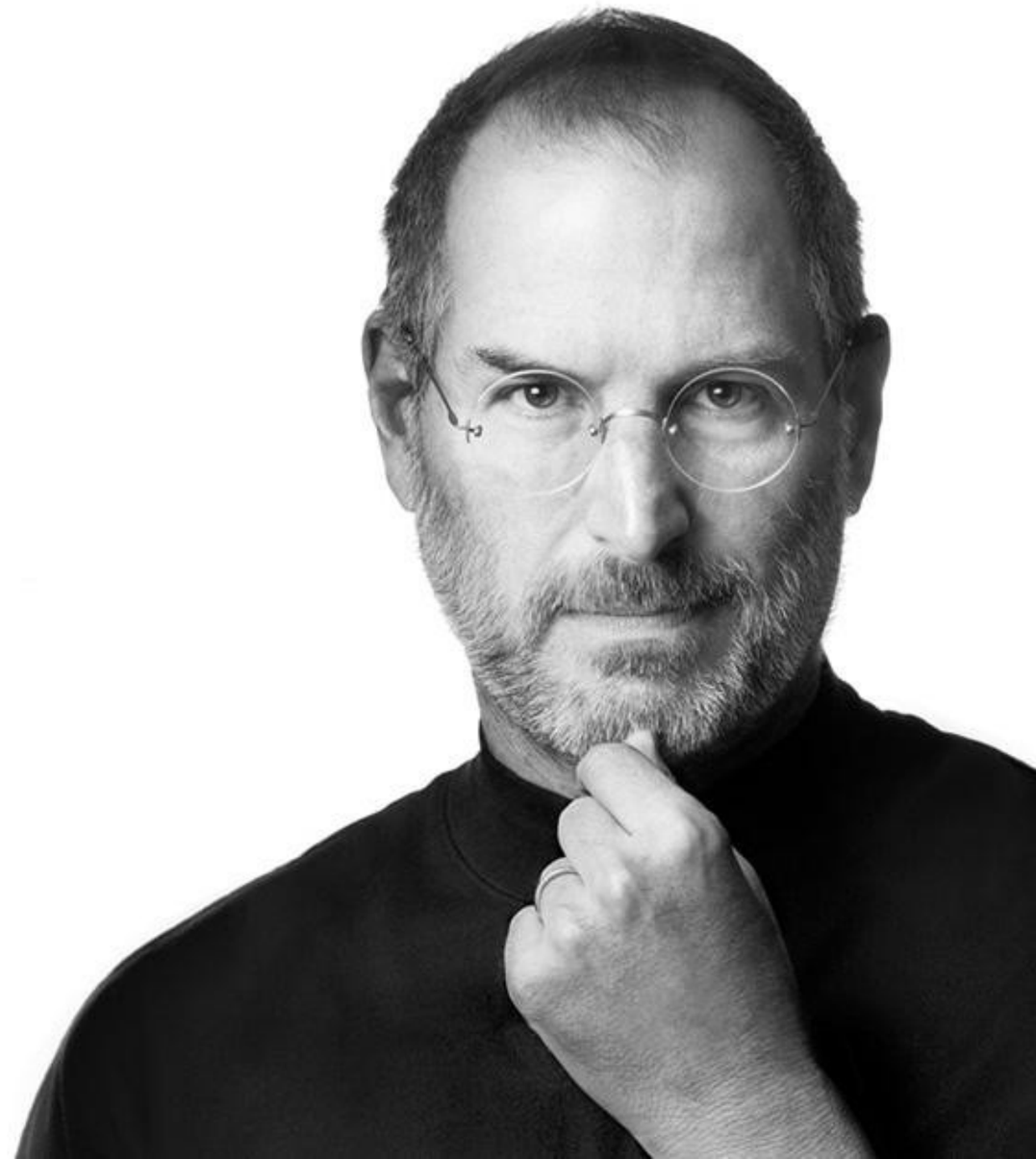
DOLMEN

development UK Ltd.

DOLMEN.UK

“We’re here to put a dent in the universe. Otherwise why else ever be here?”

STEVE JOBS



INDEX

1. INTRODUCTION 04
- 1.1. WHY DOLMEN? 05
- 1.2. MISSION & VISION 06
- 1.3. CORE VALUE 07
- 1.4. ABOUT THE FOUNDER 08
- 1.5. CEO MESSAGE 09
- 1.6. MEET THE TEAM 10
- 1.7. CHRONOLOGY 16

2. OUR SERVICES 18
- 2.1 DESIGN & CONSULTANCY 20
- 2.1.1. PRE-DEVELOPMENT 22
- 2.1.2. CONCEPT DESIGN STAGE 21
- 2.1.3. PRELIMINARY DESIGN 22
- 2.1.4. FUNDAMENTAL DESIGN 23
- 2.1.5. FINAL DOCUMENTS 24
- 2.2 P&CM 26
- 2.2.1. PROJECT INITIATION STUDIES 26
- 2.2.2. DESIGN MANAGEMENT 27
- 2.2.3. CONSTRUCTION & TENDER PERIOD 27
- 2.2.4. PROCUREMENT MANAGEMENT 29
- 2.2.5. DEFECTS LIABILITY PERIOD 29
- 2.3 EPCM 30
- 2.3.1. FEASIBILITY STUDY 30
- 2.3.2. ENGINEERING 32
- 2.3.3. CONSULTING 33
- 2.3.4. PROCUREMENT 33
- 2.3.5. CONSTRUCTION MANAGEMENT 34
- 2.4 MANUFACTURING 36
- 2.4.1. 3DCP --
- 2.4.2. SAKANI BY DOLMEN --
- 2.4.3. ZANETTE BY DOLMEN --
- 2.4.4. ALUSTEEL --
- 2.5 BRANDING AND MARKETING 37
- 2.5.1. ICETULIP --
- 2.6 TRADING 38
- 2.6.1 THE HUB 39

3. DDRL 40
- 3.1 DOLMEN DEVELOPMENT RESEARCH LAB 41
- 3.2 SEG SUSTAINABLE ENVELOPE GOALS 42
- 3.3 SDG SUSTAINABLE DEVELOPMENT GOALS 44

4. SELECTED PROJECTS 46

6. AFFILIATIONS + STRATEGIC PARTNERS

5. CONTACT US



INTRODUCTION

With a long-standing presence in the real estate sector, Dolmen Development UK Ltd has established itself as a leading force in the industry. Since its inception in 1990 as a contracting firm, the company has steadily evolved into a fully integrated real estate development group, offering turnkey solutions across all project phases.

Over the years, Dolmen has significantly expanded its expertise through a diverse portfolio of projects, positioning itself as a trusted provider of comprehensive, end-to-end project solutions. Through its network of specialized subsidiaries, Dolmen is capable of planning, developing, and executing projects across the UK, the GCC region, Europe, and Africa.

A key strength of the company lies in its ability to control the entire supply chain of real estate development—ensuring quality, consistency, and efficiency from concept to completion. This integrated model allows Dolmen to tailor its services to the unique demands of each project.

The company's Design and Engineering divisions are at the core of its innovation, delivering value-driven enhancements to every development. These are further supported by strong leadership, operational excellence, and the hands-on expertise of its Management and Contracting teams.

Dolmen's manufacturing facilities are equipped with advanced multi-line production systems, enabling the in-house execution of a wide range of specialized trades. This capability ensures precision, customization, and timely delivery, aligning with the specific technical and aesthetic requirements of each project.

"SUCCESS BY ITS PEOPLE"

WHY ? DOLMEN

THE NAME

The name Dolmen is inspired by the ancient megalithic structures known as portal tombs, portal graves, or quoits—stone monuments dating back to the early Neolithic period (circa 3000–4000 BC). These enigmatic structures typically consist of three or more upright stones supporting a large horizontal capstone, forming a single-chamber tomb. While simpler versions are widespread, more complex variants exist, reflecting regional architectural evolutions of the time.

Historically, dolmens were often covered with earth or smaller stones to form a barrow or burial mound. In many cases, only the massive stone “skeleton” remains today, as the earthen coverings have eroded over millennia.

The precise origins of dolmens remain shrouded in mystery. The oldest known examples are found in the Near East and are estimated to be over 7,000 years old. Despite extensive archaeological study, scholars have not definitively determined who built these structures or the exact purpose they served. Most are believed to be tombs or burial chambers, supported by the occasional discovery of human remains and artifacts nearby. However, the absence of conclusive evidence from the time of their construction leaves their full significance open to interpretation.

By choosing Dolmen as its name, Dolmen Development UK Ltd pays homage to these enduring symbols of human ingenuity, permanence, and architectural mastery. Just as ancient dolmens have withstood the test of time, the company aims to create projects that are both lasting and visionary—rooted in history, yet built for the future.

VISIT OUR WEBSITE TO LEARN MORE ABOUT DOLMEN DEVELOPMENT UK Ltd AND STAY UPDATED WITH ALL OUR LATEST NEWS.

DON'T FORGET TO CHECK OUT ALL OUR SOCIAL MEDIA PLATFORMS..

DOLMEN.UK

OUR MISSION

We strive to deliver distinguished development services in global markets by continuously innovating technological methods, sharing our expertise, and embracing an integrated approach to our work. In doing so, we aim to illuminate our surroundings, foster a nurturing environment, and generate sustained revenue growth—ultimately enhancing value for all our stakeholders.

By partnering with a diverse range of clients, we welcome fresh perspectives that fuel innovation and ensure the continual evolution of our practices. This collaborative spirit drives the enhancement of our quality standards, boosts business productivity, and reinforces our commitment to being a trustworthy, transparent, and fair partner. We remain dedicated to maintaining and elevating the quality of our work, while inspiring our teams to consistently exceed client expectations.

OUR VISION

In expanding its development services, Dolmen positions itself as a strategic bridge between the GCC, West African countries, and Europe, particularly the UK, in the field of design and construction. The company aims to leverage its international expertise and robust network of connections to facilitate cross-regional collaboration and project execution.

Dolmen also aspires to serve as a global hub for GCC and West African clients seeking to operate in the UK and broader European markets, as well as for UK and European companies aiming to enter and navigate the GCC region. To support this ambition, Dolmen offers comprehensive assistance through its offices in London, Turin, France, Beirut, Cotonou, and Kuwait, backed by deep local knowledge in sourcing, supply, and execution across both European and international markets.

CORE VALUES

Dolmen's core values are shaped by a holistic, -360degree perspective—rooted in both our professional journey and life experience. We are committed to leaving a legacy of progress by developing local talent, fostering long-term economic opportunities, and dedicating our time and expertise to support the communities where we operate. We value and respect individual differences, ensuring that every person is meaningfully included within Dolmen's culture while preserving their unique identity.

At the heart of Dolmen are our foundational values: ethics, safety, quality, people, culture, relationships, innovation, and sustainability, alongside our guiding covenants: integrity, respect, collaboration, trust, and delivery. These principles define who we are, what our clients can expect, and how we operate.

We inspire one another through purposeful work, meaningful development opportunities, and fulfilling careers. Our aspiration is to be the employer of choice in our industry—recognized for our values, our impact, and our unwavering commitment to excellence.



ABOUT THE FOUNDER

Graduated with a DES in Architecture from the Lebanese University in Lebanon and earned a DEA in Nanotechnology Applied to Green and Sustainable Architecture from CERN in Switzerland. Currently pursuing a Ph.D. in Sustainable Architecture at Atlantic International University (AIU) in the United States.

Founder and CEO of Dolmen Development UK Ltd, with a vision “to be the leader in creating new sustainable architectural and engineering designs, in developing innovative green projects, and in providing exceptional related products and services in the United Kingdom and beyond.”

Holds multiple leadership and advisory roles, including Vice President of Kun Jadir, PR Manager of Nahr El-Assi Club, Founder of the Golden Ratio NGO, and Partner in Superstile by Dolmen, a UK-based consultancy firm. Brings extensive experience in FIDIC contracts and ICAC frameworks, particularly those related to BOT, BOOT, BLT, LLOT, and BTO models. A certified trainer for SBIA, aligned with American and European standards of ADR.

Successfully acquired ISO 9001:2008 in Project and Construction Management (P&CM). Member of the USGBC, collaborating closely with LCEC on the full implementation of green culture projects using certifications such as LEED, LEA, BREEAM, and NEEREA. Recently became a member of WEC, a Strategic Partner of ITA, and a Board Member of Comedit Milano.

His doctoral thesis, Ph.D. in Sustainable Architecture, is entitled:
“The Challenges of Environmental Science and Social Anthropology and Their Influence on the Tectonism Parametric Designs of Sustainable Architecture Semiology in the Context of Creating Bioclimatic Urban Cities and Digital Morphogenesis Communities, and Its Implementation in the UK.”



Dr. MO AYASH

FOUNDER & CEO

Visionary architect & multidisciplinary expert, founded Dolmen Development after completing a degree in Mathematics, followed by a DES in Architecture, DEA in Nanotechnology, & Doctorate in Sustainable Architecture (USA). As Founder & CEO of Dolmen, he leads a consortium of 10 specialised firms, with a mission to deliver innovative, sustainable design & green development projects worldwide. Rooted in the values of the UN SDGs & ESG principles, he drives global operations, providing strategic consultation across development sectors. A pioneer in applying AI technologies & avant-garde methods, ensuring long-term impact, profitability, & client satisfaction.

