



**مركز مجموعة المختص**  
للخبرة الفنية و التحكيم الهندسي وإدارة المطالبات

**الخدمات المقدمة**



**مركز مجموعة المختص**  
للخبرة الفنية و التحكيم الهندسي وإدارة المطالبات

إحدى مراكز شركة المختص للإستشارات الهندسيّة



### الخدمات التي يقدمها المركز:

- تقييم الأصول الموجودة بالمشاريع المراد خصصتها وتحديد القيمة المالية الحالية لجميع مكوناتها وحالتها الفنية.
- صياغة العقود والشروط والمواصفات اللازمة لكلاً من العقود الإنشائية وعقود التشغيل والصيانة وعقود التملك والخصخصة والمشاركة بالتملك والتشغيل حسب رغبة العميل ووفقاً للصيغ النظامية المحلية والقياسية والدولية.
- تقديم الاستشارات التعاقدية قبل وأثناء سريان العقد.
- إدارة العقود الهندسية وإعداد ومراجعة صيغ النماذج والمراسلات التي تحمي الحقوق التعاقدية للعميل.
- إعداد المطالبات الفنية والقانونية والمالية والمساهمة في إعداد مذكرات المطالبة والدفاع عن العميل في النزاعات مع الأطراف الأخرى.
- دراسة وجهة نظر العميل في النزاع وإسداء النصح لرفع المطالبة أو الوصول إلى حلول تسوية.
- تقديم المشورة والرأي الفني في القضايا المنظورة لدى الجهات القضائية ولدى هيئات التحكيم.
- المساهمة في عمليات التحكيم كمثل لأحد الأطراف أو كمحكم بين أطراف النزاع وفقاً لقواعد التحكيم المحلية أو الدولية حسب رغبة أطراف النزاع ونصوص العقد بينهم.
- إبداء الرأي الفني وإظهار الحقائق العلمية وتوضيح العرف المهني السائد في مجالات التطبيقات الهندسية المختلفة.
- العمل كموفقين للسعي للبحث عن حل توافقي وتسوية مرضية بين أطراف النزاع.
- تقديم أساليب الحلول البديلة للنزاعات (ADR).
- تقديم المشورة التعاقدية طول فترة تنفيذ العقد لمراجعة المراسلات والمحاضر والتسويات وحقوق الاطراف في حالات نشوب التقصير أو سحب الأعمال.
- إدارة مطالبات التعويض عن كافة أنواع الاضرار التي قد تحدث لاي طرف من طرفي التعاقد نتيجة أي نقص أو غموض في شروط العقود أو قصور في تطبيق تلك الشروط من قبل الجهات المالكة والاستفادة من حالات المثل في القضايا المشابهة في ضوء ما استقرت عليه أحكام ديوان المظالم بشأن التطبيق الصحيح لمبادئ العدالة وحسن النية في تنفيذ العقود الإدارية.
- ولقد إكتسب المركز سمعة جيدة ومصداقية عالية من خلال عشرات القضايا التي ساهم المركز فيها بتقديم الخبرة الفنية للمحاكم الشرعية ولديوان المظالم وللقطاع الخاص وكذلك في القضايا التي مارس فيها المركز وخبرائه والمتعاونون معه دور المحكم أو الموفق في عدد من الحالات في القطاع الخاص وكذلك في إدارة المطالبات المالية المستحقة للشركات المحلية والدولية طبقاً لشروط العقود المرتبطة بها وتحديد حقوق كل طرف من الاطراف دون تعسف أو إفراط.

