

ATTACHMENT (F4_A_2)

MOBILIZATION PLAN

LINK: <https://www.julius-berger.com/tender-documents>

Client: NIGERIA SOVEREIGN INVESTMENT AUTHORITY (NSIA)

Project: CONSTRUCTION WORKS FOR THE PROPOSED NSIA MULTI-
STOREY HEAD OFFICE DEVELOPMENT

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1 INTRODUCTION & KEY ISSUES

1.1 GENERAL

The purpose of this document is to provide an initial understanding of the intent of JBN in undertaking its mobilisation, the foreseen site facilities and its methodology.

Predominantly this document describes those processes undertaken and associated with the construction of the Site Installation Works.

Temporary Works is defined as all temporary works of every kind for the execution and completion of the Permanent Works.

1.2 CONSTRUCTION SITE & SITE SUPPORT

JBN will establish the Site Installation at the project site to support its personnel and operations as described in this document. The required facilities will be established to provide a fully functional and habitable base for the project team.

The Site Installation will be supplied and supported by Idu Yard, JBNs owned large construction facility located in Abuja. This arrangement will provide the resources and operational support required for the Site Installation, enabling JBN to support personnel and construction activities at the project site.

2 PROJECT MOBILIZATION METHODOLOGY

2.1 INTRODUCTION

Due to the tight schedule constraints, the execution of the Works has been rationalised and split into the following phases:

- Pre-mobilisation Phase,
- Mobilisation Phase,
- Construction Phase,

2.2 PRE-MOBILIZATION PHASE

This Phase shall encompass:

- Engagement of supervisory and management staff,
- Engagement of primary suppliers and subcontractors,
- Process development of plans, procedures and other documents,
- Deployment of security for personnel and equipment,
- Inspection of Site to ensure that Employer has complied with its obligations under the Contract,
- Equipment and personnel will be readied for mobilisation to the work site,

2.3 MOBILIZATION PHASE

This phase shall encompass:

- Survey team will confirm all the plot beacons,
- Site levelling and ground improvement measures,
- Placement of fencing concept for and security posts,
- Construction of facilities for the office area such as drainage, septic system, electrical generation & supply etc,
- Erection of Site Offices,
- Relocation of all team members to Site, plus mobilisation of additional personnel in readiness for Construction Phase,
- Establish delivery routes and schedule of consumables and logistic matters,
- Continuation for full construction of site yard and facilities,

2.4 CONSTRUCTION PHASE

Upon completion of the Contractor's Temporary Site Facilities, which is expected to take approximately 2.5 months, JBN will establish a permanent presence on site. Throughout the construction phase, all site facilities will be managed and maintained in good working order. This will help provide a safe, clean, and well-organised working environment, support efficient day-to-day operations, and minimise disruptions caused by facility or equipment issues.

The HSE and QA/QC standards agreed between the Employer and the Contractor will be implemented at that stage, unless they have already come into effect.

3 CONTRACTORS TEMPORARY SITE FACILITIES

Contractor's temporary site facilities shall comprise all those facilities that shall be required operationally to undertake the works for the Project as detailed in this document. It is agreed with the Client that the location for these facilities shall be situated on the plot.

It shall comprise the facilities described below:

- Temporary modular offices
- Meeting Room
- First Aid station
- Toilet
- Temporary Roads & Office Car Parking
- Water Tank
- Septic connection to the public grid
- Gate Houses
- Temporary Construction Road
- Storage Area
- Fence
- Storage Container
- Carpentry, as required
- Bending Workshop, as required
- Temporary Power generation and distribution, connection to public grid
- Fuel tanks
- Lighting poles
- Tower Cranes
- Temporary Services / Infrastructure

3.1 SITE YARD AREA

Generally, the description provided below describe the facilities that will be provided by Contractor to facilitate their own works for the Project and are provided for information. The Site yard will have strict access control by security personnel to ensure that only those authorised persons are permitted into this area.

The layout for the Site Yard shall be as shown below:

