

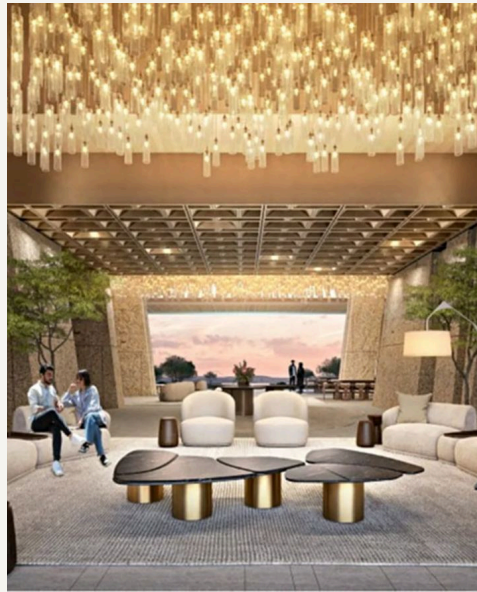
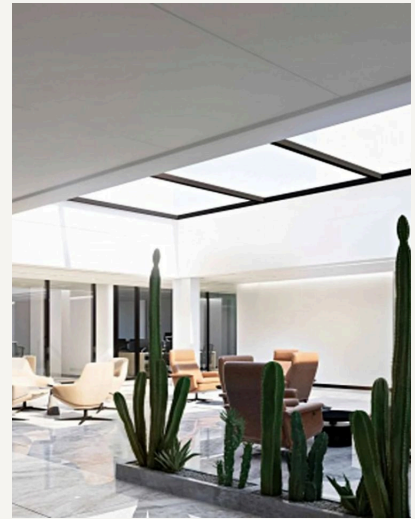


JOCELYNE SALAMEH
C I V I L E N G I N E E R

COMPANY PROFILE • PRE-QUALIFICATION • 2026

Engineering *certainty* into
every tender.

TENDER • PROJECT MANAGEMENT • COST CONTROL



Perfection is not a slogan. It is our *aim*.

Our job goes far beyond tender documents and an early budget. We give every client full civil technical assistance through each pre-tender procedure, all the way to contract award and signature.

Tender documents and construction drawings leave our desk complete: everything needed to deliver the project as designed, as required, and within the estimated budget. After award, we hold contractors to the project's core, the triple constraint of time, money and scope, and we have expanded into tender pricing and construction management with the same focus on full compliance.

“Our Quality Policy is to provide our Clients only Professional Quality Services in full satisfaction with the International Specifications and Standards.”

34

FEATURED PROJECTS

8

COUNTRIES

910^{K m²}

BUILT-UP AREA
MEASURED

0.9^{B USD+}

PROJECT VALUE

Jocelyne Salameh

Eng. Jocelyne Salameh

FOUNDER • CIVIL ENGINEER • PMP® • EMBA

Four services. *One thread of cost and contract knowledge.*

01

Pre-Tender

Design technical assistance

Preliminary cost estimate

Value engineering

Technical specifications

Bill of quantities

Conditions of contract

02

Tender

Q&A assistance & addenda

Post-tender clarifications

Technical & financial evaluation

Contract documents

Tender pricing for bidders

Pre-bid meetings

03

Post-Contract

Construction schedule

Cash flow & cost control

Method statements & shop drawings

Procurement & sub-contracts

Payments

Claims & variation orders

04

Project Management

Contractor submittals

Quality, cost & time supervision

Analysis & consultancy

Reporting to the employer

METHOD

01

Brief & design
review

02

Estimate & value

03

Tender
documents

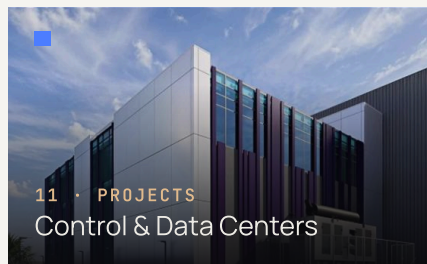
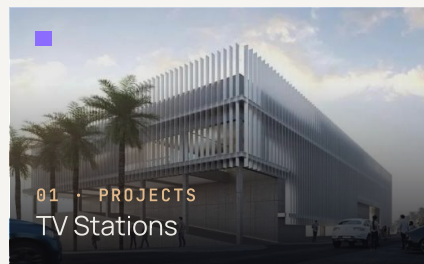
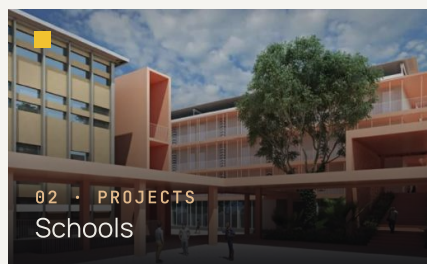
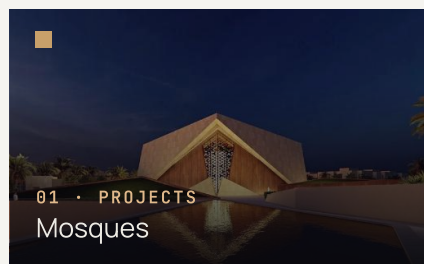
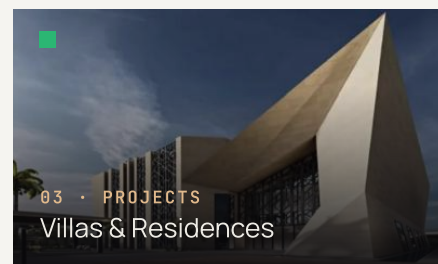
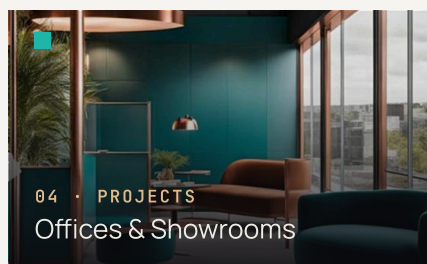
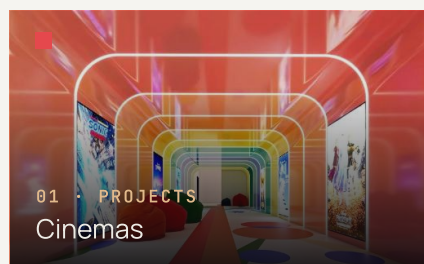
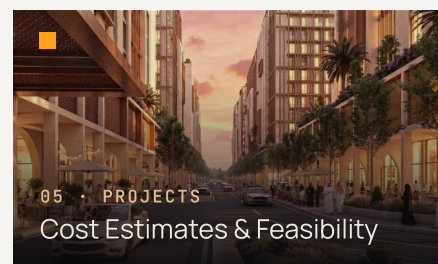
04

Evaluation & award

05

Delivery & control

Nine sectors. *One standard.*

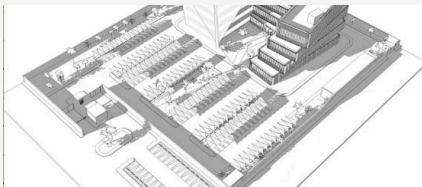


CLIENTS & OWNERS

 وزارة الدفاع MINISTRY OF DEFENSE	 PRESIDENCY OF STATE SECURITY	نيوم NEOM NEOM	 center3 CENTER3 • STC GROUP
 هيئة الكهرباء والماء Electricity & Water Authority	 BSF Capital SAUDI FRANSI CAPITAL	 الإنماء alinma ALINMA BANK	 Canada EMBASSY OF CANADA
 RÉPUBLIQUE FRANÇAISE EMBASSY OF FRANCE	 mission laïque française OSUI MISSION LAÏQUE FRANÇAISE	 OLAYAN OLAYAN GROUP	 ARTAR ARTAR
 الراشد العقارية ALRASHID PROPERTIES AL RASHID PROPERTIES	 EMPIRE CINEMAS EMPIRE CINEMAS	 stc STC BAHRAIN	 ÉLECTRICITÉ DU CAMBODGE ELECTRICITÉ DU CAMBODGE

