



شركة إينوفاتيف بيلدينج سولوشنز

Innovative Building Solutions Company



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“

Hard work beats
talent when **talent**
doesn't work hard.

–Tim Notke





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About Company

Innovative Building Solutions Company (IBSC), headquartered in Jeddah, Saudi Arabia, is a well-established electro-mechanical contracting firm delivering integrated engineering and construction services. Since its inception, IBSC has earned industry trust through consistent quality, innovative solutions, and a strong commitment to client satisfaction, successfully executing projects from modest installations to major infrastructure works.

Strengthening long-term client partnerships by listening, understanding, and delivering solutions that truly meet their needs.

At **IBSC**, our focus is on delivering high-quality services that consistently achieve customer satisfaction and build lasting client relationships. Guided by a strong commitment to excellence, we approach every project—regardless of size or complexity—with the same dedication and precision. Integrity remains at the core of our operations, promoting transparency, accountability, and trust in every interaction.

Our strength lies in teamwork and shared expertise. By fostering collaboration and embracing innovation, our team continuously adapts to the changing demands of the industry. Through ongoing improvement and the integration of advanced technologies, we aim to exceed client expectations and elevate standards within the electro-mechanical contracting field.

General Manager's Message

It gives me great pleasure to welcome you to **Innovative Building Solutions Company**. From the very beginning, our organization has been driven by a clear vision—to deliver construction solutions defined by quality, innovation, and reliability. Through consistent dedication and professional excellence, we have earned a strong reputation and developed trusted, long-term partnerships across the Kingdom.

At **Innovative Building Solutions Company**, we embrace modern construction methodologies while upholding the highest standards of safety, sustainability, and operational efficiency. Our achievements are made possible by a skilled and committed team whose technical expertise and attention to detail ensure every project is executed with accuracy, responsibility, and integrity.

We strongly believe that trust, transparency, and collaboration form the foundation of successful partnerships. As we continue to expand and strengthen our capabilities, we remain fully committed to delivering value-driven projects that exceed expectations and contribute positively to the growth and development of our communities.

Thank you for your continued trust and support.

ISRAFIL FARAZI

General Manager

Innovative Building Solutions Company





Company Scope

Innovative Building Solutions Company (IBSC) delivers end-to-end electro-mechanical contracting solutions, covering civil construction, MEPF services, low-voltage systems, and intelligent building management solutions. With a strong technical foundation and industry expertise, IBSC manages projects efficiently from initial planning through final delivery, ensuring high standards of quality, innovation, and client satisfaction at every stage.



Our Vision

Our vision is to position **IBSC** as a leading electro-mechanical design and contracting company in the region, recognized for engineering excellence, precision in execution, and an unwavering commitment to quality and sustainability. We aim to set new industry benchmarks through innovative solutions, advanced technologies, and superior project delivery standards.

IBSC aspires to drive continuous growth by embracing smart engineering practices, sustainable construction methodologies, and forward-thinking strategies that respond to the evolving demands of modern infrastructure. We are committed to maintaining the highest standards of quality, safety, and environmental responsibility in every aspect of our operations.

In alignment with the Kingdom's Vision, **IBSC** actively supports national development initiatives by contributing to infrastructure advancement, economic diversification, and technological progress. Through nurturing local talent, fostering innovation, and building strategic partnerships, we seek to contribute to a sustainable, globally competitive, and future-ready construction industry.



OUR MISSION

Our mission is to deliver exceptional electro-mechanical engineering and construction services that consistently exceed client expectations in performance, reliability, and value. We are dedicated to executing projects with precision, efficiency, and strict adherence to safety and quality standards.

We strive to build long-term partnerships based on trust, integrity, transparency, and mutual respect. By understanding our clients' objectives and challenges, we provide innovative, cost-effective, and sustainable solutions tailored to their specific needs.

IBSC is committed to continuous improvement through the adoption of modern technologies, best engineering practices, and sustainable methodologies that reduce environmental impact and enhance operational efficiency. We invest in developing our people, empowering them with the skills, knowledge, and leadership necessary to achieve excellence.

Through responsible business practices and community-focused development, **IBSC** aims to create lasting value for clients, stakeholders, and the communities we serve.

Our Core Values

TRANSPARENCY

We strongly believe in openness and honesty. We encourage transparency from every employee, in every situation, without compromise.

TRUSTWORTHINESS

We earn and sustain the trust of our clients and stakeholders by consistently honoring our promises and commitments.

MUTUAL RESPECT

We foster a culture of mutual respect, creating a positive, collaborative, and productive work environment.

SUSTAINABILITY

We are dedicated to building high-performing teams and processes while ensuring sustainability across all operational dimensions.

CONTINUOUS IMPROVEMENT

We constantly strive to improve, driven by our belief that excellence is a continuous journey toward perfection.

INNOVATION

We fuel innovation through bold thinking and ambitious goals that push us beyond conventional boundaries.

Services Overview



Building Excellence, Delivering Innovation. Your Trusted Partner in Electro-Mechanical Contracting. IBSC- Where Quality Meets Reliability.

At **Innovative Building Solutions Company (IBSC)**, we offer a comprehensive range of electro-mechanical and construction services designed to address the diverse and evolving requirements of our clients. Our service portfolio spans civil construction, MEPF systems, low-voltage and building management solutions, as well as specialized testing and commissioning services. Every project is executed with a strong emphasis on quality, innovation, safety, and sustainability, ensuring optimal performance and long-term value.

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1. Civil Construction Work
 2. MEPF Work
 3. LV Work + BMS Work
 4. Air Balancing + Water Balancing
 5. Chilled Water Flushing
 6. Testing and Commissioning Work
 7. MEP & BMS Maintenance Services
-

At **Innovative Building Solutions Company (IBSC)**, our civil construction division delivers a wide range of construction solutions, serving residential, commercial, and large-scale infrastructure projects. By integrating advanced construction technologies with proven industry practices, we ensure every project is executed with superior quality, long-term durability, and visual appeal.

