المبدعون العرب
للاستشارات الهندسية

Arab Creators for Engineering Consultancy

Company Profile Take-off, Pricing, Planning

2026

الملف التعريفي الحصر والتسعير والتخطيط

Cairo · Riyadh · arabcreators.co



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ABOUT US

One engineering office for design, take-off and pricing, answerable for all of it

مكتب هندسي يجمع التصميم والحصر والتسعير تحت مسؤولية واحدة

Arab Creators began in Cairo as an engineering office supporting projects in Saudi Arabia with design, quantity surveying, pricing and tender preparation.

Today the office covers every discipline: architectural and interior design, structural and steel design, MEP, shop drawings, quantity take-off and pricing, health and safety, and planning and contracts.

The office is led by Eng. Ahmed Fathy Elsherbini, a civil engineer who has managed projects in Saudi Arabia and Egypt for more than ten years, and a member of the Saudi Council of Engineers and the Egyptian Engineers Syndicate.



Office interior design, Jubail 2026

OUR TEAM'S EXPERIENCE

10+

years of project management experience

سنوات من الخبرة في إدارة المشاريع

800+

SAR million, cumulative value of projects the team worked on

مليون ريال قيمة المشاريع التي شارك فيها الفريق

50+

projects across pricing, studies and execution

مشروعًا بين تسعير ودراسة وتنفيذ

WHAT WE COMMIT TO

Four principles on every project

أربعة مبادئ في كل مشروع

01

Accuracy

الدقة

Quantities are measured from drawings; any estimate is labelled as such.

02

Documentation

التوثيق

Every item is traced back to its drawing, page and source.

03

Independent review

المراجعة المستقلة

A second engineer checks the quantities and formulas before anything goes out.

04

Delivery commitment

الالتزام بالتسليم

We set the delivery date at the start and send progress reports as we go.

Where every figure comes from

Three labels shown next to every key figure

Verified

مؤكَّد

From a drawing or specification actually read, with the drawing number and page.

Benchmark

مرجعي

From a named and dated price source or standard.

Estimate

تقديري

From first principles where no document exists, and stated as such.

HOW WE WORK

Four stages from receiving the drawings to delivery

أربع مراحل من استلام المخططات حتى التسليم

01

Scope definition

تحديد النطاق

- Full reading of drawings and specifications
- Register of drawings received and their revisions
- List of gaps and queries before starting

02

Documented preparation

الإعداد الموثّق

- Take-off with drawing number and page for each item
- Reference sheet of the dimensions used
- Each figure labelled by its source

03

Independent review

المراجعة المستقلة

- Second check of quantities and formulas
- Check against specifications and code
- Log of review comments and their close-out

04

Delivery and support

التسليم والدعم

- Editable native files
- Summary of assumptions and exclusions
- Support until award or project close-out

Unit rate build-up with live Excel formulas

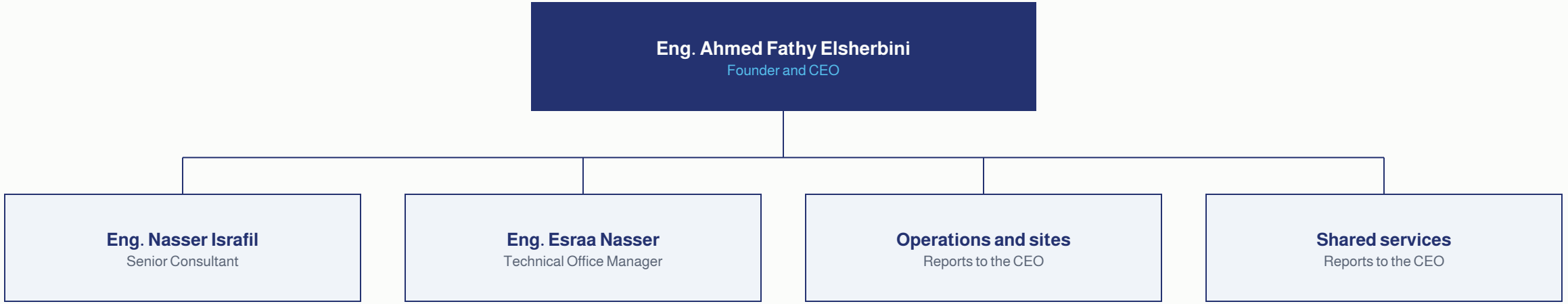
Materials M	+	Labour L	+	Equipment E	=	Direct cost	+	Indirect %	+	Profit %	=	Sell price

No result cell is typed by hand: change any percentage and the item and the total update at once.

