



Company Profile

Building information Modeling
Quantity Surveying & Cost Management
Contract Administration
Design Services
Project Management

Contact us

UK

📍 Suite RA01,
195-197 Wood Street,
London,
E17 3NU
United Kingdom.

☎ +44 (0) 16285 40679
+44 (0) 79601 68978

UAE

📍 United Arab Emirates
Meydan Grandstand,
6th Floor, Meydan Road,
Nad Al Sheba, Dubai,
UAE.

☎ +971 58 589 4868
+971 55 970 4461

KSA

📍 Kingdom of Saudi Arabia
No. J3 - Bin Laden Complex,
Al Farazdak Street - 3613,
Al Dhubat, Riyadh 12629.

☎ +966 53 626 8868
+966 50 498 1829
+966 18 267 0703

Sri Lanka

📍 7th Floor, No. 7-7/1,
Cotta Terrace,
Dr. N. M. Perera Mawatha,
Colombo 08,
Sri Lanka.

☎ +94 112 717 141
+94 112 717 151
+94 0714 856 436

www.sic.lk

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UK

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Overview

Spectrum International Consultants (SIC) has evolved over the past decade to become a leading name in construction and property consulting.

Founded with a core focus on ethical practices and expert service delivery, SIC has continually adapted to incorporate cutting-edge technologies to meet the dynamic needs of the industry. Our journey is marked by consistent excellence, leading to a strong reputation that has fueled our growth. From our strategically located base in Sri Lanka & regional office in Dubai, we've expanded our operations to serve diverse markets across the Middle East and Europe.

This international footprint is a testament to our adaptability and ambition. The cornerstone of our success is our unwavering commitment to client satisfaction, which has not only helped us retain long-term partnerships but also acts as our best marketing tool through client referrals. As we look forward to the future, our focus remains on adopting innovative solutions, expanding our global reach, and continuing to deliver outstanding results.

A black and white photograph of five construction workers standing on a high-rise steel beam, silhouetted against a bright sky. The workers are wearing hard hats and safety harnesses. The background shows a hazy cityscape with other buildings visible in the distance.

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About us

Spectrum International Consultants (SIC) is a Construction Consultancy firm offering a wide range of services, including Commercial and Cost Management, Quantity Surveying, BIM, CAD services, Project Management, Design services, and Talent Acquisition.

What makes us unique is our use of advanced technologies, to enhance the traditional roles of consultancy professionals.



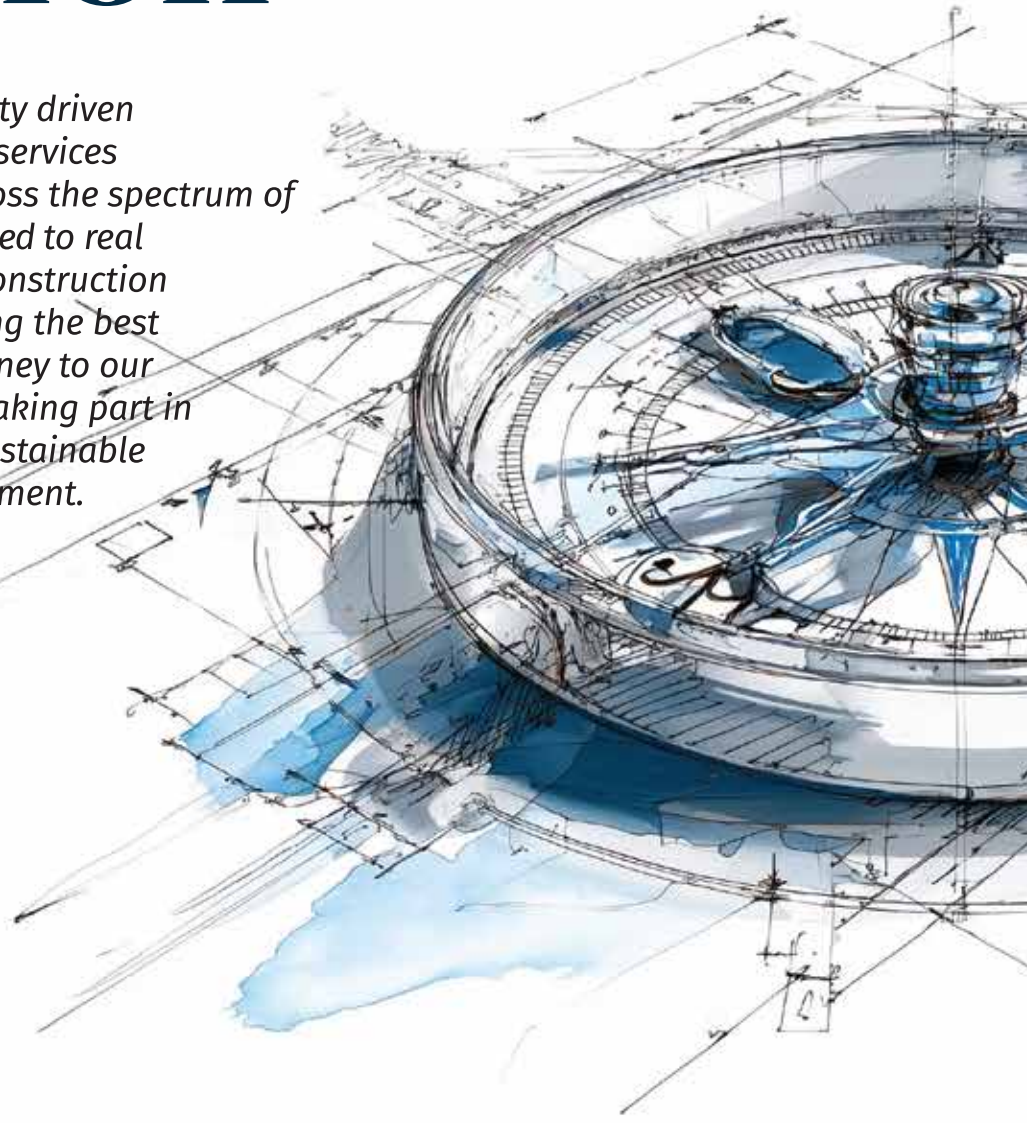
Since its inception in 2014 in Colombo, Sri Lanka, Spectrum International Consultants (SIC) has grown to become a leader in the Construction consultancy and property consulting sector in Sri Lanka and in GCC countries. Initially, SIC focused on Cost Management and Quantity Surveying, but with continuous growth, it has expanded its portfolio to other disciplines such as Project Management, Building Information Modeling (BIM), Designing Services, and Talent Acquisition.

Our Journey *since* 2014

The company has gained a strong reputation by continuously adapting to new technologies and committing to ethical practices and expert services. SIC has grown significantly and now serves prestigious clients across Sri Lanka, Middle East, including the UAE, Qatar, Oman, and the United Kingdom, extending its services to the Middle East and Europe. SIC's international scope testifies to its adaptability and ambition. Our unyielding commitment to client satisfaction remains our cornerstone, acting both as a retention tool and an organic marketing asset as we look to the future.

Vision

To be a quality driven consultancy services provider across the spectrum of services related to real estate and construction while assuring the best value for money to our clients and taking part in creating a sustainable built environment.



Mission

Our commitment is to be recognized in the marketplace as a quality driven consultancy services provider focused on serving our Clients with innovative, efficient and quality solutions to protect their best interests. We use our spectrum of skills, strengths and expertise to:

- 1. Be an active project stakeholder*
- 2. Provide timely and effective solutions*
- 3. Protect the project and client interests*
- 4. Enhance the quality, creativity & sustainability*



Building Information Modeling (BIM)

At Spectrum International, we don't just model buildings — we engineer clarity. Our BIM services transform design intent into coordinated, constructible digital realities that eliminate guesswork, reduce risk, and accelerate smarter decisions across every project phase.



Cost Management Quantity Surveying Services

We provide precise cost management, BOQ preparation, tender support, contract administration, Procurement and value engineering services. We help clients to achieve project certainty and financial efficiency through accurate budgeting, transparent reporting, and expert commercial advice across all construction stages.



Design Services

We provide professional design services that combine creativity with engineering expertise to deliver functional, efficient, and aesthetically refined solutions.



Project Management

Spectrum International Consultants provides professional Project Management services that transform complex developments into well managed, successfully delivered projects through structured planning, proactive control, and accountable leadership.

Building Information Modeling (BIM)



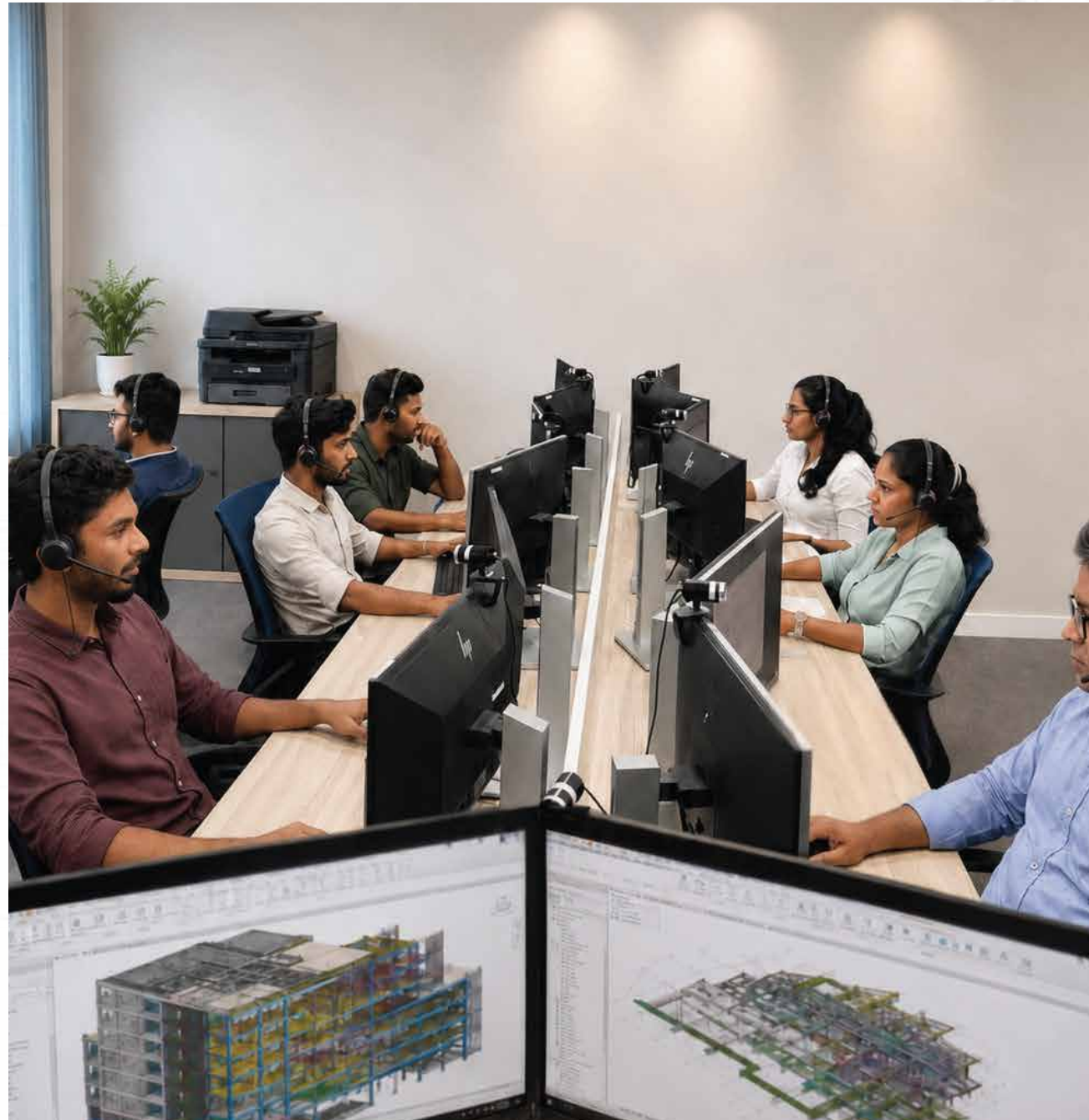
Having successfully completed over 100 BIM projects, SIC has grown into a team of more than 20 dedicated BIM professionals, operating continuously to deliver top-notch results. Our commitment to quality has positioned us as one of the leading BIM service providers in the Middle East and the United Kingdom. As a full-service BIM consultancy, we offer end-to-end solutions covering the entire project life-cycle. Our unique, integrated BIM strategy is designed to benefit clients to achieve their objectives effectively.

