion on time and on budget.



What We Do



CWorks delivers complete or selective project services across the following:

Overall Project Management – Full turnkey coordination across all disciplines

Project Management – Focused leadership of scope, schedule, budget, and delivery

MEP Design & Consulting – Mechanical, electrical, plumbing, and emergency systems

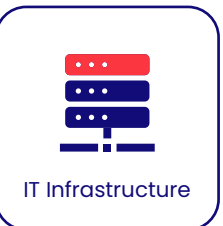
ICT & Structured Cabling – Network, server room, and low-voltage systems

Audiovisual Systems – Presentation systems, video conferencing, digital signage, background music, and room controls

Security Systems – Access control, CCTV, and alarm systems

FF&E Procurement – Furniture, fixtures, and equipment sourcing and procurement

Whether managing the full turnkey solution or one focused package, CWorks integrates design, consulting, and procurement into a single accountable workflow.



How We Do It



CWorks eliminates overlap, reduces cost and delays, and maintains clear visibility from concept to handover by managing all disciplines with a single coordinated team.

Our process

Plan – Define the project scope, objectives, and budget with the client and landlord.

Design – Coordinate architecture, MEP, ICT, audiovisual, and security systems such that they all support one another.

Procure – Engage and manage vendors, verify pricing accuracy, and align lead-times with schedule.

Deliver – Oversee construction, installation, testing, and commissioning to ensure quality and compliance.

Handover & Support – Provide as-built documentation, training, and post-completion services

Why it matters

Our unique approach integrates workflow, enables faster approvals, consistent communication, and predicable results—essential for clients executing projects in Japan.



Workplace Design



IT Infrastructure



Audiovisual



Access Control
& CCTV



Hotel IT
Infrastructure,
AV & Security



Consulting

ICT Project Management:

Scope of Services

ICT Design & Project Management

Scope of services

Project Planning – Define IT scope, space planning, schedule, grade, and client standards.

Schematic Design – Develop high-level layouts for low-voltage cabling, server racks, wireless coverage, and core network infrastructure.

Developed Design – Coordinate with architectural design and MEP teams to integrate outlets, conduit runs, and server-room infrastructure.

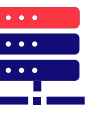
Pricing & Approvals – Prepare tenant fit-out submissions (B-Works request) for IT racks and LAN works.

Construction Documentation – Develop detailed support drawings, equipment schedules, and BoM for vendor quotation and construction.

Construction & Handover – Oversee procurement, delivery, installation, testing, commissioning, and handover.



Workplace Design



IT Infrastructure



Audiovisual



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Consulting

Structured Cabling Services:

Low-voltage Cabling Design



Workplace Design



IT Infrastructure



Audiovisual



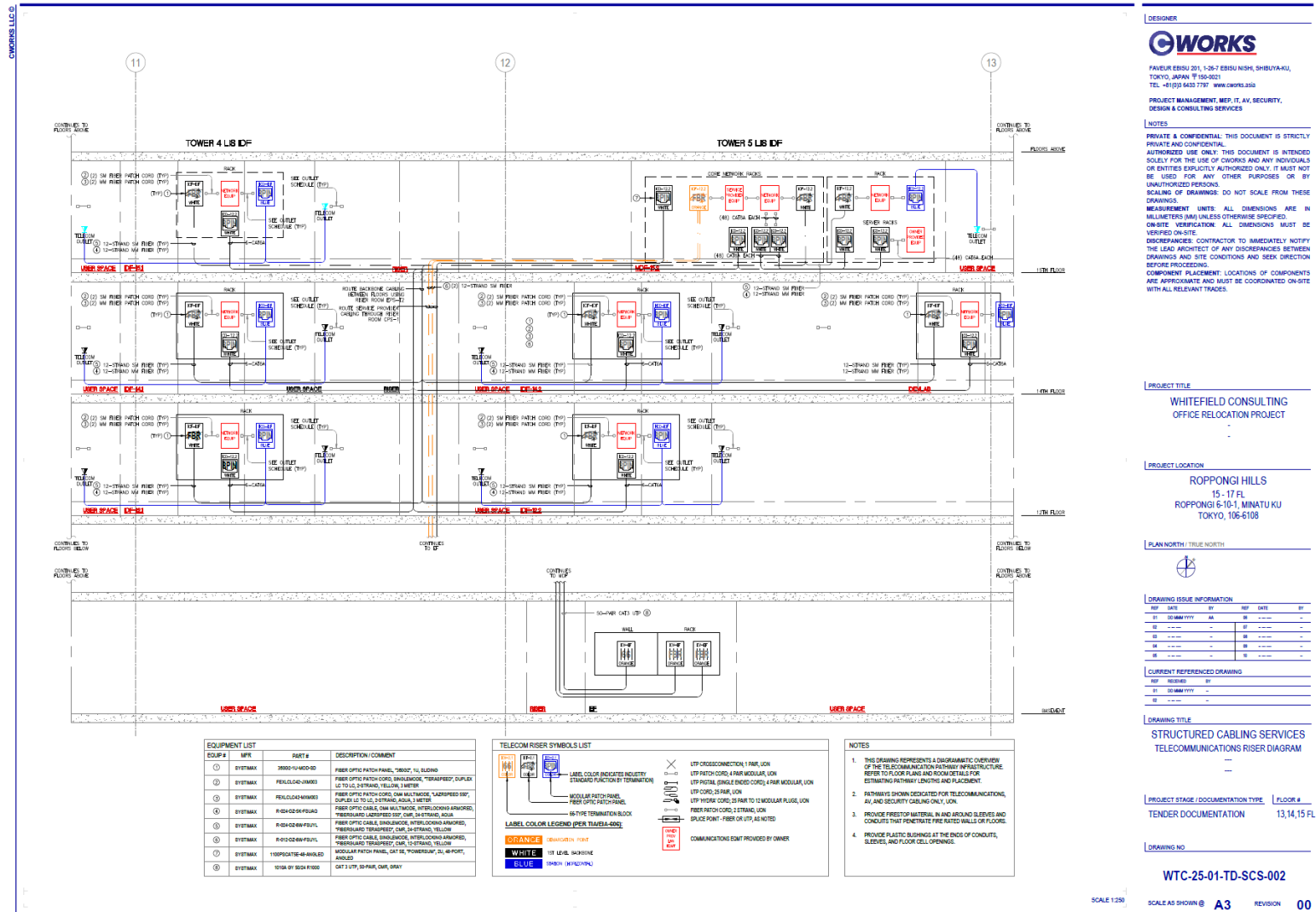
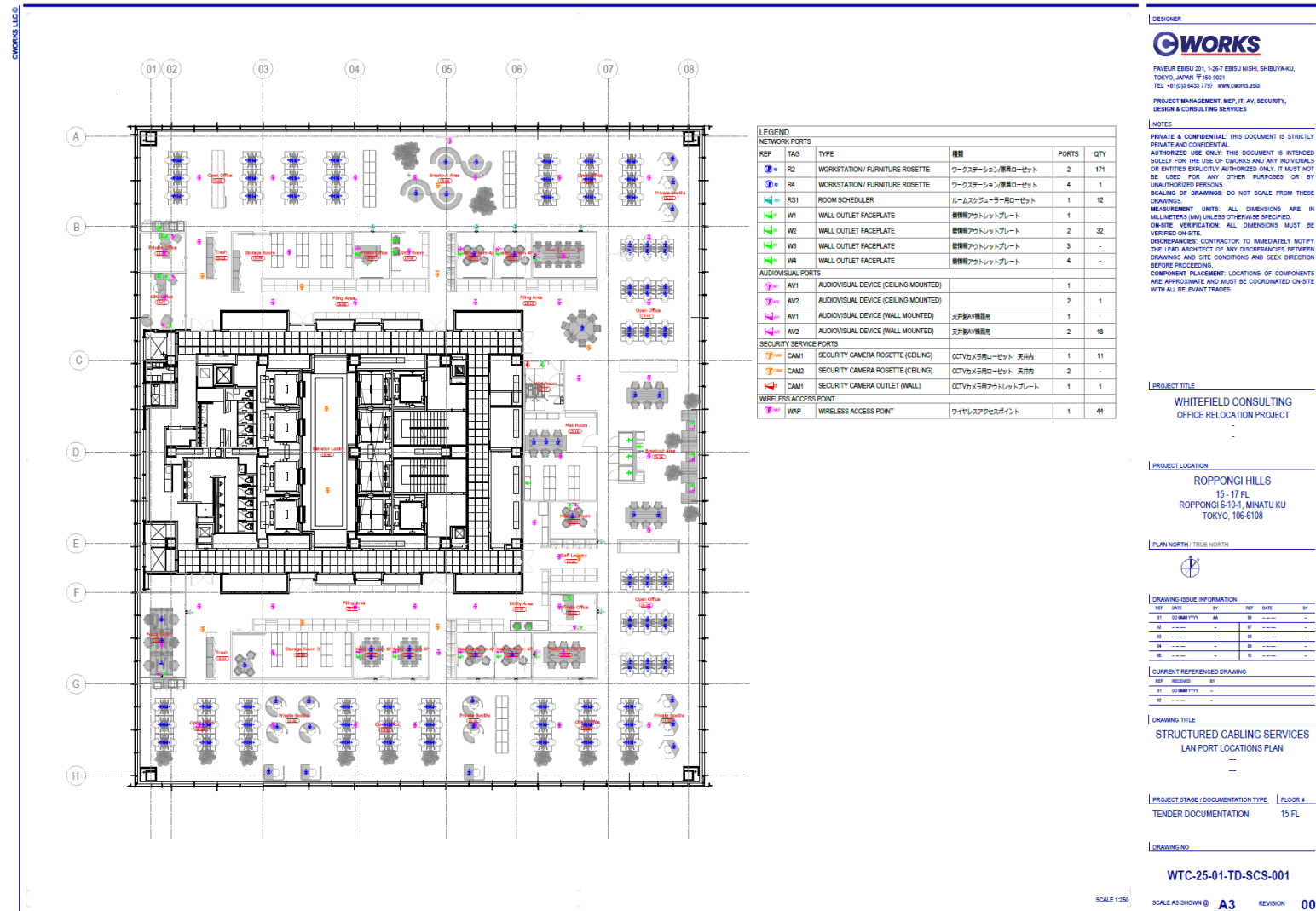
Access Control
& CCTV