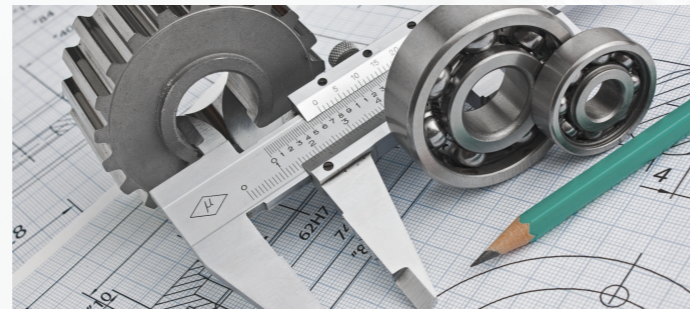
في ظل ما شهدته المملكة في السنوات الأخيرة من تطورات اقتصادية وتجارية كبيرة وتنفيذ مشاريع خدمية وبنية تحتية ضخمة ومع التوجه الجديد نحو خصخصة الكثير من القطاعات من أجل تطوير مستوى أداء الخدمات بها فإنه من الطبيعي أن يواكب ذلك نشوب الخلافات والمطالبات بين أطراف التعاقد والتي قد لا تغطيها صياغة الشروط والمواصفات بالعقد بشكل واضح يحدد إلتزامات ومسؤوليات أطراف التعاقد , مما يجعل تسوية تلك الخلافات والنزاعات أمراً صعباً لإختلاف أهداف أطراف التعاقد وهذا يدفعهم للجوء إلى الجهات القضائية أو الجهات الهندسية لتحكيم تلك الخلافات وإتخاذ القرارات التي تعطي لكل طرف حقه.

ومن هنا ظهرت أهمية وجود أدوات ووسائل مساندة للقضاء الشرعي والإداري والتجاري لتقديم الخبرة الفنية لمساعدة هيئة القضاء, من خلال تقديم المشورة والرأي الفني الذي يوضح التفاصيل الفنية التي تساعد القاضي على الفصل في النزاع كما أن اللجوء إلى التحكيم الهندسي كوسيلة للفصل في النزاعات وإجراء التسويات الودية أصبح منتشرأ أكثر في هذه المرحلة لما للتحكيم من مزايا متعددة أهمها:

- إتفاق الأطراف على جهة التحكيم.
- سرعة دراسة النزاع وإتخاذ القرار.
- إعطاء الأطراف فرص أكبر لطرح وجهات نظرهم .
- قلة التكاليف مقارنة باللجوء للقضاء واستخدام المحامين.
- حفظ علاقة ودية بين أطراف التعاقد بالبعد عن الاجراءات الرسمية للتقاضي.
- سهولة وصول المحكم بنفسه إلى أي جهة يحتاج منها إلى معلومة تسهل وصوله الى حقيقة النزاع.



وتضم مجموعة المختص (مركز الخبرة الفنية والتحكيم الهندسي وإدارة المطالبات) ويقوم المركز بتقديم الخبرة الفنية والتحكيم الهندسي في المجالات الهندسية المختلفة من خلال الخبراء والمحكمين العاملين لديه والذين يتمتعون بخبرة طويلة في هذا المجال والحاصلين علي مؤهلات عالية وعضويات محلية وإقليمية في مجال التحكيم الهندسي وكذلك من خلال تعاون المركز مع عدد من الهيئات العالمية والمستشارين والمحكمين في هذا المجال.





المختص للإستشارات الهندسية  
The Specialist for Engineering Consulting



# THE SPECIALIST GROUP COMPANY PROFILE

2023

P.O. Box 88819 Riyadh 11672  
Kingdom of Saudi Arabia  
Tel.: +966 11 460 2332  
Fax: +966 11 460 2332  
Info@specialist.com.sa



specialist.com.sa

شركة المختص للاستشارات الهندسية

استشاري الهيئة العامة لرعاية شؤون  
المسجد الحرام والمسجد النبوي  
بالحرمين الشريفين





المختص للإستشارات الهندسية  
The Specialist for Engineering Consulting



## CONTENTS

- 4 Introduction
- 5 Our Vision and Services
- 6 How is this achieved
- 7 Environmental and Water Engineering
- 8 Infrastructure and HVAC Engineering
- 11 Fire-Fighting and Safety Engineering
- 12 Operation and Maintenance
- 13 Facility and Assets Management
- 14 Our Clients
- 16 Latest Projects



المختص للإستشارات الهندسية  
The Specialist for Engineering Consulting



# The Specialist Group Consulting



## INTRO

The Specialist Consulting Group operates in the Kingdom of Saudi Arabia, and has been based in Riyadh since 1988. It is a multi-disciplinary alliance of engineering firms who offer integrated solutions, diverse technical capabilities, enhanced by experience in many areas of industrial, environmental, Plants and building services.

