

Construction Department Weekly Progress Report

Week Commencing: 08 March 2026



HSE Highlights

Invoice Status for
CD Projects

PMU, TSU &
Quality Dashboard

Ongoing Projects

Contract
Dashboard

01 Health Safety & Environment Highlights

02 Invoice Status for CD Projects

03 PMU, TSU & Quality Dashboard Highlights

04 Contract Dashboard Highlights

05 Ongoing Projects



HSE Highlights

Invoice Status for
CD Projects

PMU, TSU &
Quality Dashboard

Ongoing Projects

Contract
Dashboard



SAFE MAN-HOURS
25,625,186



CONTRACTOR MANPOWER
2,978



SAFETY INSPECTIONS
192

Contractors

107

RC/Parsons

85



Construction Training & Workshops

111

Toolbox Talks HSE Only

56



HSE Highlights

Invoice Status for
CD Projects

PMU, TSU &
Quality Dashboard

Ongoing Projects

Contract
Dashboard

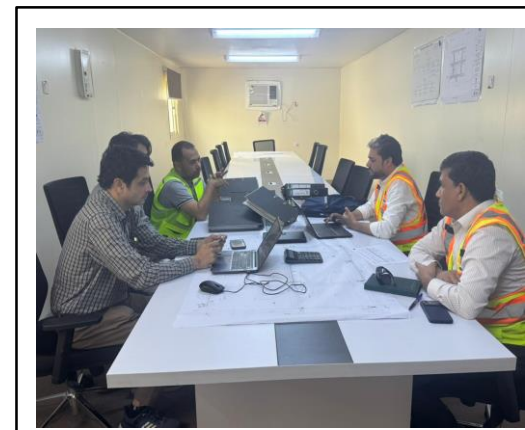
Key Highlights

1 Safety Milestone – Safe Man-hours

Royal Commission Construction Contractors achieved more than 25 million Safe Man-hours without a Lost Time Injury (LTI).

2 SMS Audit Conducted on Project JCPDI-I-2034

Safety Management Systems (SMS) Audit was conducted by Royal Commission HSE Engineers at Project JCPDI-I-2034 to evaluate the effectiveness and implementation of the Contractor's health and safety management arrangements. The primary objective of this audit was to assess the overall adequacy, compliance, and performance of the Contractor's HSE Management System in alignment with Royal Commission requirements, the Contractor's approved HSE Plan, ISO standards, and other applicable legal and regulatory requirements. The audit aimed to identify strengths and gaps to enhance controls, prevent incidents, and promote a safe, healthy, and continuously improving work environment.





HSE Highlights

Invoice Status for
CD Projects

PMU, TSU &
Quality Dashboard

Ongoing Projects

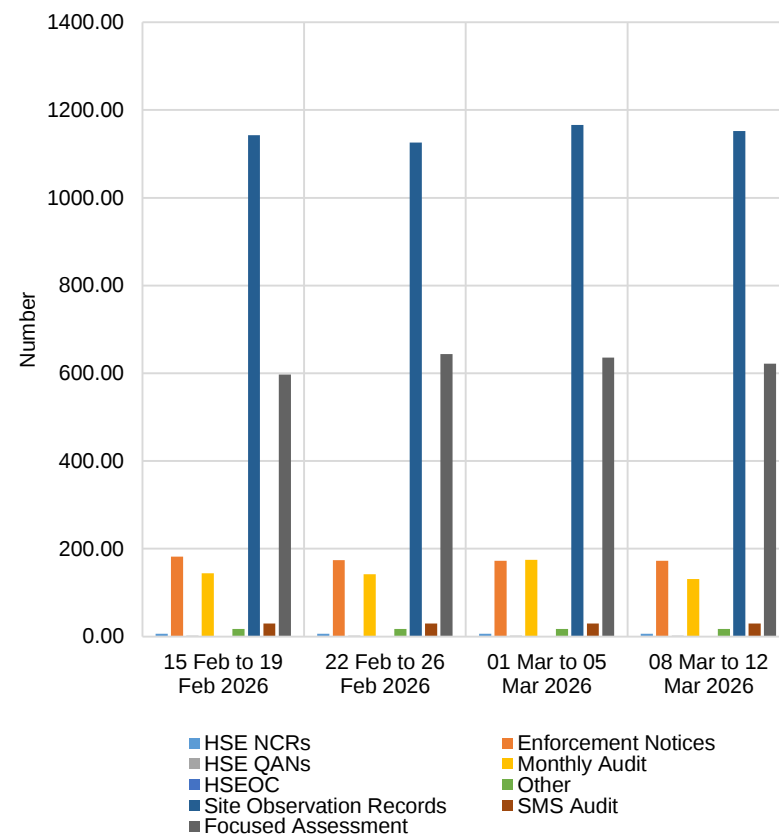
Contract
Dashboard

HSE Statistics



All CD Projects (RES, ICS, GUS)	15 Feb to 19 Feb 2026	22 Feb to 26 Feb 2026	01 Mar to 05 Mar 2026	08 Mar to 12 Mar 2026
HSE NCRs	6.00	6.00	6.00	6.00
Enforcement Notices	182.00	174.00	173.00	173.00
HSE QANs	2.00	2.00	2.00	2.00
Monthly Audit	144.00	142.00	175.00	131.00
HSEOC	0.00	0.00	0.00	0.00
Other	17.00	17.00	17.00	17.00
Site Observation Records	1143.00	1126.00	1166.00	1152.00
SMS Audit	30.00	30.00	30.00	30.00
Focused Assessment	597.00	644.00	636.00	622.00

All CD Projects (RES, ICS and GUS)





HSE Highlights

Invoice Status for
CD ProjectsPMU, TSU &
Quality Dashboard

Ongoing Projects

Contract
Dashboard

Invoice Status for Construction Projects for 2026



	Original Forecast Total (SAR)	Forecast up to Date Total (SAR)	Actual Total to Date (SAR)
NIDLP	605,575,809.52	605,575,809.52	305,346,180.38
NIS	811,807,483.62	811,807,483.62	198,020,521.66
MOF	75,752,002.45	75,752,002.45	66,861,986.82
Total	1,493,135,295.59	1,493,135,295.59	570,228,688.86

Link to more details (Forecasting Cash Flow): <https://cloudy.rcjy.gov.sa/s/pojZTJosB4eyPXL>

Note: Actual Forecast does include invoices under review. Therefore, there is likely to be a variance with the values uploaded to ETIMAD until the invoices under review are approved.



Project Monitoring Unit (PMU)

 31 – Active Contracts  36 – Total Contracts	 ~ 45 KPIs evaluated & monitored	 ~ 167 risks in CD Risk Register reviewed	 ~ 300 target for no. of PMU yearly audits	 ~106 Best Practice & Lessons Learned	 10 Management Procedure briefings held
---	---	---	---	--	--

Topic	% Complete	Achievements and Activities
Progress Reports – wk., bi & monthly, KPIs	Implemented	- Manage, review, evaluate, enhance and issue reports. - Audit Contractor's to encourage best practice, anticipate issues / opportunities and identify training needs. - Oversight, guidance, performance monitoring (KPIs) and verification.
Risk Management	Implemented	Implement Risk Management Plan and identify areas of improvement for implementation.
Best Practice & Lessons Learned	Implemented	106 Best Practice & Lessons Learned issued with updated register.
Performance Reviews	Implemented	Monthly cross departmental Project Performance Reviews ongoing since May 25.
Reporting Dashboard	Training	Power Bi portal training sessions commenced 25 January 2026 & Power BI Pro licences requests ongoing.
Compliance Audits	Implemented	Undertake compliance / quality reviews & create data validation / compliance check sheets.
Contract Closeout Group (CCG)	Implemented	- Contract closeouts & inspections ongoing i.e. 2004, 2006, 2013, 3002, 3003, 3004, 3015, 7001B, 7002 & 7011. - Approximately 91 inspection requests reviewed and completed.
Traffic Management	Implemented	- Issue JCPDI wide Temporary Traffic Management location plans (latest revision Jan to March 2026). - Lead Traffic management coordination meetings and use of Openspace audits.
CD Management Procedure briefings	Implemented	Next briefings planned January 2026 with 51 people attended so far.
Stakeholder Management	Implemented	Stakeholder Management Plan & Communications Tracker implemented to track Stakeholder engagements.
CD Operations and Technical Manual	25%	Circa 20 deliverables complete / under final review and agreement of sub procedure template format imminent.
KPIs	Implemented	Quarterly reporting of KPIs for Quarter 4, 2025 complete.
Interdepartmental Management Plan reviews	Implemented	Reviews of other JCPDI department's Management Plans including Sustainability, Industrial Waste Management, Waste Management, Green Port Strategy, Traffic Management etc.

