



TURNKEY INTERIOR SPECIALISTS

— Since 2004 —

design&build pre qualification

1. Introduction

TRI's Pre-Qualification Questionnaire is used to demonstrate our capabilities of providing Contracting services on your projects. This is done by internal assessment of our performance history, financial status and our specific ability in relation to the projects managed through the client's office;

The criteria assessed considers:

- Technical and professional performance
- Financial status and capability
- Eligibility for specific projects
- Previous Experiences
- Proactiveness
- Acceleration Measures
- Commitment to Timelines
- Procurement Management
- Delivery Strategy

Appendixes / Links:

- [Profile](#) (linked)
- [Website](#)
- Organization Structure

1. Pre-Qualification Questionnaire

1		General
1.1	Company Name	Top Rock Interiors Saudi Contracting Company
1.2	Registered Office	Saudi Arabia, Riyadh
	Address of Registered Office:	Othman Bin Malik Street, 3066 Al Farouq, Exit 17
	Telephone	+966 56 594 5346 / 011 247 4404
	E-mail address	ksa@toprockinteriors.com
1.3	Point of Contact for Inquiries and Tender submissions	
	Name	Mr. Pieter Du Plessis
	Title	Operations Director KSA
	Telephone	+966 56 594 5346
	E-mail	pieterdp@toprockinteriors.com
1.4	Type of Corporation,	LLC
	Company Registration	CR No.: 1010590280
	Formation date of KSA Branch	29 July 2019
1.5	A member of a group of companies that would guarantee the contract performance of its subsidiary.	TOP ROCK INTERIORS GROUP
1.6	Year of operations	UAE since 2004 Qatar since 2012 Bahrain 2015 United Kingdom 2018 Kingdom of Saudi Arabia 2019

1.7	Brief description of the company's primary business	TRI has been in the Interior Design and Build Fitout space for the past 18 years. We have a grounded presence in 5 countries. Our services include design, design development, bespoke manufacturing, custom fabrication, and installation of all interior works.
1.8	Core traits and specialties	Our in-house divisions offer turnkey Fitout and MEP installations on all our projects. Through our production facilities at all our locations TRI offers inhouse fabrication of custom-made joinery, bespoke solid surfaces, decorative steel and metal, aluminium and glass, marble or stone, floor and wall coverings.
2	Financial / Commercial	
2.1	Performance Guarantee	As per contract requirements TRI can issue either a 10% Performance Bond or 10% Security Cheque
2.2	Advance Payment	TRI can mobilise without an immediate Advance Payment to accelerate progress for our clients
2.3	Form of Contract	FIDIC Short Form or similar modified alternative form of contract
2.4	Approximate number of contracts completed in each of the ranges (in terms of construction value)	a) SAR 1 – 5 million: +1200 b) SAR 5 – 10 million: +500 c) SAR +10 million: 20
2.5	Insurances capabilities	· Insurance for Works and Contractor's Equipment · Insurance against Injury to Persons and Damage to Property · Insurance for Contractor's Personnel
3	Resources / Key Personnel	
3.1	Brief description of the works managed in-house vs the works that are sub-contracted	Our in-house divisions offer turnkey Fitout and MEP installations on all our projects. Description of works managed In-House include Interior Civil and Masonry works, screeding, tiling, gypsum partitions & ceilings, marble, or stone. Interior decoration and special finishes; polycarbonate, acrylic, vinyl, fabrics, solid surfaces and all types of floor and wall coverings