The services offered by the group are supported by affiliations to many renowned international consultants and companies



## OUR VISION

Based on Saudi Arabia's Vision for 2030 and the current development in all fields, which is comparable to most international societies using modern technologies.



In order to keep pace with this development in all aspects of life in the Kingdom, the Advisory Board of the Board of Directors has restructured Specialist Group departments in a professional manner to suit the development process for this vision for 2030 which aims expanding and furthering develop of talents and capacity and build a thriving country.

This ambitious vision has become the foundation on which we are based here. We work passionately with a full understanding of the past, the present and an insight into the future, in the belief that the consultancy work and the request for advisory services, whether technical or any other services are the features of the modern management, since decision-making in the science of modern management must be based on the reasons and facts that support and help to make the right decision in a timely manner, appropriate manner, show and clarify other solutions available and the advantages and disadvantages of each.

We are therefore working to create a new concept for engineering consulting methods that are respected by different capitals of the world using the latest equipment and advanced programs in this field

# THE SPECIALIST



## SPECIALIST SERVICES

### The Specialist Consulting Group Incorporates Seven divisions :

1. The Specialist for Environmental Consulting.
2. The Specialist for Telecommunication and information Technology.
3. The Specialist for Facility and Assets Management.
4. The Specialist for Auditing, Assessment and rehabilitation.
5. The Specialist for HVAC Engineering.
6. The Specialist for Safety and Fire Protection Engineering.
7. The Specialist for Operation and Maintenance Consulting.
8. The Specialist Engineering and Arbitration Contracts Management Centre.

# HOW IS THIS ACHIEVED



The group provides many technical services coupled with long services gained in several engineering fields through the experts working in the office supported by the expertise of the international companies represented by/or cooperated with the specialist company, which has long experience in planning, design and supervision of the facilities and provide integrated solutions to all engineering problems.

The Specialist's Engineering Group team is an effective mix of time-served engineers and managers with extensive industrial experience and highly educated technical innovators, which are supported by international experts. This enables the Group to provide leading edge solutions which are practical, realistic and achievable.

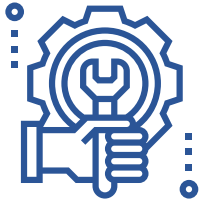
These solutions combine best practice with fully costed implementation plans, focused training and targeted Key Performance Indicators.

**The Group focuses its Consulting activities in the field of:**

## IT'S THAT SIMPLE







## ENVIRONMENTAL ENGINEERING

**Demand for environmentally-responsive and sustainable development is on the rise. We are continually expanding our services to meet the growing needs of the market through:**

1. Strategic Environmental Assessment.
2. Environmental Planning.
3. Environmental sustainable developments.
4. Solid and fluid) waste disposal and recycling.