HSE Highlights

Invoice Status for
CD Projects

PMU, TSU &
Quality Dashboard

Ongoing Projects

Contract
Dashboard



Technical Support Unit (TSU) – Active Contracts

HSE Highlights

Invoice Status for
CD Projects

PMU, TSU & Quality
Dashboard

Ongoing Projects

Contract
Dashboard

**No. of Preliminary
Designs Reviewed:**

07

**No. of 30% Designs
Reviewed:**

03

**No. of 60% Designs
Reviewed:**

01

**No. of 90% to 100%
Designs Reviewed:**

03

Contract No.	Activity
JCPDI-I-2022	T-080-01- 30% - Design Package Submission for Landscape - Development of Food Processing Logistic Area
JCPDI-F-7006	T-754-01- 90% - Design Package Submission For Villa, Mosque & Infrastructure Close out - Construction of General Housing in Community Area District 1-Area 3, Hara 4, Phase 1
JCPDI-1-2021	T-042-00- 60% Design Package Submission Phase 1 - Development of Metals and Mineral Logistic Area
JCPDI-I- 2022	T-149-00- 30% Civil (Roads) Design Package Submission - Development of Food Processing Logistic Area
JCPDI-I-2022	T-148-00- 30% IN (Instrumentation) Design Package Submission - Development of Food Processing Logistic Area
JCPDI-I-2023	T-196-01- 90% Design Package submission - Development of Bonded Zone Phase 1
JCPDI-I-2014	T-201-03- 90 % Design Package Submission - Development of Infrastructure, Public Utilities & Roads - Haii 1



Technical Support Unit (TSU) – Future Contracts

**No. of Preliminary
Designs Reviewed:**

07

**No. of 15% / 30%
Designs Reviewed:**

01

**No. of 60% Designs
Reviewed:**

00

**No. of 90% to 100%
Designs Reviewed:**

06

Contract No.	Activity
JCPDI-I-7065	100% IFB Design Package Submission - Design & Construction of Mosque & Local Park –HAI1 6 Phase 1
JCPDI-I-2084	30% IFB Design Package Submission - Design & Construction Reclaimed Water Network of Industrial Phase 3
JCPDI-F-7062	Final IFB (EPC) Design Package Submission - Design & Construction of General Housing - Phase 5
JCPDI-F-7029	Final IFB (EPC) Design Package Submission - Design & Construction of Downtown Family Housing - Phase 1
JCPDI-G-8007	Final IFB (EPC) Design Package Submission - Construction & Equipping of Security Forces Facility Phase 1
JCPDI-F-7039	Final IFB (EPC) Design Package Submission - Construction of Civil Defense Infrastructure Utilities –HAI13
JCPDI-F-7050	100% IFB Design Package Submission for Landscape & Architectural - Design & Construction of Local Mosque & Local Park HAI13 Phase 1

HSE Highlights

Invoice Status for
CD Projects

PMU, TSU &
Quality Dashboard

Ongoing Projects

Contract
Dashboard



Quality Highlights

HSE Highlights

Invoice Status for
CD ProjectsPMU, TSU & Quality
Dashboard

Ongoing Projects

Contract
Dashboard

QUALITY RECORD

Nos. of Issued NCRs & QANs (Open & Closed) Per Project

10-Mar-26

Section	Project	Date of NTP	NCRs			QANs			Total NCRs per Section	Total QANs per Section
			Issued	Closed	Open	Issued	Closed	Open		
GUS	JCPDI I-2004	11-Mar-20	21	16	5	50	45	5	75	213
GUS	JCPDI I-2007	19-Dec-22	2	2	0	30	23	7		
GUS	JCPDI I-2011	12-Jan-23	3	3	0	7	6	1		
GUS	JCPDI I-2014	3-Jun-24	3	3	0	7	6	1		
GUS	JCPDI I-2023	22-May-24	0	0	0	2	0	2		
GUS	JCPDI R-3004	27-Feb-20	38	29	9	86	84	2		
GUS	JCPDI F-7002	1-Apr-19	7	6	1	16	16	0		
GUS	JCPDI R-3015	4-Aug-24	1	0	1	15	5	10	31	182
RES	JCPDI I-2006	10-Jan-23	0	0	0	8	8	0		
RES	JCPDI I-2030	30-Apr-24	1	1	0	1	1	0		
RES	JCPDI I-2031	30-Jul-24	1	0	1	11	7	4		
RES	JCPDI R-3002	2-Jul-20	0	0	0	9	8	1		
RES	JCPDI R-3003	27-Feb-20	26	25	1	90	86	4		
RES	JCPDI F-7001B	7-Jan-25	0	0	0	3	3	0		
RES	JCPDI F-7006	22-May-24	2	2	0	56	44	12	134	165
RES	JCPDI F-7023	1-May-24	1	0	1	4	4	0		
ICS	JCPDI I-2013	10-Jan-23	2	0	2	6	5	1		
ICS	JCPDI I-2019	8-Dec-25	1	0	1	0	0	0		
ICS	JCPDI I-2022	29-Jan-25	3	2	1	2	1	1		
ICS	JCPDI I-2034	21-May-24	0	0	0	7	3	4		
ICS	JCPDI R-3014	11-Jan-23	13	9	4	34	32	2		
ICS	JCPDI R-3016	29-Apr-24	14	3	11	23	14	9		
ICS	JCPDI P-4001	15-Jul-20	84	70	14	56	54	2		
ICS	JCPDI P-4002	21-May-24	7	5	2	20	18	2		
ICS	JCPDI P-4004	15-Jul-20	4	3	1	1	1	0		
ICS	JCPDI F-7011	13-Oct-21	6	6	0	16	16	0		
TOTAL			240	185	55	560	490	70		



Ongoing Projects



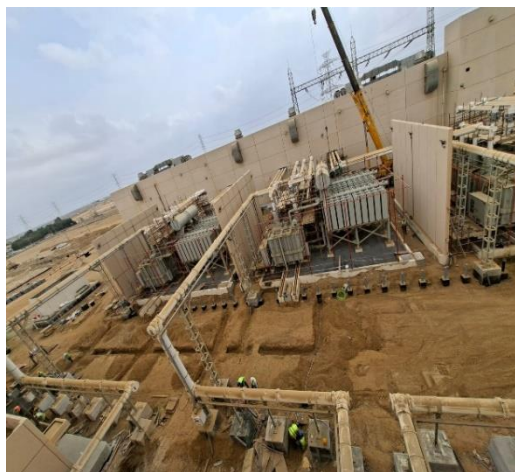
Contract Name: Construction of new electrical substation 1A

Contract Number: JCPDI P-4001 & 4004

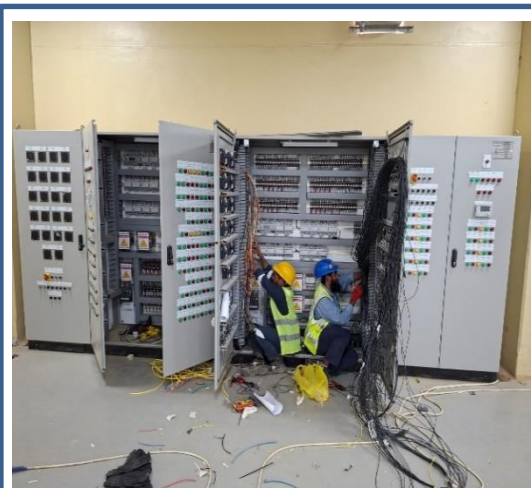
Principal Contractor: Hadi Haider Alyami

Key Milestones	RAG
Commissioning for P-4001 & P-4004 is 53% completed.	