The project *register.*

NO.	PROJECT	SECTOR	LOCATION	BUA	YEAR
01	EWA System Control Center	 Data Centers	Manama, Bahrain	7,350 m ²	2017
02	Delta Regional Control Center · DRCC	 Data Centers	Talkha, Egypt	5,580 m ²	2018
03	Presidency of State Security Tier IV Data Center	 Data Centers	Al Taif, KSA	14,400 m ²	2019
04	New National Energy Control Center · N-NECC	 Data Centers	New Capital, Egypt	18,200 m ²	2019
05	STC Bahrain Multi-Tier Data Center	 Data Centers	Askar, Bahrain	4,600 m ²	2020
06	MOD Tier IV Centralized Main & DR Data Centers	 Data Centers	Al Narjis & Salboukh, Riyadh, KSA	12,600 m ²	2021
07	Telco Park NEOM DC Facility	 Data Centers	Tabuk, KSA	4,700 m ²	2022
08	Alinma Bank Data Center	 Data Centers	Riyadh, KSA	5,400 m ²	2022
09	SFC – MIS Tier III Data Centers	 Data Centers	Riyadh & Dammam, KSA	-	2022
10	EPC Works · New System Control Centers	 Data Centers	Phnom Penh, Cambodia	1,560 m ²	2023
11	center3 · JD205 Data Center	 Data Centers	Jeddah, KSA	-	2025
12	Egyptian Media Production City · Studio 14K	 TV Station	Cairo, Egypt	5,505 m ²	2018
13	Golden Tulip Hotel	 Hospitality	Mecca, KSA	31,900 m ²	2020
14	Tema Mall	 Hospitality	Tema, Ghana	11,100 m ²	2021
15	Ibn Khaldoun Mall	 Hospitality	Dammam, KSA	10,150 m ²	2020
16	Shababik Restaurant Renovation	 Hospitality	Anaghair Mall, Jeddah, KSA	1,465 m ²	2022
17	Hal El Keif Coffee Shop	 Hospitality	KAFD, Riyadh, KSA	170 m ²	2025
18	ELBIE · The Lebanese Dining Show	 Hospitality	Diplomatic Quarter, Riyadh, KSA	665 m ²	2025
19	Lycée Guébré-Mariam · Renovation & Extension	 Schools	Addis Ababa, Ethiopia	22,155 m ²	2021
20	Lycée Français d'Alexandrie	 Schools	Alexandria, Egypt	25,000 m ²	2023
21	Murcia Mosque	 Mosques	Riyadh, KSA	1,700 m ²	2026
22	Majdalani Residence	 Residential	Baatouta, Mount Lebanon	996 m ²	2017
23	Al Waab Villa C	 Residential	Al Waab, Doha, Qatar	3,800 m ²	2021
24	Nine Housing Units · French Embassy Compound	 Residential	Addis Ababa, Ethiopia	1,115 m ²	2023
25	Future Group Offices	 Offices	Downtown Beirut, Lebanon	1,100 m ²	2017
26	Mukamalah Aviation Department Renovation	 Offices	Dammam, KSA	1,600 m ²	2024
27	Relocation of the Embassy of Canada	 Offices	Spark Tower, Sin El Fil, Lebanon	2,454 m ²	2024
28	Armada District Showroom	 Offices	Al Yasmin, Riyadh, KSA	960 m ²	2026
29	Empire Cinemas · 50 Venues	 Cinemas	Kingdom of Saudi Arabia	-	2018
30	Highest & Best Use (HBU)	 Cost Planning	Al Hofuf, Al Ahsa, KSA	160,000 m ²	2024
31	Al Rashed · Walled Private Villas	 Cost Planning	Riyadh, KSA	6,468 m ²	2024
32	Uptown Jeddah Astra – 1	 Cost Planning	Uptown Jeddah, KSA	7,000 m ²	2025
33	Suhaili Tower Refurbishment	 Cost Planning	King Abdulaziz Road, Jeddah, KSA	12,205 m ²	2024
34	Al Yusr · Rua Al Madinah Superblock 08	 Cost Planning	Madinah, KSA	528,000 m ²	2026



CONTROL CENTER

EWA System Control Center

MANAMA, BAHRRAIN

PROJECT FEATURES

A new System Control Centre for Bahrain's Electricity and Water Authority, wrapped in a lightweight façade of vertical metal louvers that gives the building a sense of movement. The facility includes a secured site, four server rooms and three dedicated control rooms for electricity transmission, distribution and water transmission. Every critical system is fully redundant: power supplies, generators, inverters, air-conditioning and precision cooling. EWA's existing centre was also reconfigured as a Backup & Emergency Control Centre.

OUR MISSION

Preparation of the Design & Build tender documents: General Requirements, Civil & Architectural Technical Specifications and Design Criteria, and the Price Schedule with Preamble & Method of Measurement. Assistance with the contractual tender documents, the Q&A service during tender, and the technical & financial evaluation, including post-tender clarifications and evaluation reports to the Client.

SCOPE DELIVERED

Price Schedule

Specifications

Scope of Works

Q&A

Contractual Tender Documents

Tender Evaluation

DATE	October 2017
TYPE	Control Center
OWNER	Electricity & Water Authority (EWA)
LOCATION	Manama, Bahrain
PROJECT COST	€11.5M Building works, excluding SCADA equipment
BUILT-UP AREA	7,350 m ²
ARCHITECT	PLAN LIBRE Architecture & Ingénierie



CONTROL CENTER

Delta Regional Control Center · DRCC

TALKHA, EGYPT

PROJECT FEATURES

A three-storey control centre with a mezzanine for the management, control and supervision of the east Delta Zone 66kV transmission network and substations. It comprises a secured site, 2 server rooms and 1 control room, with full redundancy: power supply, generators, inverters, air conditioning and precision units.

OUR MISSION

Design & Build tender documents: General Requirements, Civil & Architectural Technical Specifications with Design Criteria, and the Price Schedule with Preamble & Method of Measurement. Also the Q&A service, the technical & financial evaluation, post-tender clarifications and evaluation reports.

SCOPE DELIVERED

Price Schedule	Specifications	Scope of Works	Q&A
Contractual Tender Documents	Tender Evaluation		

DATE	January 2018
TYPE	Control Center
OWNER	Egyptian Electricity Transmission Company (EETC)
LOCATION	Talkha, Egypt
PROJECT COST	€12M Building works, excluding SCADA equipment
BUILT-UP AREA	5,580 m²
ARCHITECT	PLAN LIBRE Architecture & Ingénierie



DATA CENTER

Presidency of State Security Tier IV Data Center

AL TAIF, KSA

PROJECT FEATURES

A new Tier IV data center building in Al Taif (Makkah Region) that secures information and keeps services running for the Ministry of the Interior sectors and other government agencies.

OUR MISSION

Outline Civil Specifications and a Base Cost Estimate at Preliminary Design, followed by the tender documents: General Requirements, Civil & Architectural Technical Specifications, and the Bill of Quantities with Preamble & Method of Measurement, plus the Cost Estimate.

SCOPE DELIVERED

- Bill of Quantities
- Specifications
- Cost Estimate

DATE	May 2019
TYPE	Data Center
OWNER	Presidency of State Security
LOCATION	Al Taif, KSA
PROJECT COST	\$20.16M Excluding data center equipment
BUILT-UP AREA	14,400 m ²
ARCHITECT	PLAN LIBRE Architecture & Ingénierie
DC CONSULTANT	edarat Technology Consultants



CONTROL CENTER

New National Energy Control Center · N-NECC

NEW CAPITAL, EGYPT

PROJECT FEATURES

Three buildings connected through an atrium. The atrium creates a microclimate: the building height produces a chimney effect that extracts hot air at the top and draws in fresh air, helped by planting and water beds that regulate the temperature. A separate technical building holds the pump room, water tanks and MEP areas.

OUR MISSION

Design & Build tender documents (General Requirements, Civil & Architectural Specifications, Design Criteria, and the Price Schedule with Preamble & Method of Measurement), plus contractual document assistance, the tender Q&A, technical & financial evaluation, and post-contract Engineering Project Management.

