

Cementi & Associates

Company Profile

Construction Cost Consultants





Chartered
Quantity Surveyors

Regulated by RICS



Cementi & Associates

PROJECT MONITORING SURVEYORS FOR THE LARGEST INTEGRATED CASINO RESORT IN EUROPE.



Value for money is central to every investment strategy. Our diligent Commercial and Contract Management procedures ensure that investors are not exposed to significant and avoidable risks.

Data Driven. On Budget. On Time.

We help our clients source and develop viable projects, ensure project delivery, match projects to financing, and build project-delivery collaborations.

- Providing the Highest Level of Professionalism and Integrity.
- Following Contemporary Methods whilst adhering to International Standards.
- Utilising Cutting Edge Technology using the Nomitech's CostOS Professional All-in Suite incorporating BIM 3D Measurements.
- We work closely with our Clients to achieve viable developments that capture objectives through value-driven and efficient designs. Costs are controlled through rigorous risk-management processes and easy to follow reporting with straightforward recommendations.



About Us

Cementi & Associates is a Regulated by RICS, Quantity Surveying Consultancy with international experience, based in Cyprus.



What We Do

Adding Value through Transparent, Due Diligence Reporting.

Our client-focused models are flexible and can include partnerships, enabling us to provide advisory services with delayed compensation or fees linked to project success.



Project Monitoring & Bank reports

Bank Reports enabling Project Financing Risk to be mitigated throughout the Construction Stages by ensuring funds are spent as and when they are intended.



Employer's Agent

Bespoke services acting on behalf of the Client on any D&B Projects or any other contract. Supporting Client teams and making decisions as required.



Value Engineering & Design Reviews

Our Expert Assessment of Design and other factors affecting costs allows Clients to make informed decisions in a timely, cost saving manner throughout the Design Stages.

Pre and Post-Contract Quantity Surveying Services



Feasibility & Concept Studies

Order of Magnitude and Cost/m2 analysis driven by Current and Historical Data.



Cost Estimating

Using the NRM and Elemental Cost Planning following the RIBA Work Stages.



Bill of Quantities (BOQ)

Utilising CostOS Software for Measuring and Billing, following SMM7, NRM and POMI standards.



Tendering and Contract Award

Due Diligence reports, Prequalifications, Recommendations, Negotiations, Contract Drafting, Contract Award.



Commercial & Contract Mgmt.

From initial Construction stages to Post Handover. Interim Payments, Claim support, Variations, Final Accounts. On Budget. On time.



Our Approach

Data Driven - Utilising current market as well as Historical Reference Costs and experiences retrieved from actual Capital Projects.

Project KPIs



Define Individual Client Requirements and deliver set targets.



Communication & Accountability

We constantly promote Data transparency, consistency and information exchange among stakeholders. Always assuming responsibility.

Tested



Real Data from actual completed construction projects used for Benchmarking.