Progress Photos



Transformer earthing system installation



Termination of DDC/HVAC panels

15 July 2022

PL: 89%

08 June 2026



Notice to Proceed

AC: 88%

End of Contract

Status

Achievements:

- Underground Water Supply Pipe ongoing.
- Cable Laying & Termination for Camea Pole ongoing.
- Control Building Walkway Construction ongoing.
- 132kV Building Ramp & Walkway Construction ongoing.
- Crash barrier installation ongoing.
- Road safety signage pole foundation installation ongoing.
- External grounding mesh installation ongoing.
- Tunnel-2, & 6 staircase construction ongoing
- Fence Foundation & wire mesh Installation ongoing.
- Tunnel-03 walkway construction ongoing.
- Fire Hydrant Pipe Installation ongoing.
- Control Building, Protection System Testing Commissioning ongoing.
- SAS Testing ongoing.
- External Drain Channel Construction ongoing.
- JRP Testing & Commissioning ongoing.
- 380kV HV Test ongoing.
- OHTL low gantry fence installation ongoing.

Key Opportunities:

- Shielding Mast Installation.
- JRP Testing & Commissioning.



Ongoing Projects



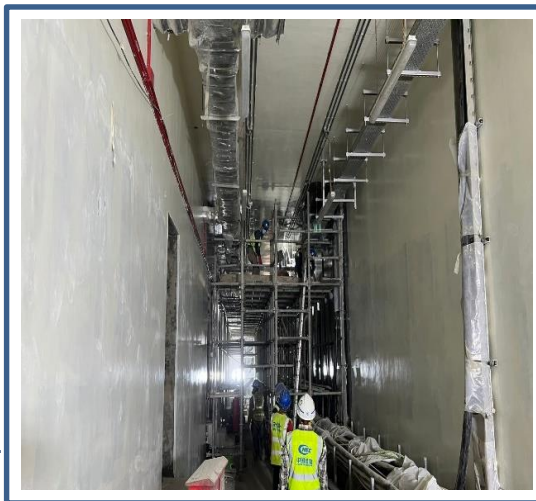
Contract Name: Design and Construction of Sea Water Cooling System Phase 1

Contract Number: JCPDI I-2007

Principal Contractor: China Harbour Engineering

Key Milestones	RAG
X-Ray Machine, Turnstile and Metal Detector Gate installed in Administration Building.	Green
All External Works ongoing.	Green
Pre-Commissioning and MEP installation ongoing.	Green

Progress Photos



Painting inside Pump Station



X-Ray Machine, Turnstile and Metal Detector Gate installed in Administration Building.

19 Dec 2022

PL: 99%

11 June 2026



Notice to Proceed

AC: 97%

End of Contract

Status

Achievements:

- X-Ray Machine, Turnstile and Metal Detector Gate installed in Administration Building.
- All Offshore Construction Works completed.
- Generator Skid installation completed in Hypochlorite Building.
- Installation of 6 units of High Mast Lighting Fixtures completed.
- Termination of 300mm² HV Cable from 132kV GIS to 55MVA Power Transformer completed.
- MEP installation works for all buildings ongoing.
- External and Internal Roads ongoing.
- Equipment installation in Hypochlorite Building ongoing.
- Pre-Commissioning activities for 132 kV GIS & 55 MVA Power Transformers ongoing.
- Construction of Stop Log Storage ongoing.
- External and Internal painting ongoing for all Buildings.

Key Opportunities:

- None this period.



Ongoing Projects



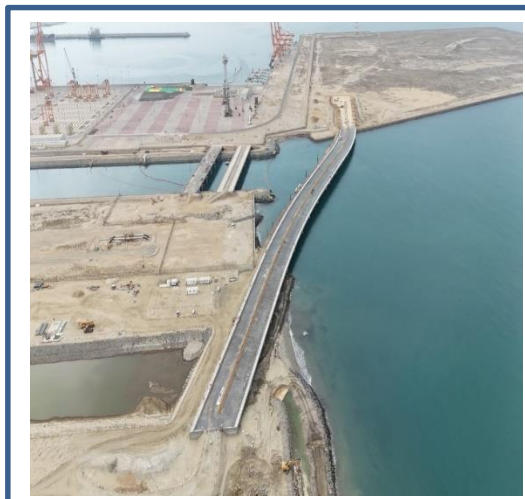
Contract Name: Design and construction of bridge from bonded zone to artificial island

Contract Number: JCPDI R-3015

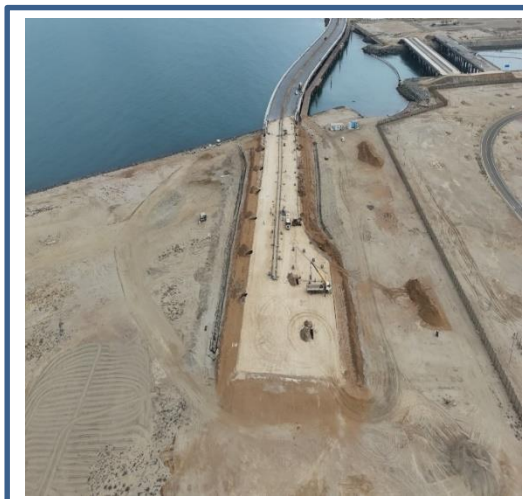
Principal Contractor: China Harbour Engineering Arabia Co., Ltd. (CHEAC)

Key Milestones	RAG
100% Design Engineering Package Rev-3 is approved by RC ED and is in code 1.	Green
Bridge Deck slab completed from B01 to B19/pouring of last segment on 15 Dec 2025.	Green
Asphalt base course mockup construction is planned on 12 Mar 2026.	Green

Progress Photos



Overall work on bridge



Works ongoing at artificial island

Aug 2024

PL: 95%

Feb 2027

Notice to Proceed

AC: 96%

End of Contract

Status

Achievements:

- MSE Wall construction at Artificial Island completed.
- Curbs installation on bridge completed & on Island ongoing.
- South transition slab construction completed 09 Feb 2026, Waterproofing of slab also completed.
- Duct banks construction for MV/LV cables completed in Island.
- South embankment construction for Road work at Artificial island ongoing.
- Precast lighting poles foundations installed at artificial island. Waterproofing on Bridge Deck completed.
- Pilling works completed, the last pile casted on 29 Sep 2025, Total 76 piles casted.
- Capping Beams construction completed on 03 Nov 2025. (Total 19 Nos).
- I-Girders casting for Bridge in precast yard completed on 08 Nov 2025, Total fabricated-264 Nos.
- Transportation & Site Installation of I-Girders completed. Installation of all 264 Girders completed on 27 Nov 2025.

Key Opportunities:

- None this period.



