



Cost Management Consultancy Services for Bujairi Phase2

April 2022



C-QUEST



WHO WE ARE

We are a Cost Consultancy with the fully operational offices across the MENA region.

From our office in Riyadh, C-QUEST works with Clients across the Kingdom of Saudi Arabia on a wide range of private and public sector projects. We have a well-earned reputation for the quality of our Cost Management, Value Engineering and Procurement Strategy Advisory Services.

“

We focus on minimising risk and creating opportunities to maximise the value of our Clients developments and property assets.



“Proud to be a part of KEO International Consultants”, we are having an advantage to turn for an advice to the large team of Engineers and Architects that is having 55 years experience of Construction Industry in the Middle East.



Since 2005, **C-QUEST** has offered unique **cost and time saving** solutions to a diverse range of needs. We strive to provide accurate analysis of the current industry trends to ensure our Client's interests are continually met.



C-QUEST was recognised as Quantity Surveyor of the year 2013 by Big Project ME.

C-Quest Core Team



CLIVE DE VILLIERS
Managing Director– C-Quest
Contracts & QS Services. MRICS
43 years of experience



PAUL KELLY
Director, MRICS
C-QUEST - Contracts & QS Services
15 years of experience



CHRISTOPHER O'SHEA
Associate Director, FRICS
C-QUEST - Contracts & QS Services
20 years of experience



MALCOLM TRACY STEYN
Associate, MRICS
C-QUEST - Contracts & QS Services
30 years of experience



AHMED MOKHTAR
Senior Quantity Surveyor, MRICS
C-QUEST - Contracts & QS Services
18 years of experience



UDES KANDA BANDARA
Lead Quantity Surveyor, MRICS
C-QUEST - Contracts & QS Services
24 years of experience



FAISAL MIA
Associate, MRICS
C-QUEST - Contracts & QS Services
15 years of experience



MOHAMED EMAD EL-BARSHA
Senior Quantity Surveyor, MRICS
C-QUEST - Contracts & QS Services
7 years of experience

What We Do



We provide a full range of cost saving **solutions** to our Clients, both public and private sector. We are here to ensure your portfolios are accurately cost controlled and developed and operated at optimum efficiency while maximising income.



COST MANAGEMENT SOLUTIONS

COST MANAGEMENT FROM INCEPTION TO COMPLETION

QUANTITATIVE **DESIGN VALIDATION**

RISK MANAGEMENT/RAISING RISK AWARENESS

WHOLE OF **LIFECYCLE COSTING**

DUE **DILLIGENCE**

FEASIBILITY STUDIES

VALUE MANAGEMENT/ **VALUE** ENGINEERING

STRATEGIC PROCUREMENT /CONTRACT **STRATEGY**



ADVISORY SERVICES

DEVELOPER REPRESENTATION

DISTRESSED DEVELOPMENT **SOLUTIONS**

CLAIMS MANAGEMENT

FORENSIC **AUDIT**

INSURANCE **CLAIMS** CONSULTING

REINSTATEMENT **COST ASSESSMENTS**

EXPERT WITNESS

LOAN **MONITORING**

BIM **IMPLEMENTATION/ ENFORCEMENT** STRATEGY



SUSTAINABILITY STRATEGY

SUSTAINABILITY ASSESSMENTS

SMART CITY CONCEPT APPLICATION AND **CBA**

MEASURES TO **REDUCE CO2**



WHY US



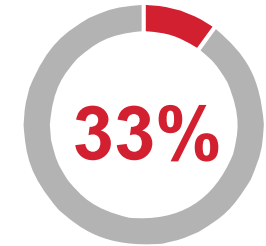
Over **55 years** in Construction in the Middle East. Our **Expertise** is covering all Project types including **Infrastructure**

Fully **registered and licensed** to operate in each domain of operations.

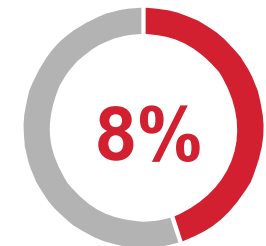


We have adopted **BIM** as a key tool for the **integrated delivery** of the Project through the **enforcement** and **implementation** of our BIM strategy for all participants.

Extensive database of **building cost information** which continually provides us with an almost unmatched knowledge base for projects of every description



CHARTERED
QUANTITY
SURVEYORS



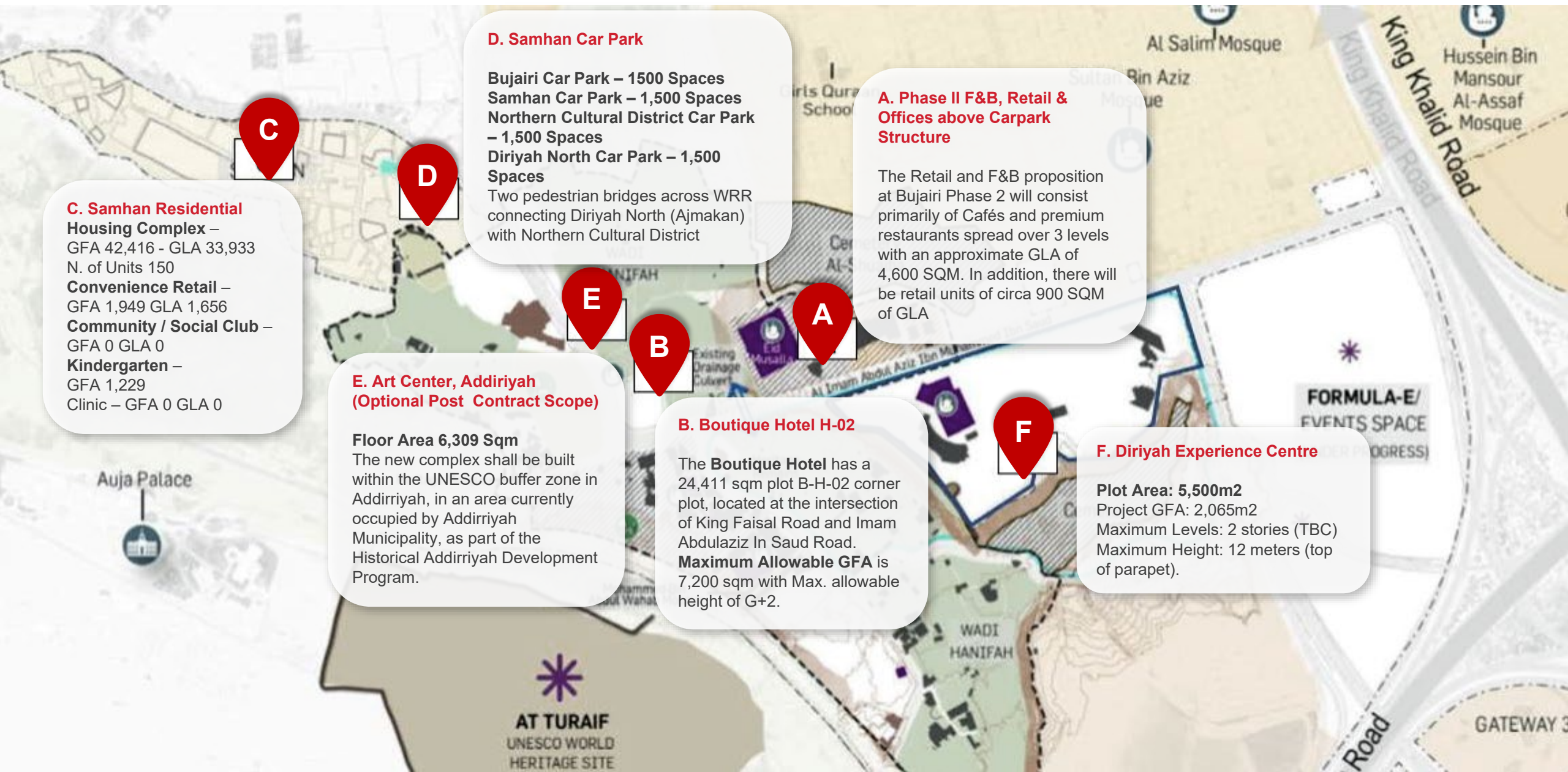
SAV
Adding Value. Enhancing Ideas.
MEMBER



