

2026

T&S | Design & Build

Construction & Fit-out

Ensuring Growth on All Fronts

About Tools & Solutions

Tools & Solutions is proud of its team of creative designers specialized in **technology-driven environments and facilities**.

We work closely with clients to deliver **custom solutions** that combine design excellence with innovative technologies.

Through partnerships with **global designers and suppliers**, we have executed high-standard projects featuring smart workspaces and advanced digital systems, reinforcing our reputation as a trusted partner in innovative fit-out solutions.

We are committed to supporting **Saudi Arabia's Vision 2030** by delivering projects that embody digital transformation and reflect the Kingdom's growing economy.

T&S | Design & Build

Who We Are

we're Interior Design & Build Contractor

At Tools & Solutions, we build smarter spaces.

We combine **construction expertise** with **innovative technology** to create efficient, connected, and inspiring work environments.

From interior design and fit-out to smart systems integration and custom **digital solutions**, we help businesses transform their spaces and achieve more in a fast-changing world.

10 Workstreams along 3 PILARS

01 GROWTH

- Market Opportunity
- Industry Challenges
- Strategic Positioning
- Joinery Investment

02 CORE BUSINESS PERFORMANCE

- Operational Excellence Platform
- Performance Targets
- Factory Business Model
- Risk & Mitigation Framework

03 PEOPLE CAPABILITY

- Leadership Platform
- Technical Excellence

Leadership Core Values

INTEGRITY

OWNERSHIP

CARE

Teamwork

**CONTINUOUS
IMPROVEME**

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Our Expertise

We have extensive expertise in the design & delivery of bespoke solutions for firms.



INNOVATION HUBS

Physical and virtual collaboration spaces which globally bring together technologists, innovators, partners & financiers.



SMART WORKSPACES

Smart hybrid workspaces enable people to work flexibly from anywhere, physically or virtually with anybody at any time.



EXPERIENCE CENTRES

Engage different audiences through "story-telling" and the design of theme-based pavilions support with audio-visual and digital content solutions.



SMART BUILDINGS

Smart buildings and cities provide mobility, security, automation, integration, efficiency and convenience through AI & ML to manage places, spaces, assets, resources and people.



COMMAND & CONTROL ROOMS

The design of command centres for refineries, and defence ministries for security to improve intelligence and security.



PHYGITAL

Physical and global virtual communities meeting through hybrid XR stages as panels, Ted-talks, annual awards, product launches, IPO's, SME forums.



We build to **high sustainability standards**, focusing on environmental efficiency and smart design that meet international accreditations for digital infrastructure and seamless connectivity.

Our projects integrate high-speed fiber networks, PoE systems, and smart automation for energy, lighting, ventilation, and security — ensuring user comfort while reducing resource consumption. Recognized with LEED and WiredScore certifications, our work combines environmental excellence with advanced digital innovation to deliver intelligent, high-performance buildings.

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Experience & Previous Projects

Project Name	Scope	Region	Owner	Contract Value	Start Date	Duration	End Date
 <p>Smart Government Building</p>	Design & Build	Riyadh	Government Innovation Center	61000000	16/12/2023	2Y	15/12/2025
 <p>Design and Build the Headquarter of Digital Government Authority</p>	Design & Build	Riyadh	Digital Government Authority	2276000	10/17/2022	3M	1/16/2023
 <p>Red Hat</p> <p>Design and Build the Headquarter of Red Hat Saudi Arabia Limited</p>	Design & Build	KAFD	Red Hat Saudi Arabia Limited	Confidential	1/4/2022	5M	4/4/2022
 <p>Fixing the fit-out for MCIT</p>	Design & Build	Riyadh	MCIT	Confidential	7/6/2022	6M	1/5/2023

T&S | Design & Build

Experience & Previous Projects

Project Name	Scope	Region	Owner	Contract Value	Start Date	Duration	End Date
 Multiple Coworking space	Design & Build	KAFD	T&S	Confidential	12/1/2019	5M	18/6/2019
 Design and Build the Headquarter of DGA	Design & Build	Riyadh Front	Digital Government Authority	4830000	10/17/2022	3M	1/16/2023
 Design and Build Foster Partners HQ, KAFD +	Design & Build	KAFD	Foster + Partners Saudi Arabia	Confidential	1/4/2022	4M	4/4/2022
 Design and Build the Headquarter of Coca Cola Company, Saudi Arabia	Design & Build	KAFD	Coca Cola Company	Confidential	14/12/2024	3M	13/03/2025



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مشروع مبنى الحكومة الذكية

INNOVATION HUB

We created flexible, technology-driven spaces that support collaboration, creativity, and innovation.

The design promotes future-oriented research, digital skills development, and dynamic areas for events and exhibitions.

The project is built around three pillars:

Government Innovation Hub for collaboration and co-creation.

Vibrant Work Environment with offices, workshops, and activities.

