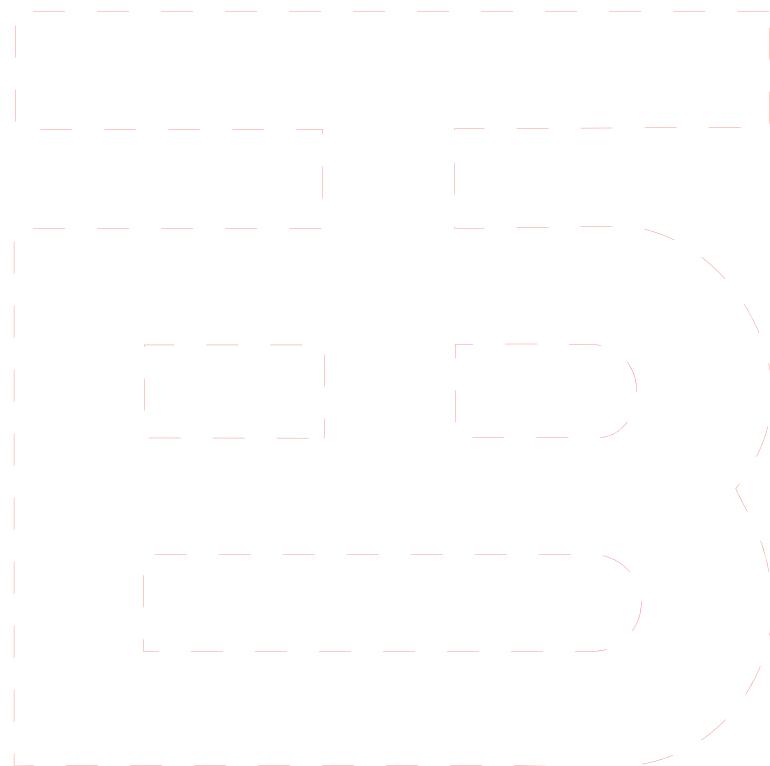




SAUDI BUILDING TECHNIC MAINTENANCE



COMPANY PROFILE



Dr. Hamza Al Kholi

Chairman

Chairman's message:

A legacy built over half a century, the Al Kholi Group has built its reputation in the Kingdom through means of sustainability, quality work delivered on time, and having experts on our team who diligently support each project. From the very beginning, our core focus has been on convenience of our Customers. Throughout the years, our hard work and commitment have resulted in the Al Kholi Group serving as gateway between Saudi Arabia and our international Partners that has allowed us to continue working towards our long term goals through innovation, clear direction, and meticulous organisation.

Branching out and setting up subsidiaries that cater to various sectors of Technologies and Healthcare, Construction, Facilities Maintenance, Management Consulting, Energy Retrofit, Elevators and Escalators, and MEP Contracting as well as Pre-Fabrication, we have dedicated ourselves to enhancing the quality of life of our community. Our core success factors are our distinguished management, our diversified portfolio of services, products, Partners and Clients as well as our dedication to the goal of creating a sustainable environment for our employees and customers.

We are working towards a comprehensive approach to sustainability and the environmental safety that will set the precedence for the future. We lay the foundations today and begin the ground work for a better, healthier, and safer today, tomorrow, and the years to come.



Waleed Jaafar
Managing Director

About the MD:

Leading the organisation of SBTMC by utilizing his expertise in Corporate Management, Strategy Development, Engineering and Project Management, OP and FM skills, esteemed Engineer Waleed Jaafar brings onboard an impressive skillset that has allowed him to lead SBTMC towards growth and evolution.

With 26 years of experience within the industry, Waleed Jaafar has not only expanded on his work experience but also proactively sought education to continue enhancing his knowledge resulting in successful lead of teams and completion of tasks and garnered many prestigious awards along the way.

As he heads up SBTMC and the Managing Direction, Waleed Jaafar's main objective is to see the business head towards development and success through innovative methods, effective strategies, and efficient work. Engineer Waleed Jaafar currently helps develop the company's short and long-term strategy, business plan, and execution implementation improvement, leads the decision-making process on big clients, and manages contract execution efforts via senior project managers.

In the years since Engineer Waleed Jaafar has joined the Alkholi team under the SBTMC subsidiary, the business continues to prosper and he is at the helm of propelling this vertical into uncharted territories with confidence, excellent leadership skills and the vigor that will truly see SBTMC prosper.

WHO ARE WE?

