



PERFECTION
IS ALWAYS
UNDER
CONSTRUCTION

COMPANY PROFILE

OVERVIEW

INTRODUCTION

MSP is an engineering firm providing construction and project management services. Any private or public investor can call upon the company's services to design and implement real estate or industrial projects across Lebanon.

The knowledge and know-how acquired in the long-standing practice by MSP have ensured its ability to optimize building projects. This applies to quality, cost as well as to terms of delivery, both for new buildings, renovation, or finishing works.

MSP offers services for developing feasibility studies, fine-tuning construction documents and coordinating the various parties involved in the project.

High-performance management and information tools as well as multidisciplinary teams suited to each market allow MSP to respond optimally to customer needs.

MISSION STATEMENT

We are experts at resolving conflicts and identifying issues before they become problems. Our teams focus on the overall picture, establishing priorities and coordinating activities and participants to ensure quality projects that are delivered safely, on time, and within budget.

CAPABILITIES

Our strength lies in the quality and depth of our professional and technical staff that have been carefully selected from within their respective fields of expertise. Because of the broad range of professional needs associated with project and construction management, our team is uniquely positioned to meet and exceed our clients' expectations.

MSP PROVIDES

- Knowledge, experience and professionalism
- Vital early information for site planning, program development, building design, and construction analysis
- Comprehensive document preparation and delivery
- Experienced government liaisons
- Expedient bid process management
- Extensive subcontracting resources
- Design, budget and scheduling accountability
- Site acquisition and real estate planning
- Site evaluation and Level One reporting
- Soils analysis and residual investigations
- Program development and architectural management
- Early schematic budget development and control
- Contractor selection and management
- Post construction and occupancy coordination
- Construction regulations and labor laws



HOW WE WORK

Our client's schedule and budget goals guide the decision-making process. All projects, regardless of scope or scale, commence with responsive analysis, followed by the use of appropriately chosen, field-proven project management or construction techniques to ensure project delivery success. A manager of the firm assumes primary responsibility for the project and coordinates the efforts of our experienced staff and carefully selected consultants. As soon as the client formulates the project concept, we will assist in site evaluation, planning, project programming, design concepts, construction and close-out of the project.

KEY PERSONNEL

The strength of MSP lies in the quality and depth of our professional and technical staff. We have built an unmatched team of qualified and dedicated employees, who are highly experienced in all aspects of the development and construction process. In addition, we select other professionals whose expertise is tailored to each project's requirements. This has led to MSP's exemplary track record for on-time and within-budget performance.





SERVICES

MSP project and construction management services include:

- Early involvement during the feasibility stage and design development stage securing value engineering alternatives and full inspection of constructability issues.
- Planning and coordination of construction activities and design deliverables to secure uninterrupted construction activities thus eliminating any risk of design growth or construction delay.
- Subcontracting works, project administration and supervision, scheduling, cost control, quality control, quantity survey, safety procedures and measures, progress control and monitoring, all carried out to the best international standards.
- Management procedures, well trained, highly motivated team of experts capable of carrying out high profile projects and providing customized services to suit a particular set of circumstances.

As experienced builders and project managers, we know the right questions to ask. We also have the capabilities to assemble the perfect team to tackle your project.

By combining problem-solving skills and solid research methods with innovative, high-quality construction techniques, MSP assures cost-effective, creative, and highly functional solutions.

CONSTRUCTION PHASE

MSP offers the following Construction services:

- Work with Owner and Architect to clearly define roles and responsibilities during construction
- Manage the bid process and negotiate awarding contracts
- Develop a detailed construction management plan
- Coordinate Sub-Contractors' work and facilitate the projects' timely completion
- Lead meetings with Owner, Architect and Sub-Contractors
- Establish notification procedures for any utility shutdowns
- Coordinate testing and inspection of the project; review reports and make recommendations as required
- Coordinate activities of multiple contractors to avoid conflicts
- Produce monthly cost reports to monitor and manage costs throughout the project; prepare cash flow projections
- Develop and maintain correspondence logs
- Review and make recommendations on change-order requests from the contractors, design team or owner; maintain log, including change-order detail and cost estimates

- Develop and maintain submittal and shop drawing logs; review for accuracy and completeness before submitting to design team
- Develop and maintain a Request for Information (RFI) log; coordinate and track responses with design team
- Produce weekly and monthly management summary reports defining work progress including change orders, RFIs, submittals, and schedule of potential claims
- Quantity survey
- Review monthly payment requests for completeness and accuracy, including proper payroll documentation and lien release; advise owner on payments
- Monitor the construction schedule
- Materials management, including field procurement, receipt of materials, inspection, warehousing and issuing materials to contractors
- Review potential claims and make recommendations
- Perform field inspections to evaluate work-in-progress; confirm that work confirms to contract documents
- Schedule required inspections
- Work with all local and government agencies to keep them informed of project progress; schedule meetings as needed
- Prepare all punch lists in conjunction with the design team and owner; monitor completion of punch lists by the contractors
- Commissioning and maintenance of operations

A photograph of a modern building with a glass facade and a tree in the foreground. A large blue diagonal overlay covers the right side of the image, containing text.

