

UniBuild Construction LLC



STATEMENT OF CAPABILITIES

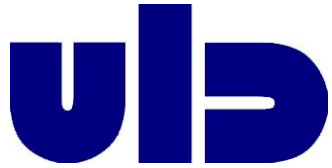


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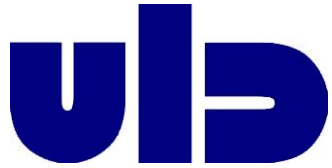
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Profile

UniBuild group of companies started with its construction division **UniBuild Construction, LLC** in New York that offers a diverse range of construction services that spans over several regions of the world. It is now a subsidiary of **UniBuild Holding**, a premier US based holding company investing in various sectors including construction, engineering services, management and trading with substantial interest in the MENA region, Europe, and the United States.

UniBuild Construction, LLC is a leading construction and services company that offers a diverse range of services from traditional contracting through to a complete construction package. UniBuild's team has the expertise to successfully deliver a wide variety of projects including schools, residential and commercial buildings, hospitals, roads and highways, and all civil works related to power plants and water/sewage treatment plants.

UniBuild's engineering consulting services span the range of the project cycle, from customizing an engineering solution for the customer to providing design services that align each project's function, cost, scope, and schedule with the client's objectives and thus optimize project success. To that end **UniBuild Consultancy DWC, LLC** was established in UAE to complement the construction subsidiary

UniBuild prides itself on the fact that its senior management has tremendous experience, spanning over 25 years, in engineering, construction, and project management both in the MENA region and internationally.

UniBuild is committed to delivering outstanding construction projects for its clients.

Today, UniBuild is proud to be amongst the most successful Construction, Design, and Project Management firms in this field. This expertise and deep understanding of local and regional conditions ensures that UniBuild' clients realize projects that are not only completed on time and within budget, but also function as they should without complications.

UniBuild offers a complete and integrated range of professional services that are tailored to the individual client's requirements:

- Design-Build
- Construction
- Procurement



UniBuild Core Values

A firm is only as good as its reputation. That reputation is earned by the ability to consistently deliver projects on time and within budget.

MISSION

To perform the highest level of quality construction services and providing our Clients the timely and safe completion of projects.

To maintain the highest levels of professionalism, integrity, honesty and fairness in our relationships with our suppliers, subcontractors, professional associates and customers.

To facilitate a comprehensive approach to the building process, from developing design needs and goals to orchestrating an attentive building program.

To develop an effective management that stresses productivity, perpetual development of the organization, and instilling work ethics in all personnel.

To build value for the organization in order to become a unique and distinct firm.

To remain focused on controlled organizational growth and recognizing those who contribute to this growth.

VISION

To become recognized as a Construction Industry Leader in every aspect of our business from the preliminary design phase to the completion of the project by continuously developing our leadership skills on all levels.

Building Relationships by Exceeding Expectations. Strive to continuously improve the standard of excellence of our services.

VALUES

Our policy endorses vision, knowledge & technology that fulfill customers' demands.

Our values are firmly held throughout the company, permeating every aspect of our operations and guiding the actions of our employees.

Ethics. We are committed to the highest standards of business ethics according to our Code of Ethics (COE).

Customer satisfaction. Generating value for our Clients by delivering, on time, exactly what they ask for.

Teamwork. While each discipline on the project team has its role to play, it is the true teamwork and collaboration of a cohesive project team that makes great Client experiences possible. Our people are our primary asset.