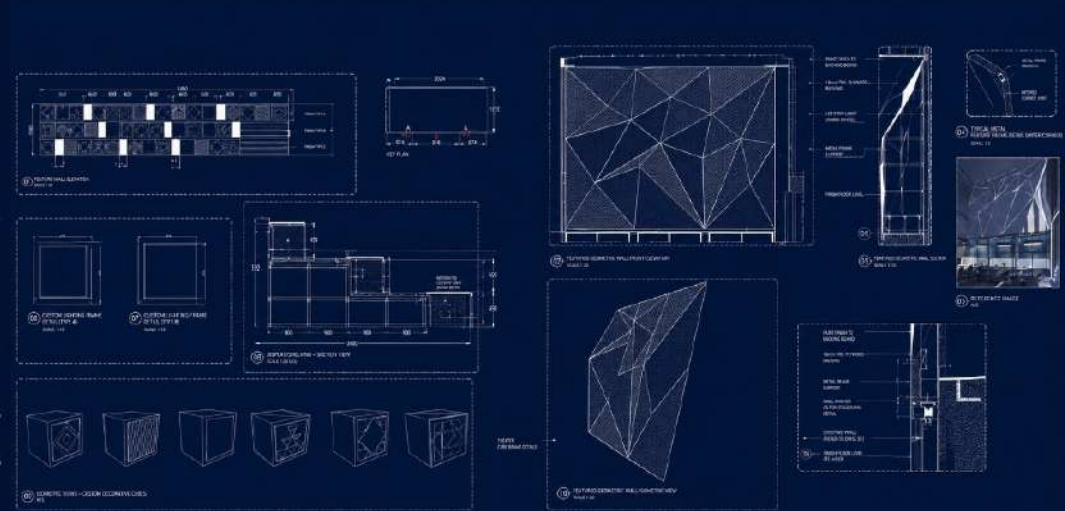
_Smart & Connected Building ensuring efficiency, automation, and sustainability.



Architectural RC Layout

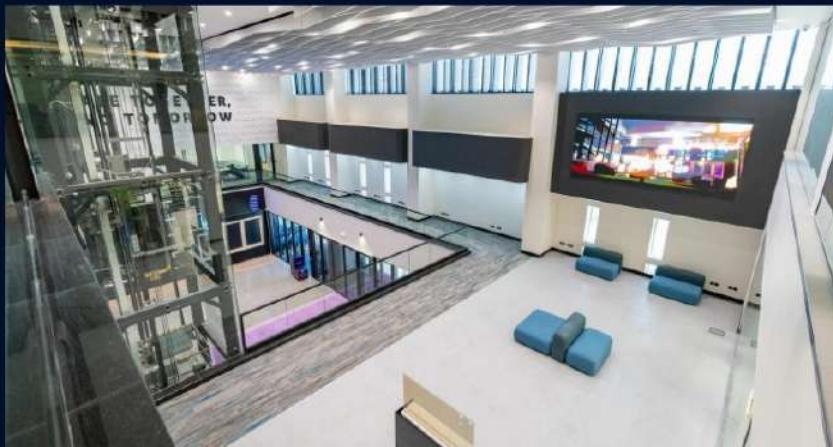


Interior Details











Project Quality Management

Our company is committed to the highest quality standards in construction and interior fit-out works, delivering integrated work environments that align with client requirements and international standards.



Quality Policy & Procedures

- Commitment to Saudi standards and technical specifications.
- Applying ISO 9001 Quality Management System for top performance.
- Implementing inspection and monitoring plans for quality control.
- Managing risks and quality through advanced performance tools.



Quality Control Mechanisms

- Regular material inspections for compliance.
- Quality testing throughout all execution stages.
- Dedicated team for monitoring and reporting performance.
- Corrective and preventive actions to avoid recurrence.



Supplier Quality Management

- Select suppliers by approved quality standards.
- Require quality certificates for all materials and equipment.
- Conduct regular audits to ensure compliance.



Continuous Improvement

- Continuous improvement based on client feedback.
- Regular quality reviews for ongoing enhancement



Expected Results

- Achieve top quality standards and enhance execution efficiency.
- Ensure client satisfaction through integrated, high-standard environments.

Project Quality Management

Our company is committed to the highest quality standards in construction and interior fit-out works, delivering integrated work environments that align with client requirements and international standards.



Risk Management Objectives

- Identify potential risks that may affect the project.
- Assess risk impact and prioritize mitigation actions.
- Implement preventive strategies to minimize risk effects.
- Ensure compliance with approved standards and regulations in Saudi Arabia.



Risk Identification & Assessment

- Conduct comprehensive analysis of potential risks, including operational, financial, and environmental.
- Assess risks based on likelihood and project impact.
- Risk management tools such as SWOT analysis and risk assessment matrices.



Risk Mitigation Strategies

- Apply preventive measures to reduce risks.
- Prepare emergency response and action plans.
- Train teams for effective risk handling.



Risk Monitoring and Continuous Evaluation

- Conduct regular reviews to assess risk measures.
- Monitor risks and respond quickly to changes.
- Update plans based on lessons learned.



Expected Results

- Minimize risk probability and project impact.
- Ensure work continuity and goal achievement.
- Enhance project quality and safety to global standards.



Company Classification & Accreditations

1/1

شهادة

تصنيف مقدمي خدمات المدن

تمنح وزارة الشؤون البلدية والقروية والإسكان شهادة تصنيف بالدرجة






المنشأة: شركة ادوات وحلول

بيانات المنشأة	الرقم الوطني الموحد / الترخيص	تاريخ إصدار السجل التجاري / الترخيص	اسم مالك المنشأة	نوع المنشأة	جنسية المنشأة	رأس المال
	7003770547	17/04/2017	عبدالله سلكت مشغن التمزي	ذات مسؤولية محدودة	سعودي	

بيانات شهادة التصنيف	رقم الشهادة	تاريخ الإصدار	درجة التقييم الائتماني	درجة التقييم الفني
	2024003361	24/03/2024	BBB+	95.1

نشطة شهادة التصنيف	المجال	الأنشطة
	التشييد والبناء	الإشاءات العامة للمباني السكنية، الإشاءات العامة للمباني الغير السكنية ، تشمل (المدارس ، المستشفيات، الفنادق ... الخ) إثناء المطارات ومرافقها الإشاءات العامة للمباني الحكومية، إثناءات المباني الجاهزة في المواقع ترميمات المباني السكنية والغير سكنية

وكيل الوزارة للتقييم وشبكي المدن



م. فهد بن حسين السقار

- يسري مفعول هذه الشهادة حتى تاريخ 24/03/2026

- تصدر هذه الشهادة إلكترونياً وعلى الجهات المالكة للمشروع التحقق من الشهادة المقدمة من خلال موقع الوزارة.



