



Aramco - Hawiya Residential Camp

MAB Consult
Project Management | Architecture | Engineering

COMPANY PROFILE

2024

www.mabconsult.com.sa



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01 INTRODUCTION

ABOUT MAB

MABconsult, although we have our roots as a project management division of AlBassam & Sons company since 1980, MAB was established in 2011 as a full-Saudi-owned private consultancy office licensed by the Saudi Council of Engineers to provide all architectural and engineering services ; and as we expand, we are becoming known both locally and regionally.

MABconsult has successfully managed to expand its professional portfolio by creating partnerships with Turner & Townsend for their specialization in Cost Management, SPACE Studio which is specialized in architectural services and most recently with Cundall Engineering.

Our headquarter is in Al Khobar, Saudi Arabia. We also have our regional offices in Riyadh, Jeddah, Madina and Neom, in addition to our presence in Bahrain, UK, India and Malaysia.

MAB JOURNEY

2012

2020

MABCONSULT

VERITAS

T&T ARABIA

SPACE

CUNDALL ARABIA



2011

2018

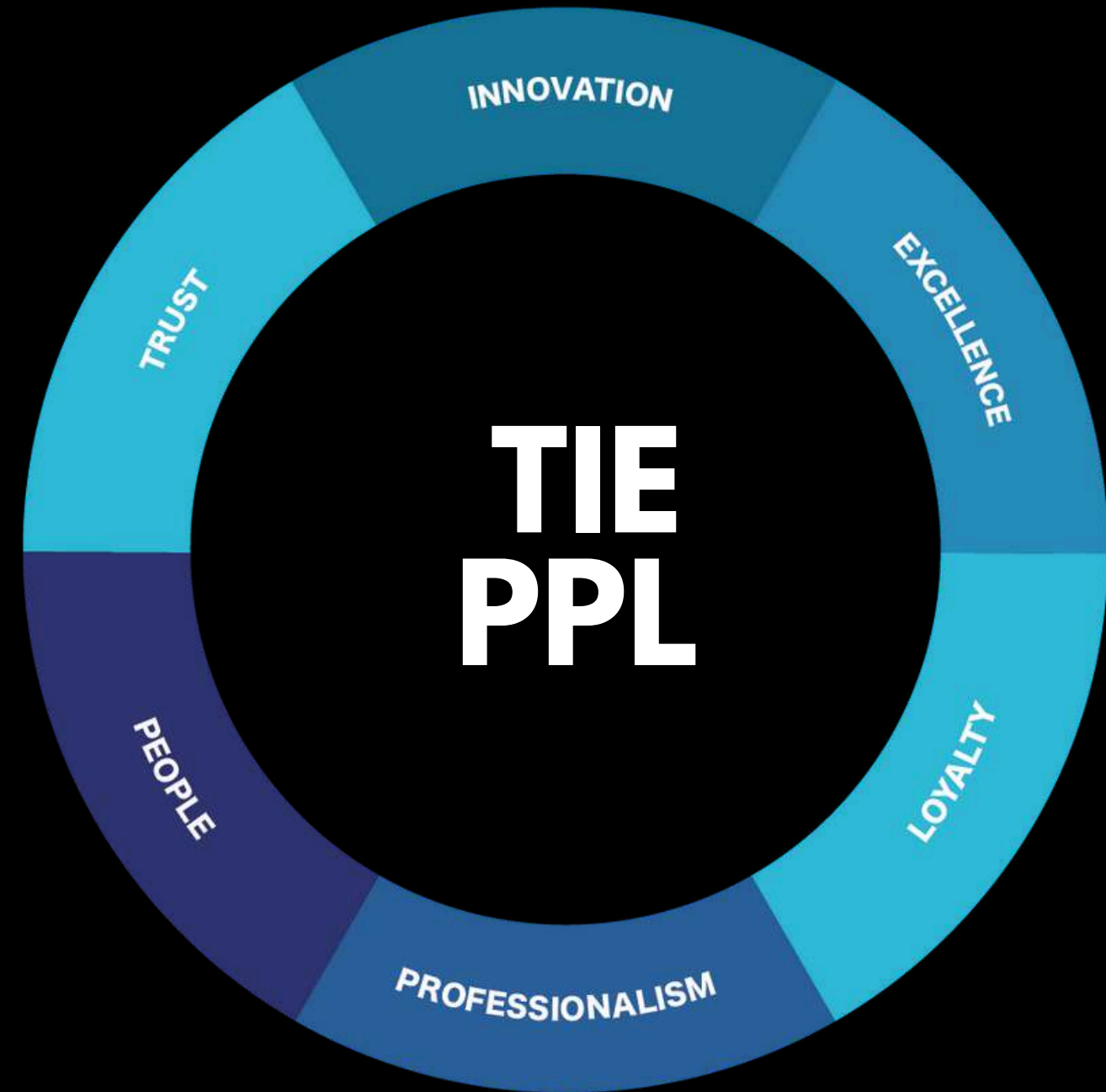
2023

VISION

To be the best Professional Consultancy Services provider within KSA by creating sustainable solutions and through employing the talents from and around the industry to achieve effective participation to the Saudi Vision 2030 .

MISSION

To help our client's delivering their requirement by implementing a world-class Professional Consultancy Services through Subject Matter Experts, Quality of work and ethical standards and to build a sustainable environment that attract, develop and retain exceptional people.



