



CXA Global

Engineering commissioning and project management consultancy.

Independent engineering for buildings that have to perform.

C O M P A N Y P R O F I L E

D U B A I , U N I T E D A R A B E M I R A T E S | 2 0 2 6

A specialist commissioning and project management consultancy.

Based in Dubai, focused on the engineering disciplines that determine whether a building actually performs the way it was designed to.

WHAT WE DO

Testing, commissioning, project management, conditional surveys, and energy auditing — focused on the technical disciplines that turn complex buildings into reliably operating assets.

WHO WE WORK WITH

Developers, owners, operators, PMCs, and main contractors who need an independent technical voice across consultants, contractors, and specialist trades.

WHERE WE WORK

Dubai-based, familiar with the regulatory and procurement context across the UAE and the wider Gulf, with the methodology to extend further as projects require.

Why we exist.

MISSION

To give owners and operators an independent, technically rigorous voice in the commissioning, project management, and assessment of their built assets — so the building they sign for is the building they expected.

VISION

A built environment where engineering performance is verified, not assumed; where commissioning evidence outlives the project team; and where owners hold their assets to the standard the documents already specify.

How we work.

01

Owner-aligned

Our engagements are structured so that our incentives sit with the owner. We are not delivering the project — we are protecting the owner's interests within it.

02

Evidence-led

We build conclusions from tests, measurements, and documented observations. Where evidence is absent, we say so plainly rather than substituting opinion.

03

Practical

Our deliverables are produced to be used: by operators, by boards, and by the engineers who will look after the asset after we leave the project.

04

Independence Advisory role free of competing positions.

Rigour Recognised commissioning and auditing protocols, documented.

Clarity Plain answers written for the audience that will act on them.

Six disciplines. One owner-focused method.

01

Testing & Commissioning

Independent verification that MEP and life-safety systems perform as designed.

02

Commissioning Authority (CxA)

Independent third-party oversight — certifying that systems are commissioned to the owner's project requirements.

03

Commissioning Management

End-to-end oversight of the commissioning process — from design review through operator handover.

04

Project Management

Owner-side project management for technically demanding building and facility projects.

05

Conditional Building Surveys

Objective assessment of the current condition of buildings and their engineering systems.

06

Building Energy Auditing

Structured analysis of where energy is consumed and where it can be saved.

Testing & Commissioning

Independent verification that mechanical, electrical, and plumbing systems perform as designed.

WHAT IT COVERS

From pre-functional inspection through equipment start-up, functional performance testing, integrated systems testing, and the formal handover documentation that gives the operator confidence in the asset received.

WHY OWNERS COMMISSION IT

Independent verification reduces disputes; defects are identified before substantial completion; a documented evidence trail supports warranty claims and lifecycle decisions.

NINE SPECIALISATIONS

- Mechanical System T&C
- Electrical T&C
- Testing & Balancing (TAB)
- ELV Systems T&C
- Building Management System T&C
- Fire Fighting System T&C
- Fire Alarm & Cause-and-Effect
- Integrated Systems Testing (IST)
- Retro- / Re-Commissioning

Commissioning Authority & Management.

Commissioning Authority (CxA)

Independent third-party oversight, certifying that your building's systems are commissioned to the owner's project requirements.

KEY DELIVERABLES

- OPR & design-review reports
- Commissioning plan certification
- Witnessed test acceptance records
- Final Commissioning Authority Report
- LEED / Estidama Independent Commissioning Agent (ICA)

Commissioning Management

End-to-end oversight of the commissioning process — from design review through operator handover.

KEY DELIVERABLES

- Project commissioning strategy & execution plan
- Commissioning Activity Schedule (CAS) — live
- Design-review reports flagging testability risks
- Monthly progress reporting to the owner
- Acceptance reports for each commissioning milestone

Project management, surveys, energy auditing.

P M

Project Management

Owner-side project management for technically demanding building and facility projects — schedule, scope, cost, quality, and stakeholder coordination from inception to handover.

