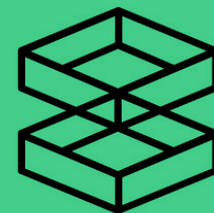




Riyadh, KSA



metrix  
PROJECTS

TRANSFORMING VISIONS INTO DELIVERABLE REALITIES



## METRIX PROJECTS

### TRANSFORMING VISIONS INTO DELIVERABLE REALITIES

METRIX PROJECTS is a project management company specializing in Commercial, Residential and Hospitality construction projects from our head quarters in Riyadh, KSA. We combine global expertise with unwavering local dedication. With experience in crafting exceptional spaces across Europe, the Middle East, and Asia, we are poised to redefine premium and luxury project management , ensuring international quality standards at every stage of the project.

**Our unique value lies in the ability employ efficient management techniques to align both clients and service providers with project values.**

Committed to excellence, precision, and a client-centric approach, METRIX streamlines efficiency with a seamless process at every project step.

We deliver turn-key solutions for mixed-use properties, luxury residential developments as well as hospitality, food and beverage projects, spas, wellness centers and entertainment venues.

METRIX PROJECTS excels in handling complex projects with precision, adhering to timelines, and staying within budget. In partnership with local players, we lead the way in pioneering premium architectural and fit-out projects, seamlessly merging international quality with local collaboration.

Our team, comprising skilled professionals including project managers, planning engineers, project coordinators, document controllers, quantity surveyors and health & safety specialists is devoted to exceeding expectations.

**METRIX's commitment to excellence, precision, and a client-centric process ensures a seamless journey towards achieving unparalleled quality.**