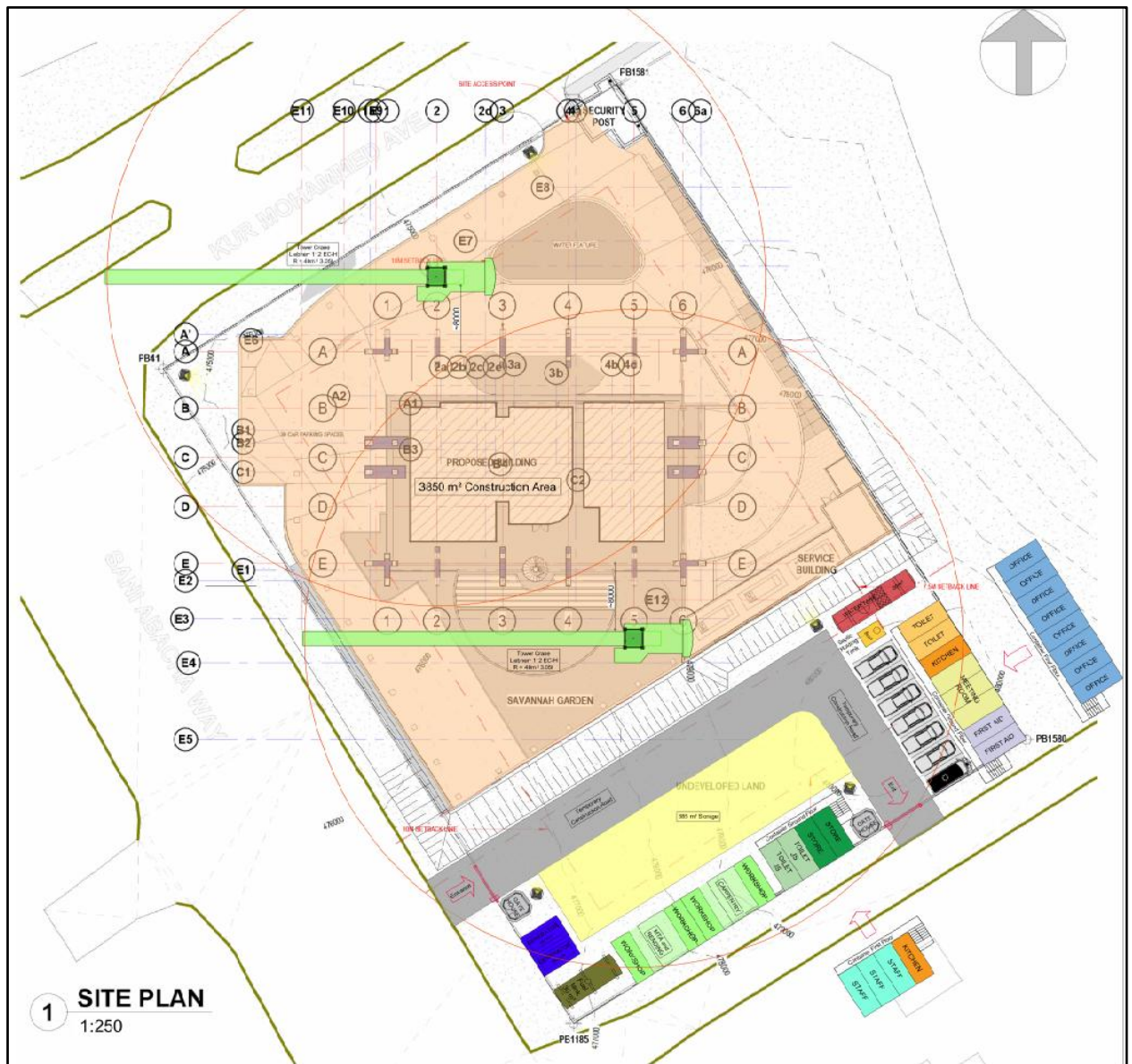


Figure 1: Site Plan

3.1.1 CARPENTRY YARD

All formwork and precast elements will be produced at JBN's Idu Yard in Abuja and transported to the construction site. The site carpentry workshop will be used for on-site adjustments and minor works.

All elements suitable for in-situ casting, including manholes for underground utility systems and foundations, will be produced at JBN's Idu Yard to meet the project's requirements. Standard precast items, such as kerbstones, may also be produced there. All formwork will be assembled and maintained at JBN's Idu Yard.

3.1.2 BENDING WORKSHOP

Initially Contractor will be able to provide rebar cut and bent from either from its Idu Yard facilities. Once the site setup is available, rebar will be modified on site.

3.1.3 TEMPORARY ROADS

Temporary road systems will be in accordance with the areas shown on the layout drawings contained in the Site Yard Layout drawing above. It is foreseen that these roads will be gravel construction.

Temporary roads located on the final road position will eventually be used for the permanent road construction.

Temporary roads shall be maintained and have dust control measures provided by Contractor.

3.1.4 POWER GENERATION

Diesel generators and the fuel storage/station are located in the Yard for the use of temporary power by the site for the contract period. If connection to the public grid will be possible during construction, the generators will stay in place as back-up power.

3.1.5 WATER TANK

Water is required for a multitude of activities, potable and construction water.

3.1.6 STORE

Contractor will provide a containerised and or modularised or similar store building construction for permanent and temporary project materials, consumables and spare parts for plant and equipment to facilitate JBN own works.

3.1.7 EQUIPMENT REPAIR CENTRE (ERC)

Contractor plant and equipment is serviced, repaired and maintained by our ERC at our JBN facilities in Utako. In addition, Contractor carries a percentage of redundant equipment in case of failures.

