Company Profile

Construction Cost Consultants
Chartered Quantity Surveyors

Regulated by RICS
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.

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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.

Tested
Real Data from actual completed construction projects used for Benchmarking.

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

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


Research

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

Analyse

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.

Optimise

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**
  - 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

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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

- QRail Mseireb Metro Station Fit Out – Doha
  - Schematic and Detailed Design
  - Cost Estimates
  - Contract BoQs and Cost Modelling
  - €40 Million
Notable Projects – Direct Involvement - International (2/2)

Dohalive Hotel & Commercial Use - Doha
- Pre Contract - BOQs
- Cash Flow Analysis
- Tender Documents
- Procurement Strategies

Novo Cinema FIT OUT - Mall of Qatar
- Full Pre Contract
- As well as Post Contract Services
- Commercial and Contract Lead

Residential Tower RES27 - Lusail
- Pre Contract - BOQs
- Tender Documents
- Value Engineering
- Specification Drafting

People Mover Corridor (PMC) - Education City
- Pre Contract - BOQs
- Tender Documents
- Value Engineering

15A&15B Pearl Towers - Doha
- Claim Support
- Substantiation
- Documentation
- Recommendation

Albaker Twin Towers - Doha
- Concept and Schematic Design
- Cost Estimate
- Approved Bank Funding

€ 150 Million
€ 10 Million
€ 90 Million
€ 12 Million
€ 150 Million
€ 200 Million

RICS Regulated by RICS
Management Team

Adonis Antoniou
MRICS
Managing Director

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 (MCIArb)

Chartered Quantity Surveyor
Associate at the Chartered Institute of Arbitrators (ACIarb)
Registered Mediator with the Ministry of Justice in Cyprus
BIM Project Manager

RICS
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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.

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.
Contact Us:

- Adonis Antoniou
- +357 24 822600
- adonis@cementigroup.com
- www.cementigroup.com