DELIVERABLES

- Procurement strategy & tender support
- Schedule baselining & progress tracking
- Cost control & change management
- Risk register & mitigation planning

C B S

Conditional Building Surveys

Objective assessment of the current condition of buildings and their engineering systems — used for acquisition, asset management, and capital planning.

DELIVERABLES

- Pre-acquisition technical due diligence
- MEP condition grading & RUL assessment
- Capex prioritisation register
- Statutory compliance check

B E A

Building Energy Auditing

Structured analysis of where energy is consumed and where it can be saved — aligned with ASHRAE Level 1, 2, and 3 audit classifications.

DELIVERABLES

- Utility benchmarking & baseline
- Sub-metered diagnostic data capture
- Opportunity register with payback ranking
- Implementation roadmap

Sectors we work with.

From commercial and residential developments to data centres, healthcare, hospitality, industrial, and public infrastructure.

Commercial Buildings

Office, retail, and mixed-use developments where the building services have to perform predictably for tenants from day one.

Residential

Apartment towers, villa communities, and mixed-use residential schemes where comfort, safety, and utility cost matter for the long term.

Data Centres

Mission-critical facilities where availability targets, redundancy claims, and energy performance are all evidence-driven.

Healthcare

Hospitals and clinical facilities where engineering systems directly affect patient safety and infection control.

Hospitality

Hotels, resorts, and F&B venues where guest experience and operating cost both depend on reliable building services.

Industrial

Warehouses, light manufacturing, and logistics facilities where production uptime and operating cost drive the engineering brief.

Infrastructure

Terminals, transport hubs, civic facilities, and district utilities — assets that serve many users and operate for decades.

Four reasons owners choose us.

01

Owner-side, independent

We represent the owner's interests across consultants, contractors, and specialist trades — without competing delivery pressures of our own.

02

Evidence over assertion

Every conclusion is supported by a test record, a measurement, or a documented observation. If we cannot evidence it, we do not claim it.

03

Plain-language reporting

Our deliverables are written to be read — by board members, by operators, and by the engineers who will live with the asset.

04

Built for the GCC

Dubai-based, familiar with the regulatory and procurement context across the UAE and the wider Gulf, with the methodology to extend further.

CxFlow.

Our proprietary testing, commissioning, and construction-assurance platform.

Unifies MEP installation, material control, inspection, commissioning, and handover into a single real-time environment purpose-built for the scale and rigour of GCC mega-projects — a single source of truth for contractors, consultants, and clients.

Unified assurance lifecycle

MEP installation, material control, inspection, commissioning, and handover — one real-time environment, one immutable record.

Audit-grade workflows

Configurable multi-party ITP and inspection workflows with immutable sign-off trails at every stage.

Live earned-value & readiness

S-curve, earned-value, and system-readiness dashboards — the true project state in real time, not at the next progress meeting.

Built for the field & the office

Offline-capable field application for snags and inspections anywhere on site, backed by Aconex-grade document control.

Not an off-the-shelf tool CXA Global adopted — a competitive advantage the firm built.

The true state of the project, continuously.

Commissioning S-curves, system readiness, inspection throughput and defect concentration — updated as the work happens, not as reports are compiled.

PLANNED vs ACTUAL

Drift, visible immediately

Weighted S-curves compare planned against actual commissioning progress, so slippage is evident while there is still time to correct it.

SYSTEM READINESS

Handover, forecast not guessed

Readiness is computed per system from real inspection and checklist data, giving owners a defensible view of what can actually be handed over.

DEFECT CONCENTRATION

Find the systemic problem

Snags pivoted by level and system expose where a recurring installation or design issue is generating defects.



CxFlow — live commissioning dashboard, readiness and defect analytics.

Multi-party inspection, engineered for evidence.

Configurable ITP and checklist workflows where every discipline signs its own column — with hold points that genuinely block progress.