Hotel IT
Infrastructure,
AV & Security



Consulting



Audiovisual Design & Project Management:

Scope of Services



Audiovisual Design & Project Management

Scope of services

Project Planning & Initiation – Define audiovisual requirements, ensuring the project aligns with business needs, architectural layout, and client standards.

Stakeholder Communication – Collaborate with clients, IT teams, architects, and facilities staff to align AV project goals.

Vendor & Equipment Management – Select AV hardware and software (displays, speakers, microphones, video conferencing systems) while coordinating with vendors.

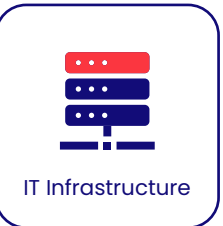
Infrastructure & Network Integration – Ensure AV systems work seamlessly with IT infrastructure, network security, and cloud-based collaboration tools.

System Design & Engineering – Work with designers to create AV system layouts, integrating acoustics, lighting, and room automation.

Installation & Testing – Oversee equipment setup, calibrate audio/video settings, and troubleshoot issues before launch.

Disciplines covered

Digital screens, digital signage, conferencing systems, background music, and room management systems

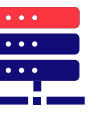


Audiovisual Design:

AV Layout Plan & Detailed Elevations



Workplace Design



IT Infrastructure



Audiovisual



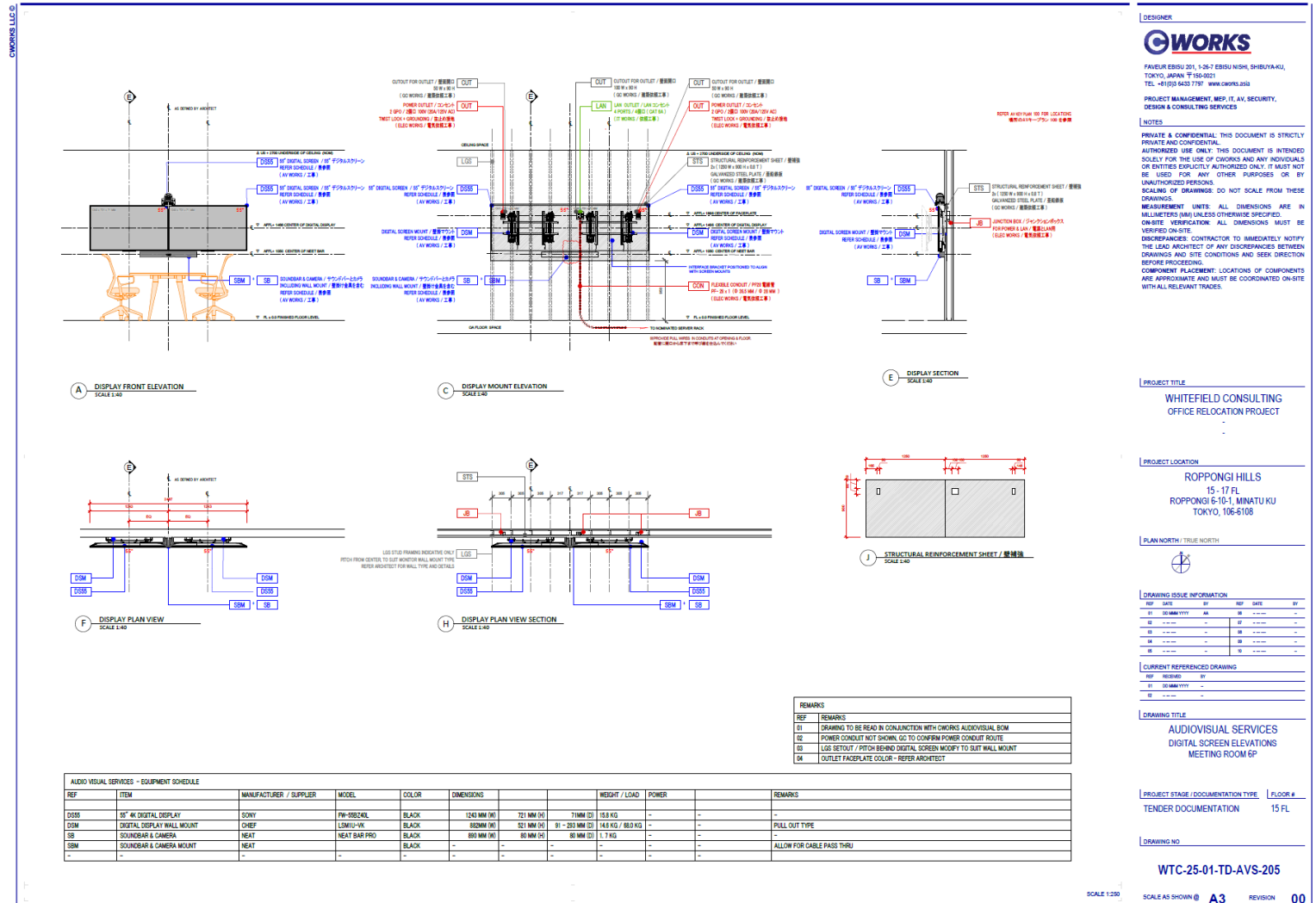
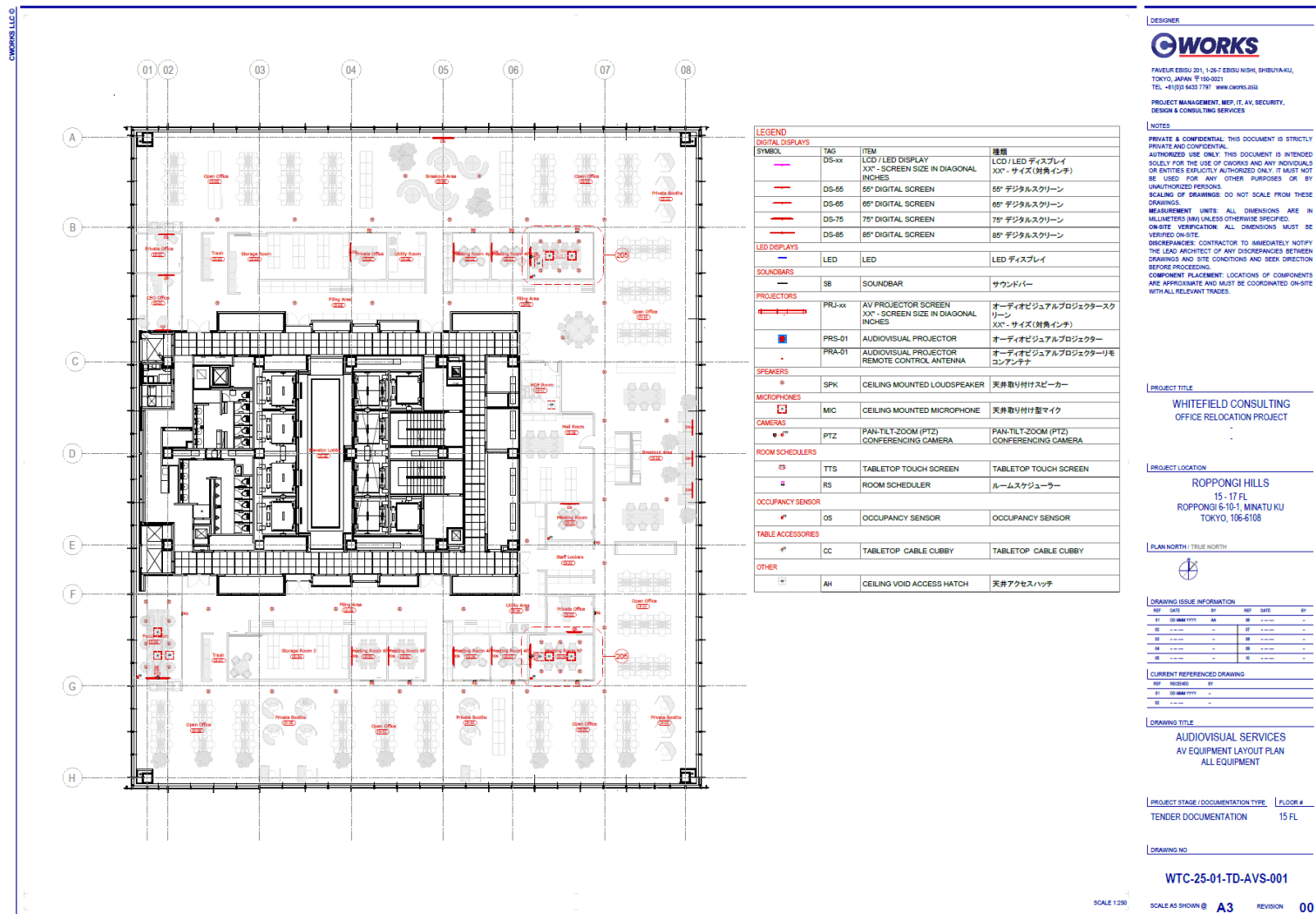
Access Control
& CCTV



