



GYSBI PMO

# SCOPE OF WORK

## EMGL Operations Warehouse II

**CLIENT:** EMGL

**BUSINESS UNIT:** EMGL Operations

**SITE / ASSET:** GYSBI – GIE PLOT 4

**PROJECT TITLE:** EMGL Operations Warehouse II

**PROJECT NO:** 0001

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## TABLE OF ACRONYMS:

ACRONYM	DEFINITION
ACI	American Concrete Institute
AISC	American Institute of Steel Construction
ASTM	American Society for Testing and Materials
BS	British Standards
CCTV	Closed Circuit Television
EPC	Engineering, Procurement and Construction
GPL	Guyana Power and Light
GIE	GYSBI Industrial Estate
GYSBI	Guyana Shore Base Inc.
HSSE	Health, Safety, Security and Environment
HVAC	Heating, Ventilation and Air Conditioning
IEC	International Electrotechnical Commission
IEEE	Institute of Electrical and Electronics Engineers
ISO	International Organization for Standardization
ITP	Inspection and Test Plan
NTP	Notice to Proceed
NFPA	National Fire Protection Association
PEP	Project Execution Plan
PPE	Personal Protective Equipment
PTW	Permit to Work
QHSSE	Quality, Health, Safety, Security and Environment

# 1 PROJECT OVERVIEW

## 1.1 Background

ExxonMobil Guyana Limited (EMGL) continues to expand its offshore exploration and production operations within the Stabroek Block. As offshore production increases, the logistics infrastructure required to support drilling, production, maintenance, and supply chain operations must expand accordingly.

To support these operational requirements, EMGL requires the development of an additional warehouse facility within the GYSBI Industrial Estate (GIE). This facility will provide critical logistics support for offshore operations, including the storage, preservation, staging, and dispatch of equipment and materials.

The proposed Operations Warehouse II facility will be located on Plot 4 within the GYSBI Industrial Estate and will serve as an integral component of the offshore supply chain supporting EMGL's operations in Guyana.

The operational drivers, strategic objectives, and preliminary requirements for the project are described in the following reference documents:

- **GY02-0001-PM-PRB-001-01 Rev A1 – Project Brief**
- **EX-0001-CM-BPL-001-01 – Warehouse Plot Selection**

These documents define the operational context of the project and the rationale for the selection of Plot 4 as the preferred development site for the facility.

The EPC Contractor shall review these documents and ensure that the engineering design and execution strategy align with the objectives and requirements defined within them.

## 1.2 Project Objective

The objective of this project is to design, construct, and commission a modern industrial warehouse facility capable of supporting EMGL's operational logistics requirements in Guyana.

The facility will support the safe and efficient storage, handling, and dispatch of materials associated with offshore oil and gas operations.

Upon completion, the facility shall provide:

- Approximately 10,000 m<sup>2</sup> enclosed warehouse space
- Internal pallet racking storage systems
- Floor storage areas for non-palletized materials
- Reinforced heavy-duty storage areas for large equipment
- Preservation storage areas for rotating equipment and motors
- External laydown and staging yard
- Administrative office facilities
- Parking and operational access areas
- Electrical and utility infrastructure
- Security and access control systems

The completed facility shall be delivered fully operational and ready for use.

### 1.3 Key Project Parameters

The following table summarizes the key project parameters for the Operations Warehouse II project. These parameters define the overall project envelope and form the basis for the engineering, procurement, and construction scope described within this document.

PARAMETER	REQUIREMENT
Project Name	EMGL Operations Warehouse II
Project Location	GYSBI Industrial Estate (GIE) – Plot 4
Warehouse Area	Approximately 10,000 m <sup>2</sup> enclosed warehouse space
Warehouse Height	Minimum internal clear height of 9 m
Storage Systems	Mobile pallet racking system and floor storage areas
External Yard	External laydown and staging yard covering remaining plot area
Office Accommodation	Office facility for approximately 15 personnel
Power Supply	Connection to the GPL electrical grid & backup generators
Security Systems	Perimeter fencing, access control, and CCTV
Contract Model	Lump Sum Turnkey EPC Contract
Project Duration	15 months from Notice to Proceed

These parameters represent the current project basis and shall be used by the EPC Contractor in developing the detailed engineering design and project execution plan.

### 1.4 Project Location

The project will be located at:

#### **GYSBI Industrial Estate (GIE) Plot 4, Guyana**

The selected location is documented in:

#### **EX-0001-CM-BPL-001-01 – Warehouse Plot Selection**

The EPC Contractor shall familiarize themselves with the site conditions and any operational, environmental, or logistical constraints associated with construction within the GYSBI Industrial Estate.

