



COMPANY PROFILE

CHARTERED QUANTITY SURVEYORS AND COST CONSULTANTS

ABOUT US

Al Rayyan Consultancy (ARC), is a Chartered Quantity Surveying and Cost Consulting firm, established in 2015, with the objective to bring value for client's money and bring the construction dream into reality.

ARC provides comprehensive professional cost consultancy service from inception to post completion of the project. Our approach is innovative and pro-active in pursuit of finding the best and most cost-effective means of achieving optimal solutions for the cost and contractual elements of every project.

ARC is led by member of the Royal Institution of Chartered Surveyors (RICS) with over 22+ years' experience in the construction industry of U.A.E. Our dedicated expertise team of chartered professionals can support client across full life cycle of the project.

Costs are often a key influencer on whether a project's objectives can be met and a barometer for success in both capital and future revenue terms.

ARC provides blend sophisticated quantity surveying & cost consultancy services with expert sense application of construction industry. This takes in cost management, independent peer review, dispute management and Contract administration.



COMPANY VISION, MISSION & VALUES

As we committed, our service excellences excelled by Chartered, Dubai Municipality and RTA approved quantity surveyors who are readily available to your needs



Vision

Our vision is to become the most sought after Cost Consultancy in the UAE, driven by a vibrant and strong attention on service excellence.



Mission

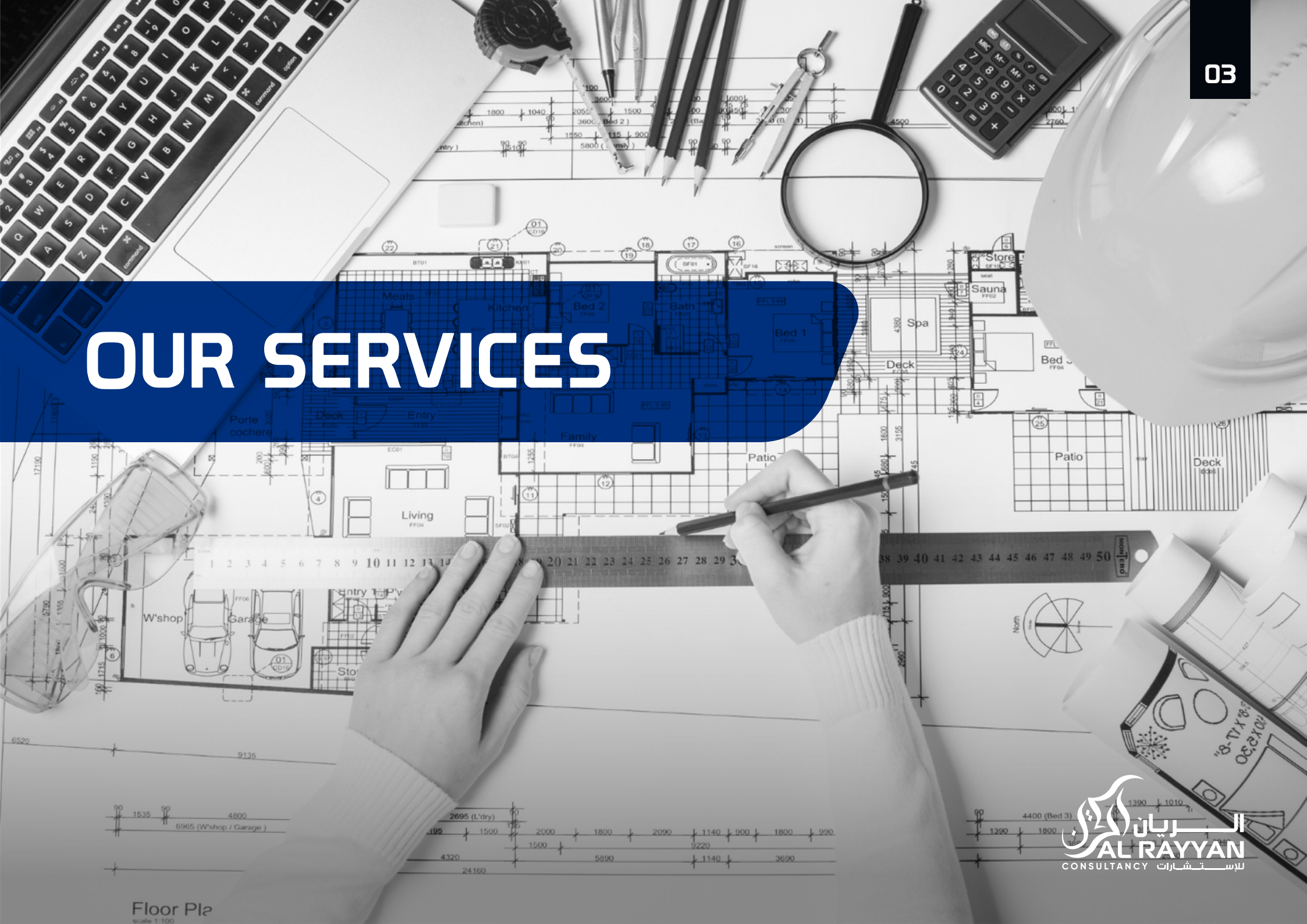
Being service oriented, we take care of our clients and the projects we working on as if they were our own.