Company Classification & Accreditations

Tools & Solutions is officially classified by the Digital Government Authority, a recognition of our commitment to quality and innovation.

Category: Professional Services in Information and Communication Technology (ICT)
Activity: Information and Communication Technology (ICT) Consulting



Category: Software
Activity: Application Development Programming, and Coding





الدرجة
الثانية

شهادة تصنيف مقدمي خدمات المدن



تمنح وزارة الشؤون البلدية والقروية والإسكان شهادة تصنيف الدرجة الثانية

للمنشأة شركة ادوات وحلول

في قطاع الاتصالات وتقنية المعلومات

1010285128	السجل التجاري
تحليل النظم وتصميم وبرمجة البرمجيات الخاصة بتطوير التطبيقات حلول المكتبة المالية الأمن السيبراني تقنيات البيانات الضخمة وعلم وتحليل البيانات	النشاط

- يسري مفعول هذه الشهادة حتى تاريخ 10/09/1445 هـ / الموافق 20/03/2024 م
- تصدر هذه الشهادة إلكترونياً وعلى الجهات المالكة للمشاريع التحقق من الشهادة المقدمة من خلال موقع الوزارة



وكيل الوزارة للنظيم مشغلي المدن
د. أحمد بن ذميل قطان

تنظيم
مشغلي المدن

Company Classification & Accreditations

We at **Tools & Solutions** are certified as a City Services Provider, issued by the Ministry of Municipal and Rural Affairs and Housing, in the fields of Programming and Systems Analysis.

CERTIFICATE



TOOLS & SOLUTIONS

KING ABDULLAH FINANCIAL DISTRICT (KAFD), AREA (3), BUILDING 3.05, 3RD FLOOR,
P.O. BOX 60608, RIYADH, KINGDOM OF SAUDI ARABIA

Certify that the quality management system of the above organization has been audited
and found to be in accordance with the requirements of standard detailed below

ISO 9001:2015

For The Following Scope

PROVISION OF BUSINESS SOLUTIONS SUCH AS BUSINESS SET-UP, OUTSOURCING,
INFORMATION TECHNOLOGY, HUMAN RESOURCE & TRAINING SERVICES

Certificate No. : QAIS-Q-KSA-TS-09.19.012

EACODE: 35

*This certificate is issued in accordance with the QACS International Pvt. Ltd. auditing and
Certification procedures and it is remain valid subject to annual surveillance audit.

Certificate Issue/ Reissue Date of Initial certification	: 21.11.2023 : 25.11.2019	*Certificate Expiry Date Renewal Due Revision	: 24.11.2024 : 24.11.2025 : 04
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Note: Certificate shall be valid after surveillance, only if continuation letter by QACS is present.

QACS International Pvt. Ltd.
Email: info@qacsworld.com
To check the certificate validity please refer
Web: www.qacsworld.com

QACS Accredited By:
International Accreditation Service (IAS)
3500 Saticum Street Suite 100, Brea,
California 92801-1732, USA
United States Of America (USA)
Web: www.iasinc.org



Fajal
Authorized Signatory

Disclaimer - This certificate is issued on the basis of random onsite inspection w.r.t. System/Product
Certification of organization and if the standard is maintained. This Certificate only own to quality
that leads as QACS will not be responsible for beyond the scope done by other departments.
QACS not liable be responsible if any sensitive data does mistakenly get based on the
System/Product certification methodology as international financial audit.



CERTIFICATE



TOOLS & SOLUTIONS

KING ABDULLAH FINANCIAL DISTRICT (KAFD), AREA (3), BUILDING 3.05, 3RD FLOOR,
P.O. BOX 60608, RIYADH, KINGDOM OF SAUDI ARABIA

The information security management system of the below organization has been audited based on control set
assurance matrix against ISO 27001 standard requirements and not a certification term or end found to be in
accordance with the requirements of standard detailed below

ISO 27001:2022

For The Following Scope

PROVISION OF BUSINESS SOLUTIONS SUCH AS BUSINESS SET-UP, OUTSOURCING,
INFORMATION TECHNOLOGY, HUMAN RESOURCE & TRAINING SERVICES

DATE OF STATEMENT OF APPLICABILITY: 1ST JUNE 2022 / VERSION 02.0 DOCUMENT NO: TN895M951

Certificate No. : QAIS-IS-KSA-TS-09.19.001

*This certificate is issued in accordance with the QACS International Pvt. Ltd. auditing and
Certification procedures and it is remain valid subject to annual surveillance audit.

Certificate Issue/ Reissue Date of Initial certification	: 21.11.2023 : 25.11.2019	*Certificate Expiry Date Renewal Due Revision	: 24.11.2024 : 24.11.2025 : 04
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3500 Saticum Street Suite 100, Brea,
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Company Classification & Accreditations

We at **Tools & Solutions** are
certified with ISO standards in
Information Security and
Quality Management.

