

I. Introduction

To decrease the OPEX renting cost at MIC1, it is suggested to build a MIC1 warehouse inside the MoT owned land area at Dekwaneh, plot No. 1668. The following report shows the high-level scope and essential requirements for the project.

II. Overview

The total area in square meters is estimated at 6770m². The exact value shall be confirmed following a topographic survey. The area is split as follows:

- Outdoor area: 3970m² including the passageways of 1400m²
- Indoor area: 2800m²
- Existing building to be used for offices, and indoor warehouse (535m²)

Refer to the attached drawing.

III. Scope

The scope consists of design, procurement, construction of civil, electrical, and mechanical works. The below shows the high-level content for each.

1. Civil Works

- Excavation and floor leveling where needed as per topographic survey results
- Rehabilitation of existing structure to be fully renovated to host offices and small indoor storage area
- A fence constructed of a masonry wall h=2m with 45° wired metallic fence above it will surround the warehouse
- Two main gates reaching MIC1 area
- Shelter for fire-fighting pumps
- Indoor warehouse (hangar) structure:
 - Dimensions of 70x40m
 - Single span symmetrical portal frame (Inverse V shape roof); Roof slope of 10degrees
 - Minimum clear height of 6m
 - Flat concrete slab on grade floor
 - Natural ventilation + natural lighting, in addition to artificial lighting
 - Internal drainage system in case of emergency
 - External drainage system on roof (gutters + pipes)
 - Concrete columns inside masonry wall up to 3m high, supporting the hangar structure.
 - 2 main doors for delivery and loading areas.
 - 4 small doors for access and emergency
 - Solar panels installed on the roof

- Handrails on rooftop for solar panels maintenance
- Two guardhouses (2.5x2.5m) to be installed as below:
 - One inside the indoor warehouse near the gate
 - One near the main gate of the outdoor warehouse
- Slope and drain design for the outdoor part (using existing drainage trenches system)
- Demolition of existing fuel stations (2 units)

2. Electrical and Mechanical Works

- Electrical network including but not limited to the following: automatic and manual transfer switching, Main distribution boards, Sub-main distribution boards, electrical cables, devices
- Generator
- Renewable solar power system
- Fire alarm and fire-fighting system
- Lighting
- Earthing and grounding
- Communication cables
- Air conditioning
- CCTV and access control

3. Essential Requirements

- Legal documents to be provided:
 - cadastral plan
 - REC
 - Easement and planning
 - Construction investment factor (عامل الاستثمار)
- Construction permit