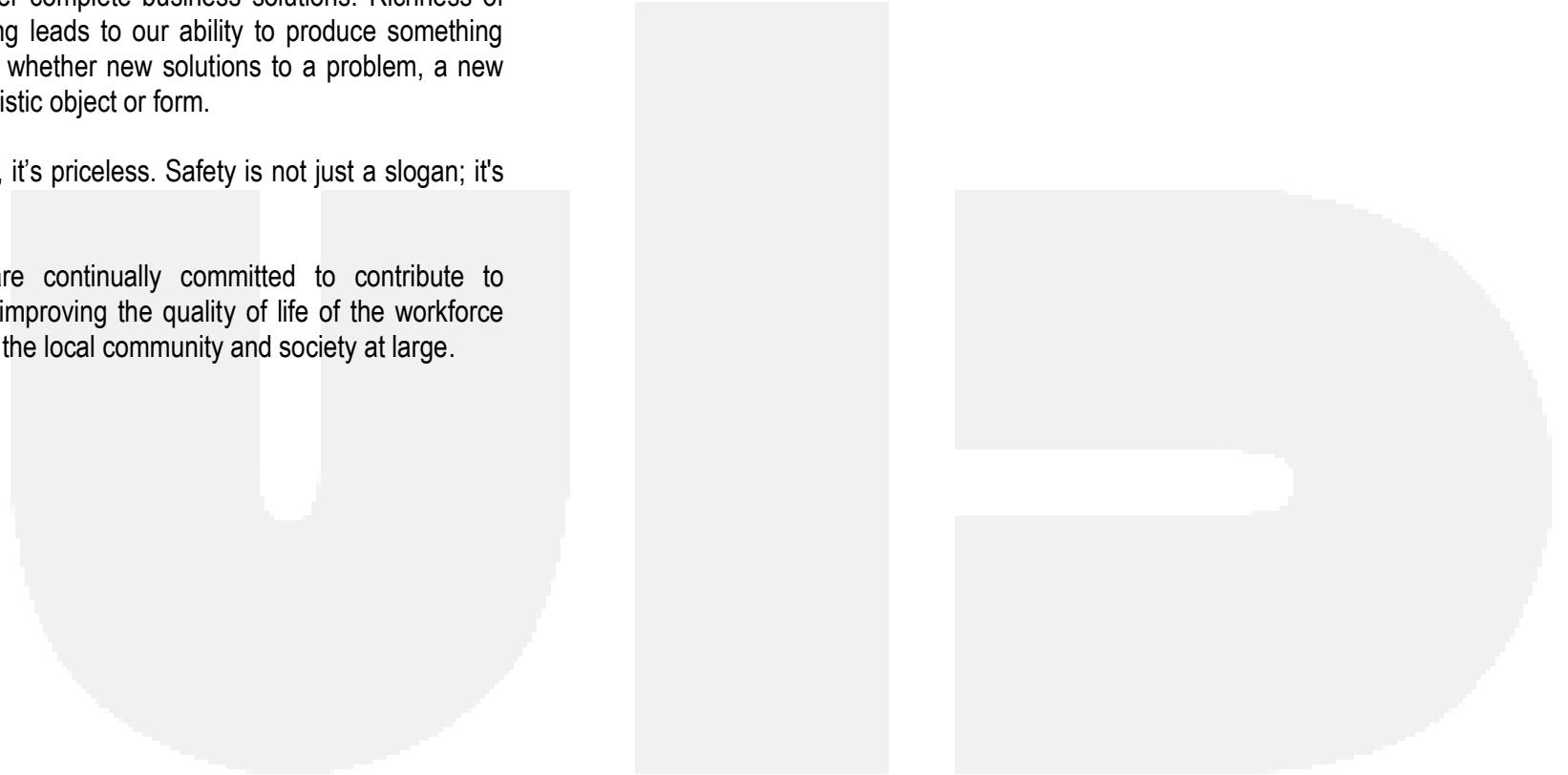


Enthusiasm. If we are going to succeed in anything, we are going to have to have a strong passion for what we do. Our passion is going to be the driving force behind our motivation to be the best, to make a contribution to our communities. It will provide the fuel to go the extra mile for Clients and for ourselves.

Creativity. The strategic perspective of our management is driven by creativity & challenge that offer complete business solutions. Richness of ideas and originality of thinking leads to our ability to produce something new through imaginative skill, whether new solutions to a problem, a new method or device, or a new artistic object or form.

Safety. Safety isn't expensive, it's priceless. Safety is not just a slogan; it's our way of life.

Social Commitment. We are continually committed to contribute to economic development while improving the quality of life of the workforce and their families as well as of the local community and society at large.



