



# urban

## Building Contracting & Interiors

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## **Managing Director**

I am pleased to introduce **Urban Building Contracting & Interiors** as a credible reliable source for all contracting services, established in 2016 with vision to provide U.A.E & Gulf Region with international standard technical services by using highly developed work force.

We always try to best serve and satisfy our customers' demands with relevant skills and experience to undertake all levels of work and challenges. Our dynamic and dedicated team has enabled providing top notch services according to the requirements of our valuable clients.

We seek to distinguish ourselves by providing the most flexibility and reliability. Our network enable clients to benefit from a well-established technical services provider company.

Finally, on the behalf of the company I would like to assure you of our total dedication and commitment to our clients and thank you for all your support.

**Management Director**

## **Company Introduction**

**Urban Building Contracting & Interiors** is a successful business with a unique culture. We provide a world class service to our customers through our team of highly professional and motivated staff.

We do not have average people in our company and we do not provide an average service to our customers. Our management team provide strategic direction, but our flat structure and the clear understanding that everyone's opinion counts has led to our success in the local marketplace. Our working environment is open, friendly, constructive and fun!

We believe that our success is founded on the quality of our staff and the trust and respect that they have for the business and those who work in it. All our people processes have been designed to support and enhance this belief.

We work hard to let people know that they count and that they are appreciated. We place high value on integrity, trust and respect both within the business and with our customers.

Training is vital to the success of the business. To ensure that we keep ahead of market developments and maintain our excellent level of customer service we invest heavily in business-focused structured training and long-term career development.

To conclude, we are professionals and are committed to providing the very best we can for our customers. We have worked hard to create a culture where people and their contribution are valued and rewarded, innovation and creativity are encouraged and where the working environment is open, friendly, constructive and productive.

## **Our Goal**

Customer satisfaction is the ultimate goal of our company and we like to think of our customers as "Customers for life".

## **Mission Statement**

Urban Building Contracting & Interiors mission is to provide quality services along high standard materials:

- Establishing and developing reliable sources of high-quality services and material.
- Significantly improving the capacity and efficiency of materials handling operations.
- Procuring a strategic reserve of materials.

Underlying all our activities are the following key values:

- To respect the environment by using biodegradable items, our employees, our suppliers and our customers.
- To conduct ourselves ethically and with integrity at all times.
- To put safety first in carrying out all of our activities.

## **Vision Statement**

To be referred as the provider of the best quality services and materials.

While using our diverse capabilities we will provide new and varied customer driven solutions based on their requests.

## Company Business Process





## **Future Outlook and Strategies**

With the rapid increase of the turnover in the previous year's along with the increase in our clientele; we plan to implement our strategy of expansion in the hospitality sector.

This will be accomplished by:

- Increasing clientele of different industries and different the business sectors.
- Plans of geographic expansion are to be set into motion covering the whole UAE market.
- Maintaining a good reputation in the market.
- Attaining to our clients' needs providing varied products.
- Expanding and establishing new branches.
- Increasing our products range.
- Providing our site with modern equipment annually, to maintain our efficiency and keep-up with work growth.
- Training our staff, for having the ability and knowledge to deal with the products professionally.

