



## Book 3 Volume 3

Provision of Facilities Management Services
- JAZAN Airport

**Guide to the Tender Pricing Document** 

**TENDER NO. WP3** 

WP25007 i R.240612





### TENDER NO. WP3

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#### 1 General Instructions

Cells that are light grey are for data input by the applicant.

The pricing model document should be read and completed in accordance with the complete RFP document.

Bidding parties are instructed to complete all schedules, as set out in the Pricing Document Template. If a section is not applicable or relevant, please note this in the document or put a zero value for that line item.

Where the templates ask to "PLEASE SPECIFY", Bidding parties should list all cost in as much detail as they see fit to provide clarity to the evaluation committee.

Bidding Parties should note that labour costs include all accommodation, welfare, transportation, etc. for staff. "

Mandatory costs have been included for CAFM, costs for a discretionary fund for Spare parts (at Cluster2 Airports sole discretion) and a provisional sum for fuel, irrigation water and temporary utilities.

The Template has been set out to ensure costs entered are rolled up into the overall "Summary" tab, for the Bidding Parties Total Contract Price. Whilst every effort has been made to ensure that the Template is robust, it is the Bidding Parties sole responsibility to ensure that the total Price offered for the 4 Year

Legend for Cell Colour for editing

Editable





#### 2 Tables

#### 2.1 Summary Table

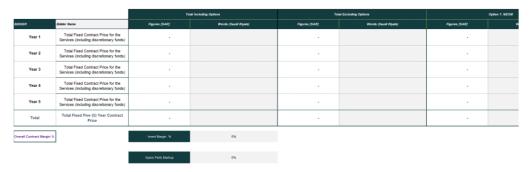
This Table is the ultimate submission given the overall bid, including derivations for optional items. The majority of this form is generated automatically, however the applicant must fill in the "in words" sections and all the information for the indicative costs for extension years.

The applicant is to fill in cell **B11** with the Bidder (Company) Name.

The Applicant is to fill in the approximate margin and the margin (markup) that will be used for spare parts. This will be fixed and applied to all spare parts invoicing (cells *D19* and *D21*)

The applicant is required to type in the final figures in words (cells *D12-D17*, *F12-F17*, *H12-H17*).

The applicant is required to fill in all year 6-8 data manually.



BIDDER		Total Including Options		To	tel Excluding Options	Option 1: NEOM		
Parties are requested to include indicative costs for Years 6 - 8. Prices do not form part of the official scoring in the Tender.		Figures (SAR)	Words (Saudi Riyals)	Figures (SAR)	Words (Saudi Riyals)	Figures (SAR)	,	
Year 6	Total Fixed Contract Price for the Services (including discretionary funds)							
Year 7	Total Fixed Contract Price for the Services (including discretionary funds)							
Year 8	Total Fixed Contract Price for the Services (including discretionary funds)							
TOTAL	Years 6 - 8			0				

#### 2.2 Supply Rates

The Supply Rates Table shows the base information for the rates that will be used for invoicing in addition to the Lump Sum Monthly Invoice.

	Supply Rates					
Airport	Diesel	Gasoline	Irrigation Water	Potable Water	Sewage Removal	
	[SAR / litre]	[SAR / litre]	[SAR/m³]	[SAR/m³]	[SAR/m³]	
Arar Airport	-	-	-	-	-	
Guriyat Airport	-	-	-	-	-	
Al Jouf Airport	-	-	-	-	-	
Rafha Airport	-	-	-	-	-	
Turaif Airport	-	-	-	-	-	
Prince Sultan Bin Abdulaziz Airport (Tabouk)	-	-	-	-	-	
NEOM	-	-	-	-	-	
NEM3 (Phase)	-	-	-	-	-	

#### 2.3 Detailed Summary Table

This table is automatically filled by information entered in the Year 1 to Year 4 Tables. It is used to summarize the total costs in each airport and also provides a simple breakdown of the costs within



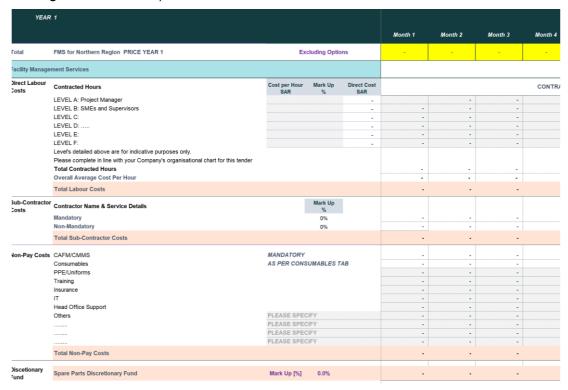


each airport and the Project Office (FMS). The applicant should check and confirm the information in this Table is correct.

#### 2.4 Year 1 to 4

These Tables provide the detailed costing for the 4 years of this RFP. Information from the tables described below are used in part in these tables. The applicant is required to fill in the required sections, Direct Labour Cost and Non-Pay Costs for each year. Refer to the Manpower Schedule Book 2.1to align positions with Levels. The contracted hours of manpower should align with the Technical submission (Form X) for manpower. The cost per hour is averaged over all the positions in that category. Non-pay costs are costs that are included in the Lump Sum Monthly Invoice.

The applicant shall provide information for the airport in the tender and for the Project Office (Facility Management Services).



#### Note: Workforce Deployment Plan Based on Airport Operational Phases

As the airport facilities will be activated and operated gradually over multiple years, through distinct phases including **Trial Operation**, **Partial Operation**, and **Full Operation**, all bidders are required to submit a comprehensive workforce deployment plan aligned with these operational stages.

