

SERVESPINS (PVT) LTD

QUANTITY SURVEYING COST CONSULTANT



ENABLING YOU TO BUILD THE FUTURE

QUANTITY SURVEYING, COST MANAGEMENT, CLAIMS MANAGEMENT, PROJECT MANAGEMENT AND ALL RELATED SERVICES

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OUR VISION

To be a premier professional service provider for our stakeholders whilst achieving global professional and ethical standards.



OUR MISSION

To provide top-notch care to our clients by delivering the services with supreme quality within intended time frame. To involve the best professional resources based on the stakeholder's requirement to guide our resources toward development through training and other means.



FULFILLING THE SCOPE - ON TIME, TO PERFECTION AND WITHIN BUDGET.

Servespins is a leading Quantity Surveying Consultancy firm founded in 2018 to serve clients, consultants and contractors across the globe. With our headquarters based in Sri Lanka – a country renown for its rich Quantity Surveying tradition – we have established ourselves as a top brand in the global construction scene through the provision of high-quality services at reasonable rates.

We operate with the goal of never falling short of our clients' expectations while adhering to the values and best practices advocated by Professional Bodies and Chartered Institutes of the industry.

SERVESPINS' CORE VALUES & APPROACHES



- Maintain a respectful and progressive business environment.
- Meet the evolving needs and desires of clients and stakeholders.
- Practice highest ethical and professional standards.
- > Focus on innovative.

Approaches

Values

- >> Top-notch Client Care
 - Integration of latest technologies in to the business Periodical QA/QC policy.
- Constant Training & Development.
- Best ethical and professional practices.



In order to effectively meet every single need of our clients, we have carefully customized our services instead of mass-producing solutions based off regular templates.

We work closely with our clients to determine which solution or combination of solutions is best suited to achieve their goals.





PROJECT MANAGEMENT



CONTRACT & CLAIM MANAGEMENT



DISPUTE RESOLUTION



INDEPENDENT EXPERT DETERMINATION/
WITNESS



BUILDING INFORMATION MODELING(BIM)



COST CONSULTANCY & QUANTITY SURVEYING

FROM FEASIBILITY STAGE TO FINAL ACCOUNTS THROUGH TO POST OCCUPANCY EVALUATION.

We are known to be proactive in the execution of our services. We make a conscious effort to comprehensively understand the client's operational expectations and revenue aspirations in order to ensure the financial success of the project. With an in depth understanding of the economic landscape, our Quantity Surveyors enable you to avoid risks and benefit from opportunities. We are here to safeguard your interests throughout the project.

Our well-qualified and experienced team provides the complete array of cost planning, procurement and financial management.

SERVICES INCLUDES

- Fasibility Estimates/Elemental Estimates using in-house generated.
- Data Budget Estimates throughout the design phases including all building service Cost Planning and Tender Estimate.
- Advise on Procurement Strategies Preparation of Contract Documents Preparation of BOQ for all disciplines.
- POMI, CESSM, SMM7, NRM2 Preparation of Tender Evaluation report including advice on tenderer selection & negotiation.
- Review & Certification of monthly Interim bills Value Engineering.
- Sustainability Advise.
- Preparation & Assessment of the Final Accounts Valuation of Variations.
- Monthly Financial Reporting to Client Budget Reconciliation reports.



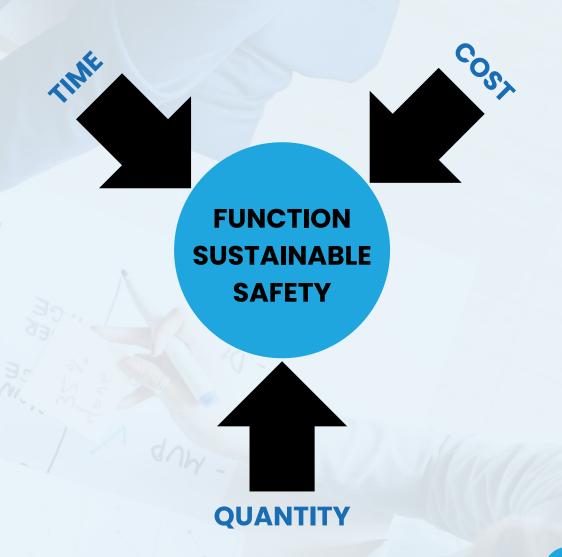
PROJECT MANAGEMENT

DIRECTION, REGULATION, AND SUPERVISION OF YOUR PROJECT FROM EARLY DEVELOPMENT TO COMPLETION.