Design – Build

Overview

Preliminary and final design services are provided both through our in-house design team and by outside consultants. Once the design concepts are reviewed and approved, we prepare final drawings and specifications. A detailed line-item budget of all construction costs is provided to help the Client make decisions concerning the final design. In addition, we compose a project pro-forma incorporating all costs to determine the financial feasibility of each project.

Objective

To obtain a successful project by having all project goals identified early on and where the interdependencies of all building systems are coordinated concurrently from the planning and programming phase. Further, all design objectives: accessible, aesthetics, cost effective, functional/operational, historic preservation, productive, secure/safe, and sustainable and their interrelationships must be understood, evaluated, and appropriately applied.

Scope of Services

- Phase 1: Schematic Design
- Phase 2: Design Development
- Phase 3: Construction Documents
- Phase 4: Construction

Phase 5: Construction Administration

Phase 6: Hand over / Commissioning





Construction

Overview

It is the process by which we bring the project to fruition for a fixed cost to the Client. It may be done either using contract documents prepared by the Client's architect or Design/Build as described above. It is our responsibility to verify that each job conforms to the project specifications and coordinate meetings with Clients, architects, engineers and subcontractors. The primary benefit to the Client is a turn-key construction project. As a general contractor, we offer our Clients a high level of organization, knowledge and experience. With the latest technology available and sophisticated construction methods, scheduling and cost controls are met to exceed the needs of our Clients.

Objective

To become a highly recognized company that architects, clients and competitors alike will see us as one of the first-choice contractors in the construction industry. To achieve this objective, we believe in the following:

- That the quality of the workmanship on all of our projects is second to none
- To be seen for our superior management skills, professionalism, integrity and personal management involvement in all of our projects
- To deliver all of our projects on budget, on time, every time
- To treat every project with the same level of commitment and attention to detail and leave no stone unturned in terms of quality and customer satisfaction

- To build lasting and successful relationships with clients and architects.
- Health and Safety practices are maintained to the highest standards
- To be as energy efficient and environmentally friendly as possible.

Scope of Services

- Budget estimating
- Permit and filing
- Long-Lead Procurement
- Project Execution
- Subcontractor Bid/Award
- Project coordination

Procurement

Overview

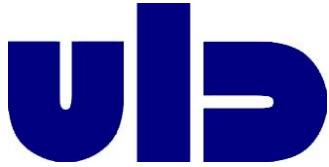
We have the experience, the tools, and the know-how to best handle procurement. Materials management is an important element in project planning and control. Materials represent a major expense in construction, so minimizing procurement or purchase costs presents important opportunities for reducing costs. The main sources of information for feedback and control of material procurement are requisitions, bids and quotations, purchase orders and subcontracts, shipping and receiving documents, and invoices. The materials for delivery to and from a construction site may be broadly classified as: (1) bulk materials, (2) standard off-the-shelf materials, and (3) fabricated members or units. The process of delivery, including transportation, field storage and installation will be different for these classes of materials. The equipment needed to handle and haul these classes of materials will also be different.

Objective

To manage the procurement process and supply base efficiently and effectively, procurement must follow the following key steps:

- Evaluation and selection of suppliers based on sound ethical norms and standards
 - All purchases must go through the approved procurement processes
 - Engineering and other functional inputs are part of this process

- Contractual agreements will be done with the involvement of Procurement
- Increased use of sourcing teams
- Review of specifications or scope of work
 - Review the requirements for the material or service being provided
 - If possible, suggest alternative standardized materials that can save the organization money
 - Periodic review of categories can allow greater leveraging of requirements
- Purchasing will act as the primary contact with the supplier
 - Manage the supply base, identification and mitigation of risks
 - Identify new potential suppliers and develop relationships
 - Improvement and development of non-competitive existing suppliers
 - Determine the method of awarding contracts
 - Support local business (local procurement) and consider social responsibilities wherever possible



HSE (Health, Safety & Environment)

Our Approach

The personal safety and health of each employee of our organization is of primary importance. We believe that our employees are our most important assets and that their safety at the worksite is our greatest responsibility. The prevention of occupationally induced injuries and illnesses is of such consequence that it will be given precedence over operating productivity whenever necessary. Management will provide all mechanical and physical facilities required for the personal safety and health of each of its employees.

