

PROJECT CONTROL FOR CONTRACTORS, FULL SCOPE OR A SINGLE TRADE

Planning, contracts and claims from a group of professional engineers in the construction field, on the market since 2024. Accurate work, delivered quickly, for civil, finishes and every MEP system.



ABOUT US

Engineers who plan, control and protect your project

Floatline Project Controls is a group of professional engineers working across the construction field. Since 2024 we have been taking on clients' planning, tracking, contract and claims work, and delivering it accurately and quickly, as the job requires.

We have worked on all kinds of jobs and projects, from civil and structure and finishes to external works and every MEP system. That range is why we plan the whole job, civil, finishes and MEP, as one programme, from the side of the people who have to build it and get paid for it.

We know what a site engineer will actually fill in, what a Main Contractor will accept, and what a claim needs to survive review.

Floatline is led by Mahmmoud Gadallah, who heads planning, contracts and project controls. We are based in Dubai and work with clients across the UAE.

WHAT WE BRING

Primavera P6

EOT and delay claims

Cost escalation claims

FIDIC Red Book 1999

Project controls

Tracking templates

Excel and Python automation

Power BI

HOW WE WORK

Accurate, rapid, and in your formats

Accurate

Programmes, trackers and reports are checked against the source data before they go out, so the numbers survive a challenge.

Rapid

Send your files and the first checked programme, tracker roll-up and report follow quickly. After that, the same rhythm every week.

Your formats

We work in your P6 file, your trackers and your report format where you have them, and build them where you do not.

ALL KINDS OF JOBS AND PROJECTS, FOR CONTRACTORS IN EVERY ROLE

Residential towers and villas

Commercial and office buildings

Hotels and hospitality

Healthcare and education

Retail and malls

Industrial and warehouses

Infrastructure and utilities

Fit-out and refurbishment

Mixed-use developments

Full-scope and main contractors

MEP subcontractors

Civil and finishing subcontractors

Specialist subcontractors

2024

ON THE MARKET SINCE

Dubai

BASED IN THE UAE

Working with clients across the UAE.

Every scope

CIVIL TO MEP

Civil and structure, finishes, external works and every MEP system.

Negotiable

PRICES

Agreed with you after a short call.

WHO IT IS FOR

Built around the scope you actually have

You do not need a full contract to get full project control. Every trade has its own package, from civil and structure to the last MEP system, so a specialist gets the same discipline as a full-scope contractor.

SCOPE 1

Full-scope and main contractors

One control system across civil and structure, finishes, external works and every MEP system. One programme, one set of trackers and one weekly report, with the interfaces between trades managed in one place.

SCOPE 2

Full MEP subcontractors

HVAC, electrical, plumbing, fire fighting, LPG and BMS and ELV under one programme and one weekly report to the Main Contractor, with the systems and the civil interface managed together.

SCOPE 3

Civil, finishing and specialist subcontractors

Civil and structure, finishes, external works, or a single MEP system. The package follows that trade: its activities, its tests, its approvals and its hold points, without paying for scope you do not have.

SCOPE 4

Teams that need the tools

Tracking templates, KPI calculations and look-ahead formats built for your site and planning team, handed over with a short guide, so your own people can run them.

TRADES WE COVER

CIVIL AND STRUCTURE	Excavation and shoring, piling, foundations, RC frame slab cycle, blockwork, waterproofing
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FINISHES AND FAÇADE	Plaster, screed, tiling, ceilings, joinery, doors, painting, façade and cladding
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EXTERNAL WORKS	Roads and paving, external drainage and utilities, landscaping, boundary and gates
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HVAC	Ductwork, chilled water pipework, insulation, chillers, AHUs, FCUs, balancing
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ELECTRICAL	Containment, cabling, LV panels and DBs, lighting, small power, earthing
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PLUMBING	Risers, drainage, water supply, sanitary fixtures, pumps and tanks
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FIRE FIGHTING	Sprinklers, standpipes, fire pumps, tanks, hose reels
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LPG	Gas pipework, manifold room, regulators, meters
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BMS AND ELV	Controllers, field devices, panels, cabling, system integration
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SERVICES

What we take off your desk

Each service produces something you can open, check and send to the Main Contractor, engineer or client. Any service can be taken for one system or for all of them.