Our goal is to completely fulfill all of your demands for a feasible project both in terms of functionality and budget through comprehensive Construction Project Management.

Construction projects tend to have an unceasing need for adjustments. Therefore, project management plays an important part when it comes to stabilizing the whole procedure. Successful project management is a combination of a variety of professional skills and competences. We have working with us seasoned veterans and rising stars of the industry from different backgrounds, covering all aspects of a construction project.

Servespins provides Construction and Procurement Advice, Planning and Programming, Site Management, Quality Management, Commercial Management (contractor and supplier payments etc.), and more.





CONTRACT & CLAIM MANAGEMENT

MASTERFUL GUIDANCE FROM SEASONED EXPERTS

We identify, analyze, prevent and solve issues and events that lead to claims, through a healthy Contract and Claim Management process. Cultivated throughout our years of experience in construction, our processes have been fine-tuned and made flexible to cater to disputes, litigations and arbitrations that tend to be unique to each project, client and circumstance.

A construction project consists of a lot of moving parts, both literally and metaphorically. Regardless of how perfect it looks on paper, things take unexpected turns more often than not, when it comes practical circumstance. Therefore, competent claim avoidance or claim resolution can save you a lot of trouble. Well versed in widely used claim management protocol published by relevant world bodies, we expertly navigate you to the best possible outcome.

SERVICES INCLUDES



Contract Drafting, Review and Quantum Analysis



Advice on Insurances, Bonds & Parent Company Guarantees



Claim Management and independent advice on Right & Obligation of the parties



Extension of Time, Disruption, Prolongation & other claims Preparation, Review and evaluation



DISPUTE RESOLUTION

INDEPENDENT EXPERT DETERMINATION/ WITNESS



Our team brings decades of experience to the dispute resolution process along with our trademark logical and commercial approach to issues.

We provide

- Advice on dispute resolution (negotiation, adjudication, arbitration etc.)
 - Obligation of the parties Party Representation in Arbitration proceeding (preparation statement of claim, Statement of Defense, Reply to Statement of Defense etc.)
- Advise on applicable law of arbitration and substantive and procedural matters.

INDEPENDENT EXPERT DETERMINATION/ WITNESS

Disputes on construction projects usually has to do with cost. Every miniscule detail of the matter must be analyzed by an impartial third party with an expertise in construction components, costs and contracts.

Our experts provide Independent Expert Determination/witness report on issue(s) in disputes.



BUILDING INFORMATION MODELING (BIM)

Building Information Modeling (BIM) is the process of generating and managing building data during its life cycle. BIM uses three-dimensional, real-time, dynamic building modeling software to increase productivity in building design and construction.

BIM is a process in which different actors work together, efficiently exchange information (data and geometry) and collaborate to provide a more efficient construction process (e.g., less errors, faster construction) but also more efficient buildings that produce less waste and are cheaper but also easier to operate. With that vision the key is not the three dimensional modelling itself but the information developed, managed and shared, in support of better collaboration.

From our experience other Project Management and Quantity Surveying firms tend to isolate themselves from the design team.

This is where we are fundamentally different. Servespins form part of your team and deliver leadership where and when required to achieve project results. Servespins is positioned primarily in the areas of design, BIM Consulting and Research / Development of BIM tools.

