



## UAE COMPANY PROFILE 2021

- Project Management
- Program Management
- Asset Management
- Cost Management
- Facility Management
- Construction Supervision
- Resident Engineering
- Property Management



# ABOUT US



- **Over 100 Years** of experience worldwide in the Construction Industry
- Global reach through our parent company CCC
- Registered offices in the UAE, KSA, Qatar and Egypt with appetite to go wherever we are required
- Proven track record for on-time completion of works within Clients' Budgets
- Total commitment to Health, Safety and Environmental Policies
- Total commitment to Quality Management
- 5,000 multinational proficient talented employees worldwide
- **Certified ISO 9001, 45001, 14001**
- **Certified BREEAM, LEED and ESTIDAMA**



# OUR HISTORY



Founded in the US by John Morganti in 1920, Morganti has continuously provided high quality construction management, design build and general contracting services for more than **100 years**.

Our firm grew to national prominence and was acquired in 1988 by **Consolidated Contractors Company (CCC)** of Athens, Greece.

CCC, founded in 1952 is one of the largest international construction and engineering companies in the world with total revenue exceeding 10 billion USD per year over the last 5 years.

Morganti established its GCC head office in the UAE in 2002 and has expanded its presence in the Gulf as a **Project Management and Property & Facilities Management** company.





## WHY MORGANTI?

- One stop shop offering end to end solutions
- Exposure and experience with large developers in the Region
- Experience working in other countries in the GCC and Internationally
- Collaborative approach to working for international entities
- Responsive & attention to detail with real time reporting to our client on critical matters
- Technological advancement in the implementation of systems and procedures
- Combined Technical and Commercial strengths covering all tasks from Inception to Hand Over
- Joining International experience with local expertise to create the added value clients are looking for

# OUR SERVICES: PROJECT MANAGEMENT

**Morganti Group Inc. (Morganti)** has the extensive experience and qualifications to perform all Services required for Program and Project Management Consultancy Services, Construction Management and Site Supervision. **Morganti** has been delivering high quality service in the Construction field for over 100 years, and has been present in the UAE since 2002. We believe in self-delivery of service, as this is the sure way we can actively control our service to deliver the highest quality, high value service to our Clients.

## PRE-CONSTRUCTION

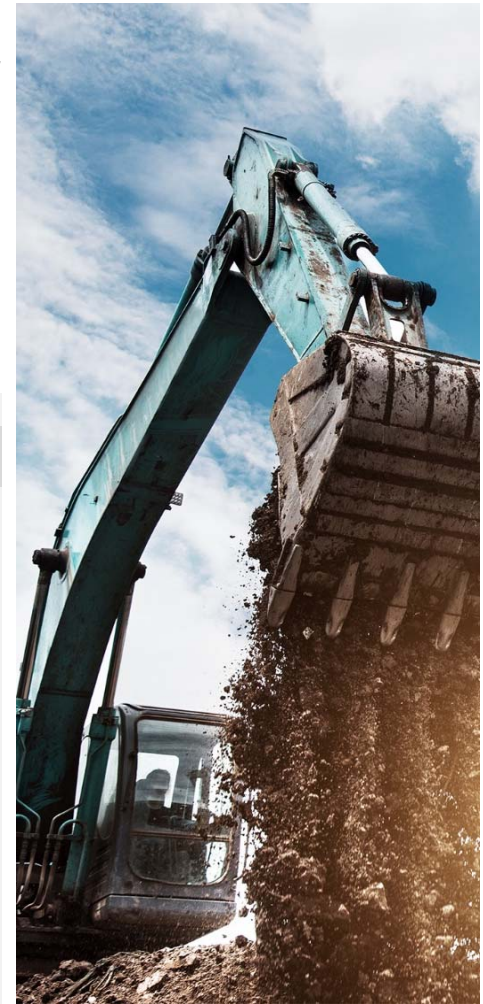
- Business Modeling/Benchmarking
- Feasibility Studies
- Project Systematic & Controls
- Design Management
- Contract Procurement
- Value Engineering
- Facilities Management Input
- Pre-Qualification of Contractors

## CONSTRUCTION

- Budget Monitoring
- Schedule Monitoring
- Quality Control
- Change Management
- Communication & Procedures
- HSE Management
- Safety Program
- Risk Management
- Cost Management
- Processing of Submittals & RFI's
- Claims Management
- Mitigation Routes