Civil Construction Work

Building Strong Foundations for Tomorrow Precision, Durability, Excellence

At Innovative Building Solutions Company (IBSC), our civil construction division delivers a wide range of construction solutions, serving residential, commercial, and large-scale infrastructure projects. By integrating advanced construction technologies with proven industry practices, we ensure every project is executed with superior quality, long-term durability, and visual appeal.



Comprehensive Civil Construction Services:

Site Preparation and Earthworks:

- Excavation and grading
- Soil stabilization and compaction
- Demolition and site clearing

Foundation and Structural Work:

- Reinforced concrete foundations
- Steel and concrete structural frames
- Precast and prefabricated structures

Concrete and Steel Construction:

- High-rise building construction
- Industrial facilities
- Bridge and infrastructure projects

Finishing and Interior Works:

- Plastering, painting, and tiling
- Carpentry and joinery
- HVAC and electrical installations



**When excellence is the goal,
rewards become a natural
outcome.**

MEPF Works

Integrated Mechanical, Electrical, Plumbing & Firefighting Solutions

Innovative Building Solutions Company (IBSC) offers an integrated approach to MEPF systems, ensuring seamless coordination and optimal performance of all mechanical, electrical, plumbing, and firefighting components. Our experienced engineers and technicians deliver efficient and reliable solutions tailored to meet specific project requirements.



HVAC Systems:

- Design, installation, and maintenance of heating, ventilation, and air conditioning systems.
- Energy-efficient solutions and green building practices.
- Indoor air quality management.

Electrical Systems:

- Power distribution and lighting systems.
- Emergency power systems (UPS and generators)
- Renewable energy solutions (solar and wind power)

Plumbing and Sanitation:

- Water supply and drainage systems
- Sewage treatment plants
- Rainwater harvesting and greywater recycling

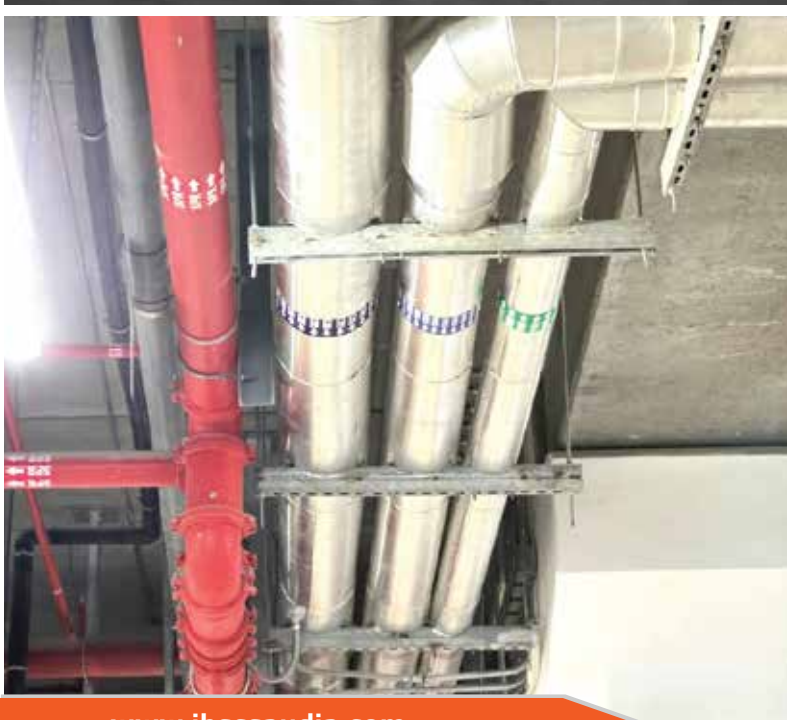
Firefighting Systems:

- Fire detection and alarm systems
- Sprinkler and suppression systems
- Emergency evacuation systems





















LV Work + BMS Work

Low Voltage and Building Management Systems

Our expertise in low voltage systems and building management systems (BMS) enhances the efficiency, safety, and security of buildings. We provide state-of-the-art solutions that integrate seamlessly with existing infrastructure.

Security and Access Control Systems:

- ▶ CCTV surveillance systems
- ▶ Biometric and card access control
- ▶ Intrusion detection systems

Building Automation and Control Systems:

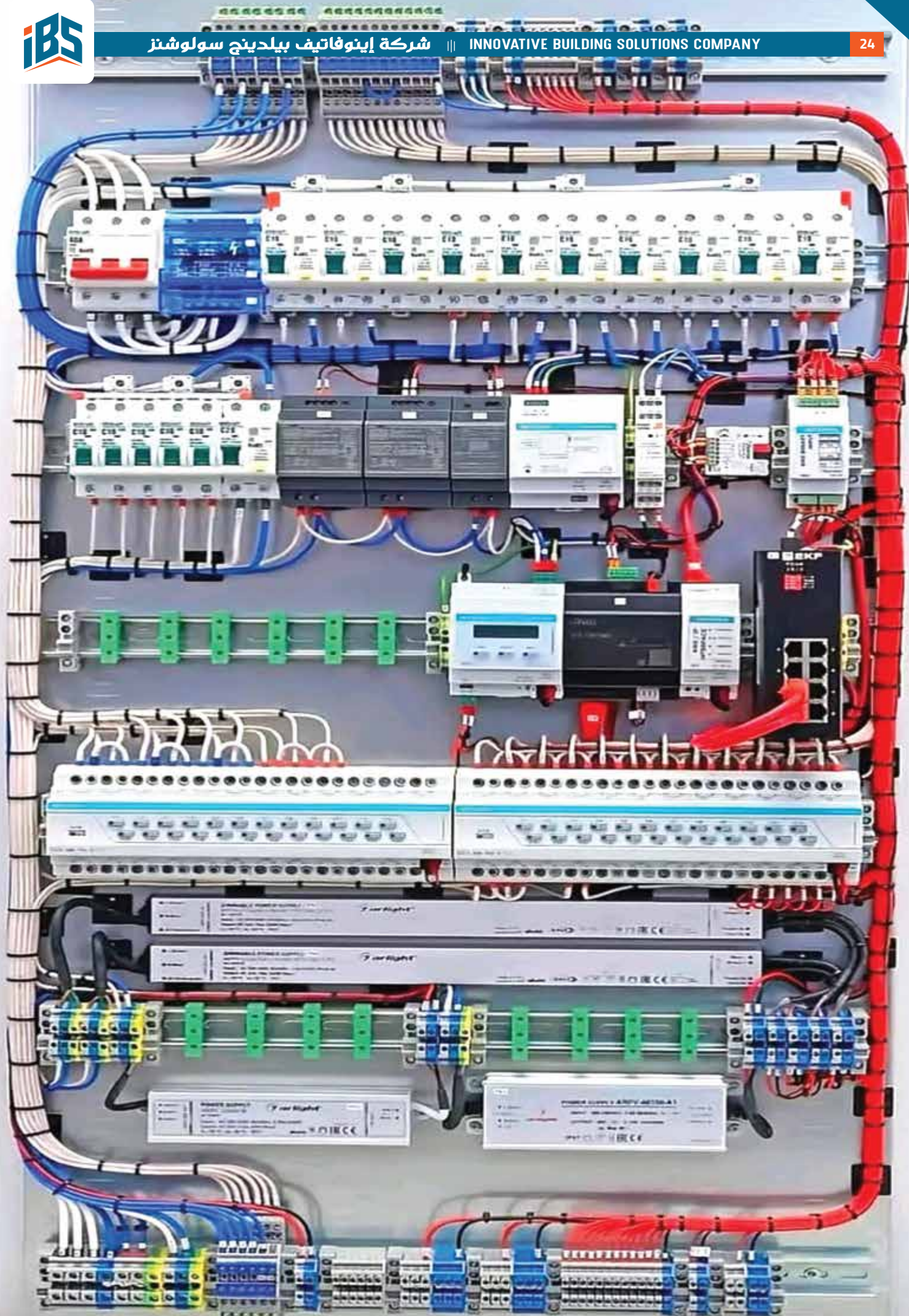
- ▶ Automated lighting and HVAC controls
- ▶ Smart building technologies and IoT integration
- ▶ Energy management systems