N CONFIGURABLE PARTIES

A column per stakeholder

Supplier, contractor, consultant, client, and authority each fill and sign their own result. Write access is enforced by role — a contractor can never author the consultant's verdict.

HOLD • WITNESS • REVIEW

Hold points that hold

Lines flagged as Hold cannot proceed until the nominated party has witnessed and signed. Progress is blocked in the system, not just on paper.

IMMUTABLE BY DESIGN

Signed means signed

Each checklist is pinned to the template revision it was signed against. Later template edits can never retro-alter a historical, signed record.

 CXA Global

CxFlow

AHU-03-01 - ITP-AHU rev 2

Overview

Equipment

Inspections

Checklists

Documents

Construction

Program

Reports

ITP Checklist — AHU-03-01

Air Handling Unit - Level 3 Plant Room - Pinned to signed template revision

78% complete • 2 hold points open

NO	ACTIVITY	LVL	CONTRACTOR	CONSULTANT	CLIENT	AUTHORITY	REMARKS
1	Verify unit tag, nameplate and delivery record	R	P	P	P	—	Matches submittal
2	Check anti-vibration mounts and levelling	W	P	P	—	—	
3	Inspect filter section and gasket seal	H	P	P	P	P	Hold released
4	Verify duct connections and flexible joints	W	P	P	—	—	
5	Motor insulation resistance test (>100 MOhm)	H	P	P	P	P	218 MΩ
6	Confirm rotation direction and current draw	W	P	F	—	—	Re-test req'd
7	Airflow measurement vs design (±10%)	H	P	P	—	—	11,940 L/s
8	Verify BMS points and alarm mapping	R	—	—	—	—	
9	Functional test — economiser sequence	H	—	—	—	—	
10	Integrated fire-mode shutdown (C&E)	H	—	—	—	—	

HOLD POINTS

Lines 9-10 blocked — Consultant witness required before proceeding

SIGN-OFF

CONTRACTOR	CONSULTANT	CLIENT	AUTHORITY
A. Khan • 08 Jul 2026	M. Ziad • 08 Jul 2026	Pending	Pending

A common data environment built for assurance.

Full document control with an append-only revision chain, ball-in-court routing, and a review history that cannot be rewritten.

IMMUTABLE REVISION CHAIN

Superseded, never overwritten

Every revision is retained. New issues supersede the previous version rather than replacing it, so the complete lineage of any document survives audit.