SUMMARY

As a summary, the mission entrusted to MSP may include all construction and managements services:

- Total client representation
- Program planning
- Budgeting
- Design team management
- Time scheduling
- Project documents review
- Contract administration
- On-site coordination
- Quantity survey
- Quality control
- Cost control
- Health & safety provisions
- Claim analysis
- Commissioning

LEADERSHIP
IS DOING
THE RIGHT THINGS.
MANAGEMENT
IS DOING
THINGS RIGHT.

LIST OF PROJECTS



YEAR	PROJECT	AREA	LOCATION	ARCHITECT	SCOPE OF WORK	TYPE
1998	Adma 679	4,000 m ²	Adma	Jean Harfouche	Construction Management / Finishing works	Residential
1999	Adlieh 4739 - Polyclinics	6,000 m ²	Adlieh	Jean Harfouche	Construction Management / Finishing works	Commercial
2000	Adma 389	5,000 m ²	Adma	Jean Harfouche	Construction Management / Finishing works	Residential
2000	Primavera - 116 apartments	30,000 m ²	Bsalim	IDEP consult	Construction Management / Finishing works	Residential
2000	Parc Jadev - 46 apartments	20,000 m ²	Bsalim	Jean Harfouche	Construction management / Finishing works	Residential
2001	Y.F Penthouse	600 m ²	Adma	Souhail Dagher	Finishing works	Residential
2002	M.S Apartment	500 m ²	Adma	Selim Akl	Finishing works	Residential
2004	E.C Villa	4,000 m ²	Amioun	Pierre Khoury	Construction Management / Finishing works	Residential
2007	Property 173	7,000 m ²	Achrafieh	Batimat	Construction Management	Residential
2008	Le Mall	30,000 m ²	Dbayeh	A-consult	Construction Management / Finishing works	Commercial
2009	Lebanese Canadian Bank	21,000 m ²	Down Town	Axel Schultes	Construction Management	Commercial
2010	Beirut Heights	25,000 m ²	Achrafieh	A-consult	Construction Management / Finishing works	Residential
2010	Beirut City Center - common areas	-	Hazmieh	SKP	Construction Management	Commercial
2011	G.H Apartment	525 m ²	Achrafieh	Nadim Chebli	Finishing works	Residential
2011	S.K Apartment	500 m ²	Achrafieh	Gatserelia	Finishing works	Residential
2011	Max	800 m ²	Chiyah	Landmark Group	Finishing works	Commercial
2011	Max	3,000 m ²	Hamra	Landmark Group	Finishing works	Commercial
2012	A.G Apartment	500 m ²	Achrafieh	Elie Garzouzi	Finishing works	Residential
2012	S.R Apartment	500 m ²	Achrafieh	Achkar/Charriere	Finishing works	Residential
2012	G.F Apartment	500 m ²	Achrafieh	Jean Louis Mainguy	Finishing works	Residential
2012	Max	1,000 m ²	Tripoli	Landmark Group	Finishing works	Commercial
2013	N.T Apartment	500 m ²	Achrafieh	NA	Finishing works	Residential
2013	P.M Apartment	350 m ²	Monot	Nadim Chebli	Finishing works	Residential
2013	M.M Apartment	330 m ²	Adma	Nadim Chebli	Finishing works	Residential
2014	R.Z Apartment	375 m ²	Achrafieh	Naja Chidiac	Finishing works	Residential
2015	MGM Capital Office	375 m ²	Achrafieh	Nadim Chebli	Finishing works	Commercial
2016	Portside	30,000 m ²	Achrafieh	DH&P	Construction Management / Finishing works	Mixed-use
2017	J.P.A Apartment	500 m ²	Achrafieh	Bachir Nader	Finishing works	Residential
2018	M.M Penthouse	1,000 m ²	Achrafieh	Nadim Chebli	Finishing works	Residential

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