Ongoing Projects



Contract Name: Development of Bonded Zone - Phase 1

Contract Number: JCPDI I-2023

Principal Contractor: Al Kobraish Investment & Construction Company (ALK)

Key Milestones	RAG
90% Design Package rev_1 submitted on 24 Feb 2026 and is under review with RCED.	
Ground improvement activities ongoing - More than 93% completed.	
Revetment works (geotextile, Primary and Secondary rock) ongoing.	

Progress Photos



Revetment construction

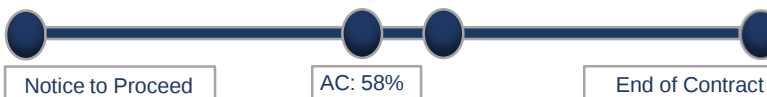


Excavation for sewer line

May 2024

PL: 66%

Nov 2026



Status

Achievements:

- Excavation for sewer line ongoing.
- Seismic Study Report finalized Ground Improvement methodology and was approved by Royal Commission in Code 1.
- Subcontractor Terra Firma have completed about 93% soil improvement work including post improvement CPT testing for the area as well and have submitted partial report for RC review.
- Rock delivery and installation of Primary/Secondary layers for revetment work ongoing.
- Comprehensive GDR will be submitted in 100% DEP by AK.
- Revised Baseline Schedule is submitted with pending recovery schedule, approved with code 2 on 23 Nov 2025.

Key Opportunities:

- Contractor have submitted Extension of Time (EOT) request to Royal Commission on 08 Mar 2026.
- MV cable route marking has been completed from JEC-1 SS. Existing utilities/network GPR investigation completed, and report is awaited from AK.



Ongoing Projects



Contract Name: Rough Grading and Development of Infrastructure, Public Utilities & Roads

Contract Number: JCPDI I-2014

Principal Contractor: Mohammed Ali Alswailem Trading and Contracting Co.

Key Milestones	RAG
Sanitary Wastewater System	Green
Storm Drainage system	Red
Design Development – Pre Final Design (90% Stage)	Yellow

Progress Photos



Installation of Geotextile around SWW pipeline

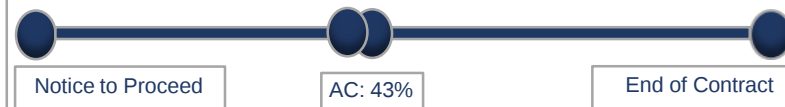


Delivery of SWW pipes to site

3 June 2024

PL: 45%

30 March 2027



Status

Achievements:

- 90% Design REV 3 was submitted by Contractor on 23 Feb 2026. Comments from ED received by Contractor.
- Sanitary wastewater utility works ongoing at road B.
- 90% of Storm Drainage pipes delivered to site.
- Aggregate material for dewatering backfilling delivered, to be placed underneath SWW and SD.
- Meeting between director of Construction and MASCO GM held on 17 Feb 2026 to expedite the Design submittal.

Key Opportunities:

- Design – new design plan issued by the Contractor with planned completion date of 30 Mar 2026.
- Delivery of wet utility pipes continues, with plan for subsequent deliveries required from Contractor.
- Mock-ups for the SW Catch Basins and Manholes have commenced. Engaging with the End Users.
- The Contractor has been advised to expedite the mobilization of additional resources in line with completion of the design.
- Recommence storm water drainage as soon as possible.
- Once Design is approved Contractor shall start box-culverts in different locations.



Ongoing Projects



Contract Name: Construction of General Housing in Community Area District 1- Area 3, Hara 4, Phase 1

Contract Number: JCPDI F-7006

Principal Contractor: China Harbor Engineering Arabia Company LTD

Key Milestones	RAG
Engineering & Design: 90% Full Design Package for villas & mosque revision, resubmission & approval. 100% Road Design & Infra revision, resubmission & approval.	Yellow
Construction: VIP Villas & Standard Villas superstructure construction.	Green
Mosque construction ongoing. Infrastructure construction completion.	Green

Progress Photos



Mosque construction



Overall view of project site construction

May 2024

PL: 43%

Sep 2027



Notice to Proceed

AC: 43%

End of Contract

Status

Achievements:

- VIP No. 22 mockup villa: Internal & external finishing works – ongoing.
- 21 of 22 VIP Villas structural precast panel elements installation – ongoing.
- 45 of 81 Standard Villas structural precast elements installation – ongoing.
- Mosque civil & MEP works – ongoing.
- SWW (Facility Line) installation activities at Main Rd, Rds. 1, 3 & 10 – ongoing; Rds. 7, 8 & 9 – completed.
- Irrigation Line installation activities at Main Rd, Rds. 1, 3 & 10 – ongoing; Rds. 7, 8 & 9 completed.
- Telecom duct bank construction at Main Rd, Rd1, Rds. 3, 9 & 10 – ongoing; Rd 7 & 8 completed.
- MV duct bank & MH construction at Main Rd, Rds. 1, 3 & 10 – ongoing; Rd 7 – completed.
- Storm Water Drainage construction at Main Rd, Rds. 1, 9 & 10 – ongoing; Rd 7, 8 – completed.
- Potable Water Network installation activities at Main Rd, Rd 1 & Rd 10 – ongoing; Rds. 7, 8 & 9 – completed.

Key Opportunities:

- Completion of mockup villa and it's approval.



Ongoing Projects



Contract Name: Construction of new substation 2B in community area

Contract Number: JCPDI P-4002

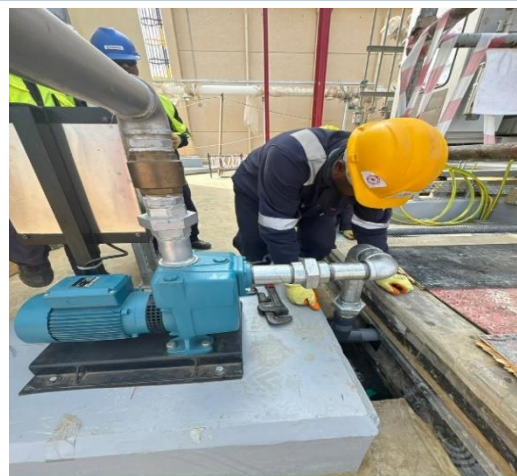
Principal Contractor: AL-FANAR

Key milestones	RAG
All Transformers delivered and installed.	
PACU Units delivered and installed.	
UGC; Duct bank Concrete and Asphalt works completed at Road 7, 7A, 5.	
UGC; HV cables lot - 3 delivered at site.	

Progress Photos



SS Boundary / decorative fence installation completed



Transformer pit pump installation

21 May 2024

PL: 93%

08 Oct 2026



Notice to Proceed

AC:91%

End of Contract

Status

Achievements:

- 99.68% of the engineering submitted for sub-station
- 100% of the engineering submitted for underground cable.
- UGC: HV Cable splicing completed for JB – 08 &10.
- LV Cables laying completed from aux transformer to ACDB panel.
- Installation completed for all Cap bank# 1- 6.
- FO cable laying completed from MV Swgr to patch panel.
- MV cable pulling completed from Aux Transformer to MV Swg1.
- Earthing works completed for Cap bank# 4, 5 & 6.
- SS Boundary / decorative fence installation completed.
- Precast MHs concrete casting completed.

Key Opportunities:

- Earthing for External Fence ongoing.
- MV Cable laying ongoing for Cap bank#1,2 & 3 to MV Swgr-1.
- MV Cable laying & termination ongoing from Transformer# 1-6 to NER.
- FO cable laying & termination from Swgr room patch panel to (FCPB & FCPA) SAS Panel control room.
- Pre-commissioning activities for GIS-LCC ongoing.
- HVAC Ducts installation ongoing for roof area.



