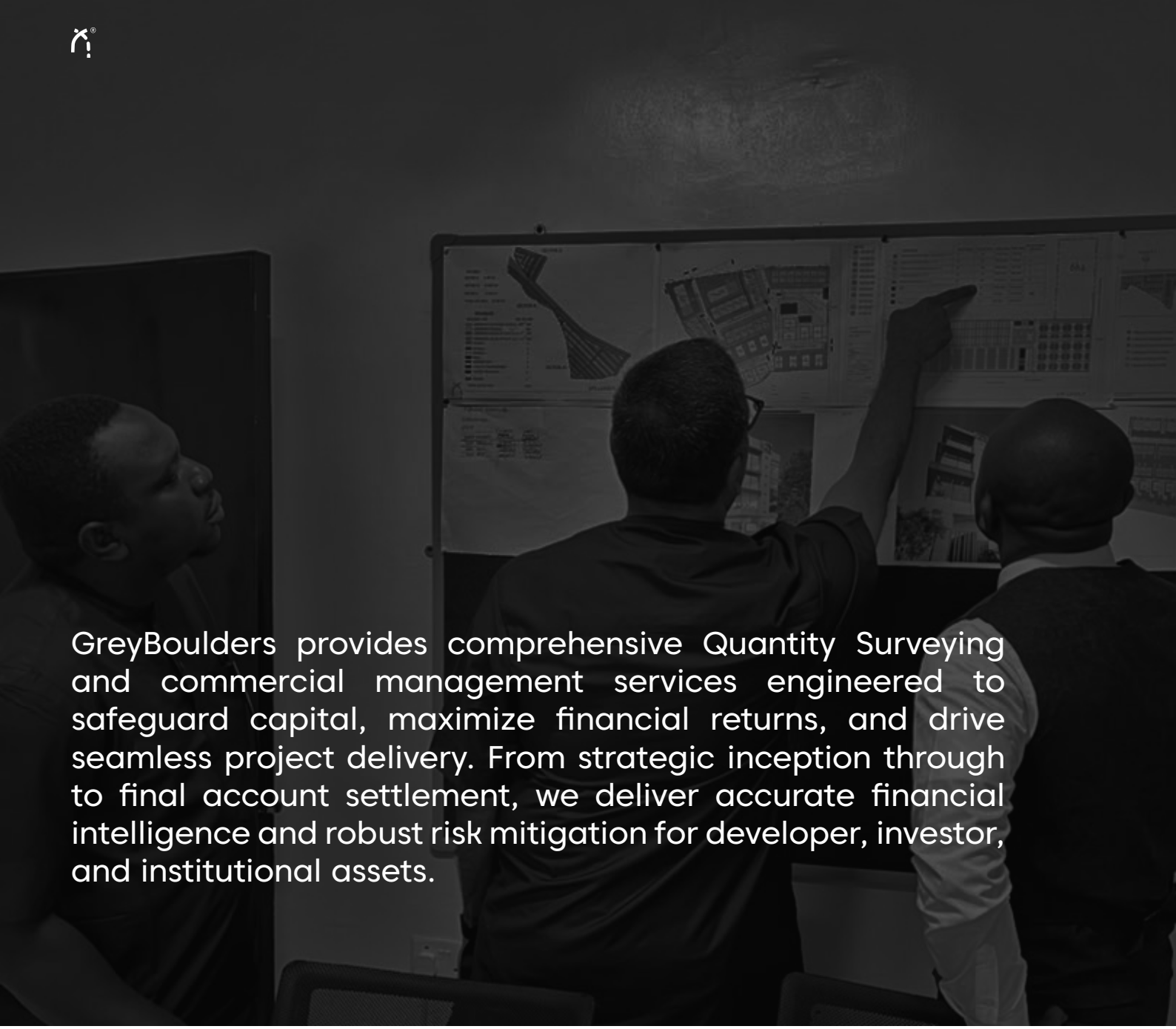
Grey Boulders®

Quantity Surveying & Commercial Management



GreyBoulders provides comprehensive Quantity Surveying and commercial management services engineered to safeguard capital, maximize financial returns, and drive seamless project delivery. From strategic inception through to final account settlement, we deliver accurate financial intelligence and robust risk mitigation for developer, investor, and institutional assets.

