

Book 4
Scope of Work

**Provision of Facilities Management Services
– JAZAN Airport**

Appendix A
Site Requirements

TENDER NO. WP25007

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WORKS COORDINATION AND OVERSIGHT.....	2
1.1 GENERAL.....	2
1.2 COORDINATION.....	2
1.3 OVERSIGHT.....	2
2 RESOURCE MANAGEMENT.....	3
2.1 GENERAL.....	3
2.2 MANPOWER.....	3
3 LOGISTICS, WAREHOUSE AND STORAGE AREAS.....	4
3.1 GENERAL.....	4
3.2 WAREHOUSES.....	4
4 AIRPORT SPECIFIC OBLIGATIONS AND PROJECTS.....	5
4.1 TEMPORARY PROVISION OF UTILITIES.....	5
4.2 IRRIGATION WATER.....	5
4.3 FUEL.....	5
5 IDENTIFICATION & PERMIT OF CONTRACTOR'S VEHICLES, PLANT AND WORKERS.....	6

		Available Capacity	2025	2030	2040	2050
TRAFFIC PARAMETERS						
Total mpax			3.0	3.7	5.2	6.8
SUPPORT FACILITIES						
Cargo (area, sqm)		4,500	13%	17%	24%	34%
			602	766	1,074	1,541
GSE Staging Area (area, sqm)		No Data				
			6,685	6,685	6,685	6,685
Fuel Farm (m³)		3,650	37%	56%	71%	89%
			1,350	2,030	2,600	3,230
Electrical Power (MW)		7.9	57%	70%	85%	100%
			4.5	5.5	6.7	7.9
Potable Water (m³)		1,347	34%	27%	36%	50%
			456	733	1030	1347
Fire Water (m³)		380	100%	100%	100%	100%
			380	380	380	380
Waste Water (m³/day)		593	40%	49%	70%	91%
			236	291	415	540

Works Coordination and Oversight

1.1 General

- 1.1.1** The Service Provider shall provide will provide a 24/365 operations and Service Delivery Oversight of the Service Provider to ensure effective and efficient coordination between all key stakeholders participating in the delivery of services at the site.
- 1.1.2** The Service Provider will harness the latest technologies, systems, assets, and processes to ensure the delivery of effective and efficient airport operations in order to enhance and promote an exceptional passenger and stakeholder experience at Cluster 2 Airports.

1.2 Coordination

- 1.2.1** The Service Provider shall engage in a schedule of formal meetings with the Contracting Authority to regularly report on services delivery, review performance, and agree on Service Delivery Plan amendments as may be required by the Contracting Authority.
- 1.2.2** The Service Provider is to oversee and coordinate with third parties works to minimize the overall effect of works to Airport Operations throughout the contract.
- 1.2.3** Daily, weekly, and monthly coordination meetings between all stakeholders shall be held at the discretion of the Contracting Authority. The Service Provider shall propose amendments to planned and corrective maintenance outlining the risks and opportunities of the amendments.

1.3 Oversight

The Service Provider shall ensure correct work safety procedures are followed and 3rd Parties are not compromising Safety, Building Services, Operations, and utilities at the airport.

2 Resource Management

2.1 General

2.1.1 Resource management plays a key role in the efficient delivery of services within the airport . The Service Provider shall develop plans for sharing of key resources in the airport without effect on the delivery of its responsibilities. These resources could, but not necessarily, include:

- De-rubbing equipment and manpower.
- Friction Testing equipment and manpower
- Photometric equipment and manpower.
- Test and calibration equipment.
- Surveying Services.
- High Glass/Façade Cleaning Services
- Specialist manpower/mobile workforce.

2.1.2 The Service Provider is fully responsible for these services and all costs associated with them.

2.2 Manpower

2.2.1 The Contracting Authority may also instruct the Contractor's personnel to work overtime hours when it is considered essential, in the opinion of Contracting Authority. All the additional costs of overtime, and consequential costs will be borne by Contractor and should be covered in the commercial proposal, as there will be no separate remuneration from Cluster 2 Airports Company.

3 Logistics, Warehouse and Storage Areas

3.1 General

- 3.1.1** The Service Provider is solely responsible for the movements of resources required for the execution of this contract. This includes, but is not limited to, all transport requirements for vehicles, equipment, tools, materials, and all costs related to the movements. The costs for these movements are not reimbursable. All consequential costs will be borne by Contractor and should be covered in the commercial proposal.
- 3.1.2** At the written request of the Contracting Authority, the Service Provider shall provide transportation services which are not part of the scope of work. The costs for these requests shall be re-imbursed.

3.2 Warehouses

- 3.2.1** The Service Provider shall provide all warehousing facilities required for the execution of the scope of works. There is no fit for purpose facilities on sites. The provision and fit out of such facilities, including provision of utilities and required infrastructure, is the responsibility of the Service Provider.
- 3.2.2** The Contracting Authority will make available areas within the airport for the establishment of the warehouse facilities only if no warehousing facilities are available at site.
- 3.2.3** The Service Provider shall develop a spare parts and consumables strategy to ensure the delivery of services. The Contracting Authority shall not provide relief to SLAs/KPIs due to delays in the provision of consumables and parts without reasonable justification.