MANAGEMENT TEAM

Organisation chart

Who runs the office, and which department handles what.



- Technical review of designs and engineering solutions
- Engineering consultancy for projects

- Quantity surveying and pricing
- Planning and scheduling in Primavera P6
- Tenders and contracts
- Architectural and interior design, 3D visuals

- Project execution and site supervision
- Quality assurance and control (QA/QC)
- Occupational health and safety
- Rope access and industrial coating

- Human resources
- Finance
- Information technology
- Marketing and advertising

WHERE WE WORK

Engineering office in Cairo, delivery and coordination in Riyadh

المكتب الهندسي في القاهرة، والتنفيذ والتنسيق في الرياض

Cairo

HQ

Head office and engineering office, 15th of May City

Riyadh

36

Delivery base, site visits and project coordination; 36 projects in our track record

Jubail

14

14 projects in our track record

Jazan

9

Nine projects, port and government facilities

Working hours: Sunday to Thursday, 9:00 to 18:00 Riyadh time. We reply to every request within one working day.

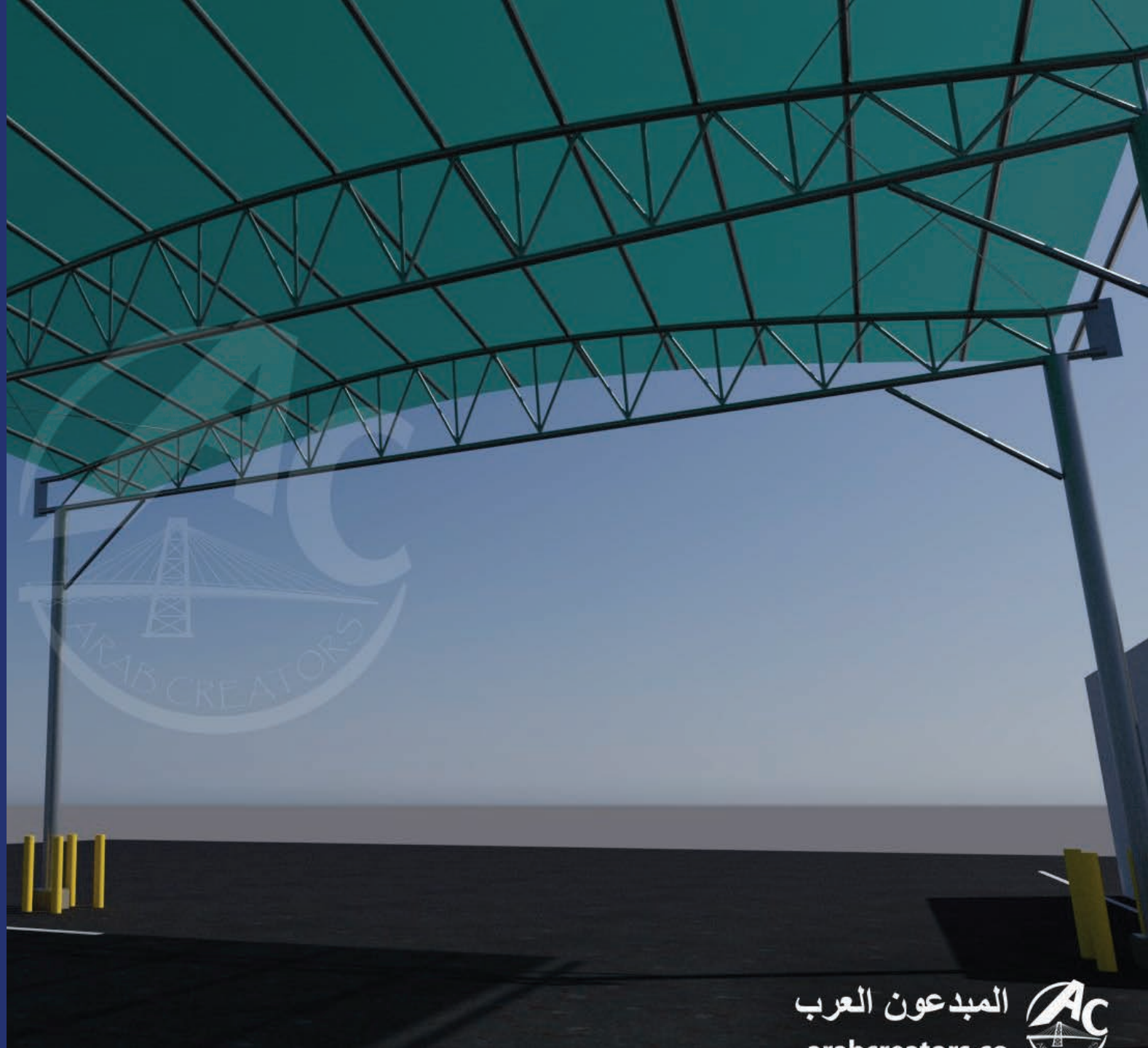


03

Engineering disciplines

التخصصات الهندسية

A full engineering office: from concept and design to shop drawings, bills of quantities and the programme.