Our experienced team is known for providing greater service and support throughout each project, with a track record of successful projects completed across the Middle East and the UK. We are continually focused on enhancing the quality of work to ensure support towards the clients for the best project delivery.

BIM

Drawing from our extensive experience in 3D modeling, we specialize in crafting AR, ST, ID, MEPF & Infra (Architectural, Structural, Interior Design, Mechanical, Electrical, Plumbing, Fire Protection & Infrastructure) design models. These 3D BIM (Building Information Modeling) models are meticulously designed to ensure that all service routes are clash-free with structural elements, thereby optimizing site efficiency.

The value they bring is manifold, from enhanced visualization and clash detection to in-depth constructability analysis. Our BIM models are not just well-organized; they add an extra layer of dimensionality and consistency that benefits contractors and trade partners during project execution.



These models are feature-rich and customizable to client needs, including:

BIM Modeling & 3D Visualization

- Development of 3D BIM models from 2D drawings or point cloud data.
- Architectural, Structural, and MEP (Mechanical, Electrical, and Plumbing) modeling.
- High-quality 3D rendering and visualization for design presentations.
- Verification of site conditions and integration with facility management systems.

BIM Coordination & Clash Detection

- Coordination of multi-disciplinary BIM models (Architectural, Structural, MEP).
- Identification and resolution of clashes using clash detection tools (e.g., Navisworks, Solibri).
- Coordination meetings and reports to resolve design conflicts.

4D & 5D BIM (Scheduling & Cost Estimation)

- Integration of BIM models with project schedules (4D BIM) for construction sequencing.
- Cost estimation and quantity take-offs (5D BIM) linked to

BIM models using CostX

- Project simulations and progress tracking through BIM-based scheduling.

Scan to BIM & As-Built Modeling

- Conversion of point cloud scans or As-built CAD into detailed BIM models.
- Generation of accurate as-built models for renovation and refurbishment projects.
- Verification of site conditions and integration with facility management systems.

CLASH DETECTION & RESOLUTION

Clash coordination is an essential aspect of the BIM (Building Information Modeling) process that we are highly specialized in. This practice ensures the detection and resolution of clashes or conflicts between different trades at the preliminary stages of a project. It's more than just finding these conflicts; it's about creating a harmonious integration between all elements involved. We scrutinize both the Trade and Federated models to confirm they are meticulously organized and free of clashes, thus saving crucial resources like time and money.

Our team of experts employs a range of cutting-edge tools for coordination and cloud-based project management, including BIM 360, BIM 360 GLUE, Autodesk Navisworks, BIM Track, and other Common Data Environment (CDE) platforms. We also make use of established project management platforms such as Procore, Egnyte, Ecomm, Construct and PlanGrid. The benefits of our 3D Clash Coordination services are multi-fold:

Minimized Rework

Improved coordination significantly reduces the need for subsequent adjustments, slashing rework time.

Time Efficiency

Our expertise helps ensure that projects are completed within or ahead of scheduled timelines.

Cost Control

With meticulous planning, we make sure you never overshoot your budgets.

Fewer Change Orders

Our effective 3D coordination mitigates the need for multiple change orders, simplifying the construction process.

Space Utilization

We help you make the most of the available building space, adding value to your projects.

BIM COORDINATION

Our dedicated team of BIM professionals is specialized in coordinating your construction projects to eliminate unforeseen costs and delays due to clashes. Utilizing an array of 3D coordination tools, including BIM clash identification, constructability reviews, and online 3D collaboration meetings, we provide an all-inclusive solution to optimize your construction process.

As your BIM coordination partners, we precisely run stakeholder and subcontractor models through a rigorous clash detection phase, ensuring all issues are addressed in the virtual environment before they become real-world problems. We facilitate BIM coordination meetings on behalf of the owner or general contractor to synchronize all involved disciplines, maintaining the project's timeline and constructability.

Our BIM Coordination suite offers a comprehensive set of services:

- Creation of BIM Execution Plans.
- Coordination among structural and architectural elements. Inter-trade clash detection and resolution.
- Coordination of MEPF elements with structural and architectural components.
- Conducting BIM clash coordination meetings on behalf of the general contractor.
- Serving as a liaison for quick resolution of queries and RFIs between design teams and trade partners. Comprehensive project documentation and handover.

The final output provides a virtual tour of all building aspects, complete with a record of field alterations. This serves not only as a visualization tool but also as a valuable reference for future renovations and improvements, culminating in a streamlined, cost-effective project.

SHOP DRAWINGS

Shop Drawings, integral to construction planning, are accurately drafted from well-coordinated BIM (Building Information Modeling) models at SIC. Leveraging conceptual designs and specifications, our 2D shop drawings offer invaluable insights that facilitate actual layouts and error-free installations. The detailed information contained in our drawings includes Bottom and Top of Pipe/Duct, Slope, Direction of Flow, Offset Locations, and critical dimensions from the nearest walls or columns, among other essential details like SECTIONS, ELEVATIONS, 3D VIEWS, and Penetration drawings.

Our shop drawings also incorporate details on Equipment Pad layouts, Hangers and Sleeves, Block-out locations, and Trimble Field Points, providing a comprehensive view for every stakeholder involved in the project. These drawings are based on comprehensive data from Product Data Submittals, Construction Documents, and Specification sheets, allowing for transparent communication between all project parties. The quality of our shop drawings stands out for its accuracy and detail, going through rigorous quality checks by our expert team.

This minimizes queries from field teams and accelerates the construction process. The drawings also serve as a persuasive tool for clients, offering a life-like virtual experience that provides greater clarity and conviction about the project's design and execution. Overall, our Shop Drawings offer a blend of precision, insight, and practicality that enables seamless construction and stakeholder engagement.

As built models

At Spectrum, we provide As-Built models as a final, accurate representation of the completed project. These models reflect all field changes and serve as digital twins of the finished building. Our modeling team continually updates the project model to incorporate redline markups, Els (Engineers' Instructions), and RFIs (Request for Information). We supply these up-to-date models to owners and general contractors for their records, marked in red to highlight field alterations. Not only do our As-Built models offer a visual representation of the building, but they also provide a virtual tour and serve as a comprehensive record for future renovations or improvements.



BILLS OF QUANTITIES & BILLS OF MATERIALS

Spectrum International specializes in preparing Bills of Quantities (BOQs) that adhere to standard methods of measurement, using latest software like Cubicost or iTWO CostX. We guarantee the highest degree of accuracy and thoroughness in our BOQs by directly utilizing data from BIM models. This integrated approach streamlines the cost estimation and planning processes, reducing errors and increasing efficiency. Whether you're a contractor, developer, or project stakeholder, our precise BOQs provide you with a reliable foundation for budgeting, procurement, and construction management, thus paving the way for a successful and cost-effective project.

A Bill of Materials (BOM) is a crucial byproduct of our BIM process, serving as the comprehensive "ingredient list" for your construction project. It includes part numbers, names, descriptions, quantities, units of measurement, and scheduled rates, offering you an efficient way to prepare for part orders. This level of detail not only saves time and money but also minimizes waste. Developed from the BIM models by our expert team, the BOM is continually updated to reflect any model changes. By utilizing modern technologies such as Revit, we guarantee accuracy and eliminate pre-construction guesswork, simplifying resource scheduling and data extraction.

EXISTING BUILDING MODELING

Laser Scan to BIM - At Spectrum, we offer advanced Point Cloud Laser 3D Scanning, a groundbreaking reality capture technique in construction that employs photo-detectors and sensors for hyper-accurate structural measurements. This technology captures the finest details and dimensions of a structure with minimal human error, ensuring precise and reliable data. The benefits are manifold: enhanced transparency and collaboration, superior model reliability, better budget control, and simplified decision-making processes. Our high-quality laser scanning services set the foundation for a

successful, efficient construction project. Existing 2D to BIM - we specialize in converting traditional 2D drawings into dynamic BIM models, elevating your project from flat blueprints to interactive, three-dimensional designs. Our state-of-the-art technology and expert team ensure accuracy and detail in the conversion process, offering advantages like clash detection, cost estimation, and enhanced visualization. Make the leap from 2D to 3D with us and experience improved collaboration, streamlined construction, and better project outcomes.

DRAFTING SERVICES

Our drafting services offer a comprehensive suite of solutions, including detailed shop drawings, accurate "as-built" drawings, and the conversion of paper or scanned sketches into professional CAD drawings. We provide methodically detailed documents that serve as an invaluable resource for construction, retrofitting, and future planning.