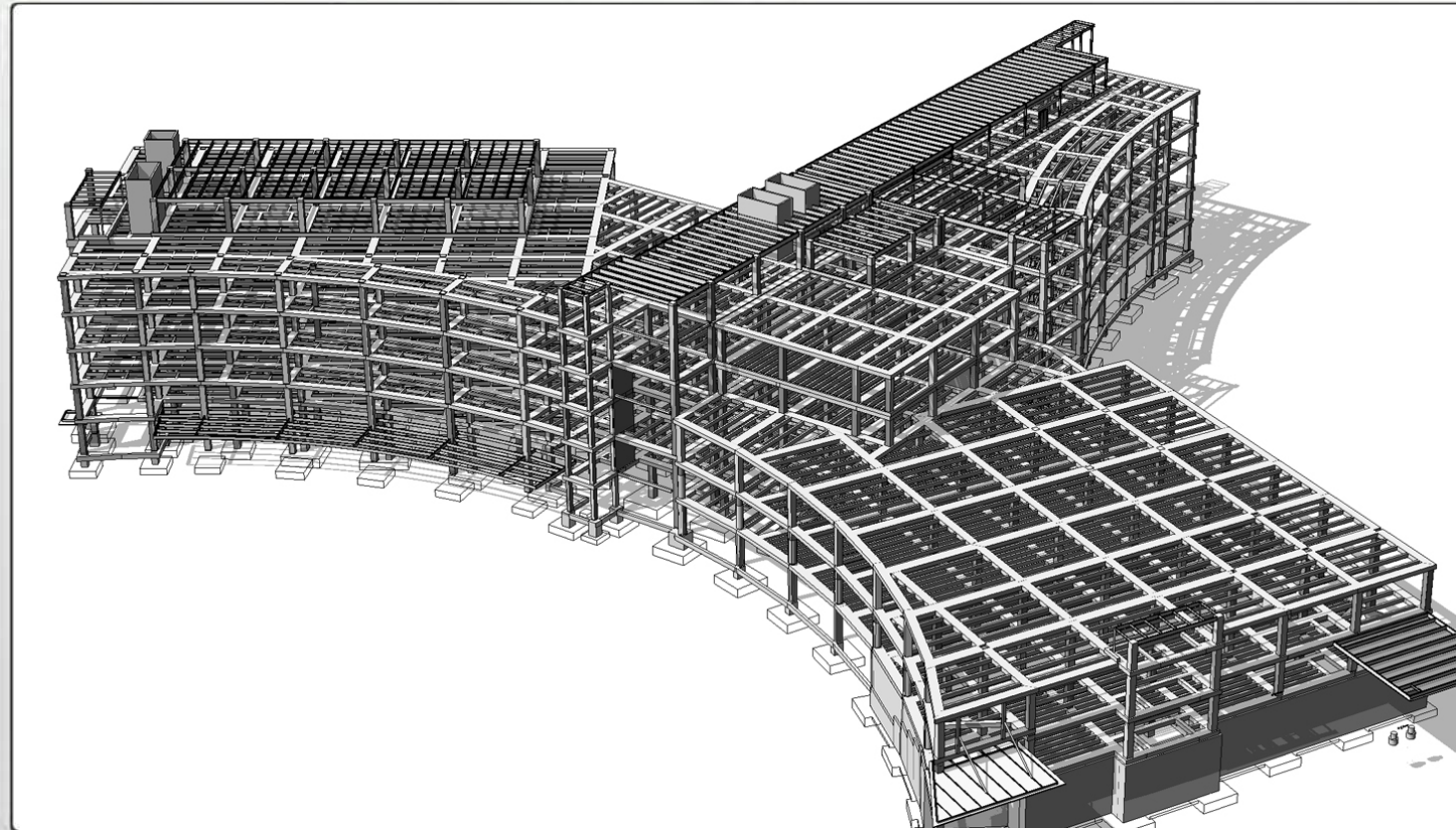
Challenge Design

Ensuring Best Value for Money. Working closely with design teams to ensure Client's objectives are met.

