



MIZO OS FOR PILING AND GROUND-ENGINEERING CONTRACTORS

One platform for your sites, projects and accounts

Rigs, per-pile materials, job costing and certificates, with full accounting built in

October 2026

Mizo OS · Patent pending

Where most contractors start

SITE AND PROJECT TRACKING

Excel, Word, PowerPoint and
sometimes WhatsApp

ACCOUNTS

A separate accounting system

The four things to bring into one place:

Rigs and crews

which rig is on which site

Materials per pile

concrete, steel, fluid

Job costing

cost against contract
value

Certificates

claims, retention,
payments

1 · RIGS AND CREWS

Every rig, every site, week by week

Each rig and crew shows which project it is booked on and for how many days each week.

A rig promised to two sites in the same week is marked “**over**” in red, weeks before the clash reaches site.

Here: RIG-02 is needed at Jubail and Al Khobar in the same weeks.

Capacity across projects

Units each resource is booked for, week by week, across every live project (from the activities' current dates and each assignment's curve), against its capacity x working days (about 5 a week). Roles with no named resource yet show their demand only.

Resources

From

12/10/2026

Weeks

14

Show

Resource	Per day	12 Oct	19 Oct	26 Oct	02 Nov	09 Nov	16 Nov	23 Nov	30 Nov	07 Dec	14 Dec	21 Dec	28 Dec	04 Jan	11 Over Jan	Over capacity
CRW-T Testing team (PIT / PDA engineer + tech)																
Jubail Industrial Plant – Bored Piles Ø900, Ras Tanura Jetty – Driven Steel Piles, Dammam Viaduct – CFA Piles Ø600	1	6.2 over	6.2 over	6.2 over	11.2 over	11.2 over	11.2 over	11.2 over	11.2 over	11.2 over	10.6 over	3.2	2.6		10 weeks	
CRW-F Secant crew F (operator, banksman, 5)																
Al Khobar Tower – Secant Pile Wall	1					5	5	10 over	10 over	10 over	7 over	5	5	5	4 weeks	
RIG-07 Casagrande B300 XP (CFA / secant)																
Al Khobar Tower – Secant Pile Wall, Dammam Viaduct – CFA Piles Ø600	1		4	4	4	4	4	9 over	9 over	8.2 over	5	5	5	5	3 weeks	
RIG-02 Bauer BG 36 (bored, Kelly)																
Al Khobar Tower – Secant Pile Wall, Jubail Industrial Plant – Bored Piles Ø900	1	2.1	2.1	2.1	2.1	7.1 over	6.6 over	5	5	5	2				2 weeks	
CRW-A Rig crew A (operator, banksman, 4 labourers)																
Jubail Industrial Plant – Bored Piles Ø900	1						5	5	5	5	5	4			none	
CRW-B Rig crew B (operator, banksman, 4 labourers)																
Jubail Industrial Plant – Bored Piles Ø900	1	2.1	2.1	2.1	2.1	2.1	1.6								none	
CRW-C CFA crew C (operator, pump, 5 labourers)																
Dammam Viaduct – CFA Piles Ø600	1	1	1	0.8											none	
CRW-D CFA crew D (operator, pump, 5 labourers)																
Dammam Viaduct – CFA Piles Ø600	1	1	5	4.8	4	4	4	4	4	3.2					none	
CRW-E Marine piling crew E (8)																
Ras Tanura Jetty – Driven Steel Piles	1	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7				none	
RIG-01 Bauer BG 28 (bored, Kelly)																
Jubail Industrial Plant – Bored Piles Ø900	1	2.1	2.1	2.1	2.1	2.1	1.6								none	
RIG-03 Soilmec SR-75 (bored)																
Jubail Industrial Plant – Bored Piles Ø900	1						5	5	5	5	5	4			none	
RIG-04 Liebherr LB 28 (bored / secant)																
Al Khobar Tower – Secant Pile Wall	1							5	5	5	5	5	5	5	none	
RIG-05 Bauer BG 24 (CFA)																
Dammam Viaduct – CFA Piles Ø600	1	0.7	0.7	0.6											none	
RIG-06 Soilmec SF-65 (CFA)																
Dammam Viaduct – CFA Piles Ø600	1	0.7	4.7	4.5	4	4	4	4	4	3.2					none	
RIG-08 Liebherr LRB 255 (leader rig, driven)																
Ras Tanura Jetty – Driven Steel Piles	1	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7				none	
RIG-09 Junttan PMx22 (hydraulic impact hammer)																
Ras Tanura Jetty – Driven Steel Piles	1	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7				none	
RIG-10 Liebherr HS 855 crawler crane + IHC S-90 hammer																
Ras Tanura Jetty – Driven Steel Piles	1	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7				none	

1 · RIGS AND CREWS

What happened on site today, and what each rig is worth

Visitors

Save the day

One entry per day; saving the same date again updates it.