We offer a comprehensive range of drafting services that transform project information, sketches, and images into precise digital vector formats. Our offerings include architectural drafting, 2D and 3D floor plans, rendering, and city permit sets, among others. Whether you're working on residential, commercial, or restaurant designs, our CAD services are competitively priced and versatile. We can convert various input formats like PDFs into accurate 2D drawings or 3D models, tailored to the level of detail you require. Our services enhance documentation, streamline sharing, and provide reliable construction documents, enabling smoother field operations & effective project management.

AUGMENTED REALITY & VIRTUAL REALITY

At Spectrum, we harness Augmented Reality (AR) to revolutionize construction and BIM services by overlaying digital data onto the real world. Using AR, stakeholders can visualize, interact with, and modify 3D BIM models on-site, enhancing collaboration and decision-making. This immersive technology streamlines workflows, minimizes errors, and provides a more detailed understanding of complex structures, thereby improving efficiency and reducing construction costs. AR in construction bridges the gap between virtual planning and real-world execution.

At Spectrum, we harness virtual reality (VR) to transform the way you interact with design and development. Our VR tools allow for immersive, real-time exploration of detailed 3D models, enabling better-informed decisions on design changes. Our state-of-the-art technology lets you virtually walk through the project and engage with its elements, ensuring effective collaboration and a deeper understanding of BIM data. Experience your project like never before with our interactive VR capabilities.

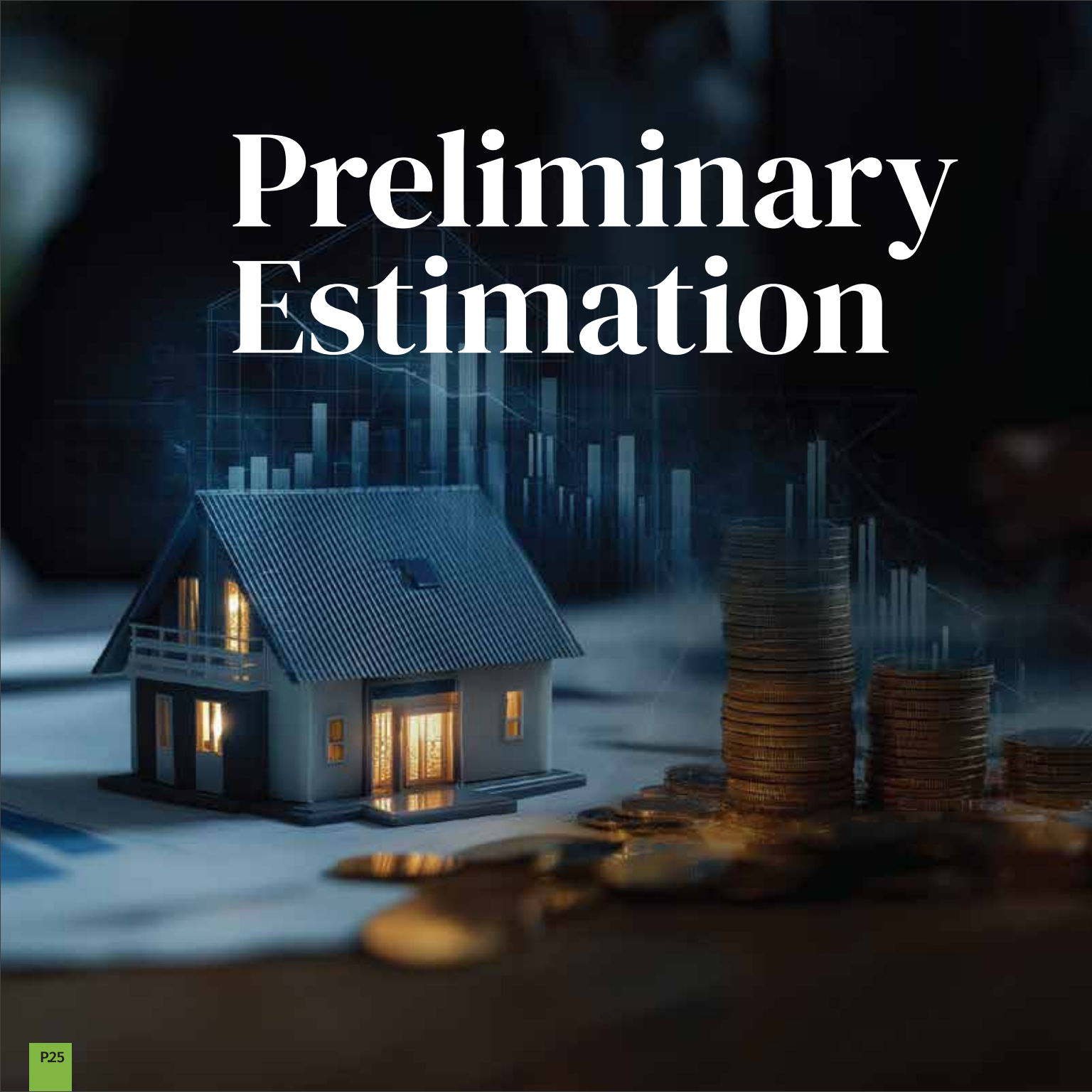


Quantity Surveying Services

Spectrum International Consultants Pvt Ltd stands as a prominent consultancy in the Architecture, Engineering, and Construction (AEC) sector, with a focus on Quantity Surveying, Building Information Modeling (BIM), Design, and Project Management. We offer extensive pre-contract and post-contract services, leveraging our significant presence in Sri Lanka and international expertise to enhance cost-effectiveness, efficiency, and sustainability for mixed- use residential-commercial projects. Our company provides expert Cost Management and Quantity Surveying services customized to address the specific needs of every project. By employing advanced software such as Cubicost and iTWO CostX,

our skilled team provides accurate Bills of Quantities, in accordance with established measurement standards. Our services cover the entire spectrum from initial estimations to the final settlement of accounts, including cost planning, procurement guidance, and contract management. Through the integration of BIM models, we improve precision, mitigate risks, and remove uncertainty, guaranteeing cost-efficient solutions while upholding the highest quality standards. Regardless of the scale, be it a significant commercial development or a residential initiative, our dedication to achieving excellence in all facets of cost management and quantity surveying remains unwavering.

Preliminary Estimation



& Cost Planning

Spectrum International Consultants offers thorough Preliminary Estimation and Cost Planning Services designed to address the specific needs of every client or developer. Utilizing our extensive knowledge and cutting-edge technology, we provide precise and realistic cost evaluations throughout the entire project lifecycle. We adopt a proactive strategy that emphasizes budget optimization, risk mitigation, and financial feasibility, establishing a solid groundwork for effective project execution. Regardless of whether we are in the conceptual phase or working with detailed designs, our focus remains on providing solutions that are aligned with financial goals and deliver significant value. Our Pre-Contract services include Cost Planning and Estimation, focusing on feasibility through initial cost assessments, comprehensive breakdowns in accordance with Sri Lankan construction standards, and

comparisons with international best practices. To ensure effective financial management, we employ strategies for Cost Control and Budgeting, which encompass ongoing cost monitoring, proactive adjustments to budgets, and the use of BIM-based estimation tools to enhance precision and efficiency. To improve project value, we utilize Value Engineering and Value Management techniques, focusing on identifying cost-effective materials, efficient construction methods, and sustainable design elements. By engaging with stakeholders and conducting thorough analysis, we enhance project specifications to achieve an optimal balance between cost and performance. Furthermore, our Whole Life Cycle Costing (WLCC) methodology evaluates capital, operational, and maintenance expenditures, enhancing long-term asset value and sustainability while delivering comparative analyses of alternative

construction techniques. We provide support to clients in assessing alternative design solutions, analyzing design modifications, prefabrication techniques, and modular construction methods to realize cost efficiencies while maintaining aesthetics and functionality. We emphasize sustainability, efficiency, and economic viability in our recommendations, ensuring an optimal balance between project objectives and financial limitations. Spectrum International Consultants is dedicated to precision, effective cost management, and sustainability, providing solutions that ensure project success while upholding the highest industry standards.

A black and white photograph of a hand holding a large, ornate metal stamp. The hand is positioned as if about to press the stamp onto a document. The background is blurred, showing what appears to be a desk or table with papers.

Tender Procedure & Contract Award

Spectrum International Consultants offers an end-to-end solution for all your tendering needs, designed to bring value and assurance to clients and developers alike. We start with the preparation of comprehensive Bills of Quantities (BoQ), meticulously drafted to provide a clear and detailed breakdown of all aspects of the project. This BoQ is then integrated into our structured Tender Procedure, which is designed to attract the most qualified and cost-effective contractors.

During the Tender Evaluation phase, we employ rigorous criteria to assess the suitability and competitiveness of each submission. Our team of experts scrutinizes every detail, from the quality of materials to timeframes and past performance, ensuring that you get the best value for your investment. We also handle Contract Document Drafting, customizing each contract to suit the specifics of your project while ensuring compliance with all legal requirements.

Finally, we offer Award Recommendation services, providing a comprehensive analysis of all tender submissions and suggesting the contractor who best aligns with your project's objectives and budget. Our recommendations are always transparent, unbiased, and backed by data. By entrusting Spectrum International Consultants with your tendering process, you're not just outsourcing a task; you're gaining a strategic partner committed to the success of your project from conception to completion.

Contract Administration

At Spectrum International Consultants, we offer comprehensive Contract Administration services to ensure the seamless execution and completion of construction projects. Our expertise covers all aspects of contract management, including variations, claims, and payment facilitation, with a focus on mitigating risks and maximizing value for clients and developers. Through proactive contract administration, cost control, and financial monitoring, we provide structured solutions that align with legal, safety, and quality standards, ensuring projects remain on track and within budget. Effective Contract Administration is critical for maintaining project efficiency. We specialize in drafting and managing contracts that comply with Sri Lankan construction laws and internationally recognized FIDIC-based contracts.



Our team ensures that procurement strategies are structured to mitigate risks, while contract execution remains in full compliance with regulatory requirements. Variations, a common aspect of any project, are meticulously reviewed to assess their impact on costs, schedules, and project quality. We negotiate and document these changes in line with contractual obligations to maintain project integrity and financial stability. Cost Control and Financial Monitoring play a crucial role in preventing budget overruns. We implement regular financial reporting, cost tracking mechanisms, and early identification of potential deviations to ensure that expenditures remain aligned with project budgets. By integrating BIM-based cost analysis, we provide real-time financial insights that enhance decision-making and improve overall cost efficiency. Managing claims effectively is vital to preventing project disruptions. Our preemptive approach identifies potential claim areas early, reducing disputes and delays. When claims arise, we conduct thorough evaluations and negotiations, striving for amicable resolutions while safeguarding client interests.