SCOPE DELIVERED

Price Schedule

Specifications

Scope of Works

Q&A

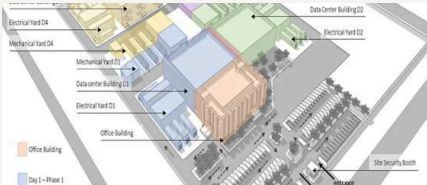
Contractual Tender Documents

Cost Estimate

Tender Evaluation

Project Management

DATE	September 2019
TYPE	Control Center
OWNER	Egyptian Electricity Transmission Company (EETC)
LOCATION	New Capital, Egypt
PROJECT COST	€47.2M
BUILT-UP AREA	18,200 m ²
ARCHITECT	PLAN LIBRE Architecture & Ingénierie



DATA CENTER

STC Bahrain Multi-Tier Data Center

ASKAR, SAUDI ARABIA

PROJECT FEATURES

An iconic, modular data center on a 40,000 m² plot near King Hamad Highway. It hosts Tier IV and Tier III PODs for cloud, colocation and cable-landing services, with an attached multi-storey office building and utility yards. It is designed for a lifespan of more than 25 years around modularity, scalability, efficiency and security.

OUR MISSION

Design & Build tender documents: Scope of Works, Detailed Design Criteria for Structure & Architecture, Technical Specifications, and the Price Schedule with Preamble & Method of Measurement. Also the Base Cost Estimate and assistance with all contractual tender documents.

SCOPE DELIVERED

Price Schedule	Specifications	Scope of Works
Design Criteria	Cost Estimate	

DATE	July 2020
TYPE	Data Center
OWNER	STC Bahrain
LOCATION	Askar, Bahrain
PROJECT COST	\$12M Excluding data center equipment
BUILT-UP AREA	4,600 m²
ARCHITECT	PLAN LIBRE Architecture & Ingénierie
DC CONSULTANT	edarat Technology Consultants



DATA CENTER

MOD Tier IV Centralized Main & DR Data Centers

AL NARJIS & SALBOUKH, RIYADH, KSA

PROJECT FEATURES

A new centralized main data center and a Tier IV Disaster Recovery data center that provide cloud and IT infrastructure to all MOD business units in the Kingdom. Each site comprises office and technical blocks, an energy building, underground fuel tanks and utility trenches on a 10,000 m² plot.

OUR MISSION

Tender documents: Technical Specifications and the Bill of Quantities with Preamble & Method of Measurement for General Requirements and Civil & Architectural trades, plus the Project Cost Estimate.

SCOPE DELIVERED

- Price Schedule
- Specifications
- Scope of Works
- Cost Estimate

DATE	January 2021
TYPE	Data Center
OWNER	Ministry of Defense (MOD)
LOCATION	Al Narjis & Salbouxh, Riyadh, KSA
PROJECT COST	\$25M Civil & Architectural works
BUILT-UP AREA	12,600 m²
ARCHITECT	PLAN LIBRE Architecture & Ingénierie
DC CONSULTANT	edarat Technology Consultants



007



DATA CENTER

Telco Park NEOM DC Facility

TABUK, KSA

PROJECT FEATURES

Two prefabricated office buildings and two prefabricated data halls, plus six utility buildings, underground fuel tanks and hardscape works, across a 14,000 m² plot at NEOM.

OUR MISSION

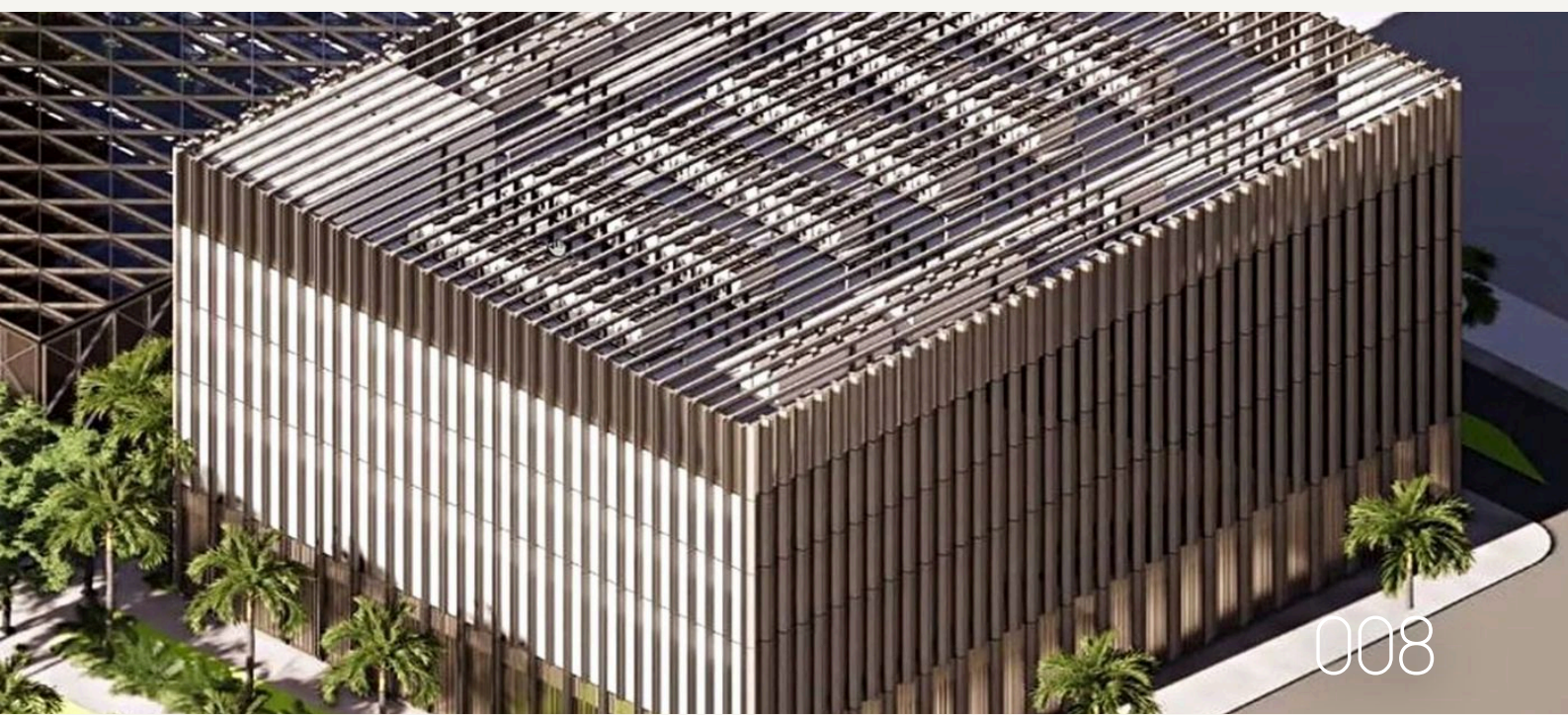
Tender documents: Technical Specifications and the Bill of Quantities with Preamble & Method of Measurement for General Requirements and Civil & Architectural trades.

SCOPE DELIVERED

Price Schedule

Technical Specifications

DATE	January 2022
TYPE	Data Center
OWNER	NEOM
LOCATION	Tabuk, KSA
BUILT-UP AREA	4,700 m ²
ARCHITECT	PLAN LIBRE Architecture & Ingénierie
DC CONSULTANT	edarat Technology Consultants



DATA CENTER

Alinma Bank Data Center

RIYADH, KSA

PROJECT FEATURES

Fit-out of Alinma Bank's newly built data center, including all electro-mechanical works and data center equipment.

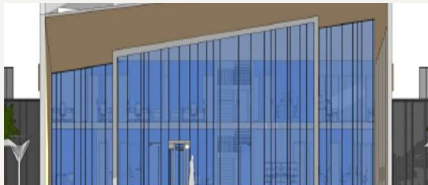
OUR MISSION

Technical Specifications and the Bill of Quantities with Preamble & Method of Measurement, plus the Project Cost Estimate and the Q&A service during tender.