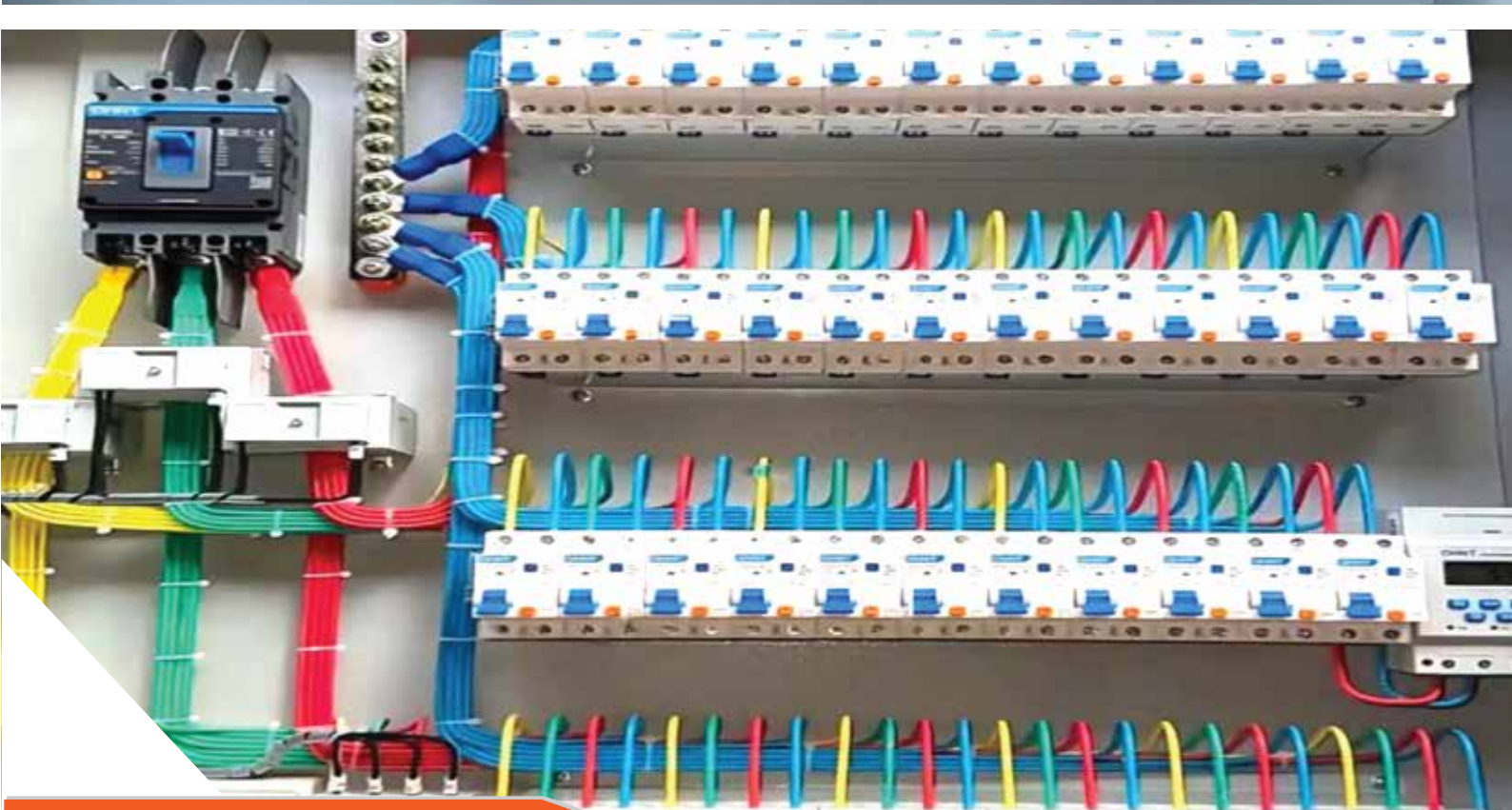
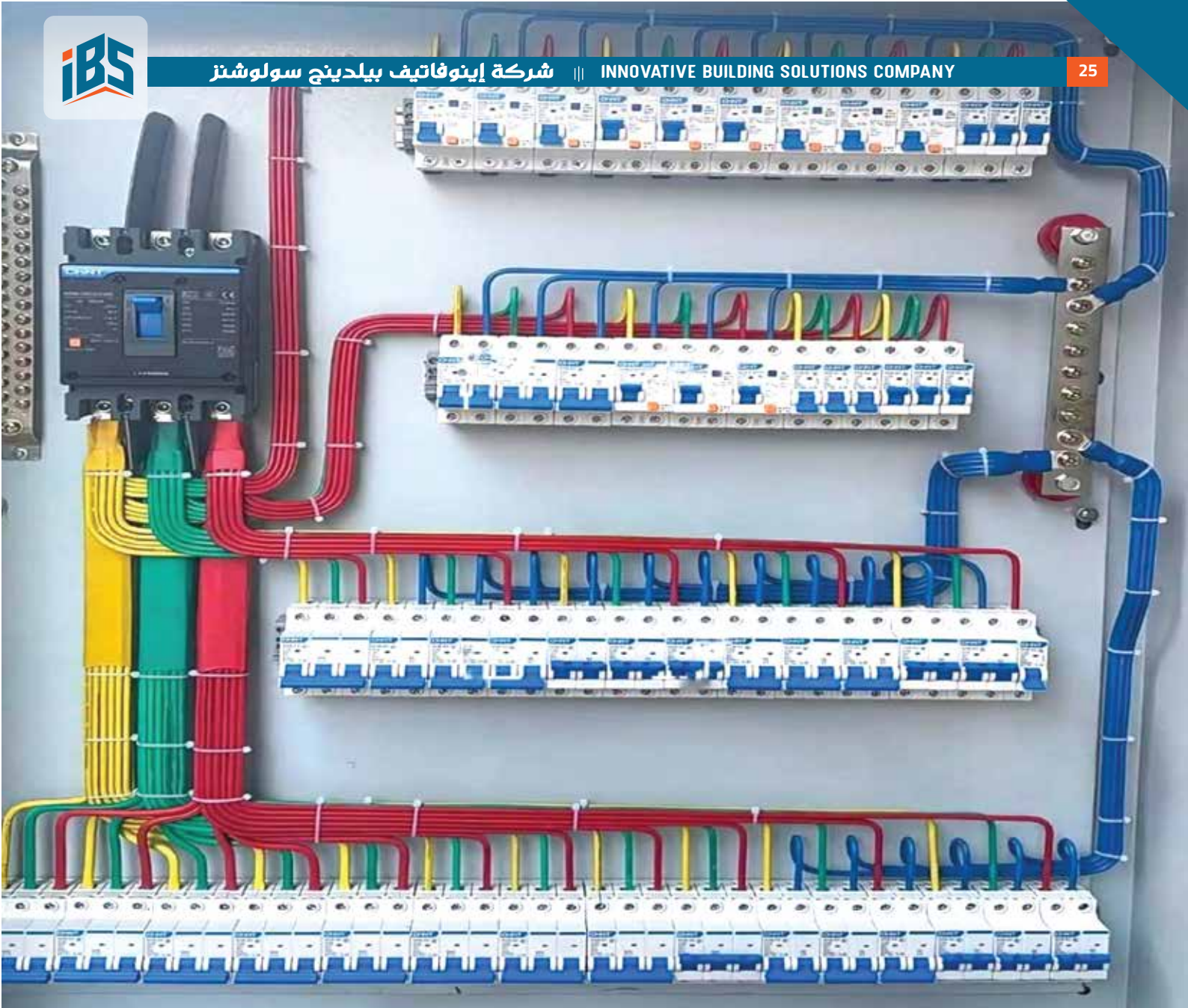
Fire Alarm and Detection Systems:

- ▶ Smoke and heat detectors.
- ▶ Fire alarm panels and annunciation systems.
- ▶ Integration with building safety protocols.