CEO MESSAGE

Dolmen Development UK is a private limited company established in the United Kingdom. Our company specializes in engineering and design development in the real estate and construction industry. Our team has been involved in challenging projects worldwide for the past 30 years, providing distinguished development services in global markets through constant innovation in technology methods, illuminating our surroundings by sharing our knowledge, and adopting an integrated approach to our work—thus creating a congenial and nurturing environment that enables us to increase our revenues, consequently increasing the assets for all our stakeholders.

Our development strategy is based on professional expertise, synergies, value creation, and our strong international platform. For over a decade, Dolmen has excelled in the domains of Design and Consultancy, EPC, EPCM, and Manufacturing with extensive attention to detail. We pride ourselves on being leaders in applying avant-garde construction methods while using the newest products and material solutions.

Our success over the years can be measured by our accomplishments: we have completed over 1,000 projects, working in the most demanding environments. I am proud to say that our many achievements are the result of the dedication and work ethic of our employees, many of whom have been with us since the start of our great journey. Throughout the years, they have demonstrated a shared vision of where our company is going, as well as a commitment to delivering the quality, dependability, and first-class service our clients deserve.

With a vision of expanding our development services globally, our main role has been to bridge the gap between the GCC, West African countries, and Europe, particularly the UK, in the field of sustainable architectural design and creative engineering development projects, leveraging our international expertise and network of connections. Dolmen's core values are shaped by a -360degree perspective drawn from our long professional and life experience. We are committed to leaving a legacy of progress by developing local skills for sustained economic opportunity and volunteering our time and talent to the communities where we work. We respect, appreciate, and value differences in individuals, and ensure everyone is meaningfully integrated into Dolmen's culture while retaining their unique qualities. We inspire each other with important work full of purpose, challenging development opportunities, and rewarding careers, and aspire to be the employer of choice in our industry.

At Dolmen, we take seriously the ethics at the basis of the "UN SDGs and the ESG principles". Our engineering activities are strongly committed not only to delivering projects fitting these values but to designing every single service in our methodological approach for the projects we are tackling, with the principles as key drivers. Dolmen's team practices as ambassadors of the SDGs through their daily work and the transmission of knowledge from their practice into local marketplaces and communities. This is happening in some clear cases where this team is incorporating social and environmental factors as a core part of their design strategy.

As we take on the new Sustainable Development Goals, architecture and engineering figure prominently in the propagation and implementation of the goals on the global stage. The act of designing projects consistent with the SDGs ensures we are creating healthier places and, therefore, healthier people, communities, and societies. Given the immensity of the 17 goals adopted, this new agenda requires not only strong collaboration among varied stakeholders but also practical ways for less traditional development players to incorporate the goals into their activities.

Our gratitude also extends to our clients, who have entrusted us with their valued beliefs. We would not have been able to achieve such heights without their cooperation. As a result, we remain steadfast in our commitment to providing the best service possible. The more successful we get, the more modest and committed we become to our clients, as well as the more dedicated we become to efficiency and continuous improvement. It's our pledge because we know that if we stop doing the things that took us to the top, we'll start sliding back into the valley.

MO AYASH

MEET THE TEAM.

Individual commitment to a group effort - that is what makes a team work, a company work, a society work, a civilization work.
- Vince Lombardi



Dr. CARLO CATTERO

PRESIDENT

With an Italian nationality, studied Architecture in Turin Politcenico, Dr. Carlo now splits his life between London, Turin and the Middle East/ Saudi Arabia. In this area he spent his last 15 years.
Dr. Carlo started as Head of Design of an Engineering firm in Abu Dhabi, then became Project Director of some mega projects between Iraq and KSA and lately Deputy Branch manager in Riyadh of one of the top 100 Engineering firm. He now works as a trusted advisory partner to develop and manage big projects internationally and specifically in the Middle East area.
Carlo Joined Dolmen Development as President in 2018.



Dr. ALI MESMAR

SENIOR VICE PRESIDENT

Dr. Ali Mesmar, Lebanese/Italian Professor at Lebanese University in Beirut - Department of Interior Architecture and the Head of department for Master scenography. Vice President Chamber of Commerce for Mediterranean Country. Dr. Ali has a deep knowledge and experience in interior Design and scenography projects.
Dr. Ali is the General secretary of Lebanese Federation, Canoing and Kayak. President of association Kon Jadir ONG. Ph.D in “Scenography” includes all of the elements that contribute to establishing an atmosphere and mood for a theatrical presentation: lighting, sound, set and costume design.



ARCHITECT WAÉL HYDÉR

EXECUTIVE DIRECTOR

Award winning Architect & concept developer, graduated from the Lebanese University/ UL-IBA1 in Beirut, continued his studies at TU Berlin.As an Executive Director, Architect Waél is the strategic and creative cornerstone of the company. With his Strategic Leadership & Global Operations Oversight, he leads the overarching vision that integrates branding, bespoke product design, and high-level project development, ensuring that the company delivers a unified and elevated experience across all touch points. His leadership extends beyond internal operations—shaping the brand’s identity, steering its creative direction, and aligning diverse business functions toward common strategic goals.



DIANA AYASH

PROCUREMENT INTELLIGENCE DIRECTOR

Leads the strategic use of data, market insights, & analytics to optimize procurement decisions & supplier strategies. She bridges the gap between procurement operations & market intelligence to drive value, reduce risk, & enhance competitiveness. Her core responsibility is to provide materials for Dolmen projects, sourcing from the UK & managing the procurements across global markets. Serves as the key coordinator between UKEF & Dolmen’s international clients, ensuring alignment across financial & delivery frameworks. With a focus on turning complex market & supplier data into actionable insights, Diana plays a critical role in strategic procurement, cost optimization, & risk mitigation.

DOLMEN DEVELOPMENT benefits from a highly experienced team of dedicated staff with a broad mix of international real estate, engineering, architecture, Project and Construction Management, finance and banking expertise.
The senior management has over 20 years of experience.
Our highly experienced team allows us to secure the best projects and execute construction at the highest quality standards and on time.



BOB AYASH

DIRECTOR OF INTEGRATED SUPPLY CHAIN

French-Lebanese nationality, Graduated from Paris. BOB joined Dolmen Team in 2020 and became responsible of “Zanette by Dolmen” considered to be the brainchild of Dolmen Development, which has been excelling in the domains of sustainable development that allowed the company to attract and acquire the sole representation of the finest European brands, thus generating the best solutions in the fields of Engineering facades, finishing materials, and hotel furniture in one place called “THE HUB”. Designing trade architecture, trading policies and procedures, as well as evaluation and trading record keeping, Assisting portfolio managers with rebalancing and asset allocation tasks.



ENG. MOHAMED ABOU DARWISH

BOARD OF DIRECTORS

Engineer Mohamed Abou Darwish ,a well-respected Lebanese business man, with a 20+ years of experience of civil engineering, business development and retails sector. Shareholder of the biggest shopping centers and malls in Lebanon. CEO of Ideal Development, Established in 2010. One of the major development companies in Lebanon, primary focus on real estate and infrastructure development. CEO of ICD SAL (International Contractors and Developers). It holds a major projects in Lebanon, Gulf and Africa. P1ublic relations officer with the Lebanese state and public institutions in REDAL. Chairman & CEO of Liberia Traffic Management Company.



Dr. FRANSESCA BRIGANDI

BOARD OF DIRECTORS

Italian nationality, graduated in law from the Catholic University in Milan, where she worked as a lawyer for many years. She then founded an Insurance Brokerage company. She was President of the Italian Consortium for the Environment in Venice. Since 1993, she has been President of the Association for the Chamber of Commerce of Mediterranean and Gulf Countries, Comedit. She is also Vice President of the non-profit company E.DI.VA. Dr. Brigandi is a board in Dolmen since 2012, she played the major role in giving Dolmen the international image through opening channels in Italy to big factories in building materials along with specialized firms in constuction & engineering.



STEVE MULROONEY

BOARD OF DIRECTORS

British nationality, Seasoned financial strategist & partner at Total Tax Solutions since 2006, built a strong reputation for his expertise in strategic financial planning, business development, & corporate restructuring. With nearly two decades of experience, he guided a wide range of clients through complex negotiations, startup structuring, & financial reporting challenges. Since 2020, he has served as Chief Financial Strategist & Board Member at Dolmen Development UK Ltd, playing an instrumental role in advising on corporate structure, overseeing financial strategy, & supporting the group’s international expansion. Pragmatic approach, strategic foresight & unwavering commitment.

MEET THE TEAM.

Individuals Play The Game,
Teams Beat the Odds!

- SEAL TEAM



ADNAN ABOU GHAZALEH

STRATEGIC PLANNING DIRECTOR

American Nationality, studied Business management and finance in Lebanese American University, Adnan comes from a finance background in the Middle East Stock Markets with more than 15 years covering the listed companies in the real estate market, he's currently handling the communication between The Company team and the clients. In addition Adnan is the one responsible for initiating new projects, conducting the necessary research and coordinating with the engineers in order to deliver accurate and precise information for the clients. He joined Dolmen in 2009 to structured the necessary platform for international expansion and cover the African and Scandinavian markets.



DANIELA SALIBY

CREATIVE DIRECTOR

Creative Director and Designer who has built a reputation for delivering emotionally compelling, strategically grounded design solutions across a wide spectrum of industries. From collaborating with agile startups in boutique studios to steering creative direction for some of the world's most recognized brands, she has contributed to the success of over 500 brands globally. Her professional journey reflects a rare balance of artistic instinct and business acumen. She has led integrated advertising campaigns, developed full-spectrum brand identities, and overseen multi-channel storytelling that resonates deeply with audiences—always with an eye toward achieving measurable business impact.



ENG. ALI SALMAN

CHIEF OPERATIONS OFFICER

French nationality, Civil engineer graduated from the High Studies in Construction in Paris. After 20 years of experience in the field of construction engineering this profession of builders continues to fascinate him. Ali Salman has extensive experience in the study of reinforced concrete structures. Thanks to his long career in engineering consultancy and particularly on the structural level, he led designs and studies of major projects in France, such as the rehabilitation of Radio France in Paris, Canon Tower in Paris, Hotel Holiday Inn at Charles De Gaulle Airport. He implements policies to promote company culture, vision & oversee operations to keep businesses on track.



PAOLO CATTERO

CHIEF FINANCIAL OFFICER

Italian nationality, studied Political Sciences in Turin, he now lives London. Paolo spent his first part of his career working in developing financial recovery strategies for the Public Sector in Italy. He then moved to the private sector founding a group of companies working in the motor sport field, real estate, construction business and design managing all financial and banking aspects of the group.
paolo joined Dolmen in 2019 to work on the creation of Dolmen Development Ltd UK in the United Kingdom as Chief Financial Officer. Responsible for forecasting the organization's financial and advising the CEO and board on strategic direction.

Dolmen Development is supported by a highly experienced team of dedicated professionals, bringing together a diverse blend of expertise in international real estate, engineering, architecture, project and construction management, finance, and banking.

With over 20 years of experience at the senior management level, our leadership ensures strategic insight and operational excellence across every phase of development. This depth of knowledge enables us to consistently secure high-value projects and deliver construction works that meet the highest standards of quality, precision, and timeliness.



ENG. KHODOR JAAFAR

CONSTRUCTION MANAGER

Khodor is Experienced and driven Construction Manager with over 20 years of experience in the construction management industry. Proven track record of successfully managing roadway projects from start to finish. The ability to coordinate trades and work collaboratively with architects, engineers, and local officials to ensure proper time management, as well as cost control for a project.
Experienced in building codes and regulations and negotiating contracts. Expertise in team building and leadership, and quality control management for every job. Khodor is a key player for Dolmen Development to ensure the best outcome delivery for all our projects.



ENG. HUSSEIN SAAD

HEAD | STRUCTURAL & VDC DEPARTMENT

Specialist in analysis and design development of all types of structures (buildings, bridges, infrastructure and marine), for re-inforced concrete, prestress concrete, and steel structure in the most optimized way of the value engineering using precise and finite element softwares. For the VDC, we are specialist in implementing the virtual environment of BIM process from the design to the operation phase using the all of 3D, 4D, 5D and 6D models in order to enhance the development process and decision making at early design stages, optimizing the time and cost control during construction phase, and improving the information exchange in various operation phases.



ENG. IBRAHIM JAFFAL

HEAD | MEP DEPARTMENT

MEP (Mechanical, Electrical & plumbing) systems are building's central nervous system. Specialist in the design, construction & operation of high-performance buildings that are functional, energy efficient & environmentally responsible, the energy management is essential in our vision for a sustainable building, our experience in LEED allows us to find ways to save energy taking into consideration the balancing between the construction costs, maintenance costs and operation costs. Experienced in FM Strategically and tactically: helping clients, customers and end-users understand the potential impact of their decisions on the provision of space, services, cost, and business risk.