## 1.5 Project Delivery Strategy

The project will be delivered under a Turnkey Engineering, Procurement and Construction (EPC) contract.

Under this delivery model, a single EPC Contractor will assume full responsibility for delivering the project from detailed engineering through to commissioning and handover.

The EPC Contractor shall therefore be responsible for delivering a fully operational facility that meets all technical, operational, safety, and regulatory requirements.

The EPC Contractor's responsibilities will include, but not be limited to:

- Detailed engineering and design
- Procurement of materials and equipment
- Construction and installation
- Testing and commissioning
- Delivery of a fully operational facility

The project will be executed under a **Lump Sum EPC Contract**.

## 1.6 Project Schedule

The EPC Contractor shall complete the full scope of work within fifteen (15) months from Notice to Proceed (NTP).

The Contractor shall develop and maintain a detailed project execution schedule identifying all major phases of the project including:

- Engineering and design
- Procurement and fabrication
- Construction and installation
- Testing and commissioning
- Final handover

The schedule shall demonstrate the Contractor's strategy for delivering the project within the required timeframe while maintaining safe and efficient execution.

## 1.7 Project Governance and Stage Gate Reviews

The Operations Warehouse II project will be managed in accordance with the GYSBI Project Management Framework, which applies a structured stage-gate approach to ensure that project development, engineering, and execution activities are appropriately reviewed and approved prior to progressing to the next phase.

The stage-gate process provides a formal governance mechanism for confirming that the project scope, technical design, cost, schedule, and HSSE considerations have been adequately developed before major project commitments are made.

The project lifecycle will follow a staged progression through the following key phases:

PROJECT PHASE	DESCRIPTION
<b>INITIATE</b>	Definition of the operational need for the facility, preliminary project scope development, and identification of potential development options.
<b>SELECT</b>	Development of engineering definition, confirmation of technical requirements, refinement of project scope, and preparation for detailed execution planning.
<b>EXECUTE</b>	Detailed engineering, procurement, construction, testing, and commissioning of the facility in accordance with the approved project scope.
<b>OPERATE</b>	Operational use of the completed facility following project handover.

Progression between project phases shall be subject to formal project reviews conducted by GYSBI management. These reviews confirm that the project has achieved the required level of technical definition and readiness to proceed to the next stage.

Typical gate review considerations may include:

- Confirmation of the project scope and operational requirements
- Verification of technical feasibility and engineering maturity
- Validation of project cost estimates and execution schedule
- Review of HSSE and regulatory compliance requirements
- Confirmation of the project execution strategy and contracting approach

Approval to proceed through the project stage gates shall be granted by the appropriate GYSBI project governance authority.

The EPC Contractor shall support project reviews where required by providing relevant engineering documentation, cost information, schedules, and technical inputs necessary to support project decision-making.

The conceptual layout and key project parameters defined within this Scope of Work were developed during the Initiate Stage of the project. Further engineering definition and technical development will occur during the Select and Execute stages as the project progresses.

## 2 FACILITY DESCRIPTION

### 2.1 General

The Operations Warehouse II facility will consist of a high-capacity industrial warehouse supported by external laydown areas and administrative facilities located within the GYSBI Industrial Estate (GIE), Plot 4.

The facility is intended to support offshore oil and gas logistics operations by providing a modern warehouse environment capable of storing a wide range of operational materials and equipment. The design shall accommodate palletized storage, floor storage of oversized materials, and dedicated storage areas for heavy equipment requiring reinforced floor loading.

In addition to the warehouse building itself, the facility will include external laydown areas to support the staging and temporary storage of equipment and materials, along with administrative office space to support warehouse operations.

The design shall prioritize operational efficiency, safe material handling, and flexibility for future operational requirements.

The facility shall include the following major components:

- Industrial warehouse building
- Internal pallet storage systems
- General floor storage areas
- Reinforced heavy-duty storage zones
- Preservation storage area
- External laydown and staging yard
- Office and administrative building
- Staff and visitor parking areas
- Site security infrastructure
- Electrical and utility systems

## 2.2 Warehouse Building

The warehouse building shall provide approximately 10,000 m<sup>2</sup> of enclosed storage space and shall be designed as a modern high-bay industrial storage facility.

The warehouse shall be designed to support efficient logistics operations while allowing safe movement of forklifts and other material handling equipment.

The building structure shall provide sufficient internal height and clear spans to allow efficient storage of palletized goods and large equipment.