Project Understanding



Project Understanding



D. Samhan Car Park

Bujairi Car Park – 1500 Spaces
Samhan Car Park – 1,500 Spaces
Northern Cultural District Car Park – 1,500 Spaces
Diriyah North Car Park – 1,500 Spaces

Two pedestrian bridges across WRR connecting Diriyah North (Ajmakan) with Northern Cultural District

A. Phase II F&B, Retail & Offices above Carpark Structure

The Retail and F&B proposition at Bujairi Phase 2 will consist primarily of Cafés and premium restaurants spread over 3 levels with an approximate GLA of 4,600 SQM. In addition, there will be retail units of circa 900 SQM of GLA

C. Samhan Residential Housing Complex –

GFA 42,416 - GLA 33,933
N. of Units 150

Convenience Retail –

GFA 1,949 GLA 1,656

Community / Social Club –

GFA 0 GLA 0

Kindergarten –

GFA 1,229

Clinic – GFA 0 GLA 0

E. Art Center, Addiriyah (Optional Post Contract Scope)

Floor Area 6,309 Sqm

The new complex shall be built within the UNESCO buffer zone in Addiriyah, in an area currently occupied by Addiriyah Municipality, as part of the Historical Addiriyah Development Program.

B. Boutique Hotel H-02

The **Boutique Hotel** has a 24,411 sqm plot B-H-02 corner plot, located at the intersection of King Faisal Road and Imam Abdulaziz Ibn Saud Road.

Maximum Allowable GFA is 7,200 sqm with Max. allowable height of G+2.

F. Diriyah Experience Centre

Plot Area: 5,500m2

Project GFA: 2,065m2

Maximum Levels: 2 stories (TBC)

Maximum Height: 12 meters (top of parapet).

Project Understanding

Main Scope

Project	Area sqm		Scope of Service
Phase II F&B, Retail & Office			
	4,600		50% DD Estimates 100% DD Estimates Procurement Post Contract Services
Boutique Hotel -H02			
	24,411		50% DD Estimates 100% DD Estimates Procurement Post Contract Services
Samhan Residential	GFA	GLA	50% DD Estimates 100% DD Estimates Procurement Post Contract Services
- Housing Complex	42,426	33,393	
- Convenience Retail	1,949	1,656	
- Kindergarten	1,229		
- Offices	3,458	2,766	
Samhan Car Park (37m2/car)			
- Samhan Car Park	1500 spaces		Tender Evaluation Contract Execution Post Contract Services
- Bujairi Car Park	1500 spaces		
- Northern Cultural District Car Park	1500 spaces		
- Diriyah North (Ajmakani) Car Park	1500 spaces		
- 2 Pedestrian Bridges			

Optional Scope

Project	Area sqm	Scope of Service
Diriyah Art Futures		
	6,309	Post-Contract Optional
Diriyah Sales Center		
	5,500	Post-Contract Optional

Our Approach & Methodology



The most critical decisions relating to the development of a project are made at the early stages, when only limited information is available. For maximum effectiveness, bring **C-QUEST** in from the beginning of the development process. Independent professional expertise helps you to understand the costs involved and the contractual implications of decisions before they are made, saving money, time and resources.

- Cost Plan at Design Stage
- Advice on Contractual Methods and Tendering Procedures
- Value Engineering Opportunities

01 DD DESIGN STAGE

- Contract Documentation
- Establishment of Change Management Procedure
- Interim Payment
- Evaluation of Variations

03 CONSTRUCTION STAGE

02 TENDER STAGE

- Procurement Management
- Preparation of Tender Documents
- Pre-Tender Estimate

05 OTHERS

- Value Engineering
- LCC
- Management of Consultants Payments
- Challenging Design

OUR STRATEGY, APPROACH AND PRINCIPLES

‘Successful projects are often viewed as those which are delivered to the required quality standards, on time and within **budget**.’

- RICS 2016



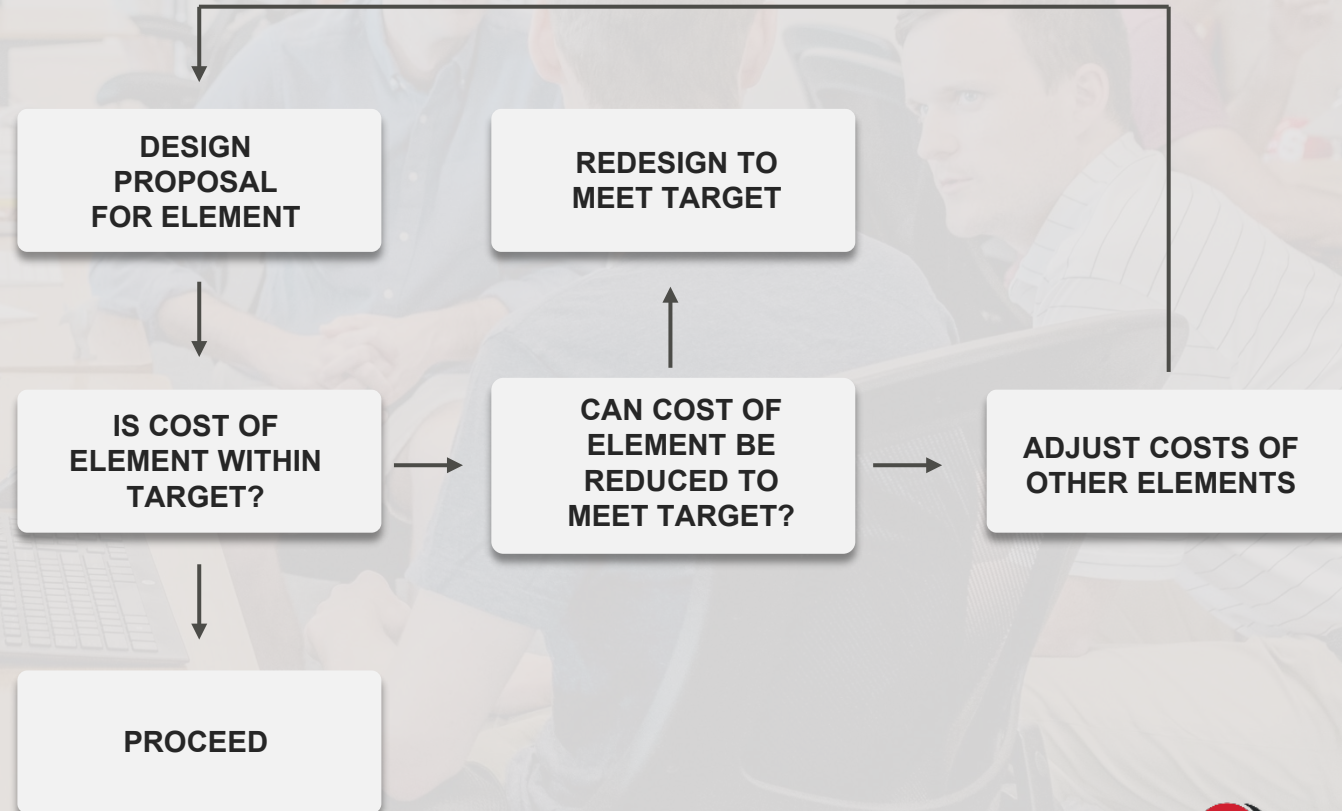
Limit the **Client's expenditure** to within amount agreed



Achieve a **balanced design expenditure** between the various elements of the building



Provide the **Client** with a value-for-money project



OUR **APPROACH**

1. Digital Solutions

Our digital solutions are positioned to complement our consulting services and help clients realise efficiency in delivering projects.

- Our digital services team align process recommendations for managing projects and align them to the correct digital solutions.
- Through our global operations we have partnerships with the top IT vendors in the industry.
- Our digital cost solution is as per the diagram below.