SCOPE DELIVERED

- Technical Specifications
- Price Schedule
- Cost Estimate

DATE	February 2022
TYPE	Data Center
OWNER	Alinma Bank
LOCATION	Riyadh, KSA
PROJECT COST	\$4.9M Civil, Interior Design & Conveying Systems
BUILT-UP AREA	5,400 m²
ARCHITECT	PLAN LIBRE Architecture & Ingénierie
DC CONSULTANT	edarat Technology Consultants



SIX DATA CENTERS

SFC – MIS Tier III Data Centers

RIYADH & DAMMAM, KSA

PROJECT FEATURES

Two availability zones in Riyadh and Dammam, with three data centers in each city. Each center starts at 4MW and can scale to 16MW of IT load. The facilities are modular, prefabricated, concurrently maintainable and energy efficient, targeting Tier III Certification of Design Documents (TCDD) and LEED Silver.

OUR MISSION

Technical Specifications and the Bill of Quantities, review of the contractual tender documents, the Project Cost Estimate, the tender Q&A, and the full technical & financial evaluation through to Tender Award.

SCOPE DELIVERED

Price Schedule	Specifications	Scope of Works
Design Criteria	Cost Estimate	Contract Review
Tender Evaluation		

DATE	May 2022
TYPE	Six Data Centers
OWNER	Saudi Fransi Capital (SFC) & Al-Moammar Information Systems (MIS)
LOCATION	Riyadh & Dammam, KSA
PROJECT COST	\$210M Excluding data center equipment
ARCHITECT	PLAN LIBRE Architecture & Ingénierie
DC CONSULTANT	edarat Technology Consultants



CONTROL CENTER

EPC Works · New System Control Centers

PHNOM PENH, CAMBODIA

PROJECT FEATURES

Design, demolition and construction of three new control centers inside existing EDC buildings: the National Control Center (820 m²), the Distribution Control Center (325 m²) and the Backup Control Center (415 m²).

OUR MISSION

Design & Build tender documents: General Requirements, Civil & Architectural Specifications, Design Criteria, and the Price Schedule with Preamble & Method of Measurement, plus contractual document assistance.

SCOPE DELIVERED

- Price Schedule
- Specifications
- Scope of Works

DATE	April 2023
TYPE	Control Center
OWNER	Electricité du Cambodge (EDC)
LOCATION	Phnom Penh, Cambodia
BUILT-UP AREA	1,560 m²
ARCHITECT	PLAN LIBRE International



DATA CENTER

center3 · JD205 Data Center

JEDDAH, KSA

PROJECT FEATURES

Aldhahia Data Center is a 14 MW high-performance facility with a two-storey data center building, a three-storey office building and full site infrastructure. It is designed for Tier III compliance and LEED principles, on a site planned for two 14 MW data centers.

OUR MISSION

Technical Specifications and the Bill of Quantities with Preamble & Method of Measurement, assistance with the complete RFP documents, the Project Cost Estimate, and Q&A support throughout the tender.

SCOPE DELIVERED

- Price Schedule
- Specifications
- Cost Estimate
- RFP Review

DATE	May 2025
TYPE	Data Center
OWNER	center3 (STC Group)
LOCATION	Jeddah, KSA
PROJECT COST	\$165M Excluding data center equipment
ARCHITECT	edarat Group
DC CONSULTANT	edarat Technology Consultants



TV STATION

Egyptian Media Production City · Studio 14K

CAIRO, EGYPT

PROJECT FEATURES

A new TV station for Al Ghad TV with fair-faced concrete elevations wrapped in light vertical aluminium louvers. The structure uses reinforced concrete flat slabs, with steel structures over the Day/Night and News studios and a steel frame for the rooftop satellite farm.

OUR MISSION

General Requirements, Civil & Architectural Technical Specifications, and the Bill of Quantities with Preamble & Method of Measurement.

SCOPE DELIVERED

- Bill of Quantities
- Specifications

DATE	June 2018
TYPE	TV Station
OWNER	Egyptian Media Production City (EMPC)
END USER	Alghad TV
LOCATION	Cairo, Egypt
BUILT-UP AREA	5,505 m ²
ARCHITECT	WAZANI Architecture Workshop



HOTEL

Golden Tulip Hotel

MECCA, KSA

PROJECT FEATURES

Complete renovation of a 20-storey hotel with two basements: demolition, structural stability assessment and reinforcement, civil, waterproofing, finishes, furniture and electro-mechanical works, plus the exterior site improvements.

OUR MISSION

Contractual Documents and the Bill of Quantities for General Requirements, Architectural and Fit-Out works with Preamble & Method of Measurement, plus the Project Cost Estimate.

SCOPE DELIVERED

- Bill of Quantities
- Contractual Tender Documents
- Cost Estimate

DATE	November 2020
TYPE	Hotel
OWNER	Mr. Wael Nasser Al Khoza'ie
END USER	Golden Tulip Hotel
LOCATION	Mecca, KSA
BUILT-UP AREA	31,900 m ²
ARCHITECT	DNA International Limited



MALL & HOTEL

Tema Mall

TEMA, GHANA

PROJECT FEATURES

Three contracts: Civil, Building Envelope & External Works; Mall Common Areas; and the Hotel Zone. The works cover selective demolition, structural reinforcement, curtain walls and skylights, interiors and furniture, electro-mechanical works and 21,000 m² of site development.

OUR MISSION

Contractual Documents and the Bill of Quantities for General Requirements, Architectural and Fit-Out works, with Preamble & Method of Measurement.

SCOPE DELIVERED

- Bill of Quantities
- Contractual Tender Documents

DATE	February 2021
TYPE	Mall & Hotel
OWNER	Mr. Georges Koussa
LOCATION	Tema, Ghana
BUILT-UP AREA	11,100 m ²
ARCHITECT	DNA International Limited



015



MALL COMMON AREAS • ID

Ibn Khaldoun Mall

DAMMAM, KSA

PROJECT FEATURES

Fit-out of the mall common areas, tendered as three separate contracts for the Cinema Zone, Food Court Zone and Retail Zone.

OUR MISSION

Contractual Documents, Technical Specifications and the Bill of Quantities with Preamble & Method of Measurement, plus the Project Cost Estimate.