Core Values

- Cooperation
- Team work
- Commitment
- Timeliness
- Creativity

OUR SERVICES



OUR SERVICES

QUANTITY SURVEYING (QS)

Our chartered and expert professionals delivers comprehensive and wide range of Quantity Surveying services to the clients from Inception to completion of the project.

With a team of dedicated service excellence and a sincere professional commitment, you can "ENJOY THE PEACE OF MIND" the moment you appoint Al Rayyan Consultancy as your Quantity Surveyor.

- Preparation of Bills of Quantities based on agreed method of measurements through drawings and specifications.
- Preparation of tender documentation that comprises of the following will be issued to the Lead Consultant / Client for compiling/ issuing tender package for tendering.
 - A. Invitation to tender: Invitation to Tender letter, form of acknowledgement, confidentiality undertaking
 - B. Volume I- Conditions of Contract: Instruction to Tenderers (ITI), form of Agreement, forms of bonds, appendix to tender, the agreement, general and particular Conditions of Contract, schedules.
 - C. Volume II- Specifications, Appendices
 - D. Volume III -Pricing preambles and Bills of Quantities(BOQ).
 - E. Volume IV- Drawings.

- Prepare priced BOQ (Fair Price Estimate}, prior to receiving tender packages.
- Tender stage assistance with tender queries and circulars including preparation of Tender Addendums related to Conditions of Contract and Bills of Quantities.
- Prepare detailed commercial tender evaluation reports (Tender analysis report) on the tenders received and advise to clients the commercial compliance of bidders for the project.
- Draft Letters of award for issuance by the Client.
- Review proposed Contract documents and notices of award to ensure conformity with tender. Compile all relevant tender, Contract documents for final sign up.
- Assist Lead Consultant/ Client in their negotiations with the various contractors and suppliers.

OUR SERVICES

CONTRACT ADMINISTRATION

Contract administration comprises the decision making and timely flow of information to enable accomplishment of the project as per the Contract, which includes the examination, review, action onto the project.

Our well experienced contract administrator's/ quantity surveyor's ready to fulfill your project requirement in post Contract stage on full/part time basis.

Change Management

- Administrate variations including contractual entitlement of variations and value variations in accordance with Contract.
- Prepare Request for Changes (RFC's), value the variations and obtain approval from Client/Lead Consultant.
- Evaluate the Contractor's submission of variations and provide approval in compliance with clients change management procedures.
- Update client from time to time on frequent changes to the project.

Payment

- Verify advance, interim and final payment applications received from the Contractor, evaluate as necessary and make recommendations for payments to the Employer.
- Verify priced statements submitted by the Contractor in respect of any work carried out on a day work basis with substantiation and advise client appropriately.
- Deal with notices of the project including but not limited to claim notices, delay notices, change notices and any other notices in accordance with the Contract.

Bonds & Insurances

- Commercial content review of Contractors submission of bonds, guarantees, insurances and monitor in accordance with Contract.

Project Financial Reporting

- Advise client from time to time on commercial performance of the project through Project Financial Report.

Final Account and Project Close Out

- Prepare final accounts incorporating all re-measurements(if any), variations, increased cost allowances, value of all claims.
- Ensure all recoveries are adjusted as necessary in accordance with the Contract.
- Issue final payment certificate in accordance with the Contract.

