



Your Trusted Partner in

Consulting & Feasibility

Solutions in Dubai



Company Profile





Izaina Feasibility Studies Consultancies Co. L.L.C. Founded with a commitment to excellence, Izaina Feasibility Studies Consultancies Co. L.L.C. is a premier consultancy firm that has earned a reputation for delivering exceptional services to the construction industry. Specializing in Quantity Surveying, Planning Engineering, Project Design, and professional drafting services, we provide a full spectrum of consultancy solutions to ensure every aspect of your project is handled with precision and care. Our expertise spans all stages of a construction project, from the initial feasibility study and cost estimation to project planning and final execution. At Izaina, we are driven by our core values of integrity, precision, and customer-centric service. Our experienced team of professionals works closely with clients to develop tailored, results-driven solutions that align with each project's specific requirements. We take pride in offering practical, cost-effective recommendations that maximize project efficiency and deliver quality outcomes. Whether you're embarking on a small-scale build or a large, complex infrastructure project, our consultancy services are designed to meet the needs of construction companies of all sizes.

Our mission is to provide accurate, comprehensive, and efficient solutions to our clients, ensuring that every project is executed within budget and on schedule. We understand the intricacies of construction and the challenges that come with project management, and we are committed to being a trusted partner every step of the way. From early-stage project feasibility studies to ongoing cost management and project monitoring, Izaina Feasibility Studies Consultancies Co. L.L.C. is dedicated to guiding you through the entire process with professionalism and expertise.

Our Sector Of Experience Include:

- Quantity Surveying
- Planning Engineering
- Professional Drafting
- Financial And Compliance Management



Pre Contract Stages

Appraisal Phase:

- Receive and review relevant planning information from the Lead Consultant/Client, ensuring a clear understanding of the overall project definition.
- Familiarize ourselves with the provided documentation to ensure a thorough grasp of the project scope and requirements.
- Prepare a detailed query list, identifying the key cost management principles and considerations applicable to each component of the project.

Concept Design Phase:

- Collaborate with the Lead Consultant/Client to establish the initial project requirements and brief, ensuring alignment with their objectives.
- Develop formats for presenting future cost estimates throughout the design stages, for approval by the Lead Consultant/Client.
- Work closely with the client to prioritize key factors such as quality, time, and cost to inform the design process.
- Collaborate with other consultants to define the initial design philosophy for all project elements, ensuring the cost estimates reflect the desired aesthetic and functionality.
- Engage with Structural and MEP engineers to determine design criteria and establish initial MEP budgets.
- Prepare preliminary cost estimates based on the design proposals, ensuring alignment with the client's overall budget expectations.
- Prepare and present a Target Construction Budget for agreement with the Lead Consultant/Client, covering all project elements, including professional fees, construction costs, escalation, client direct supply costs, FF&E, OS&E, contingencies, mock-ups, local authority fees, and other relevant expenses.

Schematic Design Phase:

- Provide updated cost estimates based on design amendments as the project progresses, ensuring the Approved Target Construction Budget remains intact.
- Advise on the cost implications of design team proposals, considering factors such as site usage, building shape, alternative design and construction options.
- Monitor cost fluctuations and implications throughout the Scheme Design phase, identifying any areas that may affect the project's financial viability.
- Compile and submit a comprehensive Scheme Design Cost Report, highlighting any significant cost variations or risks.

Detailed Design Phase:

- Review specifications and drawings for compliance with the Approved Target Construction Budget, confirming that materials and products align with the initial cost expectations.
- Assist the design team with project specifications, advising on locally preferred products and applicable local tender rates, ensuring cost-effective and quality-driven decisions.

Tender Documentation Phase

The final tender documents, which include all relevant materials for the procurement process, will be prepared and issued to the Lead Consultant/Client to compile and issue the tender package for bidding.

a) Invitation to Tender:

- Invitation to Tender Letter
- Form of Acknowledgement
- Confidentiality Undertaking

b) Volume 1 – Conditions of Contract:

- Instructions to Tenderers
- Form of Agreement
- Form of Tender Bond
- Form of Performance Bond
- Form of Tender and Appendix to Tender
- The Instrument of Agreement
- General Conditions
- Particular Conditions
- Schedules

c) Volume 2 – Preambles and Bill of Quantities:

- Preparation of Bills of Quantities by estimating the quantities of work involved, based on the project drawings and specifications of the contract.