Key warehouse requirements include:

- Approximate building footprint: 10,000 m<sup>2</sup>
- Minimum **9 m** internal clear height **\*\*EMGL to confirm adequate.**
- Steel portal frame structure
- Reinforced industrial concrete slab designed for heavy equipment storage
- Industrial-grade roofing and cladding systems
- Roll-up cargo access doors
- Internal warehouse lighting systems
- Natural or mechanical ventilation systems

The warehouse layout shall be designed to accommodate the safe and efficient operation of:

- 20-ton forklifts within designated heavy-duty storage areas.
- 5-ton forklifts within standard-duty warehouse areas.
- 5-ton reach trucks operating within pallet racking aisles and standard storage areas.

## 2.3 Storage Systems

The warehouse shall incorporate several storage zones designed to accommodate different types of materials and equipment. These storage zones will support both palletized storage and floor storage of larger equipment.

The warehouse storage layout will include the following areas:

### **Mobile Pallet Racking Area:**

- MOVO mobile pallet racking system (Dexion brand) or approved equivalent, to maintain compatibility with existing warehouse infrastructure where applicable.
- Approximate area: 1,300 m<sup>2</sup>
- Mobile pallet racking system
- Approximately 4,320 pallet storage positions

### **General Floor Storage Area:**

- Approximate area: 6,200 m<sup>2</sup>
- Designed for palletized goods and general materials

### **Reinforced Heavy-Duty Storage Area:**

- Approximate area: 2,300 m<sup>2</sup>
- Designed for storage of heavy equipment and large components
- Reinforced floor slab to accommodate high point loads

### **Preservation Storage Area:**

- Approximate area: 200 m<sup>2</sup>
- Dedicated area for preservation of sensitive equipment
- Power connections for equipment heaters (e.g., motors, compressors etc.)

The EPC Contractor shall be responsible for the design, supply, and installation of the mobile pallet racking system.

## 2.4 External Laydown Yard

The project will include the development of an external operational yard covering the remaining available area of Plot 4. The yard will support the staging, storage, and movement of equipment and materials associated with warehouse operations.

The yard shall be designed to accommodate heavy vehicle traffic and the operational requirements of offshore logistics activities.

The warehouse building shall be positioned with a minimum offset of 5 metres from all plot boundaries. While local planning regulations require a minimum setback of 3 metres, the increased offset is required to allow adequate space for maintenance access around the building perimeter.

This additional clearance will enable the safe use of manlifts, scissor lifts, and other maintenance access equipment required for inspection, repair, and maintenance of the warehouse structure and building envelope. Previous warehouse developments with reduced setbacks have resulted in operational constraints and increased maintenance costs; therefore, this additional clearance is considered a critical operational requirement.

The laydown yard shall include:

- Compacted gravel surface suitable for heavy-duty use
- Storage areas for containers and equipment
- Vehicle circulation routes
- Turning areas for trailers and heavy haulage vehicles
- Access routes for operational vehicles
- Stormwater drainage systems

The yard design shall allow safe and efficient movement of:

- 40-foot trailers
- Heavy haulage vehicles
- Operational transport vehicles

## 2.5 Office and Administrative Facilities

The project shall include a supporting office building designed to accommodate approximately 15 personnel responsible for warehouse operations and administration. The office building shall provide a functional workspace environment supporting operational coordination, logistics planning, and administrative activities.

**\*\*EMGL to advise if office building should be inside warehouse or outside.**

The office facility shall include:

- Open office workspace
- Meeting room
- Private office(s)
- Kitchenette
- Restroom facilities
- IT/server room  
(The IT/server room to have redundant, independent air conditioning systems.)
- Storage space / Internal storage room
- Locker room
- Janitor closet

Parking facilities shall be provided for staff and visitors.

## 2.6 Utilities and Infrastructure

The facility shall include all necessary utilities required to support warehouse operations. Electrical power shall be supplied via connection to the Guyana Power and Light (GPL) grid network. The EPC Contractor shall be responsible for coordinating with the relevant utility provider to establish the electrical connection required to support the facility.

The project utilities scope shall include:

- Electrical connection to the GPL grid
- Backup generator system with ATS
- Perimeter and yard lighting
- Internal electrical distribution systems
- Warehouse lighting systems
- Power supply for preservation storage systems
- Office building electrical systems
- Office HVAC systems

The warehouse building shall utilize natural ventilation and/or industrial ventilation systems suitable for large warehouse environments.

