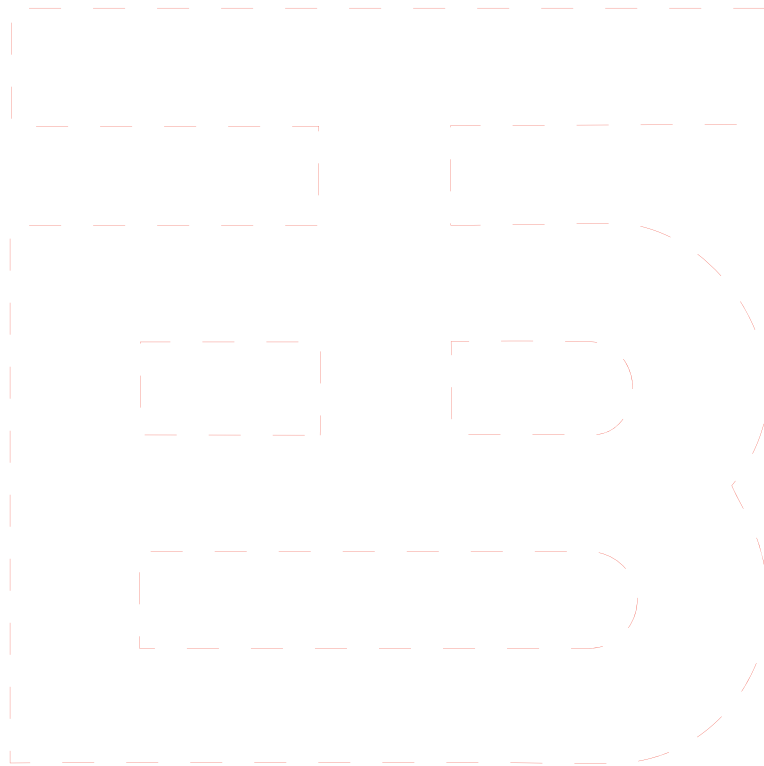




# SAUDI BUILDING TECHNIC MAINTENANCE



## 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 Alkhali 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

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APPROX.

# 500 M. SAR

ANNUAL GROUP  
TURNOVER

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APPROX.

# 2100

GROUP MANPOWER

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APPROX.

# 450

SAUDI EMPLOYEES

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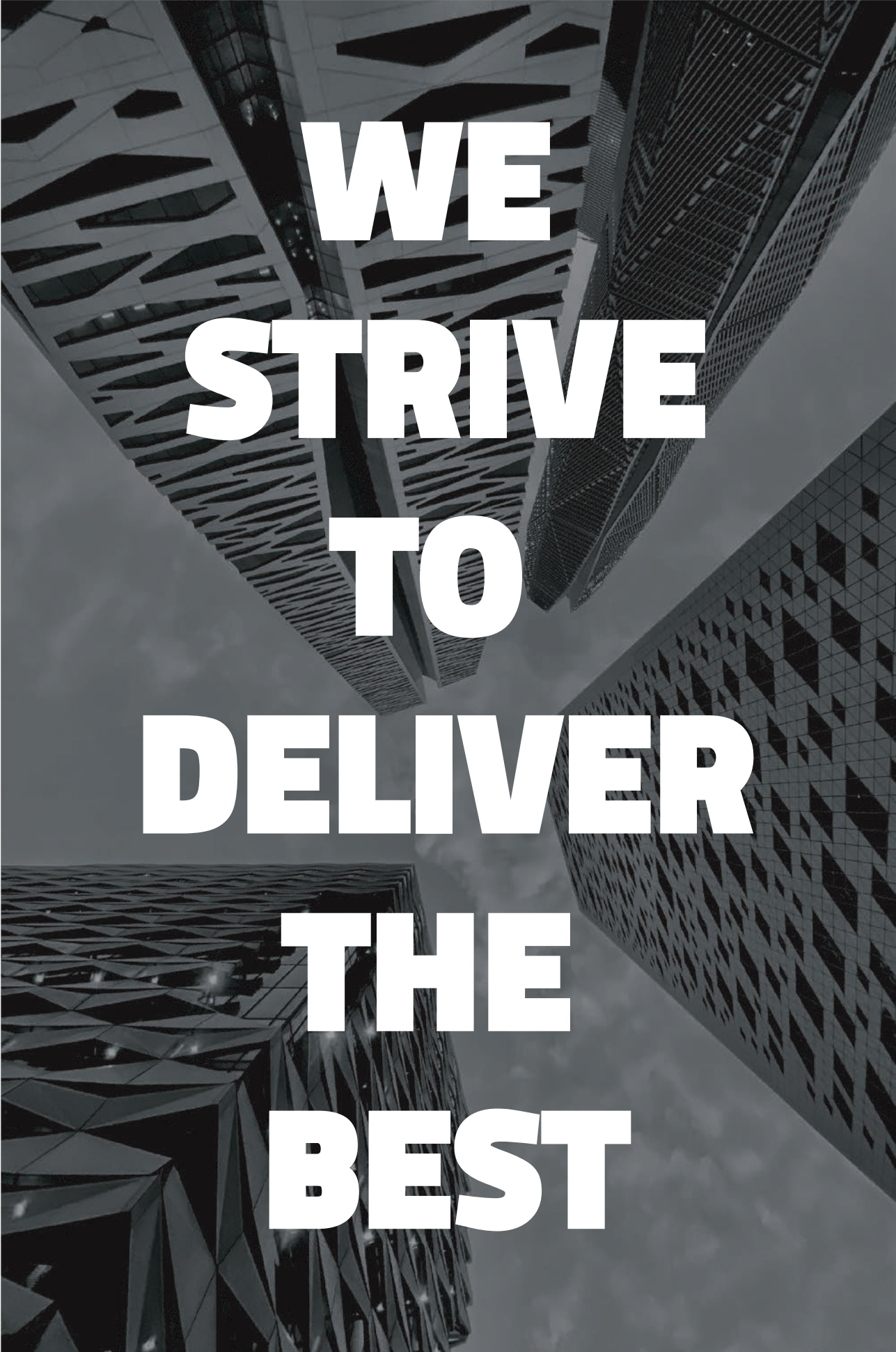
# 3