**CLIENT TEAM**

**CONTRACTORS**

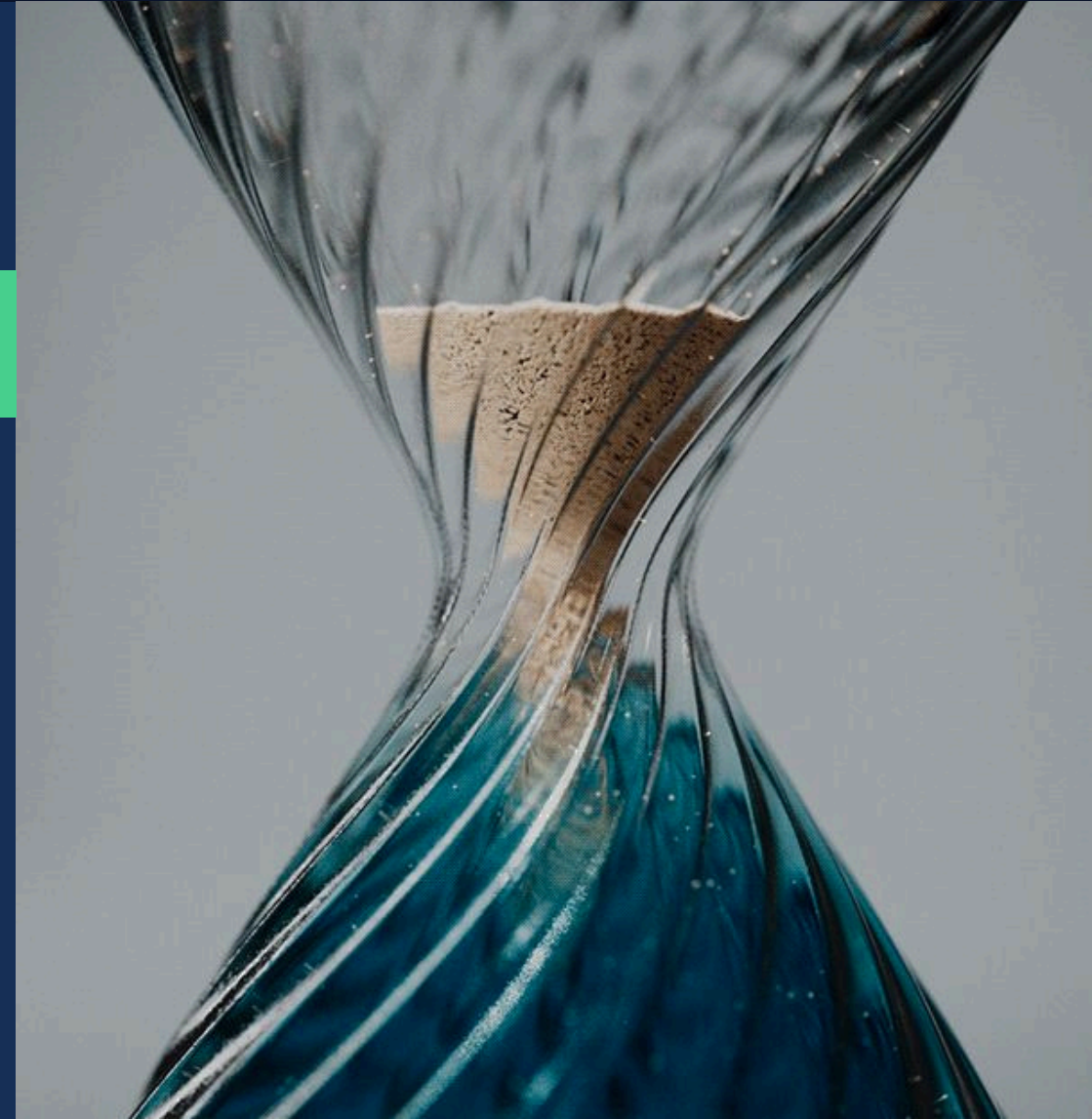
**PROJECT  
MANAGEMENT**

efficient interface processes  
**budget | schedule | quality**

# OUR MISSION

**CRAFTED PROJECTS WITHIN BUDGET & ON TIME**

METRIX PROJECTS is dedicated to delivering turn-key project solutions with efficient team and project management.







# OUR VISION

Pioneering excellence in the ever-evolving real estate and construction industry, METRIX aspires to be the leading project management company globally.

Our target projects encompass hospitality projects, mixed-use buildings, complex facades, high-end residential projects, restaurants, spas & wellness, entertainment venues.

# OUR VALUES

Our values form the foundation of our vision, ensuring professional excellence in every project.

Attentiveness to quality, project flexibility, global adaptability, personal responsibility, and knowledge sharing guide our commitment to delivering outstanding results.

**ATTENTIVENESS TO QUALITY**

**PROJECT FLEXIBILITY**

**GLOBAL ADAPTABILITY**

**PERSONAL RESPONSIBILITY**

**KNOWLEDGE SHARING**





# OUR SERVICES



## SERVING FULL PROJECT LIFECYCLE

### PROJECT DEVELOPMENT

- Project Planning and Design
- Budgeting and Cost Management
- Regulatory Compliance and Permitting

### PROJECT MANAGEMENT

- Communication and Reporting
- Risk management
- Proactive Delay Management & Schedule Optimisation
- Consultants coordination & Contract administration

### PROJECT DELIVERY

- Procurement, Logistics and Contracting
- Construction Management
- Quality Assurance
- Project Completion and Handover



# PROJECT DEVELOPMENT



- Initial Consultation and Needs Assessment
- Project Planning and Design
- Budgeting and Cost Management
- Regulatory Compliance and Permitting

Comprehensive project development services to lay a strong foundation for your project's success. Through collaborative **Project Planning and Design**, we work closely with architects and engineers to create detailed designs and project plans, ensuring alignment with your vision and stakeholder expectations. Our thorough **Budgeting and Cost Management** prepares accurate budgets for every phase, implementing cost control measures to keep your project financially efficient. With expertise in **Regulatory Compliance and Permitting**, we navigate local regulations and secure all necessary permits, ensuring that designs meet safety standards and legal requirements from the outset.

## Initial Consultation and Needs Assessment

Engage with clients to understand their vision, goals, and specific requirements. Conduct feasibility studies to evaluate site conditions, budget constraints, and regulatory considerations.

## Project Planning and Design

Collaborate with architects and engineers to develop detailed designs if required. Create a project plan that outlines timelines, resource allocation, and budget estimates. Involve stakeholders in the design process to ensure alignment with client expectations.

## Budgeting and Cost Management

Prepare a comprehensive budget that accounts for all phases of the project. Implement cost control measures and financial monitoring throughout the project lifecycle.

## Regulatory Compliance and Permitting

Navigate local regulations and obtain necessary permits and approvals. Ensure that all designs and plans adhere to building codes and safety standards.