At UniBuild, we believe that every accident, and therefore every injury, is preventable, and we embed that philosophy into every one of our projects through a combination of technical field procedures and ongoing training programs.

To be successful, such a program must embody the proper attitude toward injury and illness prevention on the part of corporate management, supervisors, and employees. It also requires cooperation in all safety and health matters, not only between corporate management, supervisor and employees, but also between each employee and their fellow workers.

Our concern for safety and health of all human beings is daily, even hourly. We expect every person who conducts the affairs of our company, no matter in what capacity they function, to accept this concern and its responsibility. Rules of conduct and rules of safety and health must be observed.

Cooperation between our employees and management in the observance of this policy will ensure safe-working conditions, will help result in accident-free performance and will work to our mutual advantage.

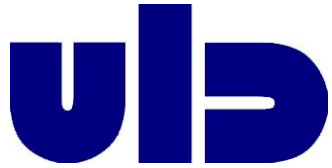
Management has the authority to procure the necessary resources to execute the objectives of our company's safety and health program. We will hold managers, supervisors and employees accountable for meeting their responsibilities so that essential tasks will be performed.

Every employee has stop-work-authority. If it's not safe, don't do it. We also ask our subcontractors to adopt our commitment to safety, health, and environment. The result is exceptional safety performance, even in hazardous work environments, severe weather, and remote locations.

Our HSE Manual

Safety is based on knowledge, skill and an attitude of care and concern. Supervisors should instruct each worker about the correct and proper procedures for performing each task. This should familiarize the worker with the potential hazards of doing the tasks and advise him or her as to how such hazards can be minimized or eliminated. It is very important that we at UniBuild know about safe work practices and follow them.

In this essence, we have developed a comprehensive HSE manual that is implemented and enforced on all our projects.



UniBuild Experience

UniBuild has successfully delivered various projects across the following countries:

- **Iraq**
- **Kuwait**
- **United Arab Emirates**
- **United States (Gov. Facilities)**


UniBuild management, engineers and support team have built a reputation of providing quality work that is completed on time and on budget.

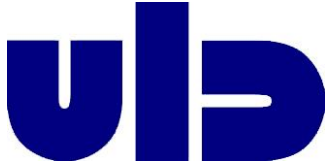
Our projects experience spans the areas of civil engineering, structural engineering, building engineering, Power Plant civil engineering, infrastructure, US Federal Government Projects, and special projects completed under the concept of Construction Management at Risk (CM@RISK).

The CM at risk is a delivery approach in which a construction management firm acts as an owner's consultant during the pre-development phase of the project. During this process, the owner of the project will rely on the CMAR, so it is empowered to contract multiple subcontractors and is acknowledged as the sole point of responsibility for the project delivery.



Civil / Structural Engineering

<p>Doha West Power Project FINAL CLIENT: CPS CREATIVE POWER SOLUTION CLIENT: WIDEUROPE ENGINEERING SCOPE OF SERVICES: INSTALLATION OF 6 GAS TURBINE PEDESTALS, 6 CHIMNEYS, 1 ELECTRICAL BUILDING, 4 PIPE RACKS, VARIOUS MINOR FOUNDATIONS. COUNTRY: KUWAIT DATE: 2007</p>	
<p>Jahra Street Infrastructure FINAL CLIENT: MINISTRY OF PUBLIC WORKS (M.P.W) CLIENT: N/A SCOPE OF SERVICES: CONSTRUCTION, COMPLETION AND MAINTENANCE OF ROADS, OVERPASSES, STORM WATER DRAINAGE, SEWER AND OTHER SERVICES FOR JAHRA STREET COUNTRY: KUWAIT DATE: 2014</p>	<p style="text-align: center;">No image available</p>
<p>Al-Funaitees Area Infrastructure FINAL CLIENT: MINISTRY OF PUBLIC WORKS (M.P.W) CLIENT: N/A SCOPE OF SERVICES: CONSTRUCTION, COMPLETION AND MAINTENANCE OF ROADS, STORM WATER DRAINS, SANITARY SEWERS FOR AL-FUNAITEES AREA STAGE (II) COUNTRY: KUWAIT DATE: 2013</p>	<p style="text-align: center;">No image available</p>
<p>Ashbiliya Area Infrastructure FINAL CLIENT: MINISTRY OF PUBLIC WORKS (M.P.W) CLIENT: N/A SCOPE OF SERVICES: CONSTRUCTION, COMPLETION AND MAINTENANCE OF ROADS, STORM WATER DRAINS, SANITARY SEWERS AND OTHER SERVICES FOR ASHBILIYA AREA COUNTRY: KUWAIT DATE: 2006</p>	<p style="text-align: center;">No image available</p>
<p>Om Al Hayman Area Infrastructure FINAL CLIENT: PUBLIC AUTHORITY FOR HOUSING WELFARE (PAHW) CLIENT: N/A SCOPE OF SERVICES: CONSTRUCTION AND MAINTENANCE OF FRESH / BRACKISH WATER SUPPLY NETWORK AND ASSOCIATED WORK COUNTRY: KUWAIT DATE: 2005</p>	<p style="text-align: center;">No image available</p>
<p>Reverse Osmosis Desalination Plant at Ghalilha-Rak FINAL CLIENT: FISIA ITALIMPIANTI CLIENT: SOLLERS ENGINEERING SCOPE OF SERVICES: RCC STRUCTURES FOR DESALINATION PLANT COUNTRY: U.A.E. DATE: 2005</p>	<p style="text-align: center;">No image available</p>