Diary

Date	On site	Manpower	Weather	Work done	Constraints / delays
15 Oct 2026	28	Rig crew A 6, Rig crew B 6, Steel fixers (cage yard) 6, Concrete gang 5, Testing team (PIT) 2, Site engineer / supervisor 3	Clear, 34 °C, wind N 10 kn	7 piles in PG-02; trial bore for PG-03 to 28 m, stable with polymer.	RIG-02 Kelly bar lock repair, 3 h lost.
14 Oct	28	Rig crew A 6, Rig crew B 6, Steel fixers (cage yard) 6, Concrete gang 5, Site engineer / supervisor 3	Clear, 34 °C, wind N 10 kn	9 piles in PG-02. Over-pour on P2-071 (+3.2 m) corrected with concrete.	

Daily site diary: crews on site, piles bored, weather and delays, one entry per day.

+ Quick access >

Fixed assets

+ New asset

Straight-line depreciation only, computed for reporting — no journal entry is posted automatically. See any asset's own page for that limitation stated plainly.

Total acquisition cost

37,400,000.00

Total net book value (active assets)

20,086,563.51

Reference	Name	Category	Acquired	Cost	Net book value	Status
FA-RIG-06	RIG-06 Sollmec SF-65 (CFA)	Piling rigs & plant	Sat Jun 15 2024	2,950,000.00	2,364,916.76	Active
FA-RIG-05	RIG-05 Bauer BG 24 (CFA)	Piling rigs & plant	Mon May 15 2023	2,800,000.00	1,986,833.47	Active
FA-RIG-04	RIG-04 Liebherr LB 28 (bored / secant)	Piling rigs & plant	Fri Apr 15 2022	3,300,000.00	2,037,750.00	Active
FA-RIG-10	RIG-10 Liebherr HS 855 crawler crane + IHC S-90 hammer	Piling rigs & plant	Sat Jan 15 2022	5,400,000.00	3,219,750.00	Active
FA-RIG-09	RIG-09 Junttan PMx22 (hydraulic impact hammer)	Piling rigs & plant	Wed Sep 15 2021	3,600,000.00	2,044,500.00	Active
FA-RIG-03	RIG-03 Sollmec SR-75 (bored)	Piling rigs & plant	Mon Mar 15 2021	3,700,000.00	1,944,041.89	Active
FA-RIG-08	RIG-08 Liebherr LRB 255 (leader rig, driven)	Piling rigs & plant	Sat Aug 15 2020	4,200,000.00	1,998,500.00	Active
FA-RIG-02	RIG-02 Bauer BG 36 (bored, Kelly)	Piling rigs & plant	Sat Feb 15 2020	4,900,000.00	2,123,333.60	Active

Rig register: every rig as an asset, with cost, depreciation and book value in SAR.

2 · MATERIALS PER PILE

What each pile group should take, and what it actually took

Each pile group carries its norm: concrete, cage steel and support fluid per pile, plus allowed wastage.

Every delivery issued to site is booked against a pile group, so over-pour shows up in cubic metres, not at month-end.

Here: PG-01 used 1,612 m³ of concrete against 1,478 m³ allowed, 133.6 m³ over.

Jubail Industrial Plant – Bored Piles Ø900 · Project control

Material reconciliation

Tolerance 3% per BOQ line. 2 finding(s) over it.

[Overview](#) [Deviations](#) [Diary](#) [Materials](#) [Issue notes](#) [Gate log](#) [Tools and plant](#) [Cameras](#)

By material

Run the checks now

Material	Ordered	Delivered	Issued to site	In the store	Installed (scanned)	Finding
Concrete C40/20 ready-mix, tremie (bored piles)	3,400 m3	3,400 m3	2,954 m3	446 m3	0 m3	—
Rebar B500B, cut & bent (pile cages)	220 t	220 t	206 t	14 t	0 t	—
Bentonite API 13A (support fluid)	80 t	80 t	65 t	15 t	0 t	—

Ordered: this project's confirmed purchase orders. Delivered: their validated goods receipts. In the store: delivered less issued. Once every line using a material is complete, what was issued but not scanned as installed (beyond the allowed wastage) is flagged.