DISCIPLINES

Nine engineering disciplines, one team

تسعة تخصصات هندسية بفريق واحد

01

Architectural design

التصميم المعماري

Concept and construction drawings with 3D visuals for presentation and approval.

02

Structural design

التصميم الإنشائي

Concrete buildings with ETABS and SAFE calculation reports and independent review.

03

Steel structures

المنشآت المعدنية

Hangars, warehouses, mezzanines and canopies, with IDEA StatiCa connection reports.

04

MEP design

MEP الكهروميكانيك

HVAC, plumbing, power, fire fighting and alarm, with a combined services drawing.

05

Shop drawings

المخططات التنفيذية

Shop drawings for every discipline, bar bending schedules and Advance Steel fabrication drawings.

06

Take-off and pricing

حصر الكميات والتسعير

Excel BOQs with a drawing reference per item and M+L+E rate analysis with live formulas.

07

Interior design

التصميم الداخلي

Space planning, materials and finishes, 3D visuals and construction drawings.

08

Health and safety

الصحة والسلامة المهنية

Project safety plans and a company safety system based on ISO 45001.

09

Project controls and contracts

ضبط المشاريع والعقود

Primavera P6 programmes, FIDIC contracts and tenders on Etimad.

DISCIPLINE

Take-off, pricing and project controls

حصر الكميات والتسعير وضبط المشاريع

Quantity take-off and pricing

حصر الكميات والتسعير

We measure from the drawings with the drawing number and page against every item, then build each rate from materials, labour and equipment, plus indirect costs and profit.

Deliverables: To RICS NRM or the contract's method of measurement, with item-by-item comparison of contractor offers.

Excel

Tenders and contracts

العطاءات والعقود

We prepare technical and financial offers and check the conditions and BOQ before submission, including Etimad bids, and administer FIDIC contracts, variations and claims.

Deliverables: Tender budget, cash-flow model and payment schedules.

Excel · Word

Planning and scheduling

التخطيط والبرامج الزمنية

We build and print the programme in Primavera P6: WBS, site calendar, critical path, resource and cost loading, S-curve, and a 14-point DCMA quality check.

Deliverables: XER file, A3 Gantt chart and Basis of Schedule.

Primavera P6 · Excel



DELIVERABLES

Native files from the software itself, open to audit

ملفات أصلية من البرنامج نفسه، قابلة للتدقيق

What we deliver

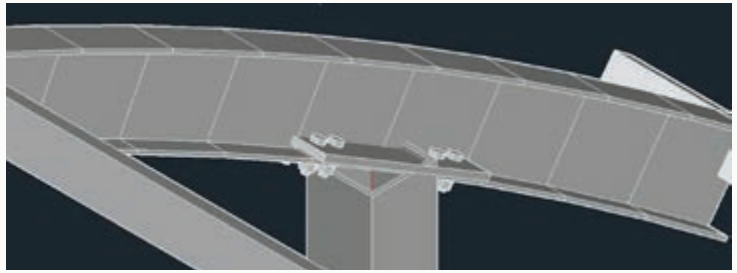
- Excel BOQs with live formulas and a drawing reference per item
- DWG and PDF drawings numbered to the drawing register
- Primavera P6 programme as XER plus PDF
- ETABS and SAFE reports and connection reports
- Advance Steel models and material lists
- High-resolution 3D visuals
- Safety plans and registers in Word and Excel

Software

- AutoCAD · Revit
- ETABS · SAFE
- IDEA StatiCa · Advance Steel
- Primavera P6
- 3ds Max · V-Ray
- Excel · Word
- InDesign · Illustrator

References

- Saudi Building Code SBC 2024
- ACI 318 · AISC 360-16 · ASTM
- NFPA 13 · 72 · 90A and Civil Defence rules
- ASHRAE 90.1 · IEC 60364
- BS EN 12944 · SSPC for coatings
- FIDIC 2017 · RICS NRM · AACE 18R-97
- RCJY and HCIS requirements



Advance Steel model and joints



3D visual of truck movement



Signboard checked in ETABS and SAFE

We work to these references as each project requires; this does not mean we hold a certificate from the issuing body unless stated. ISO 9001, 14001 and 45001: our procedures are built on their requirements.