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Infrastructure,
AV & Security



Consulting



Security Design & Project Management: Breakdown of Services

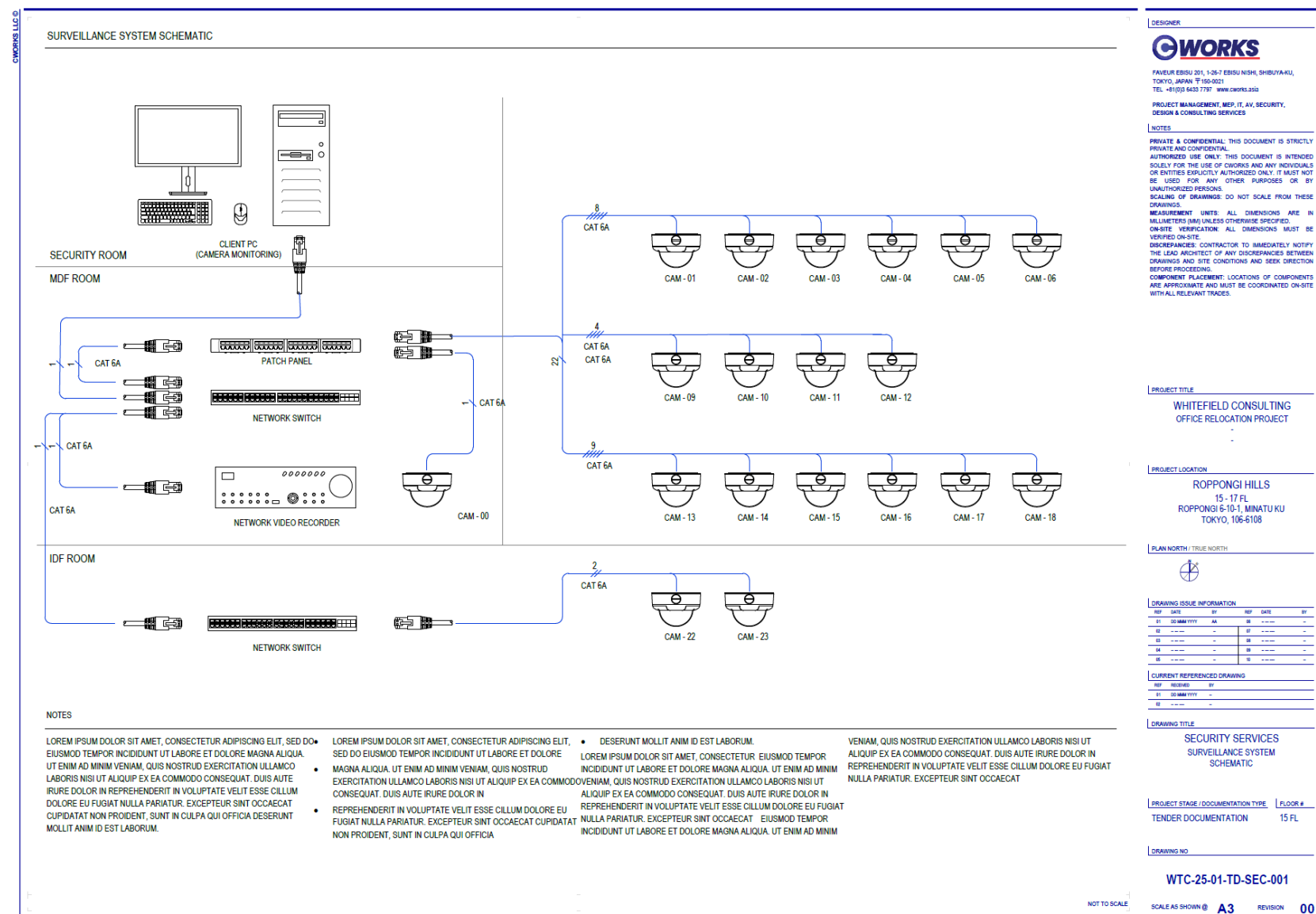


Security-Needs Assessment – Evaluate risks, threats, and vulnerabilities to determine necessary security measures.

Project Planning & Implementation – Define security objectives; scope projects; and develop implementation strategies.

Technology & System Integration – Oversee deployment of surveillance systems, access control, and alarm systems.

Vendor & Contractor Management – Coordinate with security solution providers, installers, and technology vendors to acquire and deploy security systems.



Security Services:

Security Layout



Workplace Design



IT Infrastructure



Audiovisual



Access Control
& CCTV

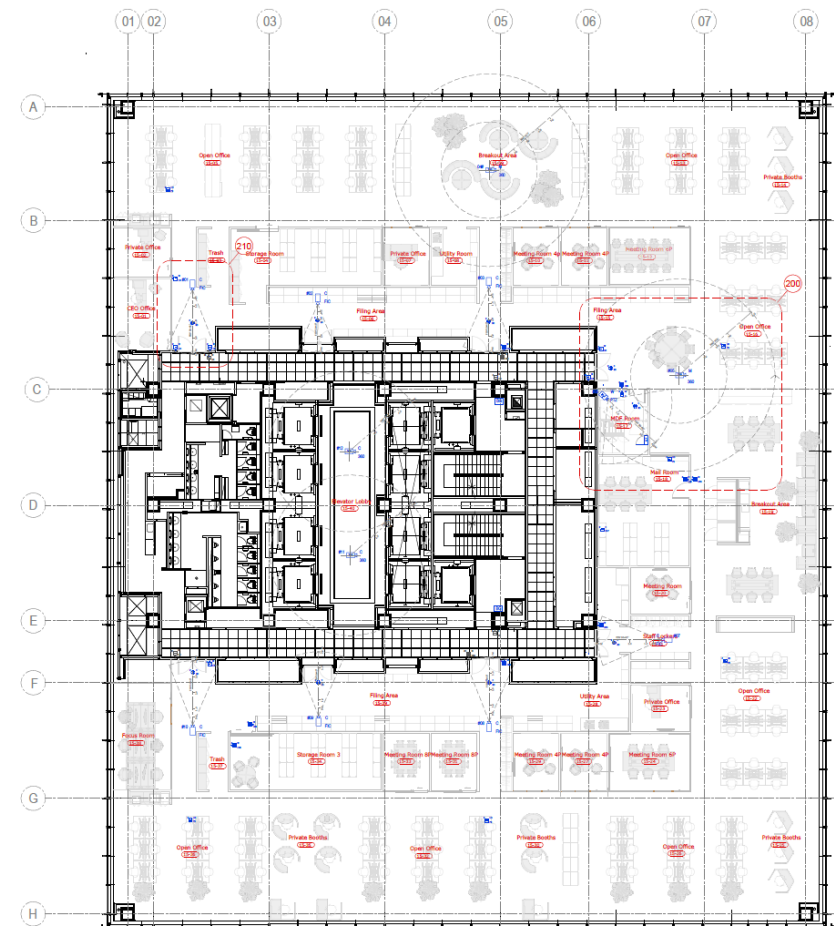


Hotel IT
Infrastructure,
AV & Security



Consulting

WORKS LLC



LEGEND	
ACCESS CONTROL	
	CARD READER
	BIOMETRIC READER
	KEYPAD ACCESS
	CARD READER WITH KEYPAD
PROCESSORS & USER INTERFACE	
	CONTROL PANEL
	SECURITY CARD PRINTER
ANNUNCIATORS & SPEAKERS	
	AUDIO DEVICE
	VISUAL DEVICE
	REQUEST TO EXIT BUTTON
	PANIC BUTTON
	BREAK GLASS EXIT BUTTON
CONTROL	
	ACCESS CONTROL PANELS
	SECURITY CARD PRINTER
SYMBOL ANNOTATION	
DEVICE NUMBER OR ID #	M = MOUNT TYPE
	T = TECHNOLOGY
	* = REFER SCHEDULE

LEGEND	
SECURITY CAMERAS	
	FIXED DOME CAMERA
	VARIABLE FOCAL DOME CAMERA (ZOOM LENS)
	PTZ CAMERA (PAN / TILT / ZOOM)
	360 DEGREES CAMERA
MOUNTING TYPE ABBREVIATIONS	
FIELD OF VIEW DIRECTION / RANGE	
APPROX FIXING LOCATION	
FOCAL DIRECTION	

LEGEND	
MOUNTING TYPE ABBREVIATIONS	
C	CEILING
D	DESK
F	FLUSH
FL	FLOOR
G	GROUND
H	HIDDEN
I	IN-GROUND
M	MULLION
PP	PARAPET
P	PEDESTAL
PN	POLE
R	RACK
RF	ROOF
S	SURFACE
TW	TOWER
UD	UNDER DESK
W	WALL

SCHEDULE								
SECURITY CAMERAS								
REF	CAMERA		SUBSTRATE TYPE			LOCATION		
	TYPE	FOV	MOUNT	TYPE	HEIGHT	NO.	AREA NAME	
01	FIC	FIXED DOME CAMERA	30 - 45°	CEILING	SYSTEM CEILING	2700	15-05	OPEN OFFICE
02	FIC	FIXED DOME CAMERA	30 - 45°	CEILING	SYSTEM CEILING	2700	15-06	FILING AREA
03	FIC	FIXED DOME CAMERA	30 - 45°	CEILING	FEATURE CEILING	2900	15-06	FILING AREA
04	360	360 DEGREES CAMERA	360°	CEILING	SYSTEM CEILING	2700	15-09	BREAKOUT AREA
05	360	360 DEGREES CAMERA	360°	CEILING	SYSTEM CEILING	2700	15-16	OPEN OFFICE
06	PTZ	PTZ CAMERA	90 - 105°	WALL	LGS PB WALL	2800	15-17	MDF ROOM
07	FIC	FIXED DOME CAMERA	30 - 45°	CEILING	SYSTEM CEILING	2700	15-28	UTILITY AREA
08	FIC	FIXED DOME CAMERA	30 - 45°	CEILING	SYSTEM CEILING	2700	15-29	FILING AREA
09	FIC	FIXED DOME CAMERA	30 - 45°	CEILING	SYSTEM CEILING	2700	15-29	FILING AREA
10	360	360 DEGREES CAMERA	360°	CEILING	FEATURE CEILING	2550	15-40	ELEVATOR LOBBY
11	360	360 DEGREES CAMERA	360°	CEILING	FEATURE CEILING	2550	15-40	ELEVATOR LOBBY

DESIGNER
WORKS
FAVOUR E2810 201, 1-2-67 E2810 NISHI, SHIBUYA-KU,
TOKYO, JAPAN T150-0021
TEL. +81(0)3 432 7787 WWW.WORKS.CO.JP
PROJECT MANAGEMENT, MEP, IT, AV, SECURITY,
DESIGN & CONSULTING SERVICES

NOTES
PRIVATE & CONFIDENTIAL: THIS DOCUMENT IS STRICTLY
PRIVATE AND CONFIDENTIAL. THIS DOCUMENT IS INTENDED
SOLELY FOR THE USE OF CHAIRS AND ANY INDIVIDUALS
OR ENTITIES EXPLICITLY AUTHORIZED ONLY. IT MUST NOT
BE USED FOR ANY OTHER PURPOSES OR BY
UNAUTHORIZED PERSONS.
SCALING OF DRAWINGS: DO NOT SCALE FROM THESE
DRAWINGS.
MEASUREMENT UNITS: ALL DIMENSIONS ARE IN
MILLIMETERS (MM) UNLESS OTHERWISE SPECIFIED.
ON-SITE VERIFICATION: ALL DIMENSIONS MUST BE
VERIFIED ON-SITE.
DISCREPANCIES: CONTRACTOR TO IMMEDIATELY NOTIFY
THE LEAD ARCHITECT OF ANY DISCREPANCIES BETWEEN
DRAWINGS AND SITE CONDITIONS AND SEEK DIRECTION
BEFORE PROCEEDING.
COMPONENT PLACEMENT: LOCATIONS OF COMPONENTS
ARE APPROXIMATE AND MUST BE COORDINATED ON-SITE
WITH ALL RELEVANT TRADES.

PROJECT TITLE
WHITEFIELD CONSULTING
OFFICE RELOCATION PROJECT

PROJECT LOCATION
ROPPONGI HILLS
15 - 17 FL
ROPPONGI 6-10-1, MINATU KU
TOKYO, 106-6108

PLAN NORTH / TRUE NORTH

DRAWING ISSUE INFORMATION	
REV	DATE
01	2024/05/10
02	2024/05/10
03	2024/05/10
04	2024/05/10
05	2024/05/10
06	2024/05/10
07	2024/05/10
08	2024/05/10
09	2024/05/10
10	2024/05/10
11	2024/05/10

CURRENT REFERENCED DRAWINGS
REF. NUMBER
DRAWING TITLE

DRAWING TITLE
SECURITY SERVICES
CAMERA & ACCESS CONTROL
LAYOUT

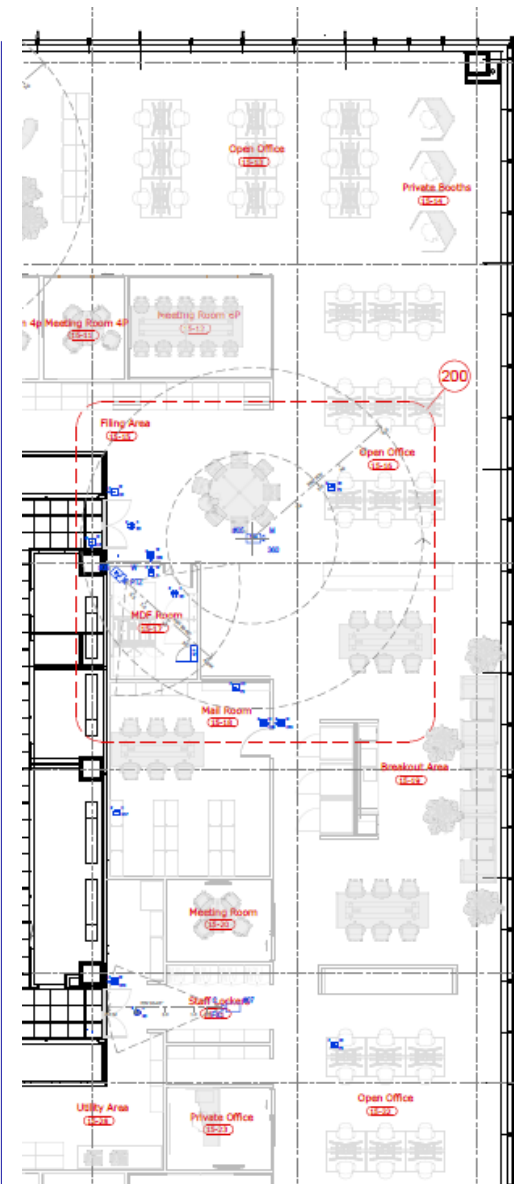
PROJECT STAGE / DOCUMENTATION TYPE
TENDER DOCUMENTATION