Section Four
UNIBUILD EXPERIENCE

Shuweihat S1 Power and Water Project

FINAL CLIENT: FISIA ITALIMPIANTI
CLIENT: SOLLERS ENGINEERING
SCOPE OF SERVICES: DETAIL DESIGN OF RCC STRUCTURES FOR WATER SPECIAL FACILITIES – STE SUPERVISION
COUNTRY: U.A.E.

DATE: 2004

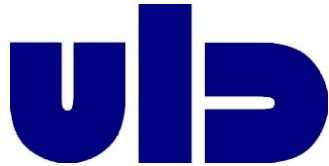


Desalination Plant at Ras Lafan-Rak

FINAL CLIENT: FISIA ITALIMPIANTI
CLIENT: SOLLERS ENGINEERING
SCOPE OF SERVICES: DETAIL DESIGN OF RCC STRUCTURES FOR DESALINATION PLANT
COUNTRY: U.A.E.

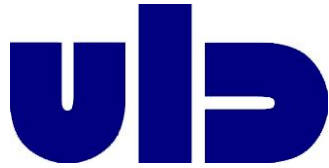
DATE: 2003

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Construction Management @ RISK

<p>Basra Sports City FINAL CLIENT: MINISTRY OF YOUTH AND SPORTS CLIENT: N/A SCOPE OF SERVICES: CM@RISK COUNTRY: IRAQ DATE: 2009</p>	<p>No image available</p>
<p>Al Wazzan Warehouse Facility FINAL CLIENT: ALWAZZAN GROUP CLIENT: N/A SCOPE OF SERVICES: CM@RISK COUNTRY: KUWAIT DATE: 2008</p>	<p>No image available</p>
<p>Rehabilitation of Gas Turbine Power Station FINAL CLIENT: NIPON KOE CLIENT: N/A SCOPE OF SERVICES: CM@RISK COUNTRY: IRAQ DATE: 2008</p>	<p>No image available</p>
<p>DFAC Facilities Upgrade FINAL CLIENT: US FEDERAL GOVERNMENT CLIENT: US ARMY SCOPE OF SERVICES: CM@RISK COUNTRY: KUWAIT DATE: 2007</p>	<p>No image available</p>
<p>Mosul Courthouse FINAL CLIENT: US FEDERAL GOVERNMENT CLIENT: N/A SCOPE OF SERVICES: CM@RISK COUNTRY: IRAQ DATE: 2006</p>	<p>No image available</p>
<p>LSA Anaconda Hospital - Balad FINAL CLIENT: US FEDERAL GOVERNMENT CLIENT: N/A SCOPE OF SERVICES: CM@RISK COUNTRY: IRAQ DATE: 2006</p>	<p>No image available</p>