Ongoing Projects



Contract Name: Development of JCPDI Support Services Warehouse - Phase 1
Contract Number: JCPDI I-2031
Principal Contractor: Al-Dafe Trading and Contracting Company

Key Milestones	RAG
Sandwich Panel Installation	
Slab on Grade	
Underground Utilities (Exterior Works)	

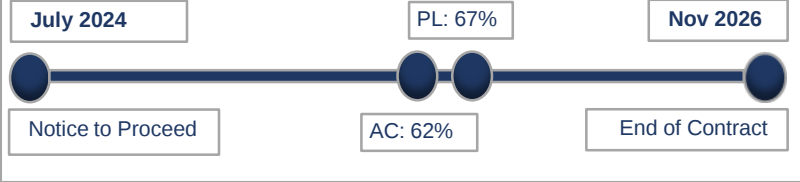
Progress Photos



Concrete Pouring of High Mast Poles



Main warehouse Structural Steel Painting



Status

Achievements:

- Underground Utilities ongoing – 52.80%
- Sandwich Panel installation ongoing – 45%
- Steel Structure installation ongoing – 99%
- Slab on Grade ongoing – 88%
- Pouring of Storm drainage precast catch basins ongoing.
- Pouring of LV duct banks ongoing.
- Pouring of LV Manholes and Handholds ongoing.
- Structural Steel Painting in Main warehouse ongoing.
- Potable and Irrigation water trenching pipe laying ongoing.
- Concrete pouring SOG at main warehouse ongoing.
- Pouring of GRP Sanitary Sewer manhole footings ongoing.

Key Opportunities:

- Increase in manpower and equipment will allow the Contractor to complete the project on time or ahead of schedule.
- Expedite the delivery of approved materials to site will promote readiness for installation.
- Expedite the issuance of projected DCN 2 will allow for better planning and an opportunity to capture and mitigate potential impact at an early stage.



Ongoing Projects



Contract Name: Construction of Road 8 between Road 5 and 9

Contract Number: JCPDI I-2006

Principal Contractor: Rowad Al Jazeera (RAJ)

Key Milestones	RAG
Road works: Start of Road Marking.	
Electrical works: Testing of PSS and MV Cables.	

Progress Photos



Measurement and Outline for the Road Marking



Functional Test of the Traffic Signal System at Road 5 and Road 8 Intersection

January 2023

PL: 100%

Dec 2025



Notice to Proceed

AC: 99%

End of Contract

Status

Achievements:

Potable Water System:

- Final Hydro test From Road-5 Station 0+000 To Road-5 Station 2+276.322 Including Stub-Out, Valves and Fire Hydrants South Side (Potable Line System) 300mm Diameter uPVC, Class V.

Irrigation Water System:

- Final Hydro test From Road-7 BV1-8 Station 2+429 to Road-5 Station 0+000 Including Valves and Branches Median Line 8-1

Sanitary Wastewater System:

- Exfiltration Test/Leak Test GRP Wastewater Manhole 2200mm Dia.

Electrical System:

- Termination of control cables at the Traffic Signal Controllers at Road 7 and 8 Intersection.

Road work:

- Reflectorized Thermoplastic Pavement Markings (Roadway, Parking and Cross walk - Mock up).

Key Opportunities:

- Start of Road marking, Start of IAI inspections.
- MV cable termination and cable jointing.



Ongoing Projects



Contract Name: Construction of Ready Manufacturing Building

Contract Number: JCPDI F-7023

Principal Contractor: Built Industrial Ltd

Key Milestones	RAG
plastering works at block-01 started.	Green
Approval of Catch basin shop drawings.	Green
Installation of irrigation water network piping.	Green
Installation of storm drain pipe and Fire water network piping.	Green
Submission of PV System Design.	Green

Progress Photos



Water tank shuttering and concrete pouring



Masonry work at block 4

1 May 2024

PL: 43%

30 Sep 2027



Status

Achievements:

- SOG Completed at Block-01 for 3 buildings and block 4, 3 buildings and 1 building at block-5 Total 7/38.
- Sanity sewer site network line-3 installation ongoing.
- DWV Piping completed under SOG at blocks 1,2,3,4,5,6,8.
- Block masonry work completed at blocks 1,2,4,5 & 8.
- Portable water valves received at site.
- Steel structure erected at block 1-90%, block-4-90%, block-8 90%, block-5 90%, block-4 95%, block-03 80% and block-02 80%.
- Long lead item such as traction elevator, Fire alarm system, EWH, PMS & PSS approved. Ø500/600/800/900/1000 Strom drain line installed 2000m.
- DCN-02 EOT#02 Negotiated and agreed EOC 30 Sep 2027, cost proposed submitted by contractor QS.
- FRP Manholes installed 6/26.
- Fire hydrants delivered to site.
- CCO#01 Issued.

Key Opportunities:

- Finalizing the suppliers and procurement for critical and long lead items will avoid potential delays.
- Identifying and mitigating risk early in project life cycle.



Ongoing Projects



Contract Name: General Grading Services - Phase 2
Contract Number: JCPDI I-2030
Principal Contractor: Hawazen Al-Jazira Contracting Co. (HAJCO)

Key Milestones	RAG
Delivery Order No. 03. Scope includes "Rough Grading Works in the Area Plot No. 83 (Vision Industry)".	

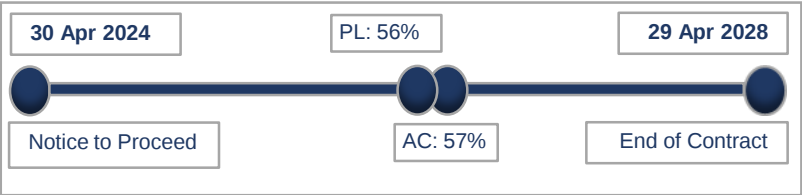
Progress Photos



Rough Grading and Compaction works ongoing for DO# 03.



Rough Grading and Compaction works ongoing for DO# 03.



Status

Achievements:

- DO# 01 – completed. COIA completed.
- DO# 04 – completed. COIA completed.
- DO# 03 – completed 69.50%.
- Remaining rough Grading works ongoing.
- EOT request for DO# 3 up to 11 Sep 2026 has been Approved by PMD.

Key Opportunities:

- Mobilization of the missing key personnel is required to enhance the project's safety and quality standards. The assigned Project Manager is not available on site since June 2025. Currently, the Project Manager of Project-3003 is temporarily overseeing the works.
- Increasing Dump Trucks, Equipment, Key Personnel and Manpower will aid the completion of DO# 03 on schedule.
- Work is continued hauling from the stockpile of excavated material along Road-8 between Road-5 to Road-9.



Ongoing Projects



Contract Name: Development of Metals and Minerals Area Phase-1

Contract Number: JCPDI I-2034

Principal Contractor: Abdul Rahman Saad Al Rashid & Sons Co. (ARTAR)

Key Milestones	RAG
Earthworks operations – MJR-01, MJR-02, MJR-05 ongoing on potable water side of ROW. MJR-03, MJR-04, MJR-06 backfilling partially completed, balance will be completed when sewer and telecom manholes complete.	
Telecom Manholes – MJR-02 92% completed, MJR-03 90% completed, MJR-01 12%, MJR-04 55%.	
86% of 3900m of sewer line has now been successfully tested.	

Progress Photos



Formwork and steel fixed for telecom manhole



MJR-04 grading of backfilling soil material



Status

Achievements:

- Construction of subgrade layers ongoing for the roads and the utility corridors.
- Sewer Manholes – Wastewater Line at MJR-01, MR-03, MJR-05, MJR-04, MJR-02 & MJR-06.
- Telecom Manholes – MJR-01, MJR-02, MJR-03 and MJR-04 ongoing. Duct bank started at MJR-03.
- Street Lighting Foundations 168 nos. Concrete casted.
- Irrigation Network – 300m line installed and tested.
- EOT approved by RC Site Team, issued to F&B.
- Telecom duct bank works ongoing at MJR-03 and MJR-02.
- Excavation for PW started 1300 m at MJR-03, installation of pipe to be started shortly.
- CCO: F&B Approval issued, preparing the BEC package for submission.