2. Pre-Contract: CostX & REVIT

Measurement

Cost X & REVIT will perform accurate and efficient measurement from 2D drawings, as well as generate automatic quantities from BIM or 3D models using the most advanced electronic take off system available on the market.

Cost Plans

Our estimates will be produced using Cost X cost planning software.

- Simultaneous measurement, phraseologies, pricing, and reporting.
- Pre-configured reporting provides standard reports' out of the box.



iTWObenchmark

Pre-Contract

- Measurement (BOQ's/SOV's)
- Cost Planning
- Cost Reporting



Database

- Rates
- Elements
- Benchmarks

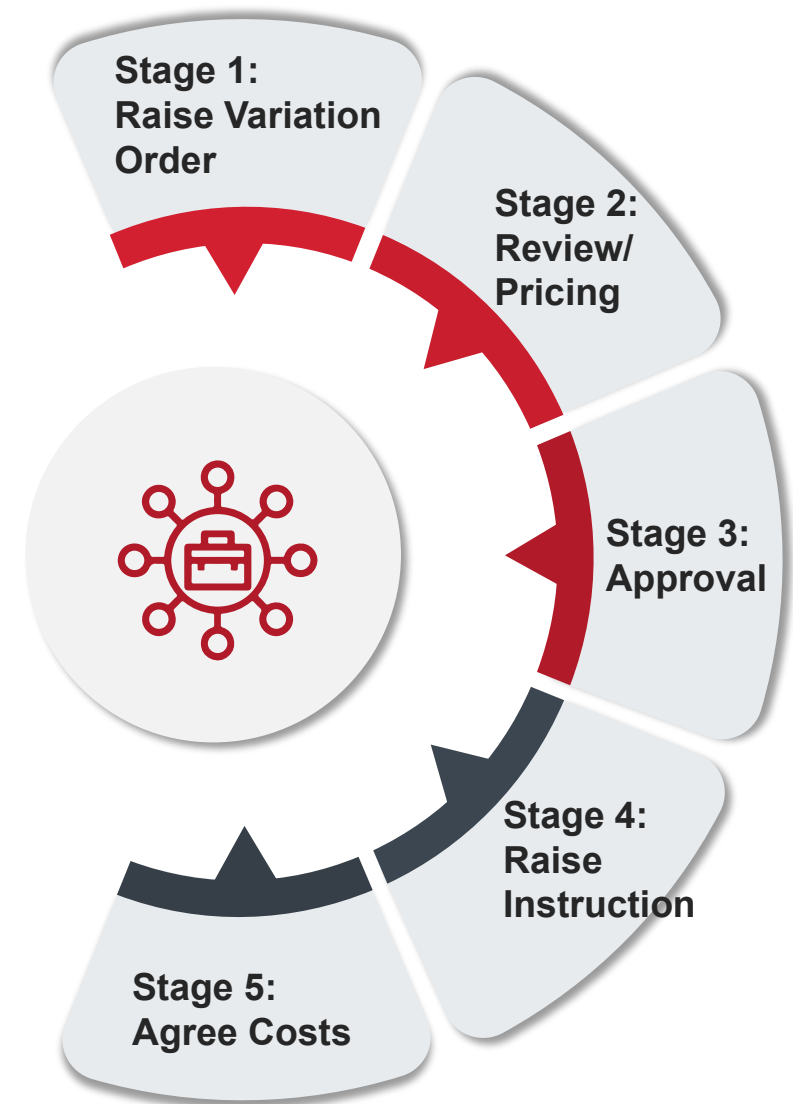


Automation & Reporting

- Automated & Interactive reporting
- Apply inflation on old rates



Our Approach To Managing Change



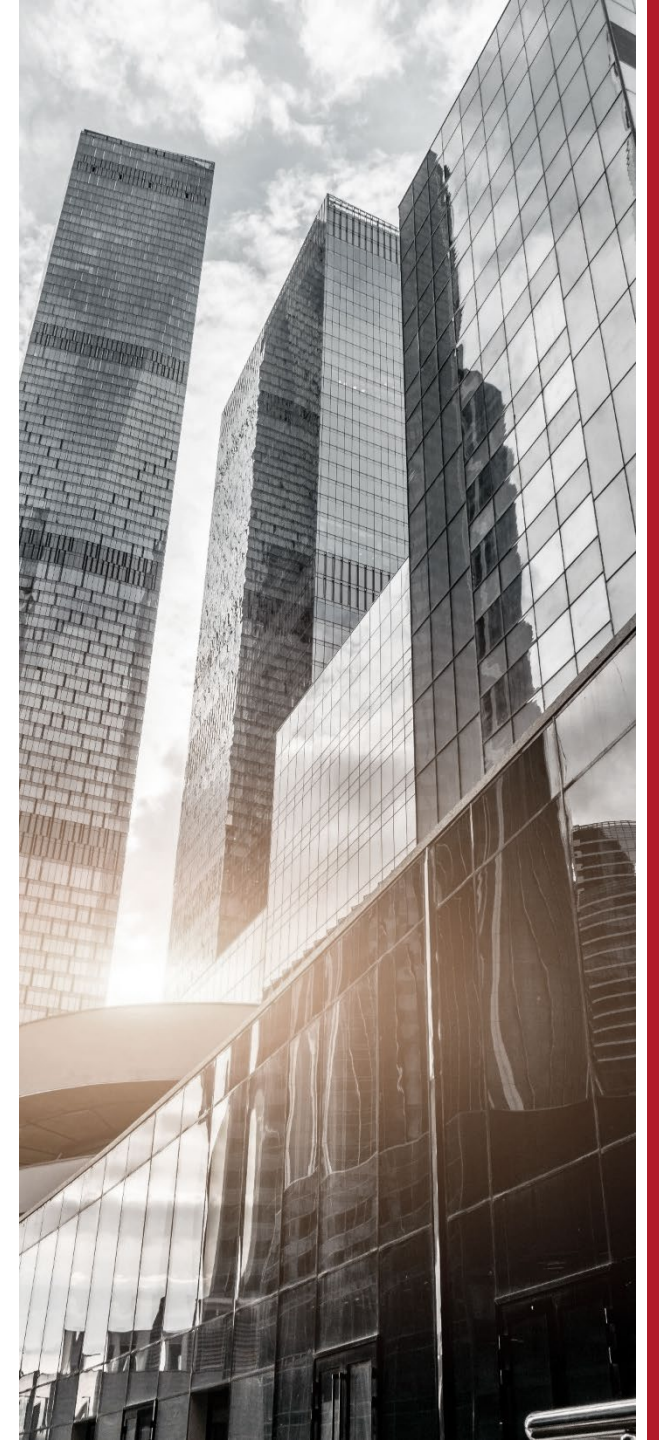
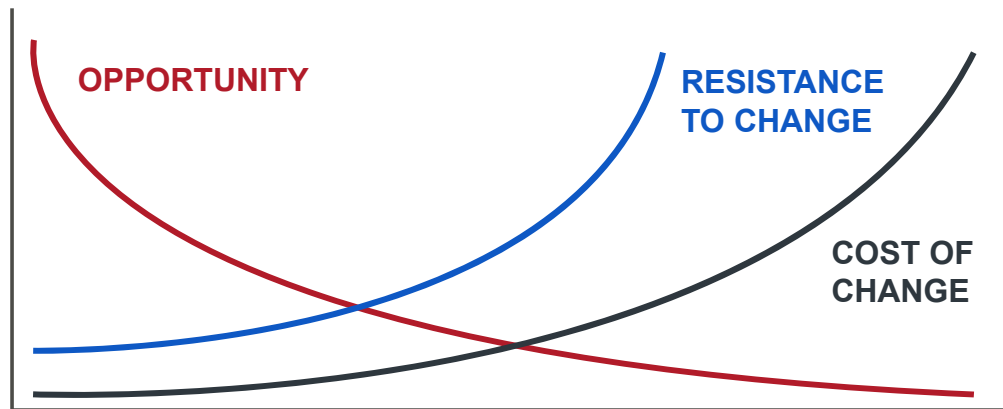
Our Value Engineering Approach

