



Takamul Project Management Company

Capability Statement For
Project Management Consultancy Services

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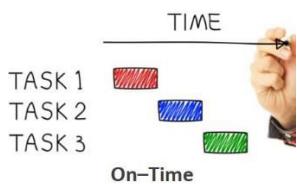
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Section # 1

COMPANY CORPORATE PROFILE

Company Overview

Takamul Project Management Company (Takamul) is a specialized, integrated project management firm dedicated to promoting the project management practice in the Kingdom of Saudi Arabia. Takamul assists corporate, governmental, and private clients across various industries to complete their projects **On-Time** and **Within Budget** with **Right Scope** and **Required Quality** maximizing the return on their investments.



Originally established to promote the project management profession combining international experience with local knowledge that is fully understands the culture of Saudi Arabia and the Gulf region countries and the characteristics of the construction industry herein.

Takamul provides start-to-end professional program and project management consulting services working closely with our valued clients. We offer full project management solutions tailor made to suit each client with innovative approach.



Our consulting services include the entire project lifecycle, starting from project development, scoping, pre-feasibility, and feasibility studies, detailed design, tendering and procurement, contract management, construction management, quality management, contract management as well as commissioning and hand-over.



Takamul recognizes that the quality of our service hinges on the people who deliver it. Takamul's team are passionate, driven professionals with initiative and hands-on experience in project management.

As well as specialist project management skills, Takamul's people have a range of experience gained from having worked in complementary fields such as development, engineering consultancy, construction, infrastructure, and asset ownership.



With Takamul's top management commitment, our team pride themselves on their energy, initiative and passion, and strives to deliver the best outcome for our clients, the project and the end user on every project PDM works on.

Managing Director's Message



After many decades of working with mega projects in Saudi Arabia, it came to my attention that there is a vital need for the practice of project management profession in the Kingdom and the Gulf Cooperation Council (GCC) as well. With the Kingdom's new initiatives to deliver projects across various sectors, Takamul's main role is to support delivery of these projects, leading to our Country's social, educational and economic prosperity.

Realizing that the project management market in Saudi Arabia is still thin and yet to be realized to its fullest potential, we at Takamul are keen on raising awareness of key practices to ensure successful project delivery, while enhancing project returns.

Takamul aims to fill a significant gap, by being the first fully Saudi based project management consultancy firm, linking international experience with local knowhow, while maintaining our focus on local aspects and values of our Saudi culture and communities.

With the rising demand for projects across the Kingdom, we believe that our experienced and dedicated team will allow for both public and private sectors various projects to be delivered on time, within budget and to the utmost satisfaction of the client; aligning ourselves with the client's goals, while always understanding their unique requirements and needs.

Faithfully yours,

SALEM H. SHAHEEN, Managing Director
Takamul Project Management Company

About Our Managing Director

In 2011, Salem H. Shaheen, and in cooperation with prominent Saudi businessmen and project management professional, founded Takamul to promote professional project management in Saudi Arabia and provide independent expertise, opinion and advice to public and private projects owners in Saudi Arabia, starting with the King Abdullah City for Atomic and Renewable Energy (KA-CARE) project in Riyadh.

In 2008, Mr. Shaheen served as the President and CEO for SAUDI ARAMCO TOTAL Refining and Petrochemical Company (SATORP), a joint venture (JV) between Saudi Aramco and Total (of France integrated oil and gas company) achieving the strategic objectives of this JV. The capital project investment to engineer, procure and construct the refinery complex processing 400,000 barrel per day of crude oil was US \$9.6 billion, managing international and local companies.

Prior to that Mr. Shaheen held the position of Saudi Aramco's Facilities Planning Department Manager, which is responsible for planning, developing, and presenting the Company's capital investment programs to the Management Committee and Board of Directors of Saudi Aramco.

In 2003, Mr. Shaheen served as President and CEO of the Saudi Arabian Lubricating Oil Company (Petrolube) in Jeddah for three years. Petrolube is a JV between Saudi Aramco and Exxon Mobil, to produce and market the Kingdom's leading automotive and industrial lubricants. Mr. Shaheem directed the process of improving sales, revenues, and profit margins to privatize the company.