NICOLAS SALIBY

SALES & MARKETING CONSULTANT

An accomplished Managing Director with over 20 years of cross-industry experience, he brings a proven track record in brand creation, product launches, and full-cycle market activations. His career spans a wide range of sectors, where he has led and advised on transformative initiatives in E-commerce, Advertising, and Business Development.
He holds an MBA with a specialization in Management and Strategy, complementing his hands-on expertise with strong academic grounding. His approach blends strategic insight with operational execution, making him a valuable partner in both startup and corporate environments.

MEET THE TEAM.

Individuals Play The Game,
Teams Beat the Odds!

- SEAL TEAM



TRACY ATTALAH

HEAD | LEAGAL DEPARTMENT

Experienced associate specialized in civil, commercial, and corporate law, with extensive experience in drafting and reviewing legal documents and agreements, and assisting companies in their day-to-day operations across various sectors in Lebanon. My practice covers corporate law, civil law, criminal law, and dispute resolution, where I have gained solid experience in legal research and in preparing pleadings, motions, legal memoranda, and commercial agreements. I also advise clients on business restructuring, regulatory compliance, investment rounds, and related matters, providing comprehensive support throughout the entire process.



ALFRED BOU DAGHER

CREATIVE 3D ARTIST/ VISUALIZER

Creative and detail-oriented 3D Artist and Visualizer with a passion for transforming complex concepts into immersive digital experiences. Specializing in high-fidelity rendering, architectural visualization, and stylized character design, he bridges the gap between imagination and reality through the most advanced tool and AI integration.
With a deep technical command of lighting, texturing, and spatial composition, he focuses on creating visual narratives that resonate. Whether it's a photorealistic product launch or an expansive virtual environment, with a goal to craft textures and atmospheres that feel tangible and evocative.



SUZANNE AL HAKIM

OFFICE MANAGER

A proactive and solution-oriented Office Manager dedicated to orchestrating the seamless daily operations of a large-scale corporate environment. With a focus on operational excellence and workplace culture, she ensures that the physical and administrative infrastructure supports our team's highest level of productivity.
From managing complex vendor ecosystems and facility logistics to overseeing high-traffic front-of-house operations, she thrives on bringing order to fast-paced environments.
Passionate about creating a workspace that is not only efficient and compliant but also welcoming and inspiring for every employee and guest.



PASCAL ZINSOU

ECOWAS REPRESENTATIVE

French-Beninese, has been working in the world of business creation since 1986.
Born in Benin, obtained a higher diploma in commerce and management in France in 1985.
Pascal is now a strategic partner of Dolmen Development Ltd UK for the development of major governmental projects in sub Saharan African region. His connection to the highest levels of power and decision makers in several African countries makes him a man of influence.
Coming from a well-known political family, Pascal is a major asset for Dolmen Development in Africa. His mix of European and African culture make him a key element in understanding the relationship between the West and Africa.

> ***Not finance, not strategy. Not technology. It is teamwork that remains the ultimate competitive advantage, both because it is so powerful and rare.***

CHRONOLOGY

1990

The founder started as a site worker with a company specialized in finishing materials.

1994

«Dolmen Development» started in the construction sector after being awarded its first contract, worth 100 USD, to demolish a wall. The first asset of Dolmen was a sledgehammer bought for 5 USD.

1995

Used a small storage space in the village and started the core of a cast (GRC - GYPSUM REINFORCED CONCRETE) workshop.

1996

«Dolmen Development» created a department for decorative items and rented a small workshop in Beirut.

1997

«Dolmen Development» acquired its first USD 1 million contract and moved to a relatively larger office in downtown Beirut.

1998

«Dolmen Development» expanded to include its first showroom next to the office, exhibiting a variety of finishing items and supplying building materials.

2002

Increased staff numbers to include an engineering team of 30 architects and engineers and around 400 employees on site.

2004

«Dolmen Development» became a partner in “Ice Tulip SARL” for Graphic Design, Marketing & Advertisement. Ice Tulip focuses on collaborative, client-driven web development and graphic design solutions.

2005

«Dolmen Development» created a department for decorative items and rented a small workshop in Beirut.

2006

Used a small storage space in the village and started the core of a cast (GRC - GYPSUM REINFORCED CONCRETE) workshop.

2008

«Dolmen Development» strategically positioned newly created sister entity «UMG - United Management Group» to provide integrated services to the group; «Modulor» for furniture and building materials, «Tierra» for topography and land survey studies, and partnered with «Icetulip Dezine» for graphic design and advertisement.

2009

«DOLMEN for real estate Development» was established in Lebanon and added under the umbrella of «The Phoenician Holding», which included the subsidiaries created previously.

Founded a new entity under the name «Dolmen Contracting SAL», operating and developing luxury projects in Lebanon and abroad. In the same year, the high-caliber team in the research & development department founded an NGO under the name «Golden Ratio» to advance the spread of high-end technology in innovative materials & products.

2010

Concentrated on the Lebanese market and expanded with a total built-up area exceeding 1,000,000 sqm and a total budget of approximately One Billion dollars, with Dolmen's role varying between Consultancy and Owner Rep, C&PM, and EPCM.

2011

2012

«Dolmen Development», with this long track record in the real estate market, has positioned itself as a leader in the sector. The projects acquired by the company have enhanced its experience in delivering turnkey projects. Through its subsidiaries, Dolmen Development can plan, develop, and execute projects in Lebanon, GCC, Copenhagen, Italy, and Mozambique.

2013

Became a member of the U.S. Green Building Council, the nation's foremost coalition of leaders working to transform the way buildings and communities are designed, built, and operated, enabling an environmentally and socially responsible, healthy, and prosperous environment that improves the quality of life.

2014

"Dolmen Development" began coordinating with LCEC: the Lebanese Center for Energy Conservation (LCEC) is the national energy agency for Lebanon. LCEC is a governmental organization affiliated with the Lebanese Ministry of Energy and Water (MEW).

«Dolmen Development» owned "Infinivo SAL" & "Dolmen Investment Holding SAL" for Investment and Real Estate.

2015

A great achievement in acquiring ISO Certification.
[ISO 2008 :9001 – Development, Project Management, Construction Management and Contracting for Buildings and Malls].

2016

Founded a new entity under the name «Dolmen Contracting SAL», operating and developing luxury projects in Lebanon and abroad. In the same year, the high-caliber team in the research & development department founded an NGO under the name «Golden Ratio» to advance the spread of high-end technology in innovative materials & products.

2017

2018

Owned «Zanette by Dolmen SAL», a Lebanese-Italian company considered the brainchild of Dolmen, which has been excelling in the domains of precast innovative facades and high-end sustainable materials.

2019

«Dolmen Development», with this long track record in the real estate market, has positioned itself as a leader in the sector. The projects acquired by the company have enhanced its experience in delivering turnkey projects. Through its subsidiaries, Dolmen Development can plan, develop, and execute projects in Lebanon, GCC, Copenhagen, Italy, and Mozambique.

2020

"Dolmen Development" began coordinating with LCEC: the Lebanese Center for Energy Conservation (LCEC) is the national energy agency for Lebanon. LCEC is a governmental organization affiliated with the Lebanese Ministry of Energy and Water (MEW).

Became a partner in "Samos CCP UK Ltd", a London-based P&CM Engineering Management firm. SAMOS is a joint venture between "Dolmen Development UK Ltd" and "Superstile UK Ltd".

2021

2026

OUR SERVICES & PRODUCTS

Dolmen Development UK has extensive experience in providing a wide range of expertise to the real estate industry. In the United Kingdom, the company operates across three core areas of activity: undertaking development contracts, providing services to real estate third parties, and connecting contractors with brands specialized in finishing materials.

6

DDRL | DOLMEN DEVELOPMENT RESEARCH LABORATORY



DESIGN & CONSULTANCY

With dolmen development designing and engineering team, backed with all conceptual strategies and technological advancement, we are capable to generate perfect solutions for all types of constraints and variables during the design phase, will provide customized solutions and enhancements accordingly which helps to avoid potential esthetics.

P&FM

Our Management and Contracting team supervises the progress of a project from its launching and all through its development stages (design, execution, manufacturing, etc.) using all required and advanced technologies to ensure the perfect outcome and on-time precise, and high quality delivery for each project phase.

EPCM

Dolmen Development UK combines a proven experience in “Engineering + Procurement + Construction Management” for all projects run worldwide as Risk Partners of the main Technological Suppliers and with the local support of a wide network of local construction Companies ensuring ensure high-quality services .

MANUFACTURING

Our Manufacturing teams carry out a multitude of operations with the most efficient approaches and the best techniques available. Our Manufacturing sector benefits from the availability of high-standard machines and technological advancement reaching out to 3D manufacturing where our Dolmen Hub is always studying and researching new techniques.

TRADING

Our years of expertise allowed us to attract and acquire the sole representation of the finest Italian brands. We aim to become a HUB for International Designers, Architects, Engineers, consulting firms, developers, and contractors who would like to execute their projects in an area where they don’t have any previous experience or partners.

BRANDING & MARKETING

The company is specialized in branding, marketing, and advertising with very creative ideas to move any business to the next level in terms of exposure and digital presence. The company also proposes facility management that can handle simple to complex projects with excellent services and well-prepared team to give your facility the perfect outcome to be seen by a user.

DESIGN & CONSULTANCY

Our innovative team defines the boundaries of each project with a detailed design strategy that gathers all constraints, studying them and shaping them into a designed outcome that fulfills each project brief.

PRE DEVELOPMENT PHASE

FEASIBILITY STUDY

Our highly experienced project finance experts carefully assess the project proposal to deliver the information investors need to base their decisions on. As a trusted independent third party, we can help by:

- Determine if the project is viable and if any conditions need to be met before investment.
- Gain accurate information on potential projects based on a thorough review of specifications, licenses and permits, location and site visits, economic analysis, and supplier qualification.
- Assess risk accurately through our careful analysis.

MARKET RESEARCH

- Dolmen believes that each client requires personal, customized information to maximize results. Examination of vacancy rates, absorption figures, rental rates, sales comparables, construction, demographics, economic trends, prospect targeting, financial analysis, and countless other data sets can be conducted on a custom level to ensure our client's needs are best represented efficiently and productively.
- Data can be analyzed on a building, neighborhood, city, county, state, and national level to give our clients and brokers the most pertinent information to assist in the decision-making process.

DUE DILIGENCE

- Dolmen is experienced in all facets of the due diligence consulting process as it pertains not only to commercial real estate, but also to the financing of business transactions in general – be they mergers, acquisitions, or developmental stage companies. Dolmen's due diligence consultants focus on the key value-added service areas and opportunities these create for our clients.

DATA COLLECTION

- The Consultants will collect relevant data and, in conjunction with the Client, ascertain the project requirements.
-
- Client's statement of project requirements, i.e. the design brief that will generally include the Client's objectives of time, cost, quality, and function of the project as well as programming guidelines.
- Project execution strategy – Phased, multiple contracts, fast track construction, etc.
- Budget and schedule limitations as directed by the Client.
- Identification of specifications master format.
- Site information, if available, such as:
-
- Topographical Survey maps of the site and its surrounding in -3D digital CAD format.
- Soil investigation report.
- Drawings of existing structures, features, and utilities both on-site and in the vicinity of the project area.
- Climatic and environmental data.
- Boundary limits.
- Location of major nearby utility structures such as sewage treatment plant, ground and/or elevated water storage, public landfill areas, etc.
- Statement on fundamental code, building regulations, and zoning requirements.
- Preliminary space allocation program.
- Relevant local materials and products.
- Relevant local habits and traditions.

CONCEPT DESIGN STAGE

DATA GENERATION

In the early stages of design, the conceptual design phase involves developing the concept based on our previous stages of design and data collection. We ensure that the generated concept responds to all the constraints and regulations through our whole network of data.

We believe that each project has a different story in which we aim to generate a project that always makes a space in which the designed elements have their dialogue with their environment. The project must integrate fully with all the aspects of its context to fit in smoothly.

THE CONCEPT

The Consultants will start work, in coordination with the Client and other related parties on the Concept Design. The Consultants will prepare the Concept Design taking into consideration the following elements:

- Site analysis and zoning studies.
- Examination of the space allocation program against the areas available.
- Tabulation of space requirements.
- Consideration of the requirements of applicable codes and regulations.
- Identification as applicable of possible alternatives for on-site and off-site infrastructure.
- Proposed Concept Design. This will be inclusive of plans, elevations, colored perspectives, and if required, block models.
- Budgetary cost estimate of the proposed scheme.

DEVELOPMENT

Concept Design Report

At the end of this stage, the Consultants will submit the Concept Design Report to the Client for review and approval. The report will present an outline description of the proposed Concept Design with a budgetary cost estimate of the same as well as the outcome of the elements mentioned above.
Upon approval of the Concept Design by the Client the Consultants will proceed with the development of the same by the design stages mentioned hereafter.

Contextual

A contextual approach to our concept will look at the context of the site and surroundings, the historical features of the area, and the people that occupy the area. After all, pretty much all architecture is for people. With this type of concept, we draw heavily once again from our site analysis, exploring the data we have collected about the site, both physical and nonphysical.
Every project should have an element of a contextual approach, as every design should consider its context, site, and surroundings. Some designs may focus more on this than others, and some may take this as the most important factor in design.