Our golden rules

- It will be 'built in', not 'bolted on'
- VE will be a planned activity
- Active Client engagement

$$\text{Value} = \frac{\text{FUNCTION (What You Require)}}{\text{RESOURCES (What You Pay)}}$$

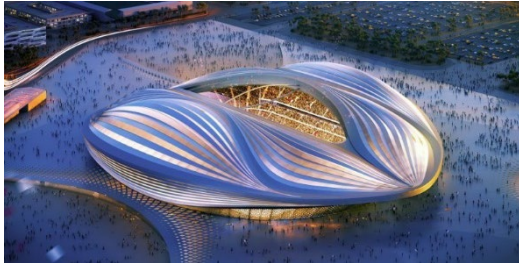
$$\text{Best Value} = \frac{\text{REQUIRED FUNCTION (No more, No less)}}{\text{MINIMUM COST (Resources)}}$$



Our Value Engineering Results

We work with Project Teams and Clients to find cost effective solutions that result in proven Cost reductions for the Projects

INITIAL BUDGET 3,2 billion
REVISED BUDGET 2,2 billion



Al Wakrah Stadium
Doha, Qatar
Area: 60 Hectare (Site)

C-QUEST Scope of Services:
Performed Cost Management Services as part of the Project Management and Construction Management Team.

INITIAL BUDGET 3,8 billion
REVISED BUDGET 1,7 billion



Al Doha Zoo
Doha, Qatar
Area: 750,000 m²

C-QUEST Scope of Services:
Performed Cost Management Services as part of the Project Management and Construction Management Team

INITIAL BUDGET 5,2 billion
REVISED BUDGET 3,6 billion



Al Khor Hospital Expansion
Al Khor, Qatar
Area: 172,000 m²

C-QUEST Scope of Services:
QS Services, comprising full Cost Management through all design stages, value engineering, preparation of Bills of Quantities, recommendation of contract format, preparation of tender reports and contract documentation.

Key Elements of our Scope



Communication Management (including overall document management system)

Reporting Management

Commercial Management Plan

Change Management Plan

Consultant Staffing Report

Master Cost Plan/Budget Review

Procurement Management Plan

Close Out Report for Pre-Contract

Cost Plan

Construction Budgets

Value Engineering

Preparation of Project Cash-flows

Cost and Lifecycle Advise

Cost Comparison of Alternative Design Solutions

Monthly Cost Report

Preparation of Tender Documents

Bonds Assessment

Insurance Management

Variation Orders

Claims

Contractor Final Account Review

Estimating and Budgeting

Risk and opportunity management

Contract Administration

Project Program/Milestones



Project Program/Milestones

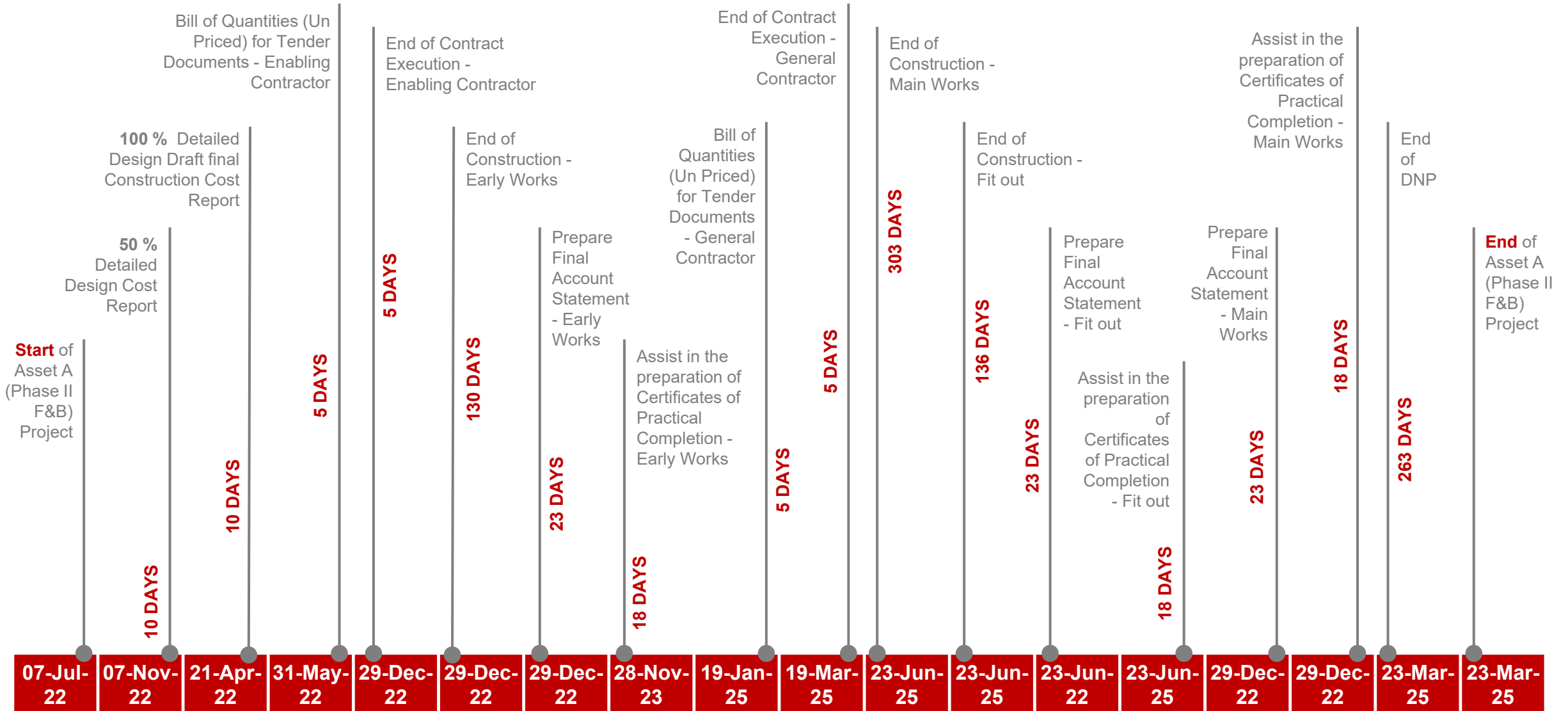
Bujairi District

ASSET A: PHASE II F&B, RETAIL & OFFICES ABOVE CARPARK STRUCTURE		15-Mar-22	23-Mar-25
KMA2000	Start of Asset B (Phase II F&B) Project	15-Mar-22*	
KMA2010	50 % Detailed Design Cost Report		7-Jul-22
KMA2020	100 % Detailed Design Draft Final Construction Cost Report		7-Nov-22
KMA2030	Bill of Quantities (Un Priced) for Tender Documents - Enabling Contractor		21-Apr-22
KMA2040	End of Contract Execution - Enabling Contractor		31-May-22
KMA2050	End of Construction - Early Works		29-Dec-22
KMA2060	Prepare Final Account Statement - Early Works		29-Dec-22
KMA2070	Assist in the preparation of Certificates of Practical Completion - Early Works		29-Dec-22
KMA2080	Bill of Quantities (Un Priced) for Tender Documents - General Contractor		28-Nov-22
KMA2090	End of Contract Execution - General Contractor		19-Jan-23
KMA2100	End of Construction - Main Works		19-Mar-24
KMA2110	End of Construction - Fit out		23-Jun-24
KMA2120	Prepare Final Account Statement - Fit out		23-Jun-24
KMA2130	Assist in the preparation of Certificates of Practical Completion - Fit out		23-Jun-24
KMA2140	Prepare Final Account Statement - Main Works		29-Dec-22
KMA2150	Assist in the preparation of Certificates of Practical Completion - Main Works		29-Dec-22
KMA2160	End of DNP		23-Mar-25
KMA2170	End of Asset B (Phase II F&B) Project		23-Mar-25