In addition, Change Management is essential to accommodating inevitable design modifications. We offer systematic evaluations of design changes, transparent approval processes, and risk mitigation strategies, ensuring that project adjustments do not derail timelines or budgets. The Final Accounts and Project Closeout process ensures a smooth handover and financial reconciliation. We handle final account preparation and settlement with contractors and suppliers, ensuring as-built costs align with project budgets and maintaining full transparency. Our team also conducts post-completion financial reviews and performance evaluations, providing valuable insights for future projects. At Spectrum International Consultants, we go beyond contract administration—we serve as trusted partners, dedicated to ensuring that projects are executed efficiently, financially optimized, and legally sound. Through our structured Post-Contract Services, we deliver value-driven solutions that safeguard client interests while maintaining the highest industry standards.

A photograph of a modern building's interior at night, featuring large glass windows and balconies with warm interior lighting. The text 'Claims, Dispute Resolution & Expert Witness' is overlaid in a large, white, serif font.

Claims, Dispute Resolution & Expert Witness

Spectrum International Consultants offers a specialized suite of services in Claims, Dispute Resolution, and Expert Witness provision, aimed at protecting our clients' interests and ensuring projects are completed with minimal legal entanglements. Our team of seasoned professionals brings extensive experience and technical expertise to the table, enabling us to identify, analyze, and manage potential claims and disputes proactively. For claims management, we employ a thorough investigative approach to ascertain the validity of any claims, meticulously examining contractual obligations, timelines, and performance metrics. Our strategic advice helps clients make well-informed decisions whether to contest or settle claims. When disputes arise, our goal is to resolve them efficiently and amicably through negotiation or in a case of disagreement to support with alternative dispute resolution methods. We assess the merit of each case and strategize the best course of action to mitigate risks and costs, always keeping your best interests at the forefront.

In cases requiring legal proceedings, our Expert Witness service offers compelling testimony and evidence-based evaluations to support your position. Our credibility and objectivity in this area have made us a trusted choice for both clients and legal professionals alike.

With Spectrum International Consultants, you gain a partner committed to resolving disputes effectively while safeguarding your interests, enabling you to focus on the successful completion of your project.

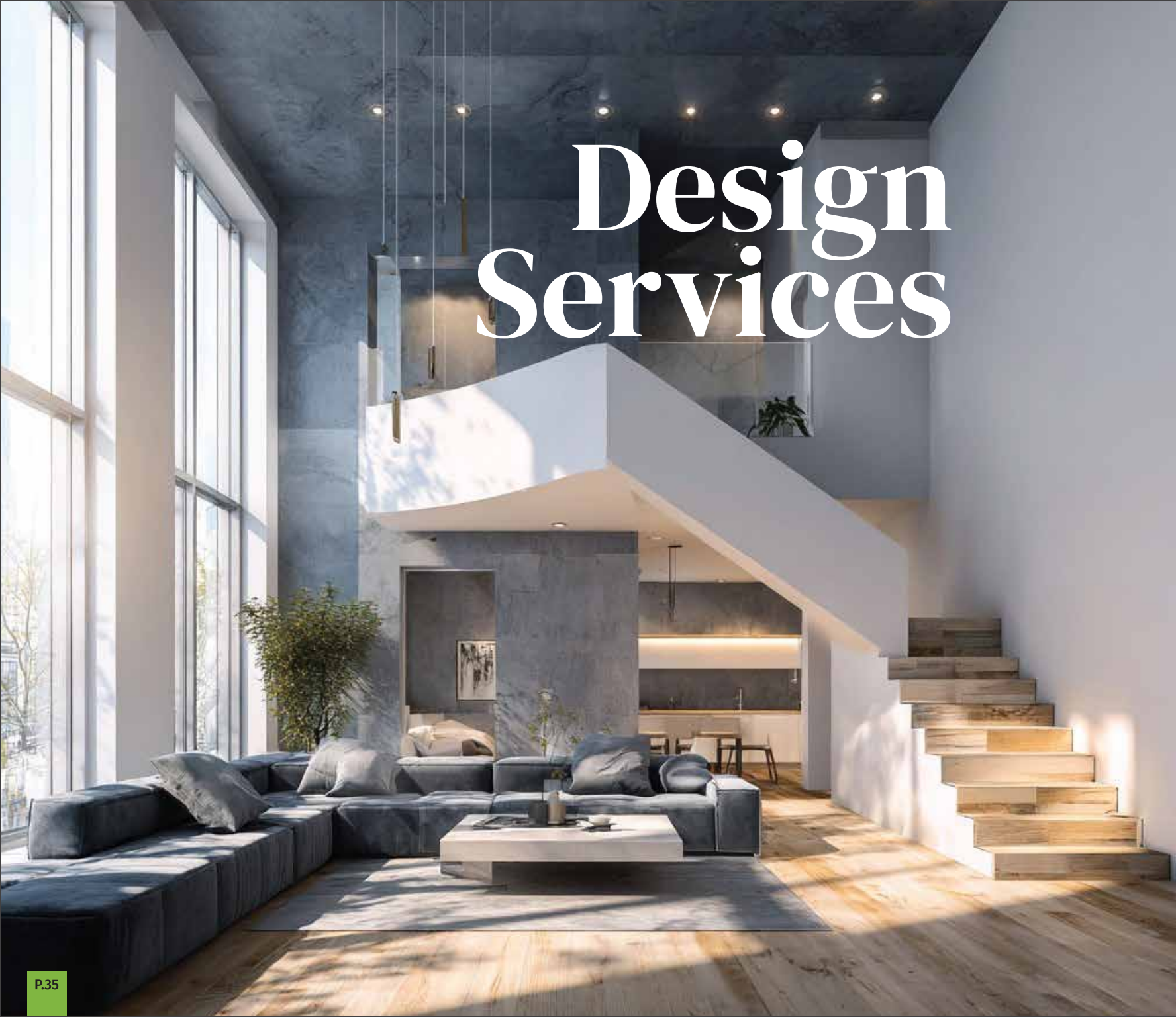
Services to Contractors

Spectrum International Consultants provides cost consultancy services to contractors and subcontractors, in addition to our primary clients. This is particularly beneficial for those who do not have an adequate in-house commercial management team or require specialized expertise to succeed in construction projects. Our services for contractors are comprehensive, covering every stage of a project. We offer vital support in the tendering process by providing accurate cost advice to ensure competitive yet profitable bids. Our team excels at detailed measurement and valuation of construction works, eliminating ambiguities and ensuring you are compensated fairly for your efforts. We prepare both interim and final payment applications, streamlining the invoicing process and facilitating smoother cash flow. We provide specialized Quantity Verification services to contractors, ensuring that all project measurements are accurate and reliable. Our expert team diligently cross-checks measurements from drawings or BIM models using the latest industry software, such as Cubicost and iTWO CostX, as well as traditional methods by referring to

specifications against the client/consultant-provided Bill of Materials (BoMs). This minimizes risks and discrepancies related to quantity, thereby safeguarding your financial interests. We have extensive experience in managing claims and variations or change orders with great precision. Our primary goal is to ensure that any changes to the original scope or entitlement are accurately recorded, notified, submitted, and accounted for, thus protecting your project margin.

We also handle subcontractor procurement by verifying and engaging reliable parties while ensuring cost-effectiveness. In addition to the above, our commercial and cost-reporting services offer you real-time updates on your project's financial status. This allows for proactive decision-making and ensures that all stakeholders are informed, minimizing risks and maximizing profitability. At Spectrum International Consultants, we provide end-to-end commercial management solutions for our clients, ensuring that their construction projects are completed successfully and remain financially viable from start to finish.





Design Services

Spectrum International Consultants offers a comprehensive Design service, aimed at creating aesthetically pleasing, functional, and sustainable spaces. Leveraging years of experience and a multidisciplinary approach, our skilled designers work closely with clients to understand their vision, requirements, and the purpose behind the space. Utilizing the latest in design software and technology, we provide a range of services from space planning to material selection, and from 3D visualization to detailed construction documentation.

Our interior design solutions are tailored to fit various sectors including residential, commercial, and hospitality spaces. Through meticulous planning, innovative design, and attention to detail, we transform spaces into cohesive, comfortable, and efficient environments that reflect the client's personality and brand ethos. Our commitment to quality, timeline adherence, and budget-conscious practices make us a trusted partner for all your interior design needs. With Spectrum International Consultants, clients can expect a seamless, fully managed process from concept to completion.

Project Management Services

Spectrum International Consultants offers end-to-end Project Management services tailored to the unique demands of construction projects. Utilizing proven methodologies and cutting-edge tools, we oversee all aspects from planning and design to execution and closure. Our expertise ensures that projects are completed on time, within budget, and to the highest quality standards. We serve as a liaison between all stakeholders, including owners, contractors, and vendors, to guarantee clear communication and swift issue resolution. From risk assessment to resource allocation, our comprehensive approach leaves no stone unturned in delivering successful, well-managed construction projects.

PROJECT SCOPE MANAGEMENT

At Spectrum International Consultants, Project Scope Management forms the foundation of successful project delivery. We collaborate with clients and project stakeholders to define clear objectives, establish project boundaries, identify key deliverables, and develop structured execution strategies. Through proactive planning, continuous monitoring, and effective change management, we ensure that project requirements remain aligned with business goals while controlling costs, schedules, and resources. Leveraging our expertise in BIM, Quantity Surveying, and Project Management, we provide greater project transparency, improved coordination, and enhanced control, enabling projects to be delivered with confidence, efficiency, and measurable success.



PROJECT SCHEDULE MANAGEMENT

Spectrum International Consultants specializes in Project Schedule Management, a critical component in the successful execution of construction projects. We employ advanced scheduling software and techniques to develop a detailed, dynamic timeline that organizes all tasks, milestones, and deadlines. Our experts monitor the schedule closely, making real-time adjustments to handle any unforeseen delays, bottlenecks, or changes in scope. This meticulous approach ensures that each project phase is aligned with its

resource allocation, budget, and delivery time, thereby reducing the risk of costly overruns or delays. Our role extends to coordinating with contractors, suppliers, and other stakeholders to enforce adherence to the agreed-upon schedule. We also provide regular updates and reports, allowing all parties to make informed decisions. Through our robust Project Schedule Management services, we strive to bring predictability and reliability to the often-complex world of construction, ultimately contributing to the overall project success.



PREPARE/EVALUATE EXTENSION OF TIME CLAIMS (EOT)

Spectrum International Consultants specializes in the preparation and evaluation of Extension of Time (EOT) Claims, a critical aspect of construction project management. Understanding that delays are often inevitable but can have severe financial and operational impacts, our team of experts conducts thorough delay impact analyses to substantiate prolongation claims or any related claims. Utilizing cutting-edge tools and methodologies, we evaluate the root causes of delays, identify the affected project milestones, and quantify the time and cost implications. Our services are not just reactive; they are also preventative.