Collaborative

Most projects can be considered to be collaborative. Whether there is a large design team working on the different aspects of the building, there is also the client, stakeholders, engineers, surveyors, contractors, and many more people involved in the design. However, the end-user of the building is one of the important parts of the puzzle that often is not directly involved in the design process.
Some architects are starting to take the approach that the end-user is the expert in the requirements of the building, and engaging in a collaborative exercise that sees the end-user contributing to the design process. This is particularly popular with projects that have a large community or social focus, where the skills and knowledge of the building users can be included in the development of the project.

PHILOSOPHY

The values could be the life values of the designer, or could be a reflection of the design brief or context of the site, or indeed a combination of all three.
artistic vs. scientific
rational vs. irrational
personal vs. universal
visual vs. non-visual
needs vs. wants
individual vs. society
How do these values work with the design problems you face on this particular project?
ordered vs. random
structured vs. unstructured
objective vs. subjective
one answer vs. multiple solutions
creative vs. conservative
specific vs. general
man vs. nature
complexity vs. simplicity
Design for now vs. design for the future
patterned process vs. random process

PRELIMINARY DESIGN

ARCHITECTURAL DRAWINGS

- Site Plan illustrating the proposed utilization of the site in terms of siting, massing and distribution of the project components, entry gates, building access points and internal vehicular and pedestrian communication routes
- Preliminary floor plans showing the basic space accommodation layout within the building/s including horizontal and vertical mechanical transportation systems, if any, as well as mechanical and electrical equipment rooms and service shafts
- Fire zoning floor plans
- Preliminary building sections and elevations to define the overall massing of the project components and the architectural character
- Indicative space utilization plans for the purposes of electromechanical service distribution.

STRUCTURAL DRAWINGS

Structural preliminary phase submission data for projects according to constraints and needs, as per site requirements and design codes in line with country regulations.

- General structural system study.
- Preliminary foundation plans.
- Preliminary columns distribution plans.
- Preliminary framing plans for floor structural systems.
- Seismic studies.
- Soil bearing studies.
- Water uplift studies.

MEP DRAWINGS

- Floor plans showing the location and outline of mechanical equipment and main duct and pipe risers.
- Schematic diagrams of the mechanical systems including chilled/hot water, water supply, drainage and firefighting.
- Floor plans showing the location of substations, emergency generators, main distribution boards and main cable risers.
- Schematic diagrams of the electrical systems including power supply and low current.

LANDSCAPE DRAWINGS

- Site Plan illustrating the proposed utilization of the site in terms of siting, massing and distribution of the project components, entry gates, building access points and internal vehicular and pedestrian communication routes
- Preliminary floor plans showing the basic space accommodation layout within the building/s including horizontal and vertical mechanical transportation systems, if any, as well as mechanical and electrical equipment rooms and service shafts
- Fire zoning floor plans
- Preliminary building sections and elevations to define the overall massing of the project components and the architectural character
- Indicative space utilization plans for the purposes of electromechanical service distribution.

UTILITIES DRAWINGS

- Utilities Drawings
- Preliminary layouts and typical details for the proposed systems pertaining to:
- water (including water treatment plant, if any)
- fire fighting
- irrigation
- sewage (including on-site sewage disposal/treatment, if any)
- surface drainage/flood protection
- solid waste collection and disposal
- power and low current distribution and
- outdoor lighting installation.

FUNDAMENTAL DESIGN

GENERAL DATA

- This stage will commence immediately after the Client's written approval of the Preliminary Design. The Fundamental Design will define the project in terms of final space layout, construction materials, interior and exterior finishes, built-in equipment, and specialist equipment and systems.
- The Fundamental Design will establish the structural system proposed for the construction of the project and integrate the mechanical, electrical, and other systems into the building(s) design.

FUNDAMENTAL DESIGN DRAWINGS

- The Fundamental Design Drawings, drawn to appropriate scales, will include the following:
- Architectural Drawings
- Site plan showing roads, sidewalks, parking area, floor elevations, existing and proposed contours, planting areas, building location, property lines, and project limit lines.
- Floor plans showing:
- space allocation
- cores and shafts
- wall thickness
- structural elements
- fixed equipment
- horizontal and vertical mechanical transportation systems as applicable.
- general dimensions and openings
- fire zoning and partition type and fire rating.
- Roof plans showing preliminary drainage layout and equipment locations, if any.
- Large-scale partial floor plans of complex areas of important building components.
- Longitudinal and transverse building sections showing floor-to-floor heights, ceiling heights, and overall heights.
- Building elevations showing exterior finishes, opening materials, and floor levels
- Exterior wall sections showing materials, dimensions, and major details
- Reflected ceiling plans sufficient to show general lighting layouts and special conditions
- Internal and external architectural details as required by the design intent.

TECHNICAL DRAWINGS

STRUCTURAL DRAWINGS

- Foundation plans and details
- Floor framing plans and details showing the proposed structural systems and the location of expansion joints
- Columns and wall details, and stair details

MECHANICAL DRAWINGS

- Floor layout plans showing the ductwork as a single line, main pipe runs, the details of the main duct and pipe risers, and the outline of mechanical equipment
- Layout of part floor plans indicating main components of each of the proposed systems, i.e. plant rooms, air-handling units, routing of main pipes and air ducts
- Schematic and flow diagrams for the mechanical systems including chilled/hot water, domestic cold water supply, drainage, and firefighting.

ELECTRICAL DRAWINGS

- Schematic diagrams showing supply and distribution of electrical power including emergency power supply, if required
- Schematic diagrams for low-current systems (telephone, intercom, fire alarm, public address, sound system, etc.)
- Layouts of typical floor part plans and some special areas showing power, lighting, and low-current systems.
- Landscape Drawings + Planting plans
- Hardscape and softscape location and materials plans
- General site grading plans
- Typical hardscape, softscape, and site furnishings details

ROADS DRAWINGS

- General layout plans for roads and parking schemes with basic setting out data
- Roads profiles
- Typical road construction details and cross-sections
- Road signing and marking scheme and typical details.

UTILITY DRAWINGS

- General layout showing location of major components/structures with all relevant special and typical details of the following systems:
- Water supply system, including water treatment plant, if any
- Firefighting system
- Irrigation system
- Sewage system, including on-site disposal/treatment, if any
- Surface drainage system/flood protection system
- Off-site utilities and connections to public utilities
- Power and low-current distribution networks
- Outdoor lighting installation.

FINAL DOCUMENTS

ARCHITECTURAL DOCUMENTS

Upon the approval of the Fundamental Design by the Client, the Consultants will immediately proceed with the preparation of the Final Documents of the Project. The Final Documents shall outline in detail the requirements for Tendering, Contracting, and Construction of the project.

- Site plan and details, including external works and site development
- Floor plans
- Fire zoning plans
- Sections and elevations
- Floor partitions in main areas, if any
- Window wall sections
- Core and stair details
- The vertical and horizontal mechanical transportation systems, if any
- Large-scale interior and exterior details
- Reflected ceiling plans
- Partition types and general details
- Casement work types and general details
- Woodwork types and general details
- Metalwork types and general details
- Door schedule and general details
- Finish schedule and general details
- Miscellaneous details
- Signs and signage.

STRUCTURAL DOCUMENTS

- Foundation layout plans and details
- Floor framing plans and details
- Columns, walls, beams, and slabs reinforcement details
- Details of expansion joints, water stops, special openings in slabs and beams, etc.
- Stairs and miscellaneous structures details.
- Mechanical Drawings

MECHANICAL DOCUMENTS

Mechanical – Plumbing Systems

- Floor plans for all systems including sanitary drainage, rainwater drainage with drain fittings, water supply with water treatment units and pressurizing pumps, hot water distribution network with hot water generators and circulating pumps, special and firefighting systems
- Schematic and riser diagrams for all above-mentioned systems
- Miscellaneous standard details
- Miscellaneous special details
- Control diagrams
- Equipment performance schedules.

Mechanical – HVAC

- Floor plans for all systems including ductwork and piping
- Machine room plans and sections
- Schematic and riser diagrams for piping systems including chilled water or refrigerant piping, etc.
- Typical sections
- Miscellaneous standard details
- Miscellaneous special details
- Motor control center schedules
- Building management system and control diagrams
- Equipment performance schedules.

ELECTRICAL DOCUMENTS

- Floor plans showing lighting installation layout & details (normal & emergency)
- Floor plans showing electrical and convenience power outlet installation layout and power supply to electrically operated mechanical equipment
- Floor plans showing low current systems installation layout (telephone, fire alarm, public address, master antenna TV, closed-circuit TV, etc.)
- Main distribution boards, feeders, and panel board schedules
- Power & low-current systems schematic diagrams
- Transformers and generator room equipment layouts and details
- Lightning protection and earthing systems installations & details
- Miscellaneous installation details.

LANDSCAPE DOCUMENTS

- Master Landscape development plan.
- Hardscape and softscape layout and materials plans
- Landscape grades and levels plans
- Planting plans
- Decorative fountains plans and details
- Hardscape details and site furnishings
- Softscape details and plant materials schedule.

ROADS DOCUMENTS

The final geometric design for the road network and parking areas within the site will be developed as well as tied with surrounding roads. Drawings will include the following:

- Plans for all roads, parking areas, and intersections showing all necessary setting out data and dimensions
- Profiles for all roads
- Typical road cross-sections showing details of each pavement type including thickness, materials, and construction requirements
- Details of intersections with sufficient setting-out data and elevations
- Typical road construction details, such as curbs, tiles, super-elevation applications, parking, etc.
- Signing and road marking plans
- Typical details of all signs, sign supports, and road marking.

UTILITIES DOCUMENTS

- Plans and details for the water distribution system
- Plans and details for the firefighting system
- Plans and details for irrigation system
- Plans and details for the sewage system
- Plans and details for the surface drainage system
- Details of connections to public utilities and off-site utilities
- Layout plans of the water treatment plant, if any
- Layout plans of the sewage treatment plant, if any
- Plans and details for power and low-current distribution networks
- Plans and details for outdoor lighting installation.

LANDSCAPE DOCUMENTS

SPECIFICATION

- The Specification for all project components will be prepared and submitted. This will include, if applicable, performance specifications for water and sewage treatment plants.

BILL OF QUANTITIES AND METHOD OF MEASUREMENT

- Bill of Quantities and Method of Measurement for all project components will be prepared and submitted.

TENDER AND CONTRACT CONDITIONS

The Tender and Contract Conditions will include the following:

- Information for tenderers
- Tender Conditions
- Forms of Tender, e.g. Tender Form and submittals
- Forms to be used for securities, i.e. Tender Bond, Advance Payment Bond, Performance Bond, etc.
- General Conditions of Contract
- Particular Conditions of Contract
- General specifications will also be included incorporating both the Client's and Consultants' requirements for the Contractor's management procedures and performance on the Project.

PROJECT
& FACILITIES MANAGEMENT

Our management team maintains a high level of professionalism in taking every project forward, setting limits within a safe, well-designed strategy to achieve the desired outcome for each project.

PROJECT INITIATION STUDIES

CLIENT REPRESENTATIVE

Client representatives for the duration of the Project include:

- Representation of the Client for the duration of the Project
- Management and organization of all related works within the scope executed by the main contractors and consultants

COMMUNICATION MANAGEMENT

PM/CM services for “Project communication and reporting”

- Development of responsibility and communication-flow matrix
- Management of tasks and actions
- Organization and leading of project meetings
- Project reporting and implementation of project board decisions
- Preparation and implementation of internal project approval procedures

PROJECT STRATEGY ELABORATION

- Development of Project design and construction strategies
- Definition of strategic stages and milestones
- Suggestions for most appropriate contract strategies, taking into account the Client’s requirements, applicable laws and regulations, and all Project aspects available so far

- Gap analysis of environmental issues
- Managing certification procedures for obtaining international green building certifications: LEED, BREEAM, DGNB
- Recommendations for green solutions with respect to LEED, BREEAM, and DGNB standards requirements
- Coordination of life cycle analysis elaboration, advisory on sustainable measures
- Advisory on additional required environmental expertise for the project
- Management and control of environmental measures implementation
- Cost assessment for environmental measures implementation. Life cycle cost analysis.

DESIGN MANAGEMENT

ORGANIZING & MANAGING DESIGN SERVICES

- Elaboration of the Client-approved Design Brief (including preliminary design concept and required technical conditions) for design documentation development
- Finalization of General Designer's scope of services and schedule of deliverables (to be included in General Designer's contract)
- As the Client's representative, negotiation of terms and conditions of the agreement for design development with the General Designer, or other agreements with specialists, if required
- Arranging for and managing specialists and consultants (engineering surveyors, investigations, fire consultants, etc.)
- Arranging and managing the elaboration of any required special technical conditions
- Preparation and submission of initial data to General Designer

INITIAL PERMITTING DOCUMENTATION

- Management of obtaining the Urban planning documentation: Extract from Decision of Architectural Council, Certificate of approval of urban planning decision, approved Master plan, and others
- Management of obtaining the engineering and technical surveys: geodetic surveys, geological surveys, ecological surveys, geotechnical investigations, archeological surveys, and others...
- Management of obtaining the technical conditions (TU): TU for water supply, TU for stormwater discharge, TU for gas supply, TU for heat supply, Permit for power connection to the power supply network, Permit for connection to telecommunication networks, TU for road connection, TU of Civil Defense and Emergency Situations, Special TU for fire safety (if required)
- Elaboration of approval procedures for General Designer's design documentation
- Design documentation review for compliance with contract requirements and technical brief; review of the impact of cost and schedule factors, technological solutions, durability, appearance, and safety issues on design documentation
- Control of information flow within the design team
- Organization of design documentation analysis meetings for design cost reduction purposes at all design stages
- Support in, and control of, General Designer's approval procedures of design documentation by Authorities.
- Organization of design documentation review meetings, monitoring of design development including visits to design team offices.

