



**MORGANTI** EGYPT  
A SOLID FOUNDATION

MORGANTI  
IS A WORLDWIDE  
ORGANIZATION AND  
HAS ESTABLISHED  
A STRONG MARKET  
PRESENCE IN THE  
MIDDLE EAST

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# WELCOME TO A WORLD OF EXPERIENCE

## MESSAGE FROM THE PRESIDENT

The Gulf region continues to transform and develop, opening its arms to international investment and economic growth. The vision of the GCC leaders is to provide a platform that enables diversity for this period of economic growth, which is being realized through the facilities and assets that are created and developed today for the future.

Since assuming the position of President of Morganti UAE in 2007, we have developed a suite of services aligned with the needs of government institutions and developers that support their ambition to create world class assets.

Our services now span the full life-cycle of these assets, not just delivering the construction requirements, but operating and bringing them to life.

Our people provide the cornerstone of our business operations and I take great pride in the team of individuals we have assembled in the Middle East, with the capabilities and experience to work across all major market sectors.

From Airports to Palaces, Hospitals to Residential developments, Morganti has the experience and systems to deliver and continue to deliver your needs.

We are totally committed to achieving and maintaining the highest standards of service and integrity in every area of business, and we maintain strong governance under the philosophy and leadership of the CCC group.

Morganti is a versatile and agile company incorporating the very best people, creativity, and ethics and I hope to have the opportunity to provide you with our customer experience.



**WALID SALMAN**  
President of  
Morganti Group Inc - GCC



# ABOUT US

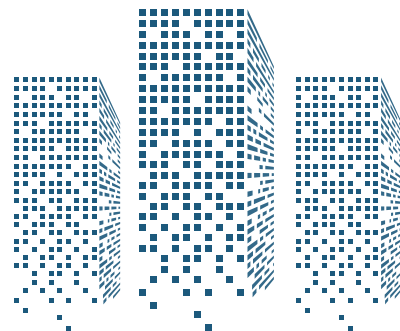
With over **100 years of experience worldwide**, Morganti is recognized as an innovative **Management Company** with state of the art technologies and systems to deliver the highest expectations to its Clients.

The variety of delivered projects in different areas of the world makes Morganti your best partner to ensure that tasks are accomplished, targets are met and projects are successful.

**Morganti** adapts its services to the moving world of technology to achieve the highest levels of customer satisfaction. Our flexibility is key to meet the dynamic demands of the modern business in the Gulf.

Our **talented people** are the backbone of our business and are selected and developed with the objective of creating subject matter professionals with first class communication and deep commercial understanding.

With the ability to act locally and think globally, Morganti expanded its footprint over the last 40 years of its history to be a recognized **International Services Organization**.



# OUR HISTORY

Founded in the US by John Morganti in 1920, Morganti has continuously provided high quality construction management, design build and general contracting services for more than **100 years**.

Our firm grew to national prominence and was acquired in 1988 by **Consolidated Contractors Company (CCC)** of Athens, Greece.

CCC, founded in 1952 is one of the largest international construction and engineering companies in the world with total revenue exceeding 10 billion USD per year over the last 5 years.

Morganti established its offices in Egypt in January 2001 and has expanded its presence in the Gulf as a **Project / construction Management and Property / Facilities Management company** since 2002.

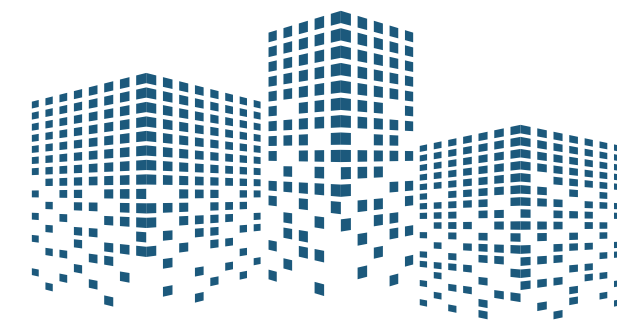


# OUR VISION

Is to lead our Clients towards success with integrity by providing professional services where the highest expectations become a reality and to be the partner of choice and the go to company when the demands of excellence are required.