By BOQ line

BOQ line	Material	Line needs	Issued	Installed	Work used	On site, not in the works	Finding
PG-01 PG-01: 96 bored piles Ø900 × 22 m, C40 concrete, 1.1 t cage 1.2 PG-01 boi Link	Concrete C40/20 ready-mix, tremie (bored piles)	1,478.4 m3	1,612 m3	100%	1,478.4 m3	133.6 m3	1612 m3 issued against a requirement of 1478.4 m3 for the whole line: 133.6 m3 more than the line can use.
	Rebar B500B, cut & bent (pile cages)	108.768 t	107 t	100%	108.768 t	−1.768 t	Within tolerance
	Bentonite API 13A (support fluid)	36.96 t	44 t	100%	36.96 t	7.04 t	44 t issued against a requirement of 36.96 t for the whole line: 7.04 t more than the line can use.

2 · MATERIALS PER PILE

Over-use becomes a task with an owner

[Jubail Industrial Plant – Bored Piles Ø900](#) · [Project control](#)

Site deviations

[Overview](#) [Deviations](#) [Diary](#) [Materials](#) [Issue notes](#) [Gate log](#) [Tools and plant](#) [Cameras](#)

Open and acknowledged (2) [Open \(2\)](#) [Acknowledged \(0\)](#) [Resolved \(0\)](#) [Waived \(0\)](#)

PG-01 Bentonite API 13A (support fluid): 7.04 t more than the line needs High Open

Material not accounted for · found 15 Oct, 23:11 · [open the record](#)

44 t issued against a requirement of 36.96 t for the whole line: 7.04 t more than the line can use.

15 Oct, 23:11 · Raised by Site Watch

PG-01 Concrete C40/20 ready-mix, tremie (bored piles): 133.6 m3 more than the line needs Medium Open

Material not accounted for · found 15 Oct, 23:11 · [open the record](#)

1612 m3 issued against a requirement of 1478.4 m3 for the whole line: 133.6 m3 more than the line can use.

15 Oct, 23:11 · Raised by Site Watch

Raised automatically when issues pass the tolerance you set

Acknowledge, resolve or waive, each with a written reason

A record for the commercial team and the client

3 · JOB COSTING

Each project against its budget, activity by activity

Budget, work done and cost for every activity: mobilisation, each pile group, load tests and integrity testing.

Rig and crew days are priced at their day rates, so the cost of a rig standing idle is visible.

Here: Jubail is running at a cost index of 0.94, so it is spending more than the work earned.

Earned value

Jubail Industrial Plant – Bored Piles Ø900: by WBS element and activity, at the data date 15 Oct 2026. Planned value follows the current dates (no active baseline). Money in SAR.

[Back to the schedule](#) [Look-ahead](#) [Manpower](#) [Baselines and archive](#) [Resources, costs and levelling](#) [Earned value](#) [Float paths](#) [Activity codes](#) [Thresholds](#) [Links to other projects](#)
[What-if copies](#)

6 of 7 activities have a cost · 11 assignments · 5 cost items

[WBS only](#) [Excel](#) [PDF](#)

WBS / activity	BAC	PV	EV	AC	SV	CV	SPI	CPI	EAC	VAC
Jubail Industrial Plant – Bored Piles Ø900	4,694,200	2,334,087	2,681,976	2,845,130	347,889	-163,154	1.15	0.94	4,993,830	-299,630
1	4,694,200	2,334,087	2,681,976	2,845,130	347,889	-163,154	1.15	0.94	4,993,830	-299,630
1.1	286,700	286,700	286,700	303,100	0	-16,400	1.00	0.95	301,789	-15,089
1.1 Mobilise rigs, site set-up & working platform	286,700	286,700	286,700	303,100	0	-16,400	1.00	0.95	301,789	-15,089
1.2	1,218,940	1,218,940	1,218,940	1,347,030	0	-128,090	1.00	0.90	1,354,378	-135,438
1.2 PG-01 bored piles Ø900 × 22 m (96 nr)	1,218,940	1,218,940	1,218,940	1,347,030	0	-128,090	1.00	0.90	1,354,378	-135,438
1.3	1,837,360	751,647	1,102,416	1,120,600	350,769	-18,184	1.47	0.98	1,874,857	-37,497
1.3 PG-02 bored piles Ø900 × 22 m (144 nr)	1,837,360	751,647	1,102,416	1,120,600	350,769	-18,184	1.47	0.98	1,874,857	-37,497
1.4	930,000	0	0		0					
1.4 PG-03 bored piles Ø900 × 28 m (72 nr)	930,000	0	0		0					
1.5	210,000	0	0		0					
1.5 Static load tests (3 nr, 2x working load)	210,000	0	0		0					
1.6	211,200	76,800	73,920	74,400	-2,880	-480	0.96	0.99	213,333	-2,133
1.6 Pile integrity testing (PIT) & cut-off	211,200	76,800	73,920	74,400	-2,880	-480	0.96	0.99	213,333	-2,133
1.7	0	0	0							
1.7 Demobilise	0	0	0							

BAC budget at completion · PV planned value · EV earned value (BAC × % complete) · AC actual cost · SV = EV – PV · CV = EV – AC · SPI = EV ÷ PV · CPI = EV ÷ AC · EAC = BAC ÷ CPI · VAC = BAC – EAC. Below 0.90 is shown as a warning.