SERVICES INCLUDES

- Project Detailing and Drafting
- Shop drawings
- Integrated BIM Modeling Services and "Integrated Project Delivery" IPD; (Via Autodesk BIM360)
 - Project Review and incompatibility analysis from BIM 3D modeling
- Checking for Errors and Omissions from BIM 3D modeling
- Planning Studies and Constructive Phasing from BIM 4D modeling
- "As Built" modelling integrated with Building and Equipment Management
- Strategic Planning to BIM Consulting and Implementation
- BIM Tools and Process Development



Factories



Developments



Residential Development





PROJECTS

Behind our stellar reputation is a comprehensive portfolio of successfully completed projects in Oman, the United Kingdom and Saudi Arabia. Our involvement in these projects ranges from Pre and Post Contract QS Services, to Partial Services and Outsourced Services.



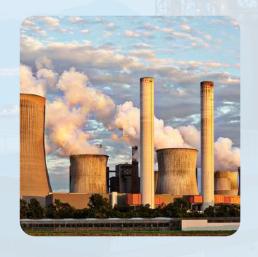












- Dates Factory and 6-Collection Centers
- Green field facility for production of food ingredients (mycoproteins) for dates











Khazaen Economic City Headquarters

Sheikh Ahmed Al Khalili Commercial Development

Refurbishment of Duke's Bar - Crowne Plaza Muscat

Oman Arab Bank

Marsh McLennan Office

Crowne Plaza Muscat - Renovation Works













- Proposed Residential Building -Lusail -Qatar
- Rashad Al Musawfar Villa
- Renovations to Khalid Bin Said Salem Al Wahaibi Villa
- Renovations to Khalid Bin Salem Al Wahaibi Villa
- Matwani Redha, Villa in Al Qurum
 - Construction Of Four Identical Villas Shatti Al Qurum, Oman
- The Okura Resort Muscat, Construction Of Mock-up Room











- Mixed Used Development at Muscat Hills
- Al suwaiq hospital
- Theme Park
- King Fahad Cultural Centre Refurbishment
- Foreign Ministry Refurbishment of Diplomatic Institute Building and Auditorium
- Dabba archaelogical visitor center
- Foreign Ministry Refurbishment of Suite Muscat
- City Hotel ID Renovation
- Sohar Port Free Zone Refurbishments
- Revitalization Telegraph, Island Musandum











- Khazaen Re- Master Planning
- OQ Head Office Muscat Fit Out Works
- National Veterinary Vaccine Company MEP Works
- Social Protection Fund Head Office, Muscat ID Renovation and Fit-out Works
- Wadi Bani Khalid Master Plan, Oman Visitor Centre and Pool Area
- CEER Automotive Project, KSA Landscaping and Infrastructure
- Qurayyat Integrated Tourism Project, Four Star Hotel MEP Works
- Qiddiya Motorsports Hotel, KSA ID Fit-out Works
- OQ Headquarters, Muscat ID Renovation and Fit-out Works
- Basil Macki Grand Spa, Oman
 - Wadi Safar, Retail, Mosque, Clinic KSA Concept design







Beaverbrook Hotel - Service & Trade

Bid Bid Mosque









Civil service employees pension fund

Dhofar beach resort and spa, Salalah, Oman

Five Star Beach Hotel and Branded Residences at Al Muscat, Oman

Red meat factory, Thumrait, Oman









Dates Factory and 6-Collection Centers
Oman Dates production & Packaging Co. S.A.O.C

Dates Factory: 68,000 m2 (Ph 01,02 and 03) 6 Collection Centers: 58,000 m2 (Ph 01,02 and 03)

The date palm is a legacy and is still the first agricultural crop in the Sultanate of Oman. We were pleased to contribute to this rich and hallowed legacy by being involved in the pre contract of Dates factory in Barka and 6 Collection Centers in Nizwa, Saham, Ibri, Ibra, Jalaan and Rustaq.

We handled complete take off measurements, Preparing BOQ (for all trades) including Preliminary & Tender estimate, Tender evaluation reports and Value engineering options.