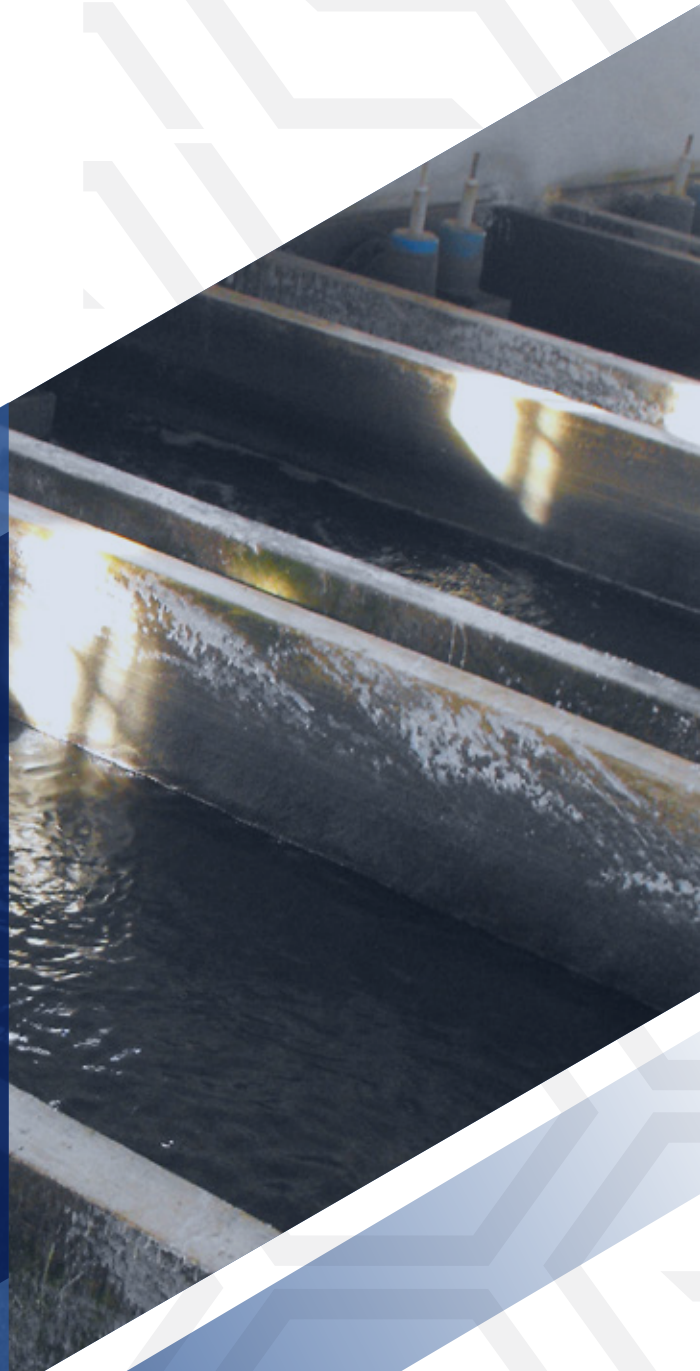
## WATER ENGINEERING

**We cover the full water-use cycle, from source to reuse and disposal. Hydrology, hydraulics and treatment specialists in:**

1. Water Treatment Plants.
2. Wastewater Treatment Plants.
3. Water, Sanitary, Sewers, Strom, Irrigation and Agriculture networks.
4. Tanks, Reservoirs and Water Wells.
5. Sea Water Desalination.



المختص للإستشارات الهندسية  
The Specialist for Engineering Consulting





المختص للإستشارات الهندسية  
The Specialist for Engineering Consulting



## INFRASTRUCTURE ENGINEERING

**We have been provided infrastructure highly-efficient, technically-innovative and economically solutions in various fields such as:**

1. Industrial facilities.
2. Administrative facilities.
3. Commercial facilities.
4. Military establishments.
5. HSE engineering (Medical cities and Hospitals).
6. Infrastructure and Plants Rehabilitation.



## HVAC ENGINEERING

**We've been provide pioneering-innovative engineering design of HVAC systems in the GULF area more than 25 years, which aims to give high efficiency and power saving:**

1. Green technology.
2. Smart building technology.
3. Energy Saving.

The image features a complex industrial scene with various pipes, valves, and machinery. A large, semi-transparent blue diagonal shape overlays the right side of the image, serving as a background for the text. The machinery includes large grey pipes, red valves, and a large cylindrical component with a ribbed surface. The overall aesthetic is professional and technical.

The Specialist Group  
Consulting



شركة المختص للاستشارات الهندسية  
استشاري الهيئة العامة لرعاية شؤون  
المسجد الحرام والمسجد النبوي  
بالحرمين الشريفين