## POST-CONSTRUCTION

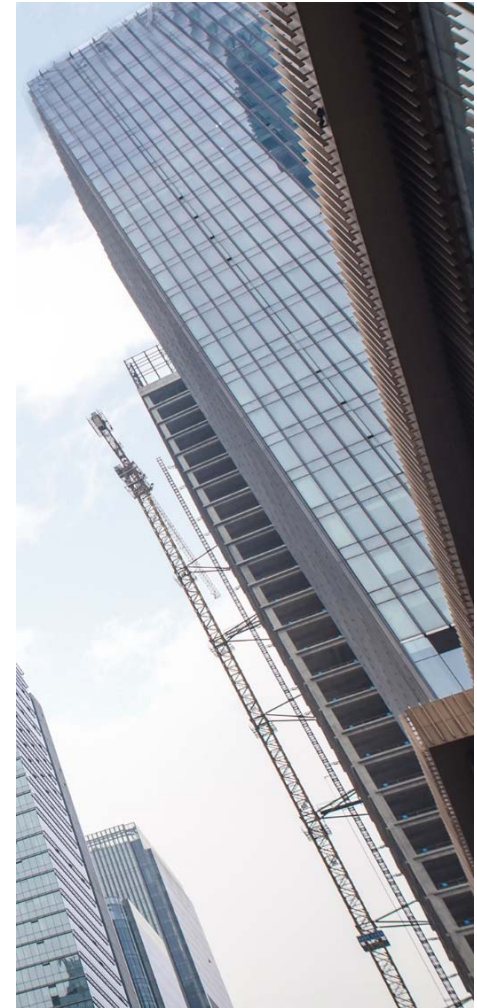
- Testing & Commissioning
- Project Close-Out
- Project Handing Over
- Maintenance Phase
- Defects Liability Period (DLP)
- Facility Management



# OUR SERVICES: ASSET/ PROPERTY MANAGEMENT

**Morganti** provides an end to end service for asset and facilities management from construction /DLP period to FM operational set up and operation management through the life cycle of the assets.

PROPERTY & FACILITY	INTEGRATED FACILITIES MANAGEMENT SYSTEM	SERVICES DELIVERY & MANAGEMENT
<ul style="list-style-type: none"><li>▪ Facilities Management</li><li>▪ Property Management</li><li>▪ Lease Management</li><li>▪ Life Cycle Costing</li><li>▪ Dilapidation Reporting</li><li>▪ Service Charge Models</li><li>▪ Project Management</li><li>▪ FM Consultancy</li></ul>	<ul style="list-style-type: none"><li>▪ Building Asset Management</li><li>▪ CAFM Asset Management systems</li><li>▪ Health &amp; Safety Management</li><li>▪ Quality Assurance Management</li><li>▪ Environmental Management</li><li>▪ 24/7 Help Desk services</li><li>▪ Asset Condition Reporting</li><li>▪ Engineering Consultancy</li><li>▪ Technical Consultancy services</li><li>▪ PQQ/RFP Tendering services</li><li>▪ Evaluation and Implementation</li><li>▪ FM Risk Management</li></ul>	<ul style="list-style-type: none"><li>▪ Building Maintenance</li><li>▪ HVAC Maintenance</li><li>▪ Building Fabric</li><li>▪ Electrical Maintenance</li><li>▪ Waste Management</li><li>▪ Security</li><li>▪ Cleaning</li><li>▪ Support Services</li><li>▪ Landscaping</li></ul>





PROJECTS REFERENCES  
**PROJECT MANAGEMENT**



# VIDA DUBAI MALL HOTEL AND RESIDENCES

Project Management / Dubai



Client	Emaar Properties
Location	Dubai, UAE
Value	1,076,232,950 AED
Start Date	2017 – On going
Scope of Service	Project Management

- Serviced Apartment, Unobstructed views of Burj Khalifa and the Dubai Fountain.
- Vida Residences Dubai Mall is a newly launched project by Emaar properties will include 1-4 bedrooms apartments located at the gateway of Downtown Dubai.