# OUR MISSION

Deliver Class “A” Services for Clients to achieve a distinctive performance within their projects. We strive to understand our Clients requirements, adapt to these and keep up with the latest market demands with new technologies. We aim to become the leading company in our field of expertise.



# OUR SERVICES

## PROPERTY & FACILITIES MANAGEMENT

Morganti is an internationally recognized company and locally based in the UAE delivering Facilities Management Consultancy and Facilities Management Services to a multitude of high profile Clients. Our aim is to provide quality services to make projects successful and ensure that all of our Clients receive value for money whilst maintaining a high level of service. We pride ourselves on targeting projects that matter and cover all aspects of Asset Management. With an in-depth wealth of knowledge from within, Morganti always operates in a principled and ethical manner to achieve the desired result for all stakeholders. From Strategic Development for a large portfolio to detailed Operational Asset Management, Morganti can tailor suit a plan to incorporate any requirements. We are the premier Facilities Management partner that caters for all of your needs.



## PROJECT & CONSTRUCTION MANAGEMENT

As the lead Project & Construction Management Consultant in the region, Morganti has delivered complex projects around the globe. Our principal objective is meeting project targets while ensuring the highest levels of quality for our Clients. Morganti's role begins at the inception stage of the Project and covers all the required Consultancy services up to completion and Hand over. We will plan, review, control, deliver and successfully close out your project meeting all statutory and specific requirements working in a one team spirit. Throughout the years, Morganti expanded its range of services to meet the demands of growing markets. We have established a Claims Management and Contract Administration Division, a QS and Cost Control Division. Morganti is also licensed to be the Engineer or Record under the contract and has completed mega developments in the Gulf and Mena regions.





BUILD YOUR NEXT  
PROJECT ON  
**A SOLID  
FOUNDATION  
OF SUCCESS**

## **PROJECT & CONSTRUCTION MANAGEMENT**







# CITY WALK

## PHASE 2

Project Management and Fit Out Management / Dubai / UAE

CityWalk is recognized as a luxury destination for shopping and entertainment in the heart of the city of Dubai. Morganti was awarded Project management for phase 2 for around 75,000m<sup>2</sup> of retail, restaurants, cinemas and a 5 star Hotel (LaVille). The project has several complex structures like a space frame lighting canopy, a LED Interactive façade with a synchronized dynamic fountain.





# MINISTRY OF FOREIGN AFFAIRS

Project Management and Fit Out Management / Abu Dhabi / UAE

Morganti were employed as Project Manager and Fit Out Manager on this Landmark Project for the Ministry of Foreign Affairs. The building comprises of 8 floors with a total BUA of 48,000m<sup>2</sup>. Morganti managed the project from mobilization to Handing Over, covering all Fit out construction activities, including Testing and Commissioning, IT requirements, and FF&E works.







# DUSIT THANI

Project Management & Fit Out Management / Abu Dhabi / UAE

Morganti managed this iconic multi-tower project which includes an interesting business mix. The 40 storey hotel tower, a 22 storey tower of furnished Apartments, a 17 storey tower of offices and an 18 storey tower of unfurnished apartments; all connected through 3 levels of basements. Morganti undertook the Project Management and fit out management, tenant coordination with the Client, Hotel Operator, design Consultant and Contractor, and managed to deliver an exclusive 5-Stars product, meeting all initial Client requirements.





# THE ONYX

Project Management and Fit Out Management / Dubai

The Onyx Development is a Multi-Tower high-rise project with a total BUA of 224,000 m<sup>2</sup>. The project includes 1 Residential Tower with offices in the low floors, 1 residential tower and 1 Hotel, all connected through at basement level up to first podium. Morganti's role was Project Management and Engineer under the contract for Cost and Time.