SCOPE DELIVERED

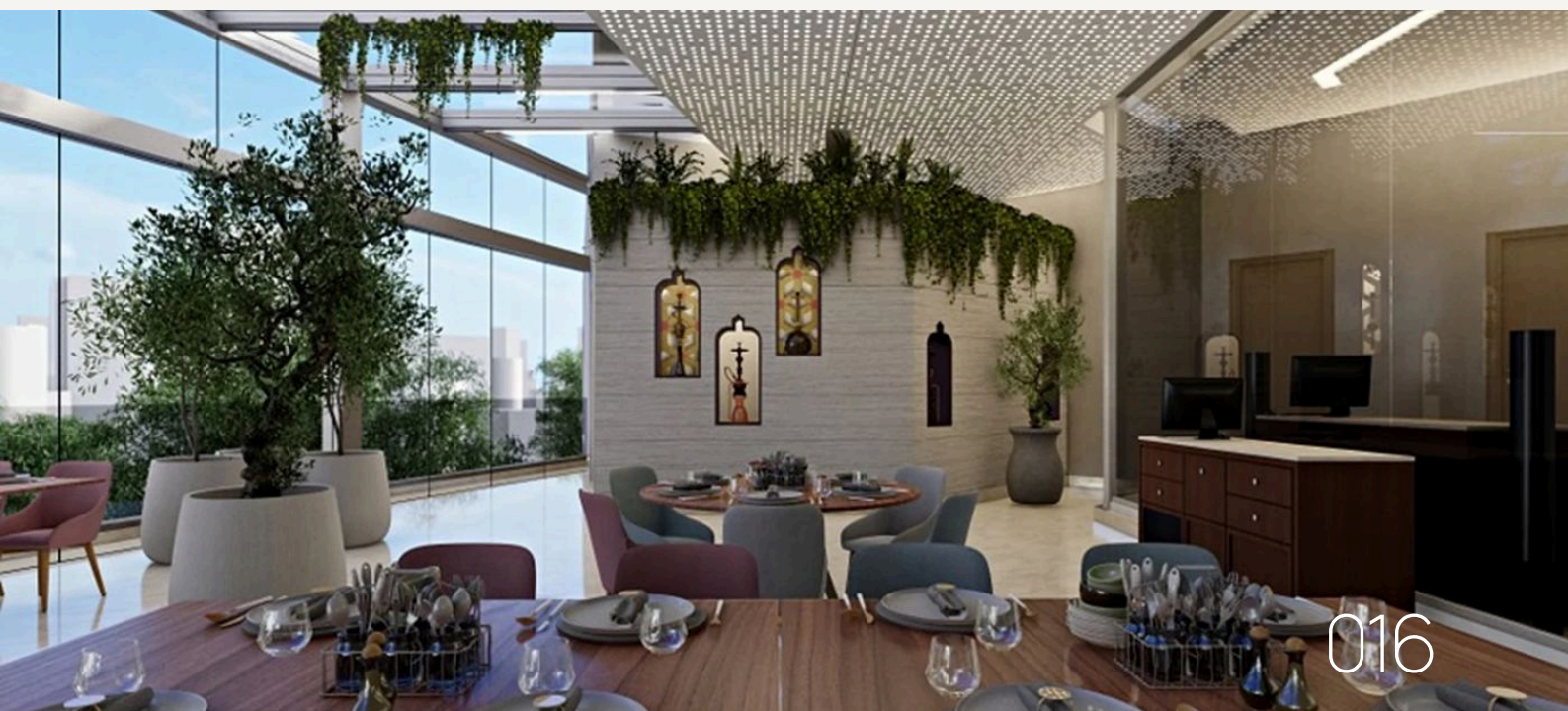
Contractual Documents

Technical Specifications

Price Schedule

Cost Estimate

DATE	November 2020
TYPE	Mall Common Areas • ID
OWNER	Olayan Group / Red Bricks Real Estate
LOCATION	Dammam, KSA
PROJECT COST	\$5.5M Excluding VAT
BUILT-UP AREA	10,150 m ²
ARCHITECT	DNA International Limited



RESTAURANT

Shababik Restaurant Renovation

ANAGHAIR MALL, JEDDAH, KSA

PROJECT FEATURES

Design development and complete renovation of the restaurant, covering steel structure, architecture, interior decoration and electro-mechanical works.

OUR MISSION

Design & Build tender documents: Contractual Documents, the Detailed Scope of Works and Design Criteria, and the Price Schedule. Also the Q&A service, post-tender clarifications and all addenda through to Project Award.

SCOPE DELIVERED

Contractual Documents

Scope of Works

Design Criteria

Price Schedule

Cost Estimate

DATE	January 2022
TYPE	Restaurant
OWNER	Shababik International Trading Co. Ltd
END USER	Shababik Restaurant
LOCATION	Anaghair Mall, Jeddah, KSA
BUILT-UP AREA	1,465 m ²
ARCHITECT	DNA International Limited



RESTAURANT

Hal El Keif Coffee Shop

KAFD, RIYADH, KSA

PROJECT FEATURES

A 170 m² coffee shop in the King Abdullah Financial District, covering construction, fit-out, commissioning and maintenance through the defects liability period.

OUR MISSION

Tender Volumes I-V: Instructions & Conditions of Contract, Technical Documents, Price Schedules and Annexes. Also the Q&A service, clarifications and addenda through to Project Award.

SCOPE DELIVERED

- Contractual Documents
- Price Schedule
- Technical & Cost Consultancy

DATE	March 2025
TYPE	Restaurant
OWNER	Shababik International Trading Co. Ltd
END USER	Hal El Keif
LOCATION	KAFD, Riyadh, KSA
BUILT-UP AREA	170 m ²
ARCHITECT	DNA International Limited



RESTAURANT

ELBIE · The Lebanese Dining Show

DIPLOMATIC QUARTER, RIYADH, KSA

PROJECT FEATURES

A 665 m² Lebanese dining destination in the Diplomatic Quarter Mall, covering fit-out, civil, waterproofing and electro-mechanical works.

OUR MISSION

Tender Volumes I-III: Instructions & Conditions of Contract, Technical Documents and Price Schedules. Also the Q&A service, clarifications and addenda through to Project Award.

SCOPE DELIVERED

- Contractual Documents
- Price Schedule
- Technical & Cost Consultancy

DATE	September 2025
TYPE	Restaurant
OWNER	Shababik International Trading Co. Ltd
END USER	ELBIE
LOCATION	Diplomatic Quarter, Riyadh, KSA
BUILT-UP AREA	665 m ²
ARCHITECT	DNA International Limited



SCHOOL

Lycée Guébré-Mariam · Renovation & Extension

ADDIS ABABA, ETHIOPIA

PROJECT FEATURES

Selective demolition and new Administration & Sciences, Kindergarten and Elementary buildings. Existing elementary and secondary blocks are rehabilitated, and a new swimming pool and full landscaping are added.

OUR MISSION

Contractual Documents, Technical Specifications and the BOQ, the Cost Estimate, the tender Q&A, the financial evaluation, and post-contract Engineering Project Management.

SCOPE DELIVERED

Contractual Documents

Technical Specifications

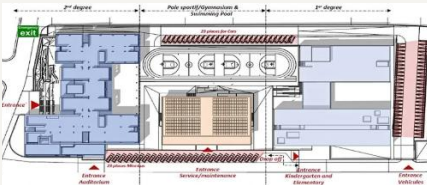
Price Schedule

Cost Estimate

Tender Evaluation

Project Management

DATE	October 2021
TYPE	School
OWNER	Mission Laïque Française (MLF)
END USER	Lycée Guébré-Mariam (LGM)
LOCATION	Addis Ababa, Ethiopia
PROJECT COST	€20M
BUILT-UP AREA	22,155 m ²
ARCHITECT	PLAN LIBRE International



SCHOOL

Lycée Français d'Alexandrie

ALEXANDRIA, EGYPT

PROJECT FEATURES

An 11,900 m² secondary school with an auditorium, a 4,200 m² gymnasium, and an 8,900 m² elementary & kindergarten block. Playgrounds, roads and landscaping cover a 20,000 m² plot.

OUR MISSION

Contractual Documents, Technical Specifications and the BOQ, the Cost Estimate, the tender Q&A and the financial evaluation reports.

SCOPE DELIVERED

Contractual Documents

Technical Specifications

Price Schedule

Cost Estimate

Tender Evaluation

DATE	January 2023
TYPE	School
OWNER	Lycée Guébré-Mariam (LGM)
END USER	Lycée Français d'Alexandrie
LOCATION	Alexandria, Egypt
PROJECT COST	€26M
BUILT-UP AREA	25,000 m ²
ARCHITECT	PLAN LIBRE International



MOSQUE

Murcia Mosque

RIYADH, KSA

PROJECT FEATURES

A sculptural new mosque of folded stone planes and corten-clad walls, with a ground floor and mezzanine (≈1,700 m²). A dedicated mechanical and utility building, landscaping and infrastructure extend across a 4,450 m² plot.

OUR MISSION

Tender Volumes I-III: Instructions to Tenderers & Conditions of Contract, Technical Documents, and Price Schedules with Preamble & Method of Measurement.

SCOPE DELIVERED

- Contractual Documents
- Price Schedule
- Technical & Cost Consultancy

DATE	April 2026
TYPE	Mosque
OWNER	Abdul Rahman Saad Al-Rashid & Sons Co. (ARTAR)
END USER	ARTAR
LOCATION	Riyadh, KSA
BUILT-UP AREA	1,700 m²
ARCHITECT	DNA International Limited



RESIDENTIAL VILLA

Majdalani Residence

BAATOUTA, MOUNT LEBANON

PROJECT FEATURES

An elegant modern villa on basement and ground levels, with landscaping and a swimming pool, on a 1,865 m² footprint.

OUR MISSION

General Requirements, Civil & Architectural Technical Specifications and the Bill of Quantities.