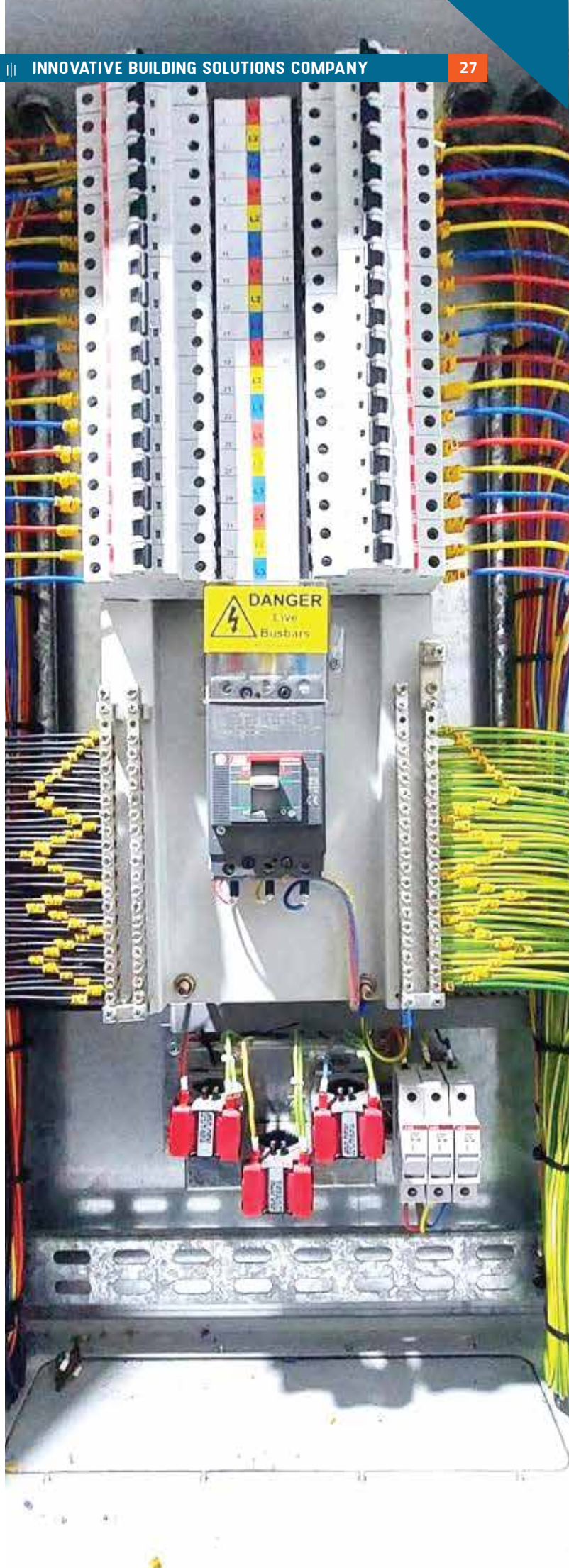
Energy Management Systems:

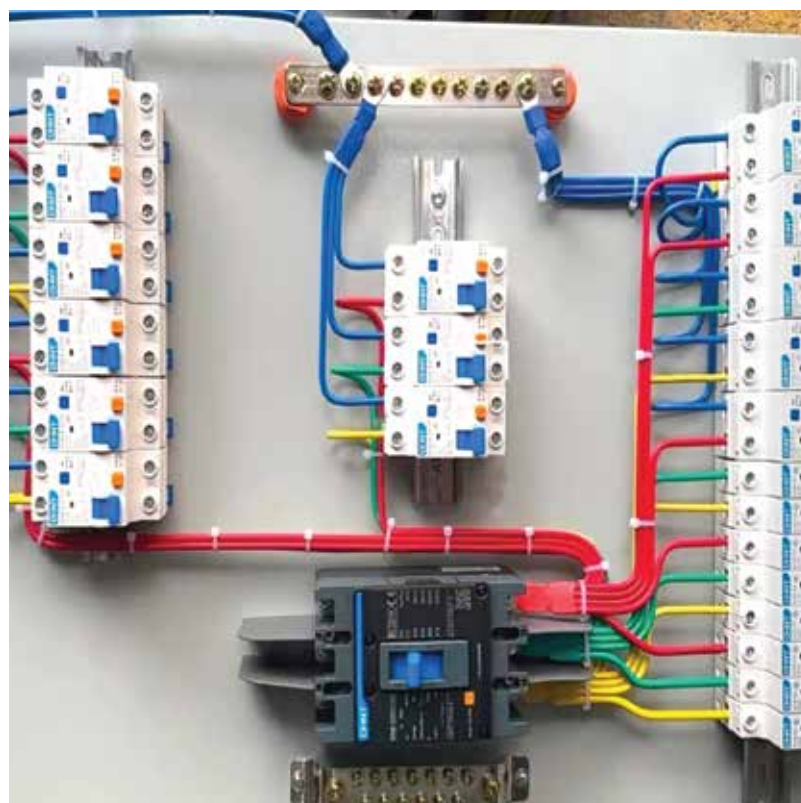
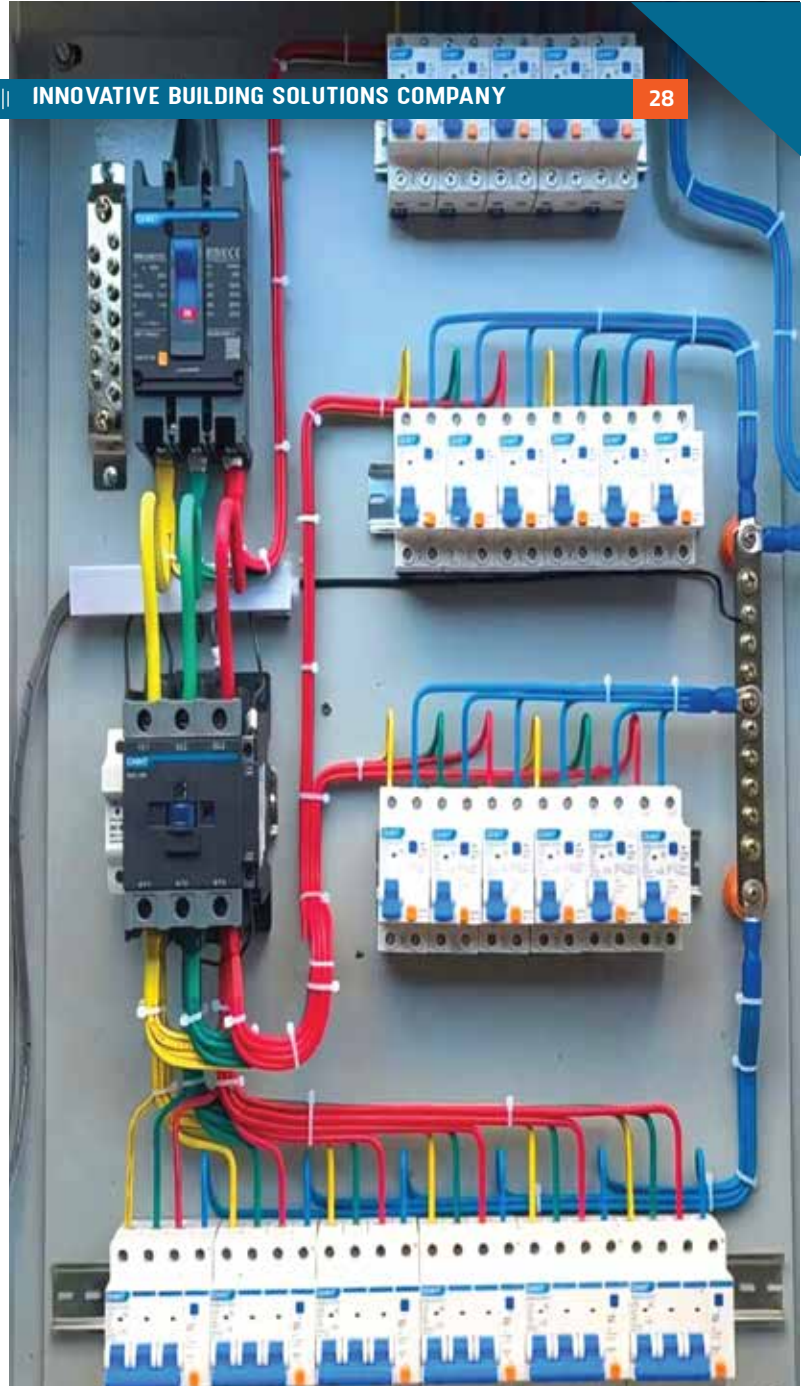
- ▶ Real-time monitoring and analytics
- ▶ Demand response solutions
- ▶ Energy-saving retrofits and upgrades