ASSET B: BOUTIQUE HOTEL H-02		15-Mar-22	29-Oct-25
KMB1210	Start of Asset A (Boutique Hotel H-02) Project	15-Mar-22*	
KMB1240	50 % Detailed Design Cost Report		4-May-22
KMB1250	100 % Detailed Design Draft Final Construction Cost Report		5-Sep-22
KMB1260	Bill of Quantities (Un Priced) for Tender Documents - Enabling Contractor		16-May-22
KMB1270	End of Contract Execution - Enabling Contractor		29-Dec-22
KMB1280	End of Construction - Early Works		29-Dec-22
KMB1290	Prepare Final Account Statement - Early Works		29-Dec-22
KMB1300	Assist in the preparation of Certificates of Practical Completion - Early Works		29-Dec-22
KMB1320	Bill of Quantities (Un Priced) for Tender Documents - General Contractor		28-Sep-22
KMB1330	End of Contract Execution - General Contractor		29-Dec-22
KMB1360	End of Construction - Main Works		29-Oct-25
KMB1370	Prepare Final Account Statement - Main Works		30-Nov-22
KMB1380	Assist in the preparation of Certificates of Practical Completion - Main Works		30-Nov-22
KMB1400	End of DNP		30-Apr-24
KMB1410	End of Asset A Boutique Hotel H-02) Project		30-Apr-24