Tender Documentation Phase

- Initiate the tendering process, including calling for tenders, conducting financial evaluations, and preparing reports on the tenders received. This includes the preparation of all necessary documents for tender procurement, covering:
 - Lump Sum Contracts
 - Schedules of Quantities
 - Schedule of Rates
 - Management Contracts
 - Negotiated Contracts
 - Two-Stage Tenders
- Prepare and submit a Priced Bill of Quantities (Fair Price Estimate) prior to receiving the tender submissions.
- Assist in responding to tender queries and issuing circulars, including the preparation of Tender Addendums related to Conditions of Contract and the Bill of Quantities.
- Provide a detailed Commercial Tender Evaluation Report with clear recommendations for the Lead Consultant/Client.
- Review the bid strategy with the Lead Consultant/Client to ensure alignment with project goals.
- Support the Lead Consultant/Client during their negotiations with contractors and/or suppliers, offering expert guidance to secure favorable terms.
- Draft Letters of Award for issuance by the Client, ensuring clear communication and contract confirmation with the selected contractor.

Subcontracts:

- Prepare inquiry documents for the procurement of sub-contracts, ensuring that all relevant information is accurately provided for tendering.
- Evaluate and report on the tenders received, providing recommendations on the selection of sub-contractors.
- Recommend appropriate Conditions of Contract, payment terms, and facilities to be provided for subcontractors.
- Review the terms and conditions for nominated subcontractors, ensuring compliance with the main contract provisions and project requirements.
- Administer subcontract agreements, including managing interim payments, valuations, variations, and the final account process, ensuring timely and accurate documentation and payment processing.

Contract Documentation:

- Review proposed contract documentation and notices of award to ensure alignment with the tender and project requirements.
- Collate and assemble all relevant tender and contract documents, ensuring that pre-construction commitments are scheduled and accurately reflected.
- Prepare the finalized contract documents for signature by all relevant parties, ensuring full legal and procedural compliance.

Post-Contract Stage**Construction Supervision Phase:**

- Determine the value of Variation Orders, obtaining approval from the Lead Consultant/Client and reaching agreement with the Contractor on the changes.
- Maintain a comprehensive register of Variation Orders, including those issued and those under consideration, detailing approval status and cost estimates or agreed amounts.
- Review advance, interim, and final payment applications submitted by the Contractor, adjusting as necessary and providing recommendations to the Employer regarding payment.
- Maintain a detailed payment register to track all transactions and approvals.
- Review the priced statements submitted by the Contractor for work carried out on a day work basis, ensuring substantiation is provided and making necessary adjustments, while reporting to the Lead Consultant/Client.
- Examine claims notices and submissions related to additional payments, advising the Lead Consultant/Client on their validity and contractual entitlement.
- Provide expert guidance to the Lead Consultant/Client on claims notices and submissions related to extensions of time, assessing their legitimacy.
- Advise the Lead Consultant/Client regarding any potential entitlement to liquidated damages under the contract, ensuring accurate application of contract terms.
- Review and assess the non-technical content of guarantees and warranties submitted by the Contractor, reporting findings and recommendations accordingly.
- Assess claims for direct loss or expense (excluding litigation, arbitration, or adjudication), providing cause and effect analysis as necessary, coordinated by the appropriate parties.

Final Account:

- Prepare the final account, incorporating remeasurements (if applicable), variations, increased cost allowances, and the value of all claims.
- Ensure the issuance of completion certificates, the recovery of bonds, and the submission of any necessary documentation as outlined in the Conditions of Contract.
- Verify that the final account accurately reflects all contractual obligations and any adjustments made during the project.

End Of Defects Liability Period:

- Issue the final payment certificate in accordance with the Conditions of Contract, ensuring that all obligations have been met and that the project is concluded in line with contractual requirements.

Dispute Management

At **Izaina Feasibility Studies Consultancies Co. L.L.C.**, we offer comprehensive dispute management services to help clients navigate and resolve conflicts that may arise during the course of a project. Our services include:

- **Claims Avoidance Advice** – Proactive strategies to minimize the risk of disputes and claims.
- **Variation and Change Analysis** – Thorough analysis of variations and changes to ensure clear understanding of cost implications and contract terms.
- **Claims Evaluation and Preparation** – Expert evaluation and preparation of claims, ensuring they are well-documented, substantiated, and compliant with contractual requirements.
- **Project Audit** – Independent audits to review project progress, costs, and compliance, identifying any issues early to mitigate potential disputes. effect analysis as necessary, coordinated by the appropriate parties.

Arbitration

Should a dispute escalate to arbitration, **Izaina Feasibility Studies Consultancies Co. L.L.C.** is equipped to provide expert assistance to both clients and contractors. We assist in the preparation and presentation of all relevant data, offering technical support to counsel on behalf of the client or contractor during arbitration or litigation proceedings. Our extensive experience in construction disputes ensures that we can provide the necessary expertise to achieve a fair and favorable resolution for our clients.