By analyzing delay risks early, we help clients implement timely measures to minimize potential setbacks. We liaise with all stakeholders, including contractors, clients, and legal advisors, to ensure that EOT claims are meticulously documented, substantiated, and in compliance with contract terms and industry best practices. Whether you are preparing an EOT claim or facing one, trust Spectrum International Consultants for an impartial, in-depth, and strategic approach to managing project delays and their associated claims.

BUSINESS PROCESS OUTSOURCING (BPO)

Spectrum International Consultants offers comprehensive Business Process Outsourcing (BPO,) whether it is onsite as staff secondment or offsite as a Complete BPO. We provide specialized support in a spectrum of areas covering all niche segments of the Construction Industry. In addition, our Staff Secondment service allows you to bolster your in-house teams with our skilled professionals for short or long-term projects. By partnering with us, you gain the flexibility to focus on your core business activities, ensuring cost-effectiveness and timely project completion while allowing us to cater to your specific needs.

Spectrum International Consultants offers a comprehensive range of Business Process Outsourcing (BPO) services tailored to the construction and engineering sectors. Our BPO offerings include Bill of Quantity (BOQ) preparation, Quantity Verification, as well as Planning and Scheduling services. Leveraging our expertise, we handle complex tasks that allow you to focus on your core business operations. Our BOQ preparation services ensure precise Bills of Quantities which reflect the drawings, specifications schedules etc, while Quantity Verification offers a meticulous audit of provided quantities with respect to drawings, specifications schedules provided, ensuring compliance with project requirements.

Our Planning & Scheduling services use cutting-edge tools to offer real-time updates and keep your project on track and within budget. Our specialized team of professionals is trained to seamlessly integrate with your existing workflow, providing top-notch, scalable solutions that drive efficiency and cost-effectiveness. By entrusting these crucial yet time-consuming processes to Spectrum International Consultants, clients can achieve operational excellence, mitigate risks, and maximize profitability. Our BPO services are designed to be flexible and customizable, ensuring that they align well with your specific project needs and business goals.

STAFF SECONDMENT SERVICES

Spectrum International Consultants offers a specialized Staff Secondment service to cater to the dynamic and evolving needs of the construction and engineering industries. Recognizing that businesses often require immediate, short-term staffing solutions to meet project deadlines or tackle specific challenges, we provide highly skilled professionals on a temporary basis to integrate seamlessly into your team.

Our staff comes with deep industry knowledge, the technical expertise to execute specialized roles, and a commitment to uphold the standards and values of your organization. Whether you need project managers, engineers, quantity surveyors, planners or other specialized roles, our secondment service ensures that you get the right talent without the long-term commitment and overheads of permanent hiring. These professionals can assist in anything from project planning and execution to quality control and risk management.

Partnering with Spectrum International Consultants for your staff augmentation needs ensures a flexible, cost-effective, and efficient way to scale your workforce, meet project timelines, and maintain the highest standards of quality and professionalism.

We offer a Staff Secondment Service to fulfil our clients' project-based staffing needs. We provide staff in the following categories:

- Project Managers**
- Engineers**
- Quantity Surveyors**
- Contract Administrators**
- Commercial Specialists**
- BIM Specialists**
- BIM Modelers**
- Revit**
- Auto CAD Technicians**
- Interior Designers**
- Architects**
- Planners**



Board of Directors



Roy Lasantha Haththotuwa
*MBA, PgDip (CPM), BSc(Hons) QS,Dip(CivilEng),
FCPM, PMP, MCI Arb,MCIOB*
FOUNDER AND CHIEF EXECUTIVE OFFICER

+971 (0) 58 589 4868
+966 (0) 53 626 8868
+94 (0) 71 485 6436
roy@sic.lk

Roy as the Founder & CEO of Spectrum International Consultants is a seasoned commercial and contracts management professional with 17 years of experience across Saudi Arabia, Oman, the UAE, and Sri Lanka. His expertise in Quantity Surveying, Contract Administration, and Project Management has been instrumental in delivering cost management, contract solutions, and project controls for major infrastructure, hospitality, and commercial developments. Holding an MBA and a BSc (Hons) in Quantity Surveying and Construction Management, he combines technical expertise with strategic leadership. Under his guidance, Spectrum International Consultants continues to excel in consultancy services, training, and software solutions for the AEC industry.



Dulin Asiri Perera
*MSc(CPM), BSc (Hons) QS,Dip(Civil Eng)
MCI Arb, MIIESL, I.Eng*
PARTNER

+966 (0) 50 498 1829
+971 (0) 55 970 4461
+94 (0) 76 880 6627
dulin@sic.lk

Dulin Perera, Director of Spectrum International Consultants, is a seasoned expert in commercial and contract management, with 17 years of experience spanning the UAE, Saudi Arabia, and Sri Lanka. He has successfully led high-profile projects across diverse sectors, including dredging, reclamation, infrastructure development, building construction, and MEP works. His expertise lies in budgeting, cost planning, procurement, and post- contract management. With an MSc in Construction Project Management and a BSc (Hons) in Quantity Surveying and Construction Management, Dulin combines academic excellence with practical insight. He is dedicated to delivering strategic solutions in consultancy.

CEO's Message

At Spectrum International Consultants, our journey since inception in 2014 has been defined by a clear purpose—to deliver excellence in construction consultancy through integrity, innovation, and measurable value. What began as a focused Quantity Surveying and Cost Management practice has evolved into a multidisciplinary consultancy operating across Sri Lanka, the Middle East, and beyond, offering integrated solutions in BIM, Project Management, Design, and Business Process Outsourcing. This growth has not been incidental; it is the result of a deliberate strategy grounded in adopting cutting-edge technologies, building strong professional expertise, and consistently placing our clients’ interests at the center of every decision. In an industry where precision, time, and cost define success, we position ourselves not just as service providers, but as strategic partners committed to delivering certainty and confidence in every project. What truly differentiates Spectrum is our ability to combine traditional consultancy strengths with advanced digital methodologies.

From data-driven cost management to fully coordinated BIM environments, we transform complex challenges into clear, actionable outcomes. Our focus remains on enhancing efficiency, reducing risk, and ultimately maximizing return on investment for our clients. As we continue to expand our global footprint, our vision remains steadfast—to be a quality-driven consultancy that contributes meaningfully to the built environment while embracing sustainability, innovation, and continuous improvement. We take pride in the trust placed in us by our clients and partners, and we remain committed to exceeding expectations through timely delivery, accuracy, and uncompromising quality. Looking ahead, Spectrum International Consultants will continue to invest in people, technology, and partnerships that strengthen our capability to deliver world-class solutions. We welcome the opportunity to collaborate, innovate, and add value to your projects—today and into the future.

Roy Lasantha Haththotuwa
FOUNDER AND CHIEF EXECUTIVE OFFICER



Project Portfolio



Vela (by OMNIYAT)

Project Owner:
**Downtown Creek Real Estate
Dev LLC**

Project Cost:
200,000,000 AED

Client:
**Omniyat Projects Management
LLC**

Location:
Dubai

Year Completed:
Ongoing

VELA, by OMNIYAT, is a prestigious waterfront residential development located in Marasi Bay, within Dubai's Burj Khalifa District. Designed by Foster + Partners, this architectural marvel rises 150 meters, featuring 38 exclusive residences, including Marina and Sky Residences, penthouses, and the ultra-luxurious Sky Palace. Each home offers seamless indoor- outdoor living with floor-to-ceiling windows, vast terraces, and L-shaped corner pools, designed by Parisian duo Gilles & Boissier. Managed by the Dorchester Collection, residents enjoy world-class amenities, including an infinity-edge lap pool, a triple-height gym, a cinema

room, and a private spa. They also gain exclusive access to The Lana Hotel's Michelin-star dining and the region's first Dior Spa. Strategically positioned with panoramic views of Downtown Dubai and Burj Khalifa, VELA offers direct promenade access, blending city vibrancy with serene waterfront living. With completion set for Q4 2027 and residences starting at AED 62 million, VELA redefines luxury, embodying OMNIYAT's vision of architectural excellence and extraordinary living.



SIC SCOPE

Pre Contract BOQ Preparation and
Post Contract Administration.

