



INTRODUCTION

JMC & Partners is a leading International Construction Consultancy delivering a diverse range of specialist consulting services and managed solutions to a broad range of sectors and clients investing in construction.

JMC & Partners is an integrated global consultancy, completely independent of the supply chain, and offers impartial

► We provide a global reach, local knowledge, innovation, and technical excellence in delivering solutions that would influence the world's built environment.

value-added services by assisting clients to identify and achieve their objectives whilst maximizing value for their assets. Our collaborative and entrepreneurial teams bring a unique and bespoke perspective to the field. We are not only committed the best service now, but an even better one for the future. We offer our clients a knowledge base drawn from working on high profile projects across the nation. We provide a one-stop cradle to grave set of services across the whole property and infrastructure life cycle.

JMC & Partners' business philosophy is to provide the skills necessary to service the various markets, delivering essential local knowledge to clients while drawing upon its international resources and skills to address specific project needs. We have systems to ensure we grow and change with our clients that enable us to support their current and future requirements.

JMC & Partners strive for excellence in the performance of our services, and thereby, focus on an in-house multi-disciplinary consultancy approach on all our projects to achieve this.

► We are committed to operate our business impartially, professionally, and with good ethics.



OUR RICH EXPERIENCE

Our founder has gained a wealth of world-wide experience which enables **JMC & Partners** to readily adapt to the circumstances of any project and carry out the services best suited to meet the client's requirements.

OUR PRINCIPLES



Regardless of the location of our professional workforce, we continue to be committed in the effective management, coordination, control and reporting of all the construction processes we offer and strive to deliver projects successfully in accordance with our clients' projections and business requirements. We endeavor to find common grounds with our partners who share our goals and drive for their project in order to strengthen the process, foster the enduring relationships with key industry contacts and educate the community on aspects of easible projects.

WHY CLIENTS CHOOSE US

JMC & Partners has a comprehensive understanding of working alongside a wide range of clients with differing demands and requirements.

Our blend of Middle Eastern and European Management allows us to deliver language options, cultural understanding, and forms of experience that our clients are most comfortable with for their projects. This exclusive capability has proven to be highly effective and appreciated in the development of long-term relationships with clients.

JMC & Partners constantly takes an innovative, collaborative, problem-solving approach when working with clients. We aim at making their built assets an absolute success by means of timely completion, cost effectiveness, functionality and economic maintenance.

► Our main objective is our clients' business expectations and success



WHAT WE DO

JMC & Partners services are focused on providing added value to our clients' built assets portfolios, whilst minimizing risks involved in the success of these assets. This is achieved by proactively developing problem-solving tools and innovative solutions related to the three main elements of concern on all construction projects: Time, Cost and Quality.

These elements are of fundamental importance to a project's success. It is understood that unsuitable planning, procurement strategies, poor design and function analysis, proactive quality control, and improper risk management would have major impacts on all aspects of a project, especially CAPEX and OPEX.

► We concentrate on delivering a high level of integrated solutions for a wide variety of built assets.

Projects which experience the above obstacles are common practice and require proactive planning and management. **JMC & Partners** is in the position to resolve and/or mitigate any project difficulties which may occur. We focus on working closely with our clients to enhance their business model by planning, managing and operating their built assets. We rely on collaboration and cooperation with our clients.

COMPLETE SUPPORT NETWORK



MANAGE
CAPEX



ENHANCE
VALUE FOR
MONEY



ONTIME



MANAGE
CONTRACTS



RESOLVE
CHALLENGE



MANAGE
OPEX

SOLUTIONS FOR OUR CLIENTS

QUALITY MANAGEMENT

JMC and Partners operates a Quality Management System for the provision of a range of Project Management and Design Management for the construction industry.

OUR SERVICES

Advisory

- Feasibility Studies
- Business Appraisal
- Cost Planning
- Site Appraisal
- Risk Management
- Strategic Planning
- Acquisition Advice
- Property Valuation
- Development Management



Project Management & Monitoring

- Owner's Representative
- Project Management
- Construction Management
- Contract Administration
- Design Management
- Commercial Management

FEASIBILITY STUDIES AND BUSINESS APPRAISALS

Clients need realistic assessments of the potential for their projects to succeed. The strategic planning stage defines the client's vision and provides all estimates and programmes required for the project to be designed, tendered, built and operated in a cost-efficient and feasible manner in line with the client's goals. **JMC & Partners** understands the importance of having comprehensive qualitative and quantitative assessments that are needed for budgeting and monitoring existing projects or those under execution.