## Major Completed Projects

Name Of Project	Location	Client
Pearl Tower(Residential Bldg)	Sharjah	OAK MIDDLE EAST
Sahara 4 (Residential Bldg)	Sharjah	OAK MIDDLE EAST
Marc-Cain Shop	Burjuman Center, Dubai	SADECO Interiors
Marc-Cain Shop	Outlet Village, Dubai	SADECO Interiors
Sedan Sticker	Outlet Village Mall, Dubai	SADECO Interiors
Jawahara Jewelry	Delma Mall, Abu-Dhabi	SADECO Interiors
Shattaf Jewelry	MOA, Dubai	SADECO Interiors
Al Masroor Shop	Marsa Al Seef , Dubai	SADECO Interiors
Steers Café	Yas Mall, Abu-Dhabi, Dubai	SADECO Interiors
AL-Manar Mall Extension	Ras Al Khaima , Dubai	Sun Engineering
Hall Mark Shop	Ras Al Khaima , Dubai	SADECO Interiors
Hall Mark Shop	City Center Deira , Dubai	SADECO Interiors
The Hills 2 Apartment	JLT- Dubai	CCC Interiors
DEYAAR Hotel & Service Aprt	Al-Barsha, Dubai	Sun Engineering
Jawahara Jewelry	Yas West Mall, Abu-Dhabi	SADECO Interiors
Al-Fardan Exchange	Onyx Tower Dubai	SADECO Interiors
Coffee Club	Marina Gate, Dubai	SADECO Interiors
Lazer Gallery	Dubai Mall	SADECO Interiors
ttle Things	Spring Mall, Dubai	SADECO Interiors
Wendy	Dubai Mall	SADECO Interiors
DEVRED	DFC , Dubai	SADECO Interiors
Bait-Al-Sabon	Mersa Al Seef , Dubai	SADECO Interiors
Al Warsan 4 (Residential Bldg)	Warsan Internaional , Dubai	Sun Engineering
Omnyat (Hotel Apartment)	Business Bay Dubai	Sun Engineering
BOSTANI	Abu-Dhabi	SADECO Interiors
Al Fardan Exchange	Mersa Al Saif , Dubai	SADECO Interiors
House of Niche	Mersa Al Saif-Dubai	SADECO Interiors
Dukan Nimlat	Mersa Al Saif-Dubai	SADECO Interiors
Belgium Waffles	Mersa Al Saif-Dubai	SADECO Interiors
Villa	Al-Sofouh , Dubai	Edge Plus Contracting
J 1 Residential Complex	Business Bay Dubai	Ali&Sons Contracting
J 1 Residential Complex	Business Bay Dubai	Ali&Sons Contracting
Al Sofouh	Business Bay Dubai	Ali&Sons Contracting
Forno Shop	Dubai	Ali&Sons Contracting
I-Coffee Shop	Al Sofouh , Dubai	Ali&Sons Contracting
Mimiso Shop	Zahia Mall Sharjah	Mariant Intreriors



Al-Furdan Exchange	Zahia Mall Sharjah	Mariant Interiors
Cinnabon Shop	Zahia Mall Sharjah	Mariant Interiors
Geant Super market	Zahia Mall Sharjah	SADECO Interiors
Yifang Restaurant	Zahia Mall Sharjah	SADECO Interiors
See Candies	Villa Nova,AL Qudra , Dubai	SADECO Interiors
Timberland	Burjman Station , Dubai	SADECO Interiors

Al-Foshiah Saloon	Dubai Mall	SADECO Interiors
Editor Market	Dubai Mall	Mariant Interiors
Tawa Bakery	Sharjah Mall	Mariant Interiors
Crab Chic, Parcel-A	Expo-2020 , Dubai	KonstriX Building Contracting
Runner	Outlet Mall , Dubai	SADECO Interiors
Bomb Cosmetics	Dubai Mall	SADECO Interiors
Privilee Office	JLT , Dubai	KOJ Interiors
Mara Lounge	Zahia Mall , Dubai	Aujan Interiors
Privilee Office	JLT , Dubai	KOJ Interiors
Privilee Office	JLT , Dubai	KOJ Interiors
District 2020	Expo-2020 , Dubai	KOJ Interiors
Crab Chic, Parcel-A	Expo-2020 , Dubai	KOJ Interiors
Tawa Bakert Parcel-B	Expo-2020 , Dubai	KOJ Interiors
Loreal	Expo-2020, Dubai	AAA Interiors
EKFC	Expo-2020, Dubai	KOJ Interiors
Pura Vida	Hilton RAS-Alkhaima	KOJ Interiors
Little Things	MOE , Dubai	SADECO Interiors
Bath & Body	Kalba Mall, Kalba	SADECO Interiors
Table Otto	Dubai Mall ,Dubai	SADECO Interiors
Loft	Dubai Hills Mall, Dubai	SADECO Interiors
O-Tea	DIP - Metro , Dubai	SADECO Interiors
Stradivarius	Dubai Hills Mall, Dubai	SADECO Interiors
Women Secret	Dubai Hills mall , Dubai	SADECO Interiors
French Bakery	Dubai Hills mall , Dubai	SADECO Interiors
Da Milano	Dubai Hills MALL, Dubai	SADECO Interiors
Wokyo	Alseef , Dubai	SADECO Interiors
Geant	Villa - Nova , Dubai	SADECO Interiors
Tawa Bakery	Expo 2020, Dubai	KOJ Interiors
Crab Chic	Expo -2020, Dubai	KOJ Interiors