3000 Man DFAC Facility FINAL CLIENT: US FEDERAL GOVERNMENT CLIENT: EASTERN SOLUTIONS SCOPE OF SERVICES: CM@RISK COUNTRY: KUWAIT DATE: 2006	No image available
Communication Center FINAL CLIENT: US FEDERAL GOVERNMENT CLIENT: US ARMY SCOPE OF SERVICES: CM@RISK COUNTRY: KUWAIT DATE: 2005	No image available
KBR Warehouse FINAL CLIENT: KBR CLIENT: N/A SCOPE OF SERVICES: CM@RISK COUNTRY: IRAQ DATE: 2004	No image available



US Government Facilities

<p>Air Base Runway Replacement FINAL CLIENT: US FEDERAL GOVERNMENT CLIENT: US AIR FORCE SCOPE OF SERVICES: DESIGN / BUILD OF MAIN RUNWAY AND TAXI WAYS. COUNTRY: KUWAIT DATE: 2012</p>	<p>No image available</p>
<p>Air Base Pilots Quarters FINAL CLIENT: US FEDERAL GOVERNMENT CLIENT: US AIR FORCE SCOPE OF SERVICES: DESIGN / BUILD OF PILOTS SLEEPING QUARTERS. COUNTRY: KUWAIT DATE: 2011</p>	<p>No image available</p>
<p>Air Bas PAX Terminal Shade FINAL CLIENT: US FEDERAL GOVERNMENT CLIENT: US AIR FORCE SCOPE OF SERVICES: DESIGN / BUILD OF SHADE FOR TERMINAL. COUNTRY: KUWAIT DATE: 2011</p>	<p>No image available</p>
<p>Air Base AMU Shelter FINAL CLIENT: US FEDERAL GOVERNMENT CLIENT: US AIR FORCE SCOPE OF SERVICES: DESIGN / BUILD OF SHELTER. COUNTRY: KUWAIT DATE: 2011</p>	<p>No image available</p>
<p>Air Base Fitness Center FINAL CLIENT: US FEDERAL GOVERNMENT CLIENT: US AIR FORCE SCOPE OF SERVICES: DESIGN / BUILD OF FITNESS CENTER. COUNTRY: KUWAIT DATE: 2011</p>	<p>No image available</p>
<p>Air Base Perimeter Fence FINAL CLIENT: US FEDERAL GOVERNMENT CLIENT: US AIR FORCE SCOPE OF SERVICES: DESIGN / BUILD OF PERIMETER FENCE. COUNTRY: KUWAIT DATE: 2011</p>	<p>No image available</p>



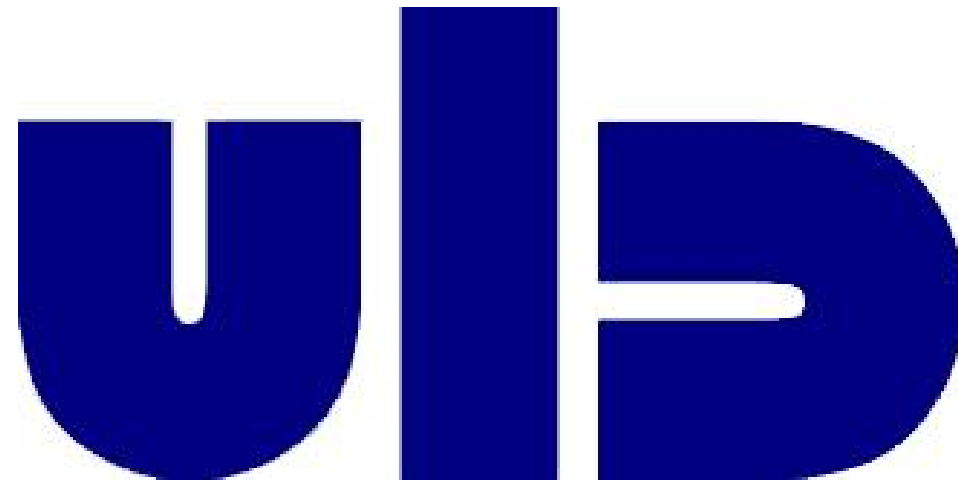
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