المختص للإستشارات الهندسية  
The Specialist for Engineering Consulting

# ENGINEERING Consulting

CONSULTING AND ENGINEERING

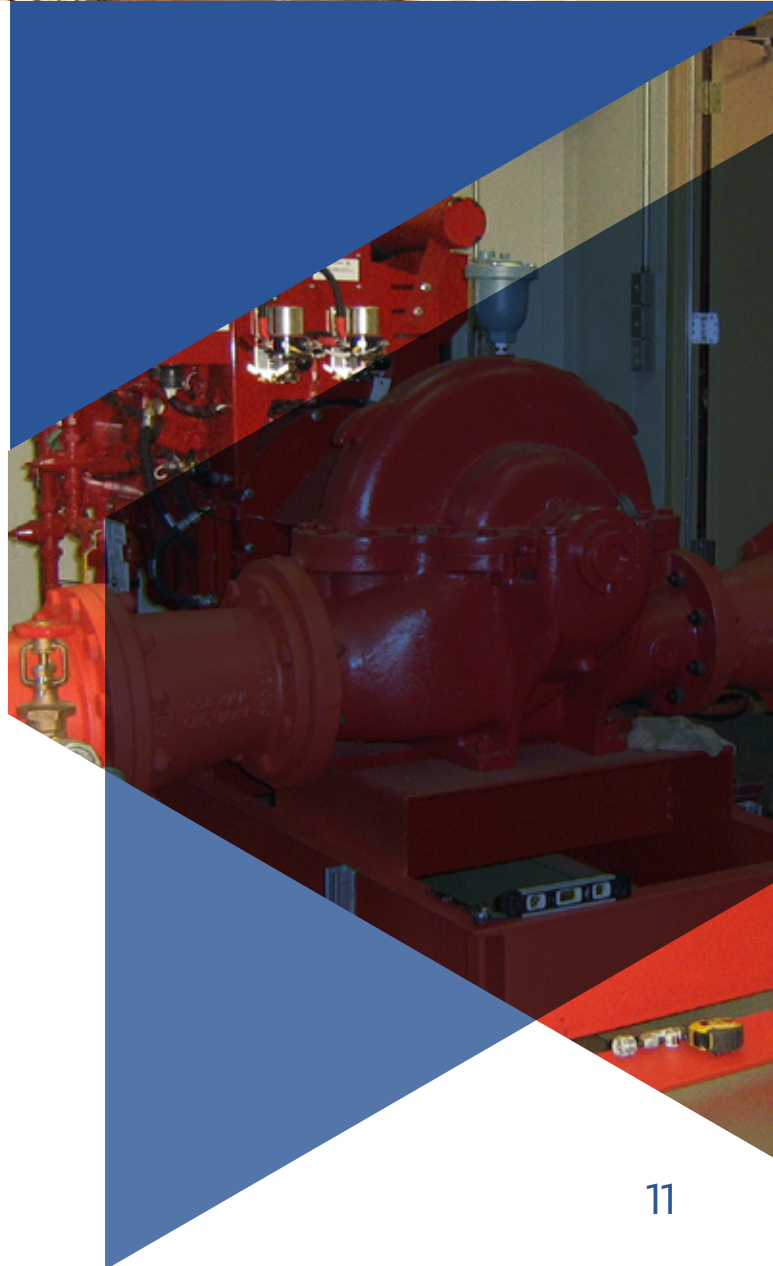




## FIRE-FIGHTING AND SAFETY ENGINEERING

**Our vision is to save life and property by delivering consultant services in fire protection systems :**

1. Fire prevention strategies.
2. Engineering services (Drawings, revision and verifying)
3. Supervision execution and implementation.
4. Third Party Inspection.





المختص للإستشارات الهندسية  
The Specialist for Engineering Consulting

## OPERATION AND MAINTENANCE

**Specialist for Operation and Maintenance provided excellent methods in the past for improving plants maintenance in services such as:**

1. Strategies and Performance audits.
2. Maintenance auditing.
3. Renovation and life extension of equipment.
4. Life cycle costing of plants.
5. Computerized maintenance management systems consultancy.

# TIME, PRECISION AND PERFECTION



## FACILITY AND ASSETS MANAGEMENT

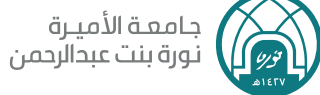
**We believe that real improvements and development can only be achieved by working with our clients in partnership which creates a shared new vision of assets performance and facility management through:**

1. New building design and construction management.
2. Acquisition and disposal of sites and buildings.
3. Negotiation and management of leases.
4. Advice on property investment.
5. Control capital budget.
6. Return on Investment Perspective.
7. Run and maintain plants and Facilities.
8. Energy Management.