Loreal	Expo 2020, Dubai	AAA Team Technical Works
Runner	Outlet Mall , Dubai	SADECO
Bomb Cosmetics	Dubai Mall, Duabi	SADECO
Privilee Office	JLT , Dubai	KOJ Interiors
Mara Lounge	Zahia Mall , Sharjah	Aujan Interiors
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Wokyo	Alseef , Dubai	SADECO Interiors
Geant	Dubai Hills mall , Dubai	SADECO Interiors
Mara Lounge	Mara Lounge , Dubai	Aujan Interior Decoration
THE MATTRESS STORE	Mirdif City Center , Dubai	Meriant Intreriors
I COFFEE	Dera City Center, Dubai	Meriant Intreriors
ELC	Dubai	Meriant Intreriors
CATERPILLAR	MOE, Dubai	Meriant Intreriors
ALPHA OPTICALS	MOE,Dubai	Meriant Intreriors
YAMAMAY	Dubai	Meriant Intreriors
NAYOMIE	Dubai	Meriant Intreriors
LAXUARY HOLIDAY PHOTO	Down Town, Dubai	Meriant Intreriors
XCLUSIVE YACHTS OFFICE	Marina. Dubai	Meriant Intreriors
KIPLING	KIPLING	Meriant Intreriors
MUMUSO AL KHAWANEEJ	AL KHAWANEEJ mall , Dubai	Meriant Intreriors
VANS	Dubai	Meriant Intreriors
HEALTH FRIST PHARMACY	Dubai	Meriant Intreriors
FLOOR WORLD FESTIVAL PLAZA	FESTIVAL PLAZA , Dubai	Meriant Intreriors
SUPER CARE PHARMACY	Dubai	Meriant Intreriors
YANGZHOO RESTAURANT	Dubai	Meriant Intreriors
MANISO	Dubai	Meriant Intreriors
PET WORLD	Dubai	Meriant Intreriors
SHOE EXPRESS	Dubai	Meriant Intreriors
ZAKI SALOON	Dubai	Meriant Intreriors
EDITOR MARKET	sharjah	Meriant Intreriors
MANISO	Sharjah	Meriant Intreriors

I COFFEE	Dubai	Meriant Intreriors
TIMBER LAND	Dubai	Meriant Intreriors
ILFORNO	Sharjah	Meriant Intreriors
CAVIAR	Dubai	Meriant Intreriors
CARTER	Dubai	Meriant Intreriors
LADS SCOPE	Dubai	Meriant Intreriors
YIFANG TRA	Dubai	Meriant Intreriors
TESORO	Dubai	Meriant Intreriors
GEANT	AL-QUZE	SADICO
GEANT	NAD-ALHAMAR, Duabi	SADICO
BEN COOKIES	DUBAI	SADICO
5 MARLA HOUSE RENOVATION DOUBLE STORY	KHABAN AMIN, LAHORE, PAKISTAN	CLIENT
5 MARLA HOUSE SINGLE STORY RENOVATION	KHABAN AMIN, LAHORE PAKISTAN	CLIENT
OFFICE FITOUT WORK	DHA PHASE 6 CCA1, LAHORE, PAKISTAN	CLIENT
OFFICE FITOUT WORK KONSTRIX	SHEIKH ZAID ROAD, DUBAI	CLIENT
VILLA RENOVATION WORK	JVT, DUBAI	CLIENT
DAZE	Dubai	SADICO
LENS KART	Dubai	SADICO

## **Major Clients**

- **OAK Middle East L.L.C**
- **SADICO Decoration L.L.C**
- **SUN Engineering & Contracting L.L.C.**
- **AGCCC (Al Ghandi & Consolidated Contractors International Company) □**
- **Unique Creative Building Cont L.L.C.**
- **Meriant Interior L.L.C.**
- **KOJ Interior L.L.C.**

## Completed Project few Captures









# **Building Contracting**

Building contractor has multiple responsibilities, which may vary depending on the contract. There are many roles a contractor can assume during different stages of a project, and this section covers the most common ones.