Air Balancing + Water Balancing

Optimizing HVAC System Performance:

Air and water balancing are essential for the efficient operation of HVAC systems. Our skilled technicians use advanced tools and techniques to balance these systems, ensuring even distribution and optimal performance.



Adjustment and Balancing of Air and Water Systems:

- Adjustment of dampers, valves, and diffusers.
- Calibration of control systems
- Verification of balanced conditions

Comprehensive Reporting:

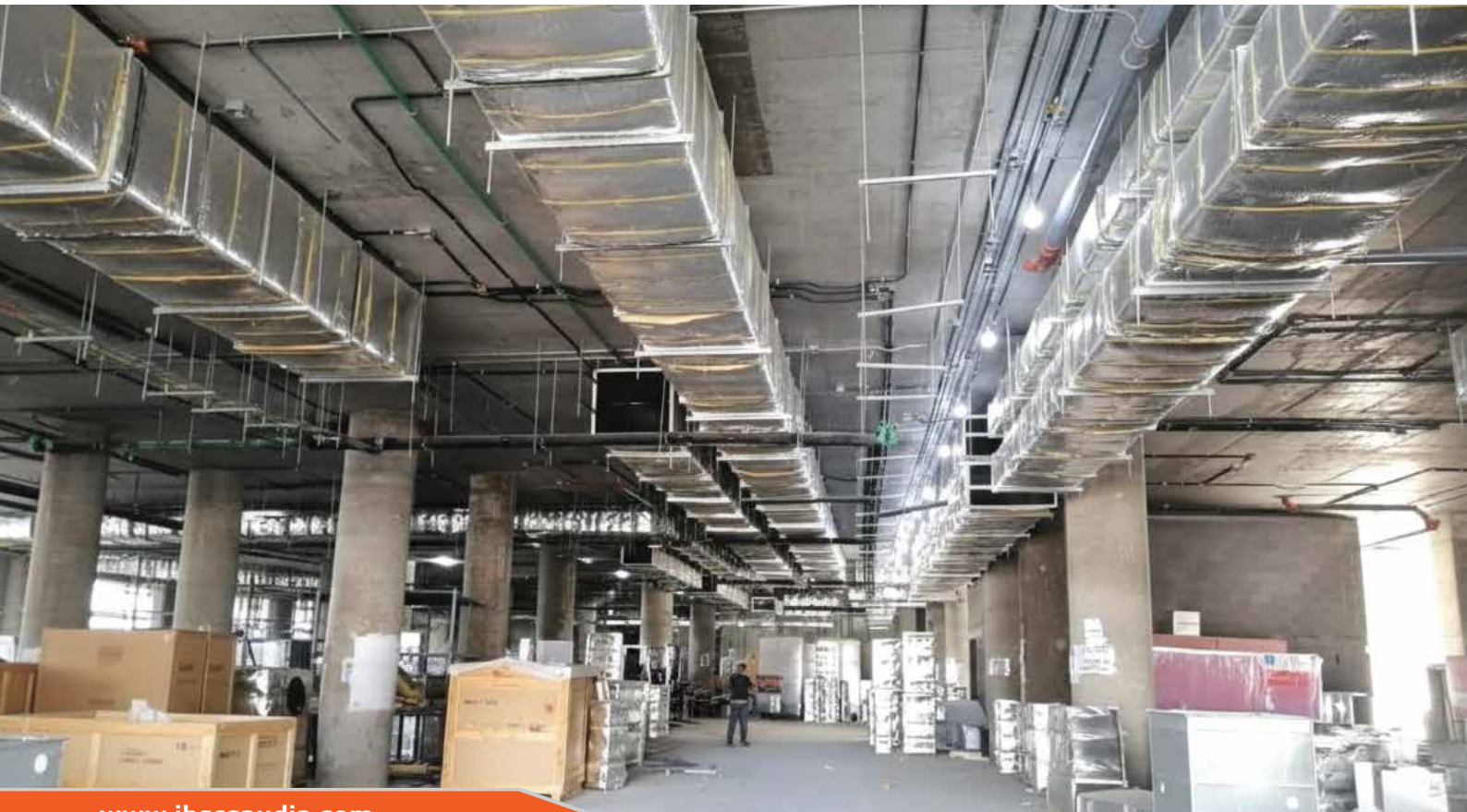
- Detailed documentation of balancing procedures and results.
- Recommendations for maintaining balanced conditions.
- Ongoing monitoring and maintenance support.