Refurbishment of Duke's Bar Crowne Plaza Muscat BUILD UP AREA 350 M2

Crowne Plaza Muscat is a proud member of one of Middle East's most renowned hotel chains, IHG Hotels and Resorts. The famous Duke's Bar proposed refurbished to reflect the hotel's willingness to embrace the future and IHG's commitment to delivering true hospitality to everyone.

We worked closely with the construction team and prepared Take-off measurements, BOQ for Interior Works, Tender documents and Tender evaluation reports.



Rashad Al Musawfar Villa Muscat Bay Oman BUILD UP AREA 1,500 M2

This contemporary villa is being built to reflect the luxurious sophistication of the uprising Muscat Bay community and the serene spaciousness of the blue waters facing it. We have completed the Concept/Preliminary estimate and we are currently working on the BOQ for all works.

Khazaen Economic City Headquarters – Oman BUILD UP AREA 1,500 M2

Khazaen is building a world class integrated economic city in Oman. One of their dreams is to build a headquarters that would accurately represent their core mission, which is building the city of the future. Servespins is an integral part of the team Khazaen has assembled to make this dream a reality.

We have completed the Concept Cost estimation, Preliminary cost estimation, preparing the detailed BOQ and tender estimate.



Oman Arab Bank - Head office

Oman Arab Bank is a leading financial institute in the Middle East with over 70 branches across the Sultanate. We at servespins are pleased to have been entrusted with the QS aspect of the new Head Office OAB is building in Ghala, Oman.

We are in-charge of handling Take-off measurements, BOQ & Prime documents for cladding works.

Red Meat Factory -Thumrait, Oman

We are providing Claims Management services to a modern integrated meat factory project based in Thumrait. Our experts are handling Review, Evaluation, and Interim determination of the extension of time and cost claim no.01 on behalf of the Consultant of this large-scale construction project.

Renovations, Khalid Bin Said Salem Al Wahaibi Villa, Qurum, Sultanate of Oman

A successful villa renovation project, in the heart of Muscat, which combines the appearance of the with the new wing building, and makes appropriate renovation according to the development trend of modern architecture.

Theme Park

Plot Area: 19,000 m² Estimated Cost: RO 30 Million

A Leisure and a Tourism Park which is one of the large amusement parks equipped with the best facilities in order to provide unique entertainment opportunities on an area of 19,000 square meters. This theme park aims to provide the Omani community, residents and visitors with an endless experience of fun for all while focusing on the whole family and considering the choice of games which is suitable for all ages with a high level of safety and includes a range of action-packed games, such as giant wheel and carousel and more than 28 private and fun rides, and provides integrated services, including restaurants, cafes, rest areas and toilets.



PRE-CONTRACTS

Al Suwaiq hospital Suwaiq, Sultanate of Oman

Al Suwaiq hospital project, a three-storey building constructed on area of more than 39,000 meter square estimated cost of RO 77 million, with a capacity of nearly 260 beds and will cater to one of the most populated wilayats in the country and include outpatient clinics, nephrology unit, day\(\text{\text{\text{\text{M}}}care unit, intensive care units for adults and another for children, SCBU, Burns & Rehabilitation Unit, Cardiology Intensive Care Unit, Surgery Department, Internal Medicine Department, Labour Department, Pediatric Department, as well as maternity wards, operation theaters, in addition to the accompanying services.



Khazaen Economic City Headquarter - KHQB BUILDING AREA - 30,000SQM

Khazaen Economic City - a world-class integrated economic city bringing together a broad range of logistics, light industrial and commercial businesses at one location to maximise efficiency, growth and economic value creation. Covering 51 million sqm of land in Barka, the new economic city is the largest public and private partnership (PPP) land development project in the Sultanate of Oman.

DABBA ARCHAELOGICAL VISITOR CENTER (DAVC)
Thumrait, Oman

Dabba Archaeological Visitor Center is one of the defensive and archeological forts in the Wilayat of Dibba, which is the southern front of Musandum Governorate on the sea of Oman.