# AQUA RAFFLES FIVE STAR LUXURY HOTEL

Project Management & Supervision – LTC / Jeddah / KSA  
- Technical Lending Consultant of Alinma Bank

A 5 star mixed use development with Residential and Hotel towers sharing an inter-connecting services and retail podium. The hotel managed by Raffles Hotels; the project will include VIP ball room, Gym, retail and meeting rooms. The residential tower will operate as a serviced apartments sharing the facilities with the hotel tower.





# ABDALI MALL

Project Management and Construction Management Services / Amman / Jordan

Abdali Mall construction was managed by Morganti|CCC-CM. The project is primarily a commercial zone with a BUA of 75,000m<sup>2</sup> of retail outlets. The other component of the project was the residential tower of 35,000m<sup>2</sup> BUA. The project had a common underground parking of 31,200m<sup>2</sup> area.







The project aimed to provide Mansoura City with Main water carrier pipeline which was connected to a new water treatment plant as well as providing a main wastewater carrier that collected the majority of the raw water of the city to the wastewater treatment plant. The project value exceeded 30 000 000 USD and was financed by USAID for foreign currency portion and National Organization for potable water and sanitary drainage NOPWASD for local currency portion. The Project Consultant was CAMP DRESSER & MCKEE Int'l (CDM). The scope of work included the construction of sewers and forcemains for main sewer network, construction of two wastewater pump stations & the water mains for the main water network. The construction works started on 24 August 2002 and finished by 22 August 2004.

# WATER & WASTEWATER FACILITIES FOR MANSOURA

Construction Management / Mansoura / Egypt



The project aimed to construct the water and wastewater Networks for Nuweiba City. The project value exceeded 17 000 000 USD and was financed by USAID for foreign currency portion and National Organization for Potable Water and Sanitary Drainage (NOPWASD) for local currency portions. The Project Consultant was CAMP DRESSER & MCKEE Int'l (CDM). The Scope of work included the construction of sewers and forcemains for main sewer network, wastewater stabilization bonds, wastewater pump stations & the water mains for the main water network. The construction works started on 14 May 2000 and finished on 10 September 2003.

## WATER & WASTEWATER FACILITIES FOR NUWEIBA CITY

Construction Management / Nuweiba City / Egypt





The project aimed to construct the water network of Ras El Tin area and modification of seven treatment plants. Morganti executed the works in joint venture jointly with American Int'l Contractors Co. The project overall value exceeded 65 000 000 USD and was financed by USAID for foreign currency portion and by Alexandria Water General Authority (AWGA) for local currency portion. The Project Consultant was Montgomery Watson Harza (MWH). The scope of work included the construction of main distribution water pipelines network, the modification of seven treatment plants and the construction of bulk chlorine building for treatment purpose. The project started on 15 December 2003 and finished by 9 September 2005.

# ALEXANDRIA HIGH PRIORITY PROJECT

Construction Management / Alexandria / Egypt



**OVER 100 YEARS  
OF EXPERIENCE  
WORLDWIDE**

**FACILITIES MANAGEMENT &  
MAINTENANCE PROJECTS**



# SHEIKH ZAYED GRAND MOSQUE

Total Facilities Management & Maintenance Services / Abu Dhabi / UAE

Sheikh Zayed Grand Mosque is iconic in the United Arab Emirates and is prominent in the capital of Abu Dhabi. Thousands of tourists visit every month and there is capacity to hold 40,000 worshippers. The prestigious site features 82 domes and over 1000 columns.





# PRESIDENTIAL PALACE

Facilities Management & Maintenance / Abu Dhabi / UAE

The Presidential Palace holds a superior VIP status within Abu Dhabi and is recognized as an important Government Facility. This impressive architectural complex houses the offices of H.H. the President, H.H. the Vice President and H.H. the Crown Prince. The Palace is recognized as the primary governmental facility for receiving official dignitaries.