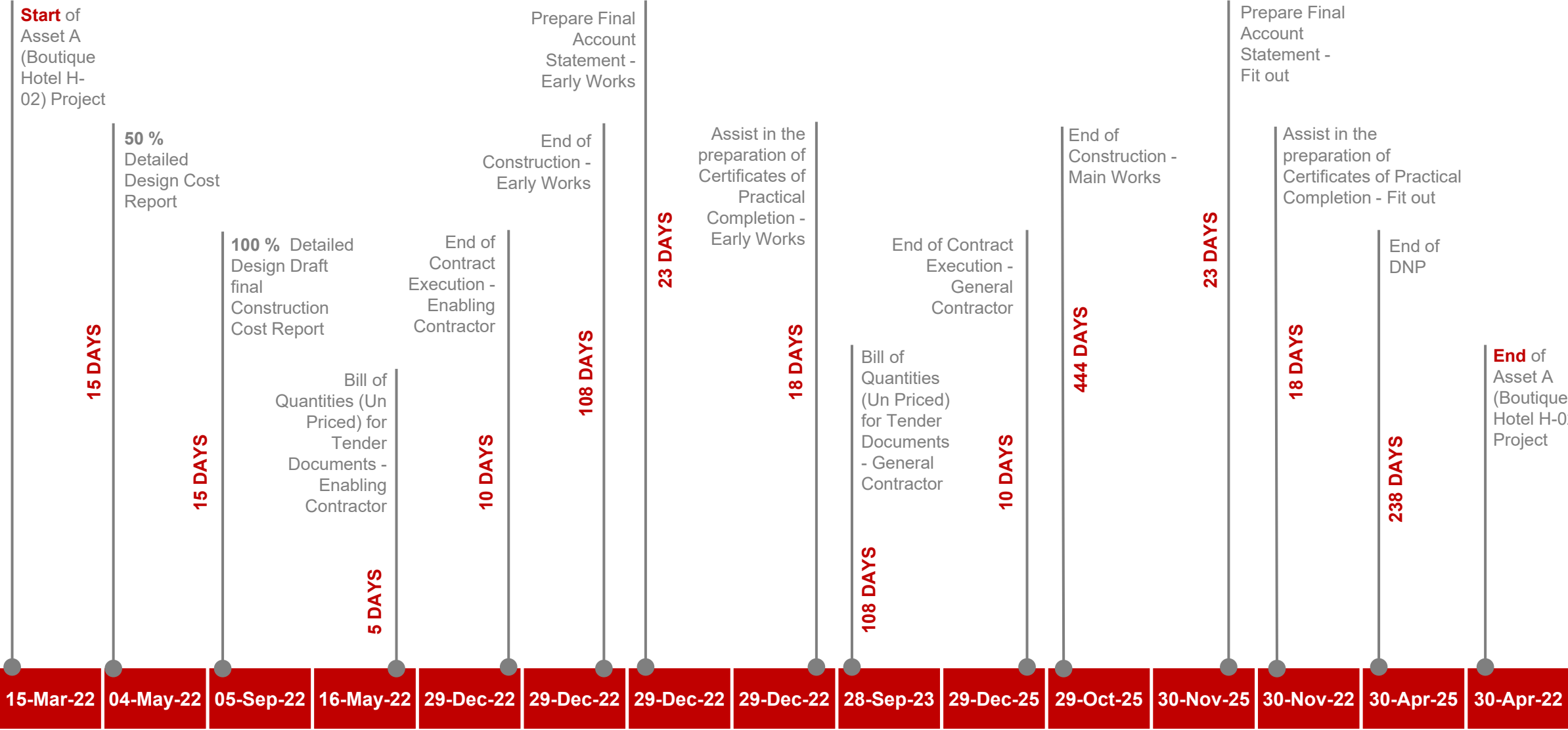
Bujairi District – Asset A

II F&B, Retail & Offices above Carpark Structure



Bujairi District – Asset B

BOUTIQUE HOTEL H-02

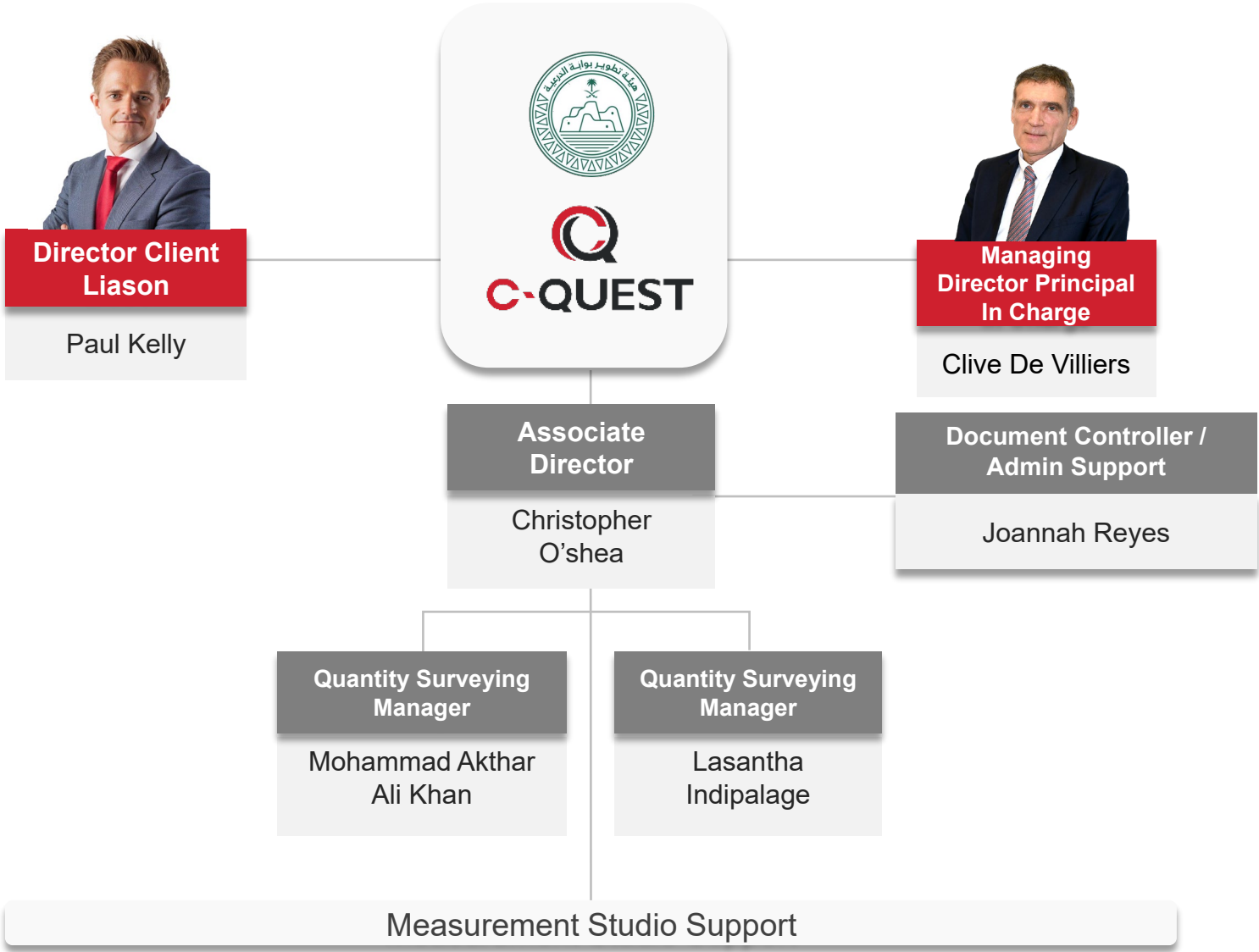


Project Resourcing & Organisation



COST MANAGEMENT SERVICES FOR BUJAIRI PH2

Organization Chart for Pre-Contract Stage



COST MANAGEMENT SERVICES FOR BUJAIRI PH2

Organization Chart for Post-Contract Stage



KSA Projects





List Of Current Projects In **KSA**

Ongoing

- Seven's Program 5 – Yanbu; Tabuk & Medina
- Seven's Program 6 – Abha & Jazan
- Green Neighborhoods Landscape for Olaisah and Middle Uraija in Riyadh, KSA
- Aman Hegra Resort Hotel (40 keys) in Al Ula, Hegra, Northwest KSA
- Qiddiya – Golf Course
- Roshn – Masterplan, infrastructure, apartments, villas, townhouses – various locations in KSA
- Neom Gulf of Aqaba – Various Pre-Contract Works
- Amaala – Public Realm (W2) & Linear Park (W1)
- Jeddah Aqua Raffles - Hotel



List Of Completed Projects In **KSA**

- NEOM Bay Mansions - Overall Concept Master Plan in Tabuk, KSA
- PIF Rua Al Haram (Concept Master Plan Rough Order Magnitude (ROM)) in Riyadh, KSA
- Abha Masterplan, Infrastructure & Vertical Buildings Design in Abha, KSA
- Value Engineering Services for Rua Al Madinah Infrastructure Phase 1 & 2 in Madinah, KSA
- SATS Cargo Airfreight Terminal at King Khalid International Airport in Riyadh, KSA
- King Abdullah Financial District MEP BOQ (Parcels 3.09, 3.10, 5.10, 5.02) in Riyadh, KSA
- Two Residential (750,000 sqm Madina-1 & 250,000 sqm Shafi Land, Makkah) Infrastructure for Unpriced BOQ in KSA
- Qiddiya E-Sports Arena (The Fortress) for MEP Unpriced BOQ in Riyadh, KSA

Our Selected KSA Clients



SEVEN's Programs 5 & 6

6 locations across KSA

Saudi Entertainment Venture are in the process of launching six entertainment complexes and one adventure theme park in six cities, within the Kingdom of Saudi Arabia.

With multiple complexes in Tabuk, Yanbu, Madinah, Abha, Jazan, Buraidah; Abha (Habalah Adventure Park). There are two architectural prototypes, Pearl and Jade. All six sites include a Family Entertainment Centre, Bowling and F&B facilities, Wellness Centre, Cinema, in addition to this a number of sites also include: Edutainment attractions, Junior Family Entertainment Centres, Pre-teen Edutainment, Indoor golf facilities, go karting, indoor water park (in Abha only). Furthermore, there shall be an adventure theme park (Habalah Adventure Park) in Abha.

Program 5 - North-West: Tabuk
Total Area - 11,700 sqm;
Total Attraction GLA - 16,900 sqm;
Total Retail & F&B - 4,367 sqm;
Total Attraction + Retail & F&B GLA - 21,267 sqm

Program 5 - North-West: Madinah Head Office
Total Area - 9,500 sqm;
Total Attraction GLA - 16,500 sqm;
Total Retail & F&B - 6,048 sqm;
Total Attraction + Retail & F&B GLA - 22,548 sqm

Program 5 - North-West: Yanbu
Total Area - 9,200 sqm;
Total Attraction GLA - 15,700 sqm;
Total Retail & F&B - 3,938 sqm;
Total Attraction + Retail & F&B GLA - 19,638 sqm

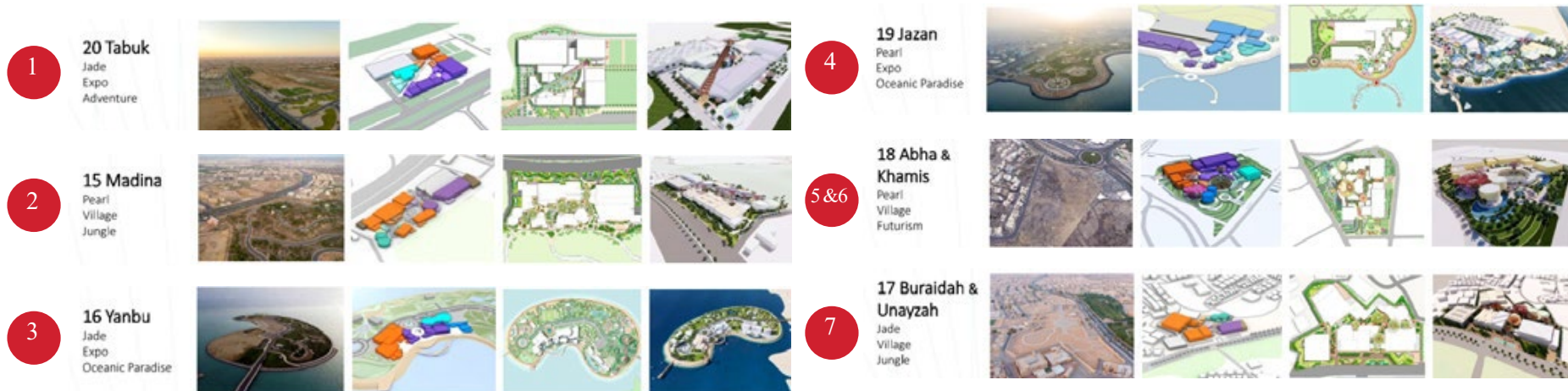
Program 5 - North-West: Buraidah
Total Area - 9,000 sqm;
Total Attraction GLA - 15,800 sqm;
Total Retail & F&B - 4,596 sqm;
Total Attraction + Retail & F&B GLA - 20,396 sqm

Program 6 - South: Habalah
Total Area - 40,000 sqm;
Total Attraction GLA - 40,000 sqm;
Total Retail & F&B - 12,000 sqm;
Total Attraction + Retail & F&B GLA - 52,000 sqm

Program 6 - South: Jazan
Total Area - 11,200 sqm;
Total Attraction GLA - 16,900 sqm;
Total Retail & F&B - 4,248 sqm;
Total Attraction + Retail & F&B GLA - 21,148 sqm

Program 6 - South: Abha Head Office
Total Area - 15,700 sqm;
Total Attraction GLA - 21,700 sqm;
Total Retail & F&B - 5,940 sqm;
Total Attraction + Retail & F&B GLA - 27,640 sqm

Services Provided:
Cost Management





NEOM 's Gulf of Aqaba

Gulf of Aqaba, Saudi Arabia

The Development approach for the Gulf of Aqaba will follow the unique natural geography of the Region, creating an exclusive gated community comprising the following:

Exclusive mansions located on the flat top hills and steep cliffs throughout the Gulf coastline, serviced by concealed or underground private access.