LEADERSHIP

ENG. MUHAMMED AL BASSAM
Chief Engineering Consultant



Consultant Civil Engineer Degree, Saudi Council of Engineers 2010. BSc. in Civil Engineering from King Fahd University of Petroleum and Minerals, 1979 currently working as Chairman of Abdulrahman Suleiman AlBassam and Sons Company where he was the General Manager 1998 until 2022 and an ex-member of the Local Council of the city of Al Khobar, Ministry of Interior. Worked as Director of Dammam Area, General Directory of Water Authority, Kingdom of Saudi Arabia, 1991 – 1998 Worked as Director of Khobar Area, General Directory of Water Authority, Kingdom of Saudi Arabia, 1983 -1991. Board member in several companies.

ENG. ABDULAZIZ AL BASSAM
Managing Partner



BSc. in Mechanical Engineering from King Fahd University of Petroleum and Minerals, Managing Partner of MAB Consult, Board member in several companies (T&T-Arabia, Cundall Arabia, Space Studio, Arabian Wusoom) Ex-Vice Chairman of the Municipal Council of Eastern Province. Certified by the Saudi Real Estate Institute as a Building Quality Inspector and Real Estate Units Sorter. PMP Candidacy from George Washington University and holds certificates of accelerated programs of leadership from MBS College and ESMT Berlin. Member of the Saudi Engineering Council, Oqal Angel Investment and Institute of Directors (IOD).

EMAD AMAD
General Manager



An MBA degree holder from SMU in 2013 with more than 17 years of experience in Projects Management, Program, Portfolios, and Integrated Logistic Support; Emad is a PMP certified, Six Sigma in Project management with a proven record of implementing the best practices within his domain. He worked with MABconsult as the manager of the Project Management Office, promoted to Regional Manager Riyadh area and currently as the General Manager. He served prior joining MAB as the Services Support Officer – Eastern Sector in the UK Ministry of Defense.

LEADERSHIP

YAZEED AL MOTAWA

Managing Partner - Space studio



Yazeed Al Motawa Cofounder of SpaceStudio have a Master of Architecture from the Academy of Art University in San Francisco, USA, and a Bachelor of Architecture from Dammam University, Dammam, Saudi Arabia. He have been in the architecture business since 2012. also a LEED-certified, and a certified building quality inspector from the Saudi Ministry of Housing. To him, architecture is about human space! People always dream about their own spaces. As an architect, having the opportunity to make people's dreams come true, and achieving their dreams is his big dream.

KOBUS HAVEMANN

County Manager - T&T Arabia



With over twenty-five years of global industry experience, Kobus has spent the last 11 years in the Middle East, most recently leading a multi-disciplinary office providing commercial, PMC, contract and programming services. A Quantity Surveyor by background, he has delivered a wide range of assets from aviation, hospitality and roads to utilities and oil and gas across Europe and the Middle East

RICHARD STRATTON

Managing Partner - Cundall Arabia



Since joining Cundall in 1994, Richard have been proud to contribute internally to many business initiatives and externally to the development of design standards and green building regulations in the Middle East. He is also the managing partner of Cundall MENA Region.



We excel by the
strength and diversity
of our people.

OUR PRESENCE

Our ultimate goal is the transfer of knowledge and expertise from around the globe through our partners to our regional offices within the Kingdom.