Valuation For Insurance

We offer professional building valuation services tailored for insurance purposes. Our expert team at Izaina specializes in the valuation of commercial, residential, and industrial properties, ensuring that clients have accurate and up-to-date valuations for insurance coverage.

- **Reinstatement Valuations** – We produce reinstatement cost valuations using published building cost data, along with our own proprietary in-house information derived from current and recent projects.
- **One-off or Annual Reviews** – Valuations can be conducted on a one-time basis or reviewed annually, depending on the client's requirements.

With a thorough understanding of the insurance sector and property market, Izaina ensures that your property is accurately valued and properly covered, safeguarding your investment against unforeseen risks.



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Project Profiles



Post Tender Projects:

S.No	Projects	Clients	IFSC Clients	Description Of Project	Value	Scope	DOA
01	Indigo Ville 1 to 8 G + 2 Floor Town Houses	Sobha Developers	Sobha Developers	Luxury Hotel Building	240 Million	Pre + Post Contract	Dec-3
02	Orange Lake 68th Golf Villas G + 1 Floor	AI Fattan	AI Fattan	5 Star Hotel Development	NDA	Post Contract	Apr-16
03	AKOYA OXYGENT, TRIXIS CLUSTER 168th VILLAS BY DAMAC	Dubai Festival City	Bluehaus Group	Intercontinental Hotel Lobby Refurbishment	NDA	Post Contract	Mar-1
04	AL TAAQA ALTERNATIVE SOLUTIONS DWC-LLC FACILITY	Lusail City	NORR Group	Hotel Apartments	NDA	Post Contract	Feb-16
05	DEWA SOLAR INNOVETION CENTER DUBAI.	DEWA GOVERNMENT OF DUBAI	DEWA GOVERNMENT OF DUBAI	4 Star Hotel Development	NDA	Pre + Post Contract	Dec-15
06	LOOTAH REAL ESTATE DEVELOPMENT LLC.	Omniyat Properties	Omniyat Properties	Hotel Development	NDA	Pre Contract	Jul-15
07	SHEIK ZAYED HOUSING PROGRAMME RESIDENTIAL COMPOUND AT AJMAN – 482 HOUSE.	The First Group	The First Group	Hotel Development	NDA	Pre + Post Contract	Mar-15
08	DAMAC LAGOONS – MARBELLA 609 G+1 & G+2 TOWNHOUSES DUBAI UAE.	Omniyat Properties	Omniyat Properties	Hotel Apartments	NDA	Pre Contract	Feb-15
09	DAMAC LAGOONS – IBIZA 823 G+1 & G+2 TOWNHOUSES DUBAI UAE.	E.O. – Abu Dhabi	GAJ	Desert Resort	NDA	Pre Contract	Feb-15
10	DAMAC LAGOONS – VENICE 97 G+1 STANDALONE VILLAS DUBAI UAE.	Taameer Investment	GAJ	Four Star Hotel	NDA	Pre Contract	Jul-14

Pre Tender Projects:

S.No	Projects	Clients	IFSC Clients	Description Of Project	Value	Scope	DOA
01	Dubai Lagoon project Two Basement + Ground + 8th floor 24th Apartment Buildings.	Sobha Developers	Sobha Developers	Luxury Hotel Building	240 Million	Pre + Post Contract	Dec-3
02	AI Garhoud 2B+G+M+8 Commercial and Residential Building on Plot No. 2140327.	AI Fattan	AI Fattan	5 Star Hotel Development	NDA	Pre + Post Contract	Apr-16
03	SHAMKHA CITY ABU DHABI, AL REEMAN PHASE 2 DEVELOPMENT AL DAR PROPERTIES PJSC THE DEVELOPMENT CONSISTING OF 554 VILLAS	Dubai Festival City	Bluehaus Group	Intercontinental Hotel Lobby Refurbishment	NDA	Pre Contract	Mar-1
04	PROPOSED RESIDENTIAL BUILDING (B+G + 6 + R+UR) ON PLOT NO.4210351 AL WARQAA FIRST.	Lusail City	NORR Group	Hotel Apartments	NDA	Pre Contract	Feb-1
05	EMAAR SOUTH DEVELOPMENT PLOT GC04 - PARKSIDE 2 DUBAI – UAE.	The First Group	The First Group	4 Star Hotel Development	NDA	Pre + Post Contract	Dec-15
06	Building (G+12+ROOF.) on plot No.231015 At ALNAHDA FIRST- DUBAI For SHEIKH BUITTI SUHAIL BUITTI AL MAKTOUM.	Omniyat Properties	Omniyat Properties	Hotel Development	NDA	Pre Contract	Jul-15
07	Proposed G+P+7 Hotel Building WARSAN 1 Dubai for Tiansheng Huang.	The First Group	The First Group	Hotel Development	NDA	Pre + Post Contract	Mar-15

DEWA SOLAR INNOVATION CENTER DUBAI.