We at Alkholi Group are specialized in providing construction, MEP, management services, facility management.

Alkholi Group is a 100% Saudi Company with a management and workforce of various nationalities.

Alkholi Group provides a full range of specialized services that reflect the upscale and advanced level of design facilities in Saudi Arabia.

As company policy we only take on business that we would be able to accomplish with excellence, and our first and foremost priority is customer satisfaction.

"A Happy Customer is a Repeat Customer"

FACTS ABOUT US

APPROX.

15 B. SAR

TOTAL DELIVERED
PROJECTS

APPROX.

500 M. SAR

ANNUAL GROUP
TURNOVER

APPROX.

2100

GROUP MANPOWER

APPROX.

450

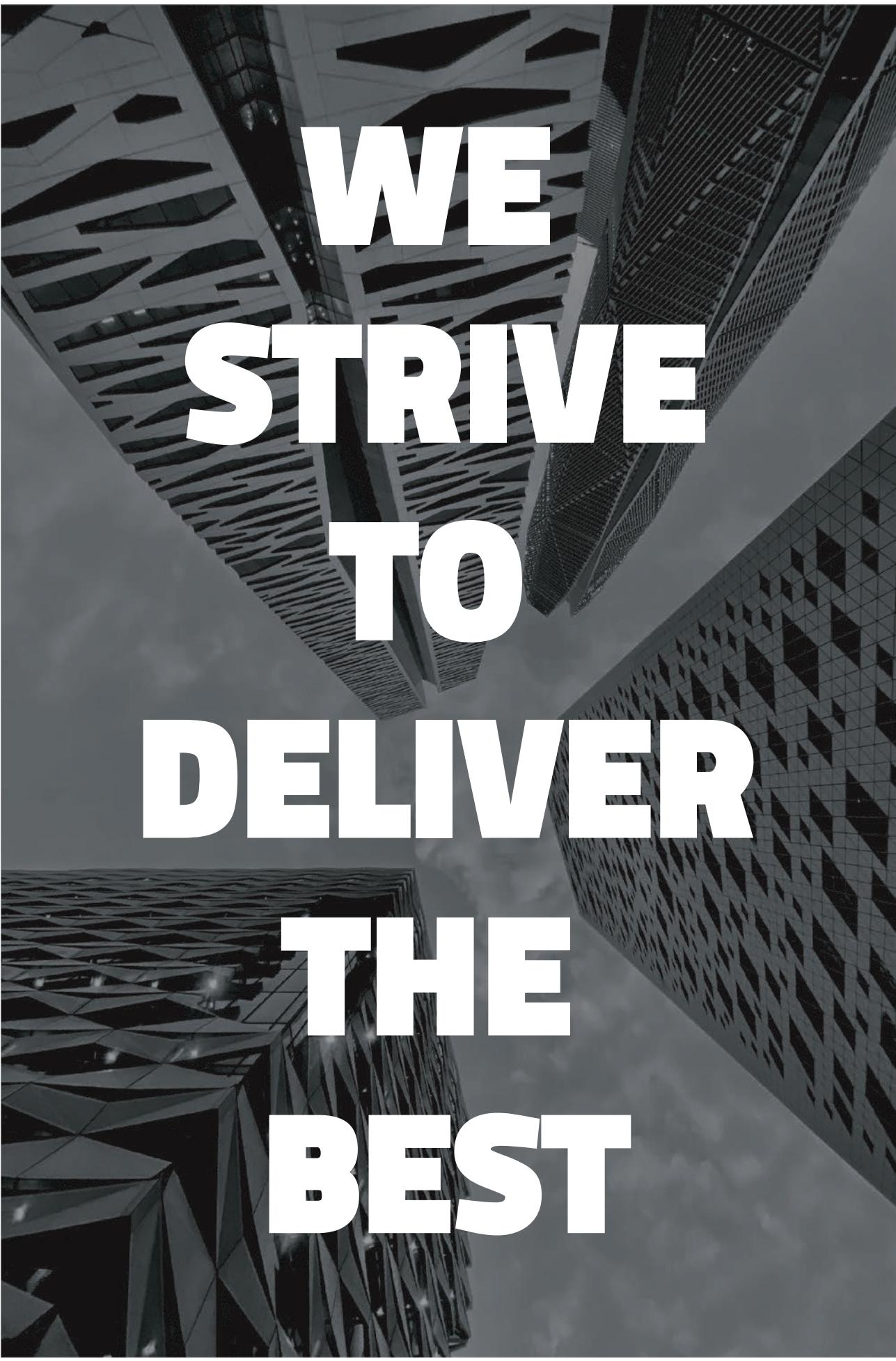
SAUDI EMPLOYEES

3

INTERNATIONAL
BRANCHES

12

OFFICES IN
KINGDOM OF SAUDI ARABIA



**WE
STRIVE
TO
DELIVER
THE
BEST**

ALKHOLI GROUP HAS THE FOLLOWING COMPANIES TO SERVE OUR FIELD



AKTEK

UP

amos

ALKHOLI

أَلْخُولِي

A Subsidiary of Hamza AlKhali Trading Company

ALKHOLI
TRADING

ALKHOLI
HEALTHCARE

ALKHOLI
TECHNOLOGIES

ABOUT SBTMC

The development plan carried out by Saudi government has significantly helped Saudi private sector to develop and prosper in the last 2 decades. Nevertheless; in the fifth 5-year plan, maintenance works have been immensely prioritized by the Saudi business sector following the accomplishment of an integrated infrastructure in the Kingdom.

Saudi Building Technic Maintenance Company was amongst the first Saudi specialized companies which were established meanwhile with the aim to carry out maintenance, cleaning and operation activities for all the facilities and installations. One of the main objectives of the company is to provide the highest level of services through a horizontal/vertical integrated organization in order to maximize their response to client requests and create flexible methods in coping with the work requirements through their reliance on a number of factors, such as:

- Consolidation of all company efforts on specialty.
- Provision of specialized management staff.
- Provision of specialized technical staff with the highest levels of performance.
- Organizing training courses to technical staff of the company so that they get familiarized with the latest developments in the scope of work.
- Introduction of the latest scientific information in the scope of work.
- Foundation of an optimal integration between state-of-the-art technology, labor and costs.





MISSION

Our inspiration is our desire to be distinguished as regional leaders in maintenance, operations, our commitment is to maintain a long relationship with our clients.



VISION

To deliver excellence in maintenance, operations, to be bound by our commitment to our clients and to a sustainable world, and to go beyond expectations.

ABOUT FACILITY MANAGEMENT