## 2.7 Security Infrastructure

The facility shall incorporate security infrastructure to control access to the site and ensure protection of stored equipment and materials.

The EPC Contractor shall provide a complete site security system including:

- Perimeter fencing
- Controlled site access gate
- Guard house
- CCTV surveillance system
- Access control systems

The security system shall support safe and controlled access to the facility while protecting operational assets.

## 3 ENGINEERING SCOPE

### 3.1 General

The EPC Contractor shall perform all engineering and design activities required to deliver the Operations Warehouse II facility in accordance with the requirements of this Scope of Work. The engineering scope shall include the development of all detailed engineering necessary to support procurement, construction, installation, and commissioning of the facility.

The EPC Contractor shall ensure that the engineering design provides a safe, efficient, and functional facility capable of supporting the operational requirements of the warehouse and associated logistics activities.

The design shall comply with all applicable regulatory requirements within Guyana and with internationally recognized engineering and construction standards appropriate for industrial warehouse facilities supporting oil and gas operations.

The EPC Contractor shall provide all engineering resources required to perform the work, including qualified engineers, designers, and technical specialists across all required engineering disciplines.

Detailed technical design requirements and applicable engineering standards are provided in **Appendix D – Applicable Codes and Standards**.

### 3.2 Engineering Responsibilities

The EPC Contractor shall be responsible for the complete engineering design of the facility.

Engineering responsibilities shall include, but not be limited to:

- Development of the project design basis
- Preparation of detailed engineering drawings
- Structural analysis and calculations
- Equipment and material specifications
- Electrical load calculations
- Utility connection design
- Site infrastructure design
- Development of construction drawings
- Preparation of as-built drawings

The EPC Contractor shall ensure that all engineering work is developed to a level suitable for construction and fully supports the procurement and installation of all project systems.

### 3.3 Engineering Disciplines

The EPC Contractor shall provide engineering services covering all disciplines required to complete the project.

Engineering disciplines shall include, but are not limited to:

#### **Civil Engineering:**

Civil engineering activities shall include the design of all site infrastructure required to support the facility.

Civil engineering scope shall include:

- Geo-technical survey
- Site grading and earthworks
- Yard layout and circulation design
- Stormwater drainage systems
- Foundations and concrete works
- Laydown yard design
- Site access and vehicle circulation routes

#### **Structural Engineering:**

Structural engineering shall include the design of all structural components required for the warehouse building and supporting infrastructure.

Structural engineering scope shall include:

- Structural steel design for the warehouse building
- Structural framing systems
- Structural foundations
- Structural support systems
- Structural design calculations
- Reinforced concrete slab design for warehouse storage areas

#### **Architectural Design:**

Architectural design shall include the development of the office and administrative facilities and the architectural elements of the warehouse building.

Architectural design scope shall include:

- Office building layout and internal space planning
- Building finishes and materials
- External building envelope design
- Building access points and door systems

### **Mechanical Engineering:**

Mechanical engineering activities shall include the design of building systems required to support the operation of the facility.

Mechanical engineering scope shall include:

- Warehouse ventilation systems
- Office HVAC systems
- Equipment preservation systems
- Mechanical support systems where required

### **Electrical Engineering:**

Electrical engineering activities shall include the design of all electrical systems required to support the facility.

Electrical engineering scope shall include:

- Electrical load calculations
- Electrical distribution systems
- Warehouse lighting systems
- Office electrical systems
- Power supply for equipment preservation systems
- Electrical connection to the GPL grid

### **Security Systems Engineering:**

Security systems engineering shall include the design of the site security infrastructure.

Security engineering scope shall include:

- CCTV system design
- Access control system design
- Perimeter security systems
- Security monitoring infrastructure

## **3.4 Design Criteria**

The facility shall be designed in accordance with recognized engineering design practices suitable for industrial warehouse facilities supporting oil and gas operations.

The design shall comply with:

- Applicable Guyanese laws and regulations
- Relevant international engineering standards
- Occupational health and safety requirements
- Environmental protection requirements

Detailed technical design criteria are provided in: **Appendix D – Technical Design Criteria**

### 3.5 Engineering Deliverables

The EPC Contractor shall prepare and submit all engineering deliverables required to support the successful execution of the project.

Engineering deliverables shall include, but not be limited to:

- Design basis documentation
- Engineering calculations
- Detailed engineering drawings
- Structural design documentation
- Equipment specifications
- Electrical system diagrams
- Site layout drawings
- Construction drawings
- As-built drawings

All engineering documentation shall be prepared to a standard suitable for use during construction and for future operation and maintenance of the facility.