Diriyah Gate Development

Project Owner:
Diriyah Company

Project Cost:
236, 000,000,000 SAR

Client:
Turner & Townsend - KSA

Location:
Riyadh
Kingdom of Saudi Arabia

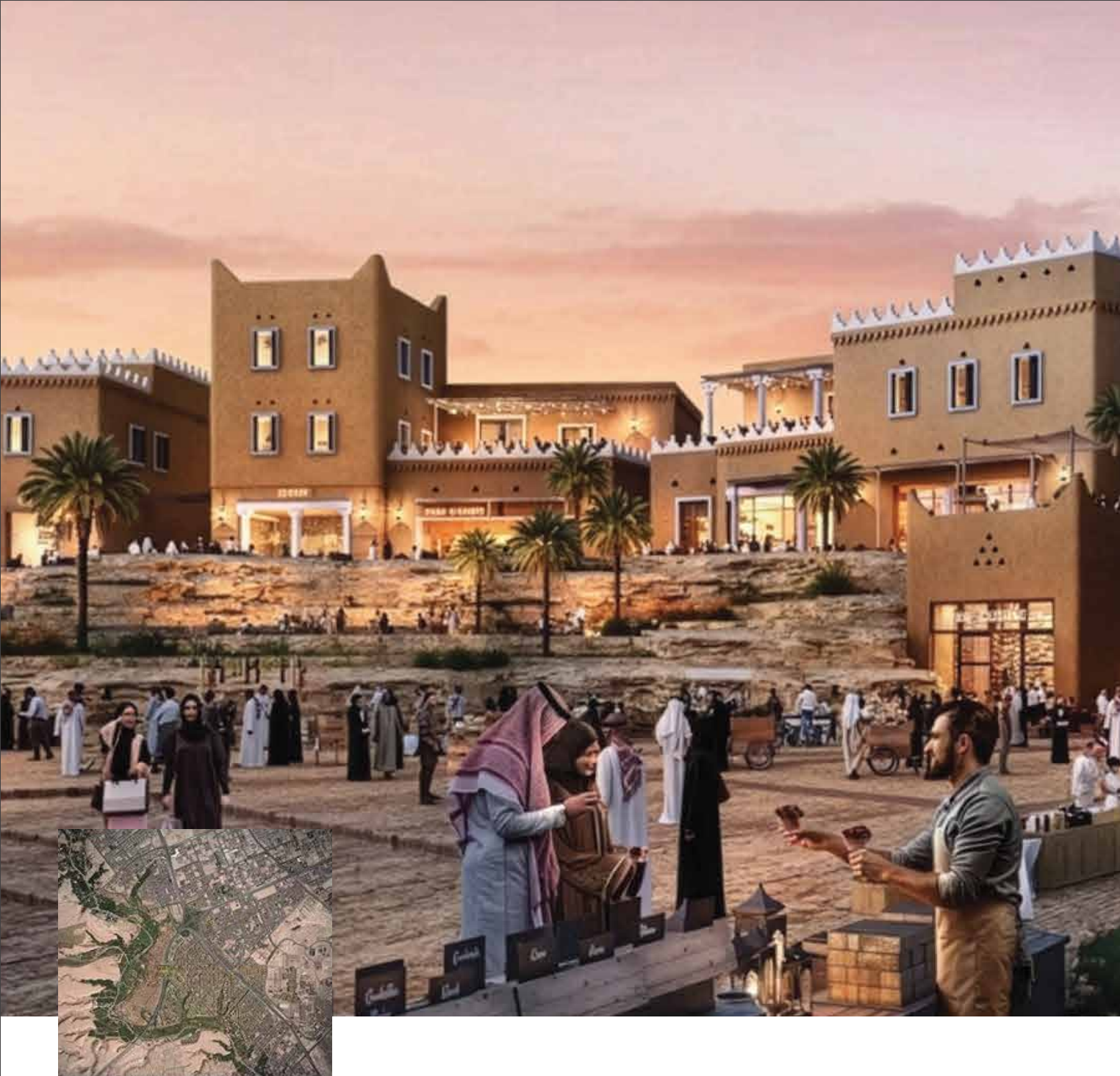
Year Completed:
Ongoing

The Diriyah Gate Development Project Phase 1 is a monumental initiative aimed at transforming 14 square kilometers of Diriyah into a premier cultural and lifestyle destination, reflecting Saudi Arabia's rich heritage. With a total development budget exceeding SAR 236 billion, this phase will introduce 40 hotels, over 300 branded residential units, 566,000 square meters of retail space, and 1.6 million square meters of office space. A notable milestone includes the completion of infrastructure work for the Western Ring Road at Exit 38, enhancing connectivity between Diriyah and Riyadh. Additionally, the project

has achieved Platinum Level LEED for Cities certification from the U.S. Green Building Council, underscoring its commitment to sustainability. Upon completion, Diriyah will emerge as a vibrant hub for living, hospitality, retail, and culture, attracting visitors and residents alike to experience its unique blend of historical significance and modern amenities.

SIC SCOPE

Preliminary Estimation & Cost Planning
- Taking off Quantities in different design stages from drawings & BIM models using CostX and preparation of Cost Plans in accordance with NRM2.





Royal Arts Complex (RAC)

In King Salman Park (KSP)

Project Owner:
The King Salman Park Foundation and the Ministry of Culture

Project Cost:
7,500,000,000 SAR

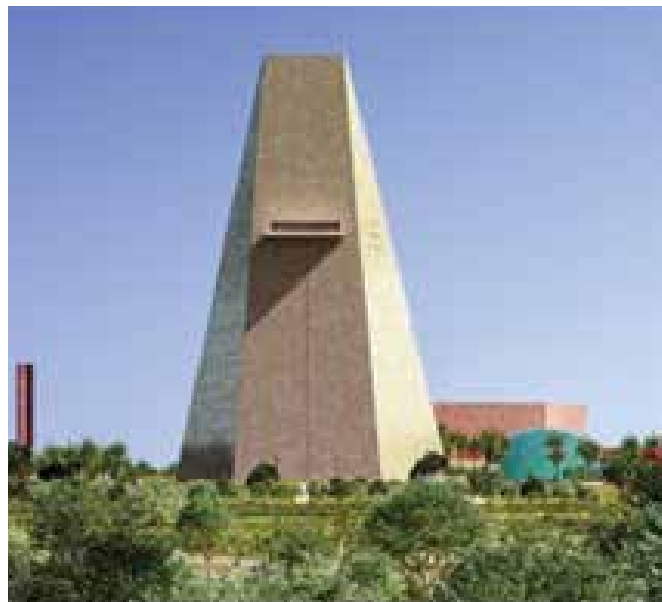
Client:
Modern Building Leaders - MBL

Location:
Riyadh
Kingdom of Saudi Arabia

Year Completed:
Ongoing

The Royal Arts Complex (RAC) in Riyadh is a visionary cultural landmark designed by Bofill Taller de Arquitectura, strategically located within King Salman Park. Spanning a 1.5-kilometer boulevard, the complex is an iconic architectural ensemble comprising thirteen distinct cultural venues, including a National Theatre, amphitheater, cinema hall, Museum of Civilizations, and multiple studios for artists, musicians, and craftsmen. This fragmented monumentality reflects a balance between mass and void, creating a harmonious blend of light, shadow, and desert tones that root the complex in its arid context. The RAC's landscape design transitions from a

desert-inspired plateau to a sculptural garden and a vibrant central boulevard, creating a multi-layered experience. It is seamlessly connected to Riyadh's urban fabric via the Loop transportation system, ensuring accessibility while maintaining its role as a cultural sanctuary. This dynamic interplay of spaces transforms the RAC into a destination that invites exploration, learning, and cultural immersion.



SIC SCOPE

Develop all BIM models from LOD 250/300 to LOD 500 with clash detection, resolution, reflection of shop drawings & RFI and coordination with all projects trades and stakeholders, review of sub-contractor/ sub consultants models for quality, accuracy and LOD with the use of cupid real time as built site

data verification platform and submit full and final LOD 500 as built model ready for Facilities Management Integration and quantity Take-off using Cost X software and preparation of detailed Bills of Quantities for as built quantity verification.



Al-Zorah City Beach Village Center

PHASE 2 PROJECT

Ajman, United Arab Emirates (UAE)

Project Owner:
Al Zorah Development,
Ajman, UAE

Project Cost:
TBC

Client:
Al Zorah Development private
company Ltd, P.S.C / Turner
& Townsend, Dubai

Location:
Al Zorah, Ajman, United Arab
Emirates (UAE).

Year Completed:
2026

Project overview

The Al Zorah Beach Village Center Phase 2 (BVC2) is a major mixed-use coastal development within the Al Zorah City master development in Ajman, UAE.

The project is designed as a vibrant beachfront community featuring structural, architectural, and interior development works. The objective of the project is to provide detailed quantity surveying services and preparation of Bills of Quantities (BOQ) based on DD50% design stage drawings in accordance with NRM standards.

Our scope

Spectrum International Consultants' scope is focused on Quantity Surveying services, specifically:

- Quantity Take-Off and preparation of CostX workbook
- Preparation of Bills of Quantities (BOQ)
- Measurement works for:
 - Structural Works
 - Architectural Works
 - Interior Design (ID) Works including ceiling, floor & wall finishes, fixed furniture, and whitegoods
 - Sanitary Fittings
- BIM & CAD support using RIB CostX software in accordance with NRM standards.





Ballina Minor Injuries Unit

District Hospital Ballina Ireland

Project Owner:
Ballina District Hospital

Project Cost:
TBC

Client:
Health Service Executive (HSE)
West/ DMC Global Partners

Location:
Ireland

Year Completed:
2026

Project overview

The project involves the construction/renovation of a Minor Injury Unit at the Ballina District Hospital Campus in Co. Mayo, Ireland. It primarily consists of refurbishing an existing single-story Community Care Facility wing to accommodate the new unit, along with limited ancillary site works. The development is planned to be executed in phases (Phase 1 and Phase 2), while some areas will remain unchanged.

Our scope

Spectrum International Consultants' scope is focused on Quantity Surveying services, specifically:

- Preparation of Bill of Quantities (BOQ)
- Measurement works based on ARM5 (Agreed Rules of Measurement 5)
- Coverage of:
 - Structural Works
 - Architectural Works
 - External Works
 - MEP (Mechanical, Electrical & Plumbing) Services
 - Use of RIB CostX software for digital quantity take-offs



Manchester Airport

Pier 2 – Phase 2

Project Owner:
Manchester Airports Group

Project Cost:
440,000,000 GBP

Client:
NG Bailey MEP Measure UK Ltd

Location:
Manchester - UK

Year Completed:
2024

As part of Manchester Airport's £1.3 billion Transformation Programme, NG Bailey is leading the Terminal 2 Pier 2 Phase 2 project to enhance capacity and improve passenger experience. Set for completion in 2025, this phase involves constructing a new pier designed to accommodate larger aircraft like the Airbus A380, improving operational efficiency. A key milestone was recently achieved as Pier 2 became weathertight, marking significant progress. NG Bailey, in partnership with Picow Engineering Group, is integrating advanced electrical systems to ensure a modern and sustainable infrastructure.

The project incorporates offsite manufacturing techniques, enhancing efficiency and quality while minimizing on-site disruptions. Once completed, Terminal 2 will feature 27 new shops, bars, and restaurants, elevating the passenger experience. The transformation will establish Terminal 2 as the airport's primary terminal, handling over 70% of passengers and reinforcing Manchester Airport's position as a major international hub. NG Bailey's expertise underscores its commitment to delivering large-scale, sustainable infrastructure projects.

SIC SCOPE

Extraction of Quantities from BIM Models & Preparation of Bills of Quantities, BIM & CAD Support - Conversion of CAD drawings in to BIM Models & Development of various BIM Models for different zones.



Omantel Headquarters

Project Owner:
OMANTEL

Project Cost:
100,000,000 USD

Client:
Al Turki Enterprises

Location:
Muscat - Oman

Year Completed:
2022

The Omantel HQ project involves constructing the headquarters for Oman Telecommunications Company (Omantel) within the Business Park of the Oman Convention and Exhibition Centre. This project encompasses two distinct office towers spanning a total area of 45,000 square meters. The scope of work includes erecting these towers above a podium that houses three levels of basement car parking. The first tower, named "Sun," boasts a circular plan with a central atrium, spanning from Basement Level B1 to Level 6, featuring a glazed skylight enclosure. It comprises ground plus five office (G+5) floors with a mechanical plant room and a rooftop garden on Level 6. The second tower, "Crescent," follows a crescent-shaped plan, comprising ground plus seven (G+7) floors of office space.

Both towers are interconnected via bridges spanning Levels 2 to 6. These office towers are enveloped in glazed aluminum curtain walls and insulated aluminum cladding panels. The project also includes an auditorium, conference rooms, office spaces, and training facilities. A distinctive feature is the woven stainless steel mesh outer cladding, known as 'the shroud,' supported by a steel framework anchored to the primary reinforced concrete structure. Developed by Omran and designed by international consultants, this project is poised to be the inaugural building in the Madinat Al Irfan Business Park, adhering to high Green Building standards and marking it as one of SIC's iconic projects, showcasing a comprehensive approach to delivering all BIM-related outcomes.