The company provides services to their clients through this division which covers maintenance works for buildings, air conditioning and cooling units, air treatment units, electricity, water and sewage networks, electronics, mechanical equipment and systems, computers and IT systems, medical facilities and their systems and other specialized works in all maintenance works. The company provides such services through a large group of engineers and skilled technicians who are able to perform maintenance works in a very proper manner to clients.

The company seeks always to offer the continuous training for them on all modern devices and systems and also provides them with the modern tools and instruments that help complete the maintenance work in a fast and proper manner in line with the generally accepted international standards. More importantly; the company also owns a large fleet of vehicles and equipment that have become a vital and essential factor in the performance of the maintenance activities thus utilizing their Quality Control Department to evaluate the services provided to their clients and to avoid any potential faults that may occur during the carriage of maintenance works.

OUR SERVICES

A. Facility Management, Operation & Maintenance

For the ease of communication between the various company sites and head office in Riyadh, the company has linked the sites and the head office through a computerized telecom network so as to ensure rapid transfer of information and full control system on all work sites of the company and the company is organizing its activities in several areas that reflect the superior and advanced level of performance, including but not limited to the following:

- Sports facilities.
- Facility Management, Operation, Maintenance, Cleaning & Planting.
- Power generating systems.
- Remote Building Management & Operating Systems B.M.S.
- Water treatment units.
- Air conditioning & cooling systems.

B. Electromechanical Sector

As a result of the scientific progress and technological development, the need has emerged for a new specialization that can deal with mechanical devices and equipment and the integrated digital control systems, such as the electrical and electronic systems. Hence in view of the increased growth in the development of electromechanics and the devices, systems and equipment which were invented consequently, the company has decided to establish this sector with the aim to match with such development, where this sector would tackle the maintenance works that became related to this area, such as:

- Installation and maintenance of elevator systems.
- Installation and maintenance of escalator systems.
- Installation and maintenance of laundry equipment.
- Installation and maintenance of turbines.
- Installation and maintenance of central air conditioning systems and chiller units.