The fort was built by Portuguese as part of the Portuguese fortifications in the Arabian Gulf. Historical sources mentioned that the Iman Nasir wanted to takeover the fort when he wanted to tighten his control over Sohar and its fortress in 1043 AH.

It is an archaeological cemetery dating back to the Iron Age (300-1300 BC) and was rediscovered during the construction of facilities for the Dibba Sports Club



Rashad Al Musawfar Villa in Muscat Bay – RMVM

Within Muscat the development of Muscat Bay is conceived around the idea of a perfect continues holiday feel at home. The different neighborhoods created each have their own specialty. for some its the proximity of a park or the beach. For this villa and the neighborhood, Wajd Signature Villas, it is part of it is that specialty is the view. Located high on the mountain range. The villa location offers a splendid view to the bay and the ocean. Far from busy Muscat life and high up from the beach the neighborhood is designed on views with the mountains and the ocean as its backdrop

AKCB- Sheikh Ahmed Al Khalili Commercial Development BUILD UP AREA (M2) – 1500 M²

Take off Quantities from Tender drawings for all disciplines and prepare BOQ

SAUDI ARABIA

King Fahad Cultural Centre Refurbishment – KFCC Riyadh, Saudi Arabia

KFCC is a cultural center located in the city of Riyadh, the capital of Kingdom of Saudi Arabia, in which cultural, literary and theatrical activities such as Art exhibitions, lectures, stage plays etc., are held, and the center consists of an integrated group of cultural departments in one center.

UILT UP AREA PHASE 01- 6,290 M2 PHASE 02 - 4,300 M2 PHASE 03- 3,100M2

MODIFICATION OF STRUCTURE, FINISHING FOR FLOOR, WALL AND CEILING, FURNITURE, EQUIPMENT AND MEP WORKS

Phase 01 Main Entrance, Royal Entrance, Foyer, Royal Area. VVIP Area,
Hall A and Restaurant

Phase 02 North Elevation, Hall B&C , Exhibition Area and HH Office Phase 03 Royal Foyer, Royal Lounge, Guest Circulation area and Office

Phase 03 Royal Foyer, Royal Lounge, Guest Circulation area and Offices

Servespins involved in Take-off Quantities from Tender drawings for all disciplines and prepare BoQ.



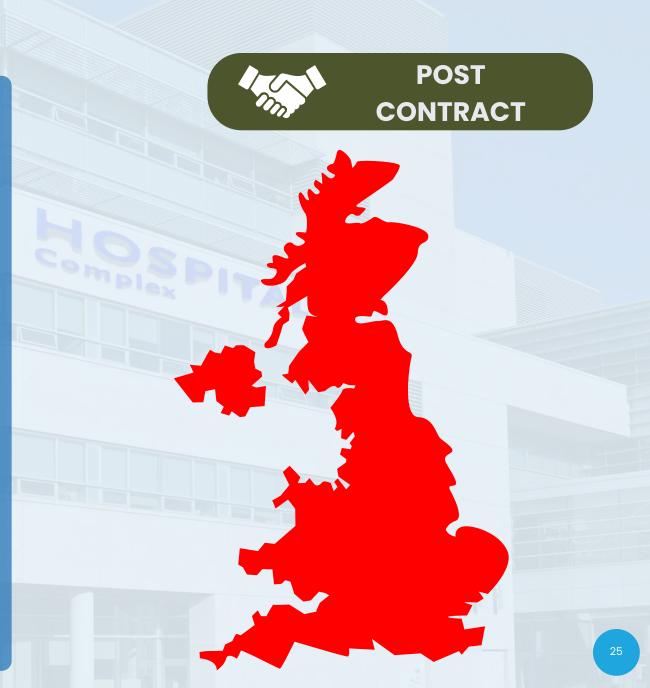
England

Beaverbrook Hotel - Service & Trading

Surrey, England BUILD UP AREA: 15,000 M2

Located in the heart of the charming Surrey Hills, Beaverbrook Hotel is a celebrated English country house estate. It was an absolute pleasure to have contributed to a project that encapsulates a lot of history, elegance and style.