BALL IN COURT

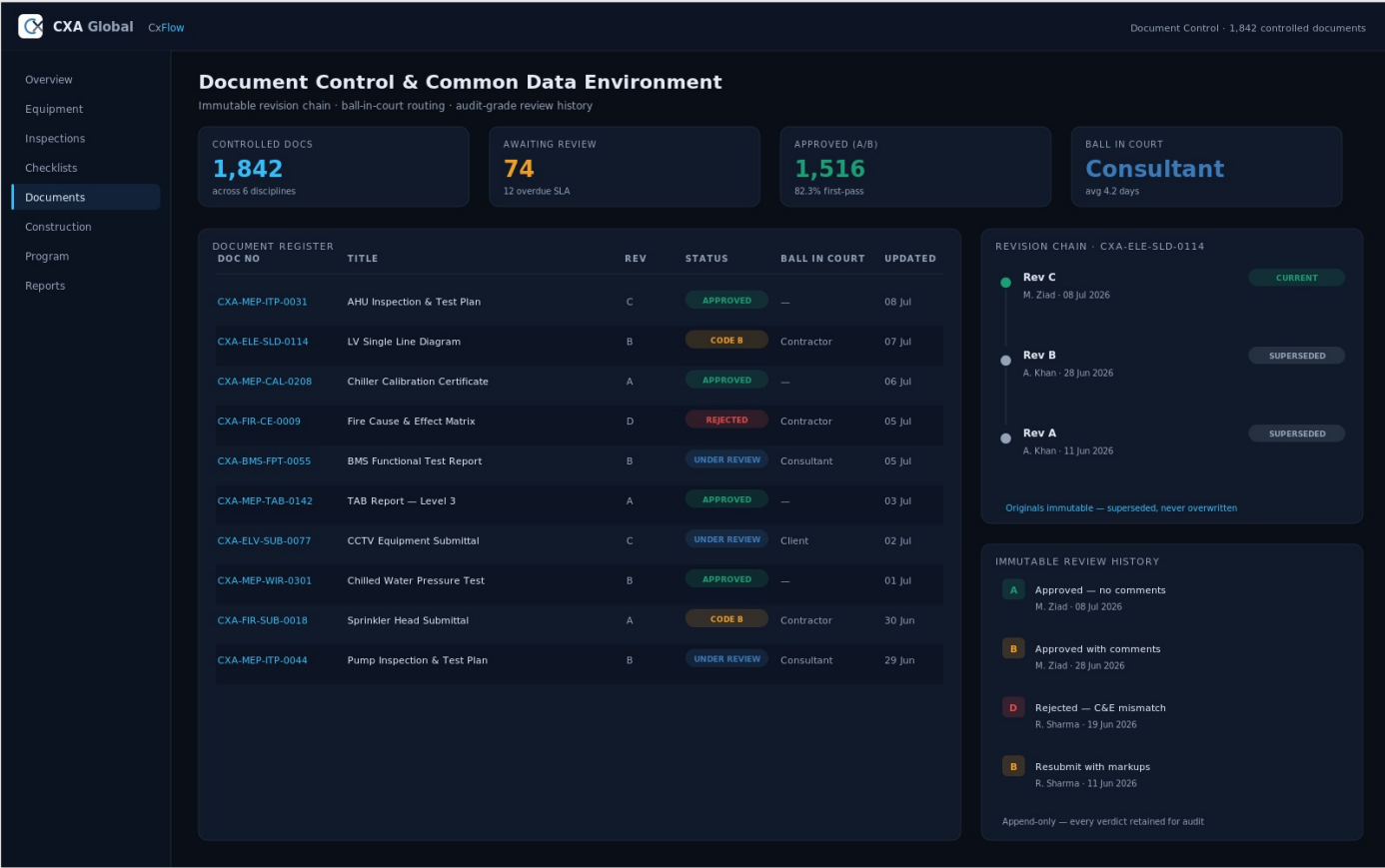
Always know who owes what

Responsibility is derived automatically from status and recipients — no ambiguity about who holds the next action, or for how long.

AUDIT-GRADE HISTORY

Every verdict retained

Approvals, code-B comments and rejections are written to an append-only history with author and timestamp. Nothing is silently amended.



CxFlow — document register, revision chain, and immutable review history.

Installation, earned value, and constraints on one engine.

MEP installation progress, earned-value performance, and the make-ready constraints blocking the next four weeks — from a single source of truth.

WEIGHTED PROGRESS

Progress you can defend

Installation is measured against BOQ-weighted quantities, not subjective percentages — so reported progress reconciles with what was actually installed.

EARNED VALUE

PV, EV and AC in one view

Planned value, earned value and actual cost tracked together, with schedule and cost performance indices surfaced automatically.

MAKE-READY

See the blockers early

Constraints are tracked against owner, due date and float, so the critical-path blockers surface weeks before they bite.



CxFlow — earned value, installation tracking, and make-ready constraints.

The site works offline. So does CxFlow.

A field-first application for capturing snags, witnessing inspections and filling checklists anywhere on site — with or without a signal.

OFFLINE-FIRST

No signal, no problem

Inspections, checklists and photographed snags are captured on the device and synchronised automatically when connectivity returns. Nothing is lost in a plant room.