FLOOR #
15 FL

DRAWING NO.
WTC-25-01-TD-SEC-000

SCALE 1/200

SCALE AS SHOWN @ A3 REVISION 00



LEGEND	
ACCESS CONTROL	
	CARD READER
	BIOMETRIC READER
	KEYPAD ACCESS
	CARD READER WITH KEYPAD
PROCESSORS & USER INTERFACE	
	CONTROL PANEL
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	PTZ PTZ CAMERA (PAN / TILT / ZOOM)
	360 360 DEGREES CAMERA
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APPROX FIXING LOCATION	
FOCAL DIRECTION	
LEGEND	
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PN	PENDANT
PL	POLE
R	RACK
RF	ROOF
S	SURFACE
TW	TOWER
UD	UNDERGROUND
UD	UNDER DESK
W	WALL
CONSTRUCTION	
EXISTING ITEM TO REMAIN	
NEW WORKS	
RELOCATED / REPOSITIONED ITEM	
ITEM TO BE REMOVED / UNINSTALLED	

MEP Design & Project Management:

Scope of Services

MEP Design & Project Management

Scope of services

Project Planning – Define scope, schedule, and objectives; review site conditions and coordinate with architect and building management.

Schematic Design – Outline HVAC, electrical, plumbing, and emergency services.

Developed Design – Develop, resolve and integrate MEP design with existing building services, architecture, interior design, technology, and impacted services.

Pricing & Approvals – Prepare design packages (B-Works request) to seek advance landlord approvals and landlord-nominated contractor pricing.

Construction Documentation – Develop documentation for construction; prepare BoMs, calcs, and specifications.

Construction – Oversee construction, installation, testing and commissioning.

Disciplines covered

HVAC, electrical, plumbing, and emergency services



Workplace Design



IT Infrastructure



Audiovisual



Access Control
& CCTV



Hotel IT
Infrastructure,
AV & Security



Consulting



LEGEND

- 1. 200mm x 200mm x 25mm 鋼製角形鋼材 (200mm x 200mm x 25mm Steel Angle)
- 2. 200mm x 200mm x 25mm 鋼製角形鋼材 (200mm x 200mm x 25mm Steel Angle)
- 3. 200mm x 200mm x 25mm 鋼製角形鋼材 (200mm x 200mm x 25mm Steel Angle)
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- 20. 200mm x 200mm x 25mm 鋼製角形鋼材 (200mm x 200mm x 25mm Steel Angle)

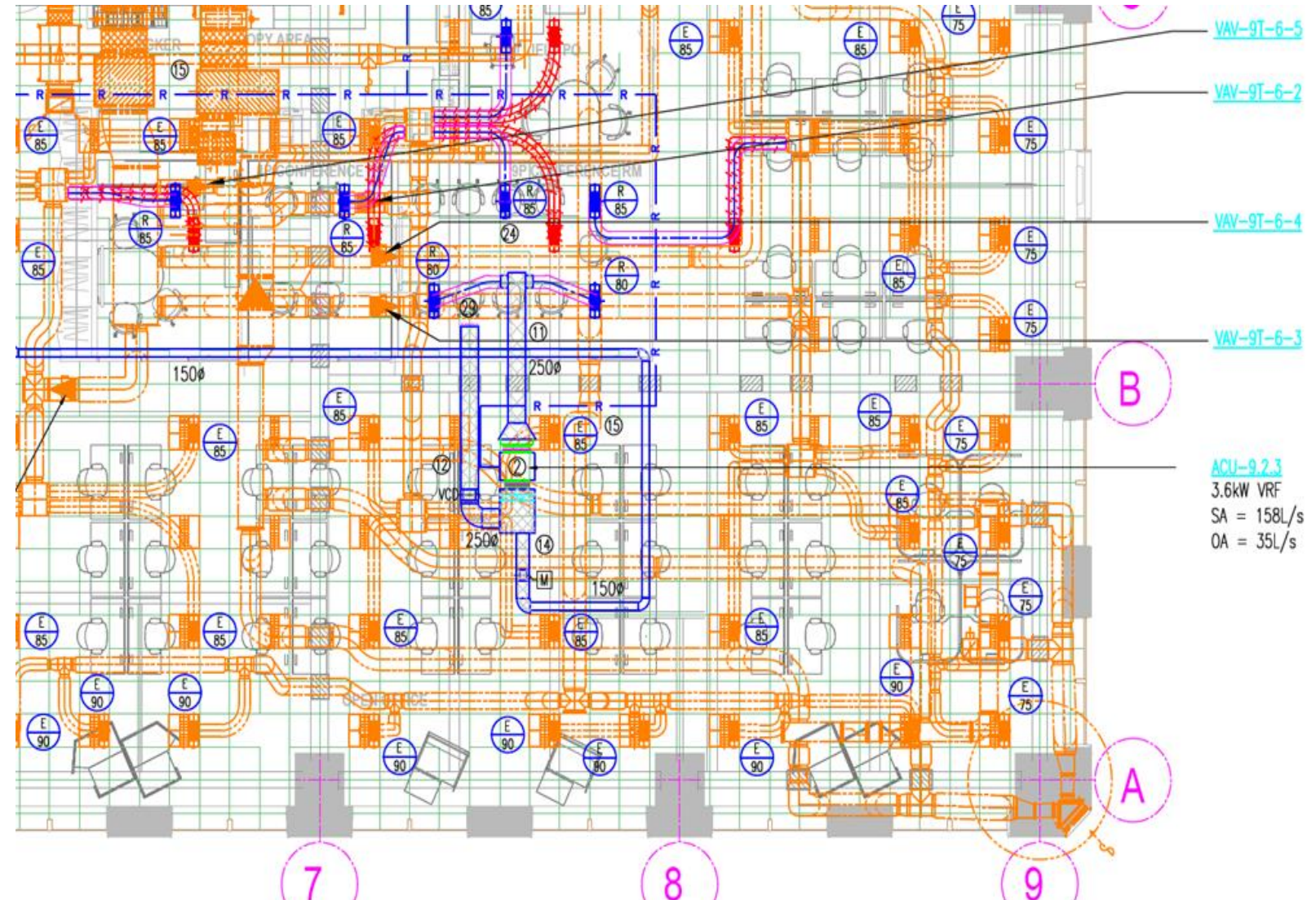
MECHANICAL SERVICES
HVAC LAYOUT
REFLECTED CEILING PLAN