### 3.6 Design Reviews

The EPC Contractor shall participate in engineering design reviews with the Project Sponsor and other relevant stakeholders throughout the project lifecycle.

Design reviews shall ensure that the facility design meets operational, safety, and regulatory requirements prior to construction.

Typical design review stages may include:

- Concept design review
- Intermediate design review
- Final design review
- Construction readiness review

The EPC Contractor shall address all review comments and incorporate required modifications into the final design.

### 3.7 Engineering Documentation and Records

All engineering documentation produced as part of this project shall be controlled in accordance with the GYSBI Document Numbering and **Document Control Procedure – PM-PR-002**.

The EPC Contractor shall ensure that all project documentation is:

- Numbered in accordance with the GYSBI document numbering system
- Submitted through the approved document control process
- Maintained under proper revision control
- Issued for review, approval, and construction in accordance with project procedures

The EPC Contractor shall ensure that all final engineering documentation is compiled and included within the project handover documentation package.

## 4 PROCUREMENT SCOPE

### 4.1 General

The EPC Contractor shall be responsible for the procurement of all materials, equipment, and services required for the successful execution of the Operations Warehouse II project.

Procurement activities shall include the sourcing, purchasing, inspection, expediting, transportation, and delivery of all materials and equipment required to complete the facility in accordance with the requirements of this Scope of Work.

The Contractor shall implement an effective procurement strategy to ensure that all materials and equipment are delivered in accordance with the project schedule and meet the required technical specifications, quality standards, and regulatory requirements.

The Contractor shall be responsible for managing all aspects of the procurement process, including vendor selection, purchase order management, inspection and testing, logistics coordination, and delivery to the project site.

The Contractor shall ensure that all procured items comply with the technical requirements defined within:

#### Appendix D – Applicable Codes and Standards

### 4.2 Procurement Responsibilities

The EPC Contractor shall assume full responsibility for the procurement of all materials and equipment required for the project.

Procurement responsibilities shall include, but not be limited to:

- Identification and qualification of suppliers and vendors
- Preparation of procurement specifications
- Preparation and issuance of purchase orders
- Vendor coordination and management
- Expediting of materials and equipment deliveries
- Inspection and testing of procured equipment
- Logistics management and transportation
- Delivery of materials to the project site

The Contractor shall ensure that all procured materials and equipment are suitable for the intended service and meet the design and operational requirements of the facility.

## 4.3 Major Equipment and Materials

The EPC Contractor shall procure all materials and equipment required to complete the facility.

Major procurement items shall include, but not be limited to:

### **Structural Materials:**

- Boundary fencing as required
- Structural steel for the warehouse building
- Steel framing components
- Roofing and cladding systems

### **Civil Construction Materials:**

- Reinforcing steel
- Concrete materials
- Aggregates and construction materials

### **Warehouse Systems:**

- Mobile pallet racking system
- Storage systems and associated components

### **Mechanical Systems:**

- Warehouse ventilation equipment
- Office HVAC systems

### **Electrical Systems:**

- Electrical distribution equipment
- Lighting fixtures and systems
- Electrical panels and switchgear
- Cabling and electrical infrastructure

### **Security Systems:**

- CCTV cameras and recording systems
- Access control systems
- Security monitoring equipment

### **Office Building Materials:**

- Office construction materials
- Interior fixtures and finishes

## 4.4 Vendor Management

The EPC Contractor shall ensure that all vendors and suppliers engaged for the project are competent and capable of delivering materials and equipment that meet the required specifications.

The Contractor shall implement appropriate vendor management procedures to ensure effective control of supplier performance.

Vendor management activities shall include:

- Supplier evaluation and selection
- Vendor performance monitoring
- Technical documentation review
- Inspection and testing of materials and equipment where required

The Contractor shall ensure that all vendor documentation is reviewed and approved prior to procurement.

## 4.5 Inspection and Testing

The EPC Contractor shall ensure that appropriate inspection and testing activities are carried out for materials and equipment prior to delivery to the project site.

Inspection and testing activities shall include:

- Verification of material certifications
- Factory acceptance testing where applicable
- Equipment inspection prior to shipment
- Verification of compliance with specifications

Inspection and testing requirements shall be defined within the Contractor's Inspection and Test Plans (ITPs).

## 4.6 Logistics and Transportation

The EPC Contractor shall be responsible for managing all logistics associated with the delivery of materials and equipment to the project site.