RISK MANAGEMENT

- ARC satisfy with its Clients providing effective risk management procedure, which associated with robust risk assessment and effective risk mitigation procedures.
- ARC shall have engaged themselves as part of Clients construction team, and are able to quantify risks in terms of effect, likelihood and cost. Further we provide the strategies by which to mitigate those risks.
- Our vast expertise enables us to provide insight look up and advice accordingly, including in relation to risks arising from the unknown, intangible, and unforeseen.

OUR SERVICES

DISPUTE MANAGEMENT AND CLAIMS

Claims and disputes are an intrinsic part of construction and often considered to be a daily distinctive of the construction industry. Construction claims and disputes occur frequently, affecting job sites, projects, schedules, workers, and employers.

We, understand it and, therefore, offer an experienced, highly-skilled claim specialist services to the client, while a project stakeholders are frustrated on the project.

Construction Contract claims are complex in nature and require detailed knowledge of the industry, the Contract documents and the facts. This is where ARC can help

- Fact Finding Report: Review in detail of the dispute in line with Contract documents and compliance with project specification, assess, verify contractual grounds and monetary entitlement of a stakeholders of the project of the disputes.
- Provide third party, impartial peer review for the concerned dispute that in line with law of the land and Contract agreement.

Our in-depth knowledge of these factors enables us to prepare a robust claim submission. This knowledge is invaluable in the counter claim, defense, counter defense submissions and negotiation of a claim. We stand on our review based on;

- Contractual analysis.
- Quantum analysis.
- Cause and effect analysis.
- Critical path analysis.
- Change analysis.
- Retrospective delay analysis.

- Assist lawyers to for the proceedings of Arbitration and litigation and associated
- Hearings while providing advise and compilation of documents.
- Assist in agreement on settlements in terms of monetary disputes and prepare supplemental agreements (SA's), memorandum of understanding (MOU's), and amendments to the contracts.

COST PLANNING, COST CONTROL & COST MANAGEMENT

We have a proven track record of saving our clients time and money, while preserving project quality through our proactive approach to cost management. We plan, control and manage project costs from inception to successful completion.

- Initiate budgets and prepare preliminary estimates for client based on the planning information from Client's/ Lead Consultant brief for the whole development.
- Develop formats for presentation of future cost estimates throughout design stages (Appraisal, Concept, Schematic and Detailed Design stages) for Lead Consultant / Client approval.
- Prepare costs targets and closely monitor and advise on every stage of project development to ensure approved target construction budget is met.
- Prepare costs reports of every stage of design development.
- Advise client in every stages of project development about the cost.
- Prepare Pre-Tender Estimates based on the design proposals.

OUR SERVICES

PROJECT COST AUDITING

Project cost auditing is to give clients a real time datum of costs involved and forecasted impacts the risks to the projects. Our expertise team of professionals take this opportunity to verify in depth of the details and provide proper status and corrective measure to the distressed clients.

- Evaluate the deliverables are met as per the clients cost allocations and ensure clients project objectives are met.
- Project costs re-conciliation while despaired projects needed untraceable expenditures and generates appropriate mechanism of tracking of costs.
- Propose and implement alternative methods of evaluating existing site conditions based on site survey.
- Identify project risks that caused budget constrains to the business.
- Re-evaluate the project stakeholder's positions in terms of payables, claims, scopes and disputes.
- Prepare reports to clients and advise the outcomes of the audit in order to enhance the project cost performance. This includes appropriate expenditure of resources and budget allocation to the project, identify priorities, corrective measures, preventive actions that helps to prevent future recurrence of similar issues and to provide successful project outcome.

BUILDING SURVEY

The building survey is to provide the clients about project/s current status of work done while abandoning or termination or dispute on hold projects. We provide a real-time datum of accomplished progress of the works and our team able to convey the client the forecasted outcome of the project.

- Collect details of scopes that are obligated and fulfilled by the stakeholders of the project and assess cost involvement of the obligations fulfilled.
- Prepare comprehensive assessment of costs for the work done.
- Prepare a BOQ, if necessary, if the Bills of Quantity was not available.
- Prepare a comprehensive report on the status of the project costs at the time of termination or abandonment that would give a sense of the project to the clients.

SPECIFICATION

ARC assist Client/ Consultant to obtain (out sourced) any types of specification as per project requirements whether it can be normal building projects or special landmark project.