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Partnerships with Strategic Success Partners



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Global Partnerships

Tools & Solutions has extensive experience in managed services, digital transformation, enterprise architecture, and IT governance, supported by a proven record of successful government projects across Saudi Arabia. The company also maintains strategic partnerships with leading global technology providers to ensure innovative and high-quality solutions.



Specialized in computers and technology; develops, manufactures, sells, and supports computers.



A global leader in information technology and solutions, helping companies of all sizes transform the way they deliver their services and operations.



A leading technology company known for its cloud services and database management systems.



An American software company known for developing low-code and no-code management systems, along with a wide range of business solutions.



One of the leading global companies providing business solutions for various industries.



A leading company in digital transformation, providing innovative software products and solutions.



A wide range of open-source business management software and tools covering various business operations.



Among the leading companies in providing technical and virtualization solutions, container technologies, automation, and digital transformation.



A global leader in cybersecurity and secure digital transformation, even amid rapid change.



Trend Micro is a global leader in cybersecurity, helping make the world safe for exchanging digital information.

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Global Partnerships

Tools & Solutions is a leading company in managed services, digital transformation, enterprise architecture, and technology platforms, with extensive experience in delivering major government projects across Saudi Arabia. The company partners with global technology leaders to provide innovative solutions that drive institutional development and ensure the highest standards of efficiency and quality.

accenture

HCL

DXC
TECHNOLOGY

STRABAG

CATERPILLAR

SKANSKA

إمكان
IMKAN

aegon

OMNIYAT

OGA

globalworth
φφφ

IMMOFINANZ

NOBU
HOTELS

BURO HAPPOLD

PEGA

M
GALLERY

TREND
MICRO

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Our Success Partners: Government Sector



وزارة الدفاع
MINISTRY OF DEFENSE



الهيئة العامة للتعليم
وزارة التعليم العالي
MINISTRY OF EDUCATION



وزارة التجارة والاستثمار
Ministry of Commerce and Investment

وزارة التجارة
Ministry of Commerce



وزارة البيئة والمياه والزراعة
Ministry of Environmental Water & Agriculture



وزارة الصناعة
MINISTRY OF INDUSTRY & MINERAL



وزارة الإعلام
Ministry of Media



هيئة الحكومة
Digital Government
Authority الرقمية



Human Resources and
Social Development



هيئة تطوير
منطقة عسير
Human Development Authority



وزارة الصحة
Ministry of Health



وزارة الصناعة والمعادن
MINISTRY OF INDUSTRY & MINERAL



SDAIA
الهيئة السعودية للبيانات والذكاء الاصطناعي
Saudi Data & AI Authority



SSA
الهيئة العامة للفضاء
SAUDI SPACE AGENCY



هيئة الرقابة النووية والإشعاعية
Nuclear and Radiological Regulatory Commission



الهيئة العامة للتطوير الدفاعي
GENERAL AUTHORITY FOR DEFENSE DEVELOPMENT



الهيئة العامة للتطوير الدفاعي
GENERAL AUTHORITY FOR DEFENSE DEVELOPMENT



NCCR
المركز الوطني للتراث الثقافي
National Center for Cultural Heritage



وزارة الثقافة
Ministry of Culture



هيئة المحتوى المحلي والمشتريات الحكومية
LOCAL CONTENT & GOVERNMENT PROCUREMENT AUTHORITY



هيئة المحتوى المحلي والمشتريات الحكومية
Local Content & Government Procurement Authority



هيئة تقويم التعليم والتدريب
Education and Training Evaluation Commission



وزارة البلديات والإسكان
Ministry of Municipalities and Housing



الهيئة العامة للصناعات العسكرية
General Authority for Military Industries



دار الملك عبد العزيز
KING ABDULAZIZ FOUNDATION
FOR RESEARCH AND ARCHIVES



وزارة الرياضة
Ministry of Sport



الهيئة العامة للعقار
REAL ESTATE GENERAL AUTHORITY



وزارة السياحة
Ministry of Tourism



مجلس المحاماة الوطني
الهيئة العامة للسياحة والتراث الوطني
National Commission for Human Rights



الهيئة العامة للأوقاف



الهيئة العامة للترفيه
General Entertainment Authority



وزارة الصناعة والمعادن
Ministry of Industry and Mineral



وزارة المالية
Ministry of Finance



الهيئة الوطنية
للأوقاف
National Language Center



الهيئة الوطنية
للأوقاف
National Language Center



GOV.SA
المنصة الوطنية



هيئة الحركه
والظريه والدواول
Tax and Customs Authority



المؤسسة العامة للتأمينات الاجتماعية
General Organization for Social Insurance



الهيئة السعودية للمياه
Saudi Water Authority



أداء
المركز الوطني للغة
أداء للتعليم
National Language Center



EXPRO
مؤسسة مشاريع البنية التحتية
Infrastructure Projects Development Authority

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Our Success Partners: Private Sector



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**Our Success Partners:
Private Sector**



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FUTURE

Construction & Fit-out

“We aim to lead the fit-out industry by creating sustainable, smart and flexible spaces that inspire people today and tomorrow.”

medusa architects
ميدوسا آرکيٽيڪٽس

T&S | medusa architects is an interdisciplinary design studio which carries out projects related to architecture, urbanism graphics and design.

Medusa established in 1997 by architects Przemysław Łukasik and Łukasz Zagala in Poland our realisations have won numerous awards in architectural competitions and exhibitions in Poland and abroad.

Medusa Architects has its headquarters in Warsaw, Bytom and Dubai. With more than 27 years of experience, the office employs more than 100 architects. Medusa cooperate with reputable engineering offices like Buro Happold, WSP and Arup.