4 · CERTIFICATES AND PAYMENTS

Progress claims to the main contractor, worked out for you

Claim by pile group, load test and integrity test. Your claim and the client’s certified figure are kept side by side.

Retention, advance recovery, previous certificates and 15% VAT are calculated, then the invoice is drafted from the certified amount.

Here: claim PC-0002, net due SAR 855,232 including VAT.

Claims and certificates · MC-0001 Piling subcontract – Jubail Industrial Plant (bored piles Ø900)

Progress claim PC-0002

To Eastern Gulf EPC Contractors · period to 30 Sept 2026 · Invoiced

Claim (PDF) Invoice INV-2026-00002 (draft)

Certified: read-only. A correction goes in the next period's claim or as a recorded reversal.

Our claim and the client's certification						Claimed and certified are kept apart.
Line	Rate Ceiling	Claimed to date	Certified to date	Certified value	Reason if over	
PG-01 PG-01: 96 bored piles Ø900 × 22 m, C40 concrete, 1.1 t cage	9,800.00 96	96	96	940,800.00		
PG-02 PG-02: 144 bored piles Ø900 × 22 m, C40 concrete, 1.1 t cage	9,800.00 144	30	26	254,800.00		
PG-03 PG-03: 72 bored piles Ø900 × 28 m, C40 concrete, 1.4 t cage	12,400.00 72	0	0	0.00		
3.1 Static load test to 2× working load	85,000.00 3	0	0	0.00		
3.2 Pile integrity test (PIT), all piles	350.00 312	90	80	28,000.00		
1.1 Mobilisation & demobilisation of 3 rigs, working platform	240,000.00 1	1	1	240,000.00		

Amount due	
Claimed value to date	SAR 1,506,300.00
Certified value to date	SAR 1,463,600.00
Less retention (10%)	SAR 146,360.00
Less advance recovered	SAR 146,360.00
Net to date	SAR 1,170,880.00
Less previously certified	SAR 427,200.00
Net due this period	SAR 743,680.00
VAT 15% on the amount after retention	SAR 111,552.00
Total due	SAR 855,232.00

4 · CERTIFICATES AND PAYMENTS

Every contract and every claim, with nothing slipping

Contracts

MC-0001 Piling subcontract – Jubail Industrial Plant (bored piles Ø900)

Main contract with Eastern Gulf EPC Contractors · Jubail Industrial Plant – Bored Piles Ø900 · Signed

Contract summary (PDF)

SAR

3,849,000.00

Contract sum

SAR 0.00

Approved variations →

SAR 0.00

Verified value to date

SAR

1,463,600.00

Certified to date →

SAR

146,360.00

Retention left to release →

0

Progress to verify

Terms

Conditions

Not stated

Claims valued by

Measured BOQ lines

Retention

10%; 50% at handover

Advance

10%, recovered 10% per certificate

Defects liability

12 months

Payment terms

60 days

VAT

15%; basis: on the amount after retention

BOQ lines (the schedule of values)

Quantity ceiling = contract quantity + approved variations. Only verified progress counts.

Item	Description	Supply	Unit	Qty	Varied	Rate	Amount	Verified	Submittal
1.1	Mobilisation & demobilisation of 3 rigs, working platform	Supply + install	LS	1		240,000.00	240,000.00	0-	
PG-01	PG-01: 96 bored piles Ø900 × 22 m, C40 concrete, 1.1 t cage	Supply + install	pile	96		9,800.00	940,800.00	0-	
PG-02	PG-02: 144 bored piles Ø900 × 22 m, C40 concrete, 1.1 t cage	Supply + install	pile	144		9,800.00	1,411,200.00	0-	
PG-03	PG-03: 72 bored piles Ø900 × 28 m, C40 concrete, 1.4 t cage	Supply + install	pile	72		12,400.00	892,800.00	0-	
3.1	Static load test to 2x working load	Supply + install	nr	3		85,000.00	255,000.00	0-	
3.2	Pile integrity test (PIT), all piles	Supply + install	nr	312		350.00	109,200.00	0-	

The contract: sum, terms, retention held and the pile-group schedule of values.