3.3 OFFICES BASE

The Contracting Authority will make available areas within the airport for the establishment of the The Service Provider office base and it shall be responsible for providing the **office base facilities** required for the execution of the Scope of Works . These facilities shall be adequately equipped and maintained to ensure efficient management, coordination, and delivery of all contractual obligations throughout the duration of the contract.

4 Airport Specific Obligations and Projects

The obligations set out here do not remove the obligations set out in the rest of the documents. These are specifically highlighted to assist the Service Provider to identify some specific requirements of the different airport.

4.1 Temporary Provision of Utilities

- 4.1.1** Utility Services will be defined as electricity, potable water, and sewage.
- 4.1.2** The Service Provider is required to provide temporary services in the event of any disruptions of the utility services.
- 4.1.3** The Service Provider shall be responsible for the provision of temporary solutions for these systems. Values shown are indicative only.
- 4.1.1** The Service Provider shall be responsible for the provision of diesel for the generators.
- 4.1.2** The Service Provider shall provide rates for the provision of utilities including associated costs.
- 4.1.3** The Service Provider, as part of his Business Continuity and contingency planning, shall ensure that processes and measures are in place to enable the continued operation of the Airport.
- 4.1.4** Where the disruption is the result of negligence, inadequate work practices, inadequate maintenance, misuse or abuse by the Service Provider or his supply chain, the Service Provider will be responsible for the costs of providing the temporary services, otherwise the Service Provider can invoice these services separately as per the rates set out in the commercial proposal.
- 4.1.5** For the disruption of electricity, diesel will be charged at the diesel rates for the airport.
- 4.1.6** Sewage disposal is only applicable to where there is a sewage system failure which requires sewage to be carted offsite.
- 4.1.7** The service Provider shall provide rates for Potable water and sewage Disposal for the airport.

4.2 Irrigation Water

- 4.2.1** The Contractor shall provide the required and necessary quantities of water for irrigation all the time without interruption as part of its responsibility and obligation.
- 4.2.1** The Service Provider shall provide rates for the provision of irrigation water including associated costs.
- 4.2.2** Where irrigation water is provided by the STP or other site infrastructure, if there is a disruption to the supply of the irrigation water and the disruption is the result of negligence, inadequate work practices, inadequate maintenance, misuse or abuse by the Service Provider or his supply, the Service Provider will be responsible for the costs of providing the temporary supply of irrigation water, otherwise the Service Provider can invoice these services separately as per the rates set out in the commercial proposal.

4.3 Fuel

- 4.3.1** The section refers to the requirements of Appendix B Airport Services
- 4.3.2** The approximate fuel requirements are shown below. This is indicative only for initial planning purposes. Gasoline is 91 and 95, with volumes showing the approximate combined requirement.
- 4.3.3** The Service Provider shall provide rates for the provision of fuel including associated costs.
- 4.3.4** Irrespective of the actual consumptions, the Service Provider is to ensure that fuel, both diesel and gasoline, is always available at every airport.

5 Identification & Permit of Contractor's Vehicles, Plant and Workers

The Contractor shall ensure that each piece of mobile plant and equipment brought to the work site by the Contractor or by a subcontractor is clearly identified and tariff payment shall be in accordance with Cluster 2 Airports Company Resolution. # 45/6 dated 21/01/1430H these tariffs are subject to amendment according to the Cluster 2 Airports Company decisions which may be taken in future. The Contractor shall absorb all costs and differences resulting from such decisions.

All Contractor's vehicles and equipment should have logo. Identification is to be by logo or name of the user and by a number assigned by the user. The identification shall be clearly visible and shall be placed on two sides of the piece of plant or equipment and subject to Cluster 2 Airports Company approval.

Plant and equipment improperly identified shall not be used and shall not be allowed to leave the work site until properly identified.

The Contractor has to pay the following tariff/fees for issuing the permit for areas that have to pass through security check point.

Permit for Person/Employees	SR. 200/yr. or part of the year. SR. 250 for lost permit 1 st time; SR. 300 for 2 nd time
Permit for Entrance Fees for Vehicles	SR. 400/yr. or part of the year
Permit for Vehicles working in Airside	SR. 300/yr. or part of the year. SR. 400 for lost permit.
Airport Driving License Fees for driving in the Airside area	SR. 50/yr. or part of the year SR. 150 for lost permit

Contractor has to pay the following tariff/fees for issuing airside permit to special purpose equipment listed below.

Small Equipment	SR. 500/yr. or part of the year
Sweeper	SR. 800/yr. or part of the year
Bus 25 Passenger or more	SR. 900/yr. or part of the year
Micro Bus less than 25 Passenger	SR. 700/yr. or part of the year
Tanker 11 Tons or more	SR. 1200/yr. or part of the year
Small Tanker less than 11 Tons	SR. 800/yr. or part of the year
Self Driven Vehicles	SR. 700/yr. or part of the year
Trailer (Anything pulled	SR. 100/yr. or part of the year.
Small High Loader	SR. 700/yr. or part of the year
Large High Loader	SR. 1000/yr. or part of the year.