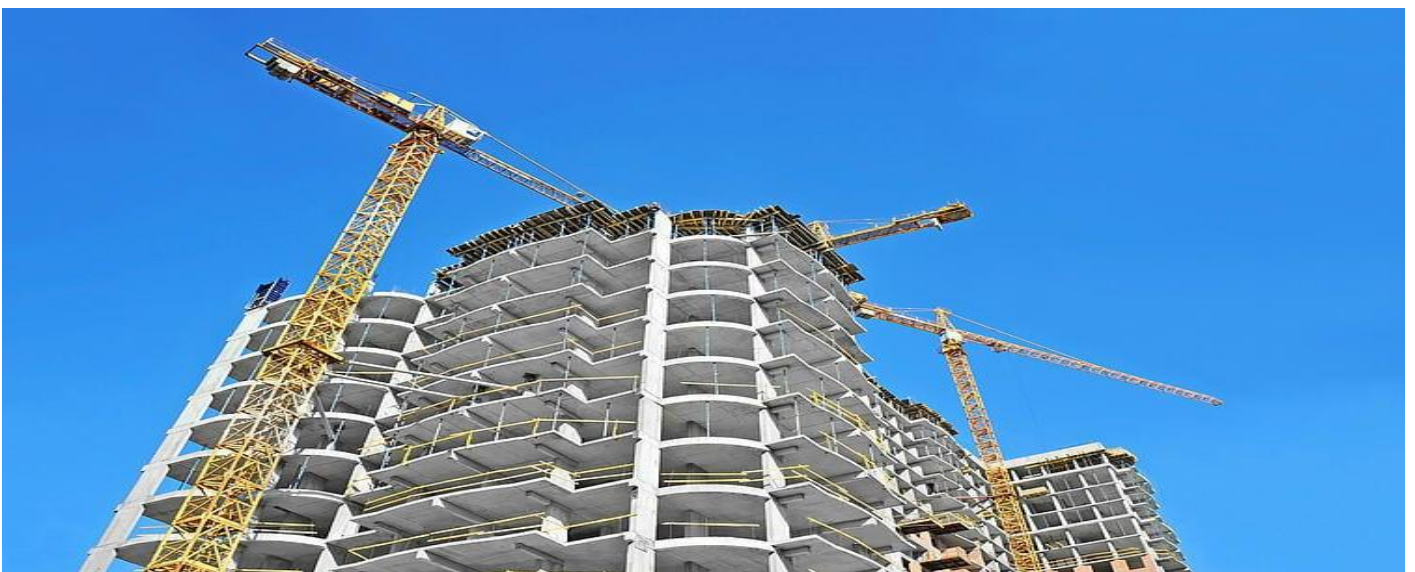
## **Project Planning**

Every project has a master schedule that describes all activities, along with their time distribution and planned budget. This schedule has a completion date that contractors must meet, and hefty penalties normally apply for missing the deadline. A late completion can only be justified if the project was delayed by external factors beyond the contractor's control, such as extreme weather.

The first duty of a building contractor is creating a project plan to deliver it on time. Some responsibilities include:

- Planning all crucial project development and implementation details.
- Determining the construction equipment and material requirements, and planning their procurement.
- Predicting possible changes and creating risk mitigation strategies.
- Meeting any legal and regulatory issues.
- Establishing effective communication among all project participants.

The building contractor must establish a budget for the construction project, and follow it as closely as possible. The budget is a useful tool to track project costs, since contractors can detect waste by comparing their actual expenses with the planned budget.



## **Project Management**

The contractor needs to complete the project on time, and this involves many construction management activities:

- Ensuring funds are available to keep the project moving
- Purchasing materials with enough anticipation for them to reach the site when needed
- Purchasing or renting the construction equipment required for the project
- Interviewing and hiring subcontractors to complete specialized work
- Creating progress reports to justify intermediate payments

Building contractors are also responsible for their personnel, making sure their staff has the right size and technical skills. Contractors also manage payroll for their own employees, and subcontractor payments.