ONGOING PROJECTS

ONGOING PROJECTS

PROJECT

Parkway (G+4P+ 28 Floors) Residential Building On Plot No. 6117242 At Bukada, Dubai, UAE



Our Scope
Peer Review and Tender
Analysis Report

Client
Prestige One Development

Consultant
K & P GMBH Dubai Branch

Target Date of Completion
August 2027



PROJECT

D138 Villa on Plot No. PJFRD138, At Palm Jumeirah, Dubai UAE



Our Scope
BOQ, Tender Process, Tender Analysis
and Contract Documentation,

Client
Prestige Luxe Real Estate Development

Consultant
M/s. Nellis Architecture /
M/s. Orient Crown Architecture

Target Date of Completion
December 2026



ONGOING PROJECTS

PROJECT

Flora Bay - Proposed Residential Building (G+1P+8 floors)
On plot No. DIA-RE-0159 at Nakhlal Deira - 101, Dubai - UAE



Our Scope

BOQ, Pretender Estimate, Tender Process,
Tender Analysis, Contract Documentation, &
Post Contract Administration

Client

M/s. Cay Residence Real Estate Development
& M/s. Royal Centurion Group

Consultant

M/s. Modular Design Engineering Consultant

Target Date of Completion
April 2027



PROJECT

Al Dawor Building - Proposed Residential Building
(G+5 Floors) On plot - 6241058 at Al Warsan Fourth -
624, Dubai - UAE



Our Scope

BOQ, Tender Process, Tender Analysis,
Contract Documentation, and
Post-contract QS services

Client

Mr. Rashid Mohammad Al Daowr

Consultant

M/s. Shadid Engineering Consultant

Target Date of Completion
April 2027



ONGOING PROJECTS

PROJECT

(B+G+6 Floors) Commercial and Residential Building
On Plot Rg-05 At Residential City, Dubai South, Dubai, UAE



Our Scope
Cost Planning, BOQ, Tender Process, Tender Analysis, Contract Documentation, and Post contract QS services

Client
Abdullah Al Rostamani Properties LLC

Consultant
M/s. Shadid Engineering Consultants

Target Date of Completion
March 2026



PROJECT

Proposed (G+P+16) Residentail, Commercaill & Facilities Building on plot No. 9229271 at Town Square, Al Yalayis 2, Dubai-UAE



Our Scope
BOQ preparation and Tender Support

Client
NSHMA

Consultant
M/s. Moder Architects/Engineers / Project Managers

Target Date of Completion
To be Confirmed



ONGOING PROJECTS

PROJECT

The – Place - G+3P+19 Floors Residential Building on Plot No. 6820126 at Hebiah Fourth, Dubai-UAE



Our Scope
Peer Review of Cost planning and Tender Analysis Report

Employer
Prestige One Developments

Consultant
Model Engineering Consultant

Target Date of Completion
January 2027



PROJECT

Proposed Hospitality Laundry (Lc-5) On Plot No. 597-597 At Dubai Investment Park, Dubai-UAE



Our Scope
Cost Planning, BOQ Preparation, Tender Support, Tender Analysis report, and Post Contract Administration

Employer
Emirates Flight Catering

Consultant
Yaghmour Engineering Consultant

Target Date of Completion
March 2026



ONGOING PROJECTS

PROJECT

Proposed G+Future Mezzanine Workshops On Plot No.(W-1000a, W4000a & W400b) At DMC, Dubai-UAE



Our Scope
 BOQ Preparation, Tender Support, Tender Analysis report, and Post Contract Administration

Employer
 Dubai Maritime City

Consultant
 Yaghmour Engineering Consultant

Target Date of Completion
 June 2026



PROJECT

Cavalli Tower - Damac At Al Sufouh - Al Sufouh 2 - Dubai



Our Scope
 Post-Contract Administration & Secondment Quantity Surveyors

Employer
 China State Construction Engineering Corporation (CSCEC)

Target Date of Completion
 March 2027



ONGOING PROJECTS

PROJECT

Proposed Villa (G+1) on Plot No.2621380 at Al Mizhar First, Dubai-UAE



Our Scope
 BOQ, Tender Process, Tender Analysis, Contract Documentation, and Post Contract administration

Client
 Mr. Fadi Bin Shafi

Consultant
 M/s. Shadid Engineering Consultant

Target Date of Completion
 December 2026



PROJECT

Berkeley Square – Proposed Residential Building (2B+G+5) on Plot No. 6817067 at Al Barsha South Fourth - Dubai - UAE



Our Scope
 Cost Planning, BOQ, Tender Process, Tender Analysis and Contract Documentation,

Client
 M/s. Perridon Holdings Limited & Blue Heron SPV Limited / Prestige Luxe Real Estate Development