Key Opportunities:

- Look for opportunity in revised baseline schedule now EOT approved.
- Contractor to expedite further procurement and open additional work fronts ahead of design approval where possible.
- POs for long lead items placed. Further opportunity to be explored.



Ongoing Projects



Contract Name: Construction of Infrastructure and Road 10

Contract Number: JCPDI R-3016

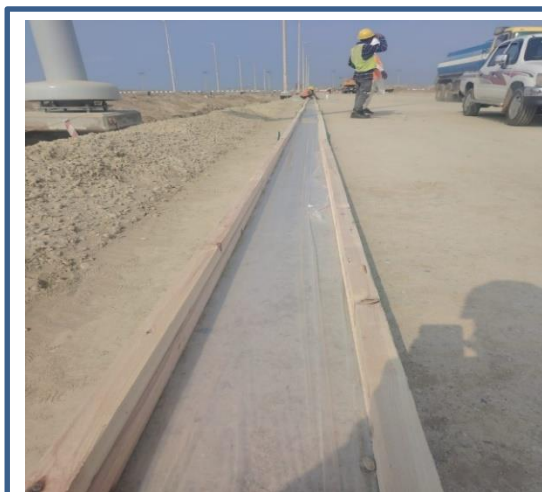
Principal Contractor: Bignetworks for Contracting Est

Key Milestones	RAG
Culvert preparation, demolition and relocation of asphalt, streetlight pole foundations, and associated items along Road 10.	Green
Excavation, backfilling, and related survey work for pavement construction.	Green

Progress Photos



Pouring of Concrete for Top Slab o Catch Basins in Zone-2



Preparation and pouring of lean concrete for Cub Stones

April 2024

PL: 64%

Oct 2026



Status

Achievements:

- 90% Design package approved by stakeholders.
- Culverts 1, 2, 3, 4 works ongoing.
- Sub-base works ongoing between roads 1 and 7.
- Base Course 1st & 2nd Layer ongoing from Road-1 to Road-5.
- SD line has been installed in Zones 01, 02, 03, 04 & 06.
- Catch Basin works ongoing in Zones 04, 05, 06, 07, 08, 09 & 11.
- Pre-cast Foundations for Catch Basin 256 casted out of 297.
- MV cables partially delivered to site.
- Street Light poles are installed on partial lengths between Road-1 to Road-3, Road-3 to Road-5 & Road-5 to Road-7

Key Opportunities:

- Since the road is closed, all roads from 1 to 9 are accessible for roadwork, except at the junctions.
- Procurement of Long lead items.



Ongoing Projects



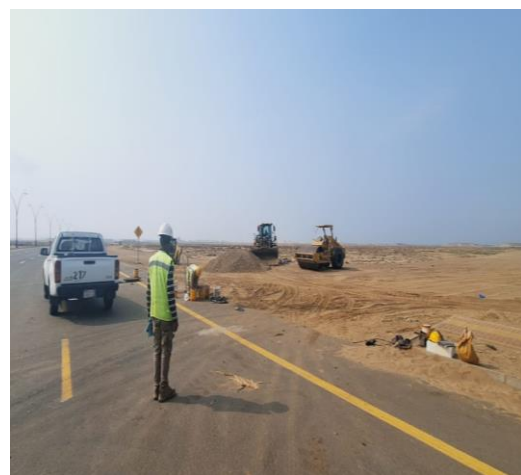
Contract Name: Construction of Road 8 between Road 1 and 5
Contract Number: JCPDI R-3003
Principal Contractor: Hawazen Al Jazira Contracting Co. (HAJCO)

Key Milestones	RAG
COIA issuance.	

Progress Photos



Hardscape closeout works in walkway areas, intersection road 01, 03 and 05 (Interlock, tactile, curbstones)



Electrical Power Distribution System closeout works from road 01 to road 05 of road 08 (EMHs, epoxy paint retouch, cleaning)

Feb 2020

PL: 100%

Feb 2025



Notice to Proceed

AC: 99%

End of Contract

Status

Achievements:

- Closeout of the end users' comments.

Key Opportunities:

- COIA issuance.
- Power Distribution System Final re-inspection.
- Roadworks, Hardscape/Landscape Final re-inspection.
- Finalization of the documents(RFIs and MIRs to be in code 1).



Ongoing Projects



Contract Name: Construction of Road 3 between Road 4 and 12
Contract Number: JCPDI R-3004
Principal Contractor: Hawazen Al Jazira Contracting Co. (HAJCo)

Key Milestones	RAG
All IAI has been submitted, and Re-IA is going on for the Telecom, MV, Road, Street lights and signaling systems.	

Progress Photos



Road works



MV Package substation system testing

Feb 2020

PL: 100%

Feb 2025



Notice to Proceed

AC: 97%

End of Contract

Status

Achievements:

Civil works:

- Site Preparation and Earthworks, Road Works IAI has been conducted, and contractor has to rectify the punch list.

Electrical:

- Electrical Power Distribution System network system IAI has been conducted.
- Telecom system IAI approved.

Mechanical:

- IAI for Storm water system completed.
- IAI for Irrigation water system completed.
- Potable and Fire Water System IA has been conducted, and contractor has to rectify the punch list.

Project Close-out Documentation:

- All documents (RFI, MIR, Submittal) is being approved with Code-01.
- RSPL, MEL, PEL lists, As built drawings, IFC final quantities, being approved.
- Extended warranty certificates, O&M Manuals is being prepared by the contractor.



Ongoing Projects



Contract Name: Construction of Industrial Area Waste Water Network
Contract Number: JCPDI I-2013
Principal Contractor: General Agencies & Contracting (GAC)

Key milestones	RAG
Excavation and Pipe Installation ongoing on Road 1, 12/1.	
Inspection Completed for IAI-01, IAI-03, IAI-04, And preparing IAI-05.	
Contractor submitted the pre-inspection letter for IAI-05.	

Progress Photos



Completing pipe encasement after pipe installation & testing and backfilling.



Applying the wearing course at road 7, and complete service road all along.

10 Jan 2023

PL: 100%

9 Jan 2026



Notice to Proceed

AC: 95%

End of Contract

Status

Achievements:

- Asphalting work at Road 7 is completed.
- Commence the work in the 2nd phase of the work in intersection 12/1.
- Asphalt work in the 1st phase in intersection 12/1 is completed.
- Correction for the punish items from MARAFIQ is completed.
- Backfilling works for phase 1 & 2 phase in Road 1 ongoing.
- asphalting completed, and GAC will commence next week for phase 2.

Key Opportunities:

- Excavation and Dewatering ongoing on Road 1. Opportunity to work 7 days to mitigate further delays.
- Asphalt ongoing on Road Crossing areas.
- Initial Acceptance Inspections for IAI-01,IAI-03 and IAI-04, end user comments from Marafiq issued, await Contractor response.
- Complete remaining IAIs at planned or earliest opportunity.



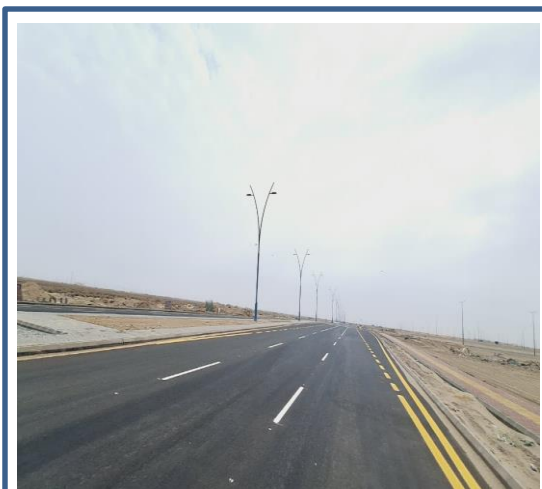
Ongoing Projects



Contract Name: Construction of Road 6 (Between Road 1 and Road 3)
Contract Number: JCPDI R-3002
Principal Contractor: Emaar Jazan Company (EJCO)

Key Milestones	RAG
Contract completion.	