SCOPE DELIVERED

- Bill of Quantities
- Specifications

DATE	September 2017
TYPE	Residential Villa
OWNER	Mr. Majdalani
LOCATION	Baatouta, Mount Lebanon
PROJECT COST	\$1.8M
BUILT-UP AREA	996 m ²
ARCHITECT	Sami Salameh



RESIDENTIAL VILLA

Al Waab Villa C

AL WAAB, DOHA, QATAR

PROJECT FEATURES

A sculptural modern villa with a basement for parking and technical areas, two residential floors, a rooftop pool level, male & female majlis, a guard house and full landscaping on a 2,670 m² plot.

OUR MISSION

Technical Specifications and the Bill of Quantities for General Requirements and Civil & Architectural trades.

SCOPE DELIVERED

- Bill of Quantities
- Specifications

DATE	December 2021
TYPE	Residential Villa
OWNER	IMAR Trading & Contracting
LOCATION	Al Waab, Doha, Qatar
BUILT-UP AREA	3,800 m ²
ARCHITECT	DNA Architects



RESIDENTIAL VILLAS

Nine Housing Units · French Embassy Compound

ADDIS ABABA, ETHIOPIA

PROJECT FEATURES

Nine new dwellings (T3, T4 and T5 types) and a new Local Village building inside a 37-hectare embassy compound at 2,525 m altitude, in full compliance with local health & safety regulations.

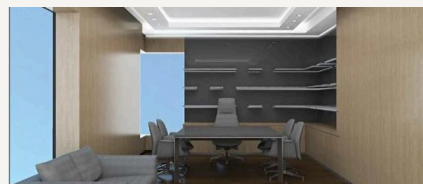
OUR MISSION

Contractual Documents, Technical Specifications and the BOQ, the Cost Estimate, the tender Q&A and the financial evaluation reports.

SCOPE DELIVERED

- Contractual Documents
- Technical Specifications
- Price Schedule
- Cost Estimate
- Tender Evaluation

DATE	July 2023
TYPE	Residential Villas
OWNER	The French Ambassador to Ethiopia
LOCATION	Addis Ababa, Ethiopia
PROJECT COST	€2.8M
BUILT-UP AREA	1,115 m²
ARCHITECT	PLAN LIBRE International



OFFICES • ID WORKS

Future Group Offices

DOWNTOWN BEIRUT, LEBANON

PROJECT FEATURES

High-end interior decoration and MEP works for two office floors at 2 Parklane, including security, HVAC and automation systems.

OUR MISSION

General Requirements, Civil & Architectural Specifications, the Bill of Quantities and the Particular Conditions of Contract.

SCOPE DELIVERED

Bill of Quantities

Specifications

Conditions of Contract

DATE	August 2017
TYPE	Offices • ID Works
OWNER	Future Group (FG)
LOCATION	Downtown Beirut, Lebanon
PROJECT COST	\$2M
BUILT-UP AREA	1,100 m ²
ARCHITECT	AD Architecture & Design Development
INTERIOR DESIGN	Bassam Daher



OFFICES

Mukamalah Aviation Department Renovation

DAMMAM, KSA

PROJECT FEATURES

An aviation-inspired workplace. Dual circulation separates clients from staff, executive spaces get more privacy, and co-working areas are flexible, all reflecting Mukamalah's corporate identity.

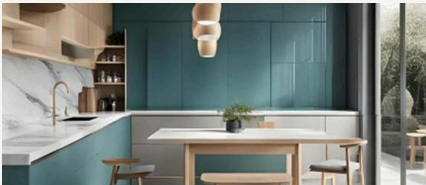
OUR MISSION

The Bill of Quantities with Preamble & Method of Measurement and Base Cost Estimates for two interior design options. Also the Q&A service, clarifications and addenda through to Project Award.

SCOPE DELIVERED

Price Schedule	Technical Consultancy	Cost Estimate
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DATE	April 2024
TYPE	Offices
OWNER	Mukamalah
END USER	Mukamalah Aviation Center
LOCATION	Dammam, KSA
BUILT-UP AREA	1,600 m ²
ARCHITECT	DNA International Limited / AFECO



OFFICES

Relocation of the Embassy of Canada

SPARK TOWER, SIN EL FIL, LEBANON

PROJECT FEATURES

Design and construction of the new embassy premises across seven partial levels of Spark Tower, including interiors and associated external improvement works.

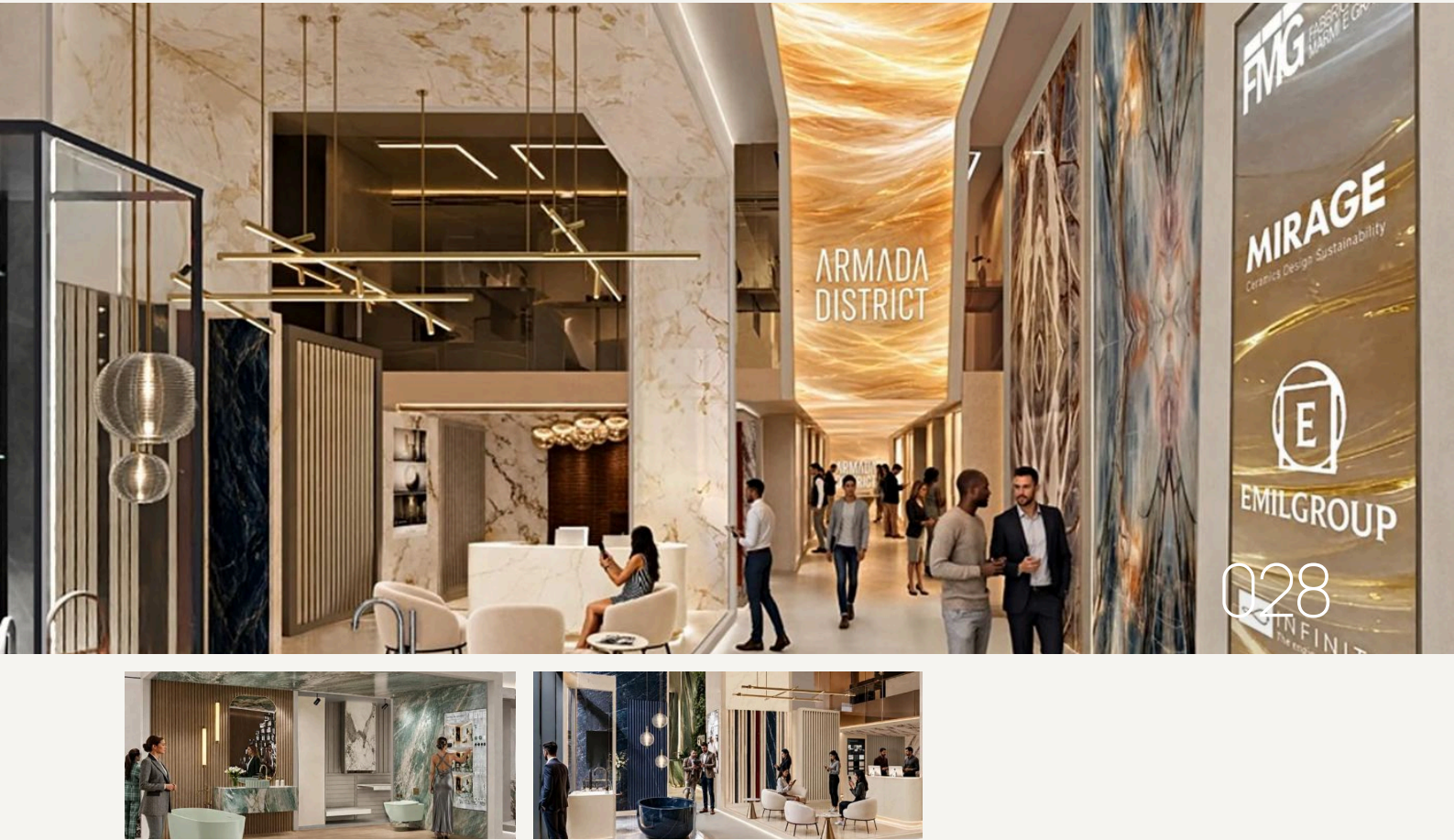
OUR MISSION

Technical Specifications and the Bill of Quantities for General Requirements, Civil, Architectural & ID trades, with Preamble & Method of Measurement.