This process involves an economic and financial feasibility of potential projects to properly define the scope of the proposed project with its intended outcome, reflecting the client's needs and visions.



STRATEGIC PLANNING

In today's fast-changing business environments, clients want to plan strategically to make the most of their real estate portfolios. We advise on the optimum outcomes: increasing value and income; reducing costs; and minimising exposure to risk.

Our strategic planning service assesses the value of current assets, operating costs/performance and income, within the context of current market conditions. It includes advice on the opportunities for acquisitions, redevelopment of existing facilities and the optimum timing for disposals. We also advise on key opportunities and risks from tax and legal perspectives.



DESIGN MANAGEMENT

Design management involves a fully integrated design and engineering service and continues from project initiation right through completion. **JMC & Partners** successfully manages these different disciplines in the design interfaces, through its multi-disciplinary team that has extensive experience working on unique projects for clients around the world in different sectors. The practice provides: innovative advice on scope, procurement strategy, objectives and organizational structure; comprehensive design briefs and appointment details; accurate project financial structure and controls; on-going monitoring of project execution plans; and, establishing effective communication and information management procedures.



BENCHMARKING ENSURING THE DESIGN IS 'ON-MARKET'

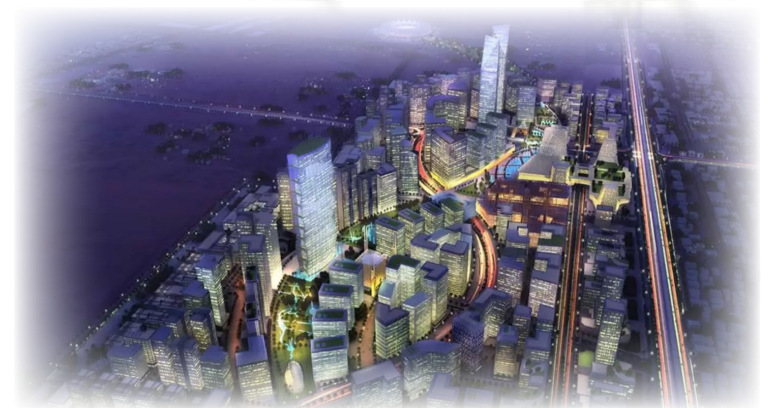
Benchmarking is a fundamental part of all projects to understand how it performs in cost against "best practice". Statistical data of other comparable projects and current market cost information enables the divergences of the project to be identified on an elemental cost basis. This enables cost control and design effort to be concentrated to improve upon the best and minimise the underperforming elements. The individual nature of each project's requirements is specifically identified for consideration. The benchmarking data can be presented in graphical form to make analysis of the difference easy and to clearly show the reallocation of costs required to achieve best



PROJECT MANAGEMENT

Project Management is not merely managing the construction process but managing the project as a whole. **JMC & Partners** proficient in-house project planners, cost consultants and engineers ensure a personal commitment to the effective realization of the client's vision.

JMC & Partners professionals provide experienced specialist on-site supervision, and immediate point of contact to avoid cost over-runs and delays. The practice advises on all construction issues and particularly design, health and safety, and procurement strategy as well as acting as the liaison between its client and the contractor.



PROGRAMME MANAGEMENT

Clients interested in procuring construction services are mostly concerned with three fundamental elements: time, cost and quality. In this context, JMC and Partners successfully manages these 3 elements and offers a wide range of efficient Programme Management services including owner's representation, design management, project planning, pre-contract and contract administration, project management, due diligence, project monitoring, quantity surveying, and construction management.

JMC & Partners tailors these services to suit the client's needs and provides innovative advice to save money, avoid time loss, and ensure high quality delivery that significantly impacts the projects. With our global experience and wealth of knowledge, JMC and Partners offers technical excellence in managing people, handling contracts, estimating costs, scheduling execution plans, coordinating activities and trades, anticipating challenges and complications, and controlling other invariables/factors.