Logistics responsibilities shall include:

- International shipping arrangements where required
- Customs clearance and importation procedures
- Transportation of materials to the GYSBI Industrial Estate
- Coordination of delivery schedules to support construction activities

The Contractor shall ensure that all materials and equipment are delivered to the project site in a safe and timely manner.

## 4.7 Storage and Material Handling

The EPC Contractor shall ensure that all materials delivered to the project site are properly stored and protected prior to installation.

Material handling and storage practices shall ensure that materials are protected from damage, corrosion, contamination, or deterioration.

Where required, the Contractor shall provide temporary storage facilities and implement appropriate preservation measures to maintain the integrity of materials and equipment.

## 5 CONSTRUCTION SCOPE

### 5.1 General

The EPC Contractor shall be responsible for performing all construction activities required to deliver the Operations Warehouse II facility in accordance with the approved engineering design and the requirements of this Scope of Work.

The Contractor shall provide all construction resources required to complete the project, including skilled labor, supervision, construction management personnel, equipment, tools, temporary facilities, and subcontractors.

All construction activities shall be performed in accordance with applicable regulatory requirements, industry standards, and the project's HSSE and quality management requirements.

The EPC Contractor shall plan and execute construction activities in a manner that ensures safe working conditions, efficient site operations, and compliance with the project schedule.

Construction activities shall include the installation and assembly of all systems, structures, and infrastructure required to deliver a fully operational warehouse facility.

### 5.2 Site Preparation and Earthworks

The EPC Contractor shall perform all site preparation activities required to prepare the project site for construction.

Site preparation activities shall include clearing, grading, and preparation of the construction area in accordance with the approved site layout.

Site preparation activities shall include:

- Site clearing and removal of obstructions
- Earthworks and site grading
- Preparation of construction areas
- Temporary construction access routes
- Preparation of foundation areas
- Establishment of temporary construction facilities

The Contractor shall ensure that site preparation activities are performed in a manner that minimizes environmental impact and maintains safe working conditions.

## 5.3 Foundations and Civil Works

The EPC Contractor shall construct all foundations and civil infrastructure required to support the warehouse building, office facilities, and associated site infrastructure.

Civil works shall be performed in accordance with the approved engineering design and applicable construction standards.

Civil construction activities shall include:

- Reinforced concrete foundations
- Structural foundation systems
- Reinforced concrete floor slab for the warehouse building
- Foundations for structural steel framing
- Office building foundations
- Drainage systems and stormwater management

The warehouse floor slab shall be designed and constructed to support industrial storage operations and heavy equipment loads.

## 5.4 Structural Steel Construction

The EPC Contractor shall supply and install all structural steel required for the warehouse building.

Structural steel construction shall include fabrication, delivery, and erection of the steel structure in accordance with the approved structural design.

Structural construction activities shall include:

- Structural steel fabrication
- Delivery of structural steel components to site
- Structural steel erection
- Installation of structural connections
- Structural alignment and verification

The Contractor shall ensure that all structural steel works are performed in accordance with applicable structural design standards and quality requirements.

## 5.5 Building Envelope Construction

The EPC Contractor shall install the building envelope systems required to complete the warehouse structure.

Building envelope systems shall protect the structure from environmental conditions and provide a durable industrial warehouse environment.

Building envelope construction shall include:

- Installation of roofing systems
- Installation of external wall cladding systems
- Installation of insulation systems where required
- Installation of roll-up cargo access doors
- Installation of building access doors

The Contractor shall ensure that the building envelope is installed in accordance with manufacturer specifications and engineering design requirements.

## 5.6 Warehouse Systems Installation

The EPC Contractor shall install all warehouse systems required for the operation of the facility.

Warehouse system installation shall include:

- Installation of mobile pallet racking systems
- Installation of storage systems and shelving
- Installation of preservation storage systems
- Installation of power connections for equipment preservation

The Contractor shall coordinate installation activities to ensure that warehouse systems are correctly aligned with the building structure and operational requirements.

## 5.7 Office Building Construction

The EPC Contractor shall construct the office building and associated facilities required to support warehouse operations.

Office construction activities shall include:

- Construction of office building structure
- Installation of internal partitions and finishes
- Installation of electrical systems
- Installation of HVAC systems
- Installation of plumbing systems
- Installation of fixtures and fittings

The office building shall provide a safe and functional workspace environment for operational personnel.

## 5.8 External Works and Site Infrastructure

The EPC Contractor shall construct all external infrastructure required to support the operation of the facility.

External works shall include the development of the external laydown yard and associated infrastructure.