2 Servespins Quantity Surveyors were based at the S&T Construction office in London, working exclusively on the project . They prepared full final accounts and handled everything related to Post Contract including Reviewing and Rearranging of all variations/CIAs, RFCIAs and Value of provisional sums, Sub contract payment and Reconciliation report .





Civil Service Employees Pension Fund (CSEPF)

Mixed-Use Development Project in Ghala Height in Oman for Study and preparation of Project Evaluation of Performance and Status Report on the above project.

Construction Phase Contract Administration Services and project planning, programming and delay analysis on the above project Dhofar Beach Resort and Spa, Salalah, Oman

Preparation of Independent Quantum Experts and Forensic Delay Analysis Report on the extension of time and disruption of progress claims submitted by the MEP Services Contractor, M/s. Bahwan Engineering Company LLC to the Main Contractor.



Five Star Beach Hotel and Branded Residences at Al Mouj, Muscat, Oman for Alfardan Hotels and Resorts-Main Works Package.

Preparation of an extension claim submission for M/s Al Hajiry Trading Co. LLC, which includes reviewing contract and project documents to identify events that entitle AHT under the contract. Establishing an appropriate methodology for analysing delays based on available information and the nature of the delay events. Conducting the delay analysis according to the above results. Preparing a report/application for an extension of time. Providing advice on how to calculate prolongation costs based on the outcomes of the delay analysis. Reviewing the prolongation costs prepared by AHT and offering advice.

Red Meat factory, Oman

Preparation and producing Engineering determinations for M/s. Al Bashair Investment Company LLC, Sultanate of Oman, such as reviewing of contractor submissions, contract documents and Forensic Delay Analysis Report and disruption of progress claims submitted by the Contractor, M/s. Al Hajiri Trading LLC.



Five Star Beach Hotel and Branded Residences at Al Mouj, Muscat, Oman for Alfardan Hotels and Resorts-Main Works Package.

Preparation of an extension claim submission for M/s Al Hajiry Trading Co. LLC, which includes reviewing contract and project documents to identify events that entitle AHT under the contract. Establishing an appropriate methodology for analysing delays based on available information and the nature of the delay events. Conducting the delay analysis according to the above results. Preparing a report/application for an extension of time. Providing advice on how to calculate prolongation costs based on the outcomes of the delay analysis. Reviewing the prolongation costs prepared by AHT and offering advice.

Red Meat factory, Oman

Preparation and producing Engineering determinations for M/s. Al Bashair Investment Company LLC, Sultanate of Oman, such as reviewing of contractor submissions, contract documents and Forensic Delay Analysis Report and disruption of progress claims submitted by the Contractor, M/s. Al Hajiri Trading LLC.





Palitha

P. P. Palepitiya Gamage

LLM(Const.Law & Arb), Pg.Dip.in Arb, FRICS, MCIArb, AIQS(SL).

LLM(Const.Law & Arb), Pg.Dip.in Arb, FRICS, MCIArb, AlQS(SL)

With over 43 years of diverse experience, he has specialized in Contracts and Commercial Management, Dispute Resolution, and Quantity Surveying. He has served as a Claims Specialist, Senior Contracts Manager, and Commercial Advisor on major projects across Dubai, Oman, Libya, and Sri Lanka, working with government bodies, international consultants, and leading contractors.



Zahid

Zahid Malik PMP, MCIArb, LLM. Senior Planner / Delay Analyst

With over 12 years of experience as a qualified Senior Planner and Delay Analyst, Zahid Malik has successfully contributed to major construction projects across the UAE and beyond. Specializing in forensic planning, delay analysis, and project controls, Zahid has held key roles in civil, infrastructure, hospitality, residential, and commercial developments.



Palitha Rathnapala

Piyal Palitha Rathnapala BSc, MRICS, ACIArb, MAIQS, AIQSSL.