United Kingdom
London

Bahrain

United Arab Emirates
Dubai

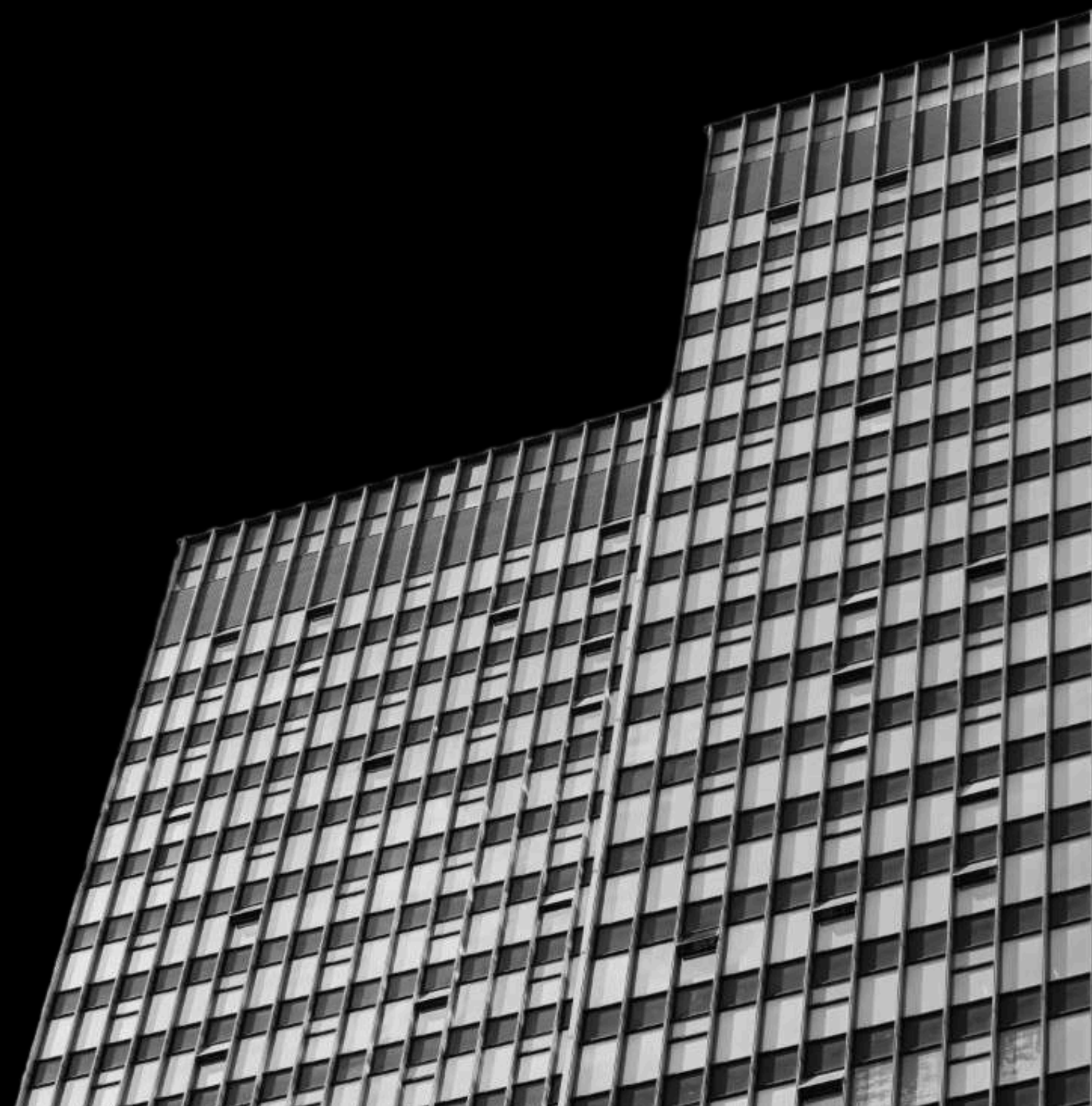
India

Saudi Arabia
Alkhobar
Riyadh
Jeddah
Neom
Madinah

Malaysia
Kuala Lumpur

SAUDI ARABIA
BAHRAIN
UNITED ARAB EMIRATES
UNITED KINGDOM
INDIA
MALAYSIA

02 WHAT WE DO



WHAT WE DO

Strip Mall - Khobar

01 PROJECT MANAGEMENT OFFICE (PMO)

- PROJECT MANAGEMENT SERVICES
- COST MANAGEMENT SERVICES
- MUNICIPAL SERVICES

02 DESIGN DEPARTMENT

03 TECHNICAL SUPERVISION DEPARTMENT

PROJECT MANAGEMENT OFFICE (PMO)

PROJECT MANAGEMENT

Portfolio Management:

Focused on driving organizational strategy & prioritizing work to ensure outcomes meet business needs efficiently & effectively.

Architect of Record:

Designing and building a system for helping International Clients in the journey of the local approvals. Starting from the design phase and implementing local codes and regulations up to closing and obtaining necessary permits.

FLS Approval:

As part of the Government approvals is to obtain the Civil Defense permits on the Design and Construction drawings, MAB is providing this service to its clients by taking care of the Coordination from Concept stage to IFC and receiving the permit from the Civil Defense Authority.

CONTRACT ADMINISTRATION

Tendering Management & Contract Awarding:

Our team of experienced Quantity Surveyors study the pre-qualifications of potential contractors where we take them through our contract administration process to come up with our recommendation to the Client for Contract Award.

Cost Management:

Cost management services in the *pre-contract* stage involve preparing and managing cost estimates to ensure the project is financially viable and meets the client's requirements.

Cost management services in the *post-contract* stage involve the management and control of project costs throughout the construction phase, monitoring and reporting costs to ensure the project is delivered on time and within budget.

MUNICIPAL SERVICES

Site Survey:

A prerequisite for local authority approval.

Group Housing Licensing:

MAB is certified to issue this license which serves labor camps and other Group Housing facilities which is a recent requirement by the Authorities.

Sorting of Real Estate units:

Following the booming of the Real Estate projects in KSA, MAB is registered in the relevant authorities to provide our clients the Service of Sorting of Real Estate Units whether for large plots of residential buildings and camps.

COST MANAGEMENT

TOTAL COST MANAGEMENT SOLUTION

COST PLANNING

- Life Cycle Costing (LCCs)
- Capital Budgeting
- Order of Cost Estimate
- Cost Plan 1 Concept Design
- Cost Plan 2 Schematic Design
- Cost Plan 3 Detail Design
- Cost Plan 4 Renewal/Maintain
- Cash Flow Forecasting
- Value Engineering

COST MANAGEMENT

- Contract Administration
- Valuation and Payment
- Variation Order and Claims
- Cost Monitoring and Reporting
- Final Account Settlement
- Dispute Resolution

OUR STANDARD

- RICS
- ICMS
- AACE International
- Institute of Civil Engineers (ICE)
- CSI MasterFormat®
- FIDIC

PROCUREMENT & CONTRACT MANAGEMENT

- Procurement Strategy
- Contract Administration
- Tender Documents
- Tendering Services

BILL OF QUANTITY

- Quantity Take-off
- Detailed BQ (Firm BOQ)

DESIGN SERVICES

ARCHITECTURAL DESIGN

Our team of architects are very much passionate about buildings and the built environment and sustainability. We care about our valuable clients' needs & thoughts while enjoying art and design. Our architects are always considering the beauty, sustainability, efficiency and cost effectiveness during their designs.