Primavera P6 planning and updates

Baselines, weekly and monthly updates, look-aheads and impact programmes, built by system, building and floor.

[Baseline .xer](#) · [weekly update](#) · [2 and 4-week look-ahead](#)

Tracking templates for your team

Excel trackers built for site engineers: room-level progress by system, weighted activities, formulas that roll up to one summary.

[Site tracker](#) · [client matrix](#) · [weekly roll-up](#)

Civil and structure planning and tracking

Excavation, piling, foundations and the RC frame planned as a slab cycle, with pour, cube and striking tracking.

[Slab-cycle tracker](#) · [pour log](#) · [structural milestones](#)

Procurement tracking

Item-level status from submittal to site delivery, with required dates driven from the programme.

[Procurement tracker](#) · [at-risk list](#)

Testing and commissioning programmes

A T&C programme in P6 for each system, a T&C matrix by stage, the witness and authority inspection schedule and handover document control.

[T&C programme](#) · [matrix](#) · [inspection schedule](#)

Contract review

Line-by-line review of the agreements you receive and issue, with the risks ranked and the points to negotiate listed before you sign.

[Risk report](#) · [negotiation list](#) · [clause summary](#)

EOT and delay claims

FIDIC Red Book 1999 notices, time impact and windows analysis, and substantiated extension of time claims.

[Notice register](#) · [delay analysis](#) · [EOT claim](#)

Progress reports and dashboards

SPI, S-curves, progress by system and floor, delay attribution and manpower, issued in a fixed weekly format.

[Report deck](#) · [Excel data pack](#) · [dashboard](#)

KPIs, SPI and look-aheads

SPI against baseline, schedule variance, forecast finish and a KPI sheet your management can read in a minute.

[KPI sheet](#) · [SPI log](#) · [look-ahead](#)

Finishes, external works and interfaces

Blockwork, plaster, tiling, ceilings and external works sequenced with MEP clearances, so first fix, plaster and second fix never collide.

[Interface log](#) · [clearance matrix](#) · [finishes tracker](#)

Authority approvals and NOC follow-up

Every submission and NOC across civil defence, utilities, municipality and free zone, chased to a certificate with ageing and a named next action.

[Authority tracker](#) · [NOC list](#) · [chase list](#)

Cash flow and valuations

Cash flow forecast from the loaded programme, valuation support, variation and escalation tracking.

[Cash flow curve](#) · [variation register](#)

Contract drafting and requirements

Subcontracts, variation orders and notices written for your side, and a requirements register so every obligation has an owner and a date.

[Subcontract](#) · [requirements register](#) · [notice templates](#)

Manpower, manhour and BOQ tools

Manhour benchmarking, BOQ matching and attendance consolidation built on your own files.

[Benchmark library](#) · [BOQ match](#) · [histograms](#)

START TO FINISH

One control system across the whole job

Most projects lose control in the gaps between planning, procurement, approvals, site and commercial. We run one connected system across all nine stages.

STAGE 01 TENDER AND BOQ Price the labour and the programme before you commit to them.	STAGE 02 BASELINE PROGRAMME A baseline the team can actually build to, and defend later.	STAGE 03 PROCUREMENT Late material is the most common cause of a late first fix.
STAGE 04 AUTHORITY AND NOC Approvals and inspections sit on the critical path more often than anyone plans for.	STAGE 05 SITE PROGRESS Progress is only useful if the numbers survive a challenge.	STAGE 06 REPORTING One report format, issued on the same day, every week.
STAGE 07 CASH FLOW AND VALUATIONS Planned and actual cash tied to measured progress.	STAGE 08 T&C PROGRAMMES Handover is decided in the last 10 percent of the programme.	STAGE 09 CLAIMS AND CLOSEOUT Protect your entitlement while the evidence is fresh.