Financial Precision

Rigorous modeling & value engineering at every stage.

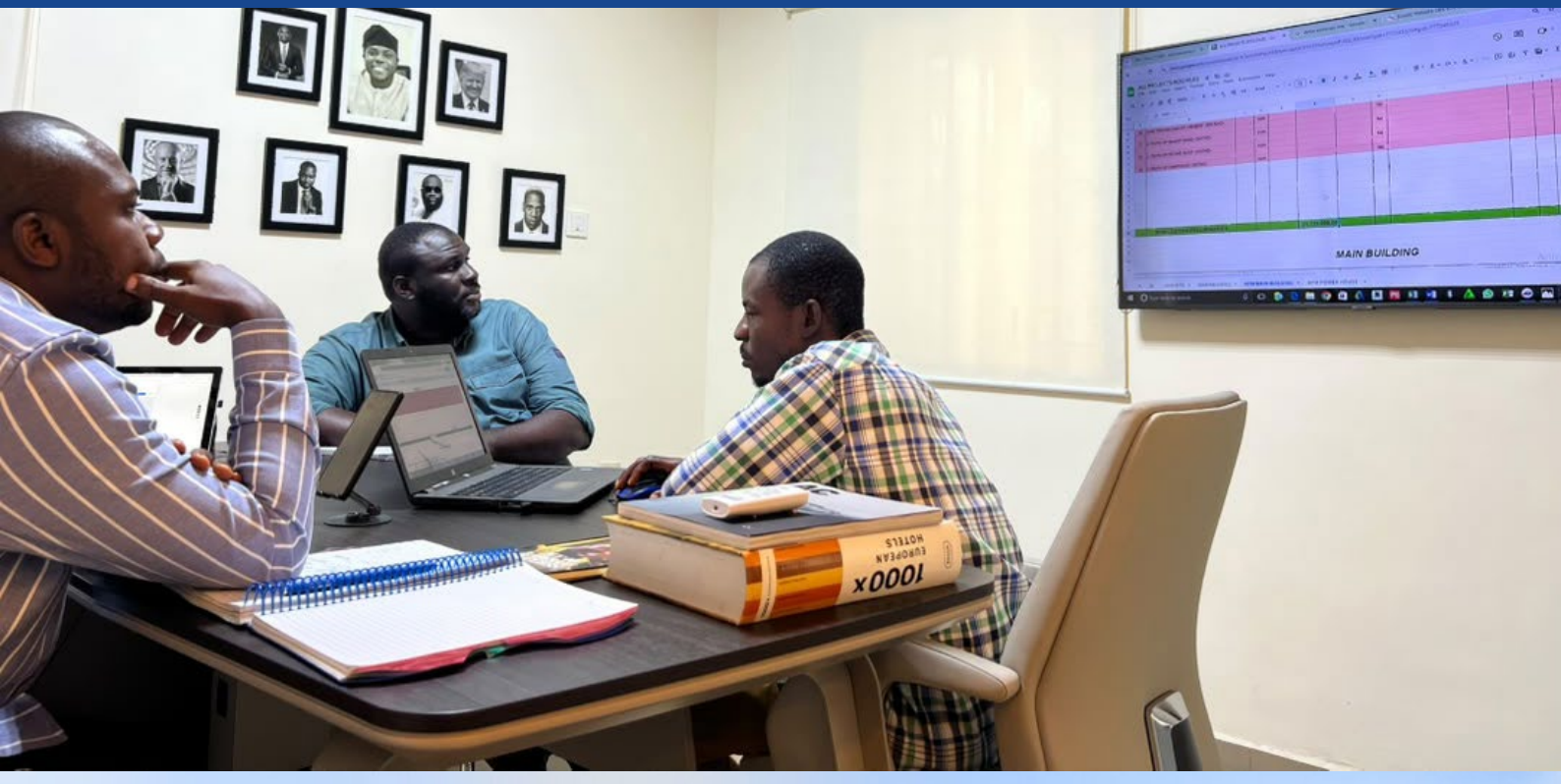
Contract Governance

Unbiased on-site monitoring & contract protection.