Progress Photos



Cleaning activities in the road area prior to the re-inspection for the Pre-IAI of the roadworks.



Cleaning activities in the road area prior to the re-inspection for the Pre-IAI of the roadworks.

2 Jul 2020

PL: 100%

26 Nov 2024



Notice to Proceed

AC: 85%

End of Contract

Status

Achievements:

- Curbstones/Interlocks in placed in road 06.
- Road marking in the intersection.

Key Opportunities:

- Completion of Irrigation and Potable Water Valve chambers.
- Completion of MV and Telecom Duct bank.
- Delivery of street light panels (SLP's).
- Remaining LV cables to be installed to the SLPs.
- Delivery of traffic signal controller and accessories.
- Delivery of Fire Hydrants, valves and accessories.
- Completion of interlock pavement.
- Road signage completion.
- Re-inspection for the roadworks.



Ongoing Projects



Contract Name: General Services for Utility Connection for Industrial Area

Contract Number: JCPDI F-7011

Principal Contractor: MM Al-Harbi & Partners Co.Ltd

Key Milestones	RAG
COIAs issued	
COC final approval signatures	
Final invoice – Contractor submitted	

Progress Photos

Site works complete

Site works complete

Oct 2021

PL: 100%

Oct 2025

Notice to Proceed

AC: 100%

End of Contract

Status

Achievements:

- Site works 100% complete.
- All 10 COIAs issued.
- COC – issued for final approval signatures.

Key Opportunities:

- Record of Transfer of Custody (RTC) approvals ongoing for numerous Delivery Orders. External agreements preventing RTC signoff outside CD's control:
1. Marafiq unable to complete the contractual transfer or sign RTC documents until the Royal Commission completes the formal renewal of the JCPDI Agreement. Escalated to PMD / PAS.
 2. EPCD unable to complete the contractual transfer or sign RTC until PMD and UPD resolve an issue regarding the latest Plot Boundary Drawings.
- Final invoice – Contractor submitted.
 - CCO to align final cost of completion and contract values – issued for final approval signatures.



Ongoing Projects



Contract Name: Construction of Temporary Compound for RC Staff

Contract Number: JEC F-7001B

Principal Contractor: Al-Fanary Contracting Co.

Key Milestones	RAG
Road Works (Asphalt wearing Course and Road marking) - ongoing	Green
Irrigation Bubbler and Drip line installation - ongoing	Green

Progress Photos



Installation of glass partition works in Clinic Building



Main gate ground beam work

Jan 2025

PL: 94%

Mar 2026



Notice to Proceed

AC: 94%

End of Contract

Status

Achievements:

- Installation of LGS for recreation, Dinning, Clinic and Mosque Buildings.
- Dilapidation survey for the Infrastructure and Utilities.
- Hardscape restoration and installation of tiles.
- Ductwork and fire fighting pipes installation in the recreation, dinning, clinic and Mosque buildings.
- Electrical Accessories and Conduit installations in Office, Recreation, Dinning, Clinic and Mosque Building.
- Testing of existing wet utilities (Firefighting, Water supply and Irrigation) network – completed.
- Asphalt wearing course for Roads.

Key Opportunities:

- Road marking and curb stone painting works.
- Tertiary irrigation line and control valves installation.
- Testing and Commissioning of STP and Pumps.
- Street and building Signages installation.



Ongoing Projects



Contract Name: Construction of Road 12 between Road 1 and Road 9
Contract Number: JCPDI R-3014
Principal Contractor: Hawazen Al Jazira Contracting Co. (HAJCO)

Key Milestones	RAG
The asphalt paving (bituminous base course) between Road-1 and Road-5.	Yellow
The construction of gutter and curb between Road-5 and Road-3.	Yellow

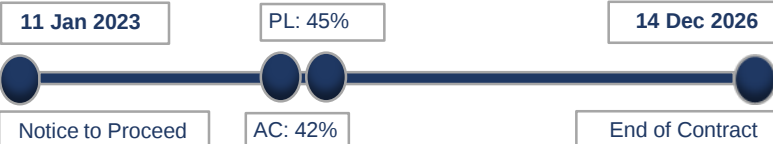
Progress Photos



Ready for concrete pouring of top slab and walls for telecom MH # 21 and 25 between Road-7 & Road-7a Phase-2



Grouting of stone rip-rap (swale) onward to Road-1, south side of carriageway



Status

Achievements:

- Excavation, trimming/shaping of swale (open channel - south side-phase-1) ongoing near Road-1.
- Laying and grouting of stone rip-rap (swale) ongoing near Road-1 (south side-phase-1).
- Ready for concrete pouring for telecom MH (wall & top slab) MH-21 Type-3 and MH-25 Type-2 between Road-7 and Road-7a (PHASE-2).
- Installation, grouting of curbstone and concrete haunching/backing at median continuous near Road-3 & Road-12 intersection (onward Road-1, north side-phase-1).
- Installation of telecom duct bank between MH-8 and Road-5a (Phase-2).
- Preparation of formwork for curbstone concrete haunching/backing.
- Pouring of concrete blinding for curbstone near Road-1.

Key Opportunities:

- The construction of gutter and curb between Road-5 and Road-3 both side of carriageway (by curb and gutter machine).



Ongoing Projects



Contract Name: Infrastructure Development including Roads and Utilities - Residential Area District 1- Area 3

Contract Number: JCPDI I-2004

Principal Contractor: China Geo Engineering Corporation (CGC)

Key Milestones	RAG
Asphalt works for Internal Primary Roads (IRs) and Secondary Roads (HRs) including installation of Hardscape.	
Completion of all the underground utilities and chambers.	

Progress Photos



Clean and compact sides of stamped concrete



Repaired damaged Curbstone Road HR1-1

March 2020

PL: 100%

October 2024



Notice to Proceed

AC: 98%

End of Contract

Status

Achievements:

- Asphalt base course for primary roads (IR 1,2,3 & 4) and all secondary roads – completed.
- Asphalt wearing course for primary roads (IR 1,2,3 & 4) and all secondary roads - completed.
- Street light poles foundations have been installed for all the primary and secondary roads.
- Riprap for storm water swale-3 is completed 98%, 98% for swale-2, and 98% for swale-1.
- Side walkways installation completed 98%.
- The IAI was started.

Key Opportunities:

- A team of technical personnel shall be dedicated for initial acceptance inspection breakdown and handing over process.
- Increasing deployment of equipment/resources to mitigate the completion of the project.



Ongoing Projects



Contract Name: Construction of Combined Potable Processed Water Network
Contract Number: JCPDI I-2011
Principal Contractor: Asiad Contracting Co. (ACC)

Key Milestones	RAG
Installation of Pipes and Valve Chambers ongoing	

Progress Photos



Formwork for outer walls for Concrete Chambers ongoing at Laydown Area.



GRP Pipeline Installation at Road-01

Jan 2023

PL: 77%

07 Jan 2027

Notice to Proceed

AC: 68%

End of Contract

Status

Achievements:

- Scanning survey is conducted for existing utilities for all HDD works.
- Steel works and mechanical works ongoing in laydown area for site shifting and installation to be followed.
- Valve chambers activities ongoing.
- Installation of pipes at site ongoing at road 01.