HOW IT STARTS

Three steps to a first update

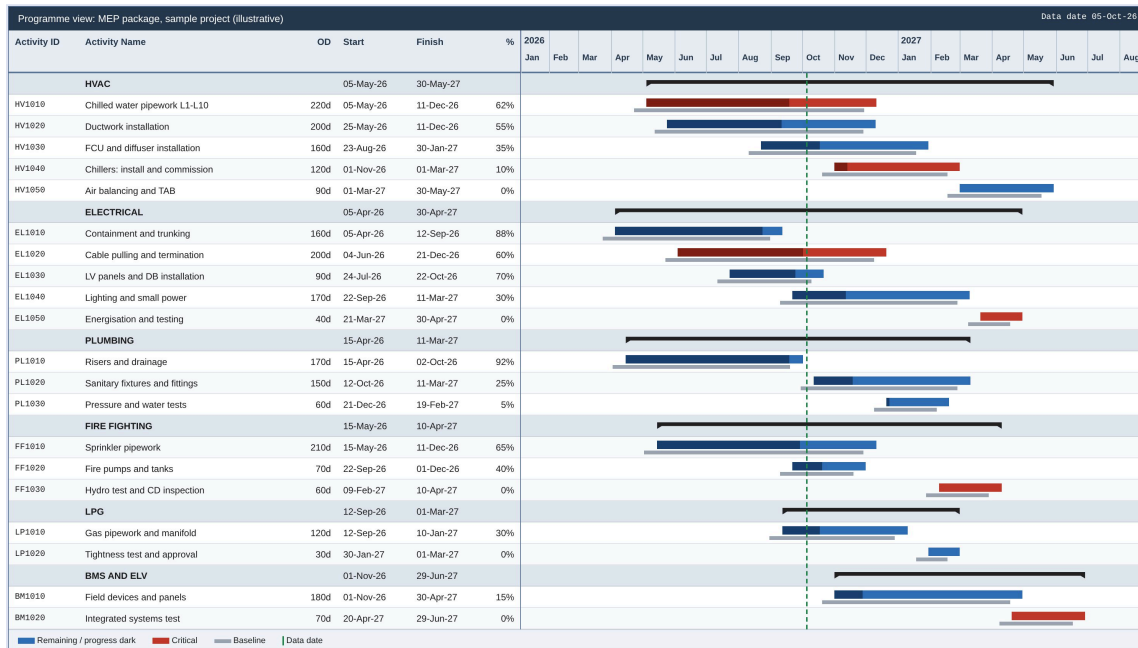
No long onboarding. You send what you already have and we tell you where control is slipping.

- 1**
SEND YOUR FILES
Your current programme (.xer or PDF), your last progress report and any trackers. If you have none, tell us the systems and the contract dates.
- 2**
SCOPE CALL
A short call to agree the systems, the level of control, the weekly day and the reporting format. You receive a written scope for each system.
- 3**
FIRST UPDATE
A checked programme, the first tracker roll-up and the first report, then the same rhythm every week.

DELIVERABLES · 1 OF 3

Sample documents

Illustrative data. These documents are rebuilt on a fictional project. The structure and layout are real and the numbers are not. No client information is shown.



Primavera P6 programme

Baseline against current dates by system, critical path in red, data date line. Updated weekly from site progress and issued as .xer and PDF.

Site progress tracker: Electrical, sample project (illustrative)

I2 fx =ROUND(SUMPRODUCT(C2:H2,Weights),0)

	A	B	C	D	E	F	G	H	I
1	Level	Zone / room	Containment	Cable pulling	DB installation	Lighting	Small power	Testing	Overall
2	L5	Corridor	100%	100%	100%	90%	80%	40%	88%
3	L5	Unit 501	100%	95%	100%	70%	60%	10%	77%
4	L5	Unit 502	100%	90%	100%	60%	50%	0%	72%
5	L5	Unit 503	100%	80%	90%	50%	40%	0%	65%
6	L5	Electrical room	100%	100%	100%	100%	100%	60%	94%
7	L6	Corridor	100%	100%	100%	70%	60%	20%	80%
8	L6	Unit 601	100%	85%	100%	50%	40%	0%	68%
9	L6	Unit 602	100%	70%	80%	40%	30%	0%	58%
10	L6	Unit 603	95%	60%	70%	20%	10%	0%	48%
11	L6	Electrical room	100%	100%	100%	100%	90%	30%	88%
12	L7	Corridor	100%	90%	100%	40%	30%	0%	66%
13	L7	Unit 701	90%	40%	50%	10%	0%	0%	37%
14	L7	Unit 702	85%	30%	40%	0%	0%	0%	30%
15	L7	Unit 703	80%	20%	30%	0%	0%	0%	26%
16	L7	Electrical room	100%	100%	90%	60%	40%	0%	72%
	ELE	HVAC PLU-FF-LPG	Summary						