Our Competitive Edge

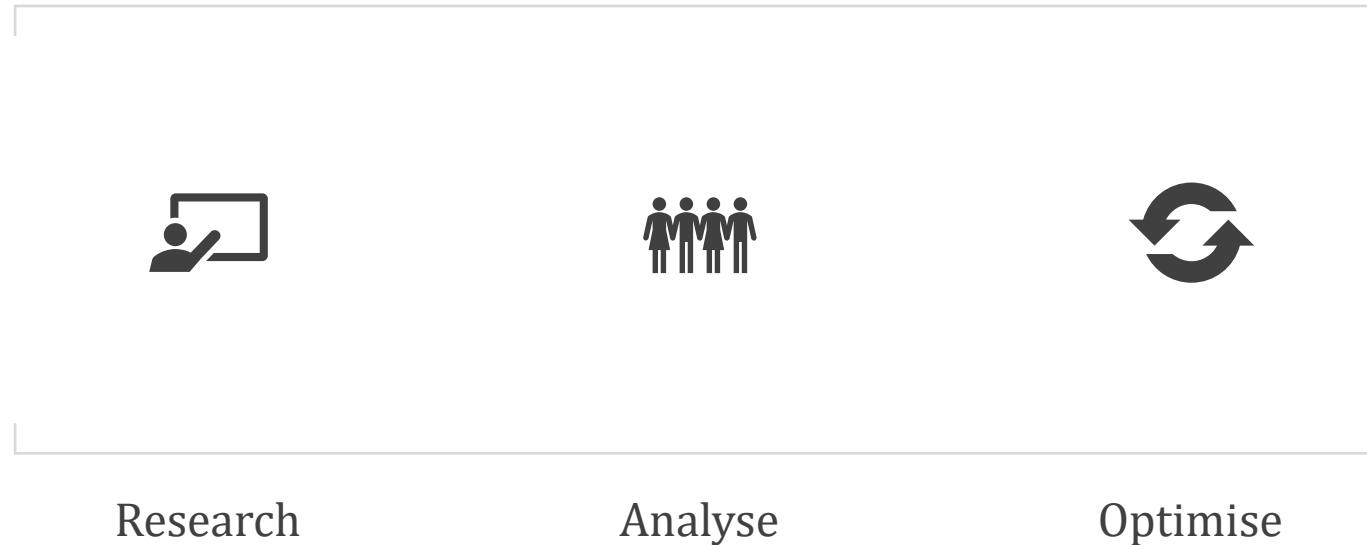
Technology and Market Insight

- We utilise the latest Autocad, BIM 3D CADMeasure and Nomitech's CostOS software to produce clear and representative cost estimates, reports and Bills of Quantities. A systematic and methodical approach to Data Collection and Analysis, ensures that we are able to meet assigned and agreed targets.
- Analysing and benchmarking data of completed projects of up to 40 years is the primary tool that we use to compare similar building typologies with each other. This provides the empirical evidence that we need to be able to challenge designs, value engineer and recommend measures to ensure cost-effective and value added Projects.
- Our cost management team brings in-depth knowledge of procurement methods and contracts to maximise value and eliminate risk. We analyse Data to ensure we achieve the optimum balance between Time, Cost and Quality.



Business Model

Data Driven. On Budget. On Time.



Local and International Market Research. Following international guidelines and industry bulletins and incorporating to local project requirements.

Constantly analysing cost data to ensure that from Feasibility Estimates through to Pre-Tender Estimates, we are providing clients data that are as concise, accurate and as reliable as possible.

Benchmarking for accurate comparisons between similar building types whilst also taking into consideration current trends and other economic factors affecting the industry.

Notable Direct Work – Architects & International Consultants



UN Studio

Children's Museum
@ Doha Al Bidda
Park, Qatar



Projacs

Kidzania
Edutainment @
Aspire, Doha Qatar

Jestico + Whiles

Jestico +
Whiles

New Doha College
Campus @ Al Wajba,
Doha Qatar



MACE

Waldorf Astoria @
Lusail City, Qatar



Arcadis

People Mover
Corridor (PMC) @
Education City, Qatar



Samsung

Qrail Musheireb
Metro Station @
Doha Qatar

Notable Projects – Direct Involvement - International (1/2)