		<p>Our MEP services include LPG, Mechanical and HVAC systems, Electrical low voltage, cabling, distribution panels, lighting and lighting control systems, Plumbing Domestic hot and cold water, sanitary drainage.</p> <p>Through our production facilities we can produce bespoke joinery, do custom fabrication of solid surface, decorative metal, glass, and aluminium.</p> <p>Description of Sub-contracted to our specialist suppliers are as follows; Signage, Firefighting, and Fire preventions systems</p>	
3.2	Organization Structure	Please find attached Organization Chart	
3.3	Design and Build capabilities	<p>TRI specialize in turnkey Design and Build projects. In a summary a budgetary price and programme is created can be provided based on a client's brief. This is followed by an Evaluation of the space and a detailed consultation with the client to prepare Concept designs for approval as part of a design presentation. Upon approvals we then complete the detailed design drawings and equipment schedules, obtain final approvals on cost and progress to the executions of the works</p>	
3.4	Specialist areas of construction	<ul style="list-style-type: none"> - Leisure & Health - Corporate & Residential - Fashion & Retail - Food & Beverage - Airports & Duty Free 	
3.5	Managing and securing approvals from Consultants and Client (Shop drawings, ITP, RFIs, Material Submittals, Ceiling inspections, Handover etc.)	<p>We are very much a delivery focused organization with team members who have experience working as clients, consultants, and contractors. This gives our team the necessary understanding and experience needed to follow the process flow of information whilst maintaining a healthy working relationship amongst professionals and maintaining milestones. We implement and execute our agreed Quality plan with industry specific information workflows and maintain a focus on pro-active collaboration.</p>	
3.6	Number of Employees in KSA	For additional resources we have access to our Dubai base with +500 employees. As per the demand on our projects we supplement our resources through our QIWA portal within 15 working days as needed.	
	Personnel directly employed	KSA (IQAMA holders)	UAE (immediate to KSA with QIWA work permit)
	Directors/Partner	5	5
	Project Managers	4	15

	Officers and Accounts	8	23
	Designers	4	15
	Planners	1	3
	Technicians	6	35
	Site Engineers / Supervisors	6	23
	Skilled Work Force	40	440
	Administrators/Clerical	4	6
	Production Facilities	Al Farouq, Riyadh Factory Size: 15,000sqft Products: Joinery, CNC, solid surface, upholstery, spray painting, Glass and decorative steel, PID duct manufacturing and Aluminium	Al Qusais 4, Dubai Size: 29,000sqft Products: Joinery, CNC, solid surface, upholstery, spray painting, Glass, Marble and Stone Al Qusais 2, Dubai Size: 59,000sqft Products: Structural steel, Decorative metal, sheet metal (HVAC) and Aluminium
4	Quality / HSE		
4.1	Quality Management System and compliance	The board of directors and staff of TRI are committed to the implementation of a quality management system across all our operations. ISO14001: 2015 ISO9001: 2015 ISO14001: 2018	
4.2	In-house Planning Department	Our In-house planning department can produce end to end baseline project programs, impacted, weekly lookahead programs in Primavera as well as MS	
4.3	Company's Health and Safety record	We are proud to confirm we have had no major incidents / death or any lost time due to injury for the past 3 years	
4.4	Induction and safety training for direct labour	TRI implements our HSE Plan and always follow our HSE policies. We conduct safety training for in-house and direct subcontractors.	

	and sub-contractor employees					
5	References Project Management					
5.1	Last 5 completed / *ongoing projects	1	2	3	4	5
	Client:	GMG	Maristo Hospitality	Athlocity	Sotherby's	Al Sahra
	Role:	Turnkey	Turnkey	Turnkey	Turnkey	Turnkey
	Sector:	Retail	F&B	Retail	Corporate	Luxury Retail
	Project Name:	Nike	Sisi's Eatery	Sun & Sand Sport	Luxhabitat	Riya Al Sahra
	Area:	1200 Sqm	500 Sqm	800 Sqm	360 Sqm	1200 Sqm
	Value of Contract:	1.4Mil	5.0Mil	1.4Mil	1.2Mil	3.5Mil
	Construction Period:	45 Days	*90 Days	60 Days	45 Days	*60 Days
	Location:	Park Avenue	Nakheel Mall	Park Avenue	Al Faisaliyah Tower	Tahlia
5.2	Works completed in Commercial towers, Malls and other buildings	Al Faisaliyah Tower, Park Avenue Mall, The View Mall, Nakheel Mall, Granada Mall, KKIA T3/T5, Mansam Al Ankaz Centre, Ajlan Bros Building, VIA Riyadh, Talal Center, Mode Mall				
5.3	Methodology to meet the recent SASO/SABER certification requirements	Our highly competent certificate body can issue Saber certification for products which are manufactured following Saudi Standards				

Organization Structure