# PROJECT MANAGEMENT



- Communication and Reporting
- Consultants coordination & Contract administration
- Risk management
- Proactive Delay Management & Schedule Optimisation

Effective project management ensures smooth execution from start to finish. Through clear **Communication and Reporting**, we keep all stakeholders informed with regular updates on project status, budget, and timelines. Our expert **Consultants Coordination & Contract Administration** ensures seamless collaboration among consultants while managing contracts, deliverables, and compliance, resolving disputes efficiently. With proactive **Risk Management**, we identify potential challenges early, implementing mitigation strategies to keep projects on track and within budget. Our **Delay Analysis and Claims Planning** ensures that any delays are promptly assessed, claims are managed, and all impacts are accounted for, safeguarding your project's success and protecting your interests.

## Communication and Reporting

Maintain clear and consistent communication with all stakeholders. Provide regular updates on project status, budget, and timelines to keep everyone informed.

## Consultants coordination & Contract administration

Facilitate collaboration among all project consultants, ensuring work aligns with project goals and timelines. Administer contracts, terms, deliverables, and compliance to ensure that all parties fulfill their obligations. Provide ongoing support to contractual disputes and manage variations or amendments.

## Risk management

Identify risks early and develop mitigation strategies to minimize disruptions. Continuously monitor for emerging risks and adjust plans as needed. Quickly address challenges to keep the project on track, ensuring smooth progress and avoiding costly delays. Collaborate with stakeholders to manage risks effectively.

## Proactive Delay Management & Schedule Optimisation

Collaborate with architects and engineers to develop detailed designs if required. Create a project plan that outlines timelines, resource allocation, and budget estimates. Involve stakeholders in the design process to ensure alignment with client expectations.

Key methods include:

1. **Critical Path Method (CPM):** Identifies critical tasks and how delays affect the project timeline.
2. **Impact Analysis:** Assesses delays' effects on completion and costs, pinpointing responsibility.
3. **Time Impact Analysis:** Estimates the impact of changes or delays on the schedule.
4. **Claims Planning:** Prepares and manages claims for time extensions or additional costs due to delays or scope changes.
  - **Documentation:** Organizes records to support claims.
  - **Communication:** Engages stakeholders to resolve claims before disputes arise.
  - **Legal Preparedness:** Ensures claims are well-founded based on contracts and laws

# PROJECT DELIVERY

- Procurement, Logistics and Contracting
- Construction Management
- Quality Assurance
- Project Completion and Handover



Delivering projects on time and within budget is at the core of our service. Our **Procurement, Logistics, and Contracting** team ensures that materials are sourced efficiently and all contractors are carefully selected, managing every aspect to align with project goals. Through meticulous **Construction Management**, we oversee day-to-day operations, ensuring progress is maintained without compromise. Our rigorous **Quality Assurance** processes guarantee that every detail meets the highest standards. At **Project Completion and Handover**, we ensure a seamless transition, delivering a final product that aligns perfectly with your vision and complies with international standards.

## Procurement, Logistics and Contracting

Source materials and select subcontractors through a competitive bidding process. Negotiate contracts that align with project goals and ensure quality standards. Use factories known through experience for quality manufacturing.

## Construction Management

Oversee the day-to-day operations on-site, coordinating labor and resources effectively. Monitor progress against the project timeline, adjusting as necessary to address delays or changes.

## Quality Assurance

Implement quality control measures to ensure all work meets the established standards. Conduct regular inspections and engage with subcontractors to address any issues promptly.

## Project Completion and Handover

Conduct a final inspection and ensure that all contractual obligations are met. Prepare and deliver all necessary documentation and warranties to the client. Facilitate a smooth transition and handover, ensuring the client is satisfied with the final product.





# OUR TEAM



# FOUNDERS TEAM



**Richard GARRAD**  
MANAGING DIRECTOR

Richard Garrad is the Chief Operations Officer for METRIX.

Mr Garrad is responsible for the executive management of all The METRIX ongoing operations.

With decades of construction experience, he manages and coordinates large and complex construction projects across the world. He provides leadership, professional development and support to all staff including the on site project managers and supervisors.

Richard has personally managed projects off luxury hotels and resorts, as well as integrated casinos resorts exceeding \$1 Billion in total in Macau, Hong Kong, Singapore and London and hospitality projects in Dubai.

In his successful career that spans over three decades, Richard has recently held the position of CEO @ BPD Resesidential and Commercial Development Asia, COO in Icon Projects Macau, Project Director roles in Hong Kong and Singapore and Senior Project Manager in London, all specializing in the management, design, procurement and construction of casino's, restaurants, luxury resorts hotels, bars, offices and residential properties.

Recently once again gaining vast experience in property development in South East Asia, drawing on previous experience gained years before in London.