C. Technologies in the Maintenance Sector

The adoption and utilization of extensive technologies in the FM as well as O&M sector are critical in order to improve the performance of the delivery of the contract, improve the efficiencies in the operations delivery, reduce number of manpower required to deliver a contract, and store extremely valuable data of the real estate assets. The typical technologies that should be adopted are as follows:

Cost Management Services:

The first step in the process of managing the real estate assets as well as the delivery of facilities management services is the preparation of both the Whole Life Costing of the asset as well as its budgeted operational cost. Al Khali Group has an extensive knowledge and database of such costs, and we also work with selected external consultants whom we know very well and trust;

CAFM or CCMS System:

These are softwares that will monitor the performance of a contract, manage the efficiencies of delivery of operations, as well as store critical asset data for the future. There are so many options of these softwares in the market, however Al Khali are very experienced in selecting the best and most cost effective product for the specific required needs;

IoT Sensors:

Planned & Preventative Maintenance is a good practise approach towards maintaining healthy assets, however Predictive Maintenance is becoming a critical approach in extending the life span of assets. Installing specific types of sensors to the mechanical equipment and connecting these together through the "Internet of Things" allows us to better monitor the performance of the assets and react with proactive measures before an asset fails or starts failing. We are very experienced in handling such IoT systems;

Robotics:

Considering it is not possible to obtain unlimited numbers of work visas in the Kingdom and wanting to reduce operational costs, we have started looking at mechanical solutions in the areas of cleaning as well as monitoring and inspecting. We are becoming very knowledgeable of the best products in the market for these kind of services;

Virtual Reality and Augmented Reality:

We have partnered with a very advanced company from the UK that is specialized in virtual as well as augmented reality solutions in the areas of training as well as remote inspections. With this technology we are able to train our staff wherever they are located on how to repair and maintain equipment. We are also able to utilise this technology to remotely resolve technical issues where our senior staff are not physically present. Our technology partner in this area is very successful and they even have done work for Saudi Aramco.



A. FACILITY MANAGEMENT

MAINTENANCE WORK OF BUILDINGS

The company provides building maintenance services for the various facilities, such as Universities, Ministries, Museums, Public and Private institutions with the aim of projecting the buildings and assets in a good working condition suitable to the conditions through regular and scheduled maintenance works, repair of emergency breakdowns, preventive maintenance works and any fault that may occur as a result of misuse or aging of these buildings. Amongst these works are the following:

- False ceiling installation.
- Paint works of buildings.
- Decoration works.
- Plumbing and water leakage repairs.
- Maintenance of furniture.
- Maintenance of lighting systems.
- Cleaning works and waste management.



MAINTENANCE AND INSTALLATION WORK OF WATER & SEWAGE PLANTS

- Maintenance and installation of water networks.
- Maintenance and installation of water purification and water waste treatment plants.
- Maintenance and installation of sewage networks.
- Maintenance and construction of sport court sewage networks.
- Covered sewage networks.



MAINTENANCE WORK OF MEDICAL CENTERS

Non-medical operation and maintenance of hospitals and medical centers.



MAINTENANCE WORK OF PLANT AND GREEN LANDSCAPE

- Construction, maintenance and installation of natural grass courts.
- Pest control and care for internal plants.
- Design of gardens and green landscape.
- Construction, maintenance and installation of artificial grass courts.
- Date trees care, trimming and treatment.
- Design, maintenance and installation of irrigation networks and systems.

CLEANING WORK

Cleaning and cleaning of cities is one of the priorities of the field of work which we pay special attention to, because of its importance to customers.

It is the main function of maintenance and facilities management. To reach this result we bring well-trained cleaners and modern cleaning equipment that facilitate the cleaning of buildings and roads. We care to make sure that cleaning works are continuing without stopping 24/7.

- Complete Cleaning of facilities and buildings.
- Property cleaning.
- Cleaning of glass facades.
- Waste removal from the sites.



B. ELECTROMECHANICAL SECTOR

INSTALLATION AND MAINTENANCE OF CENTRAL AIR CONDITIONING SYSTEMS AND CHILLER UNITS

- Installation and maintenance of elevator systems.
- Installation and maintenance of escalator systems.
- Installation and maintenance of laundry equipment.
- Installation and maintenance of turbines.
- Installation and maintenance of central air conditioning systems and chiller units.



INSTALLATION AND MAINTENANCE OF ELEVATOR AND ESCALATOR SYSTEMS

The company provides installation and maintenance of elevator, escalator and mobile passageways of all types and sizes, knowing that the company has a license for the installation and maintenance of elevator and escalator systems as approved by the civil defense as per the applicable standards and specifications in the Kingdom of Saudi Arabia.