ENGINEERING DESIGN

Our team of engineers of all disciplines use in-depth knowledge of the latest methods and engineering software to lead the way, without compromising on cost & quality where value engineering is milestone before the issuance of any engineering design package.

URBAN DESIGN

We design sustainable and resilient developments , tiwns , cities and neighborhoods knowing the local and future requirement.

INTERIOR DESIGN

Our team offer the clients topnotch interior designs that are pleAsing to the eye serving the purpose snd expectations. Our creative team tailored to our clients unique styles and practical needs.



TECHNICAL SUPERVISION

Our team ensures meeting the project's targets by closely monitoring and reporting progress as per the project schedule, implementing cost saving, ensuring quality control, and maintaining proper HSE management and document controlling.



STATISTICS

PROJECTS
SINCE
INCEPTION
383

CITIES
17

TOTAL
PROJECTS
VALUE
4.2B
SAR

ANNUAL
WORKING
HOURS
+95K

SUPERVISED
SQUAREMETERS
5.5M
SQM

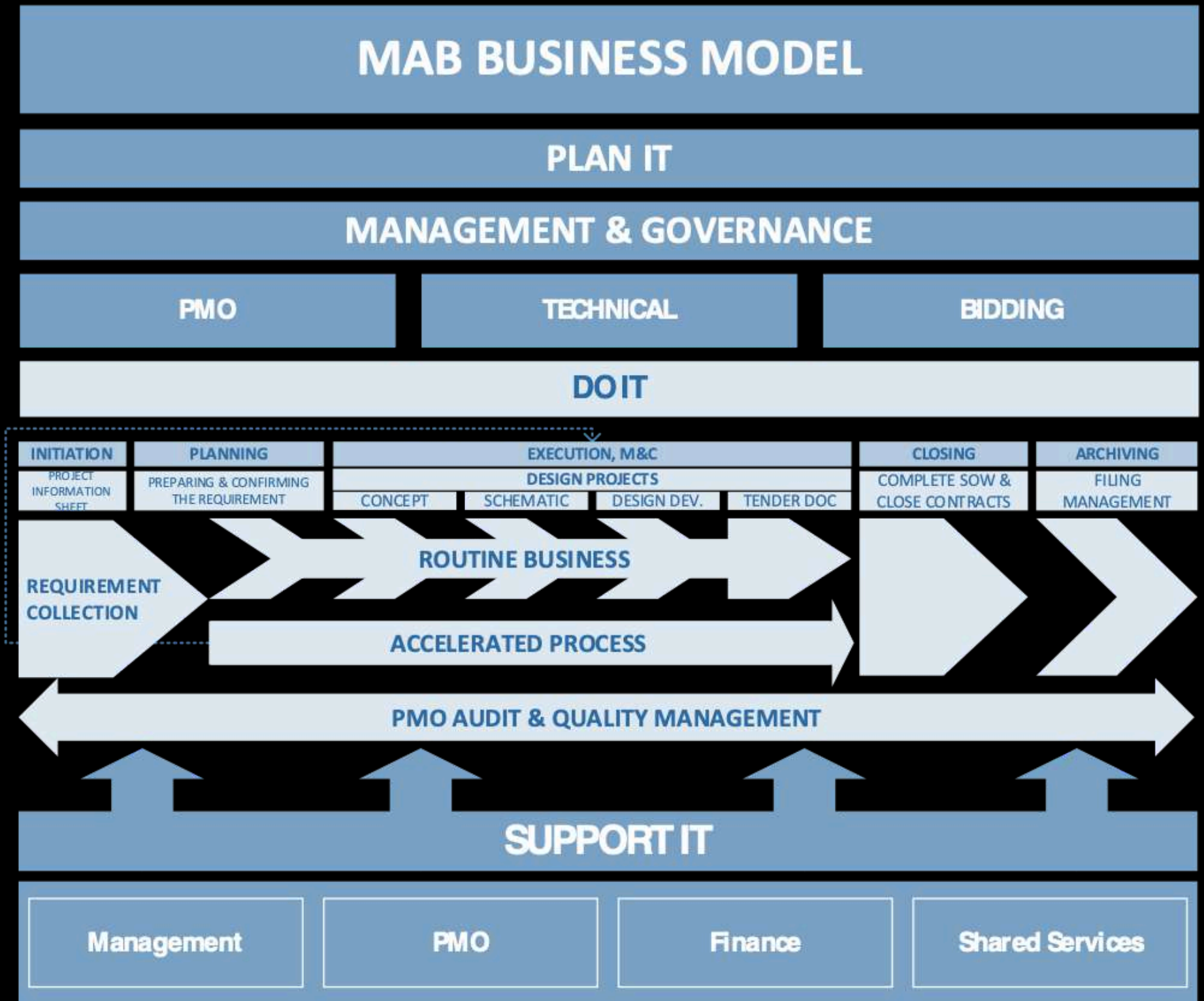


03 HOW WE DO IT

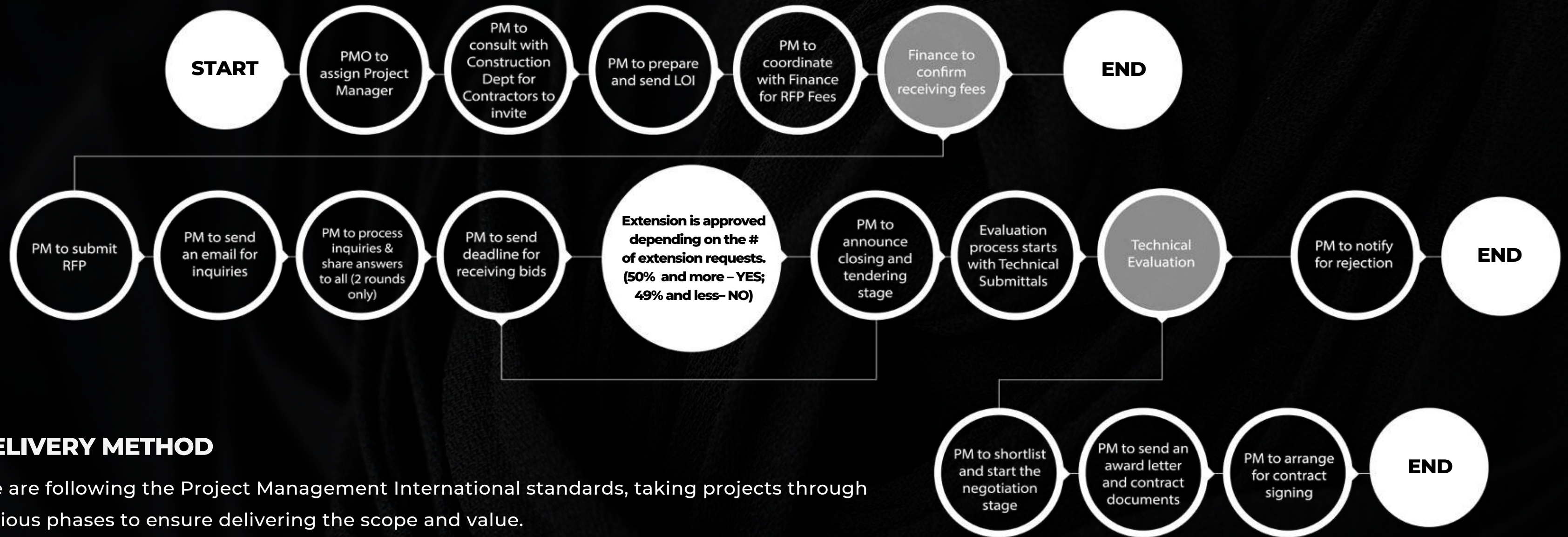


BUSINESS MODEL

Our Business model created to meet our clients requirement through an international standards processes and procedures



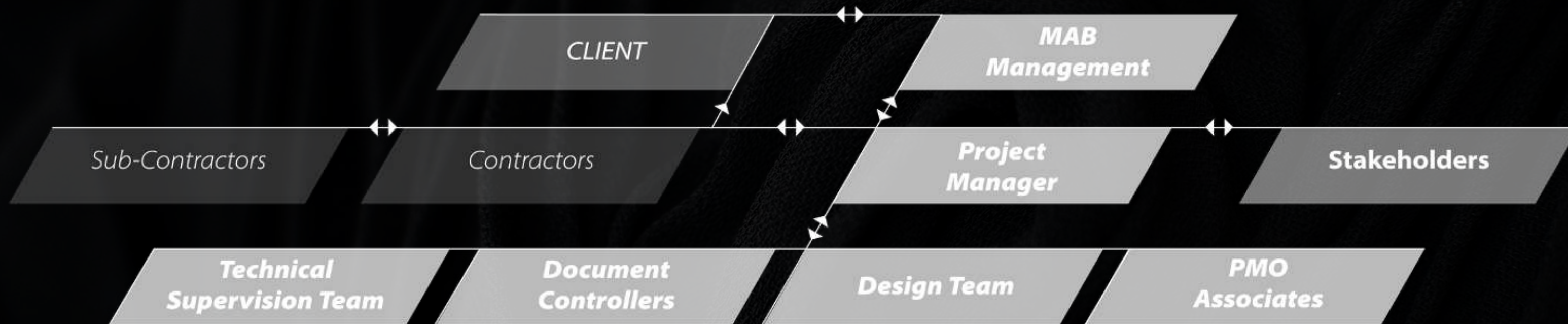
CONTRACT MANAGEMENT MODEL



DELIVERY METHOD

We are following the Project Management International standards, taking projects through various phases to ensure delivering the scope and value.

ENGAGEMENT MANAGEMENT



We believe that the relationship between the Client, the Project team and the Contractors is essential for the success of the Project. Therefore, we focus on managing this for the benefit of our projects in line with controlling documents and keeping record. You can trust that your Project is under control and you are well informed at every milestone.

E-TOOLKIT

ERP SYSTEM



SOFTWARE



APPLICATIONS



Our digital optimization team are equipped with the cutting-edge equipment & systems in the industry. These are all integrated into one solution to provide our clients with the best results, in MAB we always seek to exceed the expectations.

CSR

ZADK ACADEMY

We are very proud to be one of the partners in establishing the Saudi Culinary Academy ZADK by providing our Project Management, Procurement & Logistics, Design and Technical Supervision Services. The first of its kind in the Kingdom of Saudi Arabia where it was completed in late 2019 here in our beloved city of AlKhobar.



RAMADAN CARE PACKAGE

As its our annual event where all MABconsult team join efforts with local charity organizations in distributing care packages to the people who needs it as part of our pay back to the community.