**Alvin Chen**  
PROJECT DIRECTOR

Alvin, METRIX's Project Director, a Hong Kong national with a BSc (Hons) in Construction Engineering & Management from City University of Hong Kong (1999). Boasting over two decades in construction management, Alvin has spearheaded high-profile projects, including five 60-storey residential developments, government initiatives, and high-end developments.

In his role at METRIX, Alvins professional skills are put to great use managing multiple construction projects, showcasing his leadership and precision. With expertise in civil works, facades, architecture, interior design, he provides the required leadership and mentorship to project and on-site teams, fostering professional leadership.

Alvin's distinguished career includes Project Director roles in Hong Kong and Macau. His current position at METRIX Projects marks a continuation of his legacy, where his past experiences have significantly shaped iconic cityscapes in Asia and contributed to property development in South East Asia.

Alvin's commitment to excellence and vast experience position him as a key figure, setting new standards in the construction management domain.



**Elena BOHEME**  
DEVELOPMENT DIRECTOR

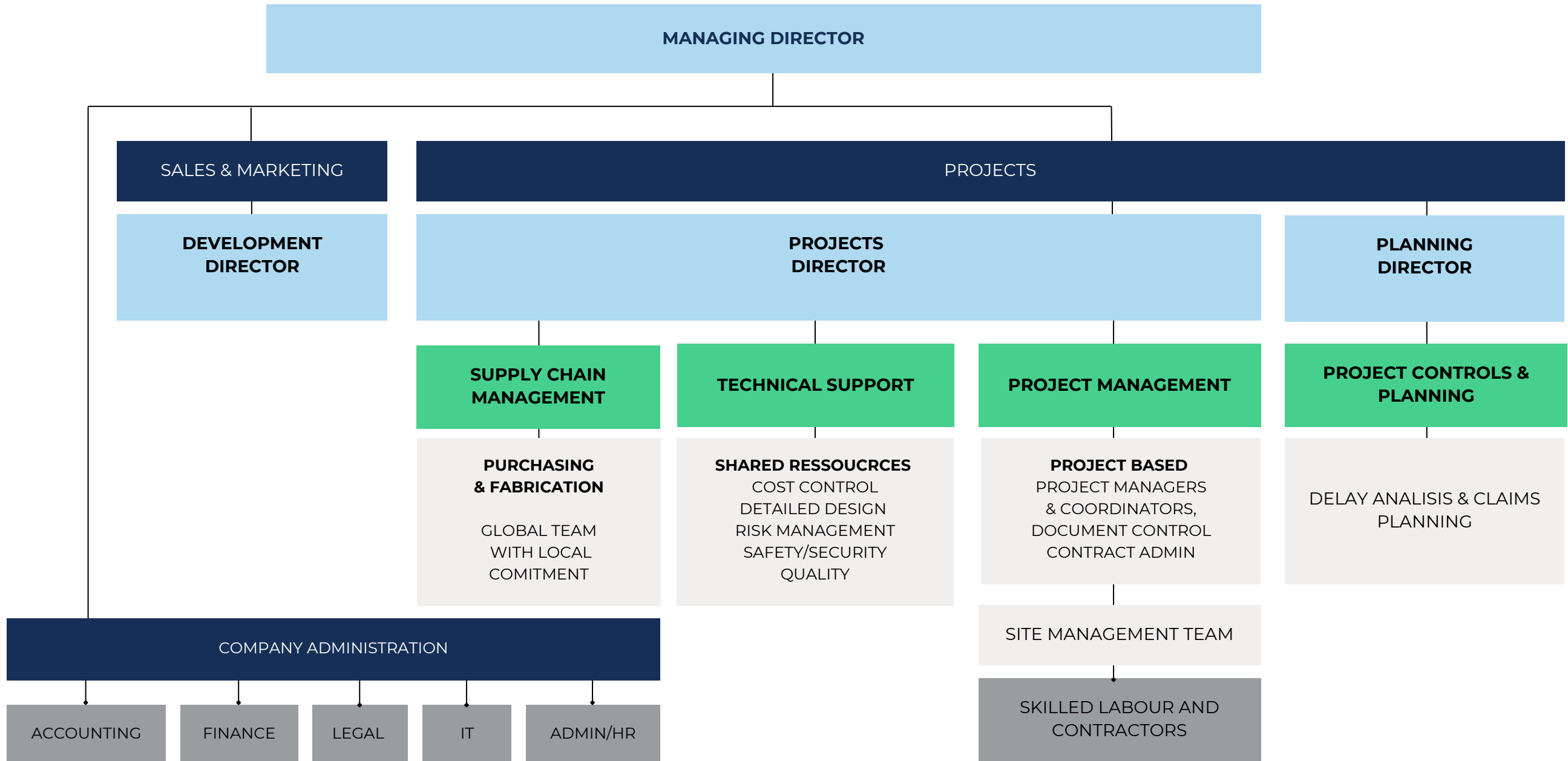
Paris-trained Interior designer with international expertise in mega hospitality projects worth over 2 billion USD in Korea and Macau, as well as residential and yacht projects for 8-billion-USD family office. Bringing over 10 years of exceptional experience in creating stunning interiors in diverse global locations such as Dubai, Macau, Shanghai, St-Tropez, London, Gstaad and Monaco.