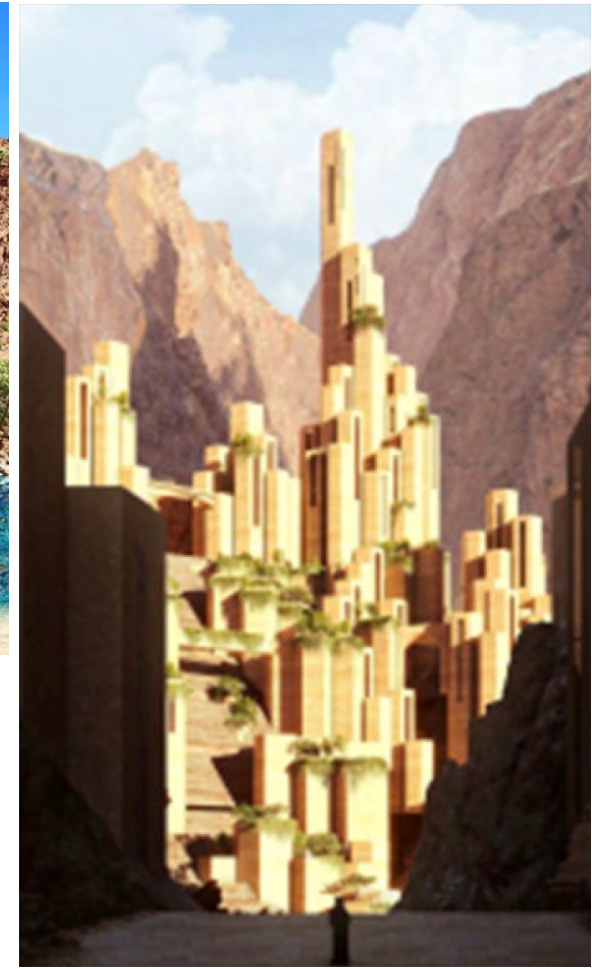
Multiple anchor assets and attractions across the entire coastline including the required public services to activate the Gulf of Aqaba to create a vibrant livable atmosphere all year round.

An infrastructure to support the resident, anchor assets, and their needs now and into the future.

Services Provided:

Cost Management

Quantity Surveying



Aqua Raffles Jeddah

Jeddah, KSA

The Aqua Raffles project involves the construction of a twin tower complex which includes a luxury 20 - storey hotel with 181 keys guest rooms and 188 branded residences and podium containing 10 floors.

The hotel is inspired by rich Arab heritage which lies in an enviable location at Al Corniche Road, Jeddah KSA.

The property will offer special wedding suites for newlyweds, as well as a great number of recreational options such as a library, penthouse-level entertainment suite, and a 1,200 sqm SPA and fitness club featuring an indoor ladies-only pool. The hotel will also have a state-of-the-art event and meeting facilities, including a 1,000 sqm ballroom overlooking the corniche and 750 sqm of meeting space.

Services Provided:

Quantity Surveying

Budget Control

Value Management

Tender Evaluation

Contract Administration

Cost Planning and Feasibility Studies





Four Points By Sheraton

Unaizah, Saudi Arabia

The project involves the construction of a hotel comprising 130 rooms, including chalets and villas. The 130 rooms are divided into 90 hotel rooms, 30 chalets, and 10 four-bedroom villas.

The project will also include two main restaurants, a lobby café, a pool café, and two rooftop terraces. C-QUEST has been engaged by the client on the Four Points by Sheraton, to perform the full range of Peer Review services of the actual cost estimate for the entire facilities, inclusive of villas, wedding hall, restaurants, and all amenities.

Services Provided:

Peer Review

Cost Planning and Feasibility Studies



The Emirates Palace Hotel

Abu Dhabi, UAE

The multiple award winning Emirates Palace Hotel is located on 1.3 kilometers of white sandy beach and is surrounded by 100 hectares of magnificently landscaped gardens. This extensive and magnificent setting is located on the Corniche Road in Abu Dhabi.

The Emirates Palace Hotel, with its ancillary buildings, is surmounted by 114 domes of varying dimensions replicating and reflecting the different shades and colors of Arabian desert sands. The majestic dome of the Grand Atrium is 42 meters in diameter and 60 meters high with a surface finish of silver and gold colored, glass mosaic tiles. This dome is the largest in the world, taking into account both its height and width.

The seven storey Palace was designed to host the G.C.C. Summit Conference. The five Star 450 room hotel, managed by Kempinski, won three major awards in 2005. These were: Best New five Star Hotel, Best Convention Conference Hotel and Best Tourism Project. It is clear that the design intention - to create a truly world class Palace Hotel worthy of patronage by Rulers and Heads of State, proved successful.

Services Provided:

Quantity Surveying



Vida Jeddah Gate Hotel

Jeddah, KSA

Emaar Hospitality Group marks ambitious expansion to Saudi Arabia with Vida Jeddah Gate and Vida Residences. The project is a 4-star hotel and serviced apartments.

The completed development is operated by Emaar Hospitality and targets both the new generation of business executives and entrepreneurs as well as family travelers.

The development is comprised of two towers linked by a common 3 floor height podium. The hotel tower accommodates 203 keys across 12 typical floors. The serviced apartment tower accommodate approximately 164 apartments across 23 typical floors.

KEO completed the third-party design peer review services for the mechanical engineering installations, electrical engineering installations and the conveying systems (all defined as MEP), as well as structural design. As part of the review, value engineering opportunities were identified for consideration by Emaar.

Services Provided:

Quantity Surveying



Novotel Hotel

Kuwait City, Kuwait

Well known branded Novotel Four Star Hotel development features an automated multi-story parking garage.

The hotel was designed to offer high standard amenities such as high-end food outlets, roof pool and deck, a retail area, business center, executive lounges, and a health club.

The development reflects the branding expectations as set out by the Novotel group of hotels and its operator nominated is ACCOR. The project consists of 3 design components as follows:

- The Guest Room Tower, 40 stories.
- The Automated Intelligent multi-story car park to accommodate about 100 parking spaces that includes a car entry and exit.
- The Podium levels to accommodate the hotel services including both the front and the back-of-house areas, including the health club on the top of the podium.

Services Provided:

Quantity Surveying



Burj Al Shaya & Four Seasons Hotel

Kuwait

The Burj Al Shaya Headquarters & Four Seasons Hotel development is a high-end mixed-use project in the heart of Kuwait City.

The 263-room Four Seasons Hotel features two large ballrooms, an expansive pool-level terrace, three restaurants, world-class spa and fitness facilities.

The Four Seasons Hotel Tower accommodates guest rooms and high-end suites of various sizes. The Hotel Tower, with the core in middle, will provide panoramic view of the City and the nearby shoreline. The design concept is based on regional architectural tradition, resulting in a contextual building that successfully represents the Four Seasons brand, as well as the local environment. Composed of two distinct buildings including an office tower, hotel tower and podium, the development is unified by a aluminium fins and latticework window treatment that offers significant solar control and shading. The office tower and hotel development is supported with a parking structure with a capacity of 1,557 vehicles with an overall area of 60,000 sq. m.

Services Provided:

Quantity Surveying



Dubai W Hotel & Residences

Dubai, UAE

The 'W' Hotel and residence is part of the Dubai Festival City and is located on Dubai Creek between Garhoud Bridge and the New Bridge.

The building is constructed directly on the waterfront and, since it cuts across a public pathway along the creek edge, accommodates a public promenade adjacent to the marina. The proposed five-star hotel will consist of 51,000 sq. m divided between two levels of basement parking, quay, and ground floors, five floors of hotel rooms plus two floors of penthouse suites on the uppermost storeys. The apartment complex is intended to cater for high end clients and will be fully serviced by the hotel. The complex is composed of one level of basement parking, quay, and ground floor duplexes, plus five levels of one, two, three and four bedroomed apartments. In addition, the hotel is to provide all day dining facilities, three restaurants, a night club, bar, spa, gymnasium, retail outlets and a 1,000 sq. m ballroom.

Services Provided:

Quantity Surveying



Nation Towers With St. Regis Hotel

Abu Dhabi, UAE

The hotel offers direct access to the private Nation Riviera Beach Club, inclusive of a health and fitness center, kids club and a wonderful renovated swimming pool in addition to its' sandy beach.