Contracts

Claims and certificates

Claims to clients (claimed and certified kept apart) and payment certificates to subcontractors (assessed line by line, signed, then billed through the approval chain).

All

Open

Client claims

Subcontract certificates

Number	Contract	Party	Period end	Claimed to date	Certified to date	Due + VAT	Status
PC-0006	MC-0003	Coastline Marine Works Co.	15 Oct 2026	2,938,000.00	2,488,000.00	SAR 2,145,900.00	Certified
PC-0005	MC-0002	Al Qamar Infrastructure JV	15 Oct 2026	819,600.00	819,600.00	SAR 301,806.00	Draft
PC-0004	MC-0002	Al Qamar Infrastructure JV	30 Sept 2026	528,000.00	528,000.00	SAR 546,480.00	Invoiced
PC-0003	MC-0001	Eastern Gulf EPC Contractors	15 Oct 2026	2,072,600.00	2,072,600.00	SAR 560,280.00	Submitted
PC-0002	MC-0001	Eastern Gulf EPC Contractors	30 Sept 2026	1,506,300.00	1,463,600.00	SAR 855,232.00	Invoiced
PC-0001	MC-0001	Eastern Gulf EPC Contractors	31 Aug 2026	534,000.00	534,000.00	SAR 491,280.00	Invoiced

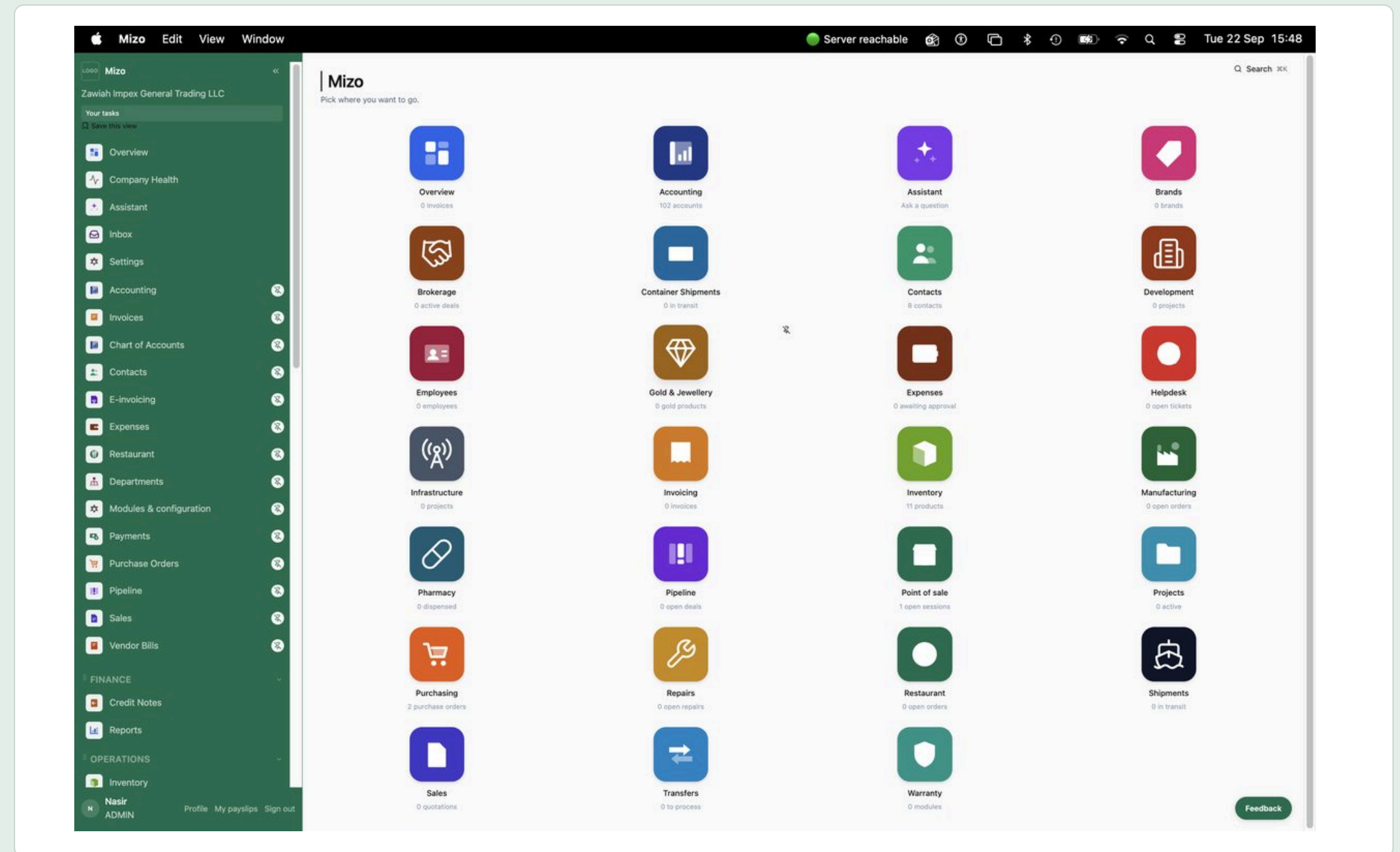
All claims: draft, submitted, certified or invoiced, across every client.