With background working with interior design studios, fit-out contractors, UHNWI family offices and entertainment developers, Elena honed her skills being part of various teams (designer /client/ contractor). This experiences had allowed her to develop a keen eye for detail, a deep understanding of client preferences, and an unwavering commitment to excellence. From conceptualization to implementation, Elena has a passion for bringing to life extraordinary interiors and architecture.

Her experience showed that interior design is about transformation of spaces, where aesthetics meet purpose, cultures intertwine, and spaces transcend into experiences. Teamwork is at the core of this process. Elena excels at building and leading teams and a network of design and supplier professionals bring projects to life and turning ideas into incredible leisure spaces.



# ORGANISATION CHART





# PROJECT ACHIEVEMENTS

**decade of successful project deliveries**



# Chotto Matte KAFD



F&B



Client  
Location

Trispec Design and Build contractor  
Riyadh

Scope of work

Project management, Program / Scheduling, QA/QC



# Remat Al-Riyadh / Al Waalan Municipality Building



## Offices



Client  
Location

Scope of work

Trispec Design and Build contractor  
Riyadh

Project management, Program / Scheduling, QA/QC



# Aseeb Restaurant Diriyah



F&B



Client  
Location

Trispec Design and Build contractor  
Riyadh

Scope of work

Project management, Program / Scheduling, QA/QC



# Wynn Macau | 5-star resort



retail & public areas