SCOPE DELIVERED

- Price Schedule
- Technical Consultancy
- Technical Specifications

DATE	March 2024
TYPE	Offices
OWNER	Embassy of Canada · Lebanon
LOCATION	Spark Tower, Sin El Fil, Lebanon
BUILT-UP AREA	2,454 m²
ARCHITECT	HITEK Engineering & Contracting



SHOWROOM / OFFICES

Armada District Showroom

AL YASMIN, RIYADH, KSA

PROJECT FEATURES

Complete fit-out and MEP works for the new Armada Casa showroom and offices across a ground floor and mezzanine.

OUR MISSION

The Bill of Quantities with Preamble & Method of Measurement. Also the Q&A service, clarifications and addenda through to Project Award.

SCOPE DELIVERED

- Price Schedule
- Technical Consultancy

DATE	August 2026
TYPE	Showroom / Offices
OWNER	Armada Casa
LOCATION	Al Yasmin, Riyadh, KSA
BUILT-UP AREA	960 m²
ARCHITECT	DNA International Limited



CINEMA

Empire Cinemas · 50 Venues

KINGDOM OF SAUDI ARABIA

PROJECT FEATURES

Fifty luxurious, high-tech cinema projects across fifty locations in the Kingdom. Each venue includes an exclusive VIP area (lounge, concession and theaters) and a kids' play and games zone.

OUR MISSION

Technical & contractual consultant role: assistance with the architectural tender drawings, full contractual documents, and the BOQ with Preamble, Method of Measurement and materials specifications. Also the tender Q&A, pre-bid meetings with shortlisted bidders, and evaluation of variations and claims.

SCOPE DELIVERED

Technical & Contractual Consultant

Design-Phase Assistance

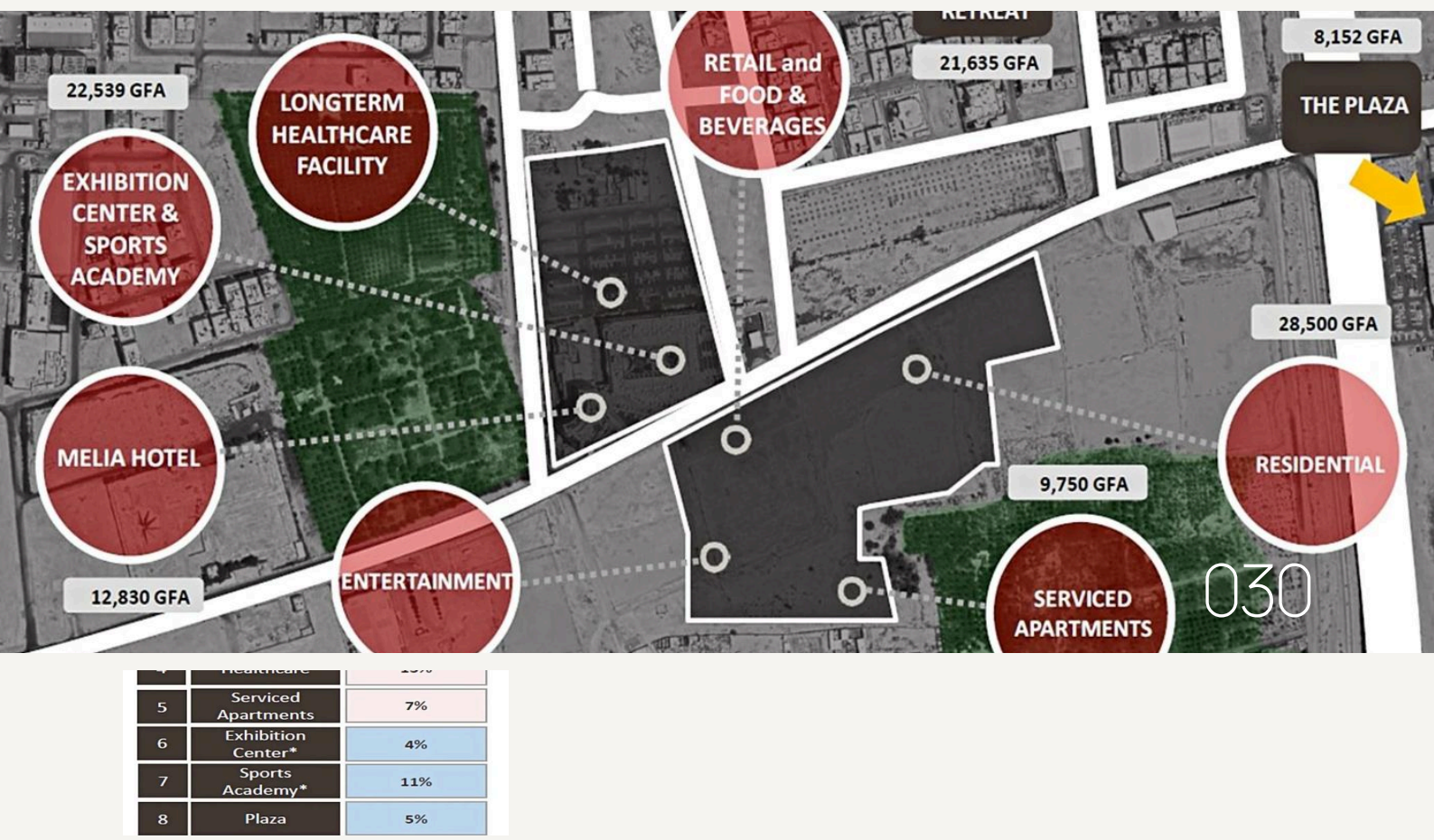
Bill of Quantities

Full Contractual Documents

Pre-Bid Meetings

Variations & Claims

DATE	From November 2018
TYPE	Cinema
OWNER	Bright Minds C.J.S.C / Empire Cinemas
LOCATION	Kingdom of Saudi Arabia
ARCHITECT	DNA International Limited



MIXED-USE DEVELOPMENT

Highest & Best Use (HBU)

AL HOFUF, AL AHSA, KSA

PROJECT FEATURES

A mixed-use development across 266,805 m² of plots: residential, retail, entertainment, healthcare, serviced apartments and a wellness retreat. It also covers the conversion of an existing hotel into a Meliá and the exhibition center, sports academy and plaza.

OUR MISSION

A Preliminary Construction Cost Estimate Report for Baker Wilkins & Smith (BWS) at RIBA Stage 0. The work included reviewing BUAs per segment, CAPEX breakdowns, risk, contingency and inflation allowances, a budget reconciliation, and allowances for excluded items.

SCOPE DELIVERED

Preliminary Construction Cost Estimate

DATE	January 2024
TYPE	Mixed-use Development
OWNER	Deraya Capital and Murooj
LOCATION	Al Hofuf, Al Ahsa, KSA
PROJECT COST	SAR 957.5M Construction cost
BUILT-UP AREA	160,000 m²
ARCHITECT	Feasibility: the unit Consultancy & Support



WALLED PRIVATE VILLAS

Al Rashed · Walled Private Villas

RIYADH, KSA

PROJECT FEATURES

A contemporary walled retreat on a plateau: Main, Daughters' and Guest villas with communal gathering spaces under a grand canopy. Massive walls create privacy and frame the landscape.

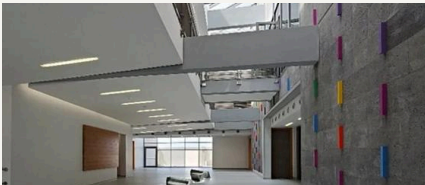
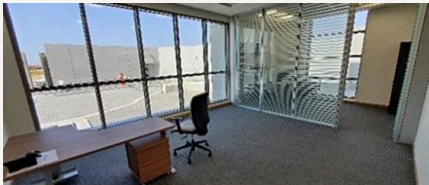
OUR MISSION

The Project Base Cost Estimate with a detailed breakdown per villa, based on the Concept Design and MEP outline specifications, set as the project budget.