CONSTRUCTION & TENDER PERIOD

ORGANIZATION & MOBILIZATION

- Insurance Policies
- Performance Security
- Advance Payment Guarantee
- Notice to Commence
- Communication Procedures

PLANNING & PROGRAM

- Monitoring Progress
- Evaluating Performance
- Shop Drawings and Materials Submissions
- Procurement Schedules
- Quantity, Duration, Cost, Manpower, and Equipment
- Resources Schedules and Histograms
- Work Breakdown Structures (WBS)
- Subcontractors' Schedules

SURVEY CHECK & MATERIAL INFORMATION

- Verify Staked-Out Centerline, Traverse Points, Control Points, and Bench Marks
- Adequacy of Borrow Pits and Quarries
- Planned Sources, Supply, and Testing of Construction Materials

PLAN FOR SITE ORGANIZATION

- Site Facilities Adequacy and Organization
- Layout Plan for all Temporary Site Facilities
- Check Site Accesses, Temporary Structures, Site Office, Accommodation, Laboratory, Stocking Yards, Plant Facilities, Safety Measures, Service Roads, Parking Areas

CONSTRUCTION METHODS

- Formulated, Well-Documented Method Statement: Method of Construction, Resources, Safety Precautions, Operation Duration
- Submission and Approval before Occurrence of Planned Early Start of Activities

FACILITIES MANAGEMENT

INTRODUCTION

Facilities Management (FM) is a multidisciplinary profession that ensures the functionality, comfort, safety, sustainability, and efficiency of the built environment by integrating people, place, process, and technology. It encompasses a wide range of services and systems that support the core functions of an organization and contribute directly to its strategic objectives.

FM plays a pivotal role in the lifecycle management of assets, influencing cost, productivity, risk, and reputation. From managing critical infrastructure and complex technical systems to orchestrating day-to-day services like cleaning and catering, FM ensures that the physical environment aligns with the needs of its users and business functions.

1. Hard Services – Technical & Building Systems Maintenance

Hard services are those that are directly related to the physical structure and systems of the facility. They are often statutory and essential for safety, compliance, and building integrity.

Key Components:

- HVAC Systems: Operation and maintenance of heating, ventilation, and air conditioning to ensure thermal comfort and air quality.
- Electrical Systems: Maintenance of lighting, power distribution, backup generators, UPS systems, and safety circuits.
- Plumbing & Water Systems: Including pumps, piping, drainage, greywater systems, and water conservation devices.
- Fire Protection Systems: Fire alarms, sprinklers, smoke detectors, extinguishers, and compliance with fire codes.
- Elevators & Conveying Systems: Routine inspection and servicing of lifts, escalators, and automated doors.
- Building Envelope: Façade cleaning, sealing, roofing maintenance, waterproofing, and structural inspections.
- Building Management System (BMS): Automation systems that control HVAC, lighting, and fire safety for optimized performance.

Services Include:
- Preventive Maintenance (scheduled)
- Predictive Maintenance (data-driven, condition-based)
- Corrective Maintenance (responsive/reactive)
- Asset condition surveys and lifecycle costing
- Statutory inspections and compliance reporting

2. Soft Services – Environmental & Occupant Support

Soft FM services are non-technical and focus on supporting the occupants and creating a pleasant, clean, and functional environment.

Key Components:
- Cleaning Services: Routine cleaning, deep cleaning, disinfection (especially post-COVID), façade and high-access cleaning.
- Security: Manned guarding, access control systems, CCTV monitoring, incident response protocols.
- Reception & Concierge: Front-of-house services that reflect brand image and support visitor management.
- Landscaping & Grounds Maintenance: Maintenance of greenery, irrigation systems, seasonal planting.
- Waste Management: Waste segregation, recycling programs, hazardous waste handling.
- Catering & Vending: Office catering, pantry services, event support, vending machines, and sustainability in food services.
- Pest Control: Routine and emergency pest eradication services, especially in healthcare and food environments.

Additional Areas:
- Signage and wayfinding systems
- Mailroom and document management
- Uniform and laundry services
- Hospitality setups for VIP visits or corporate events.

3. Workplace and Space Management

This area focuses on how physical space is planned, used, and adapted to evolving organizational needs. Post-pandemic, space management has become even more vital to support hybrid work and collaborative environments.

Core Responsibilities:
- Space Planning: Allocation of workstations, meeting rooms, and communal spaces based on workforce size and function.
- Occupancy Management: Real-time tracking and reporting of space utilization.
- Move Management: Coordinating internal relocations, onboarding setups, and re-stacking projects.
- Workplace Strategy: Aligning space design with company culture, productivity, and wellness goals.
- Hot-desking & Agile Work: Managing flexible seating, booking systems.
- Fit-out Coordination: Supporting tenant improvements, refurbishments, and minor works without disruption.

Facilities Management is no longer simply a background support service — it is a strategic function at the heart of business continuity, employee satisfaction, ESG compliance, and cost efficiency. Its scope spans from lightbulbs to leadership, from daily cleanliness to long-term energy strategy, and from physical security to digital intelligence. As buildings become smarter and user expectations increase, FM must continue evolving through innovation, data analytics, and sustainable leadership.

4. Energy & Sustainability Management

With growing environmental responsibilities, FM is now a primary driver for achieving ESG targets and sustainability certifications.

Key Elements:

- Energy Audits: Baseline assessments and recommendations for reduction in energy consumption.
- Water Management: Greywater reuse, low-flow fixtures, and leak detection systems.
- Sustainable Procurement: Preference for eco-friendly materials and suppliers.
- Carbon Management: Monitoring, offsetting, and reporting on carbon footprints.
- Green Certifications: Achieving and maintaining LEED, WELL, BREEAM, ISO 50001, etc.
- Renewable Energy: Solar, wind, and geothermal systems, including their maintenance and performance tracking.

5. Health, Safety, and Compliance

Safety is foundational to any FM strategy and underpins all services and operations.

Responsibilities:

- Risk Assessments & Audits: Regular reviews of hazards, especially in high-risk environments (labs, plants, hospitals).
- Emergency Preparedness: Fire drills, first aid training, evacuation plans, and business continuity protocols.
- Regulatory Compliance: Ensuring adherence to occupational health, environmental laws, fire codes, and local building regulations.
- Training & Awareness: Staff induction, toolbox talks, and periodic refresher courses.
- Incident Management: Real-time reporting, root cause analysis, and corrective actions for any HSE incidents.

6. Technology & Digital Facilities Management

Technology has transformed FM into a smart, data-driven function.

Systems and Tools:

- CAFM (Computer-Aided Facilities Management): Centralized platforms for tracking assets, logging service requests, and managing maintenance schedules.
- CMMS (Computerized Maintenance Management Systems): Detailed maintenance tracking and technician scheduling.
- IWMS (Integrated Workplace Management System): High-level integration of real estate, project, space, and maintenance functions.
- IoT Integration: Sensors for lighting, occupancy, temperature, and air quality linked to automated control systems.
- Digital Twins: Real-time 3D replicas of buildings for advanced simulations, diagnostics, and predictive maintenance.
- Mobile FM: Technician mobility with tablets, QR code scanning, and instant reporting tools for better field performance.

7. Vendor, Financial, and Performance Management

FM departments manage large service provider ecosystems and must ensure value-for-money, compliance, and continuous improvement.

Key Responsibilities:

- Procurement & Contracting: Issuing RFQs, bid evaluations, contract drafting, and SLA definition.
- Vendor Management: Onboarding, performance monitoring, and annual reviews.
- KPI & SLA Monitoring: Tracking response times, service quality, and uptime.
- Budget Management: Forecasting OPEX and CAPEX, optimizing lifecycle costs.
- FM Audits & Benchmarking: Comparing performance across buildings or against industry standards.
- Client Reporting: Dashboards, executive summaries, and cost-benefit analysis for stakeholders.

EPCM

Dolmen Development UK combines proven experience in “Engineering + Procurement + Construction Management” for projects run worldwide as Risk Partners of the main Technological Suppliers, with the local support of a wide network of local construction companies.
The Company Services Team comprises multinational engineering professionals who ensure high-quality services and the attainment of the best technical solutions in relation to project obligations and the criteria of quality, timing and costs. Dolmen provides comprehensive EPCM services for clients across diverse industries, delivering capital efficiency and project certainty. Our global network of construction resources facilitates the effective mobilization of skilled construction teams and advanced methodologies around the world. Dolmen has extensive experience with local considerations and managing culturally diverse workforces.

FEASIBILITY STUDY

INTRODUCTION

- Our highly experienced project finance experts carefully assess the project proposal to deliver the information investors need to base their decisions on. As a trusted independent third party, we can help by:
- Determine if the project is viable and if any conditions need to be met before investment
- Gain accurate information on potential projects based on a thorough review of specifications, licenses and permits, location and site visits, economic analysis, and supplier qualification
- Assess risk accurately through our careful analysis.
- Feasibility Studies
- Our feasibility services include:
- Design review
- Site visit
- Tender support
- Specifications review
- Support in the selection of suppliers and subcontractors
- Permits and licenses review
- Financial returns review
- Costs forecasts

TYPES OF FEASIBILITY STUDY

- Dolmen’s feasibility analysis evaluates the project’s potential for success; therefore, perceived objectivity is an essential factor in the credibility of the study for potential investors and lending institutions.
- There are five types of feasibility study—separate areas that a feasibility study examines, described below:

TECHNICAL

This assessment focuses on the technical resources available to the organization. It helps organizations determine whether the technical resources meet capacity and whether the technical team is capable of converting the ideas into working systems. Technical feasibility also involves evaluation of the hardware, software, and other technical requirements of the proposed system. As an exaggerated example, an organization wouldn’t want to try to put Star Trek’s transporters in their building—currently, this project is not technically feasible.

ECONOMICAL

This assessment typically involves a cost/benefit analysis of the project, helping organizations determine the viability, cost, and benefits associated with a project before financial resources are allocated. It also serves as an independent project assessment and enhances project credibility—helping decision-makers determine the positive economic benefits the proposed project will provide to the organization.

LEGAL

This assessment investigates whether any aspect of the proposed project conflicts with legal requirements like zoning laws, data protection acts, or social media laws. Let’s say an organization wants to construct a new office building in a specific location. A feasibility study might reveal the organization’s ideal location isn’t zoned for that type of business. That organization has just saved considerable time and effort by learning that their project was not feasible right from the beginning.

OPERATIONAL

This assessment involves undertaking a study to analyze and determine whether—and how well—the organization's needs can be met by completing the project. Operational feasibility studies also examine how a project plan satisfies the requirements identified in the requirements analysis phase of system development.

SCHEDULING

This assessment is the most important for project success; after all, a project will fail if not completed on time. In scheduling feasibility, an organization estimates how much time the project will take to complete. When these areas have all been examined, the feasibility analysis helps identify any constraints the proposed project may face, including:

- Internal Project Constraints: Technical, Technology, Budget, Resource, etc.
- Internal Corporate Constraints: Financial, Marketing, Export, etc.
- External Constraints: Logistics, Environment, Laws, Regulations, etc.

THE IMPORTANCE OF DOLMEN'S FEASIBILITY STUDY

The importance of Dolmen's feasibility study is based on the organizational desire to "get it right" before committing resources, time, or budget. A feasibility study might uncover new ideas that could completely change a project's scope. It's best to make these determinations in advance, rather than to jump in and learn that the project won't work. Conducting a feasibility study is always beneficial to the project, as it gives the stakeholders a clear picture of the proposed project; below are some key benefits of conducting a feasibility study:

- Improves project teams' focus
- Identifies new opportunities
- Provides valuable information for a "go/no-go" decision
- Narrows the business alternatives
- Identifies a valid reason to undertake the project
- Enhances the success rate by evaluating multiple parameters
- Aids decision-making on the project
- Identifies reasons not to proceed
- Internal Project Constraints: Technical, Technology, Budget, Resource, etc.
- Internal Corporate Constraints: Financial, Marketing, Export, etc.
- External Constraints: Logistics, Environment, Laws, Regulations, etc

BENEFITS OF THE FEASIBILITY REPORT

Preparing a project's feasibility study is an important step that may assist project managers in making informed decisions about whether or not to spend time and money on the endeavor.

- The results of your feasibility study are summarized in a Dolmen feasibility report, which typically comprises the following sections.
- Executive summary
- Specifications of the item or service
- Considerations for the future of technology
- The marketplace for goods and services
- Approach to marketing
- Organization/staffing
- Schedule
- The financial forecasts
- Recommendations based on research

ENGINEERING

DOLMEN'S ENGINEERING CAPACITY

Dolmen's EPCM Services provide preliminary, basic, and detailed engineering for entire projects, including soil investigation, civil, piping, mechanical, electrical, and refractory engineering, as well as automation. Conceptual design capabilities align each project's function, scope, cost, and schedule with client objectives to optimize project success.