Projects Department Manager of Haradh Gas Plant project with a budgeted investment of US \$2

billion. The gas plant was Saudi Aramco's second plant to process only non-associated gas of 1.6 billion standard cubic feet per day. The project became operational ahead of schedule, more than US \$200 million under budget (20% less) and a quality index of 95 percent. The project was awarded the 2004 prestigious International Project Management Institute (PMI) Project of the Year.



Also, in 1994 served as Technical Services Manager at Aramco Services Company (ASC), a wholly owned subsidiary of Saudi Aramco in Houston – United States. ASC operates as a vital link between the Kingdom and North America and provides a wide range of support services.

Mr. Shaheen's affiliation with the PMI dates back to 1998 when he earned his PMP certification. Later on, he served as President of the PMI – Arabian Gulf Chapter for two consecutive terms (1999-2001 and 2002-2004) and was responsible for all PMI operations in the Gulf region, and played an instrumental role in the developing project management best practices in the region.

He holds a Bachelor's degree in Civil Engineering from King Fahd University of Petroleum and Minerals in Saudi Arabia. After his graduation, he started his career with Saudi Aramco in 1978

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and has held various senior and executive positions in management, engineering, and project management throughout his 30-year tenure with the company with exceptional achievements.

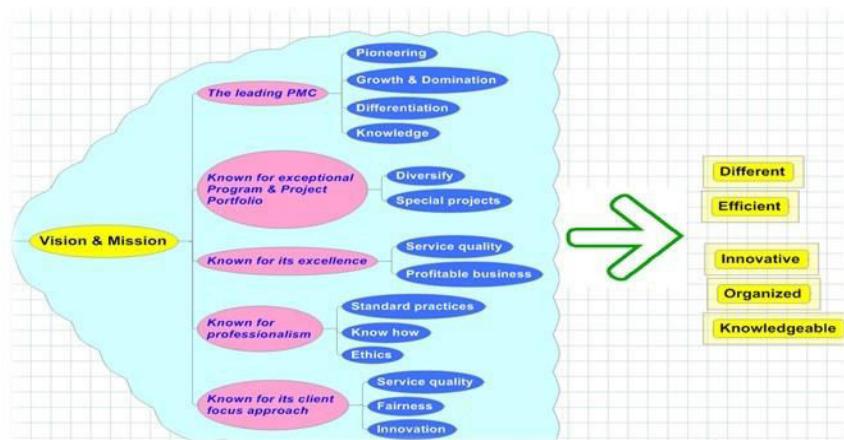
Our Vision and Mission

In today's complex world, project management is a really hot topic, as modern projects are no longer about stacking up a pile of bricks, putting out a shiny silver mailbox and planting a few petunias. What is needed in terms of construction, communication and environment are so complex that specialty tools and skills are required to bring modern mega projects to life.

Takamul was formed through a collaboration of project management professionals, engineers, and prominent businessmen, to promote the growing importance of the project management profession. The word "Takamul" in English means integrated, and providing integrated project management solutions is the flagship service of our company. The Kingdom and the region are investing vast amounts of capital in energy, healthcare, housing, education, hospitality, retail, sports and related infrastructure projects, along with the country's commitment to its ambitious projects under the Vision 2030 plan and National Transformation Program 2020 ; Takamul is dedicated to ensure innovative and flexible solutions that exceed projects stakeholders expectations.

Vision

"To become the leading project management company in the region, known for its excellence, exceptional project and program portfolio, professionalism and client focused approach"



Mission

"To promote program and project management best practices in the Kingdom through the delivery of built assets on time, within budget, and with the highest quality that exceed client expectations"

Our Values

Our core values reflect what is truly important to Takamul as an organization. These are not values that change from time to time, situation-to-situation or person-to-person, but rather they are the underpinning of our culture from day one:

- **Client Focus** - Clients are the essence of our business, and our most important stakeholders.
- **Time and Budget** – Time is money, and an asset delivered on time and within the set budget will result in greater returns. We strive to exert our best efforts to project delivery on-time and within set budgets.
- **Integrity and Transparency** – We are committed to the highest levels of integrity, transparency and clarity in communicating with our stakeholders.
- **Innovation and Differentiation** - We foster partnerships & alliances that enable us to remain at the forefront of our industry, by creating new, unique and innovative services that add value to our clients.
- **Empowering our People** - Our success is conveyed through the collective energy, drive and intelligence our Team. We see to it that we create a work environment where motivated Team Members can flourish and succeed to their highest potential. We appreciate effort and reward results.
- **Profits and Growth** - We recognize that profits are essential for growth but also for prosperity and social welfare.