We specialise in masterplans, high rise office and residential buildings, retail, education and cultural sector.





2022

Best Office Architecture Poland

Nowy Rynek (New Market)

Commercial High-rise Architecture

office buildings complex .KTW

Residential High-rise Architecture

Pierwsza Dzielnica (First District)

2021 –2022

Winner in “Architecture” category

Hotel Nobu Warsaw

2020 –2021

Best Hotel Interior Europe

Hotel The Bridge Wrocław

Best Hotel Interior Poland

Hotel The Bridge Wrocław

Residential Development,

Architecture Multiple Residence

Mieszkaj w Mieście (Live in a City)

2019 –2020

Grand Prix: Best Public Service Architecture

Academia High School in Warsaw / Poland

2018 –2019

Award: Residential Development Poland

Mieszkaj w Mieście (Live in a City)



2022

Nomination Origami House in Torun / Poland

2019

Nomination Akademeia High School in Warsaw / Poland

2015

Nomination The Fr Gregory Gervase Gorczycki

Education and Cultural Centre and the Rosary Garden at

St. Jack's Church in Bytom / Poland

2004

Nomination Bolko Loft in Bytomiu / Poland,

house in Żernica / Poland



2025

MIPIM AWARDS 2025

Best Urban Regeneration Project,

Special Jury Award

Fuzja, Lodz / Poland



OTHER AWARDS

2024

SARP Honorary Award

2023

World Luxury Hotel Awards in categories:

Best Luxury Lifestyle Hotel 2023 Poland, Best Luxury

Design Hotel 2023 Poland, Best Luxury Conferences &

Events Hotel 2023 Europe

Hotel Nobu Warsaw

2022

CIJ Awards Poland: Best Office Development of the

Year,

Prime Property Prize,

SARP Award of the Year

.KTW

TOP Builder Award

Nobu Hotel Warsaw

2021

Architecture of the Year of the Silesian Voivodeship

Origami House

I place in Hotel category in ‘Art in Architecture Festival’

Nobu Hotel Warsaw



T&S | DESIGN
& BUILD | **medusa** architects
ميدوسا أركيكتكتس

Our portfolio



T&S | Design & Build

Riyadh, KSA

Saudi Digital Experience Center



T&S | Design & Build

Riyadh, KSA

Saudi Digital Experience Center



T&S | Design & Build

Abu Dhabi, UAE

Makers District Waterfront



T&S | Design & Build

Abu Dhabi, UAE

Makers District Waterfront



T&S | Design & Build

Abu Dhabi, UAE

Makers District Waterfront



T&S | Design & Build

Abu Dhabi, UAE

Makers District Waterfront



T&S | Design & Build

Abu Dhabi, UAE

Makers District Waterfront





Wroclaw, Poland

Nobu Hotel Warsaw

klient: Tacit Investment S.A. **powierzchnia:** 11 830 m²

realizacja: 2020

certyfikat: LEED Gold

agrody:

World Luxury Hotel Awards:

TOP Builder 2022;

The Plan Award 2021

European Property Awards 2021-2022:

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Wroclaw, Poland

Nobu Hotel Warsaw



T&S | Design & Build

Wroclaw, Poland

Nobu Hotel Warsaw



T&S | Design & Build

Wroclaw, Poland

Nobu Hotel Warsaw





T&S | Design & Build

Dubai, UAE

Omniyat Experience Centre



T&S | Design & Build

Dubai, UAE

Omniyat Experience Centre



T&S | Design & Build

Dubai, UAE

Omniyat Experience Centre



T&S | Design & Build

Dubai, UAE

Omniyat Experience Centre



T&S | Design & Build

Dubai, UAE

Omniyat Experience Centre



T&S | Design & Build

Riyadh, KSA
Sports Boulevard Foundation – Salmani Urban
Code Development



T&S | Design & Build

Riyadh, KSA
Sports Boulevard Foundation – Salmani Urban
Code Development





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Riyadh, KSA

The Mountain, a part of Eco District at Sports Boulevard



T&S | Design & Build

Riyadh, KSA

The Mountain, a part of Eco District at Sports Boulevard





T&S | Design & Build

Riyadh, KSA

The Mountain, a part of Eco District at Sports Boulevard



T&S | Design & Build

Dubai, UAE

ORA Sales Pavillion





T&S | Design & Build

Abu Dhabi, UAE
Al Reem Tower

















T&S | Design & Build

Warsaw, Poland

Upper One





T&S | Design & Build

Warsaw, Poland

Upper One



T&S | Design & Build

Warsaw, Poland

Upper One



T&S | Design & Build

Warsaw, Poland

Upper One







T&S | Design & Build

Warsaw, Poland

Lilium Tower



T&S | Design & Build

Warsaw, Poland

Lilium Tower



T&S | Design & Build

Katowice, Poland

Zawiszy Czarnego Estate



T&S | Design & Build

Katowice, Poland