OFFICE FITOUT PROJECT
SAMPLE DOCUMENTATION

ABCビル
六本木 4-5-6
東京都港区 123-4567

Scale 1:250

FOR TENDER



Electrical Services: Lighting & Power Design



Workplace Design



IT Infrastructure



Audiovisual



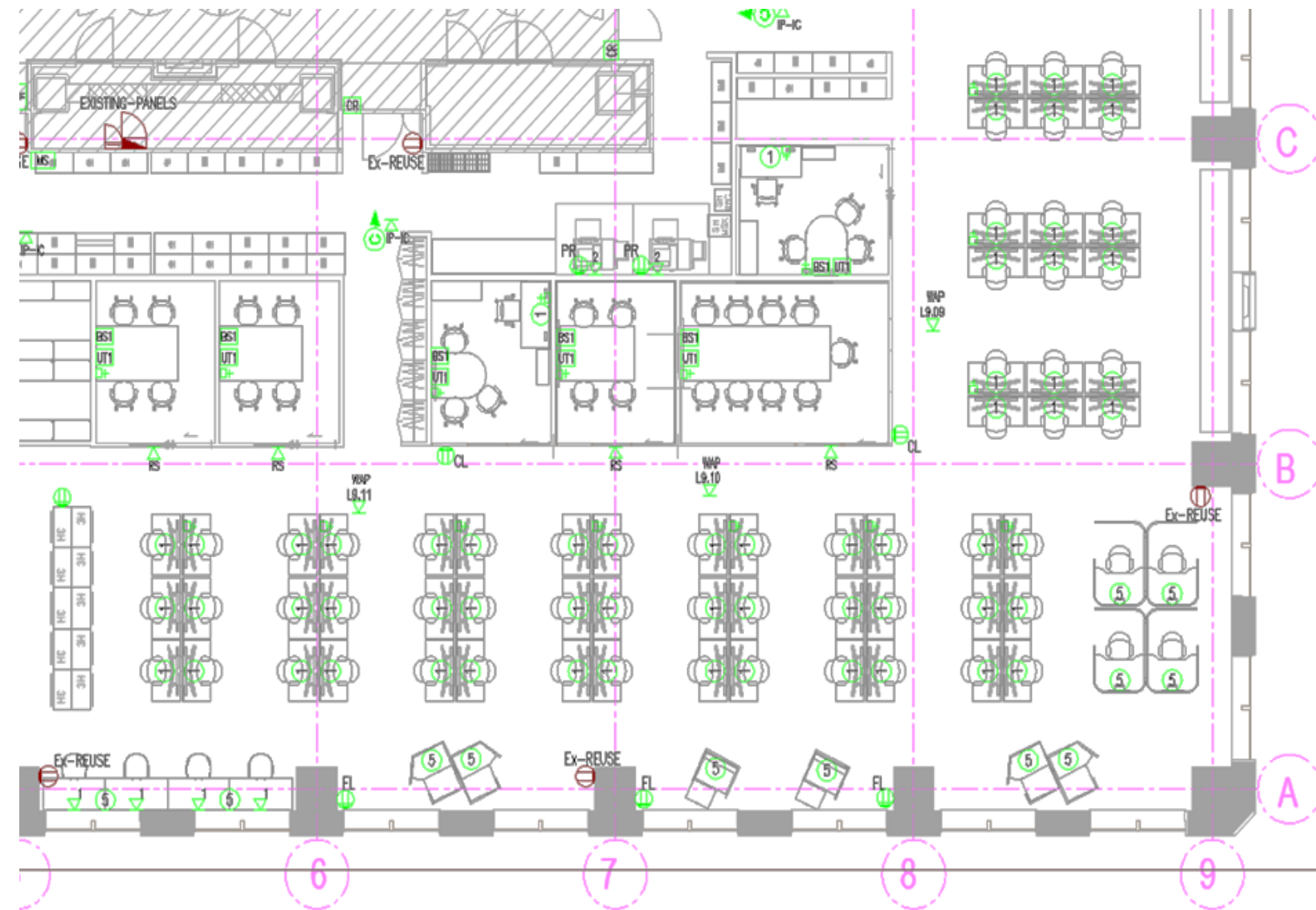
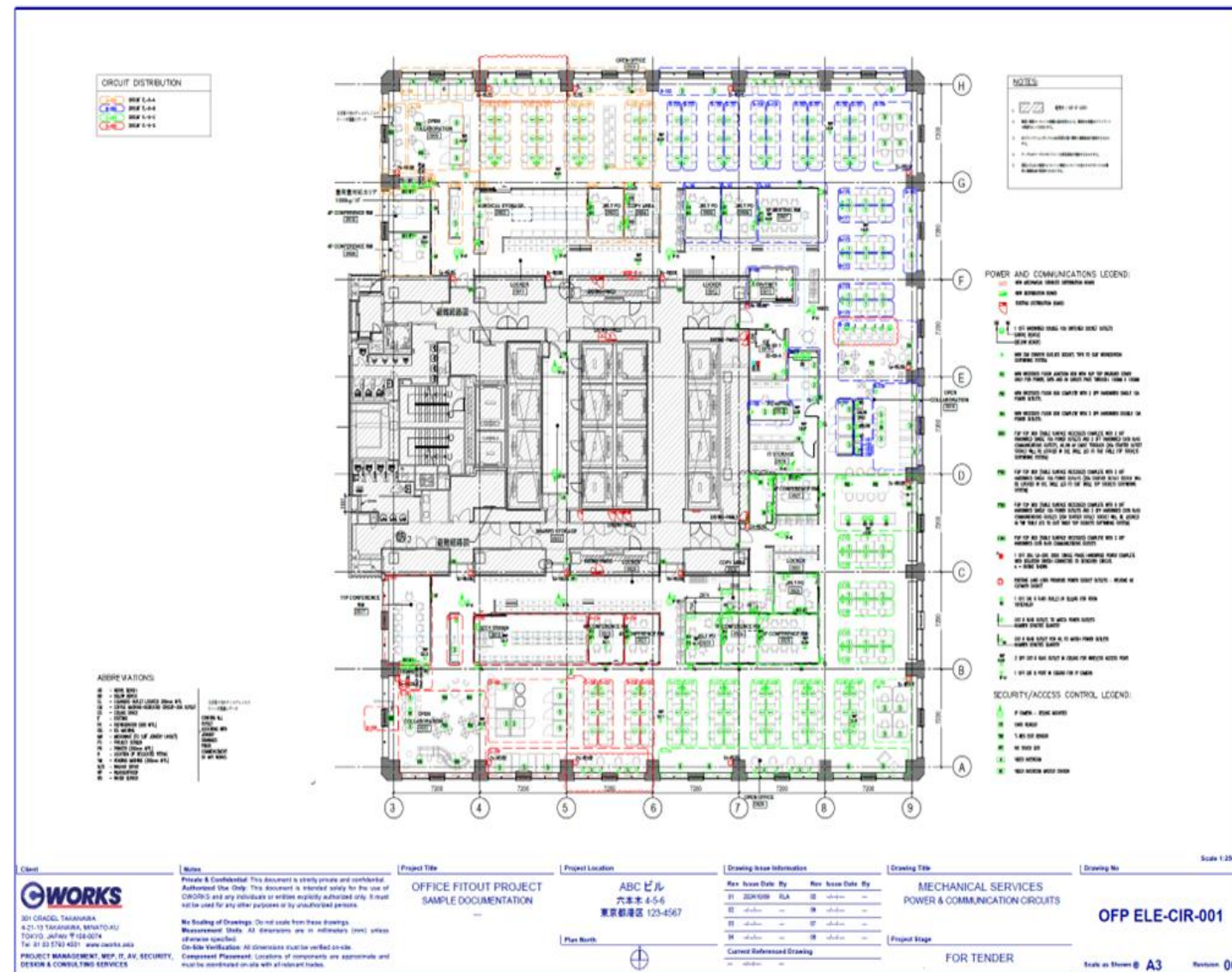
Access Control
& CCTV