Strategic Procurement

Leveraged supply chain intelligence & optimal sourcing. Contract Governance Unbiased on-site monitoring & contract protection.

We provide core advisory and management services, ensuring that your project stays up to date with robust financial intelligence and risk mitigation



Feasibility & Investment Appraisals

PRE-DEVELOPMENT ADVISORY

Before committing capital, developers and investors require clear visibility into project viability. GreyBoulders delivers comprehensive appraisal frameworks that evaluate development economics, identify commercial risks,and establish definitive return benchmarks.

- Comprehensive land & development viability assessments.
- Order-of-Magnitude cost estimating & capital expenditure forecasting.
- Sensitivity analysis, cash yield modeling & ROI optimization.
- Scenario modeling for multi-phased development masterplans.







Strategic Procurement

SOURCING & TENDERING

Procurement choices directly influence project cost, schedule, and quality risks. We structure customized procurement routes and maintain deep supply chain oversight to achieve maximum market competitiveness without compromising standards.

- Contractor & specialist vendor pre-qualification and vetting.
- Structuring traditional, design-and-build, or management tender strategies.
- Preparation of tender packages, unpriced bills, and invitation documents
- Rigorous tender analysis, negotiations, and contract award recommendations.



Contract Administration & Cost Control

POST-CONTRACT GOVERNANCE

Proactive cost governance prevents budget slippage and contractual disputes. GreyBoulders maintains continuous oversight on site, verifying physical progress and auditing commercial submissions to enforce strict financial discipline.

- Continuous work-in-progress measurements and physical site verification
- Objective evaluation and negotiation of variation orders and scope changes.
- Independent review of delay claims, extension of time (EOT), and loss/ expense claims.
- Earned value tracking and proactive contingency drawdown control.