CAPTURE AT THE POINT OF WORK

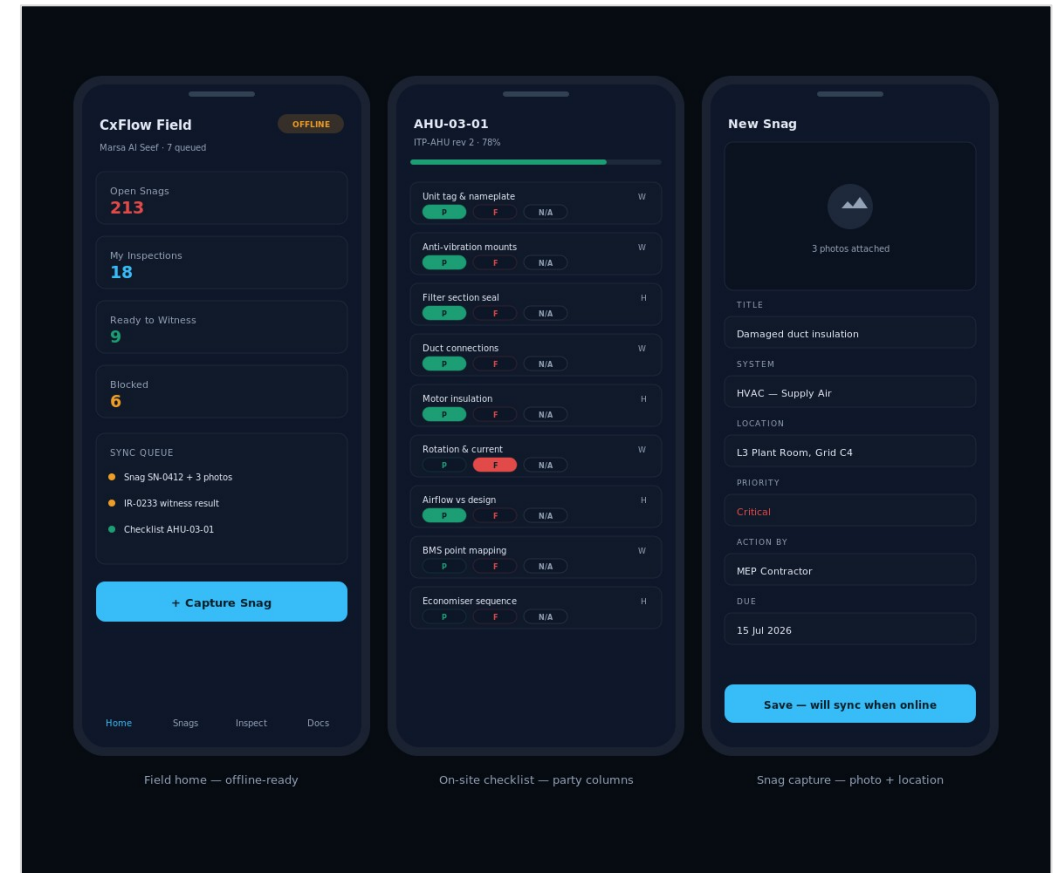
Evidence where it happens

Photographs, locations, systems and responsible parties are recorded against the defect at the moment it is observed — not retyped hours later.

SAME RULES AS THE OFFICE

One set of permissions

The field app enforces exactly the same party and permission rules as the desktop platform, so a record captured on site is already audit-valid.



CxFlow Field — offline capture, checklists, and snag reporting.

One platform, replacing four disconnected ones.

Most projects still run commissioning on a portal, a spreadsheet, a shared drive and a WhatsApp group. CxFlow replaces all four.

THE CONVENTIONAL WAY

- Document portal holds drawings, but not test results
- Inspection status lives in spreadsheets, emailed weekly
- Snags captured on paper, retyped days later
- Progress reported subjectively, reconciled at month end
- Audit trail assembled retrospectively, if at all

WITH CXFLOW

- Documents, tests and inspections in one controlled record
- Inspection and readiness status live, for every party
- Snags captured on site with photo evidence, offline
- Progress weighted by installed quantity and earned value
- Immutable audit trail written as the work is signed

Commissioning stops being a paperwork bottleneck and becomes a continuous, evidence-led assurance discipline.