BEYOND THE FOUR

One system instead of separate accounts, Excel and WhatsApp

Everything a piling contractor runs, in one place, on one set of numbers:

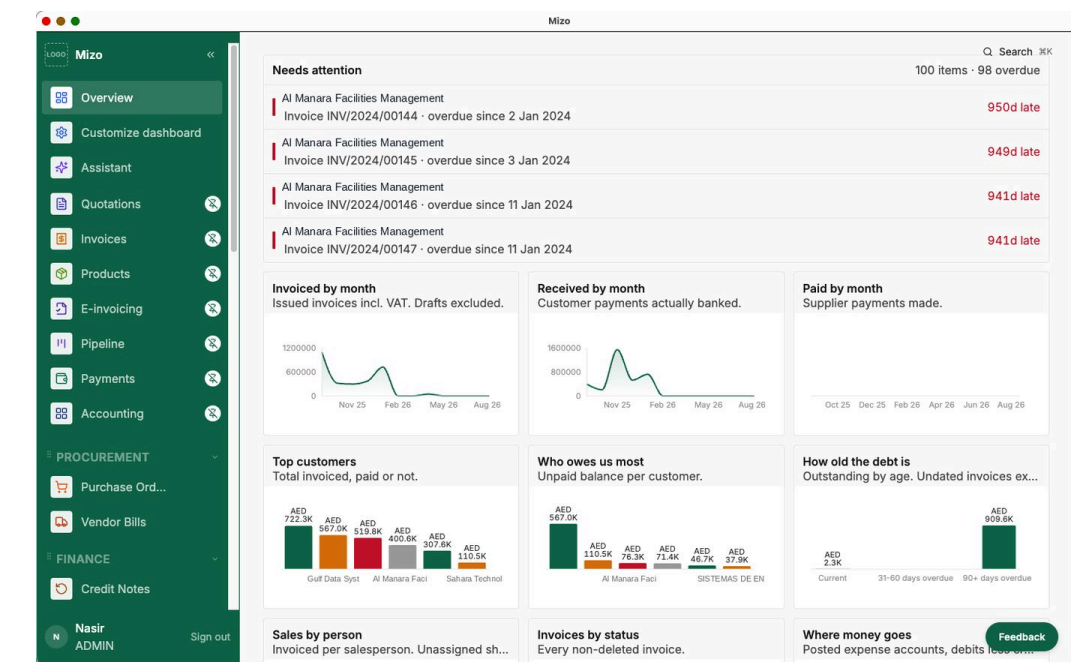
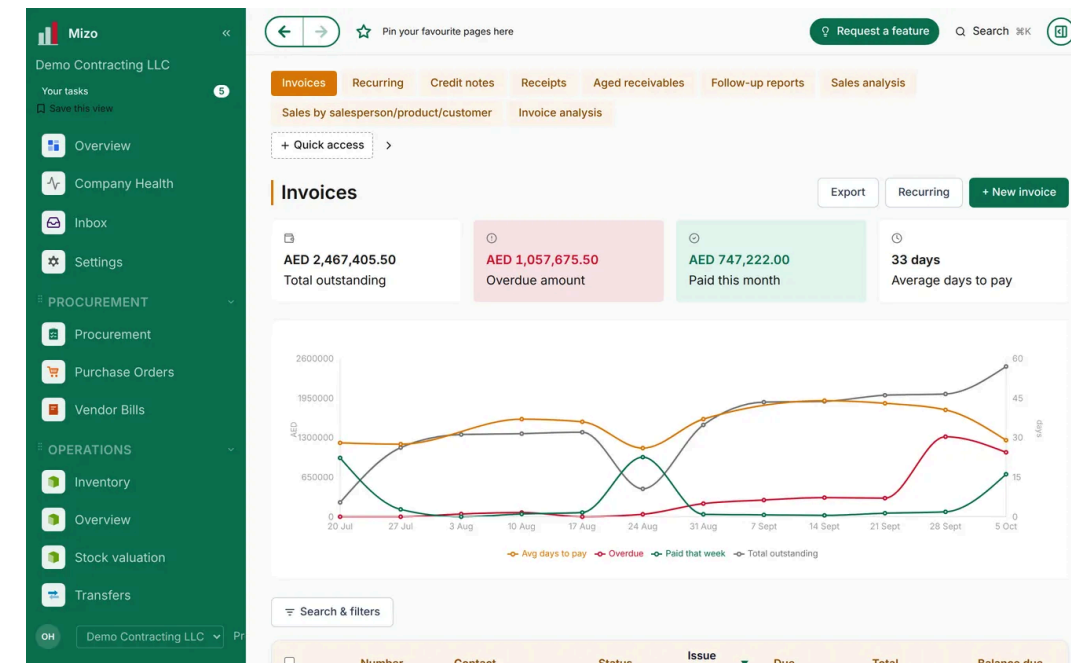
- Accounting and finance
- Project control and scheduling
- Contracts, claims and subcontracts
- Procurement and suppliers
- Inventory and site stores
- Fixed assets: rigs and plant
- HR, timesheets and payroll
- Documents