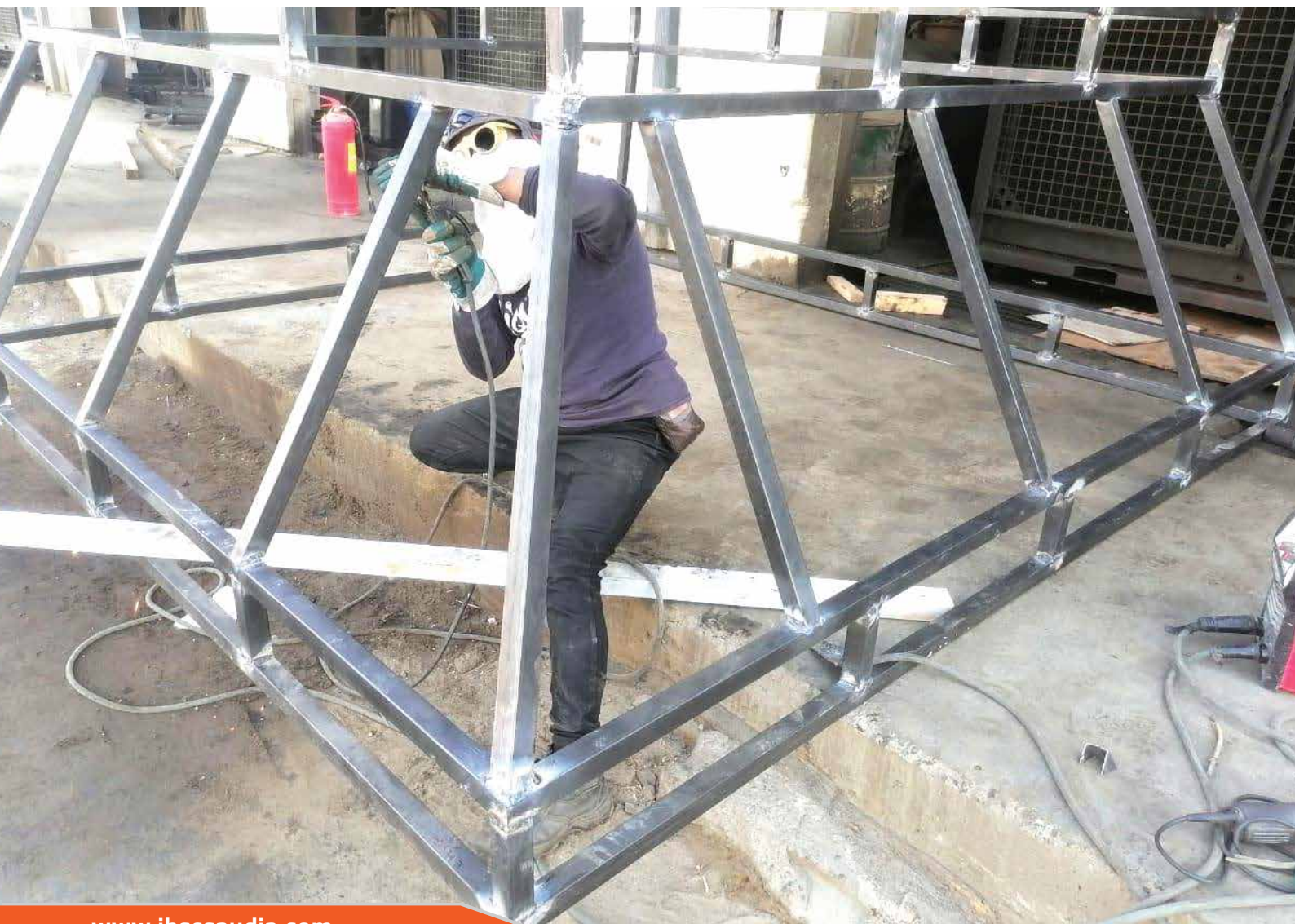
System Analysis and Diagnostics:

- Comprehensive assessment of HVAC system performance.
- Identification of airflow and water flow imbalances.
- Development of a customized balancing plan.

Airflow and Water Flow Measurement:

- Use of precision instruments to measure flow rates.
- Identification of obstructions and inefficiencies.
- Documentation of baseline conditions.



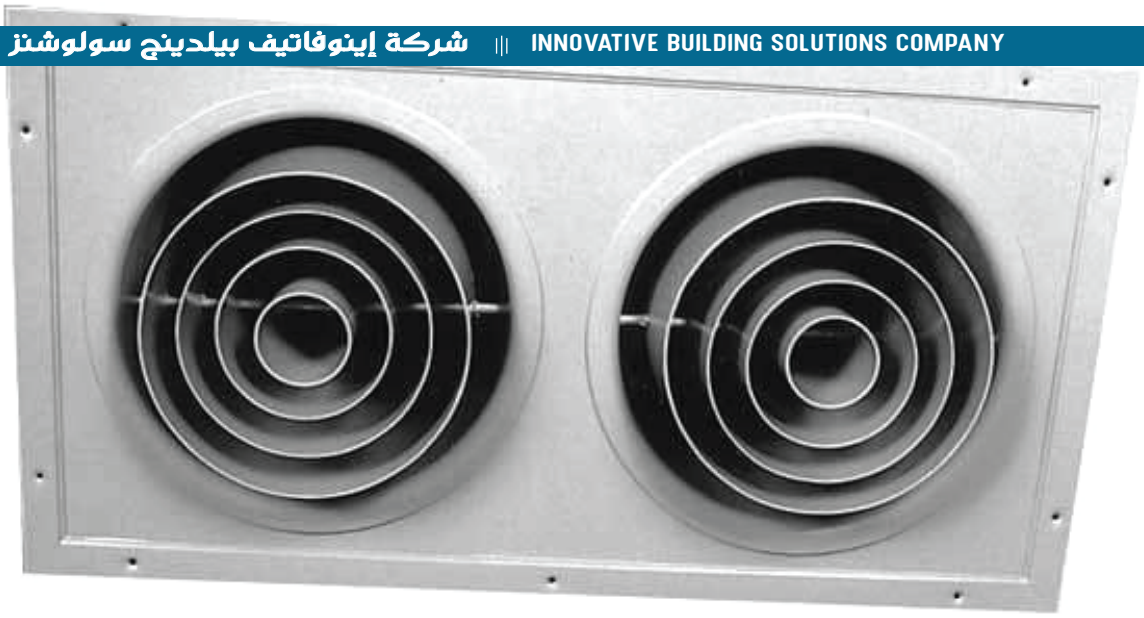
























Chilled Water Flushing

Maintaining HVAC System Efficiency:

Chilled water flushing is a critical maintenance service for HVAC systems, ensuring that heat exchangers and piping are free from contaminants. This process enhances system efficiency and extends the lifespan of the equipment.

Initial System Assessment:

- Evaluation of system performance and condition
- Identification of contaminants and blockages
- Development of a customized flushing plan.

Chemical Treatment and Filtration:

- Application of chemical treatments to prevent future build up.
- Installation of filtration systems to maintain water quality.
- Ongoing monitoring and maintenance recommendations.

Flushing and Cleaning of Chilled Water Pipes:

- Use of specialized equipment and techniques.
- Removal of debris, scale, and biological growth.
- Thorough cleaning of heat exchangers and coils.

Performance Verification:

- Post-flushing performance testing.
- Documentation of improvements in system efficiency.
- Recommendations for ongoing maintenance.

Testing and Commissioning Work

Ensuring Performance, Delivering Reliability. Precision Testing for Optimal Results.

Our testing and commissioning services are essential for verifying that all systems are installed correctly and operate as intended. We follow rigorous protocols to ensure that every component meets the highest standards of performance and safety.



Pre-Commissioning Activities:

- Inspection and testing of individual components
- Verification of system integration and interfaces
- Documentation of initial system conditions

System Optimization and Tuning:

- Fine-tuning of system settings for optimal performance
- Identification and resolution of performance issues
- Ongoing monitoring and maintenance recommendations

Commissioning Activities:

- Functional performance testing
- Calibration and adjustment of system parameters
- Load testing and performance verification

Handover Documentation and Training:

- Comprehensive documentation of system configurations and settings
- Training for facility management and maintenance personnel
- Post-commissioning support and troubleshooting

MEP & BMS Maintenance Services

We specialize in providing reliable and professional MEP (Mechanical, Electrical & Plumbing) and BMS (Building Management System) maintenance services for residential, commercial, industrial, and office facilities.

Our experienced team is committed to ensuring that building systems operate safely, efficiently, and reliably through high-quality maintenance, technical support, and system optimization. We focus on maintaining smooth operations, reducing downtime, and improving overall building performance.



Our Maintenance Services

- Mechanical Maintenance
- Electrical Maintenance
- Plumbing Maintenance
- HVAC (Air Conditioning) Maintenance
- BMS Monitoring and Troubleshooting
- BMS Panel and Control System Maintenance
- Sensor, Actuator, and Controller Maintenance
- Preventive & Corrective Maintenance
- Electrical Troubleshooting
- Plumbing Repair & Installation
- Facility Maintenance Support
- Annual Maintenance Contracts (AMC)

Project Index

Index	Project Name	Location
1	Jeddah University	Jeddah
2	Red Sea Global Project (HC-1)	Shura Island
3	American International School Jeddah (AISJ)	Jeddah
4	PS-1 Saudi Aramco	Dammam
5	Al Manar Hospital	Jeddah
6	Innovated Building Unit (IBU)	Bahra
7	Marble & Granite International (MGI)	Bahra
8	Privat Villa and Palace	Jeddah
9	Buraidah Stadium	Buraidah
10	Mena Tents Development (Hard Mission)	Makkah

Company Commercial Registration (CR)



وزارة التجارة
Ministry of Commerce

Commercial Registration Certificate

Innovative building solutions
Company

- National Number : 7053525981
- Release date : 27/01/2026
- Entity Type Company Limited liability
: company
- Company Characteristics : (One person)
- Status : Active

Basic data of the commercial register



7053525981

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mc.gov.sa

mcgovsa

Verification and Validation

This certificate confirms that INNOVATIVE BUILDING SOLUTIONS COMPANY is officially registered with the Ministry of Commerce. To verify the authenticity of this certificate, please visit the Ministry of Commerce website mc.gov.sa or use the provided QR code.

Proof Number 1079709787 رقم الإثبات
Original Date 28/1/2026 تاريخ الإصدار
Expiration Date 27/7/2026 تاريخ الانتهاء



إثبات عنوان Address Proof

Address Holder Details

بيانات صاحب العنوان

Name Innovative building solutions Company شركة إينوفاتيف بيلدينج سولوشنز الاسم
Customer Acc. 3 1 3 3 4 6 6 6 2 2 4 رقم الحساب
Reg. Date 27/1/2026 تاريخ التسجيل

Address Details

تفاصيل العنوان

Short Address J C A A 3 1 5 7 العنوان المختصر
Building No. 3 1 5 7 Street Muhammad Ali Al Harkan رقم المبنى الشارع
Secondary No. 7 7 7 3 District Al Andalus Dist. الرقم الفرعي الحي
Postal Code 2 3 3 2 5 الرمز البريدي
City JEDDAH المدينة جدة
Kingdom of Saudi Arabia المملكة العربية السعودية



للتحقق To Verify

<https://proof.address.gov.sa/VerifyProofNA.aspx>

تم إصدار هذا الإثبات إلكترونياً ولا يتطلب التوقيع عليه

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Thank you for considering Innovative Building Solutions Company (IBSC) for your construction and engineering needs. We look forward to the opportunity to collaborate with you and deliver outstanding results that meet and exceed your expectations.

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