SIC SCOPE

Complete Building Information Modeling (BIM) -Development of LOD 500 BIM Model from LOD 200 IFC model & Integration with the Facility Management Software upon completion.



Oman Across Ages Museum

Project Owner:
Ministry of Heritage & Tourism

Project Cost:
600,000,000 USD

Client:
**Al Tasnim Enterprises &
Haz Marble**

Location:
Nizwa - Oman

Year Completed:
2023

Located in Nizwa, one of the oldest cities in the country, on an area of around 40,000m², the building design is inspired by the geometric profiles of the Hajar Mountains and its canyons. It comprises 9000m² of permanent and temporary exhibition galleries, a library, an auditorium, research and storage spaces, and children's classrooms. It harmoniously coexists with the unique landscape. The Oman Across Ages Museum is a celebration of the country's rich history, culture, and economic growth through the time while offering an insight into Oman's tomorrow.

The museum is a cultural and educational landmark for all Omanis and visitors. The museum includes galleries, a public educational VIP area, a front of house, a staff plant back of house, associated offices and facilities, multi-storied car parking and a service area with external works. We at SIC partnered with both Al Tasnim & Haz Marble in delivering the sophisticated external & roof Cladding.

SIC SCOPE

Building Information Modeling (BIM)
-Development of LOD 500 BIM Model from LOD 200 IFC model for Complete Stone Cladding & Secondary Steel Structure.



Oman Botanic Garden

Project Owner:
Diwan of Royal Court in Oman

Project Cost:
175,000,000 USD

Client:
Larsen & Toubro

Location:
Muscat - Oman

Year Completed:
Ongoing

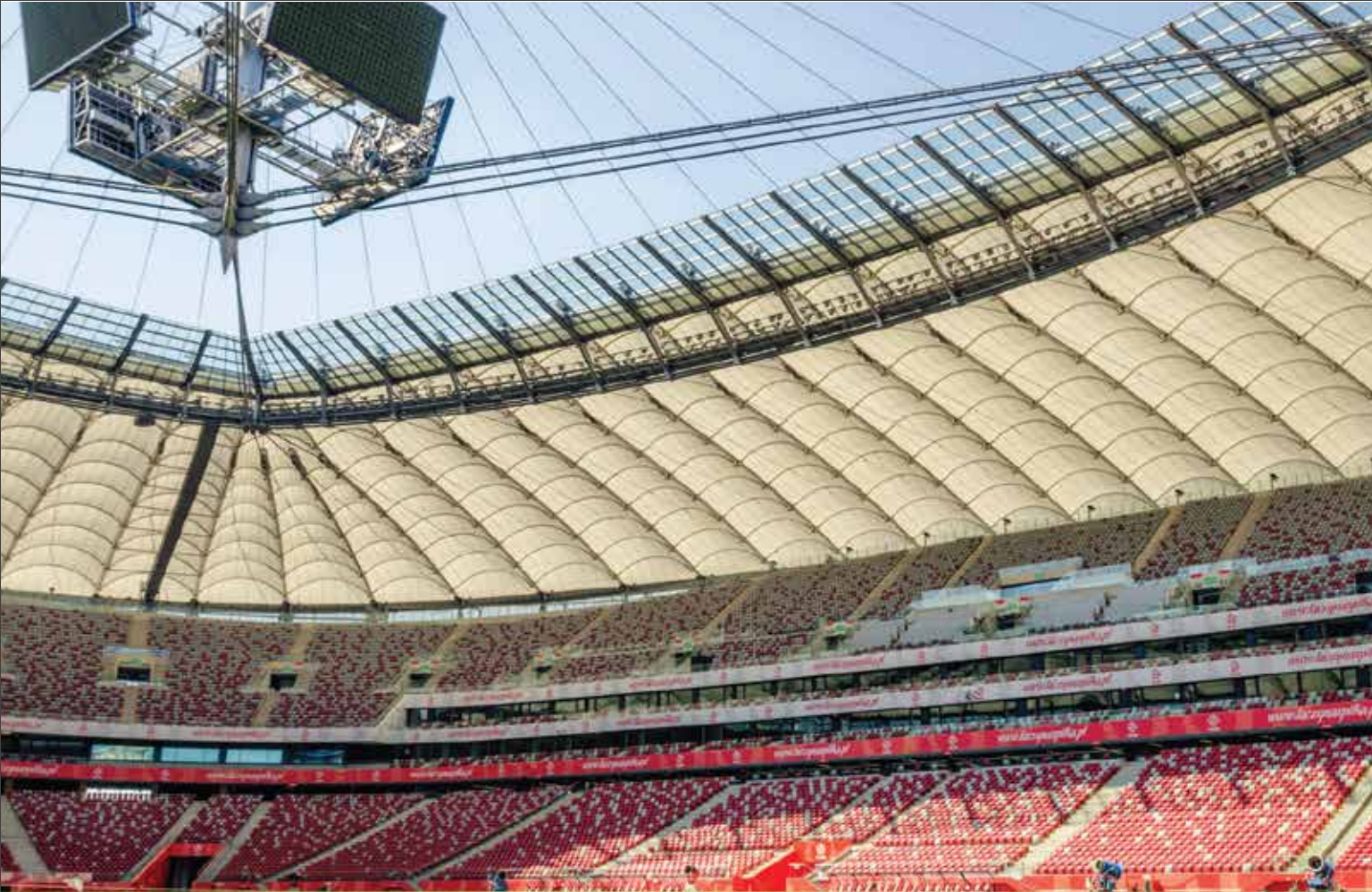
Covering 420 hectares, the Oman Botanic Garden will be the largest of its kind in the Arabian Peninsula and one of the largest in the world. The garden will conserve and celebrate Oman's botanic diversity within two biomes and surrounding external habitats, containing the country's most endangered and endemic flora. Located at the foot of the Al Hajar Mountains, the site itself is one of only a handful of locations in the world where the ancient sea bed is visible, sitting 100 meters above sea level. The garden will also be home to a visitor Centre and educational and research facilities,

nestled within the natural ravines and ridges that traverse the site minimizing disturbance to the existing terrain. We at SIC are Glad to have taken part in its pre-construction stage for both AL Tasnim & L&T



SIC SCOPE

Issued for Tender Model Health Check,
Complete Pre-Tender Quantity Take off
from BIM Models, Construction
Simulation (4D).



Al Rayyan Stadium

(FIFA 2022 Stadium)

Project Owner:
**Supreme Committee for
Delivery & Legacy**

Project Cost:
342,000,000 USD

Client:
Al Tasnim Enterprises

Location:
Qatar

Year Completed:
2022

We are glad that we were a part of Ahmad Bin Ali Stadium (Al Rayyan Stadium) rebuilt for the 2022 FIFA World Cup at Qatar. The 40,000-seater air-cooled open stadium with a total load of 12,800 TR has a GSAS (Global Sustainability) rating of 4. Its distinctive façade, created using a cutting-edge parametric design, contributes significantly to its cooling. The unique patterns in the façade represent different aspects of Qatari culture known as Naquish patterns that characterise different aspects of the country, the importance of family, the beauty of the

desert, the native flora and fauna and local and international trade. The fifth shape, a shield brings together the strength and unity of the city of Al Rayyan.



SIC SCOPE

Building Information Modeling (BIM)
-Development of LOD 500 BIM Model from LOD 200 IFC model for Complete GRC Façade & Dunes including coordination of fixing with the Steel work Contractor. SIC deployed a BIM team on-site to coordinate closely with the client's team.



STF Complexes Sultanate of Oman

Various STF complexes for the Royal Oman Police consists of all Civil, Electrical, Mechanical, HVAC Plumbing, External Civil and Services, Road works, hardscaping, and Landscaping works in 3 locations namely Shinas, Saham & Barka. These STF complexes are state-of-the-art facilities providing all training, sports, recre- ational and military-grade activities.

SIC SCOPE
Complete development/redrafting of As Build Drawings for all Disciplines (Total of 10,000 Drawings)

Project Owner:
Royal Oman Police

Project Cost:
-

Client:
Saif Salim Essa Al Harasi & Co. LLC

Location:
Oman

Year Completed:
2023



Various Projects Of Ministry Of Justice - UK

Alterations and redevelopment of areas in Various His Majesty's Prisons Including HMP Exeter, HMP Norwich, HMP Eastwood Park, HMP Bedford & HMP Lincoln Including all Civil & MEP alterations and enhancements.

SIC SCOPE
Development of LOD 500 BIM Models, Conversion of CAD Drawings.

Project Owner:
Ministry of Justice

Project Cost:
-

Client:
Charles Andrews Ltd

Location:
United Kingdom

Year Completed:
2020-2023



Value:
Confidential

Role In Project:
Lead appointed party BIM consultant

Appointed Duration:
3 Months

Project Stakeholders:

Architect:
COD Studio Architect Chathuranga Kulathunga

Engineer:
Structural (DPM Consultant)
Damitha Ranasinghe

MEP (Optimum Engineering)
Nadeesha Gayan

Contractor:
IBS



IBS University

IBS University Ltd Papua New Guinea

Project overview

The proposed School of Accounting & Finance, Pyramid Shaped & Themed Conference Hall at IBS University in Papua New Guinea is designed to be a state-of-the-art academic facility that supports finance and business education. The project includes a two-story structure, incorporating modern classrooms, faculty offices, auditoriums, student collaboration spaces, and advanced technological infrastructure to enhance learning and research capabilities. The architectural design integrates contemporary aesthetics with sustainable building practices, ensuring energy efficiency and long-term durability. The structural framework is engineered to comply with international standards, accommodating dynamic loads while ensuring safety. MEP (Mechanical, Electrical, and Plumbing) systems include efficient HVAC installations, optimized lighting, and smart electrical systems, providing a comfortable and environmentally friendly learning environment. Furthermore, the plumbing and drainage systems are planned to align with water conservation practices, while the ELV (Extra Low Voltage) system incorporates security, networking, and digital infrastructure for seamless academic operations. This project is a milestone in IBS University's expansion, reinforcing its commitment to fostering financial education and professional development in Papua New Guinea.

Our contribution

Lead Design Consultant carrying out the Complete Design for Architecture, Structure & MEP services from Concept Design to Issue for Construction. Complete BIM Solution from Concept to IFC (LOD300) and Preliminary Estimation & Cost Planning all in accordance with Australian Standards.