FULL ACCOUNTING

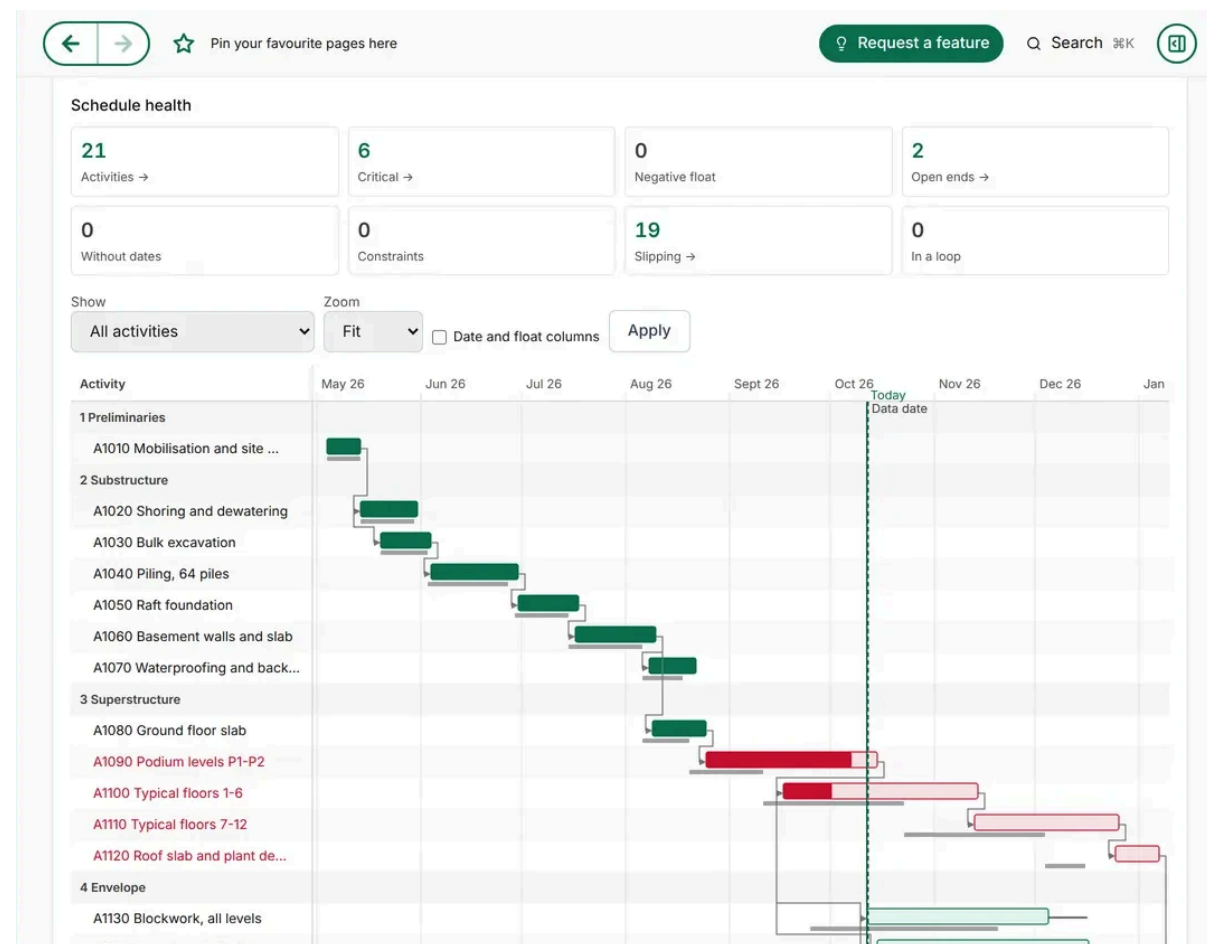
Everything your finance team does, in one place