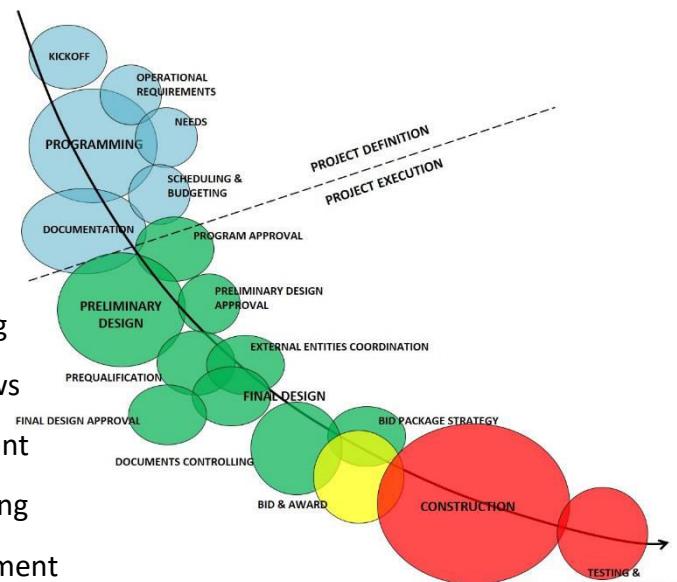
Our Project Management Services

Our client focus approach, disciplined management, capabilities and resources, agile structure and strategic alliances enables us to provide clients with value-added integrated project management solutions and services conforming to the best practices in the industry and empowers the client to achieve better results across each cycle of the project's life. Our tailored solutions allow us to oversee projects safely, on-time, and within approved project budgets across all or any of the project's life cycles:

- Design
- Procurement
- Construction
- Commissioning

Takamul provides the following, but not limited to, project management services for a wide range of projects of all sizes:

- Scope definition
- Project integration
- Planning and scheduling
- Cost estimation and control
- Design reviews and management
- Medical planning and programming
- Constructability analysis and reviews
- Contracting strategy and procurement
- Reporting and documents controlling
- Quality, health and safety management
- Construction logistics and interface planning



In addition, and upon clients or project's requirements, Takamul provides the following range of specialized services:

- Projects evaluation and feasibility clients support
- Value engineering and risk assessment
- Troubled projects audit
- Claims and disputes assistance

Why Project Management?

Saudi Arabia and GCC governments and private sectors is undergoing massive investment programs and projects in hundreds of billions, which requires specialized.

The need for project management today is stronger than before in our ever-growing region. In order for these projects to be delivered, it is imperative to recognize that project management involves the collective efforts of all parties, public and private alike, to work together to manage, lead and make difficult decisions. The essence of project management is carried out through careful resource management, teamwork, effective communication, and proper planning.



It is about lessons learned, analyzing risks, and aligning forces with the organizations strategic goals. Only with this collective formula, will project management have greater success, value-added and return while projects are executed. Benefits of project management include:

- Increasing the understanding of the project and its purpose.
- Aligning forces and clarifying clients (end-users) needs.
- To be able to define and control the project scope.
- Prioritizing project activities.
- Identifying, monitoring and tracking project milestones.
- Providing accurate projections of resource requirements.
- Measuring project performance.
- Improving assessment and mitigation of project risks.
- Improving communication amongst project stakeholders.
- Identifying and timely communicating project problems as they arise.

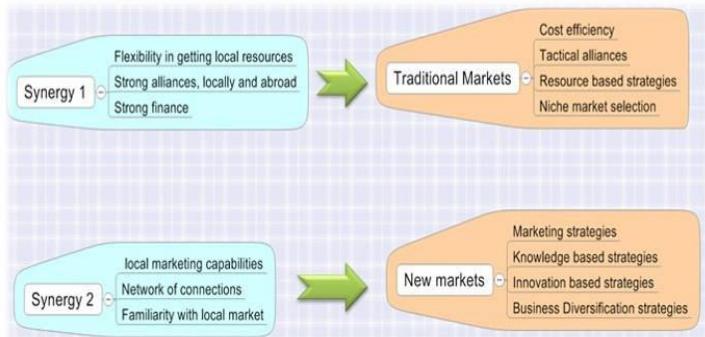
During the different phases of any project; owners, contractors as well as investors are dealing with a whole range of concerns. The project must stay on schedule, within the projected budget and the quality has to be assured. Consequently, reliable third-party companies with extensive experience in the field of project management and project coordination is of utmost importance.