The plan must clearly outline:

- The estimated number of personnel required for each phase Level A to F.
- A timeline for mobilization and scaling of workforce.
- Strategies to adapt to evolving operational needs.
- Measures to ensure continuity and quality of services throughout the transitional phases.





	Total Manpower (Year1)	Total Manpower (Year2)	Total Manpower(Year3)	Total Manpower (Year4)
Total	180	208	217	240
А	5	8	10	10
В	15	20	22	25
С	30	35	35	40
D	40	45	45	50
E	20	25	30	35
F	70	75	75	80

YEAR 1									
					Month 1	Month 2	Month 3	Month 4	Month 5
otal	FMS for Northern Region PRICE YEAR 1	Ex	cluding Optio	ns	-	-	-	-	-
rar Airport									
Direct Labour Costs	Contracted Hours	Cost per Hour SAR	Mark Up %	Direct Cost SAR				CONTRACTE	ED HOURS (please
	LEVEL A: Project Manager			- 1	-	-	-		-
	LEVEL B: Supervisors			-	-	-	-	-	-
	LEVEL C: Observers of workers			-	-	-	-	-	-
	LEVEL D: All mechanics, technicians, craftsmen and pest control personnel				•	-	-	•	-
	LEVEL E:			············	-		-		
	Levels' descriptions are for indicative purposes only.  Please complete in line with your Company's organisational chart for this tender			-		_	-		
	Total Contracted Hours				-	-	-	-	-
	Overall Average Cost Per Hour  Total Labour Costs				-				
ub-Contractor			Mark Up				-	-	
osts	Contractor Name & Service Details		%						
	Mandatory		0%		-	-	-	-	-
	Non-Mandatory		0%		-		-	-	- 1
	Total Sub-Contractor Costs								
on-Pay Costs	Consumables	AS PER CONS	UMABLES T	AB	-	-	-	-	-
	PPE/Uniforms				-	-	-	-	-
	Training	DI 5105 0D50	LIES C		•	•	•	•	•
	Others	PLEASE SPEC				-	-		
	***	PLEASE SPEC			-	-	-	-	-
		PLEASE SPEC			-		-	-	
	Total Non-Pay Costs				-	-	-	-	-
later/Fuel iscretionary	Irrigation Water	As Per Airport	Irrigation Ta	hle	-	-	-		-
Discretionary	Temporary Utilities	As Per Tempor			-	-	-	-	-
	Diesel Supply	As Per Airport			-	-	-		-

#### 2.5 SubContractors

The SubContractors Table is divided into Mandatory and Non-Mandatory subcontractors. Where a subcontractor is providing services over the airport Facilities.

There are four Mandatory specialist contract areas provided and two non-mandatory. The cost and mark up should be provided for subcontracts.



The applicant shall fill in the light grey areas.





#### 2.6 Consumables

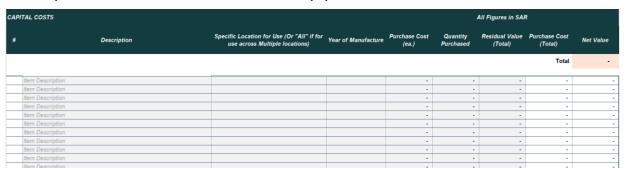
The Consumables table allows for general assignment of consumables across each airport and Project Office (Facility Management Services) and per skill group. Minor tools not considered a capital cost should be included here.



The applicant shall fill in the light grey areas.

### 2.7 Capital Cost

The Capital Cost Table refers to Vehicle and equipment used in the execution of this contract.



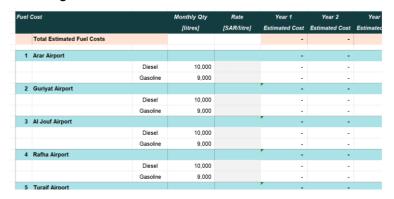
The applicant shall fill in the light grey areas. The value applied to the costing is:

Monthly Amount applied in Year 
$$1 - 5 = \frac{\sum Net \ Value}{Months \ of \ use}$$

Where  $Net\ Value = (Purchase\ Cost \times Qty) - Residual\ Value$ 

#### 2.8 Airport Diesel

Airport Diesel Table provides a provisional sum for diesel and the "rates" provided are used for invoicing.



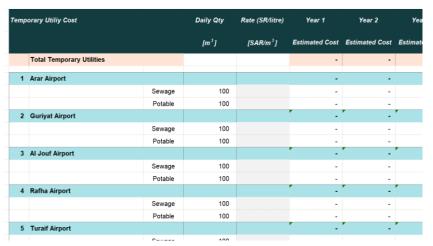
The applicant shall fill in the light grey areas.





#### 2.9 Temporary Utility Rates

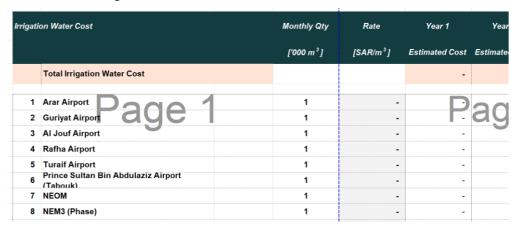
Temporary Utility Rates Table provides a provisional sum for temporary utilities and the "rates" provided are used for invoicing. Even if there are no indicative volumes provided the applicant should provide rates, which would be used in the event of a requirement of temporary utilities in the future.



The applicant shall fill in the light grey areas.

#### 2.10 Airport Irrigation

Airport Irrigation Table provides a provisional sum for irrigation water and the "rates" provided are used for invoicing.



The applicant shall fill in the light grey areas.