Site progress tracker

Room-level percentages per activity, weighted into an overall figure. Built so site engineers fill in numbers and nothing else.

DELIVERABLES · 2 OF 3

Sample documents

Client tracker: MEP progress by floor and system, sample project

Raft to roof. Illustrative data. Updated weekly from the site trackers.

Building A



Building B



Client colour matrix

Raft to roof by system for each building. One page the client and Main Contractor read in seconds.

MEP WEEKLY PROGRESS REPORT

Sample project · Week 26 · illustrative data

PLANNED

74.8%

ACTUAL

66.9%

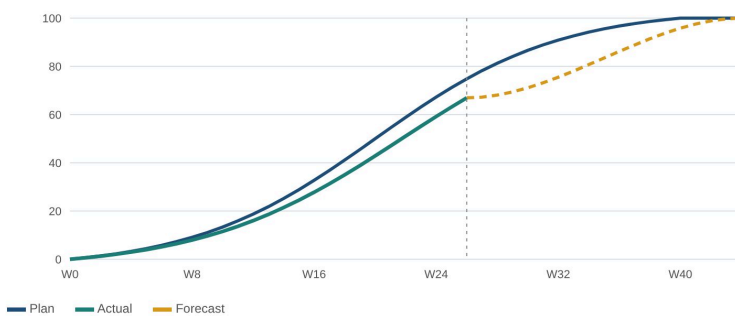
SPI

0.89

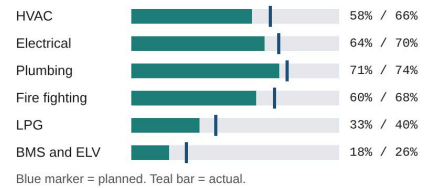
FORECAST FINISH

+3 wks

Cumulative progress against baseline (S-curve)



Progress by system (actual / planned)



Weekly progress report

SPI, S-curve, progress by system and forecast finish, in the same format every week.

DELIVERABLES · 3 OF 3

Sample documents

Long-lead and procurement log, sample project (illustrative)									
Ref	Item	System	Submittal	PO date	Lead (wks)	Req. on site	ETA	Float (d)	Status
PR-001	Chillers (2 no.)	HVAC	Approved	12-Mar-26	26	03-Aug-26	24-Oct-26	-6	At risk
PR-002	Air handling units	HVAC	Approved	18-Mar-26	18	19-Jul-26	19-Jul-26	+3	On track
PR-003	Fan coil units	HVAC	Approved	02-Apr-26	14	01-Jul-26	28-Jun-26	+9	Delivered
PR-004	LV switchgear	ELE	Comments	--	22	31-Aug-26	25-Nov-26	-14	At risk
PR-005	Power cables	ELE	Approved	21-Mar-26	10	15-Jun-26	13-Jun-26	+12	Delivered
PR-006	Lighting fixtures	ELE	Approved	09-Apr-26	16	20-Aug-26	24-Aug-26	+2	On order
PR-007	Fire pumps and jockey	FF	Approved	26-Mar-26	20	28-Sep-26	30-Sep-26	+2	On order
PR-008	Sprinkler pipe and fittings	FF	Approved	10-Mar-26	8	22-Jun-26	20-Jun-26	+10	Delivered
PR-009	Pre-insulated duct	HVAC	Under review	--	12	26-Aug-26	13-Oct-26	-4	Watch
PR-010	Sanitary ware	PLU	Approved	14-Apr-26	12	17-Aug-26	10-Aug-26	+7	Delivered
PR-011	Gas regulators and valves	LPG	Approved	03-May-26	14	12-Sep-26	14-Sep-26	+2	On order
PR-012	BMS controllers	BMS	Under review	--	16	05-Oct-26	12-Nov-26	-9	Watch

Procurement and long-lead log

Submittal, order, lead time, required date, ETA and float per item, with at-risk items flagged.