Key Opportunities:

- HDD works on all locations-HDPE pipes delivery to be started.
- Chambers civil works and installation of pipes and valves ongoing.



Ongoing Projects



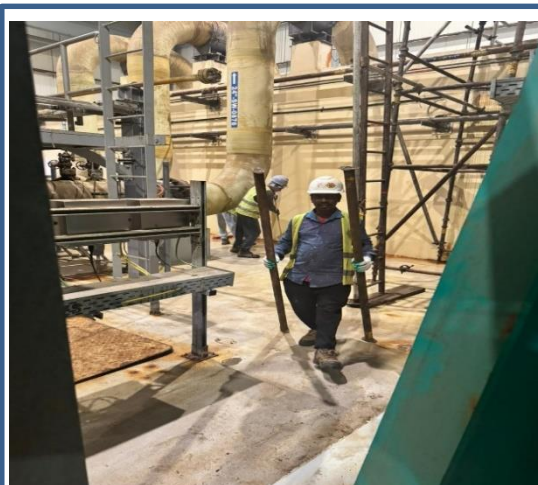
Contract Name: General Services for Utility Connection for Community Area
Contract Number: JEC F-7002
Principal Contractor: China Geo-Engineering Corporation(Saudi) Branch

Key Milestones	RAG
Completion of SOW and IAI of all open Delivery Orders.	
Testing and commissioning of complete system.	

Progress Photos



Testing of Pump #04 after completing repair



Removal of Scaffolding and housekeeping

April 2019

PL: 100%

Jan 2025



Notice to Proceed

AC: 99%

End of Contract

Status

Achievements:

- Total DOs: 18. Cancelled DOs: 3
Closed DO through separate COIA: 14
Open DO: 01 (DO#04 TSWCS)
- Installation of All the equipment has been completed and SAT performed, commissioning ongoing.
- HCIS Fence Installed.
- Contractor has engaged a competent third party for the commissioning of the complete system.

Key Opportunities:

- With the completed installation, overall Performance Test for the complete system can be performed.



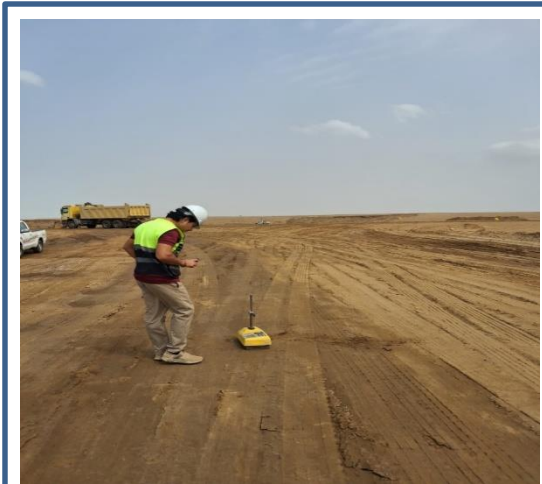
Ongoing Projects



Contract Name: Development of Food Processing Logistic Area
Contract Number: JCPDI I-2022
Principal Contractor: SAWATER

Key Milestones	RAG
Design Contractor (CoreAxis) is onboard, submitted revised version of 30% Design Package for Review & Approval.	

Progress Photos



FDT for backfill under Roads



Soil sampling for materials

January 2025

PL: 0%

28 January 2027



Notice to Proceed

AC: 0%

End of Contract

Status

Achievements:

- Site Mobilization is completed.
- Site clearing & grubbing ongoing.
- Technical & Non-technical submittals ongoing.
- Laying & Compaction of Subgrade for roads ongoing.
- Design Contractor CoreAxis is already on board.
- Revised version of 30% Design Package submitted.
- Geotechnical Investigation already started.

Key Opportunities:

- Rough grading back-filling works upon completion of final GIR & GDR.



HSE Highlights

Invoice Status for
CD Projects

PMU, TSU &
Quality Dashboard

Ongoing Projects

Contract
Dashboard

Total Contracts

36

Distressed Contracts

01

Active Contracts

31

COC Issued

04

On Target

27

Minor Slippage

03

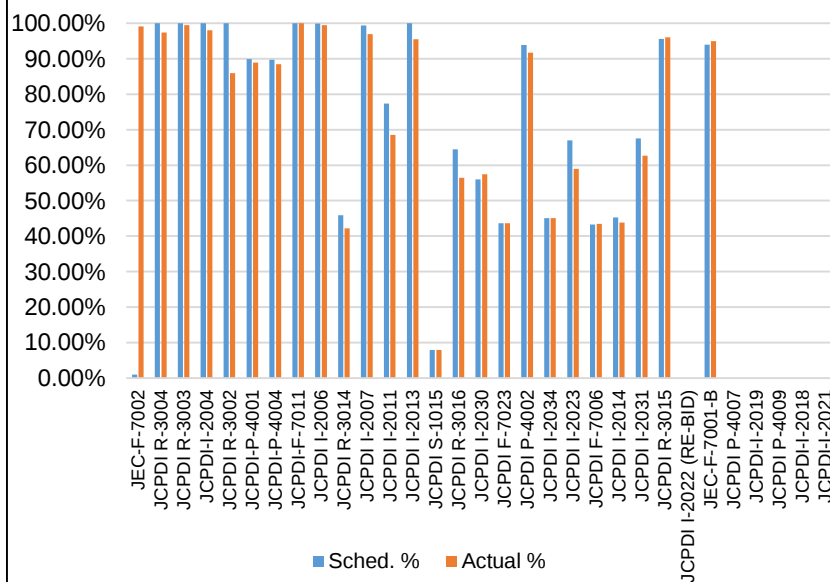
Delayed

00

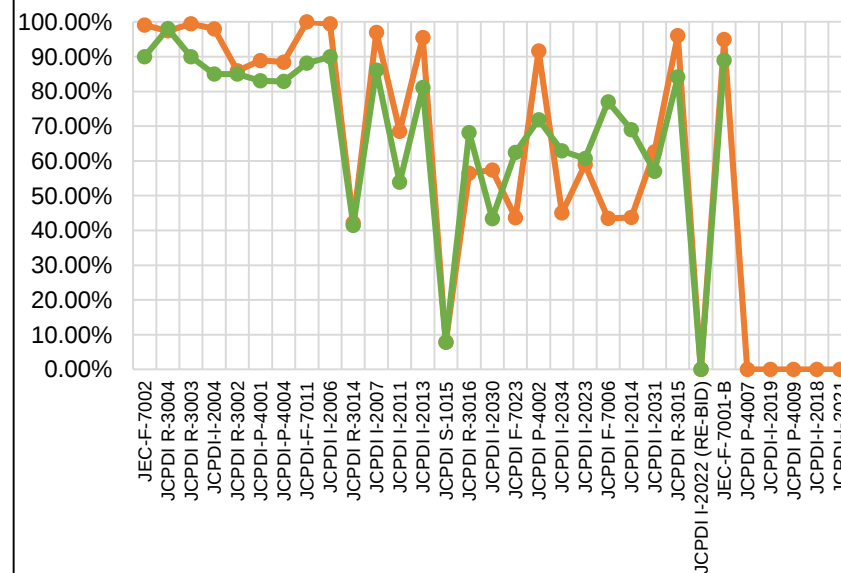
Terminated

01

Plan Vs Actual Progress



Actual Progress Vs Paid





HSE Highlights

Invoice Status for
CD Projects

PMU, TSU &
Quality Dashboard

Ongoing Projects

**Contract
Dashboard**

For more details regarding construction project performance please refer to the below which provides details of schedule, actual and paid progress etc.

Link to more details: <https://cloudy.rcjy.gov.sa/s/CCHDkyYtpGbND6D>



شكراً جزيلاً

Thank you