# CITY WALK: PHASE 2

Project Management and Fit-Out Management / Dubai



City Walk is recognized as a luxury destination for shopping and entertainment in the heart of the city of Dubai. **Morganti** was awarded Project management for phase 2 for around 75,000m<sup>2</sup> of retail, restaurants, cinemas and a 5 star Hotel (La Ville). The project has several complex structures such as space frame lighting canopy, a LED Interactive façade with a synchronized dynamic fountain.

Client	Meraas Development
Location	Dubai, UAE
Value	979,82,108 AED
Start Date	2013 and completed in 2016
Scope of Service	Project Management & Fit-Out Management

The development vision is to create a high-end pedestrian friendly Retail, F&B and Entertainment destination point within the greater Central Park Master plan in Dubai. The Avenue Phase 2 is a landmark project which is strategically located alongside The Avenue (Phase 1) Retail development (completed); a future Hotel (4\*-120 keys Boutique hotel) and the Family Entertainment Centre (FEC) developments within The Avenue District. With total build up area of 72,523m<sup>2</sup>.

# DUSIT THANI FIVE STAR HOTEL

Project Management & Fit-Out Management / Abu Dhabi



Client	Das Holding represented by First Gulf Bank
Location	Abu Dhabi, UAE
Value	1,355,446,000 AED
Start Date	2006 and completed in 2012
Scope of Service	Project Management & Fit-out Management

**Morganti** managed this iconic multi-tower project which includes an interesting business mix. The 40 storey hotel tower, a 22 storey tower of furnished Apartments, a 17 storey tower of offices and an 18 storey tower of unfurnished apartments; all connected through 3 levels of basements. **Morganti** undertook the Project Management and fit out management, tenant coordination with the Client, Hotel Operator, design Consultant and Contractor, and managed to deliver an exclusive 5-Stars product, meeting all initial Client requirements. The hotel managed by Dusit Thani, includes spa, lobbies, ball rooms and meeting rooms. With total build up area of 218,400 m<sup>2</sup>.



# MASDAR & SIEMENS HEADQUARTERS

Project Management / Abu Dhabi



Client	Abu Dhabi Future Energy Company, PJSC
Location	Abu Dhabi, UAE
Value	500,000,000 AED
Start Date	Aug-11
Scope of Service	Project Management

The Siemens HQ Project had been designed to 100% and the project was awarded to Al Fara'a Group as a lump sum contract. Masdar HQ was designed up to schematic level by Woods Bagot. The Project then was tendered and the appointed contractor was responsible to complete the design and construction of the building. With total build up area of 21,000 m<sup>2</sup>.

The project is designed to 4 Pearls Estidama and LEED Platinum.

- Total Man Hours: 5 million - Zero LTI LEED Platinum Award

# MINISTRY OF FOREIGN AFFAIRS

Project Management and Fit-Out Management / Abu Dhabi



Client	Emirates Real Estate Corporation
Location	Abu Dhabi, UAE
Value	145,500,000 AED
Start Date	2009 and completed in 2013
Scope of Service	Project Management & Fit-out Management

**Morganti** were employed as Project Manager and Fit-Out Manager on this Landmark Project for the Ministry of Foreign Affairs. The building comprises of 8 floors with a total BUA of 48,000m<sup>2</sup>.

**Morganti** managed the project from mobilization to Handing Over, covering all Fit-out construction activities, including Testing and Commissioning, IT requirements, and FF&E works.



# THE UPPER CREST TOWER

Project Management / Dubai



The Cluster Tower on plot No. 345-392 at Burj Khalifa District, Dubai, is a Hotel Serviced Apartments, consists of G+5P+HC+37 Floors. With Total Build up area of 642,692 ft<sup>2</sup>. The Scope comprises construction, completion and one year Maintenance.



Client	Damac
Location	Dubai, UAE
Value	238,000,000 AED
Start Date	Jun-13 (PMC Services)
Scope of Service	Project Management and Damac Property Support

# THE ONYX COMPLEX

Project Management Services / Dubai



The Mixed Use Development is a luxury rise development comprising three towers structures, a top and a podium structure, located on a 22,000 m<sup>2</sup> land plot, with a total built-up area of 224,000 m<sup>2</sup>, the development is made up of the following:

- Two Office Towers;
- T1: 16-story tower, with 12 sellable office floors (avg.2300 m<sup>2</sup> /floor)
- T2: 25-story tower, with 21 sellable office floors (avg.2500 m<sup>2</sup> /floor)
- One Business Hotel; 14-Story, 4-stars with 200 rooms + 10 Suites (avg.1, 200 m<sup>2</sup> /typical floor)
- Retail spaces and amenities
- Two Basement levels; 40,282 m<sup>2</sup>
- Parking Spaces: 1918 No.