Takamul's Differentiating Factors

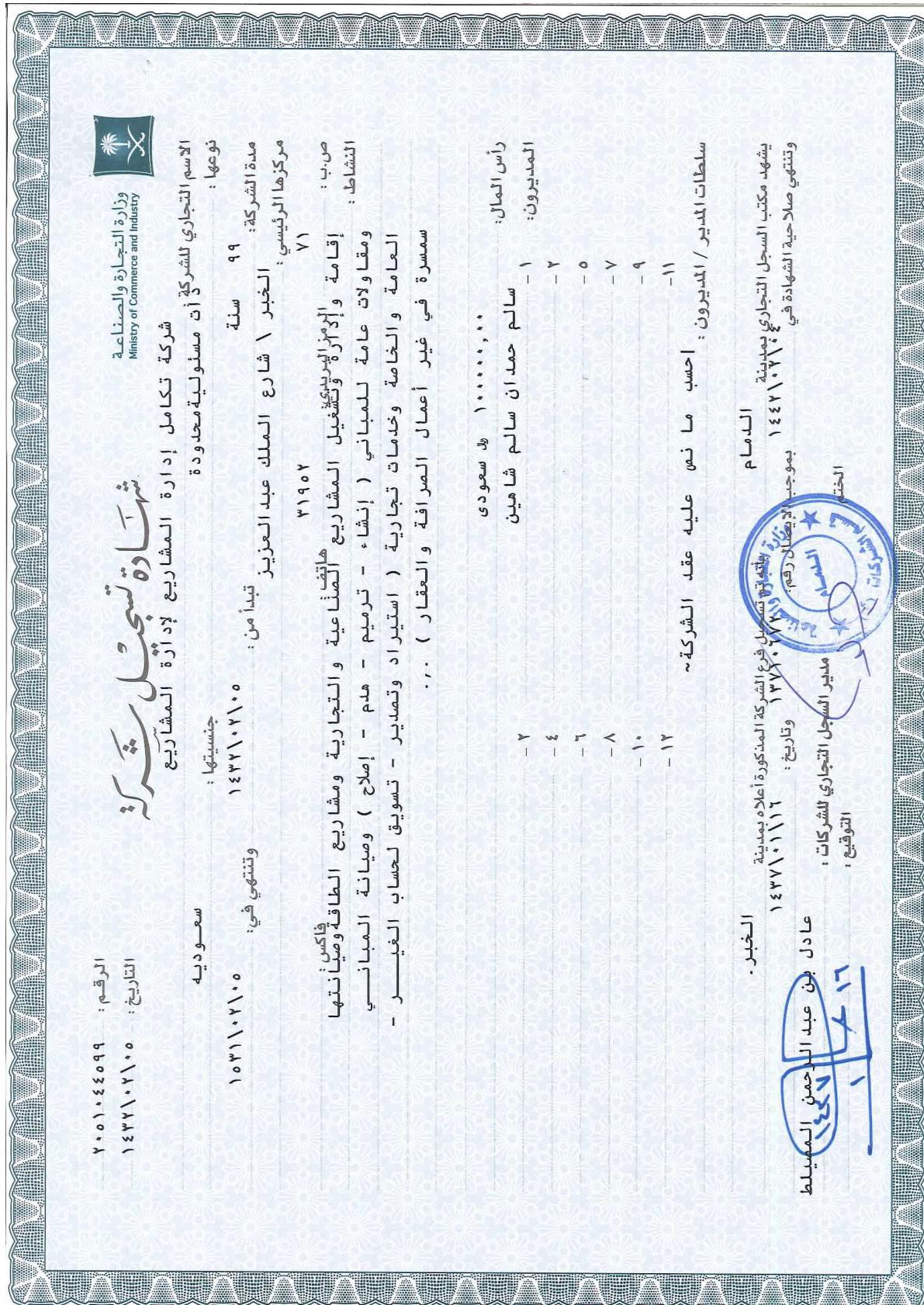
Takamul is a company that works to differentiate its self from many of the project management companies operating in the Saudi and GCC markets.