- General ledger, journals, chart of accounts
- Customer invoices, receipts, aged receivables
- Supplier bills, payments, aged payables
- Bank accounts and reconciliation
- 15% VAT and VAT returns
- ZATCA e-invoicing: signed XML, QR, reporting and clearance
- Profit and loss, balance sheet, trial balance, cash flow
- Cost centres and budgets per project
- Fixed assets and depreciation



PROJECT CONTROL AND PROCUREMENT

Plan the work, buy for it, and control it



Schedules: Gantt, critical path and look-ahead, with Primavera P6 import and export.

Save tariff codes

Specifications & evaluation →

Line	Qty	Target	Harbourline Furniture Mfg. AED · valid to 2026-12-31	Sandstone Seating Co. AED · valid to 2026-12-31	Oasis Contract Furniture AED · valid to 2026-12-31	Falcon Hospitality Furnishings AED · valid to 2026-12-31
King bed base with mattress	120 nr	—	5,165.00 59 d	4,928.00 lowest 68 d	5,460.00 fastest 46 d	4,954.00 82 d
Twin bed base with mattress	120 nr	—	4,205.00 53 d	3,915.00 lowest 66 d	4,261.00 fastest 47 d	4,073.00 85 d
Lounge chair, fabric	180 nr	—	2,392.00 54 d	2,239.00 lowest 66 d	2,453.00 fastest 49 d	2,334.00 84 d
Writing desk with chair	180 set	—	3,263.00 lowest 53 d	3,353.00 66 d	3,813.00 fastest 51 d	3,452.00 84 d
Bedside table	360 nr	—	909.00 59 d	871.00 lowest 66 d	1,026.00 fastest 46 d	897.00 85 d
Three-seat sofa	24 nr	—	10,061.00 57 d	9,387.00 lowest 69 d	10,258.00 fastest 52 d	9,616.00 84 d
Dining table with 4 chairs	24 set	—	7,230.00 lowest 55 d	7,272.00 65 d	8,336.00 fastest 49 d	7,653.00 89 d

Procurement: request quotes for concrete, steel and fluid, compare them, order, receive and release to site.

Moving from your current accounts to Mizo OS: we do it end to end

1

Export

Chart of accounts, opening balances, customers, suppliers, open invoices and fixed assets from your current system, plus your Excel trackers

2

Import and check

We load it into Mizo OS and reconcile balances and the trial balance line by line

3

Run in parallel

One period on both systems, so your team can compare before anything is switched off

4

Switch over

One platform for site, projects and accounts

Prefer to keep your current accounts system for now? Mizo OS runs the site and project side and exports cost and invoice figures for it to import. You can move the accounts later.

Migration is scoped and quoted separately once we see your data.

What you get now, and what we build with you

READY NOW

- Rig and crew booking across all sites, with clash warnings
- Materials per pile group, with over-use flagged
- Project budget against work done
- Contracts, progress claims, retention and VAT
- Full accounting, ZATCA e-invoicing, procurement, inventory, payroll
- Migration of your accounts data and Excel sheets: we do it, scoped and quoted separately

BUILT WITH YOU AFTER WE STUDY YOUR NEEDS (SCOPED AND QUOTED SEPARATELY)

- A pile-by-pile log: depth, theoretical and actual concrete per pile
- Over-pour warnings while a pile group is still in progress
- Project cost pulled automatically from bills and site issues
- Your reports and rules set up the way you work
- Saudi working week (Sunday to Thursday) as standard

Everything we build is tested with you before it goes live

How we start

1

30-minute demo

Online, at a time that suits you (Saudi time). Site and finance teams together.

2

Requirements study

Your Excel sheets, pile records and accounts setup reviewed; scope and fees agreed in writing.

3

Pilot

One site with a few rigs, plus your accounts loaded and run in parallel.

4

One platform

All your sites, all your rigs and your accounts on Mizo OS.

To prepare the demo around your real work, please share your company profile and your current project list.



Let's book the demo

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