Zawiszy Czarnego Estate



T&S | Design & Build

Warsaw, Poland

Karolkowa



T&S | Design & Build

Warsaw, Poland

Karolkowa

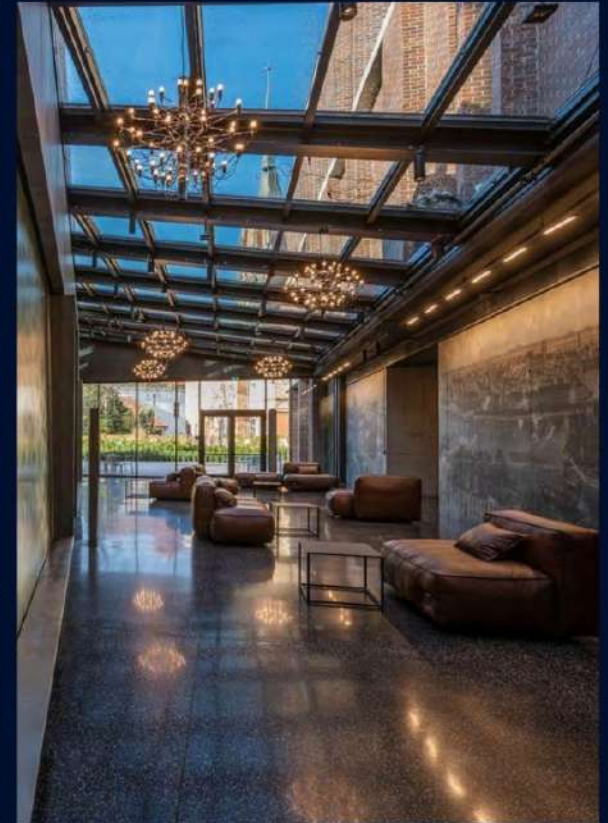


T&S | Design & Build

Wroclaw, Poland

The Bridge Wroclaw - MGallery

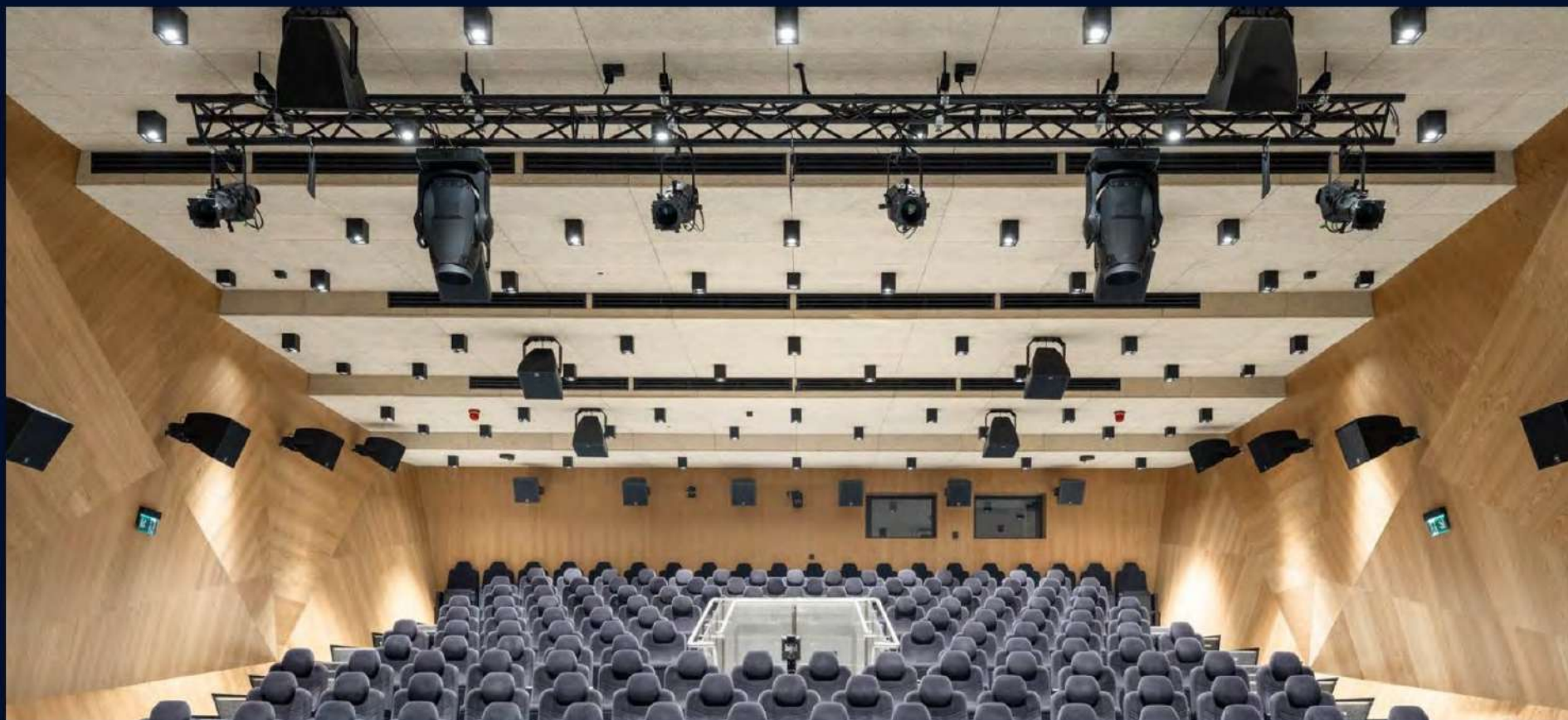




T&S | Design & Build

Wroclaw, Poland

The Bridge Wroclaw - MGallery











T&S | Design & Build

Łódź, Poland

City Gate

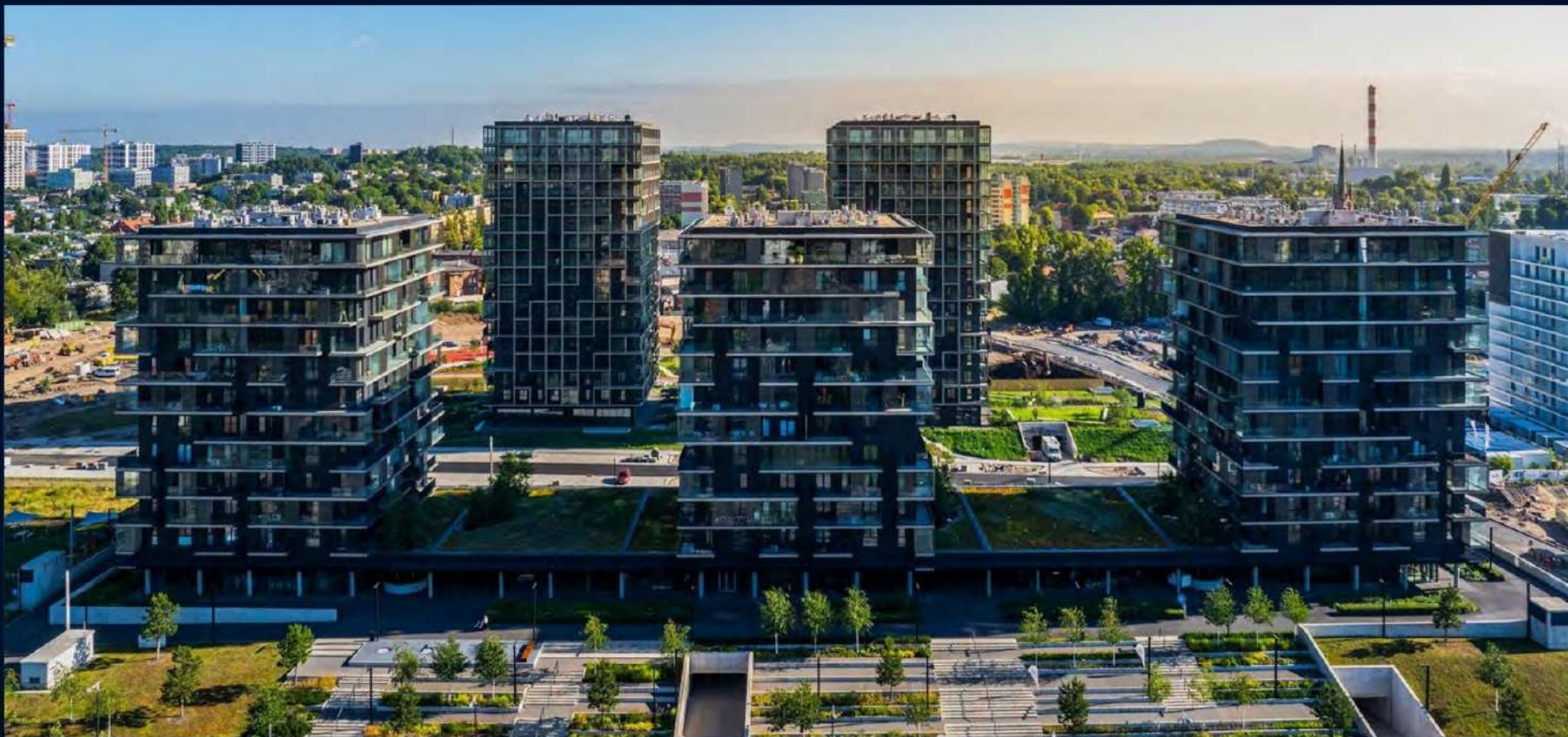




T&S | Design & Build

Katowice, Poland

First District





T&S | Design & Build

Katowice, Poland

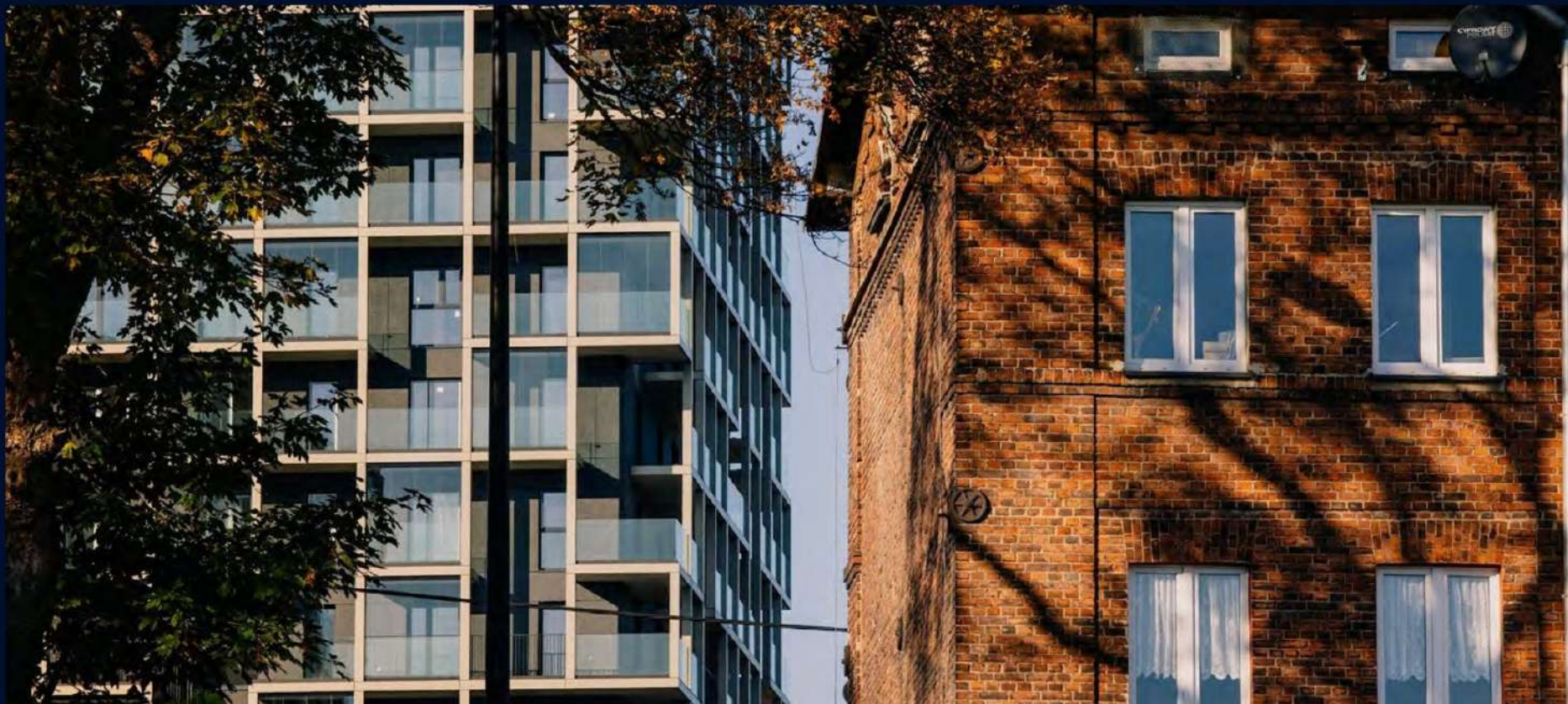
First District

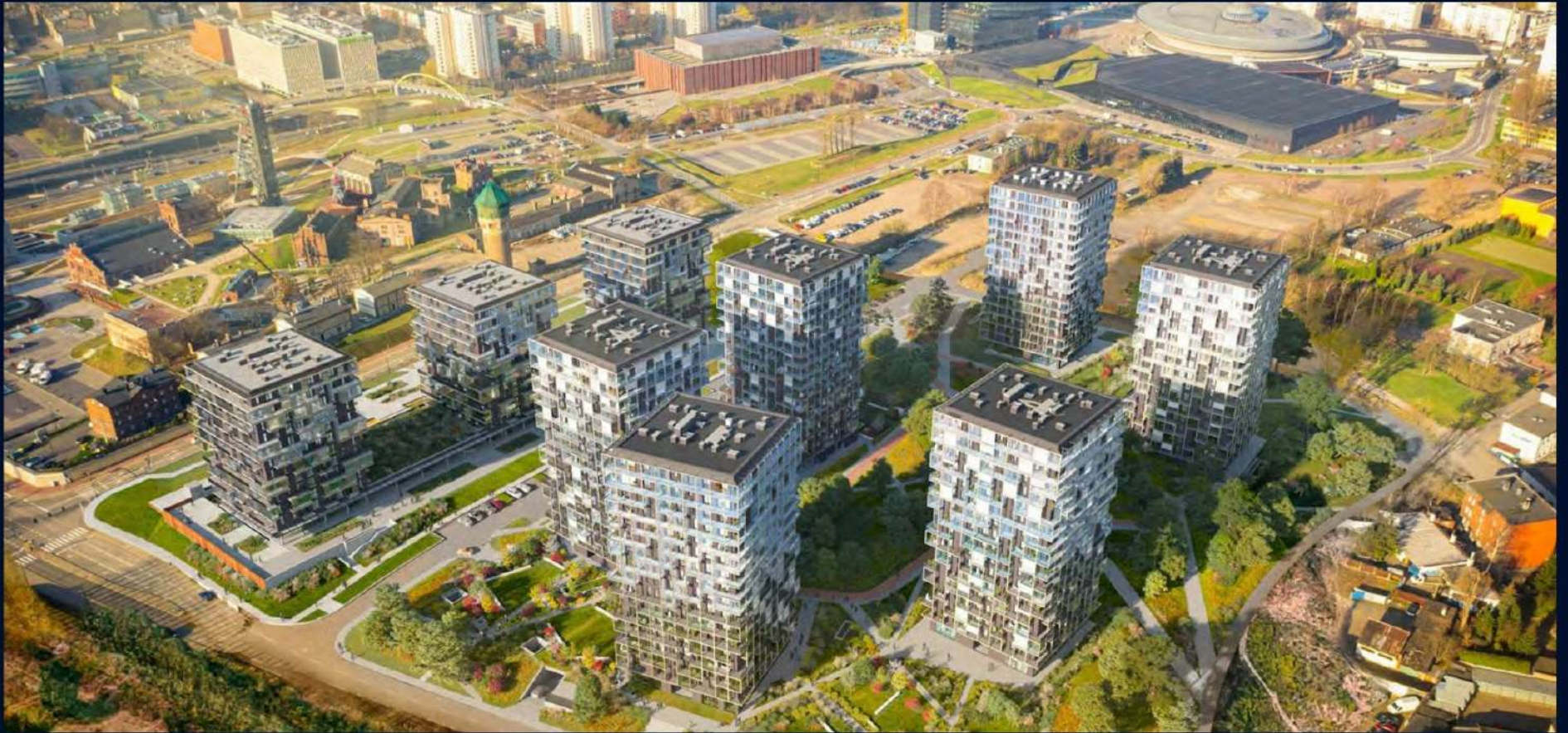


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Thank You!

Looking Forward to working with you

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