

# SPACEMAKER KSA



## COMMERCIAL & RESIDENTIAL BUILDING SYSTEMS

FAST TRACK MODULAR **SOLUTIONS**

Durable...

Lighter...

Faster...

# INTRODUCTION TO **SPACEMAKER**

SPACEMAKER was established in 1990; today it is one of the leading manufacturers and erectors of steel framed, modular and knock down structures in the Middle East. Our modular solutions are custom made to suit your residential and commercial building needs in quality, budget and speed.

We are ISO 9001-2008 certified and we are registered with the major Oil & Gas and

construction companies as a certified vendor.

From concept to erection, we engineer our buildings using the latest technologies and state of the art machinery. We strive to provide the customer with the best product and service during and after installation. Our experienced team of professionals ensures our product matches or exceeds our customer's expectations



“We Believe in Quality, We Believe in a Satisfied Customer, We Believe in Timely Execution”





# Temporary Modular Buildings

Our solution ensures that the construction time is reduced by up to 50% when compared to traditional construction methods. The saving achieved for the client can go up to 20% of the project's overall cost.

Depending on the project requirements, the approach can be volumetric (factory assembled), or Knock-down (site assembled)

“Fast track modular solutions for temporary building requirements”



“Up to 50% More Speed  
20% Lower Cost”

## Spacemaker’s Advantages

- Up to 50% faster project execution
- Up to 20% lower overall project cost
- 90% recyclable
- Minimal noise and dust on site
- Consistent quality
- Stellar safety records



# Our **Modular Solution** Process

**Planning:**  
Our experienced team will work with the client to fully understand the technical, logistic, financial requirements and formulate an optimized concept.

**“Complete Solution.  
From Planning  
to Commissioning ”**

**Design:**  
The buildings are designed as modular structures to minimize construction time. Architectural, electrical and mechanical features are incorporated in a comprehensive drawing package.

**Manufacturing:**  
The modules are made in the factory as

volumetric units, which include floors, walls, roof and all accessories such as windows, doors, electrical and mechanical installations.

**Quality Control:**  
Through our rigorous QC/QA process, the modules are thoroughly checked for defects before they leave the production line. Our production staff live Spacemaker KSA is ISO 9001-2008 certified.

**Transportation and Delivery:**  
Our structures are designed so that the modules can be easily transported to site using a trailer or ship.

**Installation and Commissioning:**  
The modules are placed in their planned location using a crane. Electrical and mechanical connections between modules are done on site. Our experienced team will then finish the building and handover to the client.

# Residential & Military Camps

Spacemaker KSA can manufacture accommodation units for executive, senior, junior and labor categories. These units are

designed with high quality finish and maximum comfort for the site residents



## Double and multiple Story Camps

Spacemaker KSA can design and manufacture double and multiple story buildings for the sites where space is scarce. The build-

ings are also made modular for a fast installation



## Recreation – Leisure & Sports Facilities

Spacemaker KSA modular system provides quality, cost effective and custom made solutions for gym, indoor games and recreational halls





## Kitchens & Mess Halls

Spacemaker KSA can manufacture custom industrial and fine dining kitchen buildings. The buildings are designed to serve the maximum number of diners while

requiring minimum maintenance. The kitchen can be equipped with freezer, chiller rooms for long term food storage



## Mosque with Ablution

Spacemaker KSA design Mosques with features such as Mihrab, Minaret, Ablution section and toilets. The floor is furnished with high quality

carpets and underlay. The size is determined by number of attendees, site layout and customer requirements



# Offices & Showrooms (Single & Multiple Story)

Spacemaker KSA can provide high quality offices and showrooms. The offices are designed as per project requirement and

can be modified during the building life cycle to reduce cost as the customer's requirement changes



# Event Facilities

Spacemaker KSA offers events destination, entertainment venues, outdoor stages and concession stands. Our modular buildings

can be assembled and relocated in record time making them perfect for short term requirements