PRICES

Published prices from our 2026 price list

أسعار معلنة من قائمة أسعار 2026

Service	Unit price (SAR)	Unit	Minimum (SAR)
Tender quantity take-off, all disciplines	90	100 m² of floor area	2,000
Remote project follow-up	3,500	month	3,500

Prices in Saudi riyals before 15% VAT. Projects larger than the packages are priced by separate quotation.

Drawings that need an official stamp for a building permit or Civil Defence approval go through a licensed office in the project's country; ISO 45001 certificates are issued by certification bodies.

05

Track record

سابقة الأعمال

Selected projects we designed and built in Saudi Arabia, from concept to handover.

المبدعون العرب



TRACK RECORD

Published work register

سجل الأعمال المنشورة

No.	Project	Category	City	Year	Nature of work
01	Gypsum and acoustic ceilings for an opera house	Estimating	Diriyah	2026	Study, take-off and pricing

Items marked “Execution” are site execution by our team in Saudi Arabia. Client names are withheld for privacy unless published with permission. The full register of more than 80 items is in our Track Record Statement.

01 ESTIMATING

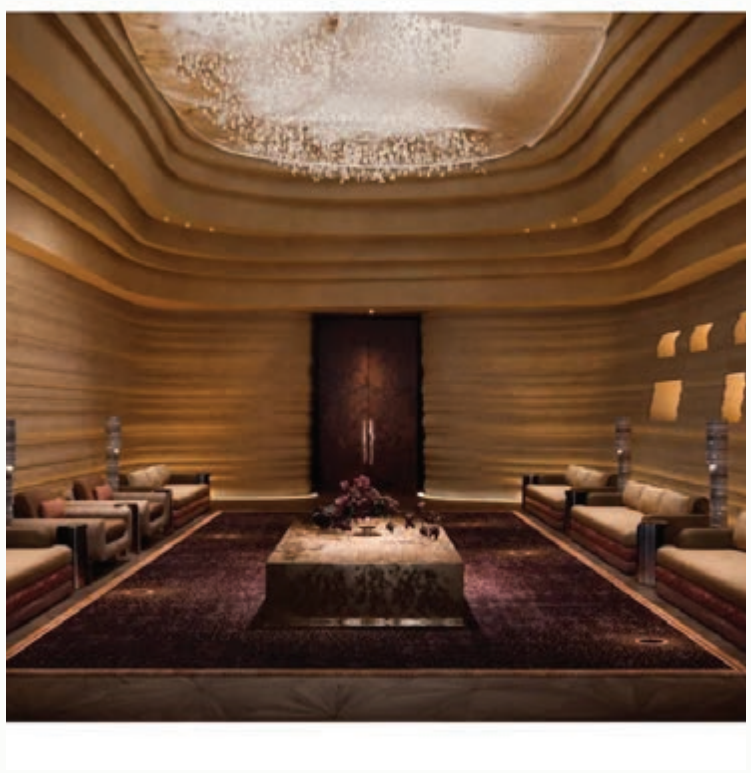
Gypsum and acoustic ceilings for an opera house in Diriyah

الجبس والأسقف الصوتية لدار أوبرا في الدرعية

Main contractor, published with permission · Diriyah · 2026

Technical study, take-off and pricing of the gypsum, ceilings, partitions and acoustic linings package: VIP lounges, lobby, curved corridors and rehearsal halls. Images are from the project's design documents, published with permission.

Technical study, take-off and pricing



Royal VIP lounge



VIP lounge



Lobby with a wave timber ceiling

02 SITE PLANNING AND STUDY

Site office compound in portable cabins

مجمع مكاتب موقع من وحدات متنقلة

Eastern Province · 2026

A project site office compound in 4 x 12 m rock-wool insulated cabins: open offices, a manager's office with a meeting room, a consultant's office, a prayer room and toilets. The work covered the compound plan, a layout for each cabin, the BOQ and specification, and a buy-or-rent comparison by project duration. Images are from the 3D model.

Design, supply and installation, with take-off, specification and submittals



Open office cabin



Manager and meeting cabin



المبدعون العرب
للاستشارات الهندسية

Arab Creators for Engineering Consultancy

Scan to chat on WhatsApp

Let us start your next project

Send the drawings or a short description of the project, and we will reply with the scope and a quotation within one working day.

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Website
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Head office
15th of May City, Cairo

Riyadh
Site visits and project coordination

Working hours: Sunday to Thursday, 9:00 to 18:00 Riyadh time

Eng. Ahmed Fathy Elsherbini · Founder and CEO

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