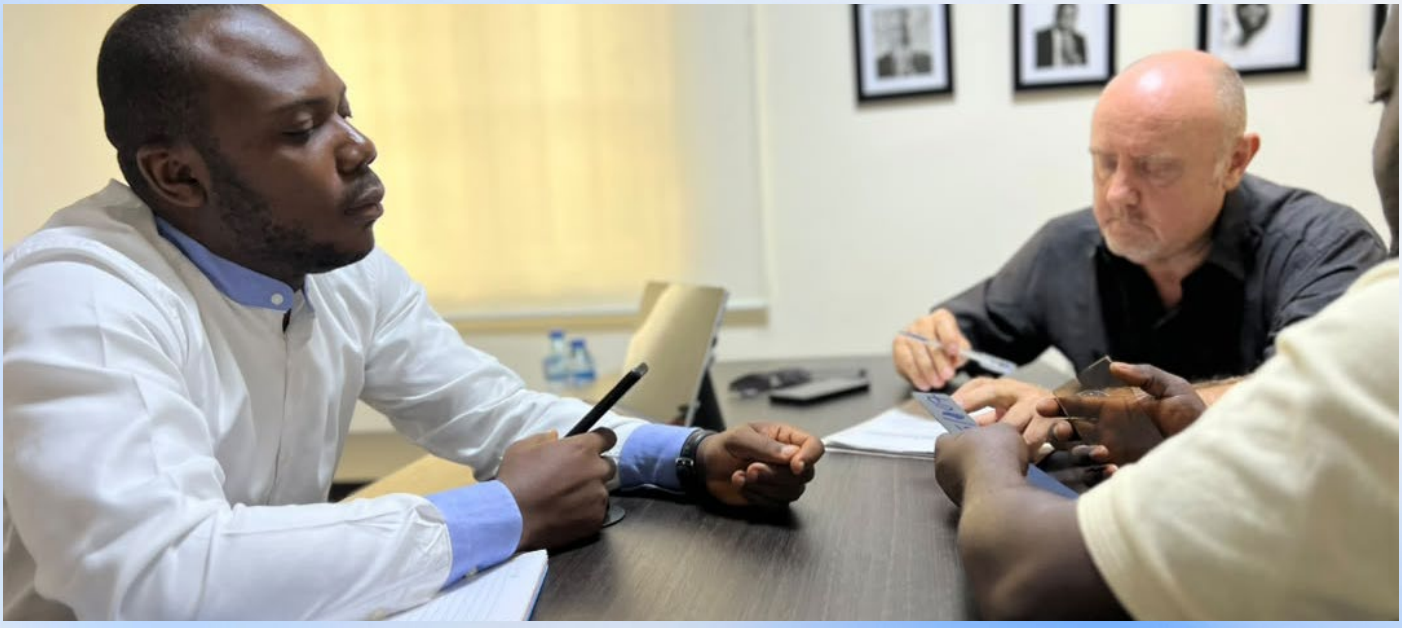


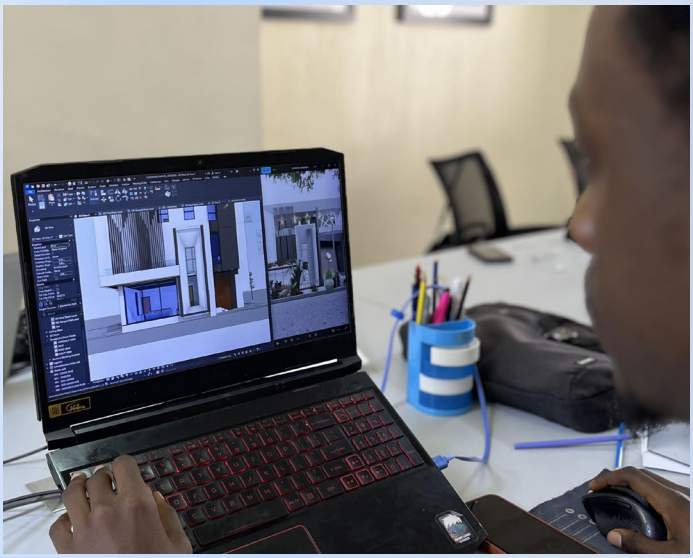
Pre & Post Contract Document Preparations

DOCUMENTATION & FINANCIAL REPORTING

We prepare standardized, audit-ready financial and operational documents tailored to satisfy bank monitoring, investor governance, and internal project reporting standards:

- **Cash Flow Projections**
  Detailed monthly cash outflow forecasts mapped to project milestones.
- **Valuations**
  Detailed monthly cash outflow forecasts mapped to project milestones.
- **Project Financial Statements**
  Periodic executive reports showing committed spend vs. remaining budget.
- **Program of Works**
  Commercial schedule alignment linking expenditure to progress milestones.
- **Claims Documentation**
  Detailed forensic analysis and defense of contractor/ employer claims.
- **Final Accounts**
  Comprehensive reconciliation, adjustment, and closing agreement.