## **Project Tracking**

Project tracking is fundamental to complete the work according to contract specifications and schedules. In addition to tracking progress, contractors must prevent disruption. This involves several complementary activities:

- Quality control
- Using cost-effective construction methods
- Ensuring a constant supply of materials, and scheduling purchases well in advance
- Construction site safety

During the construction process, the building contractor is responsible for tracking progress and managing any necessary changes. Of course, contractors must always have the project scope, time and budget in mind when making decisions.

## **Legal and Regulatory Issues**

Contractors have a handful of responsibilities in terms of legal and regulatory issues. They must acquire all the necessary permits and licenses before starting the project, while covering any fees and taxes that apply. Also, the entire construction process must follow local legislation and building codes.

## **Health and Safety Issues**

The contractor must guarantee health and safety in the construction site, by implementing adequate procedures and raising awareness among workers. The contractor is also responsible for the proper operation of equipment and preventing any accidents from misuse.





## **MEP Contractor**

Our experienced MEP team provides the best feasible & cost-effective solutions to the customer which supports interior design to get the best finishes and with the right systems, tools & materials according to the govt. authority requirements, building requirements and the MEP standards and the mindset of a fit out firm helps to provide the best finishes as well.

### **Electrical Works**

Our team of electrical engineers provides the best solution for less energy consumption and right light distribution to all areas. The team manages the end-to-end activities related to electrical includes DB dressing, load schedule preparations and the drawings for authority approvals.

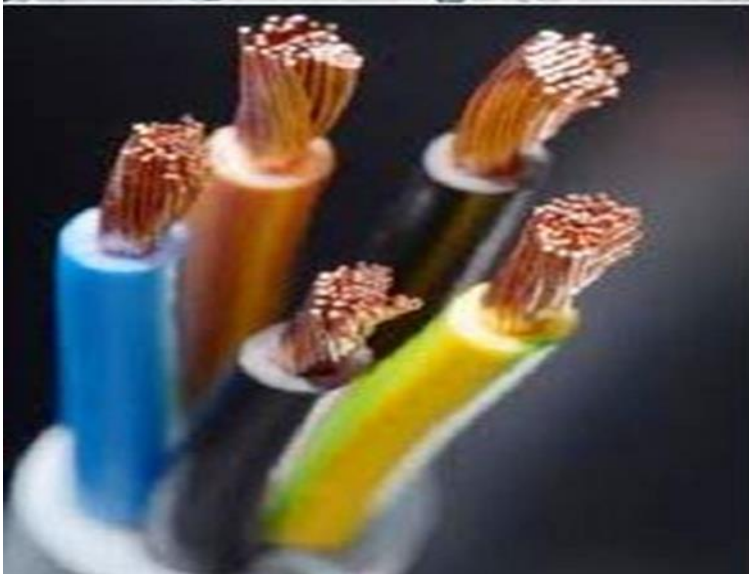
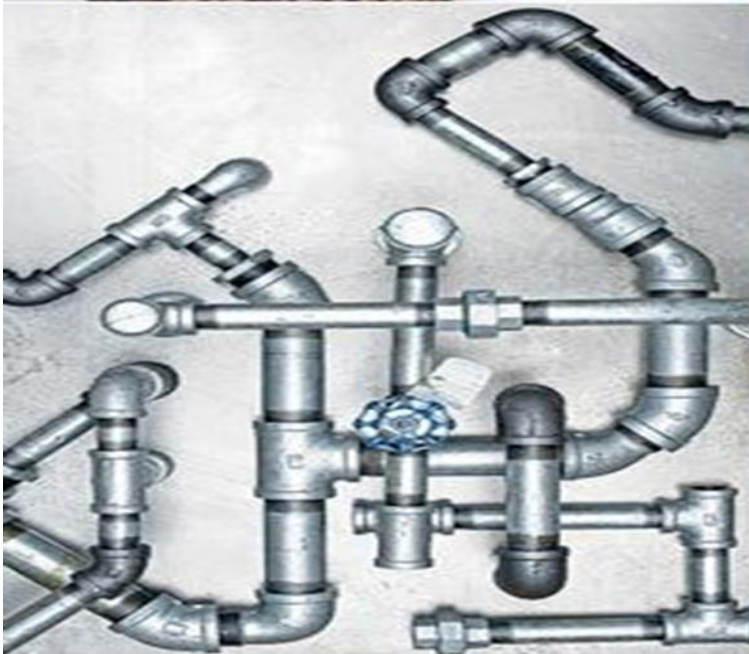
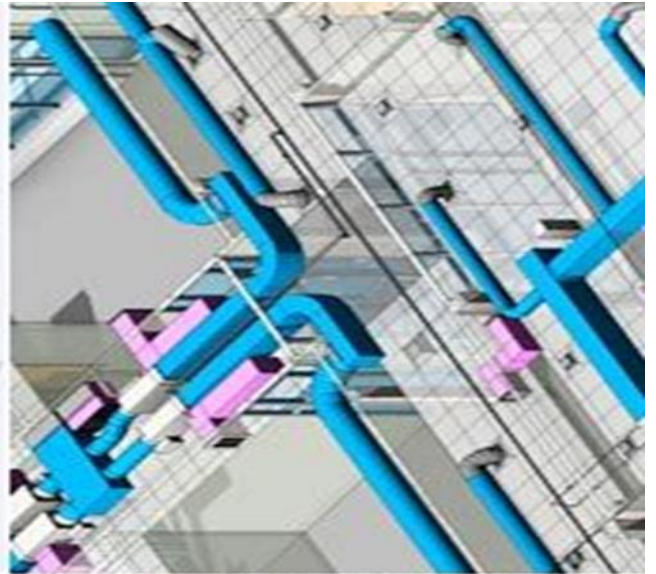
### **Plumbing Works**