Founded by a senior commissioning practitioner.



MOHAMED ZIAD

Owner & Director, CXA Global

FCSA Grade 6 (CSA UK) · MASHRAE · B.Tech, Electrical & Electronics Engineering · 17+ years · Dubai

Senior Commissioning and Project Manager with 17+ years delivering complex MEP and building-services projects across the UAE and international markets — in PMC, main-contractor, and independent advisory environments.

End-to-end T&C expertise — from commissioning plans and programmes through system integration, testing, and final handover — on mega- and giga-scale hospitality, residential, retail, healthcare, data centre, and institutional projects.

Career engagements include landmark projects for Emaar, Modon, Dubai Holding, Meeras, NYU, and Mubadala, with formal client commendations on multiple deliveries. Founded CXA Global in 2026 to bring this discipline to owners under an independent, owner-aligned consultancy.

Sixteen years on landmark MEP projects.

2026 — Present	Owner & Director CXA Global	Founded the firm to bring independent, owner-aligned commissioning, project management, and built-asset assessment to GCC owners.
Sep 2025 — 2026	Project Commissioning Manager Core Emirates • Dubai	Wynn Resort, Ras Al Khaimah (AED 20B+). Led MEP T&C across a 1,542-key integrated resort within a PMC framework.
Jan 2024 — Sep 2025	Senior Commissioning Manager / Head of Commissioning Mirage Leisure & Development (PMC) • Dubai / AD / Bahrain / Serbia	Built Mirage's commissioning division from the ground up — Emaar Beachfront & Dubai Hills, Sport 321 (Modon), Timeout Market, Belgrade Waterfront.
Sep 2013 — Jan 2024	Senior Commissioning Consultant / ICA Sutton Commissioning & Management Consultancy • Dubai	Delivered the landmark portfolio: Address the Grand, Palace Residences, Marsa Al Seef, Dubai Opera, Vida, NYU Abu Dhabi, Madinat Jumeirah Al Naseem and more.
May 2010 — Sep 2013	Electrical Engineer / Commissioning Engineer Habtoor Leighton Group (SPECON) • Dubai / AD / Riyadh	T&C of LV / MV switchgear, generators, UPS, and ELV across Mafraq Hospital, King Fahad Hospital, and NYU Abu Dhabi.

Twelve landmark Gulf projects.

The projects below represent experience our team brings from prior senior commissioning roles. They are not delivered by CXA Global as a firm — they are the foundation of the methodology we bring to clients today.



Marsa Al Seef (Ph 1-4)

Meraas • AED 1.5B • Dubai



Address the Grand

Emaar • AED 1.2B • Dubai



Sport 321 / Hudayriyat

Modon • Abu Dhabi



Leaders Sport Society Mall

Viva City • AED 600M+ • Dubai



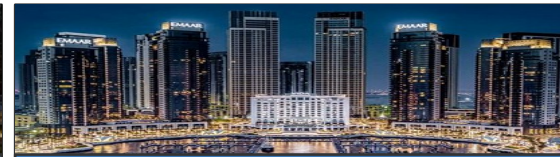
Palace Residences & Hotel

Emaar • AED 500M • Dubai



Dubai Opera House

Emaar • Downtown Dubai



Vida Hotel, Creek Harbour

Emaar • Dubai



Madinat Jumeirah Al Naseem

Jumeirah Group • Dubai



Taj Hotel Dubai

IHCL • Dubai



NYU Abu Dhabi

NYU / TDIC • Saadiyat Island



American University of Sharjah

Govt. of Sharjah • Sharjah



InterContinental Jeddah

IHG • Jeddah, KSA

Three of the most demanding deliveries.