CONTRACT ADMINISTRATION

From residential villas to power stations, modern construction has become very specialized, detailed and sophisticated. Mistakes in the procurement and administration of your contract will cost you both time and money. Our teams of professionally qualified and independent experts will manage the contractual arrangements of even the most advanced contracts. We advise our clients of the contractual pitfalls and minimize your exposure to the risk of additional costs and time extensions.



PROCUREMENT STRATEGIES

“What are we buying and what is the best way to do it?”

are the key procurement questions. A vital element is the choice of procurement route. It is vital to marry the procurement strategy to project objectives in order to ensure successful delivery. The requirements of any scheme in terms of cost certainty, programme security, quality of product and the need for flexibility to accommodate change all need to be carefully weighed to ensure that clients’ expectations are met. We have considerable experience of all procurement routes available in the industry. Together with the project team, we would review alternatives to ensure that the procurement route ultimately selected is most suited to a successful project delivery. Closely allied to the procurement strategy is the selection of the correct contractual vehicle that reflects project needs.

JMC & Partners are conversant with all major Standard Forms available within the industry. We are also familiar with partnering arrangements through our various Framework agreements

RISK MANAGEMENT

Every project is subject to a degree of risk. These risks constantly need to be assessed, analysed and managed. We are able to call upon risk assessment specialists within our consultancy division whose aims are to minimise client risks. Our project team will actively encourage the identification and control of risk in order that the client's objectives in terms of cost and timescale will be achieved.

We draw on our knowledge base to bring innovative solutions to our clients. Our clients typically experience improved performance in terms of time, cost and product, more effective use of limited resources, a greater understanding of risk exposure and an increased focus on proactive decision making.



PLANNING & PROGRAMMING

We offer construction planning, time and risk analysis, build ability and methodology advice.

Our dedicated and professional service is based on a wealth of in-house data and expertise.

We plan the methods and logistics of a project, construct method statements to accompany programmes, monitor all stages of project progress and value completed works against predicted cashflows.



CONSTRUCTION MANAGEMENT

JMC & Partners long experience of obtaining tenders on its clients' behalf and working closely with contractors shows the practice's ability to coordinate the construction programme, monitor progress, evaluate any changes and continually assess and manage the client's risk. As a market leader, **JMC** has been involved in pioneering schemes in the various regions that have introduced LEED requirements. The practice has assisted in evaluating and rating LEED projects to ensure that clients efficiently target its resources to maximize the building's LEED rating with minimum cost. LEED may increase construction costs but usually reduce running costs. **JMC & Partners** prepares cost-in-use study to assist clients in identifying the overall cost benefits before the clients decide to implement the requirement.

THE SECTORS WE WORK IN



Aviation including Airports, Aerospace & other Facilities

With our long-term presence in both the Public and Private sectors, **JMC & Partners** has built up a significant and diverse portfolio of projects which has helped us create a dynamic range of services to meet the challenges of the international construction sector.



Leisure including Theme Parks, Public Zoos and Public Parks



Master planning & Town Planning



Palaces and Villas



Residential including Private Residence, Buildings, Compounds, Affordable Housing and Labor Accommodation



Healthcare including Hospitals, Medical Centers and Clinics



Ports, Harbours and Marinas



Media and Telecommunication Project



Industrial including Economic Zones, Warehouses, Manufacturing Facilities and Industrial Parks



Education including Universities, Colleges, Schools, Public & Private Libraries



Mixed-use Towers and Super High-Rise Structure



Commercial & Retail Facilities



Transportation including Trains, Metro Lines and People Mover Systems



Military and Defence including Airbases, Military Developments



Public Buildings including Ministries, Municipalities, Police Headquarters & Prisons



Infrastructure Works including Roads, Tunnels & Bridges



Culture and Heritage including Convention Centers, Cultural Centers, Galleries Museums, Arts Districts & Opera Houses



Hospitality including Hotel, Resorts

SELECTIVE LIST OF EXPERIENCE



CAPITAL DISTRICT MASTER PLAN
Abu Dhabi, UAE

Development of a complete City in Khalifa B - UAE, the city includes High Towers and Commercial Centers and Residential



SOUTH OF SHAMKHA CITY
UAE

Development of a complete City in South of Shamkha - UAE, the city includes High Towers and Commercial Centers and