Client  
Location  
  
Scope of work

Wynn Resorts  
Macau  
  
Fit-out refurbishment of retail areas



# Wynn Palace Macau | 5-star resort



retail & public areas



Client  
Location

Wynn Resorts  
Macau

Scope of work

Design management & QA/QC



# MGM Cotai | theater



## Entertainment



Client  
Location

Scope of work

MGM Cortai  
Macau

Interior Fit-out



# Planet-J | Theme park



## Entertainment



Client  
Location

Scope of work

Sands Cotai Central  
Macau

Interior Fit-out



# Aji Macau | restaurant



F&B



Client  
Location

MGM Cotai Casino  
Macau

Scope of work

Interiors Fit-out



# 58 Grill Macau | restaurant



F&B



Client  
Location

MGM Cotai Casino  
Macau

Scope of work

Interior Fit-out



# Coast Macau | restaurant



F&B



Client  
Location

Scope of work

MGM Cotai Casino  
Macau

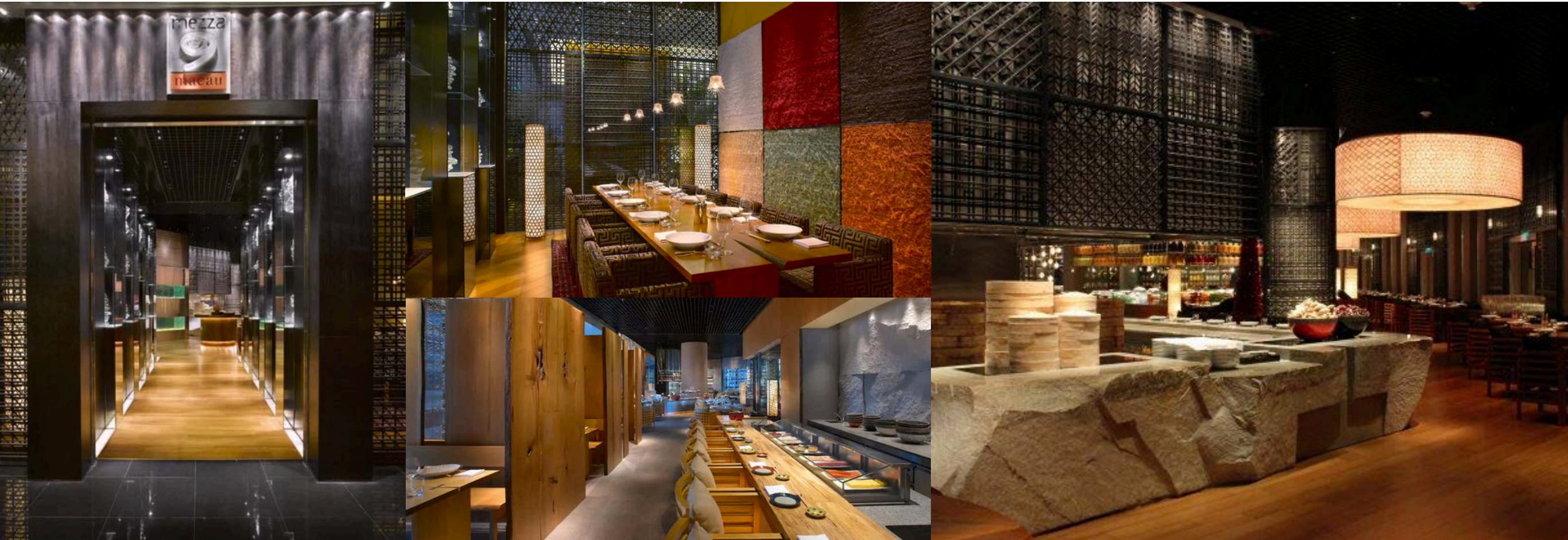
Interior Fit-out



# Mezza 9 Macau | restaurant



F&B



Client  
Location

City of derams Casino  
Macau

Scope of work

Interior Fit-out



# Noodle Kitchen Macau | restaurant



F&B



Client  
Location

Galaxy Entertainment group  
Macau

Scope of work

Interior Fit-out



# Pak Loh Macau | restaurant



F&B



Client  
Location

Scope of work

Galaxy Entertainment group  
Macau

Interior Fit-out



# Viettel Headquarter | Highrise



facade engineering



Client  
Location

Viettel  
Hanoi, Vietnam

Scope of work

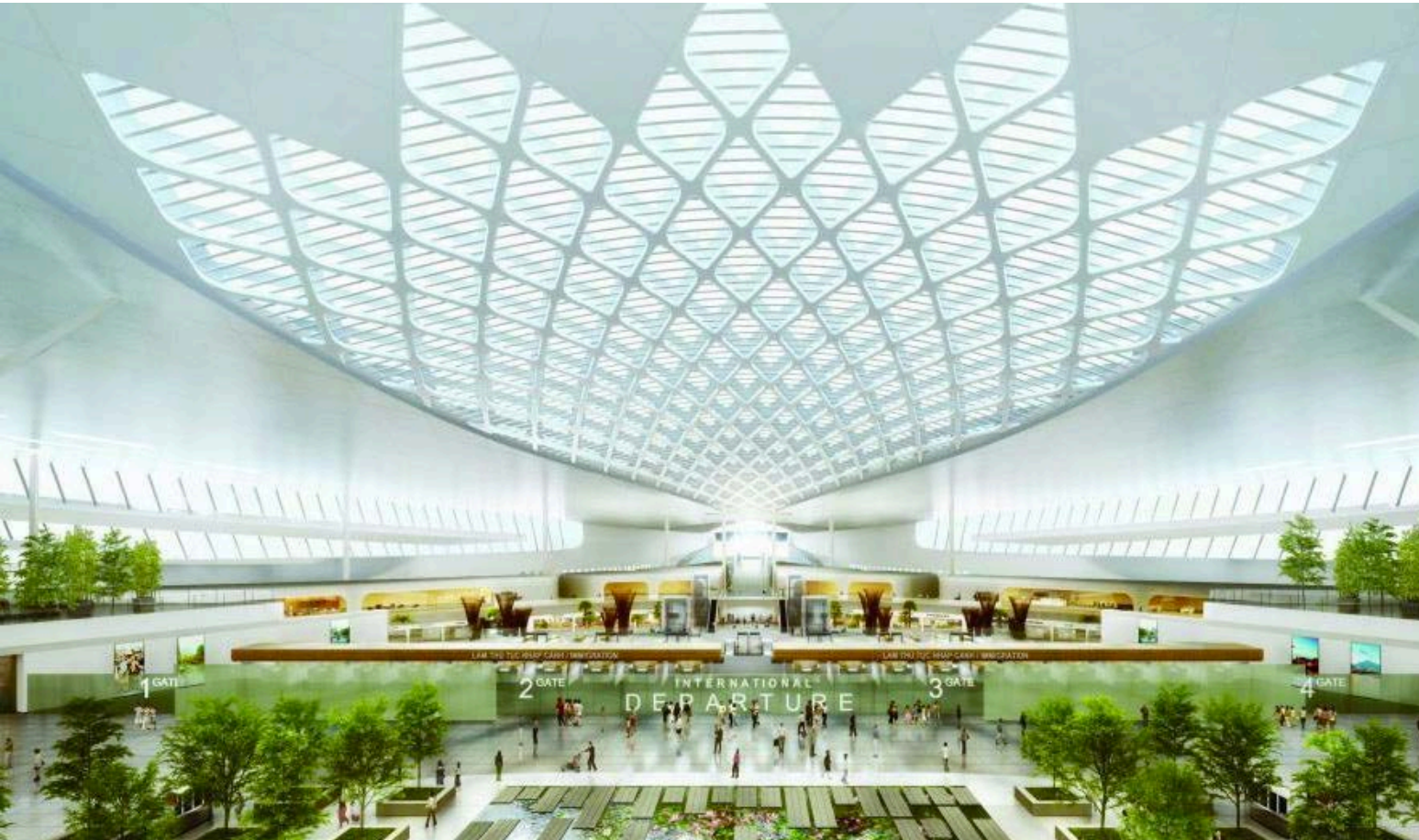
Architecture by Gensler, facade Engineering by VA-NG