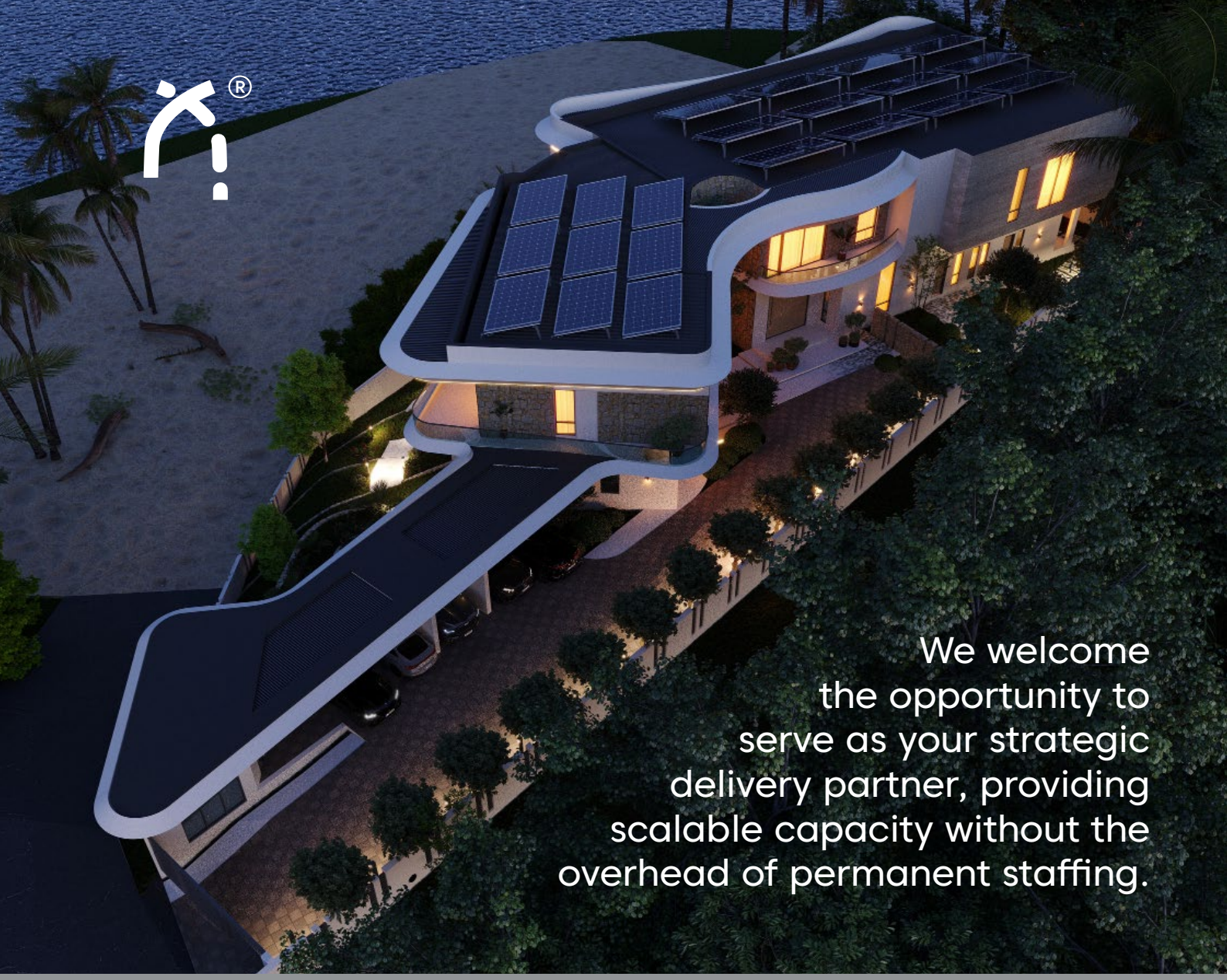
Budget Preparation & Estimating

COST PLANNING & QUANTIFICATION

GreyBoulders produces precise, breakdown-driven budgetary documentation covering core civil construction, building services, as well as high-end interior and exterior furnishing and decoration works.

- **Bill of Quantities (BOQ)**
  Itemized measure of quantities following international standard measurement codes (NRM2 / POMI) for structural and architectural packages.

- **Material & Labour Schedules**
  Resource breakdowns detailing exact quantities, market rates, and manpower requirements for construction, interior fit-outs, and exterior decor.



We welcome the opportunity to serve as your strategic delivery partner, providing scalable capacity without the overhead of permanent staffing.

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