Client	Ishraqah for Development Inc.
Location	Dubai, UAE
Value	404,000,000 AED
Start Date	Jul-13
Scope of Service	Project Management



# THE COURTHOUSE

Project Management and Fit-Out Management Services / Abu Dhabi



Client	Emirates of Abu Dhabi Judicial Department
Location	Abu Dhabi, UAE
Value	1,460,000,000 AED
Start Date	Sep-09
Scope of Service	Project Management & Fit-Out Management

A remarkable phase in the development of the Judicial system in Abu Dhabi. It hosts the three state authority's court houses which consist of the court of appeal, the court of cassation and court of the first instance.

The Main Building Consists of service Floor, Ground Floor, 3 Podium Floors, 6 Storey in some areas and steel Structure above the Building.

# DISTINCTION TOWER

Project Management Services / Dubai



Distinction Tower on plot No. 345-386 at Burj Khalifa District, Dubai, is a Hotel Serviced Apartments, consists of G+5P+HC+45 Floors on total built up area of 648,266 Sq.Ft, with a contract value of (AED 143,000,000/-) plus other project costs. The Scope comprises construction, completion and one year Maintenance.



Client	Damac
Location	Dubai. UAE
Value	234,000,000 AED
Start Date	Jul-13
Scope of Service	Project Management and Damac Property Support



# ETIHAD TERMINAL 3

Project Management Services / Abu Dhabi



Client	Abu Dhabi Airports Company
Location	Abu Dhabi, UAE
Value	234,000,000 AED
Start Date	Jul-13
Scope of Service	Project Management and Site Supervision

The New Terminal 3 have advance baggage handling system, special security, communications and building maintenance system which are state of the art innovation in the aviation industry. T3 gates were designed to accommodate two new generations Airbus A380 and other wide bodied air craft. With total build up area of 60,000 m.

# WILO DUBAI (WAREHOUSE/ OFFICES & SHOWROOM)

Project Management / Dubai



Client	Wilo International
Location	Dubai, UAE
Value	16,000,000 AED
Start Date	2016
Scope of Service	Project Management

The Project is located in Jebel Ali Free Zone with **Morganti** providing the Project Management Consultancy services.

The Design & Build Wilo Project acknowledges the region's growing prominence and responds to the Client's rising requirements of the Pump Industry in the Gulf markets and the Middle East region.

The Landmark Edifice is conceived with a Built Up Area of 2,600m<sup>2</sup> in the Dubai Economic Hub, and consists of a Warehouse, Assembly Area, Offices, Showroom and an Academy is planned to be LEED Gold Certified.



# JUMEIRAH LAKE TOWERS - X CLUSTER

Project Management Services / Dubai



Client	First Gulf Bank
Location	Dubai, UAE
Value	499,500,000 AED
Start Date	Mar-06
Scope of Service	Project Management

The Jumeirah Lake Towers mega development is parceled into clusters from A to Z. Cluster X housed 3 plots allotted to high rise towers 40+ storeys. Morganti managed the construction of this mixed use Commercial, residential and retail development from excavation to handing over.

# H.H. SHEIK KHALIFA BIN ZAYED AL NAHYAN SCHOOL, ASTANA

Project Management Services



Client	HH Khalifa Bin Zayed Al Nahyan Foundation
Location	Astana, Kazakhstan
Value	52,521,040 AED
Start Date / Status	2014 / Completed
Scope of Service	Project Management

Construction of HH Sheikh Khalifa Bin Zayed Al Nahyan School with a capacity of 1200 seats including necessary facilities like educational buildings, medical services, infrastructure such as electricity, water, sewage and roads, parking, and green areas at Astana , Republic of Kazakhstan.