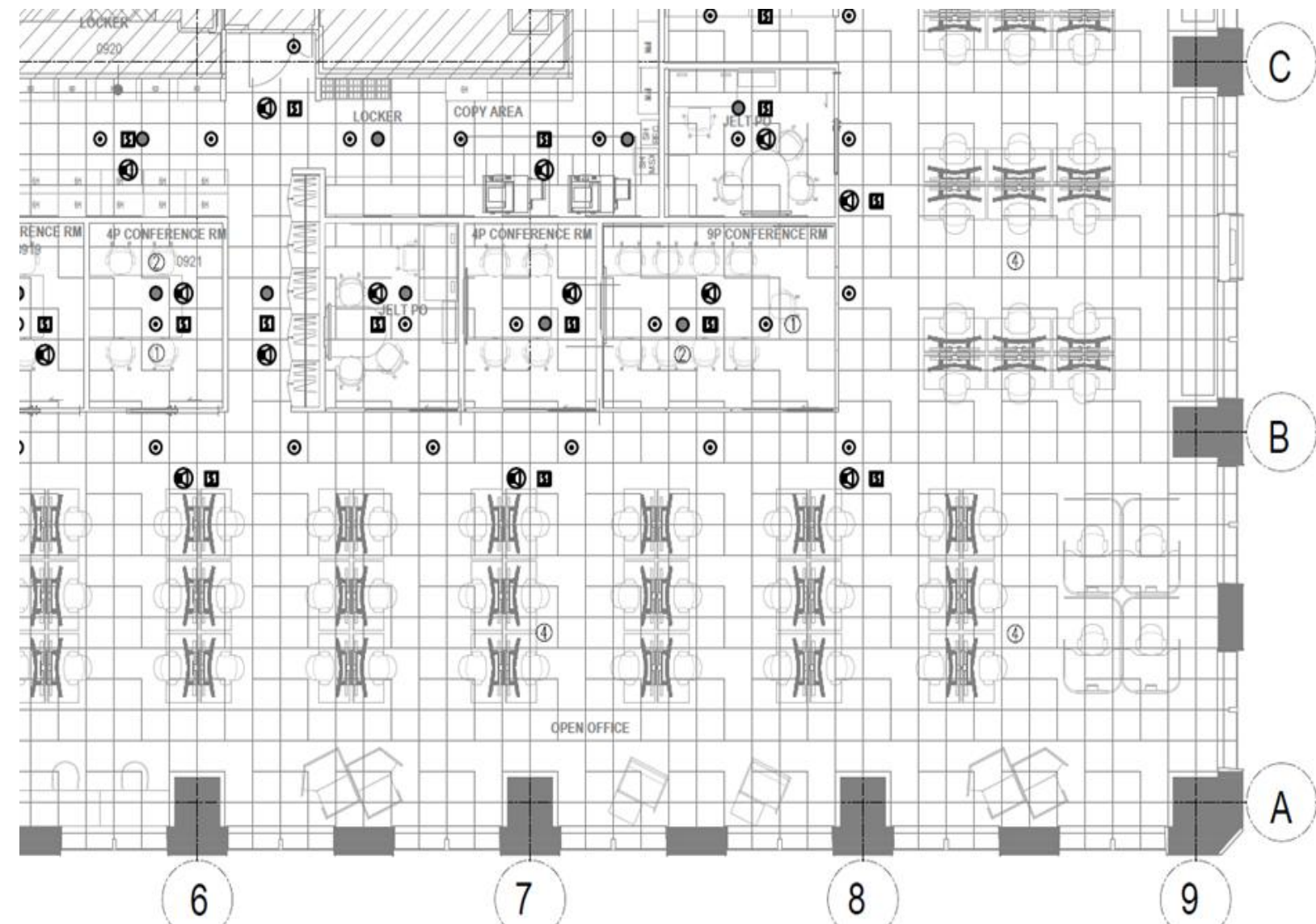
Hotel IT
Infrastructure,
AV & Security



Consulting



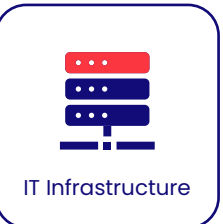
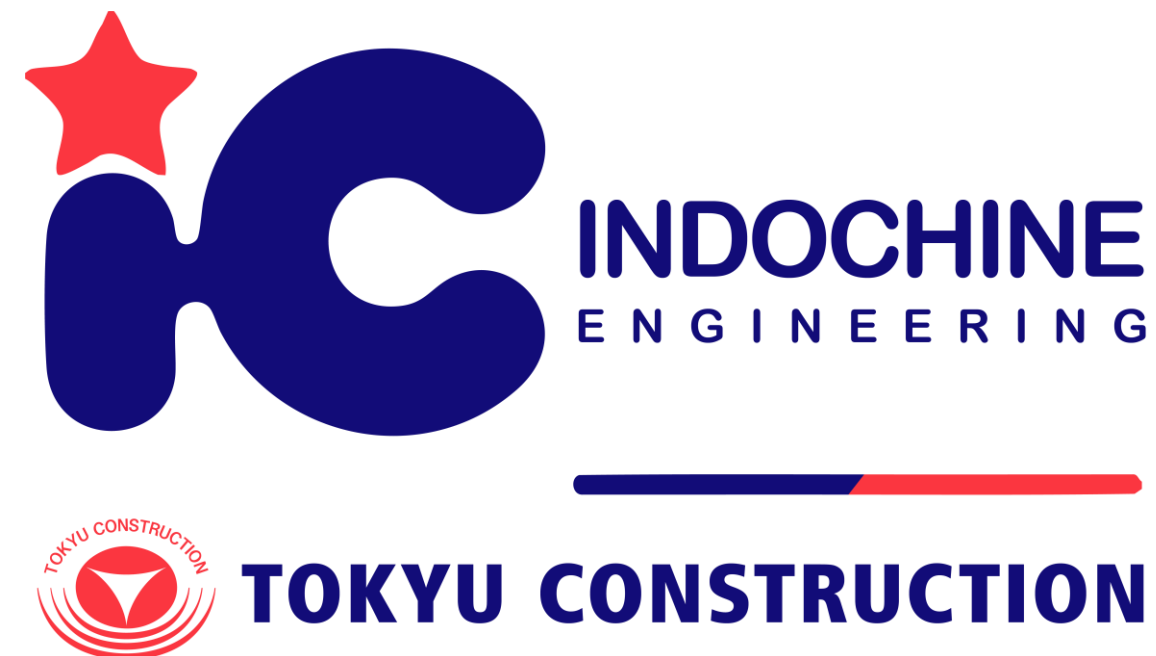
A horizontal banner with a blue-to-red gradient background. On the left, the text "Plumbing Services: Fire Services Design" is displayed in white and red. On the right, three red fire extinguishers are shown against the red portion of the gradient.



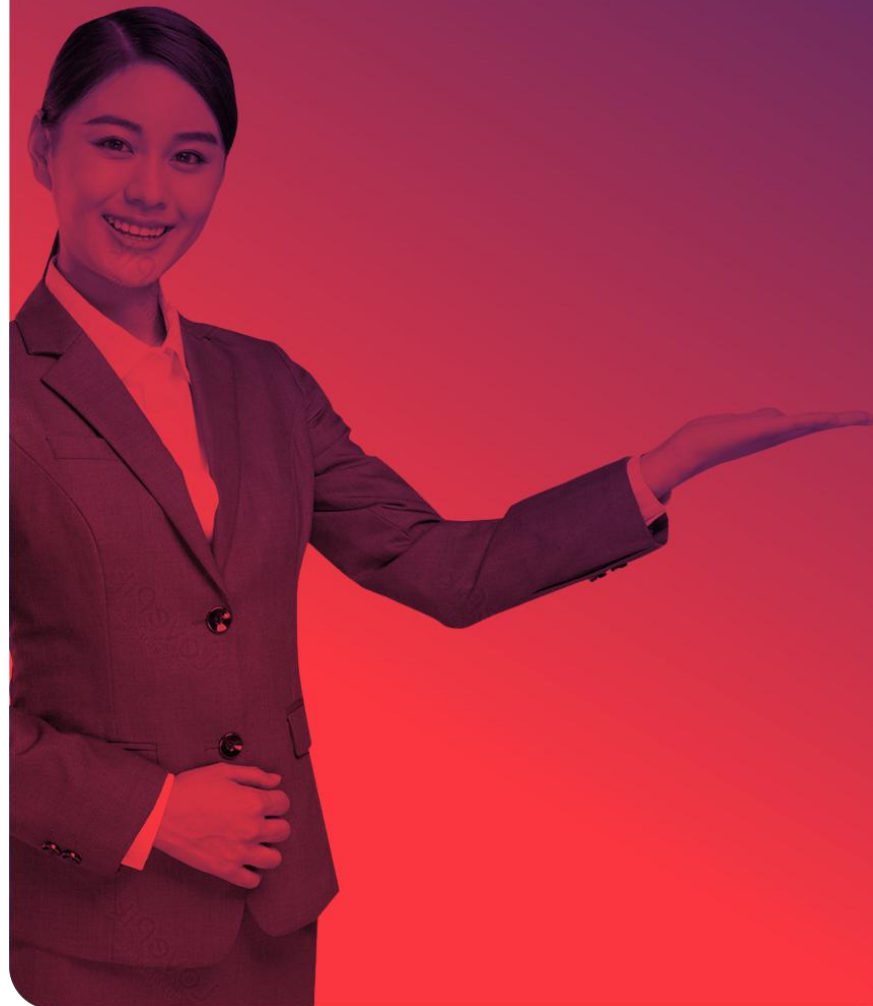
MEP Consulting: Current Projects

- **Global Insurance Company**
Azabudai Hills – 2 complete floors
December 2024 – Present
- **American Social Media Company**
Shibuya Stream – 14 floors
January 2025 – Present
- **American Financial Company**
Tokyo Midtown – 2 floors
October 2024 – Present
- **Australian Hyperscale DC Company**
Roppongi Hills – 1/3 floor
October 2024 – Present

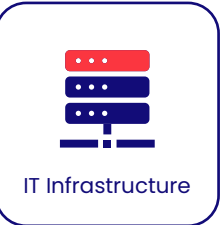
*Working in close partnership with
Indochine Engineering, owned and
operated by Tokyu Construction.*



Project Experience: Featured Projects



Industry	Type of Project	Scope of Work	Size	Year(s)
Financial	Office relocation	Overall project and technology management; technology and MEP design consulting	1,900 m ²	2023-2024
Healthcare	Office relocation	Overall project and technology management; technology and MEP design consulting	4,650 m ²	2023-2024
Information Technology	Office refresh	Technology project management; design and consulting; MEP consulting	4,650 m ²	2023-2024
Healthcare	Office relocation	Technology project management, design, and consulting	7,066 m ²	2023-2024
Information Technology (Gaming)	Office refresh	Overall project management, MEP consulting, furniture coordination, and technology design	2,000 m ²	2022
Law Firm	Office relocation	Technology project management, technology design, and MEP consulting	1,298 m ²	2021-2022
Healthcare	Office relocation	Technology project management, technology design, and MEP consulting	8,870 m ²	2021
E-Commerce	Office relocation	Overall project and technology management; technology and MEP design consulting	300 m ²	2021
Hotel	Hotel development	IT, AV, SEC design, installation, and integration	14,740 m ²	2019