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  
شركة حمزة الخولي

A Subsidiary of Hamza AlKholi 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 copying 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 Kholi 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 Kholi 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.
- Cleaning of glass facades.
- Property cleaning.
- 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.

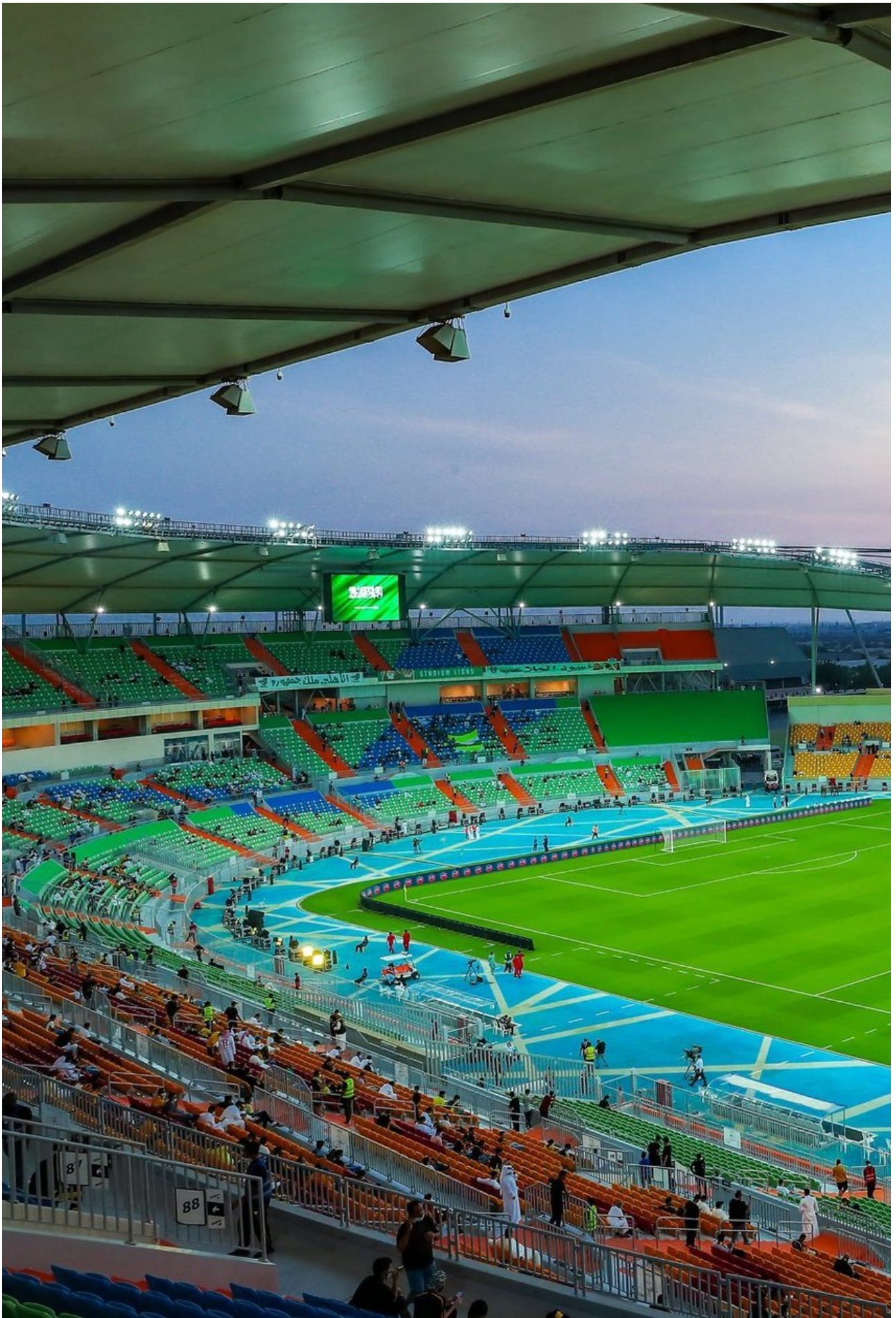


# FACILITIES MANAGEMENT -

## 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                           | Damman   |
| 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 Post                   | 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.





# Our Quality Standards

**ISO 9001**

**BUREAU VERITAS**  
Certification



**ISO 45001**

**BUREAU VERITAS**  
Certification



**ISO 41001:2018**

**BUREAU VERITAS**  
Certification



**ISO 14001**

**BUREAU VERITAS**  
Certification



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