# Furnished Villas

Spacemaker KSA can design and manufacture high end villas. The Villas are custom

pre-engineered in the factory for consistent quality of structure and finish



# Typical Temporary Modular Buildings



- 1** Foundations  
Pre-casted foundations blocks
- 2** Steel frames @ Floors  
Hot-Rolled Skid and Cold Formed Steel floor joists
- 3** Floor Finishing  
Cement board finished with Vinyl Sheet/Tiles as standard  
Optional : Carpet. Ceramic Tiles, Parquet, etc.
- 4** External wall finishing  
Standard: Pre-painted corrugated Steel Sheet  
Optional: Cement board with special finishing materials like Paint, Crushed stone, Dry-Vit, or Cement Board Planks.
- 5** Internal walls  
Standard: Painted FR Gypsum Board  
Optional: Ceramic Tiles.
- 6** Doors  
Interior: Fire Rated & Non-Fire Rated Wooden Doors.  
Exterior: Fire Rated & Non-Fire Steel Doors
- 7** Windows  
Standard : Aluminum Single glazed  
Optional : Aluminum Double glazed
- 8** Ceiling  
Standard: Painted FR Gypsum Board  
Optional: Acoustic Ceiling, etc.
- 9** Roof  
Standard: HR-Corrugated Steel Sheet  
Optional: Red Tile Pattern Steel Sheet



# Our Competitive Edge

- Complete project management  
Includes Designing, Planning, Manufacturing, Erection, Commissioning and Testing.
- Low cost  
Up to 20% more cost effective than traditional buildings.
- Faster completion  
Modular building construction is up to 40-60% faster than traditional buildings
- Sustainable  
Materials used are 90% recyclable
- Finishing options  
Buildings can be finished with a wide variety of attractive material for interior and exterior.



- Fire Rated  
Buildings are fire-rated in compliance with International Building Code Standard.
- Quality product  
ISO 9001:2008-certified Quality Management System (QMS)
- Reliable delivery  
Units are manufactured in a shaded facility for protection against delays due to weather variations
- Excellent Insulation  
SPACEMAKER KSA uses Rockwool or Fiber Glass for enhanced insulation
- Eco friendly options  
Various renewable energy solutions can be integrated (Solar, Wind...)



- Lighting  
Commercial and decorative lighting fixtures
- Plumbing  
Plumbing is hidden within walls and under the building and is connected to sewer/septic system on site.

- Electrical  
Includes Conduits, Wiring, Low Voltage system  
Optional: Fire Alarm system, Data & Telephone system.
- HVAC  
(Window / Split) can be provided, with hidden pipe routing.



## Educational Institutions

Spacemaker KSA offers cost effective solution for educational needs such as schools, colleges. Our state of the art process ena-

bles us to meet complex requirements such as science labs and IT rooms



## Hospitals/Clinics/First Aid & Laboratories

SpacemakerKSA offers a wide range of modular prefabricated health institutions. Spacemaker KSA can fabricate a totally new

building or an addition to an existing building. The buildings can be single or multi story

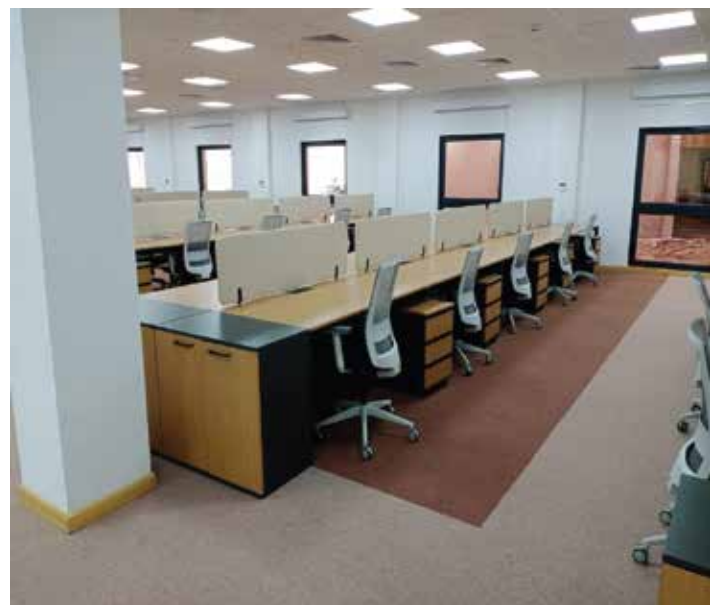




## Permanent Modular Buildings

We offer modular solutions for all low, medium and high rise residential and commercial buildings. Your building can be up to 90% finished when it leaves the factory, which reduces your project completion schedule by up to 50%.