External construction activities shall include:

- Construction of the laydown yard
- Installation of compacted gravel yard surface
- Construction of vehicle circulation routes
- Trailer turning areas for heavy haulage vehicles
- Stormwater drainage systems
- Installation of perimeter fencing
- Installation of site access gates
- Construction of guard house

The yard shall be designed and constructed to support the movement and storage of materials associated with offshore logistics operations.

## 5.9 Utilities Installation

The EPC Contractor shall install all utilities required to support the operation of the facility.

Utility installation shall include:

- Electrical connection to the GPL grid network
- Installation of electrical distribution systems
- Installation of warehouse lighting systems
- Installation of office electrical systems
- Installation of power supply for equipment preservation systems
- Installation of office HVAC systems

The Contractor shall coordinate with relevant utility providers to establish the required electrical connection for the facility.

## 5.10 Construction Management

The EPC Contractor shall provide full construction management services throughout the construction phase of the project.

Construction management responsibilities shall include:

- Construction planning and scheduling
- Site supervision and workforce management
- Coordination of subcontractors
- Management of construction equipment and resources
- Monitoring of construction progress
- Coordination of inspections and quality control activities

The Contractor shall ensure that all construction activities are executed safely, efficiently, and in accordance with the approved project schedule.

## 6 HEALTH, SAFETY, SECURITY & ENVIRONMENT (HSSE)

### 6.1 General

Health, Safety, Security and Environmental (HSSE) performance is a fundamental requirement for the successful execution of the Operations Warehouse II project. All activities associated with the engineering, procurement, construction, and commissioning of the facility shall be carried out in a manner that protects the health and safety of personnel, safeguards the environment, and ensures the security of the project site and surrounding operations.

The EPC Contractor shall ensure that all project activities are conducted in accordance with the GYSBI QHSSE Management System, which establishes the policies, procedures, and operational expectations governing HSSE performance across GYSBI projects.

The Contractor shall comply with the requirements defined within the: **GYSBI QHSSE Handbook – Document Reference QH-PL-006**

This handbook defines the minimum HSSE expectations applicable to all contractors operating within GYSBI-controlled facilities and project environments.

The EPC Contractor shall ensure that all personnel, subcontractors, suppliers, and visitors working under their control adhere to the requirements defined within the GYSBI QHSSE Management System.

### 6.2 Project-Specific HSSE Plan

Prior to the commencement of construction activities, GYSBI will develop and issue a Project-Specific HSSE Plan for the Operations Warehouse II project.

This plan will define the HSSE management framework applicable to the project and will establish the procedures, controls, and responsibilities required to manage HSSE risks during the execution of the work.

The EPC Contractor shall review and adopt the requirements of the Project HSSE Plan and ensure that all project activities are performed in accordance with its provisions. The Project HSSE Plan will address, but not be limited to, the following elements:

- HSSE policy and objectives
- Project HSSE organization and responsibilities
- Hazard identification and risk assessment procedures
- Permit to Work systems
- Incident reporting and investigation procedures
- Environmental management requirements
- Emergency response procedures

The Contractor shall ensure that all personnel are familiar with the requirements of the Project HSSE Plan prior to commencing work.

## 6.3 Contractor HSSE Responsibilities

The EPC Contractor shall be responsible for implementing effective HSSE management practices throughout the execution of the project.

The Contractor shall establish appropriate procedures and controls to ensure that all work activities are carried out safely and in compliance with project HSSE requirements.

Contractor HSSE responsibilities shall include, but not be limited to:

- Implementation of safe systems of work
- Identification and management of hazards and risks
- Provision of appropriate personal protective equipment (PPE)
- Training and competency verification for personnel
- Supervision of work activities to ensure compliance with HSSE requirements
- Monitoring and reporting of HSSE performance

The Contractor shall ensure that all subcontractors engaged on the project are subject to the same HSSE requirements and controls.

## 6.4 Permit to Work System

All construction activities performed on the project site shall be conducted under a Permit to Work (PTW) system. The Permit to Work system shall ensure that potentially hazardous activities are properly reviewed, authorized, and controlled prior to the commencement of work.

Activities requiring permits may include, but are not limited to:

- Hot work activities
- Confined space entry
- Electrical work
- Excavation activities
- Work at height

The EPC Contractor shall ensure that all work permits are obtained and that all required safety controls are implemented prior to commencing work.

## 6.5 Environmental Protection

The EPC Contractor shall perform all project activities in a manner that minimizes environmental impact and complies with applicable environmental regulations.