# H.H. SHEIKH TAMIM BIN HAMAD AL THANI SCHOOL, ASTANA



Project Management Services



Client	Qatar Fund for Development
Location	Astana, Kazakhstan
Value	35,993,440 AED
Start Date/ Status	2016 / Completed
Scope of Service	Project Management

# KINGDOM OF BAHRAIN SCHOOL NUR SULTAN, KAZAKHSTAN

Project Management Services and Supervision Consultancy



Client	Royal Humanitarian Foundation
Location	Nur Sultan, Kazakhstan
Value	34,340,680 AED
Start Date	2019 - ongoing
Scope of Service	Project Management & Supervision Consultancy

NUR-SULTAN, a huge investment, was made by Bahrain in building a school in the city of Nur-Sultan, Kazinform reported citing the official website of the city's Akimat. Mayor of the capital city Altai Kulginov got acquainted with the construction of two private schools. The investment council supported over 20 projects in the field of education. The educational facilities will accommodate about 25,000 students. Bahrain invested KZT3,3 billion in the construction of a school in the Kazakh capital. The educational institution will be transferred to the municipal property of the city. The school is planned to be commissioned in 2021.



PROJECTS REFERENCES  
**FACILITIES MANAGEMENT**

# SHEIKH ZAYED GRAND MOSQUE CENTER

Facilities Management Services / Abu Dhabi



Client	Ministry of Presidential Affairs
Location	Abu Dhabi, UAE
Start Date	April 2014
Scope of Service	Facilities Management

The mosque was constructed from 1996 to 2007. It is the largest mosque in the United Arab Emirates and the eighth largest mosque in the world. The building complex measures approximately 290m (960 ft.) by 420 m (1,380 ft.), covering an area of more than 12 hectares (30 acres), exclusive of exterior landscaping and vehicle parking.

During Eid it can be visited by more than 40,000 people.



# ETIHAD TOWERS

Facilities Management Services / Abu Dhabi



**Morganti** are providing the following services to this 3.5sq/ft. Million – Mixed use 5 tower high rise development.

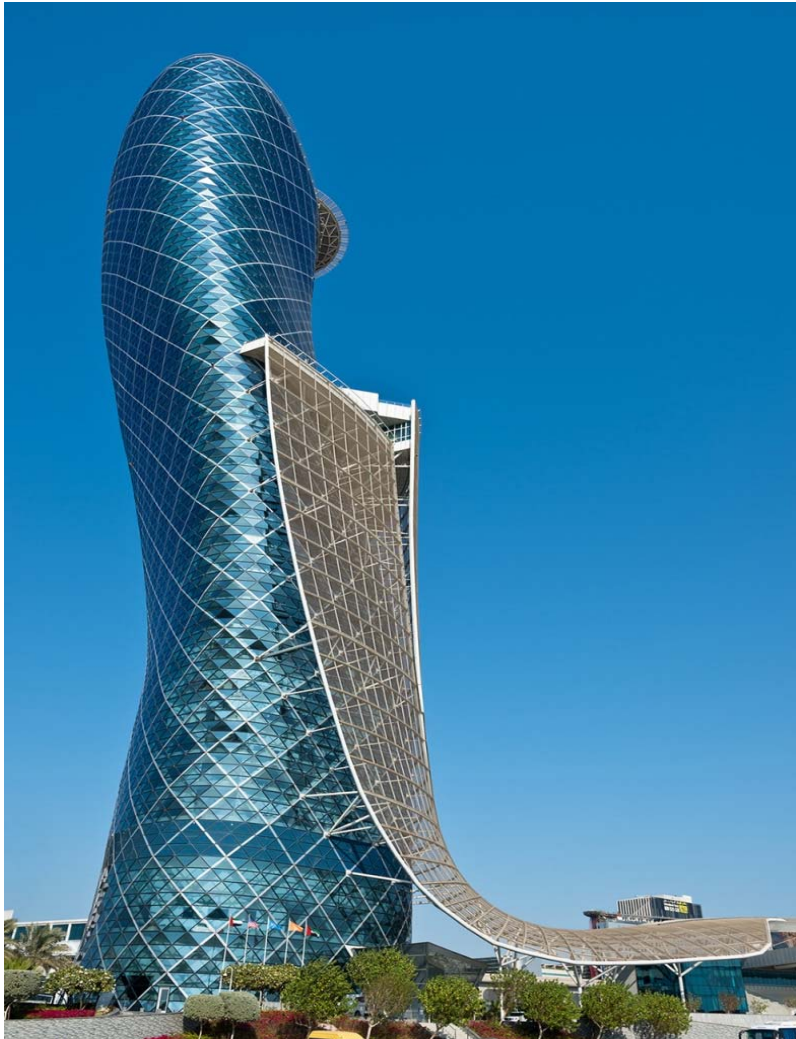
## Work performed by Morganti:

- Master Property Management
- Client Representative
- Property Management Consultancy
- Facilities Management Consultancy
- Property Leasing Management
- Pre and Post Opening Budgeting
- Marketing Consultancy selection
- Property Management Services
- FM Operations Management
- Supplier procurement
- Service charge calculation
- Master community rules
- Building operations. (Front and back of house)
- Management systems selection and implementation
- Utilities management

Client	Sheikh Suroor Project Department
Location	Abu Dhabi, UAE
Start Date	2010
Scope of Service	Property & Facilities Management

# ETIHAD RAIL TOWER

Facilities Management Services / Abu Dhabi



Morganti Facility Management supplies Etihad Rail with a full maintenance service for their offices within the Capital Gate building situated near the Abu Dhabi Exhibition Centre. The following support is provided to this customer.

- Reactive Maintenance
- Planned preventative maintenance
- Provide Technical and Managerial Support
- Central Helpdesk operational 24 hours a day, 365 days of the year

Client	Etihad Rail
Location	Abu Dhabi, UAE
Start Date	July 2014
Scope of Service	Facilities Management



# AL WAHDA MALL

Facilities Management Services / Abu Dhabi



Client	Line Investment and Property Inc.
Location	Abu Dhabi, UAE
Start Date	2008 and Completed 2011
Scope of Service	Facilities Management

Al Wahda Mall has been a firm favorite for Abu Dhabi shoppers over the years and displays many prestigious retail facilities. The mall strives to be the leading merchandising complex and looks to offer its shoppers a wonderful experience.

# SAADIYAT VILLAS & APARTMENTS

Total Facilities Management Services / Abu Dhabi



Client	Tourist Development & Investment Company (TDIC)
Location	Abu Dhabi, UAE
Start Date	May 2012
Scope of Service	Facilities Management

The Saadiyat complex comprises of luxury VIP Villas and an esteemed Residence in a prime location just outside Abu Dhabi Island. It comprises of around 500 villas and approximately 495 apartments with all amenities for the estate.



# MOHAMMED BIN RASHID AL MAKTOUM DISTRICT ONE - MEYDAN



Total Facilities Management Services / Dubai



Client	Mohammed Bin Rashid Al Maktoum - District One
Location	Dubai, UAE
Start Date	May 2020
Scope of Service	Facilities Management

Mohammed Bin Rashid Al Maktoum City, District One, a part of master development Meydan, is an exclusive residential destination comprising mansions, villas and apartments. Spread across 45 Million sq. ft., District One is a premium lifestyle destination that is set amidst glorious surroundings, and designed for those who aspire to live an extraordinary life.

# THE MINISTRY OF PRESIDENTIAL AFFAIRS / MINISTRY OF EDUCATION



Client	The Ministry of Presidential Affairs / Ministry of Education
Locations	Dubai, Sharjah, Ras Al Khaimah, Ajman, Umm Al Quwain & Fujairah
Start Date	Nov-16
Scope of Service	Facilities Management Consultancy

Morganti has been awarded a Facility Management consultancy contract to refurbish Circa 300 schools across Dubai, Sharjah, Ras Al Khaimah, Ajman, Umm Al Quwain & Fujairah.

- Full operational management of the site teams
- Management of Renovation and refurbishment works
- Managing sub-subcontractors
- Health and Safety Management with extensive permit control
- Financial Management and approvals
- Contractor communication and management
- Quantity surveying



# PRESIDENTIAL PALACE & MUSHRIF PALACE

Facilities Management Services / Abu Dhabi



Morganti Facilities Management provides the Ministry of Presidential Affairs with a resident FM management team responsible for the following activities

## Work performed by Morganti:

- Full operational management of the site teams
- Building Fabric Maintenance
- MEP Maintenance and operation
- Planned maintenance scheduling and resource allocation
- Reactive maintenance works management and performance measurement
- Engineering audit and quality control