The Saadiyat complex comprises of luxury VIP Villas and an esteemed Residence in a prime location just outside Abu Dhabi Island. It comprises of around 500 villas and approximately 495 apartments with all amenities for the estate.

# SAADIYAT VILLAS & APARTMENTS

Total Facilities Management & Maintenance / Abu Dhabi / UAE





# ETIHAD RAIL

Facilities Management & Maintenance / Abu Dhabi / UAE

The prominent design aspect of this building was awarded the Guinness World Record for the furthest leaning manmade tower. The building hosts offices for all the staff controlling the network connections across the United Arab Emirates for passengers and freight transportation.







Al Wahda Mall has been a firm favorite for Abu Dhabi shoppers over the years and displays many prestigious retail facilities. The mall strives to be the leading merchandising complex and looks to offer its shoppers a wonderful experience.

# AL WAHDA MALL

Facilities Management & Maintenance / Abu Dhabi / UAE



# ETIHAD TOWERS

Property and Facilities Management & Maintenance / Abu Dhabi / UAE

Etihad Towers comprises of five super High-rise towers developed around a four storey podium with four basement parking floors providing 3500 parking spaces. The property comprises of a combined 3.5 million ft<sup>2</sup> of residential, commercial, retail and hospitality space.





# KKIA - RAC

## (KING KHALID INTERNATIONAL AIRPORT)

Facilities Management, Managing Agent / Riyadh / KSA

### PRE CONTRACT:

- Develop performance based RFPs.
- Develop precise Key Performance Indicators for each contract.
- Develop effective Service Level Agreement for each contract.
- Helping in the development of technical and financial evaluations.

### POST CONTRACT:

- Managing the service providers and contracts.
- Provide analysis and recommendation to enhance the facility management.
- Controlling and reducing costs within service delivery lines as well as a clear focus on optimizing the whole life costs of assets and infrastructure.
- Introducing the latest technology and CAFM System (Maximo).





# DURRAT ARRIYADH

Total Facilities Management & Maintenance / Riyadh / KSA

Facilities Management Services for Landscape, Irrigation, Cleaning, Waste management, Pest control, Water features, storm system at surrounding main roads and MEP including all networks at central park, ring road, mosque garden, fingers & roads.





# MORGANTI ISO CERTIFICATES









Morganti has extensive knowledge and experience in the FM and PM industries both within Egypt and internationally. As such we focus our delivery on providing a comprehensive service to fulfil the needs of our clients that delivers both a holistic solution and value for money service. Morganti has the advantage of having the full support of its parent company CCC for leverage of any additional resources that may be required. This allows us the flexibility to quickly respond and adjust to the ever changing demands of the world we live in today. Morganti prides itself on the quality standards we set for ourselves and is open and to look forward to any feedback from our clients on how these standards can be maintained and improved on. We prefer to develop long-term, multi-service client partnerships and we are accredited to ISO 9001: 2008, ISO 1400: 2004 and OHSAS 1800: 2007 international standards and follow proven and established processes to ensure a standard level of QHSE performance across all our operations. Our extensive training programmes and low staff turnover brings us the performance consistency we can apply across all our projects.





# OUR LOCATIONS



-  EGYPT
-  UNITED STATES (9 offices)
-  UNITED ARAB EMIRATES (2 offices)
-  JORDAN
-  KAZAKHSTAN
-  GREECE
-  ITALY
-  SAUDI ARABIA (2 OFFICES)



### **EGYPT OFFICE**

Plot No. 236, Second District, Fifth Settlement  
New Cairo 11835, Egypt  
Tel: +20227260300, Fax: +20227260399

### **JORDAN OFFICE**

Building No. 9, Sinan Ben Al Khafaji Street, Jabal Amman,  
P.O. Box: 830392 Amman 11183, Jordan  
Tel: +96264658403/5/7 Ext. 1201, Fax: +96264652288

### **KSA OFFICE**

office 16, Floor 2, Tahliah Street, Aknaz Tower,  
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