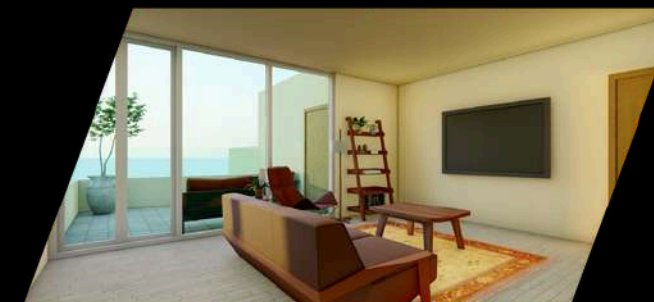
PARTICIPATION IN LOCAL COMMUNITIES

MABconsult makes sure to be a well contributor to the local communities and especially expatriates who we share our values and support them with their local events.



TARMEEM PROJECT (CSR)

MABconsult participated in assisting Tarmeem designing the addition of an upper extension to include facilities for the purpose of providing extra spaces,



OUR PARTNERS



04 CASE STUDIES

PIF HQ TOWER

2022- Riyadh

Soaring 1,260 feet above the city, the 80-story PIF Tower is the tallest of the five structures that make up the financial plaza of the King Abdullah Financial District. The building symbolizes the dawn of a new era of financial leadership within Saudi Arabia's capital city.

The hexagonal-shaped plan tapers inward and outward, providing clear-span floor plates that range from 26,000 square feet to 28,000 square feet. The podium structure at the tower's base integrates public circulation with private amenity spaces, including dining facilities and a two-story auditorium.

HOK designed the tower, which is expected to achieve LEED Gold certification, in collaboration with Omrana & Associates.

Our scope for the PIF HQ Tower project was a Technical Due Diligence after being left for couple of years. MAB conducted the TDD scope on 2022 .



LIFESTYLE HOTEL - YANBU

2022 - Yanbu

Project Management - Cost Management



YANBU ACTIVATION

2022 - Yanbu

Project Management - Cost Management



BEACH CLUB - YANBU

2022 - Yanbu

Project Management - Cost Management

KHOBAR CORNICHE DEVELOPMENT



CRYSTAL LAGOON

2023 - KHOBAR

Project Management - Cost Assessment



OFFICE

2023 - KHOBAR

Project Management - Cost Assessment



PIER RESTAURANT

2023 - KHOBAR

Project Management - Cost Assessment



RETAIL AND F&B AREAS

2023 - KHOBAR

Project Management - Cost Assessment



KIDS ENTERTAINMENT PARK

2023 - KHOBAR

Project Management - Cost Assessment



RETAIL

MASAR MALL

2022-Makkah

The mall will be developed over a 71,000 square-meter area and will provide more than 130,000 square meters of shopping space, suitable for various activities. The mall is strategically located on the western entrance to the destination of "Masar" opposite Al Haramain Train Station, giving its visitors easy access through the Third Ring and King Abdulaziz North and South roads. The mall will feature many specifications and advanced equipment, which reflect an exceptional value for investment, and establish unique horizons in the Kingdom's shopping and entertainment industry.

The proposal relates to the Urban Grain of Makka City and the Haramain Axis in 3 different aspects:

- Courtyard
- Roof Garden
- Observation tower

Our scope for Masar project is Architect of Record, Traffic Impact Study and Civil Defence coordination and approvals.



JUMEIRAH COMPLEX

2018 - Khobar
Design



REMAL VILLAGE

2018 - Khobar
Project Management and Technical Supervision



GTE HQ

2018 - Dammam
Project Management and Technical Supervision



NEOM VILLAGE 1 & 2

2020- Tabuk

NEOM is a planned cross-border city in Tabuk Province of Northwestern Saudi Arabia. It is planned to incorporate smart city technologies and also function as a tourist destination. The site is near Red Sea and the borders of Egypt and Jordan. It will cover a total area of 26,500 Km². (10,200 Sq mi) and will extend 460 km along the coast of the Red Sea.

NEOM Construction Village is located within NEOM area, and houses 3 camps for 10,000 workers each in an area of approx. 440,000 Sqm each.

Our scope of work for these NEOM village 1 & 2 is Technical Supervision, Testing and Commissioning. During the time of execution, MAB led the delivery of number of Design scope of works enabling the EPC contractor.