Value:
Confidential

Role In Project:
Lead appointed party BIM consultant

Appointed Duration:
3 Months

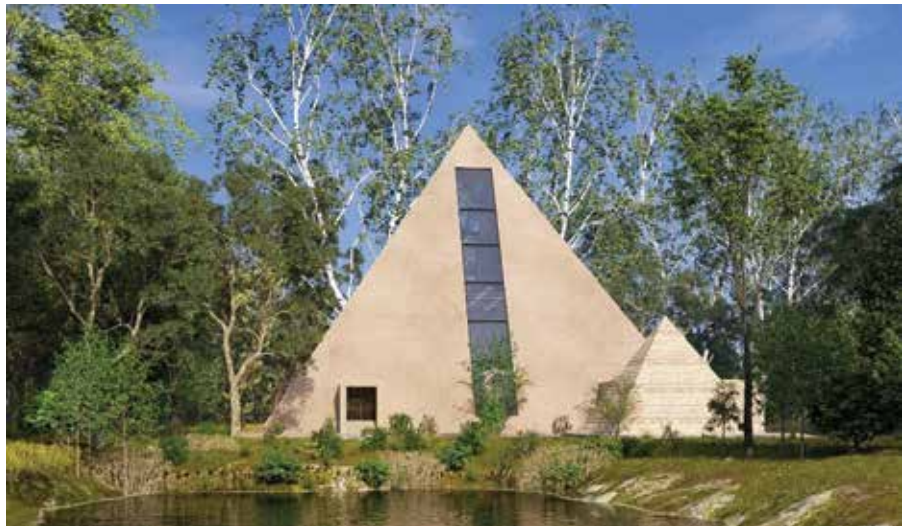
Project Stakeholders:

Architect:
COD Studio Architect Chathuranga Kulathunga

Engineer:
Structural (DPM Consultant)
Damitha Ranasinghe

MEP (Optimum Engineering)
Nadeesha Gayan

Contractor:
IBS



Pyramid Auditorium & Education Hub Project

Ibs University | Papua New Guinea

Project overview

The proposed School of Accounting & Finance and Pyramid Shaped & Themed Conference Hall at IBS University, Papua New Guinea is designed as a modern academic and conference facility to support finance, business education, student learning, and professional development. The project consists of a two-story academic building incorporating classrooms, faculty offices, auditoriums, student collaboration areas, and advanced teaching facilities. The development also includes a distinctive pyramid-shaped and themed conference hall, creating a unique architectural identity for the university campus. The architectural design integrates contemporary aesthetics with functional academic planning, while maintaining sustainable building practices, energy efficiency, and long-term durability. The structural framework is designed to comply with international standards, ensuring safety, stability, and efficient construction delivery. MEP services, including HVAC, electrical, plumbing, drainage, ELV, security, networking, and digital infrastructure, are integrated to provide a comfortable, efficient, and future-ready learning environment. The project represents a significant milestone in IBS University's campus expansion and its commitment to strengthening financial education and professional development in Papua New Guinea.

Our contribution

Spectrum International Consultants acted as the Lead Design Consultant for this project, delivering Architecture, Structural Engineering, MEP Engineering, BIM Development, Cost Planning, and Design Coordination services. The project initially commenced as a cinema theatre, for which Spectrum completed the full design development. Following the client's revised requirements, the facility was redesigned into a 400 m² two-story school building accommodating classrooms, including complete architectural, engineering, and BIM model updates. Subsequently, a further design revision was undertaken to retain the original building envelope while reconfiguring the layout to accommodate a ground-floor auditorium and first-floor classroom facilities. Throughout all project stages, Spectrum provided coordinated multidisciplinary design, BIM development, and construction-ready documentation to ensure a technically compliant and efficient design solution.



Value:
Confidential

Role In Project:
Lead appointed party BIM consultant

Appointed Duration:
2 Months

Project Stakeholders:

Architect:
SIC

Engineer:
Structural (RDC) Eng.Gobindan

MEP (Optimum Engineering)
Nadeesha Gayan

Contractor:
Hazas International



Clinker Storage Facility Warehouse Project

Design & BIM Documentation Project Sri Lanka

Project overview

The Clinker Storage Facility Warehouse Project is an industrial storage development designed to support the safe and efficient storage, handling, and operational management of clinker material within a dedicated warehouse facility. The project includes the development of a large-span warehouse structure with associated architectural, structural, and MEP systems required for industrial operation. The facility was planned to accommodate clinker storage requirements, operational movement, ventilation, fire protection, electrical systems, and service access, while maintaining safety, durability, and practical construction methodology. The structural design included steel truss and supporting structural systems suitable for warehouse-type industrial loading conditions. MEP systems were coordinated to support the functional requirements of the facility, including electrical services, fire systems, exhaust / ventilation systems, and related building service provisions. The project required a coordinated digital delivery approach to ensure the architectural, structural, and MEP design information was properly developed, reviewed, and issued in a structured manner. BIM models and design documentation were prepared to support construction coordination, technical review, and final project closeout.

Our contribution

Spectrum International Consultants carried out the design and BIM documentation services for the Clinker Storage Facility Warehouse Project, covering Architectural, Structural, and MEP design development, including BIM model preparation and coordinated project documentation. Our scope included preparation and submission of architectural, structural, and MEP design deliverables, including electrical, exhaust / ventilation, and fire protection systems. The structural scope also included truss analysis and coordination of the warehouse structural system to support the industrial storage function. Spectrum developed coordinated BIM models for Architecture, Structure, and MEP, supporting interdisciplinary review, coordination, clash checking, and final documentation. The BIM delivery was developed using Revit-based workflows, with steel-related structural coordination supported through Tekla Structures where applicable. The project was completed with final closeout documentation, including submitted design records, BIM model deliverables, programme closeout information, version control records, challenges encountered, lessons learned, and project completion reporting.



Marina Real Estate Development Project

LOD 100 – 400 BIM Services For Hayleys Fentons Limited Sri Lanka – Port city

Value:
120 million USD

Role In Project:
Lead appointed party BIM consultant

Appointed Duration:
5 Months

Project Stakeholders:

Architect:
Architect Ashan Algama (China Harbour Engineering)

Engineer:
URO Structural Consultants

MEP K2 Consultants

Contractor:
China Harbour Engineering & Hayleys Fenton's Limited

Project overview

The Marina Project forms part of the Colombo Port City development and requires a coordinated construction-stage BIM delivery approach to support MEP services development, coordination, and project documentation. The project includes detailed BIM development for the MEP systems at LOD 400, covering Mechanical, Electrical, Plumbing, Fire Protection, ELV, and related building services required for construction coordination. The BIM process supports the integration of services with architectural and structural information, helping to identify clashes, manage service routes, validate ceiling clearances, coordinate risers and shafts, and support construction-stage decision making. The project delivery is aligned with the requirements of CHEC BIM Execution Plan, project information exchange procedures, and ISO 19650-based information management principles. BIM models are developed, coordinated, and shared through the agreed Common Data Environment to maintain proper version control, model federation, review tracking, and submission history.

This project supports the successful construction coordination of the Marina development by providing accurate, coordinated, and review-ready BIM models for MEP services at construction stage.

Our contribution

Spectrum International Consultants provided end-to-end BIM services for the Marina Real Estate Development, commencing with the development of the LOD 300 Concept Design BIM model based on CHEC requirements. The scope included architectural BIM development and complete MEP modelling to support concept design coordination, stakeholder reviews, and design approvals. Following concept approval, Spectrum was engaged by Hayleys Fentons Limited to develop and coordinate the LOD 400 construction-stage MEP BIM models. The scope included detailed modelling of Mechanical, Electrical, Plumbing, Fire Protection, and ELV systems, multidisciplinary coordination, clash detection and resolution, shop drawing production, and BIM-based quantity extraction. Models were developed and coordinated using Revit and Navisworks in accordance with CHEC BIM Execution Plan (BEP) requirements, project standards, and ISO 19650-aligned workflows, supporting construction coordination, technical reviews, and project delivery.





Value:
32.1 billion USD

Role In Project:
Interior BIM Consultant

Appointed Duration:
3 Months

Project Stakeholders:

Architect:

Engineer:
Bluu Gallery

Contractor:
Bluu Gallery



Qiddiya EVN Project Hotel & Serviced Apartments

H09 & H13 Package Interior BIM LOD 400 & LOD 500 Services - Saudi Arabia

Project overview

The Qiddiya EVN – Hotel & Serviced Apartments Project forms part of the wider Qiddiya East Village North development in Riyadh, Kingdom of Saudi Arabia. The project includes hospitality and serviced apartment buildings requiring a highly coordinated interior BIM delivery approach to support construction-stage coordination, fit-out integration, and final as-built digital handover.

The H09 and H13 Package focuses on the development of Interior BIM models for LOD 400 and LOD 500 stages, covering interior architectural elements, fit-out components, finishes, ceilings, partitions, joinery interfaces, room layouts, and coordination with MEP services and base-build information. The LOD 400 stage supports construction coordination, shop drawing development, installation planning, and interface management between interior design, architecture, structure, MEP, FF&E, and specialist fit-out elements. The LOD 500 stage supports the final as-built BIM handover, incorporating approved construction updates, site-confirmed information, redline markups, and final project records.

The BIM delivery is aligned with Qiddiya project requirements, QIC procedures, Employer's Information Requirements, BIM Execution Plan workflows, and ISO 19650-based information management principles, ensuring structured model development, coordination, submission control, and digital handover.

Our contribution

Spectrum International Consultants provided Interior BIM model development and coordination services for the Qiddiya EVN H09 and H13 Package, covering both LOD 400 construction-stage BIM and LOD 500 as-built BIM requirements.

Our scope included the development of detailed interior BIM models based on the latest approved interior design drawings, architectural backgrounds, reflected ceiling plans, finishes information, room layouts, approved shop drawings, RFIs, consultant responses, coordination comments, and formally issued project documentation.

At LOD 400, Spectrum developed coordinated interior BIM models to support construction-stage delivery, including partitions, ceilings, wall finishes, floor finishes, internal doors, room elements, joinery coordination interfaces, service coordination zones, and fit-out elements required for installation and coordination. The models were prepared to support clash detection, spatial coordination, ceiling coordination, interface review, and model-based drawing extraction where applicable.

At LOD 500, Spectrum supported the update of the interior BIM models to reflect final as-built conditions, based on approved as-built drawings, redline markups, site-confirmed changes, final coordination records, and contractor-approved information. The final models were prepared to support digital handover, asset information requirements where applicable, and structured record documentation. The BIM process included model federation, QA/QC checking, revision control, issue tracking, coordination support, and CDE-based submission workflows in accordance with project requirements.