Authority approvals and NOC tracker, sample project (illustrative)									
Ref	Authority	Submission / NOC	System	Submitted	Status	Days open	Next follow-up action	Chase list: Nur and Thu	Chase on
AU-01	Civil defence	Fire and life safety design approval	FF	12-Feb-26	Approved	--	Closed	--	--
AU-02	Electricity utility	Main LV supply NOC and metering	ELE	03-Mar-26	Under review	34	Chase utility planner	08-Oct	--
AU-03	Water utility	Domestic water connection NOC	PLU	20-Mar-26	Comments	51	Resubmit riser details	09-Oct	--
AU-04	Municipality	Drainage and plumbing inspection request	PLU	02-Sep-26	Approved	--	Closed	--	--
AU-05	Free zone authority	Gas (LPG) installation approval	LPG	15-Sep-26	Under review	22	Book test witness	19-Oct	--
AU-06	Civil defence	Sprinkler and hydrant test inspection	FF	--	Not submitted	--	Submit after pre-comm.	19-Oct	--
AU-07	Civil defence	Fire alarm system inspection	BMS	--	Not submitted	--	Submit after pre-comm.	26-Oct	--
AU-08	Electricity utility	Energisation request, LV panels	ELE	28-Sep-26	Under review	9	Confirm inspection date	12-Oct	--
AU-09	Municipality	Cooling system approval (HVAC)	HVAC	10-Aug-26	Comments	57	Revise and resubmit	08-Oct	--
AU-10	Civil defence	Smoke control design approval	HVAC	22-Jul-26	Approved	--	Closed	--	--

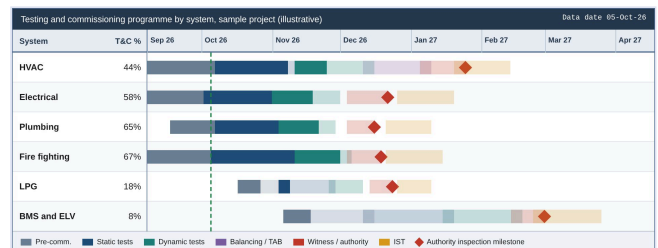
Authority and NOC tracker

One submission log for civil defence, utilities, municipality and free zone, with ageing and a chase list.

RC frame slab-cycle and pour tracker, sample project (illustrative)									
Level	Rebar	Formwork	Pour (plan)	Pour (actual)	Cube 7d	Cube 28d	Cycle (days)	Status	Target cycle: 6 days
Raft	100%	100%	04-Apr	03-Apr	OK	OK	--	Complete	
Basement 2	100%	100%	02-May	03-May	OK	OK	--	Complete	
Basement 1	100%	100%	23-May	25-May	OK	OK	--	Complete	
Ground	100%	100%	13-Jun	17-Jun	OK	OK	9	Complete	
Level 1	100%	100%	27-Jun	01-Jul	OK	OK	8	Complete	
Level 2	100%	100%	11-Jul	16-Jul	OK	Pending	9	Complete	
Level 3	100%	100%	25-Jul	31-Jul	OK	Pending	8	Complete	
Level 4	100%	85%	08-Aug	--	--	--	--	Formwork in progress	
Level 5	60%	20%	22-Aug	--	--	--	--	Rebar in progress	
Level 6	0%	0%	05-Sep	--	--	--	--	Not started	

Civil slab-cycle tracker

Rebar, formwork, pour date, cube results and cycle time per level.



T&C programme by system

A separate T&C programme in P6 for each system, linked to the main programme.