# City Garden Phase II | | Airport



facade engineering



Client  
Location

Long Thanh Airport  
Dong Nai, Vietnam

Scope of work

Architecture and facade engineering by VA-NG



# Festivities decoration



## Events & Entertainment



Client  
Location

Premium malls and hospitality venues  
Macau , UAE, Qatar

Scope of work

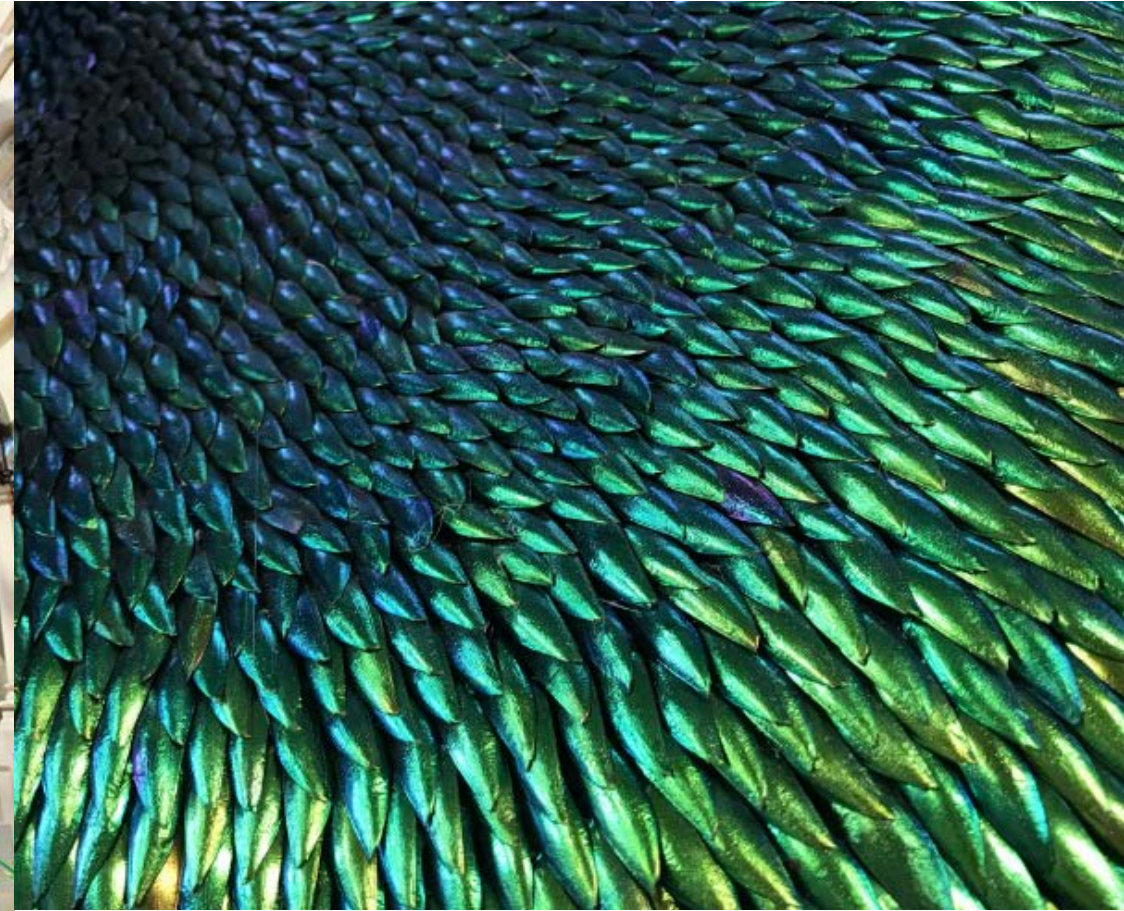
Fabrication & supply



# Magical world, Seasonal decor



## Events & Entertainment



Client  
Location

MGM casino  
Macau

Scope of work

Fabrication & supply



# Butterfly Swarm, Seasonal decor



## Events & Entertainment



Client  
Location

MGM casino  
Macau

Scope of work

Fabrication & supply





**WORKING**  
**WITH US**





# WHY WORKING WITH US

## Safety First

1

Prioritizing safety, we adhere strictly to international standards, implementing comprehensive safety protocols for a secure working environment

## Programme Delivery

2

We understand the significance of a well-thought-out program and timely delivery. METRIX's processes and efficient resource allocation save valuable time and money.

## Quality and Excellence

3

METRIX is dedicated to achieving excellence in every project, meticulously ensuring the highest standards from initial planning to final execution.

## Experienced and Skilled Team

4