SALT ALBAHAR

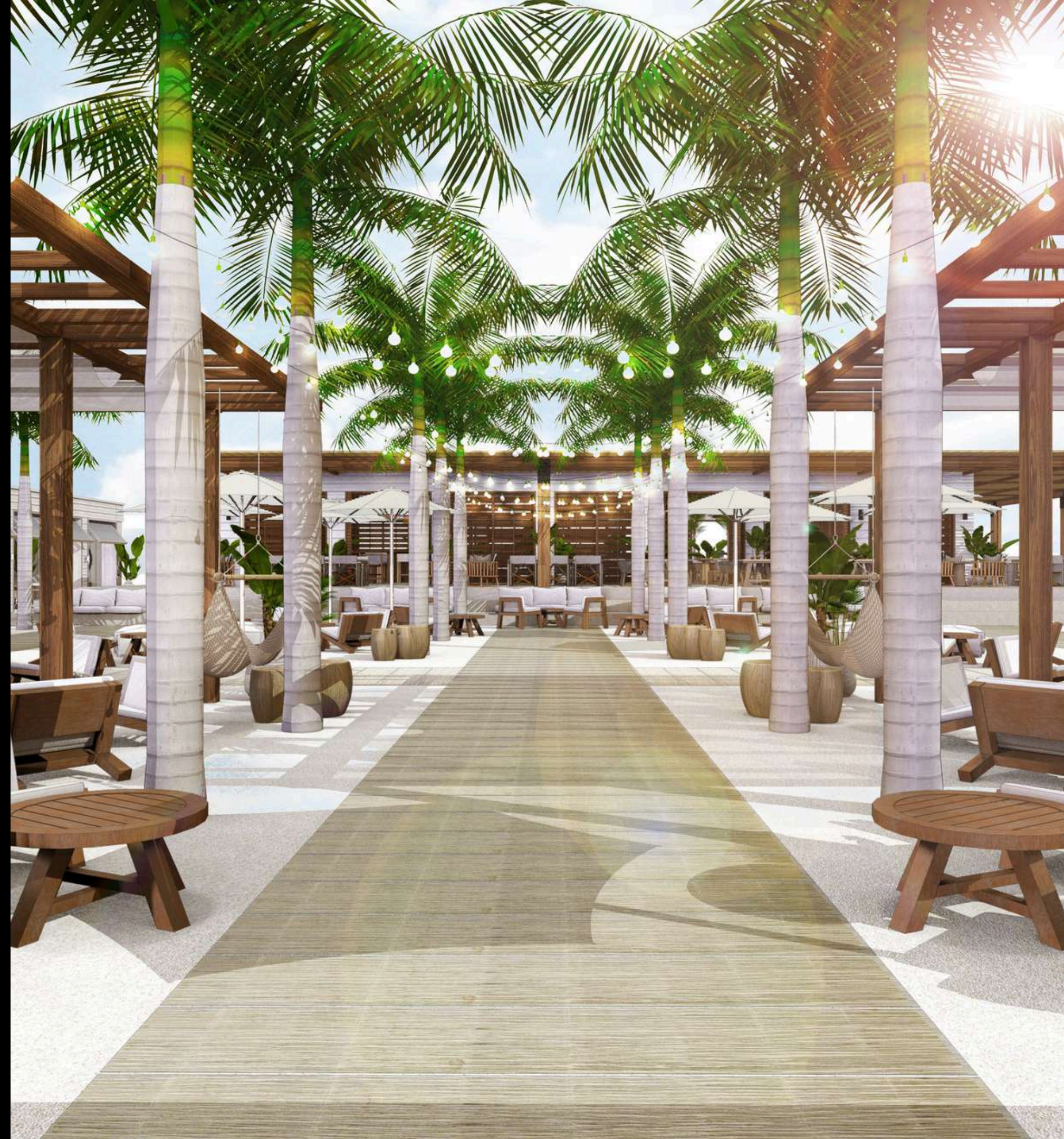
2022 - Khobar

SALT Albahar is a one of destination designed to host and treat its visitor with an experience merged between the weather, entertainment and food located at the heart of Khobar corniche area accessible within 15 minutes from any spot within the city.

This project is a resort with a total floor area of 10,000 m2 providing a welcoming space in several areas including a restaurant, beach access, playground and water park. The project is split into three phases. There is an assigned contractor for the first phase to deliver the infrastructure works. All areas will be completed with all architectural / ID finishes and MEP designs as per the approved drawings.

MAB scope of work for SALT Albahar project is:

- Project management
- Technical Supervision
- Cost management





AL-ULA SHARAAN RESORT

2018 - Khobar

Technical Design Support



MBC STUDIOS

2022 - Riyadh

- **Architect of record**
- **Traffic impact study**
- **Civil Defence and FLS Approvals**



AI-ARABIYA NEWS CHANNEL

2022 - Riyadh, DQ

- **Lead Design Consultant**
- **Authority Approvals**
- **Civil Defence and FLS Approvals**