# PROFESSIONAL ENGINEERS



# SOME OF OUR CLIENTS



- Ministry of Environment, Water and Agriculture
- Ministry of Health
- Ministry of Interior, General Directorate of Civil Defense
- Ministry of defense
- The General Presidency for the affairs of the Grand Mosque and the Prophet's Mosque

- Royal Saudi Navy
- General Authority of Civil Aviation
- Saline Water Conversion Corporation.
- Saudi Electricity Company.
- Ministry of Education
- Board of Grievances



المختص للإستشارات الهندسية  
The Specialist for Engineering Consulting

# LATEST PROJECTS

1. Infrastructure Rehabilitation project in King Khaled Hospital in Al Majma'a (300 Beds) including WTP, STP Solid waste management, HVAC & Firefighting work. **(Ministry Of Health)**
2. Infrastructure Rehabilitation project in King Khaled Hospital in Najran (300 Beds) including WTP, STP Solid waste management, HVAC & Firefighting work. **(Ministry Of Health)**
3. Infrastructure Rehabilitation project in King Fahd Hospital in Jizan (500 Beds) including WTP, STP Solid waste management, HVAC & Firefighting work. **(Ministry Of Health)**
4. Infrastructure Rehabilitation project in Aseer Central Hospital in ABHA (600 Beds) including WTP, STP Solid waste management, HVAC & Firefighting work. **(Ministry Of Health)**
5. Infrastructure Rehabilitation project in King Abdullah Hospital in Bisha (400 Beds) including WTP, STP Solid waste management, HVAC & Firefighting work. **(Ministry Of Health)**
6. Infrastructure Rehabilitation project in King saud Hospital in Unayzah (300 Beds) including WTP, STP Solid waste management, HVAC & Firefighting work. **(Ministry Of Health)**
7. Infrastructure Rehabilitation project in Al Namas General Hospital in Al Namas (150 Beds) including WTP, STP Solid waste management, HVAC & Firefighting work. **(Ministry Of Health)**
8. Infrastructure Rehabilitation project in Bilasmar General Hospital in Bilasmar (150 Beds) including WTP, STP Solid waste management, HVAC & Firefighting work. **(Ministry Of Health)**





المختص للإستشارات الهندسية  
The Specialist for Engineering Consulting



9. Infrastructure Rehabilitation project in Farasan General Hospital in Farasan (200 Beds) including WTP, STP Solid waste management, HVAC & Firefighting work. **(Ministry Of Health)**
10. Infrastructure Rehabilitation project in Tathleeth General Hospital in Tathleeth (150 Beds) including WTP, STP Solid waste management, HVAC & Firefighting work. **(Ministry Of Health)**
11. Infrastructure Rehabilitation project in Sharrourah General Hospital in Sharrourah (150 Beds) including WTP, STP Solid waste management, HVAC & Firefighting work. **(Ministry Of Health)**
12. Infrastructure Rehabilitation project in Sarat Abidah General Hospital in Sarat Abidah (150 Beds) including WTP, STP Solid waste management, HVAC & Firefighting work. **(Ministry Of Health)**
13. Infrastructure Rehabilitation project in Al Majardah General Hospital in Al Majardah (200 Beds) including WTP, STP Solid waste management, HVAC & Firefighting work. **(Ministry Of Health)**
14. Infrastructure Rehabilitation project in Qatif Central Hospital in Qatif (400 Beds) including WTP, STP Solid waste management, HVAC & Firefighting work. **(Ministry Of Health)**
15. Infrastructure Rehabilitation project in Jubail General Hospital in Jubail (200 Beds) including WTP, STP Solid waste management, HVAC & Firefighting work. **(Ministry Of Health)**
16. Infrastructure Rehabilitation project in King Fahd Hospital in Hufuf (500 Beds) including WTP, STP Solid waste management, HVAC & Firefighting work. **(Ministry Of Health)**
17. Infrastructure Rehabilitation project in Al Maznbh General Hospital in Al Maznbh (150 Beds) including WTP, STP Solid waste management, HVAC & Firefighting work. **(Ministry Of Health)**