Our team, with global experience and deep industry knowledge, guarantees outstanding results. Our skilled professionals handle the most complex projects with technical expertise.

## Commitment to Sustainability

5

: METRIX is committed to incorporating sustainable practices in all our projects, aligning with global sustainability goals and contributing to a greener future.

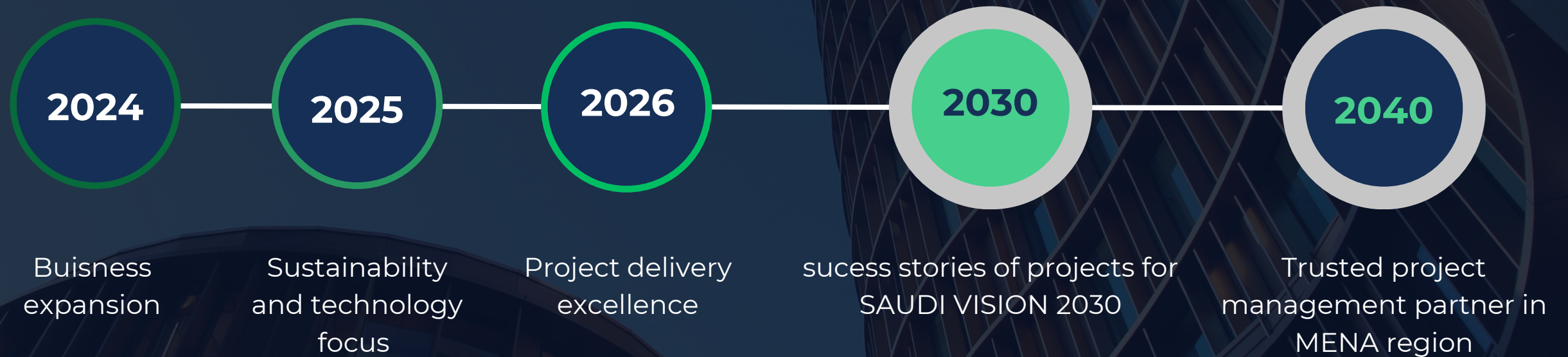
## Customer-Centric Approach

6

Open communication, attentiveness to client requirements, and personalized solutions define our approach. At METRIX, we aim to alleviate stress, ensuring a smooth and collaborative construction experience.



# MILESTONES



METRIX aims to expand its business operations, embrace innovation and sustainability, invest in talent development, ensure project delivery excellence, and explore greater growth opportunities over the next three years. By staying true to our core values and embracing the challenges and opportunities ahead, we are committed to achieving our goals and maintaining our position as a trusted partner in the construction industry





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## Contact Us :



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[www.metrix-projects.com](http://www.metrix-projects.com)



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Partner with us for your next project, to experience the highest level of professionalism and excellence in project delivery services.