The conceptual design phase offers the best opportunity to assess business, commercial and technical risks, and to improve our clients' return on investment.

All these activities are carried out using modern, state-of-the-art 3D CAD systems. All engineering services are executed in-house at Dolmen's Services premises with the following software:

- For Plant Design, Mechanical & Piping & Instrumentation, Electrical Engineering Design & Drafting Services: INVENTOR Professional, CADWorks Plant
- For Infrastructure Project Services: Autodesk Civil3D, Netcad Inroads, Storm & Sanitary, Survey Select or Geomedia
- For Structural & Foundation Engineering: SAP2000, ETABS, and SAFE
- For Structural Detailing of Steel & RC & Precast Concrete Structures: Tekla Structures XSteel and RC/PC Module, AllPlan and Advanced Steel
- General Purpose Drafting Software: AutoCAD|REVIT|RHINO|GRASSHOPPER
- For Planning activities: Primavera, MS Project, and BIM
- Final design and planning for obtaining permits and authorizations
- Preparation and follow-up of all the administrative and authorization procedures
- Drawing up tender specifications, contract schemes, product specifications, bill of quantities & budget preparation, and price lists
- HSE Design

DOLMEN'S DESIGN REVIEW

Dolmen's Design Reviews focus on Client Project Requirements for accurate and timely design reviews. Our company conducts design reviews at key project stages to ensure consistent, efficient focus on the clients' deliverables throughout the design process. Design reviews for projects include: Constructability, Maintainability, and Operability – CMO Reviews highlight, address, and resolve issues early in the design process for an efficient design and construction process, minimizing overall project cost. Reviews focus on:

Constructability

- The reviews for constructability highlight any construction approach issues in the design to optimize the project's quality, safety, capital cost, and construction schedule. Maintainability and operability input is provided by the client. Client expectations and requirements are established during the Client Alignment session.

Maintainability

- The review for maintainability addresses issues during a project's design phase associated with completing expected maintenance tasks, including factoring reliability and maintenance considerations into the design basis, establishing processes to ensure minimal impacts associated with maintenance, and pre-start-up maintenance planning.

Operability

- This review, similar to maintainability, focuses on minimizing post-startup life-cycle costs of a plant and addresses plant operation, logistics, and support issues during a project's design phases.

FRONT END ENGINEERING DESIGN

Clients rely on Dolmen UK Ltd to adequately define their project requirements before initiating a capital investment. Dolmen's front-end engineering and design (FEED) teams have experience providing FEED services to clients in diverse industries and preparing documentation to support clients' future investments. Dolmen Development has provided FEED services for thousands of major projects, including first-of-a-kind technologies, world-scale mega projects, and licensor design packages. We have extensive experience preparing lump sum bid packages, as well as reference packages to facilitate completion of work in a timeframe such as:

- Conduct hazardous operations reviews
- Develop the engineering design packages that can be used to bid a lump sum EPC scope and/or provide the foundation for the detailed engineering phase
- Evaluate options that will improve the return on assets (ROA)
- Prepare cost estimates for scope definition and project funding
- Support internal funding requirements

FRONT END ENGINEERING DESIGN

- Value Engineering is a formal, structured process to ensure capital projects meet or exceed cost objectives without compromising project quality. Dolmen's project teams use value engineering throughout a project, evaluating options with a focus on reducing project capital costs as well as life cycle costs.
- The value engineering process divides the total project's scope of work into components, examining each component for alternatives that offer benefits in the areas of engineering design, equipment, material selection, construction, operations, and maintenance.
- It is a structured application of proven techniques, applied at multiple phases of the project, with the primary objective of identifying cost reductions, and an established record of success in achieving major cost benefits for clients.

CONSULTING

INTRODUCTION

Dolmen Development UK Ltd Services coordinates and manages projects throughout their entire lifecycle. Since its establishment, Dolmen's Services division has executed several EPCM projects worldwide.

We have a staff of competent, professional, and motivated Project Managers who can comply with all the obligations, the requested quality level, the Client's deadlines, the approved budget, and the environmental sustainability and energy performance goals. Dolmen's Services Engineers specialize in assisting customers with project management for new plants or in revamping existing operations.

DOLMEN'S MAIN RESPONSIBILITIES

- General project planning
- Maintain a close relationship with the Customer
- Ensure strict compliance with contractual and legal requirements
- Monitor quality assurance and control systems
- Provide reports to ensure accurate information flow
- Submit detailed progress reports to the Customer
- Project cost management
- Respond to any execution issues
- Consultancy and recommendations to the Customer
- Report cumulative cash flow and anticipated cost to complete
- Scheduling and programming of the Project
- Monitoring of progress to meet the milestones
- Preparation, submission, and follow-up of the papers and documents required by the competent authorities for the execution of the Project
- Monitoring the legal deadlines imposed by the local authorities
- Organize regular project meetings, bid meetings, and contract-signing meetings
- Manage subcontractors during erection and construction works
- Manage and supervise construction works and services performed on-site
- Implementation of the Project safety procedures

PROCUREMENT

SUPPLY CHAIN

Dolmen's supply chain organization provides our customers with global procurement and contract services that are unsurpassed in the industry. With significant annual expenditures, we support large, complex projects in remote locations around the world, using suppliers from 40 countries.

We have the right processes, automation tools, market data, volume, and skilled professionals to meet our commitment to our customers: the responsible purchasing and safe delivery of quality goods and services, from reliable and diverse suppliers and subcontractors, where they are needed, on time, and at the lowest total cost of ownership.

STAFFING RESOURCES

With more than 30 years of experience and locations throughout the world, the joint venture between Dolmen Development UK Ltd and the Italian Association for the Chamber of Commerce – Mediterranean and the Gulf Countries "Comedit", the Italian Trade Agency "ITA", and Zanette by Dolmen "The Hub" gave Dolmen UK significant added value, providing a strong procurement department with a wide range of factories and engineering suppliers from Italy.

COMEDIT is the result of the reconstitution, as an association, of the Chamber of Commerce for the Arab Countries for OPEC, which originated in 1973. Our competence includes years of experience and relationships with institutions in all countries, along with the capacity and skill of our experts to offer added value to associated companies in terms of advice and business opportunities. In 2014, COMEDIT-DOLMEN received accreditation in the register of transparency of the European Community. Comedit has a reputation for supplying qualified specialist personnel; recruiters leverage the company's industry experience to match high-quality talent to key positions across the life cycle of projects of every size and complexity.

ITA – Italian Trade Agency, a governmental agency that supports the business development of our companies abroad and promotes the attraction of foreign investment in Italy. Dolmen Development UK Ltd began coordinating with ITA by participating in many exhibitions and conferences. Through a motivated, modern organization and a widespread network of overseas offices, ITA provides information, assistance, consulting, promotion, and training to Italian small and medium-sized businesses.

Zanette by Dolmen, a Lebanese-Italian company considered the brainchild of Dolmen, has excelled in the domains of construction and contracting. Our years of

expertise have allowed us to attract and acquire the sole representation of the finest Italian brands, generating the best solutions in the fields of engineering facades, finishing materials, and hotel furniture in one place called “the hub”. Our aim with “the Hub” is to become a hub for international architects, engineers, consulting firms, developers, and contractors who wish to execute their projects in an area where they have no previous experience or partners.

DELIVERIES

- A resource pool of mobile professionals—experts in their fields—located in major economic and industrial centers of the world.
- State-of-the-art automation tools for identifying low-cost, reliable suppliers.
- Proven work processes—supported by operational excellence programs, subject matter experts, and Six Sigma methodologies.
- Innovative supply chain solutions for complex execution, such as industry-leading RFID deployment at large sites.
- Significant spending volume with an advanced market-watch program that can be leveraged to obtain value for our customers by identifying global opportunities and mitigating currency and price risks.
- Long-term, senior-level relationships with key manufacturing and contractor organizations to promote collaboration and innovation to reduce costs.

EXPERTISE

- Contracts management
- Expediting
- Global market watch
- Import-export and regulatory compliance.
- Inventory and warehouse management
- Materials management
- Property management
- Purchasing
- Supplier diversity
- Supplier quality and shop inspections
- Traffic and logistics
- Travel management

CONSTRUCTION MANAGEMENT

INTRODUCTION

Dolmen Development UK Ltd provides global construction services to support clients’ capital projects and delivers integrated construction services to build lasting success.

Dolmen’s experts bring a wealth of experience to field construction execution, including constructability, craft certification, industrial relations, modularization, rigging, and welding services. Our construction teams provide input into the construction scope, optimizing construction activities and offering cost-saving suggestions during all project phases. We are often called to the field to facilitate problem resolution.

Our people’s authenticity and passion are the driving forces behind the industry-leading solutions that answer our clients’ challenges, and the forward-thinking culture that enables us to lead on the issues that matter. We have been behind some of the nation’s most iconic projects, as well as consistently delivering places that improve quality of life.

ALLOCATING RESOURCES

There are 3 major types of resources in construction: labor, materials, and equipment.

Once the project scope is set, allocating the proper resources begins. This includes everything from coordinating workers to their job sites, organizing the timely delivery of building materials, and securing equipment and tools.

Many owners, construction project managers, and general contractors work on more than one project at a time, limiting the pool of available resources at their disposal. Like a master chess player, the construction manager has to see who is available on those specific days and times, what equipment they’re going to need or purchase, and where the jobsite is.

If there’s too much coverage, the budget increases at the risk of paying people to stand around and wait for something to do. Not enough coverage, and you’ll be slowing down the build. It’s a tough balancing act, but some tools can help.

PLANNING

Dolmen’s pre-planning is the first major phase of risk mitigation. During this phase, the owner defines:

- Why there is a need for a building
- What their goals and success metrics will be

- How the needs and goals will impact the design
- Scopes for budget and timeline
- Simultaneously, Dolmen, as construction manager, works with the architects, engineers, and other hired consultants to agree on the feasibility of those goals and to plan carefully for potential construction setbacks.
- Dolmen UK also researches which delivery method is most appropriate for the task at hand. Just because design-build is the traditional way of delivering construction projects does not mean it is the best. The adversarial relationships engendered by design-build often add more stress, cost, and risk to project outcomes.
- At best, design-build can provide owners with a fixed-price contract to start with. But unless it is a traditional project with few unknowns, the price will likely change. This can damage relationships and lead contractors to cut corners.
- The greater the risks at the beginning, the more important it is to plan correctly around the right delivery method to avoid additional costs. Indeed, the greater the risks at the beginning, the greater the chance of additional costs.

PRE CONSTRUCTION

- During preconstruction, early plans are submitted for building permits and general contractor bids. This could include construction management contracts, drawings, and specifications.
- Meanwhile, the construction manager is in charge of hiring all construction teams and utilizing risk management best practices to ensure that issues are resolved before the start of construction. Proper risk management minimizes the amount of change orders and delays down the road.

CONSTRUCTION & SCHEDULING

Planning is done. The general contractor breaks ground. Execution begins. During construction, the Dolmen team oversees:

- Quality control inspections
- Site investigations
- Monitoring general contractor safety programs
- Monitoring insurance
- Answering RFIs
- Reviewing and approving technical submittals
- Coordinating permits
- Managing the budget
- Scheduling timely payment for work completed
- Ensuring the project is delivered as designed

All of this keeps the project moving smoothly while keeping stakeholders informed and satisfied. Once all initial planning and bidding have informed the project schedule, it is the construction manager's job to notify contractors of that schedule. That way general contractors can schedule labor, equipment, and materials with vendors accordingly.

RISK MANAGEMENT

"Identifying Key Risks in Construction Projects: Life Cycle and Stakeholder Perspectives" identifies the top 10 risks most likely to occur and have a significant impact on Dolmen's project objectives. In order of importance, they are:

- Tight project schedule
- Design variations/changes requested by the client
- Excessive approval procedures
- High performance and quality expectations
- Poor project management techniques
- Lack of coordination between project participants
- Unavailability of sufficient skilled professionals
- Incomplete approval and other documents
- Incomplete or inaccurate cost estimates
- General safety

4D & BIM INTEGRATION

Specifically, the areas of Dolmen's responsibility as a BIM Specialist include modeling objects through specific applications, analyzing the contents of information specifications and information management plans to comply with them, and converting discipline knowledge into models. As a BIM Manager for Dolmen UK, you will oversee the production of project information models which contain 4D, 5D & 6D visualizations that bring together data, drawings, and schedules associated with the design and construction phase of a project, and will lead the following:

- Lead the 4D process and the distribution and management of tasks
- Lead the auditing of the 3D BIM model according to the BIM Execution Plan, Standards, and EIR, then prepare evaluation reports.
- Read the clash test workflow, review the clash test matrix, and clash reports
- Create a 4D evaluation report, highlighting defects in planning
- Coordinate with PCD for WBS/Activity ID input for 4D models
- Coordinate with the Jacobs (designer) BIM team for model quality checks
- Coordinate with the Procurement and Engineering team
- Follow up on Aconex documents for collecting updated information for BIM.
- Collect innovative information for self-learning and improving the team
- Work on the VR BIM model for visualization and inspection
- Present the 4D, 5D, 6D, and BIM 360 workflow

CLOSE OUT

Punch lists are completed. Keys and as-builts are handed over to the owner. Management of the building is officially "turned over" from the construction manager and general contractor to the owner. The owners must be provided with all project information and close-out documents such as manuals, warranties, as-builts, and closed-out ledgers. Insurance must also be changed from course-of-construction to permanent property insurance. And in some cases, the owner is trained on how to use and manage their facility.