Spacemaker KSA can help you design your residential and commercial projects to deliver a modular solution at up to 20% less cost than a traditional construction method



“Up to 20% Less Cost  
than a Traditional  
Construction Method”





# Trailer Mounted SpaceTRAIL for Oil & Gas

Our customized Trailer Mounted Mobile Units are utilized by Oil & Gas field service companies & geophysical data companies that are always on the move. We provide a diverse line of accommodations to fit any requirement.

Single and multiple bedroom units are available with office, kitchen, dining areas, living rooms, and bathrooms. Layouts can be customized according to specific project requirements.



# Skid Mounted SpacePAK with Master Skid

Spacemaker KSA primary designs camps that can withstand the harshness of oil & gas field exploration environments and constant travel off road. We make heavy duty units that are transportable via Forklift or Crane on separate skids or master Skids. The units are finished to give maximum comfort after a tiresome workday



“A choice for Strong, Sturdy & Fast Track Building deployment”





# PODs

Through our partnership with Italy's "Bathsystem" and under our sub-brand "Bathsystem KSA", our PODs are custom designed according to the characteristics of each project.  
The fully finished POD is manufactured in our factory, then transported to the site.

Assembled pods are raised to their floor, moved into their final position, and lowered into place.

Site installation includes connection to mechanical, electrical, and plumbing systems.

Spacemaker KSA and Bathsystem KSA offer the best customer experience and product within the requirements set by the client.

Bathsystem KSA offers 4 Types of PODs: Bathroom PODs, Kitchen PODs, Combo PODs and Utility PODs.



## Bathroom PODs

A Bathroom POD is a factory-made, turn-key bathroom unit, which is fully fitted and plumbed, delivered to the construction site, and ready to use.  
Modular bathroom PODs can be valuable for construction projects where many of bathrooms being built are replicas of each other.





“We Benefit from 30 Years of International Projects.  
Bathsystem KSA PODs Cater to All Types of Project,  
from Low-Budget to Complex High-End Seven-Star Hotels.”

## Kitchen PODs

When it comes to our modular kitchen units, we design them to minimize operational and building costs – which means that assembly and on-site construction time is drastically reduced.



## Utility PODs

Typically designed to house all the electrical, fire alarm and similar connections within one module, utility PODs are at great way to save on building electrical and fire alarm rooms within your project.



## Combo PODs

The Bathsystem KSA “Combo-POD” combines bathroom and kitchen and requires only one connection point (electric/hydraulic/HVAC) to the building’s main installations, Optimization at its best



## Benefits of PODs

- Production precision:  
PODs are assembled in-factory, ensuring high-quality and precision fittings.
- Less work and waste:  
This method minimizes the project punch list and decreases waste
- Time, ease, and quality:  
The modular bathroom units are easy to lift, place, and connect
- Saved headaches:  
One stop shop for bathrooms. PODs arrive at the construction site ready for installation
- Saved Costs:  
Bathrooms PODs reduce the project schedule and cost by up to 5%



# Affordable Housing

Spacemaker KSA can solve your need for mass affordable housing. We can undertake projects involving hundreds to thousands of affordable residential units and deliver within the required budget and time

Our team of experts will ensure that the houses are installed and delivered with consistent quality and handed over to the client's satisfaction





**SPACEMAKER KSA**



[www.spacemakerksa.com](http://www.spacemakerksa.com)



SPACEMAKER KSA LLC

PO Box 1538 / Dammam 31972

Eastern Province

Kingdom of Saudi Arabia



Phone +966 13 833 7657 / 7435



Email: [info@spacemakerksa.com](mailto:info@spacemakerksa.com)