- Financial Management and approvals
- Contractor communication and management
- Building Surveying and capital replacement planning
- Health and Safety Management with extensive permit control

Client	Ministry of Presidential Affairs
Location	Abu Dhabi, UAE
Start Date	November 2007
Scope of Service	Facilities Management

# SILICON CENTRAL MALL

Facilities Management Services / Dubai



- A two level retail and leisure destination that presents an enhanced shopping experience to its neighboring communities.
- Silicon Central Mall, with a total of 81,500 sqm GLA, the mall includes a 9,000 sqm hypermarket, a 7,800 sqm department store, with a 35,500 sqm array of retail shops and services that offers a comprehensive retail mix of brands tailored to ensure shoppers' satisfaction.

Client	Line Investment and Property Inc.
Location	Dubai, UAE
Start Date	July 2021
Scope of Service	Facilities Management



# DUBAI DEVELOPMENTS

Facilities Management Services / Dubai



- Contract award for 7 Projects in Dubai Region from Dubai Developments
- Souq Al Kabeer / Oud Metha Plaza / Garhoud Complex / Garhoud Apartments / Hamsa A Bldg. / Karama New Bldg. / B63 Bldg.
- 1700 Apts
- Scope – HVAC / Mechanical / Electrical / Plumbing / Civil / Move In – Move Out

Client	Dubai Developments
Location	Dubai, UAE
Start Date	June 2021
Scope of Service	Facilities Management



# AL JEEL TOWER

Facilities Management Services / Abu Dhabi



## Scope of Works:

- House Keeping Services
- Deep Cleaning for Tenant's Apartment Move in – Move out
- Façade Cleaning Services
- Pest Control Services
- Life Guard Services
- Security Services

Client	LLJ Asset Management LLC.
Location	Abu Dhabi, UAE
Start Date	July 2021
Scope of Service	Facilities Management

# AL AIN GOVERNMENT FACILITIES BY MUSANADA



Facilities Management Services / Al Ain



TMEP Services for the Government Facilities in Al Ain and Abu Dhabi regions. A total of over 70 Government Facilities/buildings across the Abu Dhabi Emirate.

Client	MUSANADA
Location	Al Ain, UAE
Start Date	2017
Scope of Service	Facilities Management

# VIP PALACES AND ASSETS

Facilities Management Services / Abu Dhabi



Morganti Facilities Management provides the PDP with a resident FM management team responsible for the following activities

## Work performed by Morganti:

- Full operational management of the site teams
- Building Fabric Maintenance
- MEP Maintenance and operation
- Planned maintenance scheduling and resource allocation
- Reactive maintenance works management and performance measurement
- Engineering audit and quality control
- Financial Management and approvals
- Contractor communication and management
- Building Surveying and capital replacement planning
- Health and Safety Management with extensive permit control

Client	Private Department of the President of the United Arab Emirates
Location	Abu Dhabi Region, UAE
Start Date	2018
Scope of Service	Facilities Management



# THE FOUNDERS MEMORIAL

Facilities Management Services / Abu Dhabi



Morganti Facility Management supplies MOPA with a full maintenance service for The Founders Memorial situated in Abu Dhabi.

Client	MOPA
Location	Abu Dhabi, UAE
Start Date	2018
Scope of Service	Facilities Management



# IMKAN HEADQUARTER

Total Facilities Management Services / Abu Dhabi



Morganti Facility Management supplies IMKAN with a full maintenance service for their offices.

Client	IMKAN
Location	Abu Dhabi, UAE
Start Date	2017
Scope of Service	Facilities Management





# 32 PRIVATE PALACES OF HH(X)

Facilities Management Services / UAE





# GENERATION INVESTMENT COMPANY LLC

Facilities Management Services / Abu Dhabi



Morganti Facility Management supplies Generation Investment Company LLC with Total Facilities Management services for their residential towers (8 towers) and Villa portfolio across Abu Dhabi. The following support is provided to the customer.

- Reactive Maintenance
- Planned preventative maintenance
- Provide Technical and Managerial Support
- Turn Around Maintenance (TAM)
- Cleaning Services
- Specialist Sub Contractor Services

Client	GIC
Location	Abu Dhabi, UAE
Start Date	2019
Scope of Service	Total Facilities Management

# MORGANTI VALUED CLIENTS





STAY TUNED



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