**Qatar Airways –
Cargo Terminal
CT02**

CONCEPT &
SCHEMATIC DESIGN
COST ESTIMATES

€ 1 Billion



**New Doha
College – Al
Wajba**

PRE CONTRACT-BOQs
CASH FLOW ANALYSIS
TENDER DOCUMENTS
NEGOTIATIONS
CONTRACT AWARD

€ 120 Million



**Family
Entertainment
Centre – Doha
Festival City**

PRE CONTRACT- BOQs
CASH FLOW ANALYSIS
TENDER DOCUMENTS
NEGOTIATIONS
CONTRACT AWARD

€ 100 Million



**Al Waab City
Development
Masterplan**

(DMA) DEVELOPMENT
MANAGEMENT
AGREEMENT REVIEW,
ADDENDA AND
RECOMMENDATIONS

€ 5 Billion



**Aspire –
Kidzania Theme
Park**

CONTRACT
ADMINISTRATION,
PAYMENTS,
VARIATIONS, CLAIMS,
FINAL ACCOUNTS

€ 50 Million



**QRailMseireb
Metro Station
Fit Out – Doha**

SCHEMATIC AND
DETAILED DESIGN
COST ESTIMATES,
BOQs AND COST
MODELLING

€ 40 Million



Cementi & Associates

Regulated by RICS

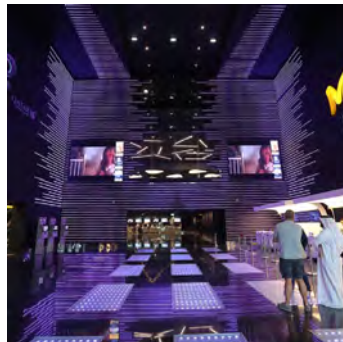
Notable Projects – Direct Involvement - International (2/2)



**Dohalive Hotel
& Commercial
Use - Doha**

PRE CONTRACT- BOQs
CASH FLOW ANALYSIS
TENDER DOCUMENTS
PROCUREMENT
STRATEGIES

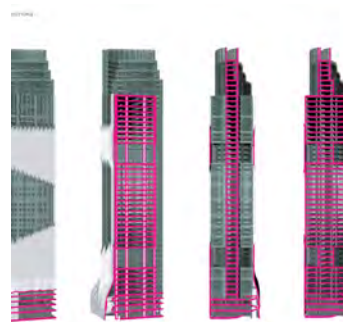
€ 150 Million



**Novo Cinema FIT
OUT - Mall of
Qatar**

FULL PRE CONTRACT
AS WELL AS POST
CONTRACT SERVICES.
COMMERCIAL AND
CONTRACT LEAD

€ 10 Million



**Residential
Tower RES27 -
Lusail**

PRE CONTRACT- BOQs
TENDER DOCUMENTS
VALUE ENGINEERING
SPECIFICATION
DRAFTING

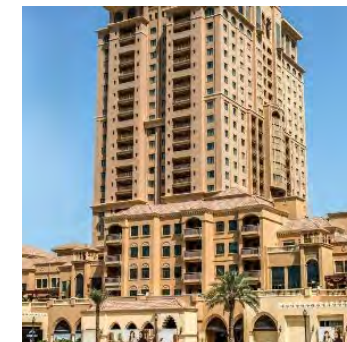
€ 90 Million



**People Mover
Corridor (PMC)
– Education City**

PRE CONTRACT- BOQs
TENDER DOCUMENTS
VALUE ENGINEERING

€ 12 Million



**15A&15B Pearl
Towers - Doha**

CLAIM SUPPORT,
SUBSTANTIATION,
DOCUMENTATION,
RECOMMENDATION
S FOR CBQ BANK

€ 150 Million

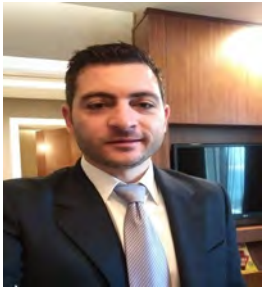


**Albaker Twin
Towers - Doha**

CONCEPT AND
SCHEMATIC DESIGN
COST ESTIMATE –
APPROVED BANK
FUNDING

€ 200 Million

Management Team



**Adonis
Antoniou
MRICS**

Managing Director

Chartered Quantity Surveyor

Associate at the Chartered Institute of Arbitrators (ACI Arb)

Registered Mediator with the Ministry of Justice in Cyprus

BIM Project Manager



**Charis
Stavrou
MRICS**

Associate

Chartered Quantity Surveyor

Registered Mediator with the Ministry of Justice in Cyprus



**George
Stavrou
MRICS**

Associate

Chartered Quantity Surveyor

Member at the Chartered Institute of Arbitrators (MCI Arb)

Strategic Partners



Antoniouarchitects.com

An award winning construction multi-disciplinary engineering consultancy with over 40 Years experience, based in Cyprus. A one stop solution offering total commitment and peace of mind to clients. Managing the Construction processes from A to Z and delivering on set targets.



Quantexqatar.com

Quantex Qatar is a Qatari registered firm of Quantity Surveyors and Construction Consultants serving both Clients and Lead Consultants in providing Quantity Surveying, Project Management and construction advice in the Middle East Region.





Cementi & Associates

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