MASAR HOTEL

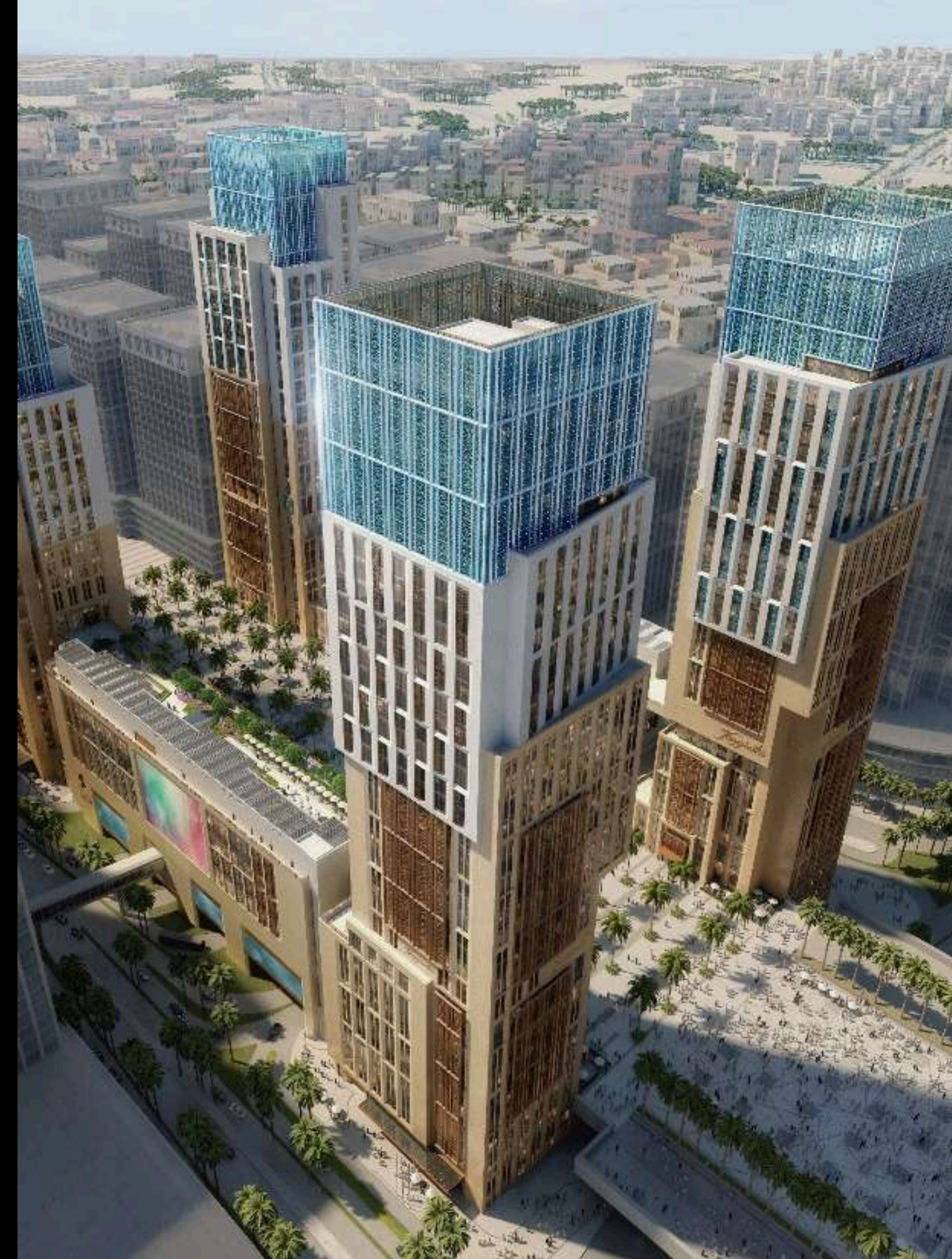
2019 - Makkah

MASAR Project (previously named King Abdulaziz Road Project KAAR) is being implemented by Umm Al Qura for Development & Construction Company (UAQ / Client) and covers an area of approximately 1.2 million square meters. The Project Site, stretches approximately 3.65km from the Third Ring Road intersection with Umm Al Qura Road to Jabal Omar development just west of the Haram with an average width of 320m.

Package A is a mixed-use development within the overall MASAR urban development project in Makkah, which consists of the following buildings:

- 1BS-02 5-star hotel tower (Kempinski Hotel)
- 1BN-02 Luxury residential tower (Grade A) / Serviced Apartment units (Kempinski Residence)
- 1BS-04 5-star hotel tower (Taj Hotel)
- 1BN-04 4-star hotel tower (Embassy Suite by Hilton)
- 1BN-03 & 1BS-03 two upscale retail/shopping centers (malls) with Bus Rapid Transit (BRT) station under the boulevard and between the two malls.
- Service Building between 1BN-02 and 1BS-02
-

Our scope for Masar project is Architect of Record, Traffic Impact Study and Civil Defence coordination and approvals.





KHOBAR X

2019- Khobar

Technical supervision

Khobar X provides a unique experience housing F&B, retail, a gallery space, kids entertainment center, a gym and a co-working facility all under one roof. The project is located in the middle of the Commercial side of Al Khobar city.

LITTLE RIYADH - DQ

2022 - Riyadh

Technical supervision

Little Riyadh would offer an exclusive experience in a convenient location with a world-class neighborhood. Little Riyadh would offer best F&B offerings and seasonal activities.





ARAMCO RESEDENTIAL CAMP- HUWAIYAH

2016 - Huwaiyah

Size: 3.5MI sqm

Design



LABOUR CAMP - JUBAIL

2017 - Jubail

Size: 75k sqm

Design



INDUSTRIAL

ACCOMMODATION VILLAGE-SITE F

2023-Tabuk

- The space program consists of various types of facilities/amenities such as residential, entertainment, sports, religious, retail, and healthcare. The scope also includes complete infrastructure for the development area and a helipad.
- NEOM Village A is a temporary community dedicated to NEOM staff and the location of this community was selected to be easily accessible from multiple destinations within the context.
- NEOM intends to develop a 5040 Units village dedicated to the NEOM's staff which is termed as NEOM Professional Village A.



NC1-NORTH AREA ACCOMMODATION

2020- Tabuk

- NEOM existing community one planned to undergo an expansion to create additional one bedroom and two-bedroom accommodation units.
- North Area Accommodation, the footprint of the plot is approximately 106,000 SQM.

NEOM - NC1 Ladies Gym

2023- Tabuk

- Neom Intends to expand the existing Ladies Gym in Neom Camp 1 for the purpose of increasing its capacity.
- This will be part of a refurbishment/ enhancement plan of an existing small porta cabin facility. A new building (stand-alone) will be built next to the existing one.
- A connection between the existing and the new building will be provided. It is assumed and based on the number of Gym equipment's, the occupancy and population loads won't exceed 40 PAX.





THANK YOU

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