3.1.8 SITE DIESEL AND FUEL STATION

The supply of diesel to Contractor own equipment and plant shall be undertaken by delivery via tanker to such locations on the Work Site.

3.1.9 STORAGE AREA

Temporary lay-down areas will be provided for Contractor in accordance with the areas shown on the layout drawings.

Maintenance and dust control of such lay down areas shall be provided by Contractor.

3.1.10 TEMPORARY ROADS

Temporary road systems will be in accordance with the areas shown on the layout drawings contained in the Section 3.3 "Site Yard Area". It is foreseen that these roads will be gravel construction.

Temporary roads located on the final road position will eventually be used for the permanent road construction.

Temporary roads shall be maintained and have dust control measures provided by Contractor.

3.1.11 UTILITY PROVISION AND DISTRIBUTION

Utility pipes and services will all be provided to such locations as required by Contractor's works and functional requirements.

Sewage will be connected to the external grid.

Electrical power will be generated and distributed to the designated Sub Circuit.

4 JBN'S OFFICES, YARDS AND FACILITIES

4.1 HEAD OFFICE, ABUJA



Figure 2: Head Office Julius Berger, Abuja

The Head Office of Julius Berger is located in Nigeria's capital, Abuja FCT. It is located approximately 40km from the international and domestic airports that provide convenient centralized access to all areas of the country.

In addition to the Executive Management of Julius Berger, the Head Office houses the Regional Management for one of the company's three regions and key support services and resources including commercial and technical service units.

4.2 OPERATIONAL HUB, ABUJA

The operational hub in Abuja accommodates Management for Region Central & North and Management and support personnel for Central Area, whose business activities cover the Federal Capital Territory, Niger State and Kaduna State.

4.2.1 MAIN YARD, ABUJA



Figure 3: Main Yard, Abuja

The Main Yard of Julius Berger is located close to the Head Office in Abuja.

The Main Yard covers an area of approximately 240,000 m² and is Julius Berger's largest yard facility. The installation is fully equipped with offices and workshop facilities, which service the branch sites around Nigeria.

The Abuja office is equipped with canteen facilities catering to over 450 Julius Berger employees and a clinic equipped with first aid facilities including a stand-by ambulance for emergency transport to the Julius Berger main clinic, if necessary.

The Abuja Main Yard includes but is not limited to the following facilities:

- Vehicle workshop for the maintenance and repair of contractor's transportation fleet
- Mobile crane workshop for the maintenance and repair of mobile cranes and related equipment
- Heavy earthmoving equipment workshop for the maintenance and repair of contractor owned CAT and Liebherr equipment
- Mercedes Benz workshop for the maintenance and repair of contractor owned MB equipment
- Reconditioning workshop where over 600 truck and 150 generator engines are serviced every year
- Electrical workshop

- Tire workshop with capacity for the remolding of over 3,000 tires per year
- Radio and telecommunications workshop
- General equipment yard
- Filling station (petrol and diesel)
- Central store for the storage of spare parts and other plant-and-equipment related materials
- Employees: 160 Nigerians and 10 international staff

4.2.2 IDU YARD, ABUJA



Figure 4: IdU Yard, Abuja

Julius Berger's IdU Yard, located in Abuja, is the company's largest operating/fabrication yard in Nigeria, covering a total area of approximately 290,000 m². It has an office complex for yard operations and administration. It also includes, but is not limited to the following technical support facilities:

- Pre-cast concrete production and pre-stressing yard
- Prefabricated house production
- Hollow concrete block & interlocking stone fabrication
- Formwork, scaffolding yard and workshop
- Air-condition & plumbing workshop
- Carpentry workshop
- Sandblasting and painting workshop
- Concrete mixing plants
- Pipe, shaft ring and manhole production

- Soil, Concrete, Asphalt and Bituminous Emulsion testing laboratory
- Asphalt mixing plant
- Transport section – Abuja and Nigeria
- Filling station (approx. 5,000,000 liter storage capacity; total capacity in Abuja 8,000,000 liters)
- Central store for the storage of general site and office supplies

The capacities of the Idu Yard are presented in the table below:

Item		Installed capacity		Unit
Concrete	Production	Concrete mixing	100	m ³ /h
		Concrete blocks	4,400	pieces/h
		Precast	2,150	m ³ /month
		Pipes	384	m/day
		Kerbstones	2.640	m/day
		Pavement stones	1.100	m ² /day
Concrete	Storage	Cement	450	t
		Aggregates	1.400	t
		Sand	770	t
Iron bending	Production	Bending	50	t/day
		Mesh wire	10	t/day
	Storage	Rebar steel	10.000	t
		Mesh wire	3.000	t
Carpentry	Production	Plywood or Formwork	200	m ² /day
		Timber	-	m ³ /h
Asphalt	Production	Asphalt mixing	75	t/h
Bitumen	Storage	Bitumen tanks	250	t
Bituminous Emulsion	Storage	Emulsion tanks	90	t