INSTALLATION AND MAINTENANCE

TURBINES, POWER ENGINES, AND BOILERS

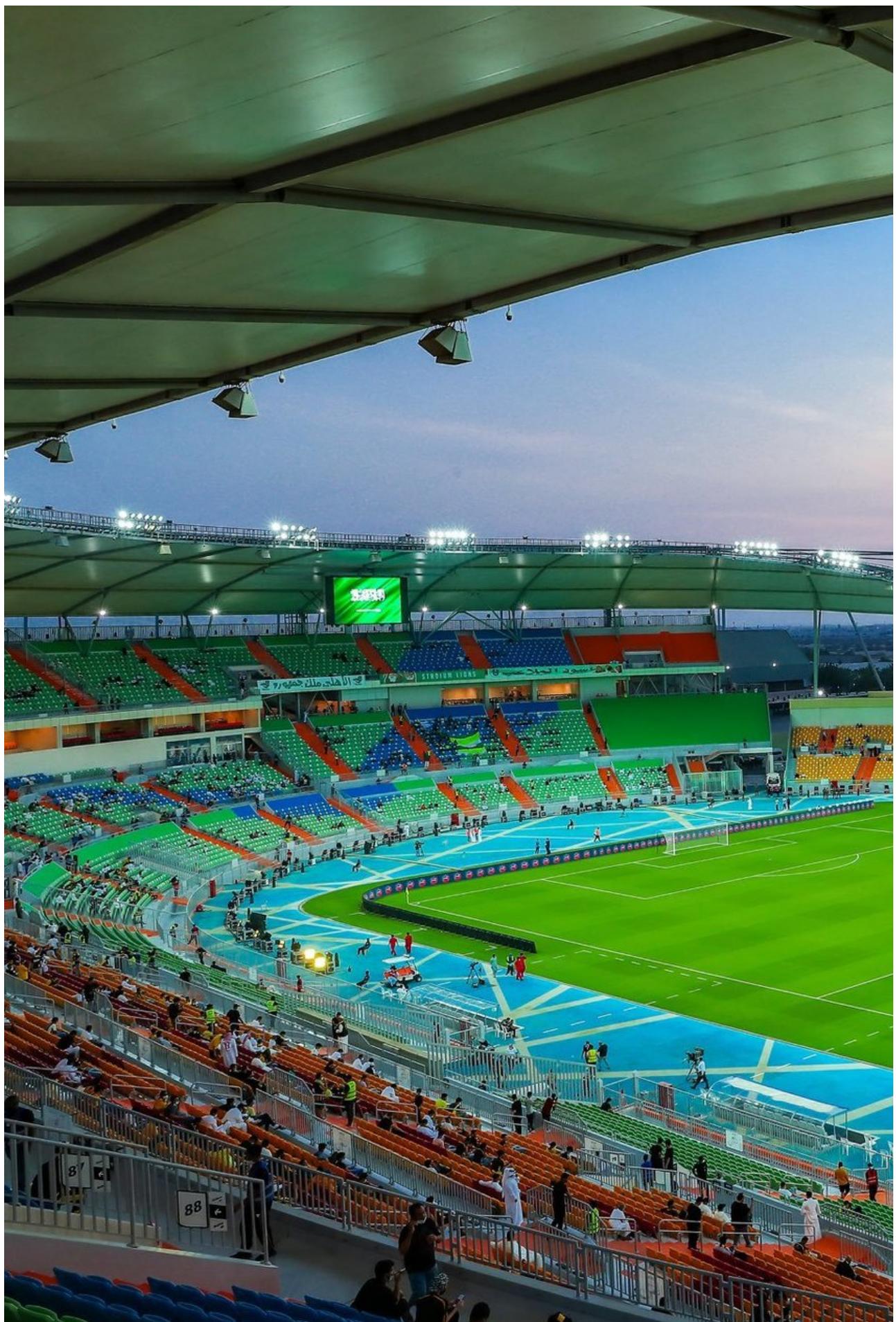
The company provides installation and maintenance of turbines, power engines, pressure rooms, power generators, mechanical rooms and boilers and the company has a very large experience in the installation and maintenance of turbines through specialized engineers and technicians in engines.