PRINCE SULTAN CULTURAL CITY
Jeddah, KSA

200 Hectare mixed use development, Medical oriented.



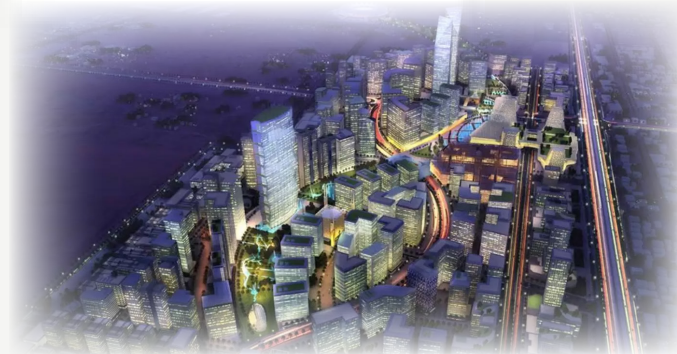
SHAH-HABSHAN RAILWAY PROJECT - STAGE 0
UAE

Construct the rail in Shah-Habshan for 290km long rail.



ABU DHABI MARINA CITY DEVELOPMENT
UAE

76 Villas and 4 High Rise Buildings.



RIYADH SATELLITE CITY
Riyadh, KSA

200 Hectare mixed use development.



GHWEIFAT POLICE BORDER CONTROL POST
UAE

New Police Border Control Post at the Ghweifat border with Saudi Arabia, consisting of 12 Buildings Development.



AL GHARBIYA EMIRATI NEIGHBORHOODS INFRASTRUCTURE MP
UAE

A Fareej community based three developments.



KING ABDUL AZIZ BOULEVARD
Mecca, KSA

175 Hectare mixed use development,
Residential oriented.



ZAYED BAY – INFRASTRUCTURE MASTER PLAN
UAE

Mixed use project consisting of Hotel,
Furnished Apartments, Commercial and
Retail developments, divided into 14
Plots.



VOLKSWAGEN HAMBURG
Germany

Develop a new Communication
Interface with the Industry Robots.



NAJMAT ABU DHABI – AL REEM MALL
UAE

Development featuring one of the
largest malls in the region, several 5 star
hotels, and mixed-use buildings



DAIMLER-BENZ STUTTART
Germany

Upgrade of the Automation System of
the Mercedes Production Lines.



**CORNICHE MIXED USE DEVELOPMENT
(NATION TOWERS)**
Abu Dhabi, UAE

Development of 2 High Towers(56
Floors), a 5 Star Hotel, and a 5 Star
Beach Club on the Corniche of Abu
Dhabi – UAE.



KAIA CITY

Jeddah, KSA

The General Authority of Civil Aviation (GACA) sought independent Engineer services for KAIA CITY project.

The key strategy of this development is to create an economic and commercial hub just steps away from King Abdulaziz International Airport in Jeddah by combining a mall, hotels, park, and residential and commercial buildings. This multi- functional center envisions a futuristic, dynamic opportunity to cater to and sustain evolving local and regional needs while facilitating travel and stay for international guests.

The King Abdulaziz International Airport City Project is a prestigious project located in the proximity of the heart of Jeddah with a built- up area of 1,500,000 sqm.

This major development covers a 678,000 sqm plot with direct connections to a network of trains and highways.

The vision of KAIA City Project is to create unique tourism and business opportunities while providing a dynamic lifestyle and family entertainment hub in Jeddah.

JMC & Partners Role is a sub-consultant.

THE RIYADH INTEGRATED

Riyadh, KSA

The Riyadh Integrated Program (previously known as the Integrated Logistics Bonded Zone or ILBZ) is on track to become the first special economic zone in the Kingdom of Saudi Arabia and will play a critical role in enabling the logistics' sector and the Saudi Vision 2030 aspirations through its unique characteristics.

The Riyadh Integrated is the inaugural project within the Kingdom's national logistics platform programs, combining best in practice in regulation, technology, and infrastructure from around the world, and providing investors with a superior experience.

The Program is strategically located in the north of Riyadh. It enjoys global and regional connectivity via its proximity to the airport and to the Saudi land bridge railway (future plan). At city scale, the site is adjacent to both, the planned metro network and ring road system.