Global Financial Firm: Office Relocation Project

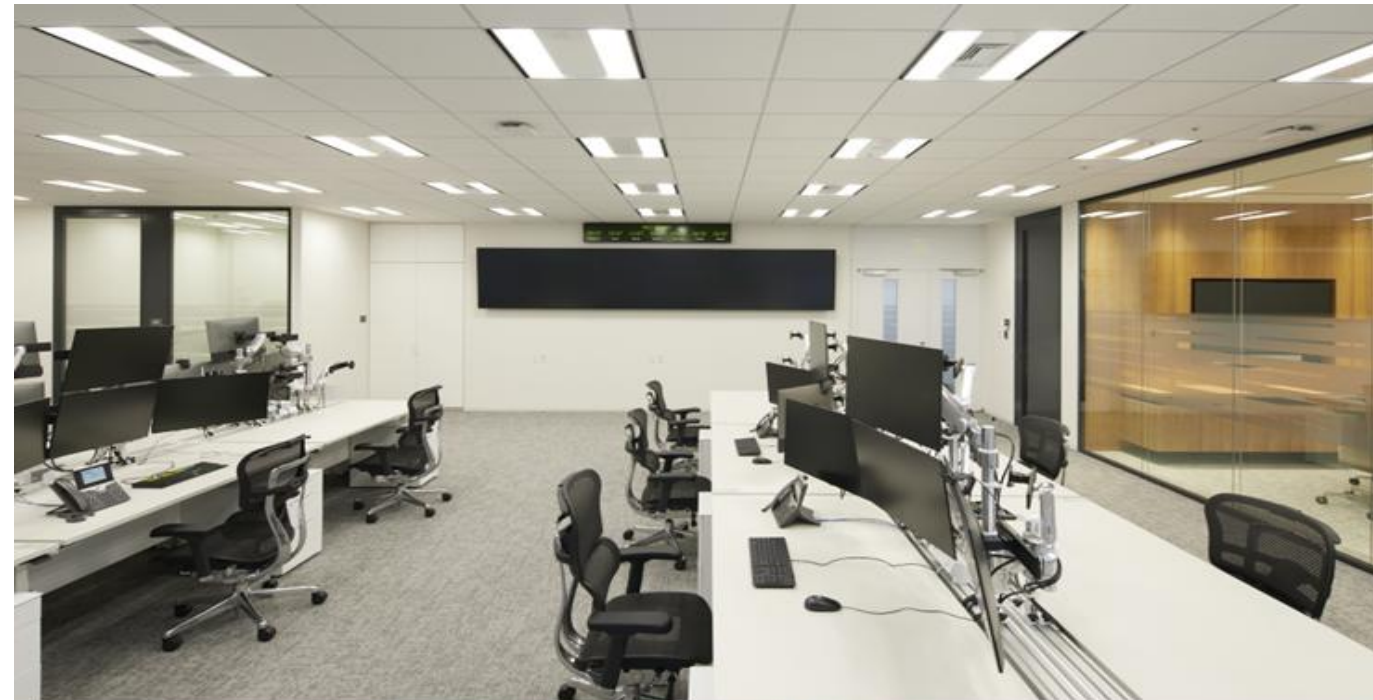
Services we provided

- Overall project management
- MEP design and consulting
- Technology project management
 - Audiovisual design and consulting
 - SCS, network design, and consulting
 - Security design and consulting
- Construction project management

WORKPLACE

1,900 m² - 1.5 floors

175 seating positions



Workplace Design



IT Infrastructure



Audiovisual



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Consulting

Global Game Development Company: Office Renovation Project



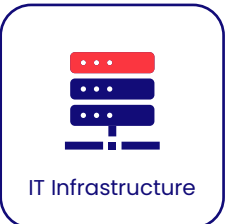
Services we provided

- Overall project management
- MEP design and consulting
- Technology project management
 - Audiovisual design and consulting
 - SCS, network design, and consulting
 - Security design and consulting
- Construction project management

WORKPLACE

2,000 m² – 3 floors

200 seating positions



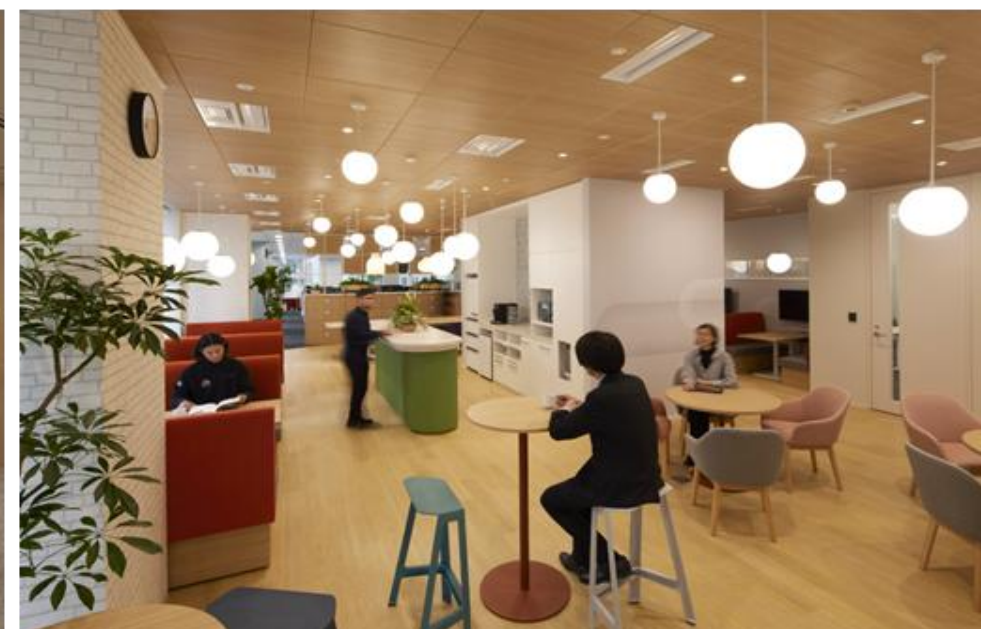
Global Medical Technology Company: Office Relocation Project

Services we provided

- Overall project management
- MEP design and consulting
- Technology project management
 - Audiovisual design and consulting
 - SCS, network design, and consulting
 - Security design and consulting
- Construction project management

WORKPLACE

14,650 m² – 3 floors
500 seating positions



Workplace Design



IT Infrastructure



Audiovisual



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AV & Security



Consulting

Yu Kiroro Hotel Resort: Kiroro, Hokkaido

Services we provided

- **Audiovisual design and consulting**
 - 220 Sony hotel TVs, digital signage monitors
 - Integration of local and cable TV solutions
- **SCS, network design and consulting**
 - Cisco core network and edge network
 - Ruckus facility-wide Wi-Fi solution
 - Cloud PBX, back office, and room solution
- **Security design and consulting**

HOTEL RESORT

114,740 m² / 2 buildings - 7 floors each
108-key luxury resort (apartments + FOH / BOH)



Workplace Design



IT Infrastructure



Audiovisual



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Hotel IT
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Consulting

Partnerships

CWorks has extensive partnerships with many of the industry-leading suppliers of solutions for FF&E, audiovisual, IT infrastructure, cloud solutions, network infrastructure, IT hardware, and security/CCTV systems.

IT Network

ReadyLinks

CISCO

JUNIPER
NETWORKS

BROCADE

Extreme
networks

NOKIA

ciena

FORTINET

paloalto
NETWORKS

WIFI Network

Ruckus
WIRELESS

Aerohive
NETWORKS

CISCO Meraki

UEWA

aruba
a Hewlett Packard
Enterprise company

Audiovisual

neat.

CRESTRON

Extron

QSC

AMX

BOSE

SHURE

NEC

LG

Panasonic

SHARP

SONY

JBL

SENNHEISER

Polycom

zoom

Cisco
webex

Furniture Fixtures & Equipment

Humanscale

salto

okamura

ITOKI

Steelcase

KOKUYO

KEILHAUER

Ergohuman

gantner

R C D M Z

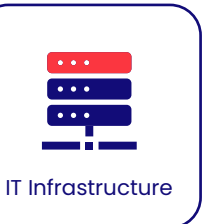
HAWORTH

CLESTRA

framery

Knoll

HermanMiller





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