المختص للإستشارات الهندسية  
The Specialist for Engineering Consulting

18. Infrastructure Rehabilitation project in King Fahd Hospital in Buraidah (600 Beds) including WTP, STP Solid waste management, HVAC & Firefighting work. **(Ministry Of Health)**

19. Construction of Underground Water tank.  
**(King Khaled Eye Specialist Hospital)**

20. Consulting Services in Evaluation, Reviewing and Auditing Projects. **(Saline Water Conversion Corporation)**

21. Consultancy Services in Water Desalination Conference in Arab Countries **(arwadex)**

22. HVAC and Fire-Fighting Rehabilitation Project.  
**(King Khaled Eye Specialist Hospital)**

23. HVAC and Fire-Fighting Rehabilitation Project. **(Al Hayat Mall)**

24. HVAC and Fire-Fighting Rehabilitation Project in King Salman Hospital.  
**(General Directorate of Health Affairs in Riyadh Region)**

25. HVAC and Fire-Fighting Rehabilitation Project in Iman General Hospital in Riyadh.  
**(General Directorate of Health Affairs in Riyadh Region)**

26. HVAC and Fire-Fighting Project in Al Noor Hospital.  
**(General Directorate of Health Affairs in Mekka Region)**

27. Fire-fighting, Fire Alarm and Safety project in Western Fleet in Jeddah. **(Royal Saudi Navy)**

28. Fire-fighting, Fire Alarm and Safety project in Eastern Fleet in Jubail. **(Royal Saudi Navy)**





المختص للإستشارات الهندسية  
The Specialist for Engineering Consulting



29. Fire-fighting, Fire Alarm and Safety project in King Salman Naval Support. **(Royal Saudi Navy)**

30. Projects (Reviewing and Auditing) and Waste Management Plans. **(Ministry Of Education)**

31. Consulting Services in Maintenance Department. **(Ministry Of Health)**

32. Consulting Services for Medical and non-medical Maintenance. **(General Directorate of health affairs in Najran)**

33. Arbitration Services. **(Board of Grievances, Courts and Private sector)**

34. Evaluation the maintenance, determining the requirements of rehabilitation and feasibility of privatizing of military cities. **(Ministry of Defense)**

35. Evaluation the maintenance policies and Developing the systems in transmission and distribution networks. **(Saudi Electricity Company)**

36. Evaluation the maintenance policies and Developing the systems in Power Station. **(Saudi Electricity Company)**

37. Evaluation of the policies, the study of the rehabilitation of airport facilities and Preparing Operation and Maintenance Contract of King Abdulaziz International Airport in Jeddah. **(General Authority of Civil Aviation)**

38. Evaluation of the policies and Preparing Operation and Maintenance Contract of King Khaled International Airport in Riyadh. **(General Authority of Civil Aviation)**



المختص للإستشارات الهندسية  
The Specialist for Engineering Consulting



39. Evaluation of the policies and Preparing Operation and Maintenance Contract of King Fahd International Airport in Dammam. **(General Authority of Civil Aviation)**

40. Reviewing and Auditing of the Operation and Maintenance contracts of the two holy mosques. **(The presidency of the Grand Mosque and the Prophet's Mosque)**

41. Reviewing and Auditing of Maintenance Department (Roads and Parks Maintenance Departments). **(Dubai Municipality)**

42. Evaluation of the policies and Preparing Operation and Maintenance Contract for Telecommunication Building in Navy Accommodation. **(Royal Saudi Navy)**

43. Evaluation of the policies and Preparing Operation and Maintenance Contract. **(Ministry of Interior - General Directorate of Civil Defense)**

44. Evaluation of the policies and Preparing Operation and Maintenance Contract. **(Ministry of Interior - General Directorate of Prisons)**

45. Health care project. **(Gulf company)**

# شركة المختص الوكيل الإداري لجامعة الأميرة نورة بنت عبد الرحمن





المختص للإستشارات الهندسية  
The Specialist for Engineering Consulting



P.O. Box 88819 Riyadh 11672  
Kingdom of Saudi Arabia  
Tel.: +966 11 460 2332  
Fax: +966 11 460 2332  
Info@specialist.com.sa



[specialist.com.sa](http://specialist.com.sa)