Servespins Reprecentative, Kindom of Saudi Arabia

Servespins is represented in the Kingdom of Saudi Arabia by Palitha Ratnapala, an accomplished Quantity Surveyor with over four decades of experience in the construction industry. He has played key roles in major infrastructure and civil engineering projects across Saudi Arabia, the UAE, Qatar, Yemen, and Sri Lanka. With a strong background in procurement management, contract administration, cost control, and project delivery, Palitha Ratnapala brings strategic insight and hands-on expertise to every stage of the project lifecycle. His leadership in both consultancy and contractor environments ensures that Servespins delivers dependable, value-driven solutions tailored to the demands of the KSA market.



Raja Sahabandu

Director

Raja Sahabandu has over 50 years experienced in the Cost Consultancy/Quantity Surveying business, 47 years of which were in the Sultanate of Oman where he was closely connected with the construction industry.



Prasanna

Prasanna Sandakelum BSc, LLM,MRICS, MCIArb.

With over 16 years of experience as a qualified Contracts Manager, Claim Specialist, Contracts Administrator, Contracts Engineer, and Quantity Surveyor, Prasanna has cemented his place within our ranks as a genuine all-rounder. His in-depth understanding of contractual procedures, cost management, and project delivery makes him an invaluable asset to our claims department.



Nalin

N. Anurananda

BSc, MRICS.

Nalin has worked in the industry for 18 years, out of which 15. A dedicated and competent professional with a proven background in Cost controlling and Quantity Surveying.



Manjula

W.E.M Manjula K Ekanayake

Manjula is a Senior Quantity Surveyor with over 20 years of experience in the Middle East and Sri Lanka, managing all QS-related aspects of building and civil engineering projects from the concept stage to the final account stage. He specializes in concept estimation, preliminary estimation, detailed estimation, tender documentation, and all post-contract duties.



Prasadi

Prasadi Amarasinghe

BSc.

Prasadi is an assistant Quantity surveyor has been working for Servespins for one year. She has knowledge in Civil and MEP works.

Nalinda

N. P. I. Kularathne

BSc.

A core member of the Servespins leadership team, Nalinda brings over a decade of experience in Quantity Surveying across multiple regions. Known as a Master QS, he excels in cost control, contract management, and project delivery. His technical expertise, strong work ethic, and inspiring leadership continue to drive innovation and mentor future talent within the organization.



Deshan

D. Y. Ediriweera

BSc.

Deshan is a Senior Quantity Surveyor with over 15 years of experience in Civil Engineering and Construction Cost Consultancy. He has a solid working knowledge covering all aspects of Pre and Post Contract Quantity Surveying.



Shanilka

S.R. Eldeniya

Bsc.

Shanilka is a graduate quantity surveyor with BSc honors degree and has been working in Servespins in for one year. She achieved several complex projects, mainly in Finishes streams.



Thilina

D.M.N.T.K. Dissanayake

Dip

Thilina is a skilled Quantity Surveyor specialized in Electrical estimation and MEP works. He has been working for Servespins for one year and experience in post contract projects previously.





Thumesh

Thumesh Kavinda

Dip.

Thumesh is an undergraduate Quantity surveyor has been working fo Servespins for 5 months. He has knowledge in all streams of Quantit₎ surveying specially in Civil works.



Danuka

J. Danuka Sadaruwan

Dip.

Danuka is an undergraduate assistant Quantity surveyor has beer working for Servespins for seven months. He has knowledge in civil work.



Sanvar

MEP works.

Dip.

Pubudu Chathuranga

Mohamed Sanvar, Dip.

Dip

Pubudu is a Trainee Quantity surveyor has been Working for five months





Suraj

K. S. C. Fernando

Suraj is a seasoned professional with over 35 years of experience is multiple office environments in Sri Lanka and the Middle East,

Dineth

A M D Rashen

Dip.

Dineth is a Trainee Quantity surveyor has been working for Servespins for five months.



THANK YOU



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