Our experienced & skilled plumbing team provides the cost-effective solutions for water & drainage systems according to the govt. authority requirements, building requirements and the plumbing standards.

### **Mechanical & AC/HVAC Works**

We as interior designers creatively incorporate AC/HVAC systems to merge into the overall décor. Our well managed approach make the interior design planned around AC / HVAC systems that interfere with potential light fixtures and other ceiling items along with GI or PI ducting to manage the flow & distribution of air.





LEAVE THE CHALLENGES TO US

## **Civil Maintenance Services**

We offer a wide range of services in the civil maintenance works. We are equipped with advanced tools and experienced staffs to provide any Civil Maintenance Services like block works, partition works, plastering, concreting, water proofing, painting works, cladding works, glass & gypsum works, tile works, joinery / carpentry works, demolition works etc. With our team of professionals, we strive to deliver projects on time, on budget and with an exceptional level of quality and safety.

### **Civil Maintenance Works**

#### **(Activity Summary)**

**Renovation Services**

**False Ceiling Works**

**AC / HVAC Services Dubai**

**Fabrication Works**

**Carpentry Services**

**Flooring Services**

**Plastering & Cladding Services**

**Painting Works**

### **Annual Maintenance Contracts (AMCs)**

We offer complete MEP services across Dubai for all segments of industry and retail requirements through individual or annual maintenance contracts (AMCs). We take immense responsibility to ensure that the agreed maintenance services are provided on time and through our proactive approach in the maintenance activities we support our clients to reduce/mitigate the occurrence of unforeseen situations with MEP systems in their premises.





## **FIT-OUT/INTERIOR DESIGN**

### **MAKING SPACES LIVELY, BEAUTIFUL AND FUNCTIONAL**

We offer comprehensive range of customized interior designs, fit-out solutions across Dubai for all segments of industry and retail requirements. We ensure that every minute aspect of the project is crafted to meet the requirements of our clients. With our team of professionals, we strive to deliver projects on time, on budget and with an exceptional level of quality and safety.

#### **Our Approach**

##### **Consult & Define**

We always love to meet our esteemed client to understand their requirements in detail and provide them with best possible & cost-effective solutions in the market.

##### **Design & Approvals**

We start this phase by providing our client with the required Layout, 2D or 3D drawings for the design finalizations and proceed with the statutory approval requirements from different govt. authorities.

##### **Execute & Complete**

Professionally execute the project with our experienced employees and skilled labors using the best project management techniques to complete the project on time.

##### **Office or Shop Fit-Out**

This involves taking an empty space and transforming it into a usable office set up. This means putting up structural features like window placements, door fittings, heating, plumbing, and ventilation.