- The first Saudi national integrated project management company.
- Understand our Client's values and business culture in Saudi Arabia and the GCC.
- Experienced Saudi and non-Saudi project management team
- Bridging the gap between Saudi knowledge base and international knowledge base in project management.
- Our in-house team have decades of industry experience across the entire range of global project management.
- Established alliances (focus on continuous improvement and best practices).
- Continuous improvement of work procedures and practices.
- Flexibility – adapting services to reflect needs of projects.
- Improved project management practices.
- Access to international resources which makes local projects required competencies and experiences readily available when needed.
- Local but international quality at an affordable price.

Strategic Mapping:



Takamul Commercial Registration





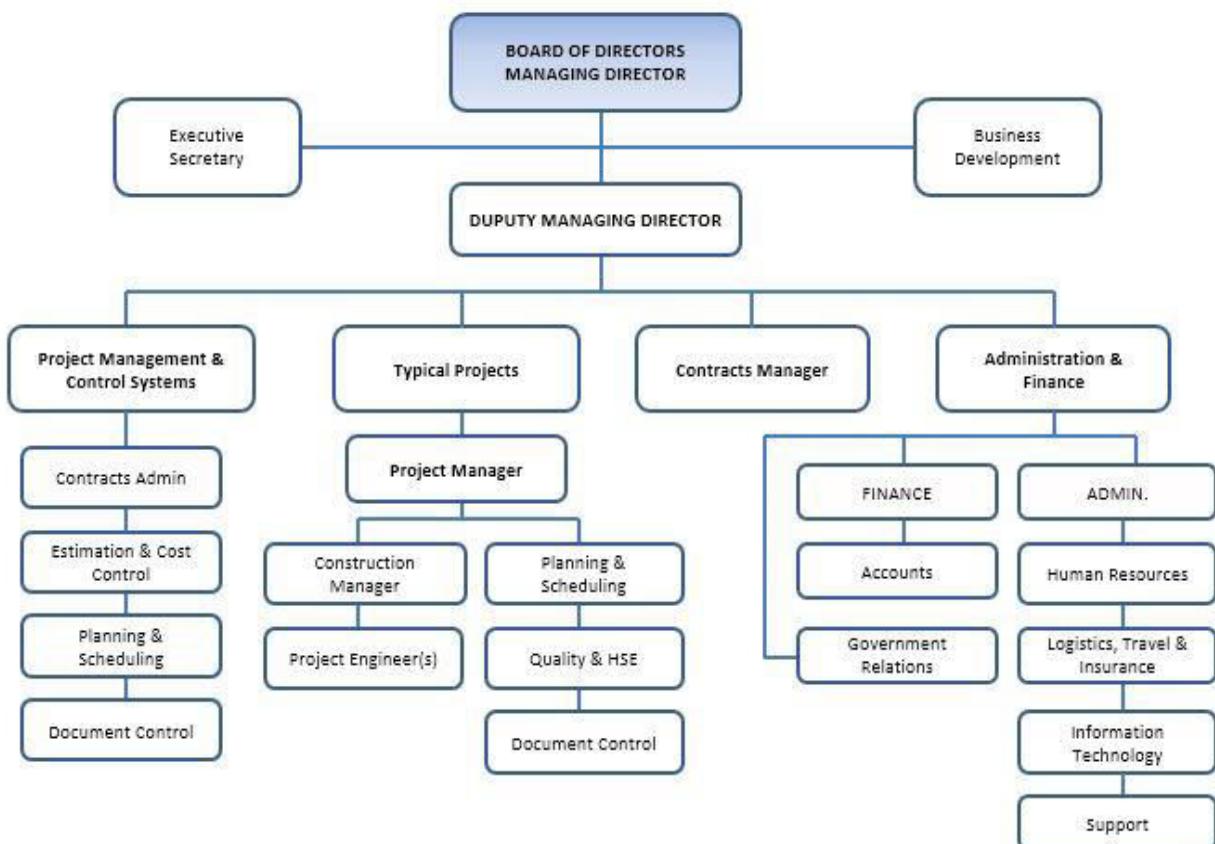
ISO Quality Certificate



Our Organization Chart

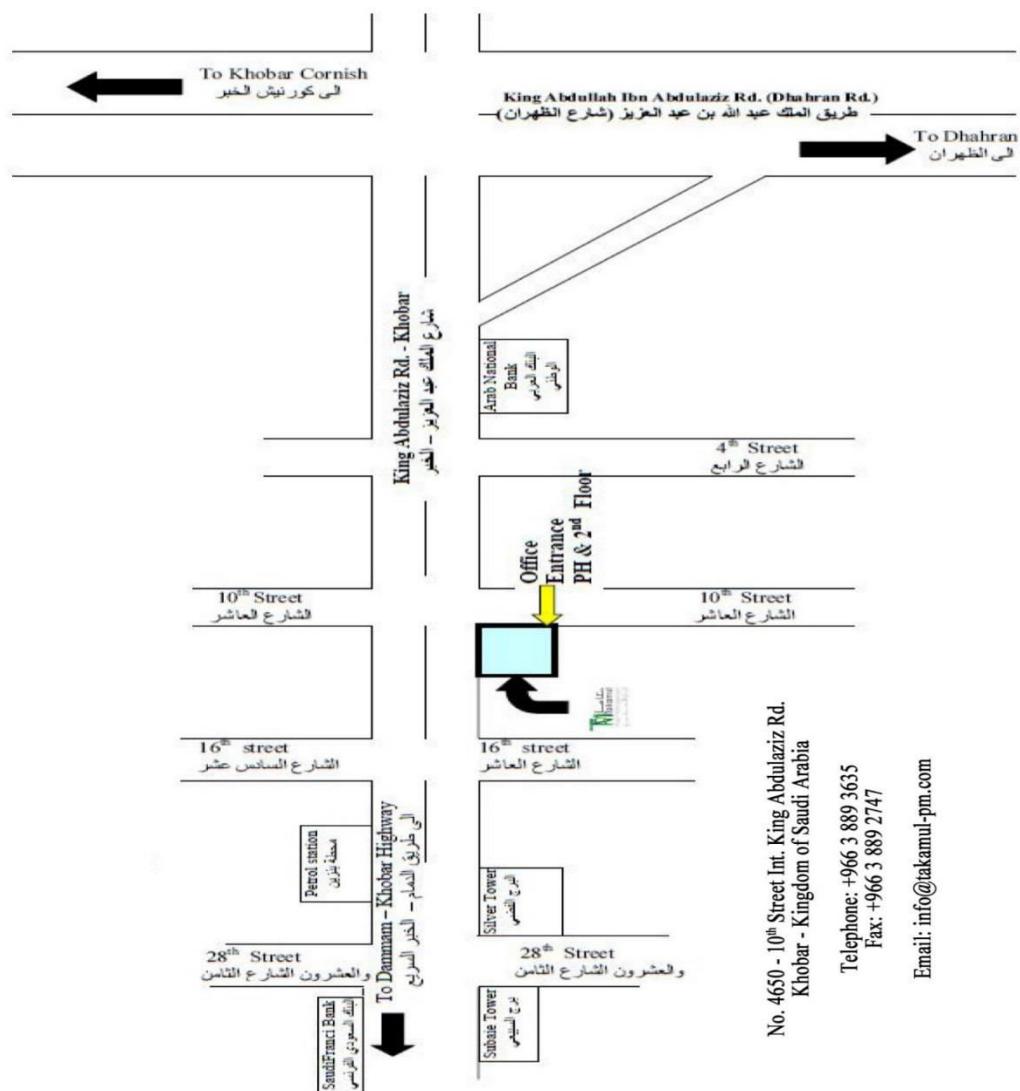


TAKAMUL PROJECT MANAGEMENT CO.
ORGANIZATION CHART





Takamul Headquarter Location Map in Khobar – Saudi Arabia



Takamul Contact Information (headquarter and branches)

Takamul Headquarter and Branches
In the Kingdom of Saudi Arabia and Qatar

Head Office - Khobar

P.O. box 31202 Al Khobar 31952, Kingdom of Saudi Arabia

King Abdulaziz Road
Khobar – Saudi Arabia
T: +966 13 889 3635
F: +966 13 889 2747

E-mail: info@takamul-pm.com
Website: www.takamul-pm.com

Riyadh Office

Takhassusi Street
Riyadh – Saudi Arabia

T: +966 11 291 6912

Jeddah Office

Prince Sultan Street, Al Rawdah District
Jeddah – Saudi Arabia

T: +966 12 690 1190

Section # 2

TAKAMUL VALUED CLIENTS

Some of Takamul Clients

مدينة الملك عبد الله للطاقة
الذرية والمتعددة
K.A.CARE



Dallah Health



نمارق
namariq
ARABIAN SERVICE CO. LTD.