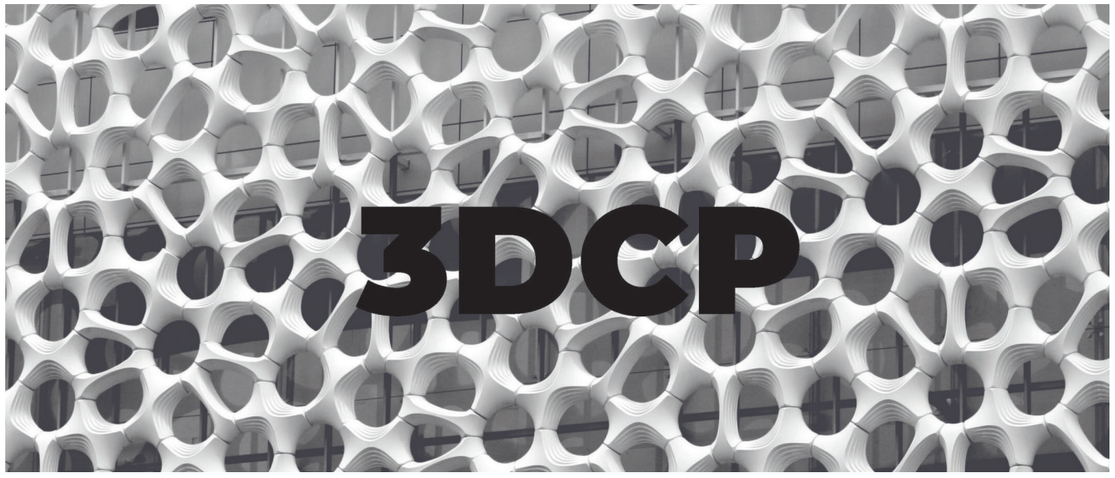
MANUFACTURING

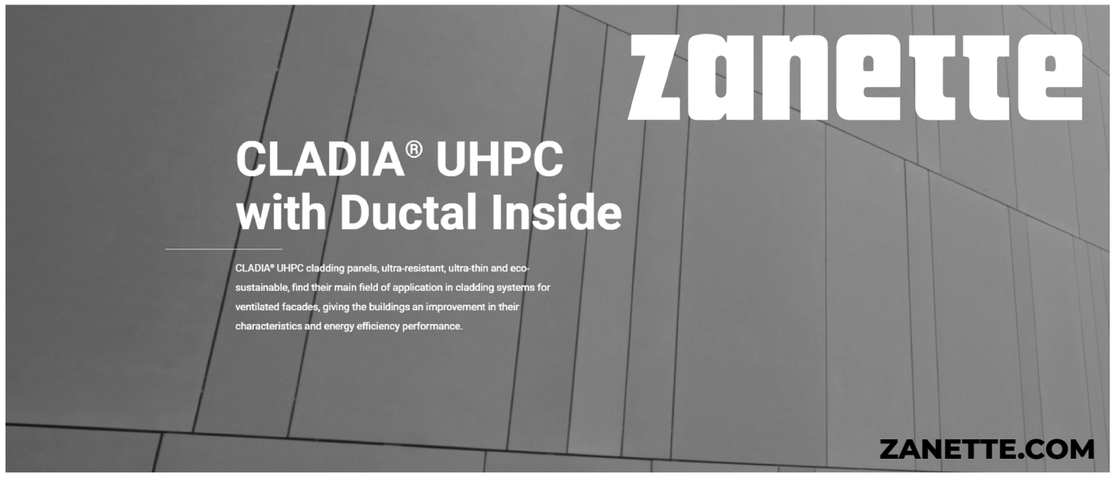
Our manufacturing teams carry out a multitude of operations with the most efficient approaches and the best techniques available.
Our manufacturing sector benefits from the availability of high-standard machines and equipment used for production and the procurement of high-quality raw materials and finishing products, and offers meticulous execution of the required works.

Within our manufacturing sector, a specialized artistic finishing team is dedicated to offering the most authentic modern or antique and aging touch-ups and finishes.

-3Dimensional Construction Systems And Techniques Are Many; The Most Common Is Extrusion (Concrete/Cement, Foam, Or Polymers). Through The Integration Of 3D Construction Technology Into The Building Sector And The Rapid Development Of Materials, Construction Will Have Many Advantages. 3D Printed Buildings Are Time-Saving, Cost-Efficient, And Easier To Build.
With The Implementation Of This Machinery, Projects Are Completed With Minimum Mistakes, No Waste Produced, And Cleaner On-Site Construction, And As The Main Advantage, It Allows For A DIY Approach That Is Easier To Do. 3D Construction Has Developed To The Point Of Delivering House Fabrications And Fabricated Construction Components And Structural Elements To Be Placed On-Site.









BRANDING & MARKETING

Founded in 2002, Icetulip is a branding, conceptual advertising, and digital marketing agency based in Lebanon with affiliate offices in the UK, Canada, Qatar, UAE, Oman, and Kuwait. We collaborate with a wide network of reputable regional and international companies to give our clients a wider range of services, better quality, and exposure through different mediums.
Icetulip focuses on collaborative, client-driven web development and graphic design solutions. We create, manage, build, and maintain high-quality solutions for a wide range of businesses and individuals. Our approach to all our work is to concentrate on one key factor: “communication”. It is the driving force behind the development of any project.



ICETULIP GOAL

This is to help clients respond faster, better informed and equipped to navigate an increasingly challenging business environment.

This means creating and delivering genuine excitement and differentiation with ideas beyond advertising.

We believe that creating simple, memorable, distinctive, and engaging brands is all about the promise of quality and reputation that your company should convey to last a lifetime.

Our approach is based on creative psychology and consumer behaviour, delving deep into the human mind to understand buying triggers and motivations. ***MAKE HIM BUY!***

JOIN THE CIRCLE

We are a branding, conceptual advertising, production, and digital agency based in Lebanon with a satellite office in the UK and affiliate offices in Canada, Qatar, UAE, and Kuwait.

We collaborate on our projects to give our clients the best quality, service, and exposure through all available communication mediums.

SERVICES

- Brand Identity and Image Creation
- Product Launch and Positioning
- FullMarketing Campaigns
- Restaurant conceptualizing and mood board creation / material selection

- Websites Development
- Hosting & Maintenance
- Digital Marketing Analysis
- Digital Media
- Strategies & Implementation

- Media Bookings
- Events Organizing

- Production TV/Radio/Movies/Clips

TRADING
ZANETTE BY DOLMEN

Zanette by Dolmen is the brainchild of Dolmen, which has been excelling in the domains of construction and contracting.

Our years of expertise have allowed us to attract and acquire the sole representation of the finest Italian brands, generating the best solutions in the fields of Engineering facades, finishing materials, and hotel furniture.
Our aim is to become a hub for international architects, engineers, consulting firms, developers, and contractors who wish to execute their projects in an area where they have no previous experience or partners.

What differentiates us from the market is that our aim is not to make a sale; our culture is to first educate our customers on why they need our solutions and the added value that they will be gaining by acquiring them, then explaining and showing how our solutions can be easily adapted to their needs in terms of consultancy for products, labor, and installation.

So look no further — visit us soon at the HUB to explore solutions for what you need and great ideas for what you will be creating!



NICOLO' GIULIANO
CERAMICHE DAL 1960

Dierre

mutaforma

zanette
ARREDOBAGNO

100% MADE IN ITALY

RAVASIOLI
SOLUZIONI IN LEGNO

PETRACER'S
PREGIATE CERAMICHE ITALIANE

VETRO COLOR
italian glass for coverings

Margaroli 1949

Twils

IMSO CERAMICHE

Affreschi & Affreschi
ITALY

kastel

VETROVIVO

VERDE PROFILO
PASSION FOR NATURE IN STYLE

RITVER
PAINTS & COATINGS
where paints come to life

brix

I CONCI

LUCEDENTRO

aquaform

ALI PARQUETS
TRADIZIONALI E PREFINITI IN LEGNO MASSELLO

Inkiostro Bianco

IMPATIA

PAYACHT
SPIRIT OF ITALY

THEHUB BY DOLMEN

Our years of expertise have allowed us to attract and acquire the sole representation of the finest Italian brands, generating the best solutions in the fields of engineering facades, finishing materials, and hotel furniture.

We aim to become a hub for international architects, engineers, consulting firms, developers, and contractors who wish to execute their projects in an area where they have no previous experience or partners.

What differentiates us from the market is that our aim is not to make a sale; our culture is to first educate our customers on why they need our solutions and the added value they will gain by acquiring them, then explain and show how our solutions can be easily adapted to their needs in terms of consultancy for products, labor, and installation.

So look no further — visit us soon at the HUB to explore solutions for what you need and great ideas for what you will be creating!

thehub

DOLMEN.UK/THEHUB



DDRL | DOLMEN DEVELOPMENT RESEARCH LABORATORY

DDRL | DOLMEN DEVELOPMENT RESEARCH LABORATORY was founded by MO AYASH in 2010, with Waél HYDÉR as Director, Diana AYASH as Market Research Analyst, and Dina HADI as Lead Designer.



Our Research Lab operates as a unique business development unit carrying out functions within the real estate, construction, engineering, and energy industries. We ensure compliance with international standards in project design, as well as research and development of proposals, thus adding value to the bottom line. Our services include, but are not limited to, research, concept design, urban planning, architectural design, financing solutions, integrated project solutions, and compliance with international standards.
These services not only help grow Dolmen Development UK Ltd. but also benefit the group and the partners involved. This includes visibility in the market, adding sustainable projects, promoting green projects, and community involvement. The most important aspect that we represent for our clients is ensuring sustainability for the future of our projects. With a smooth and concise path and projection, future progress will be expandable, sustainable, and prosperous.

DDRL AIMS

Our aim is to enhance, elevate, and develop, adding elements of beauty to create a personal and human texture for the client's projects. The most important aspect we represent for our clients is ensuring sustainability, profitability, and adequate financial solutions.

DDRL VISION

Creating intelligent new ways of visualizing and creating sustainable projects that lead to a distinctive, sustainable existence. Reducing time waste and eliminating risk factors, hence enabling valid investment choices through an information system that will lead the way for future progress and sustainability.

DDRL OBJECTIVES

To develop a system that helps partners launch successful projects and obtain the highest profitability with the minimum investment possible, while helping Dolmen Development UK Ltd and its subsidiaries achieve a higher IPO and fulfill their main objectives, with a smooth and clear path and projection for future progress, expansion, sustainability, and prosperity.

DDRL STRATEGY

Our strategy is to become the eye of the beholder (or the third eye) for our partners, looking into the tiniest details, taking into consideration adequate solutions and the latest technology, and infusing our international expertise in creating project case studies and portfolios, thus implementing sustainable, conceptual design.

WHY DDRL ?

DDRL SERVICES

The DDRL will be able to evaluate the project's eligibility for success, whether financial success and/or qualification for several international accreditations and standardizations, which qualifies the project to be distinguished among its ranks and serves as proof of successful implementation for its owners. Below is a brief list of DDRL services:

- Providing clients and partners with initial predevelopment packages that contain knowledgeable, experienced commercial financing solutions.
- Creative technical and financing solutions for your unique projects and business needs.
- Access to strong, reputable national lenders.
- Providing clients and partners with progressive, ethical business lending practices.
- Exceptional personalized client service

DDRL BENEFITS

Dolmen Development Research Lab will be able to communicate and organize work with an international team of consultants around the world, as understanding and developing the project to an international standard requires international expertise and know-how of implementation specific to each region, such as:

- USA and Canadian consultants.
- UK consultants.
- French consultants and other
- European consultants.
- Chinese consultant.
- Indian consultants.

CATEGORIES	
PROJECTS PORTFOLIOS	STUDIES & DUE DILIGENCE
TECHNOLOGIES	ANIMATIONS
PRODUCTS	MAQUETTES

"THERE ARE 360 DEGREES, SO WHY STICK TO ONE ?" ZAHA HADID



SUSTAINABLE ENVELOPE GOALS

Our research team is always adapting to technological advancements across all building sector components, especially the rapid development of materials, which are the main game-changer for project efficiency.

With this in mind, we at “Dolmen Development UK Ltd” have developed our newest department, specializing in modeling sustainable envelopes for all types of projects.

Sustainable envelopes are a set of various finishing components that affect how a building reacts to the environment, allowing excellent indoor quality for users along with a perfect contextual fit within the urban landscape.



WHAT IS A BUILDING ENVELOPE ?