Consultant
 M/s. Federal Engineering Consultant

Target Date of Completion
 April 2027



ONGOING PROJECTS

PROJECT

Proposed Residential Building (G+P+6) on plot No. 618261 at Nadd Al Shiba First, Dubai-UAE



Our Scope
BOQ preparation and Tender Support

Client
Mr. Abdul Naser Abdul Hussein Saeed Shaban

Consultant
M/s. Yagmour Engineering Consultant

Target Date of Completion
August 2026



PROJECT

(G+4 Podium +22 Floors) Commercial and Residential Building On Plot No. (6843470) at Barsha South, Dubai - UAE

Our Scope
Cost Planning, BOQ, Tender Process, Tender Analysis, Contract Documentation, and Post contract QS services

Client
Mr. Estphan Maroun

Consultant
M/s. Shadid Engineering Consultants

Target Date of Completion
January 2026



ONGOING PROJECTS

PROJECT

Sola Residence - Proposed Residential Building
(G+P+13+R) on plot No. 5919562 at Jebel Ali First,
Dubai-UAE



Our Scope
**BOQ preparation and
Tender Support**

Client
M/s. Sola Residences Real Estate
Development & M/s. Royal Centurion Group

Consultant
M/s. Modular Design Engineering Consultant

Target Date of Completion
August 2027



CLAIM MANAGEMENT

CLAIM MANAGEMENT

PROJECT

AL Maref and Al Safa School Renovation



Our Scope
Preparation of Consolidated Claim for Extension of Time

Employer
Dubai Municipality

Engineer
Signature Engineering Consultants

Contractor
Al Yassen Contracting



PROJECT

Gold and Diamond Park Enhancement Work - Package: Design and Build Fit Out Works



Our Scope
Preparation of Consolidated Claim for Extension of Time

Client
Emaar

Engineer
Mirage Leisure And Development

Contractor
Specialized Metal Design LLC



COMPLETED PROJECTS

COMPLETED PROJECTS

PROJECT

Proposed Residential Complex (B+G+10 floors)
On plot (pjrc38b) at Nakhlat Jumeira 381, Dubai - UAE



Our Scope
Cost Planning, BOQ, Tender Process, Tender Analysis, Contract Documentation, and Post Contract Administration

Client
Mr. Rasoul Danial Zadeh Namin

Consultant
M/s. Signature Engineering Consultant

Target Date of Completion
December 2025



PROJECT

Proposed Twin Residential Villa (B+G+1+R) On plot
No. (342-160) at Jumeira Second, Dubai - UAE



Our Scope
BOQ, Tender Process, Tender Analysis, Contract Documentation, and Post contract QS services

Client
M/s. Key Information Technology

Consultant
M/s. Align Engineering Consultant

Target Date of Completion
August 2025



COMPLETED PROJECTS

PROJECT

Proposed Residential Building (G+4) on Plot No. 2683707 at Oud Al Muteena, Dubai-UAE



Our Scope
Cost Planning, BOQ, Tender Process, Tender Analysis, Contract Documentation, and Post Contract administration

Client
Mr. Mohamed Bin Rashid Housing Establishment

Consultant
M/s. Shadid Engineering Consultant

Target Date of Completion
November 2024



PROJECT

M2390 – Emirati Housing Development Project – Construction of 34 Residential Villas in Jumeirah and Umm Suqaim – Phase 3 & 4 - Dubai - UAE



Our Scope
Post Contract Administration

Client
M/s. Dubai Municipality

Consultant
M/s. Signature Engineering Consultant

Target Date of Completion
December 2024



COMPLETED PROJECTS

PROJECT

Reem Mall Development, Reem Island, Abu Dhabi



SCOPE OF ARC
Change Management Services

PROJECT
BUA-190,000 m², Retail units- 535,
Parking -10,000

MAIN CONTRACTOR
Itinera Ghantoot Jv

CLIENT
Al Farwaniya Property Developments LLC

COMPLETION
Dec 2022



PROJECT

Emirati Housing Development-Phase 01, Dubai



SCOPE OF ARC
Quantity Surveyor

PROJECT
120 villas- phase 01

ENGINEER
Signature Engineering Consultant

CLIENT
Dubai municipality

COMPLETION
July 2021



COMPLETED PROJECTS

PROJECT

B+G+13 Residential Building On Plot No. 6457552
At Living Legens -Wadi Al Safa-3, Dubai-Uae

Our Scope

Prepare Boq, Estimation And Post
Contract Quantity Surveying Services

Client

Tanimyat Global Real Estate Development

Consultant

Al Ajmi Engineering Consultant

Target Date of Completion



PROJECT

Nakheel Mall, Jumeirah, Dubai Crystal Dome,
Café/ Bar

SCOPE OF ARC
Cost Consultancy

PROJECT
ID Works, MEP works and landscape.