مجموعة محمد يوسف ناغي وأخوانه
MOHAMED YOUSUF NAGHI & BROTHERS GROUP



شركة التموين المصري التجارية
Arabian Trading Supplies Co.



نادي الدراجات والجذالة تدنا
Jeddah Equestrian Club



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شركة الغاز و التصنيع الأهلية
National Gas & Indust. Co.



Section # 3

SELECTION OF TAKAMUL EXPERIENCE

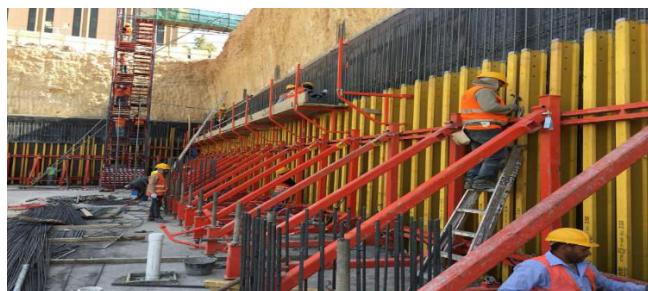
Selection of Takamul Experience

Client: Dallah Healthcare Company

Project: West Hospital – Riyadh

Scope: management of design and construction of 2.5 floors hospital to accommodate 167 beds, with 34 clinics, 62 Physiotherapy, two Catheterization Labs, 14 Imaging Departments, three Pharmacies, 675 car parking spaces, one kitchen, one dining, and three basements for parking with a total built-up area (BUA) of 90,000m² on 14,840m² land.

Project Value: SAR 430 million



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Client: Dallah Healthcare Company

Project: South Residence – Riyadh

Scope: Management of design and construction of Dallah Hospital South Medical Staff Residential Project with 51 residential units, one recreational area (500m^2), 326 parking spaces, one sewage treatment plant and raw water tank. The project also have three basements for parking, 3.5 floors – two apartment buildings, and 2.5 floors – four villa buildings at BUA of $29,539\text{m}^2$ on a $6,250\text{m}^2$ land.

Project Value: SAR 77 million



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Client: Dallah Healthcare Company

Project: Al Arid Hospital – Riyadh

Scope: management of preliminary design of Al Arid hospital project. The project is designed to have 375 beds, 202 Clinics, 40 Physiotherapy (Treatment Rooms), 16 Operating Rooms, one Emergency Department, 40 Maternity Department, one Medical Laboratory, one Imaging Department, three Pharmacies, one Kitchen, 1,550 Car parking spaces, and 72 medical staff residential apartments.

Project Value: SAR 900 million



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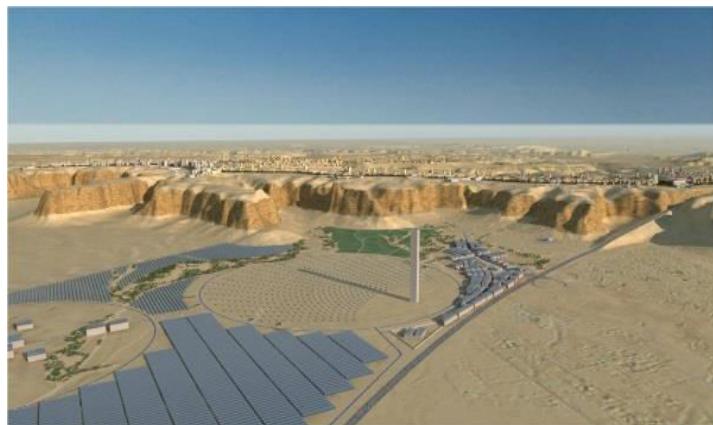
Client: King Abdullah City for Atomic and Renewable Energy (KACARE)