The building envelope, true to its name, is the covering component that serves as a protective layer for the structure. It acts as a shield from various outdoor elements. It manages the flow of energy hitting the envelope and controls the amount of air and sunlight entering the indoor spaces. And it is certainly a design element that makes a building unique within its urban fabric.

SHIELD

A building envelope’s main function is to create a shield/cover over the structure, acting as a shield for the indoor space and users from outdoor weather conditions.

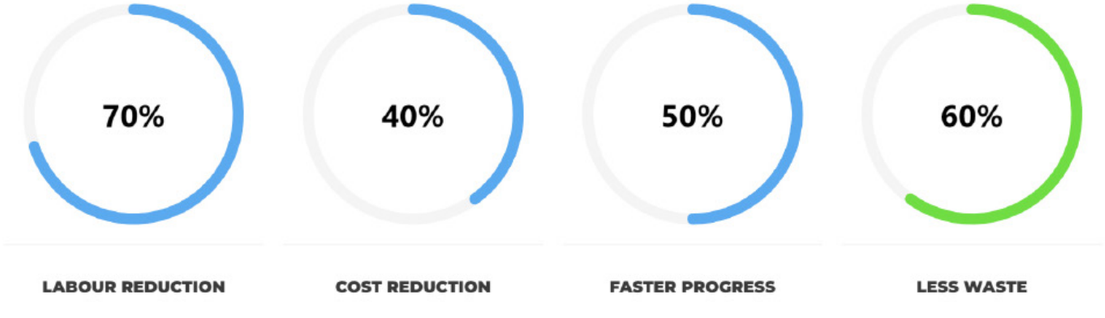
ENERGY FLOW

Through the placement of masonry and openings, the envelope then acts as the managing layer of energy gain that will reach the indoor spaces.

DESIGN

Envelopes are the visual contact between the building and the environment and context, performing as a designed unit within the space in which they are situated.

3DCP IN ENVELOPES



15 ENVELOPE ELEMENTS

The following 15 building components are Dolmen's Sustainable Envelope Goals, ranging from building coverings, shaders, and glass to building materials. By making these components sustainable, we can reduce the building's impact on its environment.

Energy-efficient buildings are essential as we shift toward an increasingly damaged environment, given energy consumption's dangerous impact on all resources and the planet in general.

When aiming for a sustainable envelope, the project itself becomes a living component within the city, interacting with climate conditions, pollutants, sun orientation, and wind flow. Transforming a project into this living quality within its urban fabric, and increasing the number of such envelopes, will play a major role in shifting toward a more sustainable urban landscape and reducing buildings' footprints.

COMPLEX GEOMETRIES

FUNCTIONAL INTEGRATION

LIFE-CYCLE OF MATERIALS

CLOSING THE DIGITAL CHAIN

LIFE-CYCLE OF MATERIALS

Through the placement of masonry and openings, the envelope then acts as the managing layer of energy gain that will reach the indoor spaces.



SUSTAINABLE DEVELOPMENT GOALS

As we take on the new Sustainable Development Goals, architecture figures prominently in the propagation and implementation of the goals on the global stage. The act of designing buildings consistent with the SDGs ensures we are creating healthier places and, therefore, healthier people, communities, and societies. Given the immensity of the 17 goals adopted, this new agenda requires not only strong collaboration among varied stakeholders but also practical ways for less traditional development players to incorporate the goals into their activities.
Given the leading role of the architect in how cities are envisioned and designed, the architect can directly shape the outcomes of a design process for the betterment of a community's overall quality of life, sustainability, social equity, health, and resilience. In owning this central role, the architectural community can reimagine and tackle issues in a holistic manner addressing the larger needs of collective social responsibility.
Architects' practices can be "ambassadors" of the SDGs through their daily work and the transmission of knowledge from their practice into local marketplaces and communities. This is happening in some clear cases where architects are incorporating social and environmental factors as a core part of their design strategy, and this is what we do at "Dolmen Development UK Ltd".

SUSTAINABLE DEVELOPMENT GOALS

A collection of 17 interlinked global goals designed to be a "blueprint to achieve a better and more sustainable future for all". The SDGs were set up in 2015 by the United Nations General Assembly (UN-GA) and are intended to be achieved by 2030. They are included in a UN-GA Resolution called the 2030 Agenda, or what is colloquially known as Agenda 2030. The SDGs were developed as part of the Post2015- Development Agenda, the future global development framework that succeeded the Millennium Development Goals, which ended in 2015.

Though the goals are broad and interdependent, two years later (6 July 2017) the SDGs were made more "actionable" by a UN Resolution adopted by the General Assembly. The resolution identifies specific targets for each goal, along with indicators that are being used to measure progress toward each target. The year by which the target is meant to be achieved is usually between 2020 and 2030. For some of the targets, no end date is given.

DECADE IN ACTION

On 25 September 2015, the 193 countries of the UN General Assembly adopted the 2030 Development Agenda titled "Transforming our world: the 2030 Agenda for Sustainable Development". This agenda has 92 paragraphs. Paragraph 59 outlines the 17 Sustainable Development Goals and the associated 169 targets and 232 indicators.

1. No Poverty
2. Zero Hunger
3. Good health and well-being
4. Quality education
5. Clean Water and Sanitation
6. Gender equality
7. Affordable and Clean Energy
8. Decent Work and Economic Growth
9. Industry, Innovation, and Infrastructure
10. Reduced Inequalities
11. Sustainable cities and Communities
12. Responsible Consumption and Production
13. Climate action
14. Life Below Water
15. Life on Land
16. Peace, Justice, and Strong Institutions
17. Partnerships for the Goals

DECADE OF ACTION

OUR MISSION

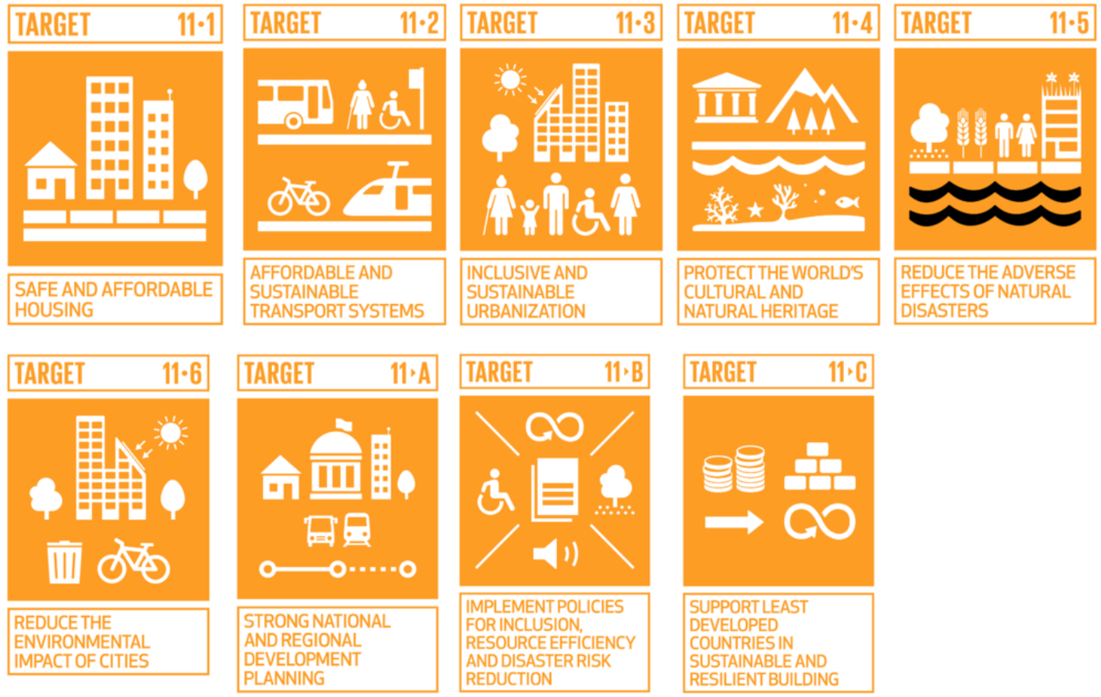
" Provide End Users With a Unique Experience At The Right Time And The Right Place With The Highest Records Of Quality And Reliability, While Generating Enduring Value To Our Clients And Shareholder"

OUR VISION

"Be a Leading Company In Creating New Architectural & Engineering Designs, In Developing Innovative Projects, In Providing Related Exceptional Products And Services In United Kingdom & Beyond"

11 SUSTAINABLE CITIES AND COMMUNITIES





UN SUSTAINABLE DEVELOPMENT GOAL 11

Sustainable Development Goal 11 (SDG 11 or Global Goal 11) is about making cities and communities sustainable. SDG 11 refers to goal number 11 in the 2030 Agenda of the United Nations General Assembly, set in 2015 as part of the -15year strategy for the planet.
By achieving goal number 11, cities are to become secure, inclusive, resilient, and sustainable. Progress is a balance between social, economic, and environmental factors, areas that are interlinked through their outcomes and affected by the aspects they generate.
As part of the goal 11 strategy, the aim is to invest in the public transport system while enhancing public and green spaces. Due to the excessive population found in cities, major action must be taken to protect both the planet and society.

To achieve SDG 11, the UNGA has set 10 targets. 15 indicators are used to measure progress toward the 10 targets for goal 11. The outcome targets include: safe and affordable housing; an affordable and sustainable transport system; protection of world heritage, both cultural and natural; sustainable urbanization; reducing the impact of cities on the environment; reducing the effects of natural disasters on the planet; and providing access to public and green spaces.

CHALLENGES & THE IMPACT OF COVID19-

As the COVID19- pandemic carves its dark entry into the history of humankind, causing serious illness and death, and upending daily life as we know it, UN DESA is supporting the world to contain the calamity and emerge from it more resilient and united. As the pandemic challenges national health systems, shutters businesses large and small, and confines millions to their homes, it leaves society's most vulnerable groups exposed to its most destructive effects.

Responding to COVID19- and Recovering Better is a compilation volume of UN DESA's special policy brief series on the economic and social impact of COVID19-, which aims to complement and support the Secretary-General's initiatives in response to COVID19-. It presents detailed analysis and solid evidence needed for effective decision-making on several critical social and economic issues – including designing inclusive stimulus packages; preventing a global debt crisis; supporting countries in special situations; protecting the most vulnerable groups of people; strengthening the role of science, technology and institutions for an effective response; and working together to build back better and achieve the 2030 Agenda for Sustainable Development.

AFFILIATIONS

DDUK

STRATEGIC PARTNERS

SigmaTech Ingenierie

eFM Engaging Places

ALUSTEEL

Zanette by Dolmen

tts total tax solutions

BRAINS Brainscapital s.r.l.

El Mundo es nuestro mercado

Chief Outsiders Consulting

MAESTRO

CLINGROUP Holding

SHIRAZ

ESTATE FUNDS

ULTRASPAZIO

ATELIER DR MOHAMAD AYACH

yoo

ZINALINE THE FACTORY DESIGN

PROGER

Phoenician Holding

INSTACARGO

S+D SAMOS CCP

MPS Modular Precast System

SUISSEMED Integrated Healthcare Solutions

infinivo

KIVA Properties SAL

thehub

icetulip conceptual advertising

UK Export Finance

pacteam group

AYASH F&B

SUPERSTILE LTD by Dolmen

URBAN DOLMEN

PEOPLE
PLACES
POSSIBILITIES

GLOBAL **PRESENCE**

SELECTED LOCATIONS

A GLOBAL NETWORK
SHAPING MEANINGFUL
PLACES.



N

LOCALLY GROUNDED
GLOBALLY CONNECTED

URBAN DOLMEN LOCATION

0.0000° N 0.0000° E

Offices

Twelve offices across Europe, the Americas, the Middle East and Africa

01 ## United Kingdom

Floor 1, 65 Albert Road
TS1 1NG, Middlesbrough, UK
+44 1642 288580
+44 7305 342555

02 ## United States

16192 Coastal Highway
Lewes, Delaware 19958
+1 (774) 899-8098

03 ## France

23 rue du Docteur Moret
51700 Dormans, France
+33 7 84 91 18 00

04 ## Italy

Via Spalato, 68
10141 Torino TO, Italy
+39 011 333 1700

05 ## Italy

Via Edmondo de Amicis, 19
20123 Milano MI, Italy
+39 02 3668 6890

06 ## Spain

8, Calle Pintores de Riviera
Casa 23, Mijas Costa, 29649
+34 610268317

07 ## Kuwait

Salhiya Tower, Floor 6
Fahad Al Salem St, Salhiya
+965 22450090
+965 55921040

08 ## Saudi Arabia

Building 2919, Qutun Ibn Haritha
Al Olaya Dist., Riyadh, KSA
+966 12 6128313
+966 542979339

09 ## United Arab Emirates

Dubai Investment Park, B1- OF5
Property No: S1-93, Dubai, UAE
+971 54 430 8530

10 ## Egypt

Zia, Block G
Golden Square, New Cairo
+20 12 11 11 66 26

11 ## Lebanon

IZAR, Garden Floor AB
502 Bsalim, Metn
+961 4 444108
+961 4 444109

12 ## Benin

Ilot 3767, Quartier: Fidjrosse
Kpota, Parcelle D
+229 96 46 8468

DOLMEN.UK

DOLMEN
development UK Ltd.