Civil and MEP interface log, sample project (illustrative)									
Ref	Interface	Location	Civil activity	MEP activity affected	Required by	Status	Reviewed weekly	Float	
IF-01	Sleeves and cast-in conduits	L4 slab	Slab pour L4	ELE and PLU first fix	06-Aug	Closed		--	
IF-02	Builders work openings, risers	Riser R2	Blockwork L3-L5	HVAC riser pipework	20-Aug	Open		12	
IF-03	Chiller plinths and lifting beams	Roof	Roof slab and plinths	Chiller installation	15-Sep	At risk		4	
IF-04	Waterproofing before drainage	Basement 2	Waterproofing test	Plumbing drainage lay	30-Jul	Closed		--	
IF-05	Plaster clearance, ceiling zones	L3 east	Plaster L3 east	MEP first fix sign-off	22-Aug	Open		6	
IF-06	Generator room slab and louvers	Ground	Slab and block walls	Generator set-in	03-Sep	At risk		2	
IF-07	Fire stop and sealing at risers	L1-L3	Slab penetrations	Fire fighting pipework	28-Aug	Open		9	
IF-08	Main LV room fit-out access	Basement 1	Floor finish and doors	Switchgear delivery	10-Sep	Open		14	

Civil and MEP interface log

Sleeves, openings, plinths and clearances with a required date and float.

Full-size versions of these documents, and references or redacted case studies where the client has agreed, are available on request.

PACKAGES

Priced per system, per month

Prices are negotiable. The fee depends on scope, duration, number of systems and project size, and is agreed with you after a short call. Combining several systems lowers the fee per system.

STEP 1 · CHOOSE YOUR SYSTEMS

Civil and structure

Finishes and façade

External works

HVAC

Electrical

Plumbing

Fire fighting

LPG

BMS and ELV

Full MEP

Full project

STEP 2 · CHOOSE YOUR LEVEL OF PROGRESS CONTROL

ESSENTIALS

BASELINE AND MONTHLY CONTROL

- Baseline or re-baselined P6 programme
- Monthly progress update and report
- Progress tracker template per system
- Monthly look-ahead

STANDARD

WEEKLY CONTROL

- Weekly update with site trackers reconciled into P6
- KPI sheet: progress, SPI and schedule variance
- 2 and 4-week look-aheads
- Manpower histogram against plan
- Procurement and long-lead log
- Authority and NOC tracker with a twice-weekly chase list
- Weekly report in a fixed format

FULL CONTROL

EVERYTHING, THROUGH TO HANDOVER AND CLAIMS

- T&C programme in P6 for each system, linked to the main programme
- T&C procedures, matrix and witness inspection schedule
- Authority inspection booking and approval close-out
- Cash flow forecast and valuation support
- Notice register and delay analysis
- Impact programme and EOT claim support

STEP 3 · CLAIMS SUPPORT

Notice and records

Protect your entitlement.

Claims support

Everything in Notice and records. Delay analysis on the P6 programme. EOT and cost claims prepared and submitted, with follow-up until agreed.

ADD-ONS

Tender manhour estimate

Your BOQ matched against a manhour benchmark, returning labour, crew size and duration for the bid.

STEP 4 · CONTRACT SUPPORT

Review and requirements

Know your obligations.

Full administration

Everything in Review and requirements. Subcontracts, variation orders and notices drafted for your side. Notice, instruction and variation logs with a monthly commercial report.

Template and tool build

Trackers, KPI sheets, look-ahead formats or automations built around your own files and handed over with a guide.

[START A CONVERSATION](#)

Send us your programme and your last report

We will tell you where control is slipping and what a first month of work would look like.
Prices are negotiable and agreed after a short call.

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SEND US ANY OF THESE TO START

[Current programme \(.xer or PDF\)](#)
[Last progress report](#)
[Site trackers](#)
[Systems and contract dates](#)

No files yet? Tell us the systems and the contract dates and we will start from there.

Confidentiality. Real project files stay confidential. This portfolio uses illustrative data and anonymised structure only, and no client, project or commercial information from live contracts. References and redacted case studies are available on request where the client has agreed.