Project: KACARE City – Riyadh

Scope: Takamul was appointed as the program manager for KACARE planned program of Infrastructure, Renewable Energy Facilities, Headquarter, Residential, Hotel, Convention Centre, Educational Facilities, Research and Development Centers with an estimated BUA of 900,000m². Takamul services included the following:

- Planning and Scheduling
- Constructability analysis
- Contracting Strategies
- Cost and estimating management
- Logistics planning

Project Value: SAR 40 billion



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Client: Namariq Arabian Service Company

Project: Namariq Residency at Jazan Economic City

Scope: management of design and construction of workers camp of a camp facility within Jazan Economic City built on an area of approximately 142,000m² with 4,284 beds capacity with all support facilities.

Project Value: SAR 160 million



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Client: Namariq Arabian Service Company

Project: Namariq Residency at King Abdullah Economic City (KAEC)

Scope: management of design and construction of workers camp that have a total capacity of approximately 3,500 men. With five accommodation buildings including Indoor recreation, central kitchen / dining, first aid center, laundry building and other facilities. BUA of 35,083m² on a 103,276m² land located around 100 km north of Jeddah.

Project Value: SAR 150 million



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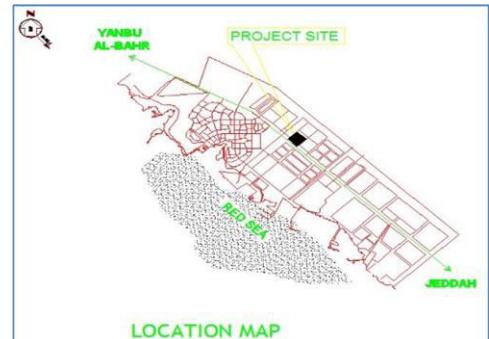


Client: Namariq Arabian Service Company

Project: Namariq Residency – Yanbu (Royal Commission Area)

Scope: management of design and construction of workers camp that have a total capacity of approximately 4,500 men. With four accommodation buildings including indoor recreation, central kitchen / dining, first aid center, laundry building and other facilities. BUA of 48,457m² on a 145,230m² land.

Project Value: SAR 124 million



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Client: Mohammed Yousuf Naghi Motors
Project: 3S Facilities – Khobar

Scope: management of design and construction of BMW, Jaguar Land Rover and Rolls-Royce dealerships showrooms, service centers, and spare parts warehouse with an estimated BUA of 15,000m² on a 30,000m² land.

Project Value: SAR 83 million



CAPABILITY STATEMENT



Client: Cisco Saudi Arabia

Project: Cisco Riyadh Offices – Riyadh

Scope: management of offices fit out project at ITTC complex which has a BUA of 2,700m² including finishes, MEP works, IT installation & furnishing.

Project Value: SAR 16 million



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Client: Arabian Trading Supplies (ATS)
Project Name: ATS Warehouse – Riyadh

Scope: management of construction of dry and cold warehouses office building with a BUA of 30,000m², and design management for a labor camp and related support facilities.

Project Value: SAR 320 million



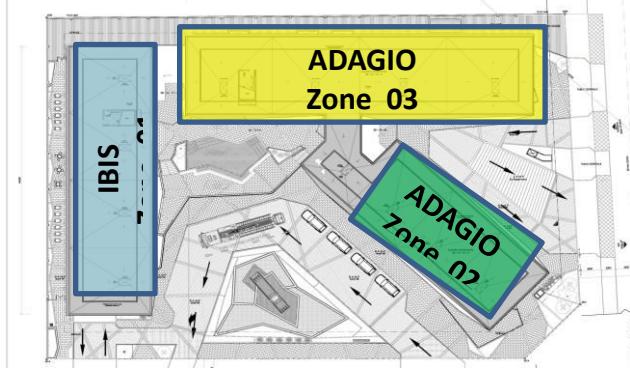
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Client: Qatar Horizon
Project Name: IBIS and Adagio Hotels

Scope: Basements and seven floors building with an estimated total BUA of 28,000m² to accommodate 306 key rooms of which 153 rooms for IBIS and 153 Adagio service apartments.

Project Value: QR 200 million



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TAKAMUL
PROJECT MANAGEMENT

... your world, our challenge