Marsa Al Seef

Meraas • AED 1.5B • Dubai

ROLE

Senior Commissioning Manager

KEY FACTS

- 1.8 km waterfront on Dubai Creek
- 2.5 M sq ft mixed-use, four phases
- Three hotels totalling 540 keys
- Delivered 2017 onward



Address the Grand

Emaar • AED 1.2B • Dubai Creek Harbour

ROLE

Senior Commissioning Manager

KEY FACTS

- Twin towers (53 & 65 storeys) + bridge
- 223 hotel keys (Address Hotels)
- 794 serviced residences
- First 5-star at Creek Harbour (Dec 2022)



Palace Residences & Hotel

Emaar • AED 500M • Dubai

ROLE

Senior Commissioning Manager

KEY FACTS

- 46-storey tower at Dubai Creek Harbour
- 121-key Palace Hotels boutique 5-star
- 587 branded residential apartments
- Direct creek-island waterfront access

Performing arts, sport, and lifestyle hospitality.



Dubai Opera House

Emaar • Downtown Dubai

ROLE

Commissioning Manager

KEY FACTS

- 2,000-seat multi-format auditorium
- Dhow-inspired exterior, by Atkins
- Theatre / concert / banquet modes
- Specialist stage machinery commissioning



Sport 321 / Hudayriyat

Modon • Abu Dhabi

ROLE

Senior Commissioning Manager

KEY FACTS

- Largest indoor sports dome in MENA
- Football, basketball, tennis, padel, rugby
- Six-lane athletics + semi-Olympic pool
- Mouratoglou Tennis Center added 2025



Vida Hotel, Creek Harbour

Emaar Hospitality • Dubai

ROLE

Senior Commissioning Manager

KEY FACTS

- 13-storey, 286-key lifestyle hotel
- First hotel at Creek Harbour (Sep 2019)
- Direct access to 4.5 km Boardwalk
- Creek Island marina frontage

Retail, resort, and 5-star deliveries.



Leaders Sport Society Mall

Viva City • AED 600M+ • Dubai

ROLE

Senior Commissioning Consultant / ICA

KEY FACTS

- World's largest sports mall at opening
- 800,000 sq ft, three retail storeys
- Multi-arena, trampoline, climbing, bowling
- Arabian Property Award winner



Madinat Jumeirah Al Naseem

Jumeirah Group • Dubai

ROLE

Senior Commissioning Consultant / ICA

KEY FACTS

- 430 keys — largest in Madinat precinct
- 85,000 sq m, by Woods Bagot
- Completes 2 km of Jumeirah coastline
- Final phase of Madinat (Dec 2016)



Taj Hotel Dubai

Taj Hotels (IHCL) • Dubai

ROLE

Commissioning Manager

KEY FACTS

- 35-storey 5-star in Business Bay
- 296 keys, direct Burj Khalifa views
- Taj's debut Dubai property (April 2015)
- Multiple dining + conferencing outlets

Institutional + KSA hospitality.



NYU Abu Dhabi

NYU / TDIC • Saadiyat Island

ROLE

Senior Commissioning Consultant / ICA

KEY FACTS

- ~40-acre campus, 29 buildings
- ~425,000 gross sq m
- Designed by Rafael Vinoly Architects
- Built June 2010 – April 2014



American University of Sharjah

Govt. of Sharjah • Sharjah

ROLE

Senior Commissioning Consultant / ICA

KEY FACTS

- 128-acre self-contained campus
- 12 academic buildings + halls
- ~65,000 sq m built-up area
- US Middle States accredited since 2004



InterContinental Jeddah

IHG • Jeddah, KSA

ROLE

Senior Commissioning Manager (Survey)

KEY FACTS

- 472 keys on Al Hamra Corniche
- Red Sea + King Fahad Fountain views
- Four restaurants, pool & spa
- Conference & banquet facilities

Tell us about your project.

We typically respond within two working days. For anything time-sensitive, mark the enquiry as urgent on the website form.

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