ID DESIGN
PIA Interior, Thailand

MEP CONSULTANT
Silcok Leedham

COMPLETION
Oct 2021



COMPLETED PROJECTS

EXPO PROJECT

Expo 2020- Dubai, Philippines Pavilion



Scope of Arc
Quantity Surveyor

Theme
Bangkota

Architect
Budji + Royal

Pmc
LC & P Engineering Consultants

Completion
July 2020



EXPO PROJECT

Expo 2020 - Dubai , Sweden Pavilion



Scope of Arc
Quantity Surveyor - Pre & Post Tender

Project
ID Works, MEP works and landscape.

Theme
The Forest

Architect
Ripellino Aekitekter, Sweden

Engineer
LC & P Engineering Consultants, Dubai, UAE

Completion
Sept 2020



COMPLETED PROJECTS

PROJECT

12 Residential Towers, The Living Legends,
Wadi Al Safa-03, Dubai



Scope of Arc
Cost Consultancy

Project
12 Residential Towers (G+12 to G+15)

Engineer
Al Ajmi Engineering, MBA Engineering

Client
Tanmiyyat Global Real Estate
Development

Completion
Dec 2020



PROJECT

Sweden Villas, The Heart Of Europe Development,
The World Island, Dubai



Scope of Arc
Project Cost Auditing, Cost consultancy

Project
10 Luxury Thematic Villas

Engineer
Associated Consulting Engineers

Client
The Heart of Europe Development
LLC(THOE)

Completion
Nov 2020



COMPLETED PROJECTS

PROJECT

Germany Villas, The Heart Of Europe Development,
The World Island, Dubai



Scope of Arc
Project Cost Auditing,
Cost consultancy

Project
32 Luxury Thematic Villas

Engineer
Touch Free, A++

Client
The Heart of Europe Development LLC
(THOE)

Completion
Dec 2019



PROJECT

Portofino Hotel, The Heart Of Europe Development,
The World Island, Dubai



Scope of Arc
Project Cost Auditing,
Cost consultancy

Project
5 Star- 451 Keys

Engineer
Touch Free, UNICA

Client
The Heart of Europe Development LLC
(THOE)

Completion
Dec 2020



COMPLETED PROJECTS

PROJECT

Cote D'azur Hotel, The Heart Of Europe Development,
The World Island, Dubai



Scope of Arc
Project Cost Auditing,
Cost consultancy

Project
5 Star- 927 Keys

Engineer
Touch Free, UNICA

Client
The Heart of Europe Development LLC
(THOE)

Completion
Dec 2021



PROJECT

Floating Sea Horse, The Heart Of Europe Development,
The World Island, Dubai



Scope of Arc
Project Cost Auditing,
Cost consultancy

Project
25 Floating Thematic Villas

Contractor
JK Bauen, Kleindienst

Client
The Heart of Europe Development LLC
(THOE)

Completion
Oct 2020



BOQ PREPARATION

BOQ PREPARATION

Proposed Residential Building (Gr. + 4 Typical Flrs + Gym)
On Plot Number (Rb-36) At Dacc Residential City, Dubai South, Dubai



Proposed Development Of Warehouses Building (Gr. + Mezzanine)
On Plot Number (5310670) At Saih Shuaib - 2 - Dubai



BOQ PREPARATION

SEC EO Villa



Revera - Azizi



BOQ PREPARATION

Creek View Azizi



Opalz - Danube



BOQ PREPARATION

Pearl - Azizi



Rashid Villa



BOQ PREPARATION

Amer Villa



Innova Hotel



OUR CLIENTS



EMAAR



mirage



NAKHEEL

“ WE ARE COMMITTED TO UNDERSTANDING AND ADDRESSING THE UNIQUE NEEDS OF EACH CLIENT, DELIVERING TAILORED SOLUTIONS THAT EXCEED EXPECTATIONS. ”



CHARTERED QUANTITY SURVEYORS AND COST CONSULTANTS

CONTACT US

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