The Nation Towers with the St. Regis Hotel is a high-end mixed-use development which encompasses an extensive collection of luxury hospitality, retail, offices and residential components built on a pre-eminent site along the corniche in Abu Dhabi. There is a high end beach club with food and beverage outlets which is located on the north of the corniche and connected with the Towers by a tunnel under the corniche road.

Services Provided:

Quantity Surveying



Sofitel Dubai Downtown & 48 Burj Gate

Dubai, UAE

This high-rise development, situated in a prime location in Dubai, is divided into two distinctive slender towers, one 53 storeys and one 60 storeys, situated on each side of a multi-storey atrium lobby space.

The Suites Tower houses the Sofitel Hotel and luxury serviced apartments, while the Residential Tower houses rental apartments. The towers rise to over 210 meters, with one convex and one concave. The development includes 250 luxury rental residences with hotel like services and amenities, prime corporate office space, conference centers, high-end retail shops, restaurants, hospitals and entertainment areas.

Shimmering veils of glass define the two towers, blurring the border between land and water or the desert salt flats and the gulf. The veil-like folded sheets of glass that cover the entire front facades create the sense of a patterned sunscreen and carve familiar shapes into the Dubai skyline on a monumental scale. Each tower bends and creases independently as it rises to the sky, creating both a sense of individuality and unity.

Services Provided:

Quantity Surveying



Mysk Al Mouj Hotel

Muscat, Oman

KEO provided complete Construction Supervision services for the 4 Star Mysk Al Mouj Hotel in Muscat. The hotel had a soft opening in late 2017 and is now open to the general public.

The new hotel is located inside Al Mouj, a thriving waterfront community spread along a six kilometer stretch of coast offering outstanding lifestyle and leisure experiences. The hotel consists of 197 hotel keys, with a standard room size of 32 m2 and a number of suites with corner marina views. The hotel also includes a number of food and beverage outlets, small meeting rooms and back of house facilities.

The new hotel has guest rooms, meeting rooms, fitness club, specialty restaurants, roof top swimming pool and an outside dining area, in addition to a basement car park and other support facilities.

Services Provided:

Quantity Surveying



Food & Beverage Projects

The background is a dark, almost black, space filled with a complex network of thin white lines connecting small, bright white dots. This network forms a series of interconnected triangles and polygons, creating a sense of depth and movement. On the left side, there is a soft, glowing red gradient that fades into the black background. The overall aesthetic is modern and technological.

Fast Food Restaurants

10 Locations Throughout UAE

Built-Up Area (BUA) Various areas

10 restaurants operated by Kuwait Food Company (Americana Group) at multiple locations throughout the UAE such as KFC, TGI Fridays and Pizza Hut.

Services Provided:

Quantity Surveying



KFC Restaurant, Ajman Road - Ajman UAE



Pizza Hut Restaurant - Sharjah UAE



KFC Restaurant, Sharjah Road - Sharjah UAE



TGI Fridays Restaurant - Festival City, Dubai UAE

Sidra Restaurant Complex

Mahboula, Kuwait

Built-Up Area (BUA) 3,608 m²

Development consists of a major restaurant complex managed by the Al Shaya Group. PF Changs, iHop, Texas Roadhouse and the Cheesecake Factory are the three main outlets which anchor the facility.

Services Provided:

Quantity Surveying



Nation Rieviera Seafood Restaurant

Abu Dhabi, UAE

Built-Up Area (BUA) 2,750 m²

Two restaurants, a bar, a gym, pool, pool deck, beach area, change rooms, function areas, deck, cabanas and children's crèche.

Services Provided:

Quantity Surveying



Al Bandar Marina, Retail & Restaurants

Abu Dhabi, UAE

Built-Up Area (BUA) 160,000 m²

The marina has a total of 131 berths ranging in sizes from 9 meters to 24 meters. Shops in the complex include a supermarket, a health care center for women, a women's manicures and pedicure business, a music center for children, and a boat dealer, equipment suppliers and rental. Restaurants include American, Afghani and Italian cuisine.

Services Provided:

Quantity Surveying



Marina Aquarium Restaurant

Abu Dhabi, UAE

Built-Up Area (BUA) 1,300 m²

Combines an exclusive seafood restaurant, a private banqueting/ function hall, a café and an aquarium made up of two tanks.

Services Provided:

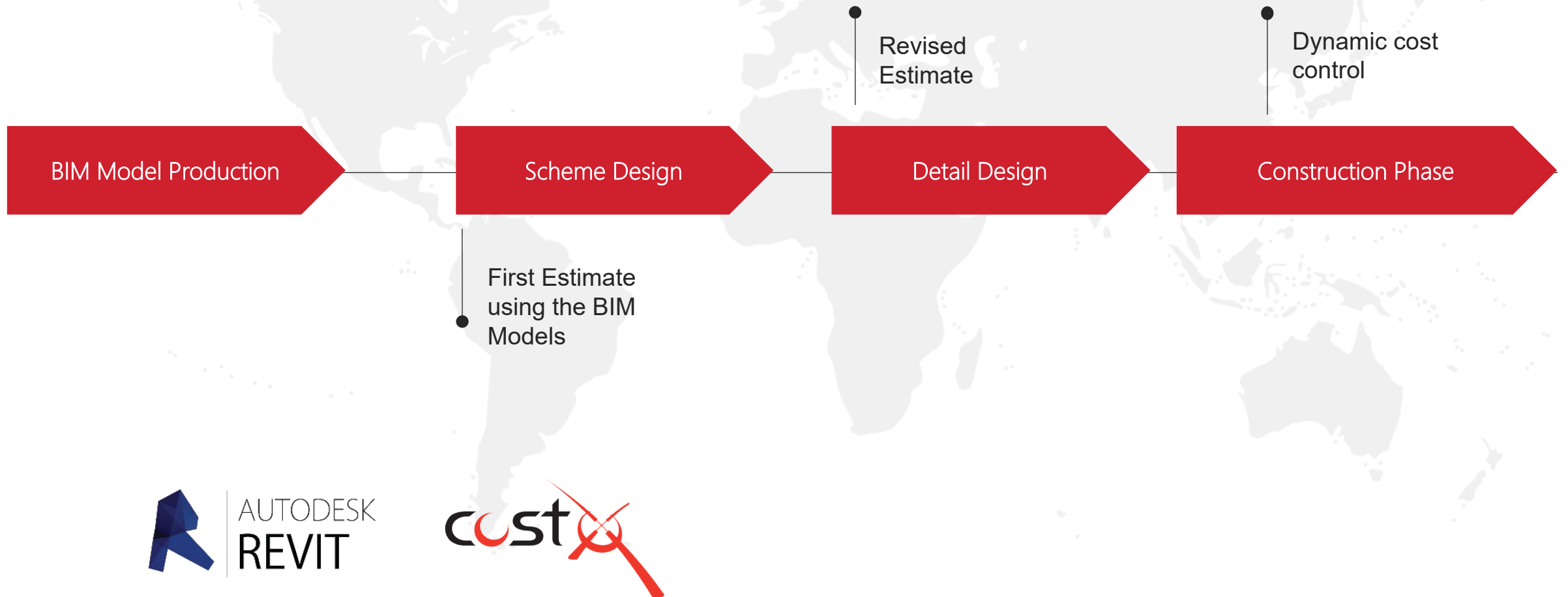
Quantity Surveying



Our Experience with BIM



Cost Management Flow using BIM





Our BIM Services are ISO Certified

In November 2019, KEO was awarded the BSI Certification for BIM within the ISO 19650 Framework, the internationally recognized gold standard for BIM processes and management.

Qualified provider on the Autodesk Services Marketplace

KEO is a qualified provider on the Autodesk Services Marketplace to deliver services including BIM consulting, online training classes and software customizations.

iCRBN is a new and unique city scale carbon accounting analysis tool

iCRBN is a scenario analysis tool developed by KEO to allow our clients to examine the best way to reduce carbon emissions through design. Within the cityscape, it offers an extended assessment of possible alternatives.

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