SCOPE DELIVERED

Project Base Cost Estimate

DATE	January 2024
TYPE	Walled Private Villas
OWNER	Al Rashed Family
LOCATION	Riyadh, KSA
PROJECT COST	SAR 102.4M Design & construction cost
BUILT-UP AREA	6,468 m ²
ARCHITECT	SAOTA & NAGA Architects



MIXED-USE / INFRASTRUCTURE

Uptown Jeddah Astra – 1

UPTOWN JEDDAH, KSA

PROJECT FEATURES

Conversion of three existing buildings into a specialized business ecosystem with workspaces, a creative hub, an auditorium and fitness facilities. It also includes a feasibility study for elevated roads at +9.00 m aligned with bridges over the Marafy Canal.

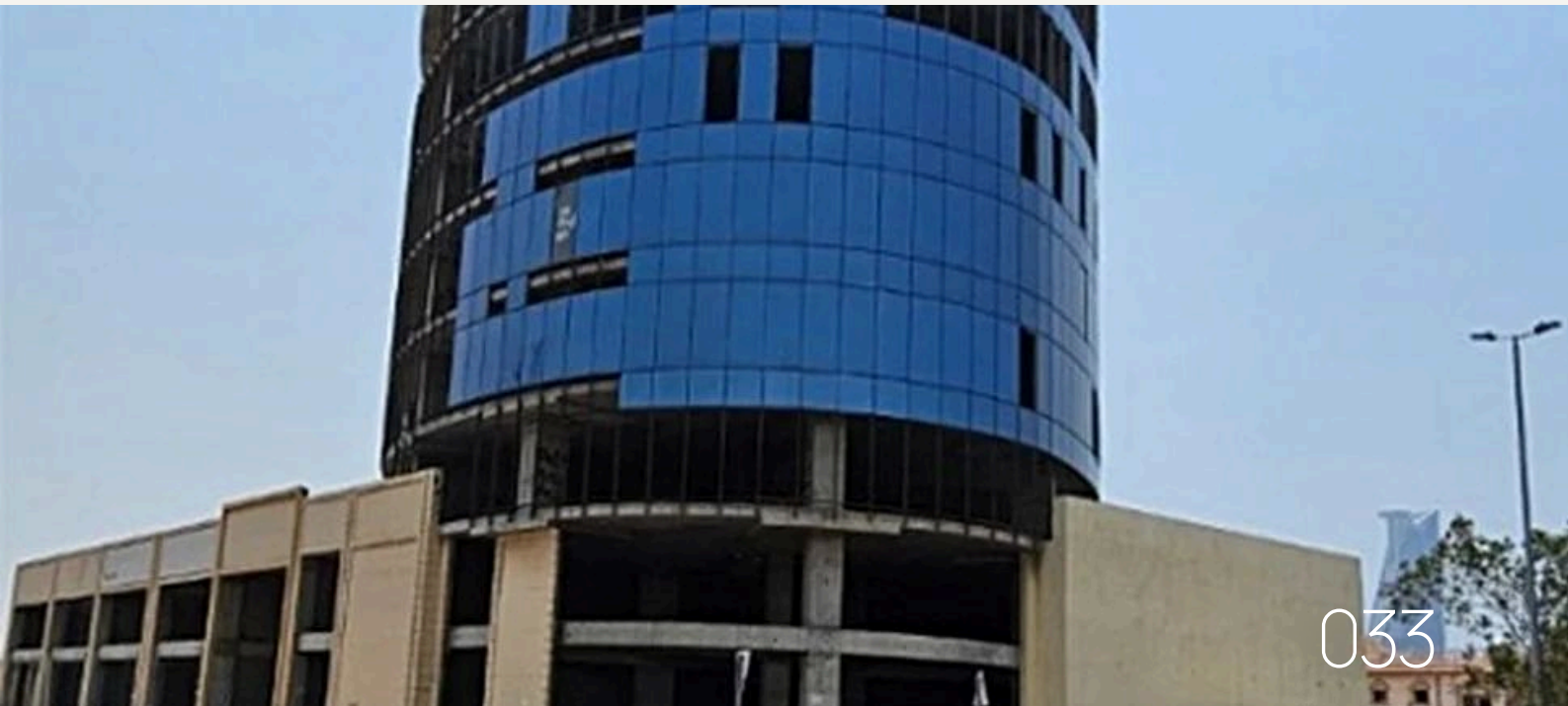
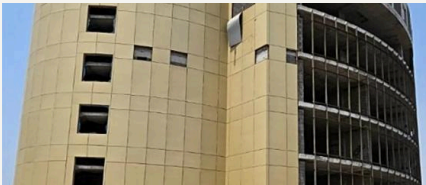
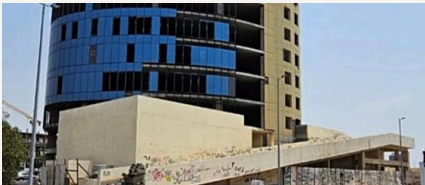
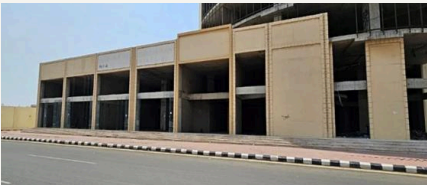
OUR MISSION

Comparative base cost estimates at RIBA Stage 0 for two renovation options, plus a technical, functional and financial comparison of two elevated-road alternatives, with cost per linear meter and the additional parking capacity each would provide.

SCOPE DELIVERED

- Preliminary Construction Cost Estimate
- Comparative Cost Analysis

DATE	February 2025
TYPE	Mixed-use / Infrastructure
OWNER	Uptown Jeddah
LOCATION	Uptown Jeddah, KSA
PROJECT COST	SAR 23.6M – 31.2M Renovation options 1B & 2
BUILT-UP AREA	7,000 m²



REFURBISHMENT

Suhaili Tower Refurbishment

KING ABDULAZIZ ROAD, JEDDAH, KSA

PROJECT FEATURES

Assessment and refurbishment of an existing mixed-use tower: parking basement, retail at ground floor and mezzanine, and six office floors. The works include façade replacement, remedial works, fit-out and MEP upgrades.

OUR MISSION

Condition assessment through site surveys and defect identification, verification of as-built areas, and preliminary cost plans for three design levels, with elemental breakdowns, benchmarking and risk allowances.

SCOPE DELIVERED

- Condition Assessment
- Project Base Cost Estimate

DATE	September 2024
TYPE	Refurbishment
OWNER	Al Nahla
LOCATION	King Abdulaziz Road, Jeddah, KSA
PROJECT COST	SAR 46.5M – 58.5M Design & construction cost, 3 scenarios
BUILT-UP AREA	12,205 m ²



MIXED-USE DEVELOPMENT

Al Yusr · Rua Al Madinah Superblock 08

MADINAH, KSA

PROJECT FEATURES

18 towers near the Prophet's Mosque: two 5-star hotels, one 4-star hotel and fifteen branded residence buildings, linked by 147,000 m² of shared basements, with retail and a landscaped public realm on a 67,000 m² plot.

OUR MISSION

The Project Base Cost Estimate from priced BOQs for each tower type, the shared basements, public realm and external works, covering Civil, Architectural, Vertical Transportation and Interior Design.

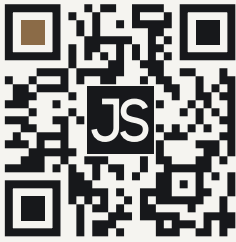
SCOPE DELIVERED

- BOQ on 100% Concept Design
- Cost Consultancy
- Project Base Cost Estimate

DATE	August 2026
TYPE	Mixed-use Development
OWNER	Al Rashid Properties
LOCATION	Madinah, KSA
PROJECT COST	SAR 102.4M Civil, Architectural & Vertical Transportation
BUILT-UP AREA	528,000 m ²
ARCHITECT	DNA International Limited

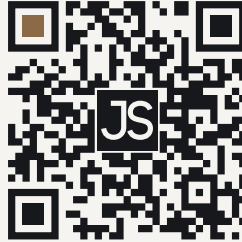
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C I V I L E N G I N E E R