FACILITIES MANAGEMENT -

O&M PROJECTS

SN	PROJECT NAME	CLIENT	LOCATION
1	Full facilities management for the residential complex	SATCO	NEOM
2	Main maintenance project for commercial services buildings of Saudi ARAMCO	ARAMCO	Yanbu
3	Main maintenance project for commercial services buildings of Saudi ARAMCO	ARAMCO	Al Dhahran
4	Main Maintenance , Civil Repairs and Paint Works Project In Dry Docks of Saudi ARAMCO	ARAMCO	Yanbu
5	Cleaning services for a technical building	TBC	Riyadh
6	Maintenance, operation, and cleaning of Al Baha University City	Al Baha University	Al Baha
7	Maintenance, operation, and cleaning of Al Baha University branches	Al Baha University	Al Baha
8	Post construction & pre-opening soft services	Islamic Art Biennale	Jeddah
9	Maintenance, operation, and cleaning of Imam Mohammed bin Saud Islamic University	Imam Mohammed bin Saud Islamic University	Riyadh
10	Management & maintenance of electric & mechanical fleet	Riyadh Boulevard World	Riyadh
11	Opening ceremony for King Abdullah Sport City	KASC	Jeddah
12	Annual contract for soft services	KASC	Jeddah
13	Janitorial Services	AlKhayyat Mall	Jeddah
14	Full facilities management	Le Prestige Mall	Jeddah
15	Full facilities management	Star Avenue Mall	Jeddah



SN	PROJECT NAME	CLIENTS	LOCATION
16	Operation and maintenance of the university city and king Abdullah City for female students and their cleanliness 2013 - 2018	Imam Mohamed Ibn Saud University	Riyadh
17	Development of specialized systems at Al Imam Mohammad bin Saud Islamic University 2008 - 2009.	Imam Mohamed Ibn Saud University	Riyadh
18	Maintenance, cleaning and operation project of the Buildings and facilities at Al Imam Mohammad bin Saud University (From 2013 – 2015)	Imam Mohamed Ibn Saud University	Riyadh
19	Rehabilitation student housing project in the University City – Al Imam Mohammad bin Saud University.	Imam Mohamed Ibn Saud University	Riyadh
20	Maintenance, cleaning and operation project of King Fahad Security College in Riyadh 2013 - 2017	Ministry of Interior	Riyadh
21	Restructuring project of central air conditioning units at King Fahd Security College in Riyadh.	Ministry of Interior	Riyadh
22	Maintenance, cleaning and operation project for the Middle East center for the care of the Blind	Middle East center for the care of the Blind	Riyadh
23	Operation, Maintenance and cleaning of Baha University Administrative Buildings and its affiliated colleges at Al Baha University.	Al Baha University	Al Baha
24	Operation, Maintenance and cleaning of Baha University Campus.	Al Baha University	Al Baha
25	Maintenance, cleaning and operation project of the national center for agriculture and water research.	Ministry of Agriculture	Riyadh
26	Maintenance and cleaning project of buildings and branches of Al Jouf University	Al Jouf University	Al Jawf
27	Maintenance, Operation, Cleaning of Building and extension project for the General Sports Authority.	Ministry of Sports	Riyadh
28	Maintenance, operation and cleaning of Prince Faisal bin Fahd Stadium	Ministry of Sports	Riyadh
29	Maintenance, operation and cleaning of Prince Abdullah Al Faisal Stadium	Ministry of Sports	Jeddah
30	Maintenance, operation and cleaning of Prince Mohammad Bin Fahd bin Abdulaziz Stadium	Ministry of Sports	Dammam
31	Maintenance, operation and cleaning of King Fahd Sport City	Ministry of Sports	Taif
32	Maintenance, operation and cleaning of King Saud Sport City	Ministry of Sports	Al Baha
33	Maintenance, cleaning and operation project for Al Riyadh Sports Club	Ministry of Sports	Riyadh
34	Maintenance and operation project for the color photography lab at the General Sports Authority	Ministry of Sports	Riyadh
35	Maintenance, cleaning and operation project for King Fahd International Stadium	Ministry of Sports	Riyadh