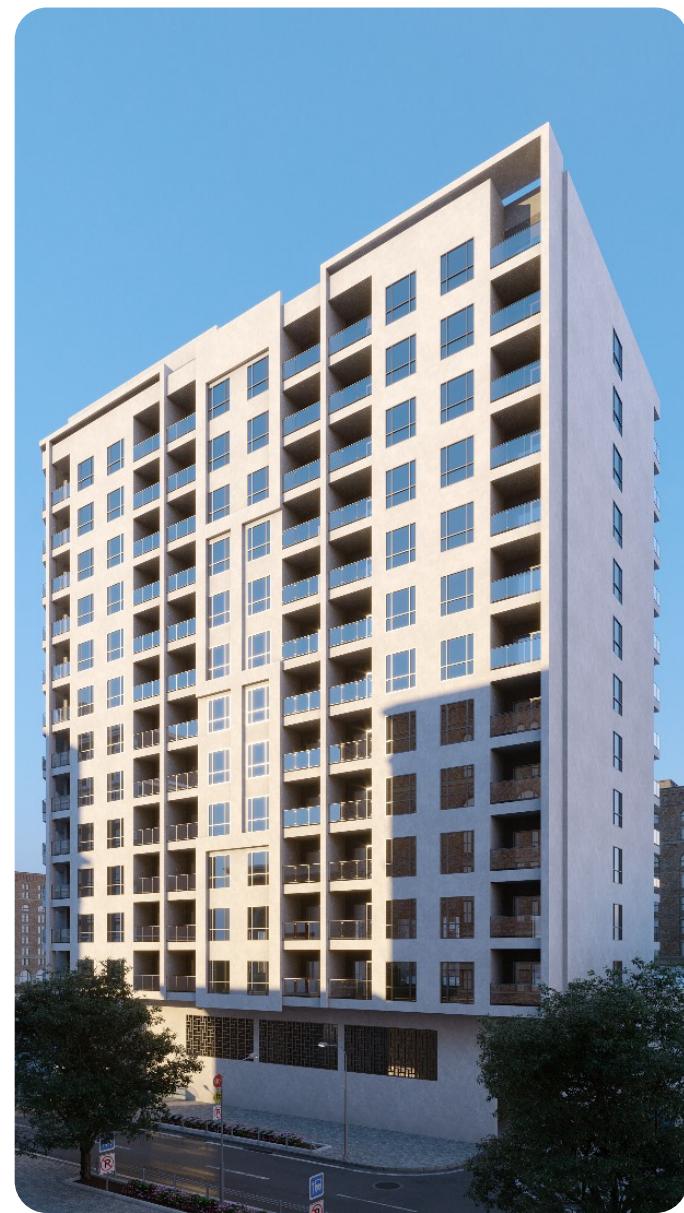
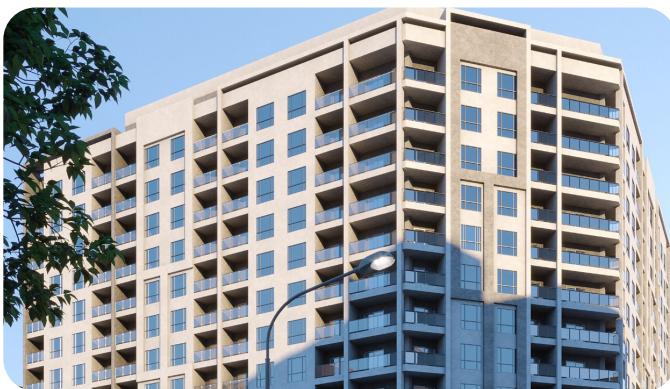
(CLIENT: – DEWA GOVERNMENT OF DUBAI).



**1912- AL MIKLSHAT-
ARCHITECTURAL**



**API - RESIDENTIAL
DEVELOPMENT - AL
BARSHA, DUBAI**



**Plot No. 4310129
ARCHITECTURAL**



**Plot no. 6311475
ARCHITECTURAL**





Contact Us - Get In Touch

We offers expert pre and post-contract quantity surveying and cost management services for clients in construction, civil engineering, energy, and oil and gas industries.



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