##### **Office or Shop Renovation**

Office renovation has more to do with the interior design aspects of the office. These are the features needed to give the space a professional look. Ideally, renovation is more about revamping a space to give it more aesthetics. This may include painting, adding better furniture, and including some decor items. Generally, an office renovation takes longer than a fit-out process.

## **Types of Fit-Outs**

### **Shell and Core Fit-Out**

Here, the framework of the building is already in place waiting for the fitting out process. From the outside, the envelope of the building may appear done, however, it missing several components such as power, interior walls, lighting, and heating.

A shell and core fit-out allow a business to custom fit a space to its specifications. This is suitable for large companies taking up a lot of space.

### **Category A Fit-Out**

Category A fit-out is typically what is found in a commercial space that's ready for renting. This is a basic functional unit with some utilities such as electrical wiring and plumbing fixtures already in place. Usually, a Category A fit-out will involve installing features such as:

- Electrical outlets
- Raised access floors
- HVAC systems
- Fire protection systems
- Toilets
- Grid ceiling

Basically, the space is functional but lacks the secondary features of design that will make it fit for its intended use. From this building phase, a business moves in and implements a Category B layout.

### **Category B Fit-Out**

Category B fit-out is the layout that takes into account your business needs and image. This fit-out involves installing features and systems lacking in Category A. In other words, Category B is the aesthetic design fit-out phase where the space is made to be more specific to the business.

This phase may involve window treatments, adding furniture, installing the lighting, adding some flooring, partitioning, painting, and branding. For best results, Category B should be inspired by the company's culture, work ethics, team size, and protocols. This is the stage to tap into your creativity and business style to create a compelling brand image.

## Office Fit Out

We have completed multiple office fit out jobs with our prestigious clients and delivered project as a turnkey solution which included approvals to completion.





## Supermarket Fit Out

we have delivered Supermarkets, Minimarts & Grocery projects for multiple clients as end-to-end solutions which includes the designing, approvals, execution, racks, equipment etc.





## Café Interior Design

We have delivered multiple projects for Café / Cafeterias, Restaurants & Food Courts for different clients as turnkey solution which includes the furniture, kitchen equipment and required approvals from Municipality, Civil Defence & Food Control Authorities.



## **Residential Fit Out**

We have successfully delivered various residential fit out projects for our prestigious clients with a goal to deliver the interiors of apartments, villas and buildings unique and exceptional.





## **Industrial Fit Out**

We are responsible for a wide range of industrial fit out projects which includes workshops, warehouses and factories with a vision to add value over & above our clients expectations.



## **Hospitals & Clinics**

We have build several medical fit out / interior projects which includes reputable clinics, laboratories, hospitals with specially refurbished rooms for MRI, Scanning and X rays.

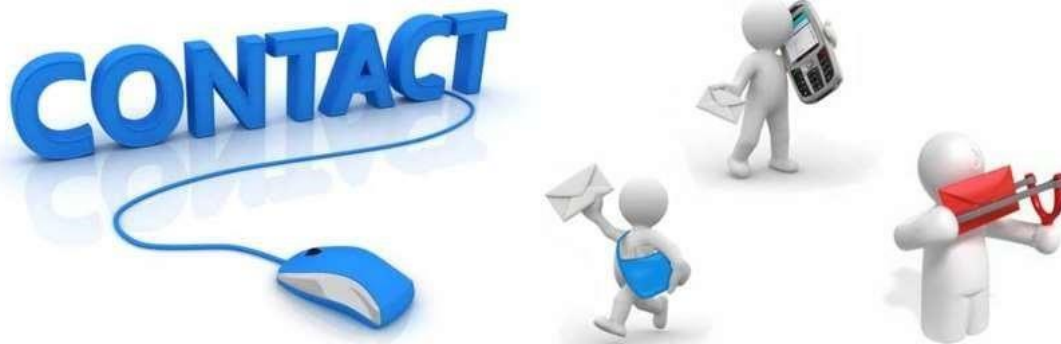


## **Exhibition Stands**

Specialized in building Customized exhibition stands and pavilions for our esteemed customers.







### **Office Address and Contact Details:**

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