SN	PROJECT NAME	CLIENTS	LOCATION
36	Maintenance, cleaning and operation project for Prince Saud bin Jalawi Sport City	Ministry of Sports	Khobar
37	Maintenance, cleaning and operation for the printing presses of the General Sports Authority	Ministry of Sports	Riyadh
38	Maintenance, cleaning and operation project for King Fahd Coastal City	Ministry of Sports	Jeddah
39	Maintenance, operation and cleaning of King Abdul-Aziz Historic Center in Riyadh City.	Riyadh Development Authority	Riyadh
40	Maintenance, operation and cleaning of King Abdul-Aziz Historic Center	Riyadh Development Authority	Riyadh
41	Maintenance, operation and cleaning of the General Court	Riyadh Development Authority	Riyadh
42	Maintenance, operation and cleaning of Diplomatic Quarter	Riyadh Development Authority	Riyadh
43	Maintenance, operation and cleaning of King Fahd Road	Riyadh Development Authority	Riyadh
44	Maintenance, cleaning and operation project of Teaching Staff Housing of Prince Sattam - bin Abdulaziz University	Prince Sattam University	Al Kharj
45	Maintenance, cleaning and operation project of Medical Center of Prince Sattam bin Abdulaziz University	Prince Sattam University	Al Kharj
46	Maintenance, cleaning and operation project of Teaching Staff Housing of Prince Sattam	Prince Sattam University	Al Kharj
47	Maintenance, cleaning and operation project of Sattam bin Abdulaziz University	Prince Sattam University	Al Kharj
48	Maintenance, cleaning and operation project of Medical Center of Prince Sattam bin Abdulaziz University	Prince Sattam University	Al Kharj
49	Maintenance, cleaning and operation project of Teaching Staff Housing of Prince Sattam	Prince Sattam University	Al Kharj
50	Maintenance, cleaning and operation project of Sattam bin Abdulaziz University	Prince Sattam University	Al Kharj
51	Maintenance and operation of facilities and services at King Khaled University Hospital and Faculty of Medicine.	King Saud University	Al Malaz
52	Maintenance and operation project of the systems, facilities and services at King Abdul Aziz University Hospital and Faculty of Dentistry	King Saud University	Al Malaz
53	Maintenance and operation project of Teaching Staff housing at King Saud University.	King Saud University	Al Malaz
54	Maintenance, cleaning and operation project of King Fahad National Library	King Fahd National Library	Riyadh
55	Maintenance and operation project for the postal equipment in all areas of the Kingdom.	Saudi Port	Riyadh

SN	PROJECT NAME	CLIENTS	LOCATION
56	Maintenance and spare parts supply project for the post complex	Saudi Port	Jeddah
57	Maintenance, cleaning and operation for the for the post complex	Saudi Port	Dammam
58	Maintenance, cleaning and operation for the buildings of British school	British School	Riyadh
59	Maintenance of prefab schools	Prefab Schools	Dammam
60	Maintenance, operation and cleaning of housing district of Saudi Arabian Monetary Agency	Saudi Arabian Monetary Authority	Riyadh
61	Maintenance, cleaning and operation project for the branch of Saudi Arabian Monetary Agency	Saudi Arabian Monetary Authority	Makkah and Madinah
62	Maintenance, cleaning and operation project for the branch of Saudi Arabian Monetary Agency	Saudi Arabian Monetary Authority	Jeddah
63	Maintenance, cleaning and operation project for the buildings of the two branches of Saudi Arabian Monetary Agency	Saudi Arabian Monetary Authority	Riyadh and Dammam
64	Maintenance of football court in Al Muharik Club in Bahrain	Ministry of Youth & Sports Affair	Bahrain
65	Maintenance of football court in Al Ahli Club in Bahrain	Ministry of Youth & Sports Affair	Bahrain
66	Maintenance of football court in the National Stadium in Bahrain	Ministry of Youth & Sports Affair	Bahrain



OUR KEY CLIENTS

The company has a large number of clients in both the public and private sectors. This diversification is due to the diversity of services and solutions that the company provides to its customers. The company is proud of all its customers and always strives to provide the best service to our customers satisfaction so as to ensure that the company continues as a solution to them.

أرامكو السعودية
saudi aramco



وزارة شؤون الشباب والرياضة
Ministry of
Youth and Sport Affairs

جامعة
الملك سعود
King Saud University



البنك المركزي السعودي
SAMA
Saudi Central Bank



وزارة الرياضة
Ministry of Sport

لهمة الملكية لمدينة الرياض
ROYAL COMMISSION FOR RIYADH CITY



SPI
سبي

مستشفى دله
Dallah Hospital

جامعة الأمير سلطان بن عبد العزيز
Prince Sattam Bin Abdulaziz University

مكتبة الملك فهد الوطنية
King Fahad National Library

Our Quality Standards



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