The Program is located in a low- density zone adjacent to the King Salman International Airport.

The Program's site is delimited by two main highways, the Airport Road, and King Salman Road, rendering the Program highly connected to both Riyadh city and the airport. The Program's site occupies a total of 3 million sqm of land area that will consist of advanced assembly facilities and Class A warehouses equipped with the latest logistics technologies along with requisite infrastructure, support services, and control facilities.

JMC & Partners Role is a sub-consultant.



SELA FALCON CITY MASTERPLAN

Riyadh, KSA

Sela sought to develop a 14 million sqm "Falcon City" Concept Masterplan in the outskirts of Riyadh. The project's main objective is to attract big name tenants in the logistics, entertainment, aviation & retail sectors.

The existing Falcons Club is a main pillar and enabler, bringing in 30,000 people while hosting festivities and activities such as Falcon Racing, Falcon Breeders Auction, Weapon Exchange, Off-road amongst others.

The masterplan will propose complimentary to the existing airfield development and exhibition centers

JMC & Partners Role is a sub-consultant.



SAL LOGISTICS ZONE MASTERPLAN

Riyadh, KSA

SAL sought to design a logistic zone MasterPlan with Supply Chain Optimization for a land of approximate area 1,560,000 m² within the Falcon City Master Plan.

The purpose of the study is to satisfy SAL's requests pursuant to the Master Plan Design and Logistics Assessment as well as devising a lucrative and feasible Logistics Zone that shall attract other anchor tenants, investors and developers.

JMC & Partners Role is a sub-consultant.



RIYADH BOULEVARD DISTRICT MASTERPLAN

Riyadh, KSA

Sela took steps to develop a Concept Masterplan for the Riyadh Boulevard District (RBD) Project. This involves formulating a cohesive strategy for the entire site, which consists of six plots covering a total area of 2.5 million sqm.

The RBD is located on the northeast border of Riyadh, approximately 25 km from KKIA. It lies near the boundary with the Ad Diriyah Governorate, marked by the King Khalid Border Road.

The purpose of the study is to ensure the project alignment with sela's business goals and future strategies.

JMC & Partners Role is a sub-consultant.



KAIA STRATEGIC MASTERPLAN PEER REVIEW

Jeddah, KSA

Jeddah Airports sought to prepare a comprehensive and updated masterplan for KAIA campus in Jeddah, including Cargo Village and interfaces with the associated and surrounding landside development proposals.

The objective is to expand KAIA annual capacity from the current 35 million passengers and 1.1 million tons of cargo to 114 million passengers and 2.5 million tons of cargo by 2030.

JMC & Partners Role is a sub-consultant.



JEDDAH MOBILITY HUB & BUS SPECIAL STATION PROTOTYPES

Jeddah, KSA

Jeddah Transport Company took steps to explore the potential investment opportunity of a Transit-Oriented Development on a plot in Sulaimaniyah Area to develop a mobility hub and on 30 plots cross Jeddah to develop Bus Special Stations.

JMC & Partners Role is the main consultant.



JEDDAH TRANSPORT - ORIENTED DEVELOPMENT (TOD)

Jeddah, KSA

Metro Jeddah requested the services of providing investment opportunities to the existing and planned public transport network in Jeddah.

The main goal during the process of development of three masterplans was to investigate how to valorize the TOD developments due to their important role in shaping future Jeddah and able to respond to today's demands on transportation and city life, creating a fully sustainable development.

The first site, Hub A- Transportation Triangle 'TT' is positioned at the north gateway of Jeddah for visitors entering through KAIA. Hub B- Central Linkage Axis 'CLA' is the second site of this project, located in a less urbanized area with high potential of becoming the site of the largest, central and unified bus hub in the city where all other private operators will be clustered. Finally, Hub C-Main Sea Port Station 'MSPS' is located on the southern edge of Jeddah close to Jeddah Islamic Port.

JMC & Partners Role is the main consultant.



PRESTIGIOUS CLIENTS



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DAMASCUS



JEDDAH, Riyadh



DUBAI

HELPING CLIENTS & PARTNERS
ARTICULATE THE FUTURE
INTERNATIONAL CONSTRUCTION CONSULTANCY