4.3 LIFE CAMPS, ABUJA

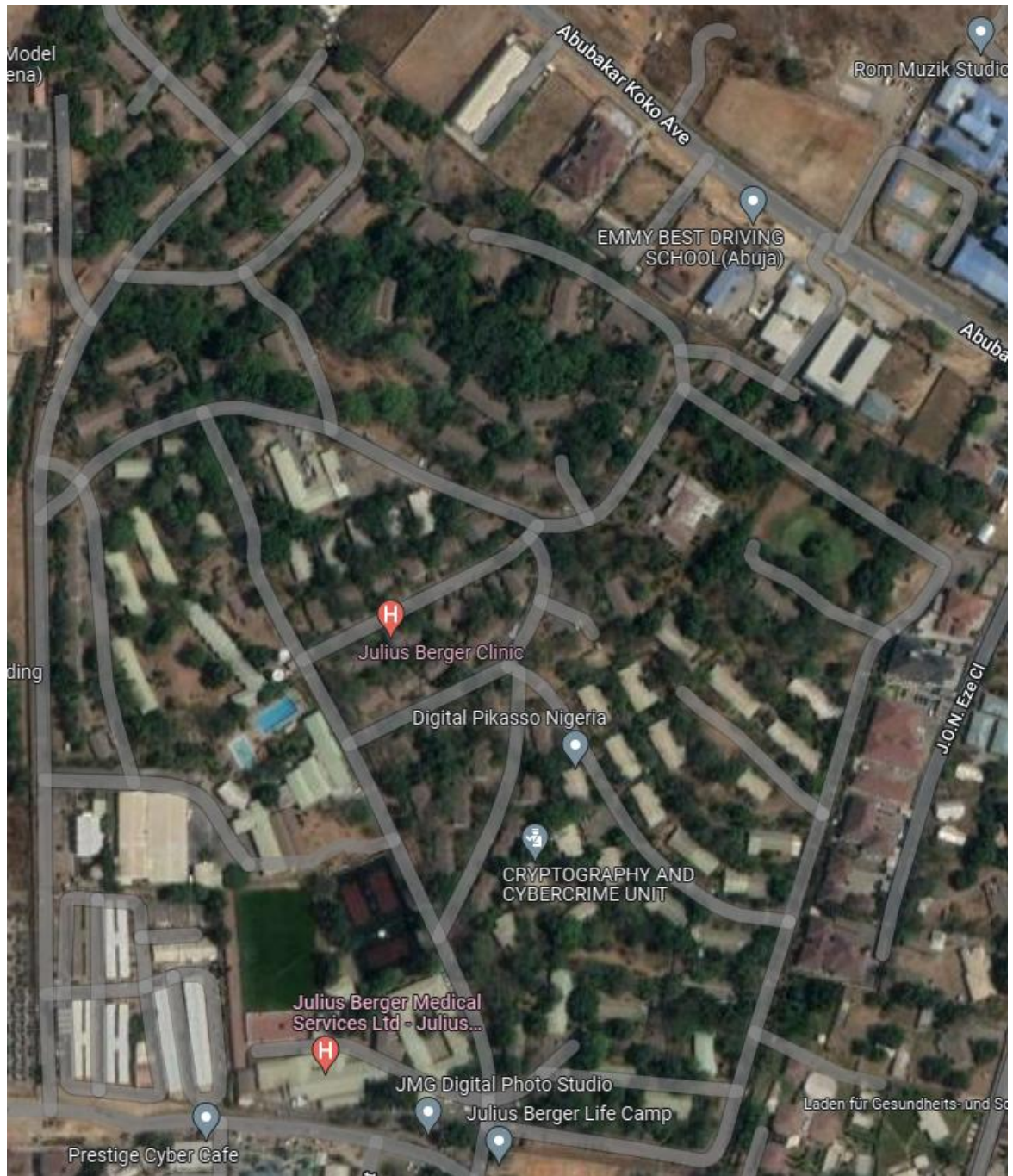


Figure 5: Life Camp Gwarimpa, Abuja

Julius Berger has built and maintains several life camps for company staff in Abuja. The largest of the camps is located in Gwarimpa. Covering an area of approximately 300,000 m², the Gwarimpa location is centrally situated just 15 km away from the Head Office. In addition, the camp houses the company's medical subsidiary, Julius Berger Medical Services Ltd., which provides medical services to all company staff and their families.



Figure 6: Life Camp Utako, Abuja

The second Abuja life camp is “Utako Estate”, which is located opposite to the Main Yard and will cover a total area of approximately 152,000 m² once it is fully developed. The camp housed its first occupants in 2008.