Environmental protection measures shall include:

- Prevention of spills and contamination
- Proper handling and disposal of waste materials
- Protection of soil and water resources
- Control of dust, noise and other emissions
- Responsible management of construction materials

The Contractor shall implement environmental protection measures consistent with the requirements of the GYSBI QHSSE Management System.

## 6.6 Incident Reporting and Investigation

All HSSE incidents occurring during the execution of the project shall be reported and investigated in accordance with the requirements defined within the GYSBI QHSSE Management System.

The EPC Contractor shall ensure that all incidents, near misses, and unsafe conditions are promptly reported and investigated.

Incident reporting requirements shall include:

- Immediate notification of significant incidents
- Incident investigation and root cause analysis
- Implementation of corrective and preventive actions
- Reporting of HSSE performance metrics

## 6.7 Emergency Response

The EPC Contractor shall ensure that appropriate emergency response procedures are established for the project.

Emergency response procedures shall address potential emergency scenarios including:

- Medical emergencies
- Fire incidents
- Environmental incidents
- Security incidents

The Contractor shall ensure that personnel are trained in emergency response procedures and that appropriate emergency equipment is available on site.

## 6.8 HSSE Monitoring and Reporting

The EPC Contractor shall monitor and report HSSE performance throughout the execution of the project.

HSSE monitoring activities shall include:

- Regular site safety inspections
- Monitoring of HSSE performance indicators
- Reporting of HSSE statistics
- Review of incident trends and corrective actions

The Contractor shall cooperate fully with GYSBI HSSE representatives in the monitoring and management of project HSSE performance.

## 7 QUALITY MANAGEMENT

### 7.1 General

Quality management is an essential component of the successful delivery of the Operations Warehouse II project. The EPC Contractor shall implement and maintain a robust quality management framework to ensure that all engineering, procurement, construction, and commissioning activities are executed in accordance with the project requirements.

All project activities shall comply with the GYSBI Quality Management System, which forms part of the broader GYSBI QHSSE Management System.

The EPC Contractor shall ensure that all work performed under the contract complies with the requirements defined within the: **GYSBI QHSSE Handbook – Document Reference QH-PL-006**

This handbook defines the quality expectations applicable to contractors performing work within GYSBI-controlled projects and facilities. The Contractor shall ensure that all personnel, subcontractors, suppliers, and vendors engaged on the project operate in accordance with these requirements.

### 7.2 Project Quality Plan

To ensure that quality requirements are clearly defined and implemented, GYSBI will produce a Project-Specific Quality Plan for the Operations Warehouse II project.

The Project Quality Plan will define the quality management framework applicable to the project and will establish the procedures, responsibilities, and controls required to ensure that the facility is delivered in accordance with the required specifications and standards.

The EPC Contractor shall review and adopt the requirements of the Project Quality Plan and shall ensure that all work activities are executed in accordance with its provisions.

The Project Quality Plan will address key quality management elements including:

- Project quality objectives
- Roles and responsibilities for quality management
- Inspection and verification requirements
- Documentation and record control
- Management of non-conformances
- Quality reporting requirements

## 7.3 Contractor Quality Responsibilities

The EPC Contractor shall be responsible for implementing quality assurance and quality control processes throughout the execution of the project.

The Contractor shall establish procedures and controls to ensure that all work performed complies with the approved engineering design, technical specifications, and applicable standards.

Contractor quality responsibilities shall include:

- Implementation of quality assurance and quality control procedures
- Verification of compliance with engineering specifications
- Inspection of construction activities
- Verification of material quality and certification
- Monitoring of subcontractor quality performance
- Maintenance of quality records

The Contractor shall ensure that all subcontractors and suppliers engaged on the project operate in accordance with the project quality requirements.

## 7.4 Inspection and Test Plans (ITPs)

The EPC Contractor shall develop and implement Inspection and Test Plans (ITPs) covering all critical project activities.

ITPs shall define the inspection and verification activities required to confirm that materials, equipment, and construction activities comply with project specifications and applicable standards.

Inspection and test plans shall address activities including:

- Material inspection and certification
- Structural steel fabrication and erection
- Concrete works and reinforcement installation
- Mechanical and electrical system installation
- Warehouse system installation

The Contractor shall ensure that inspections are performed at appropriate stages during construction and that inspection records are maintained.

## 7.5 Material Certification and Traceability

The EPC Contractor shall ensure that all materials and equipment used in the project meet the required technical specifications and quality standards.

The Contractor shall maintain appropriate documentation demonstrating compliance with project requirements.

Material quality documentation shall include:

- Material test certificates
- Manufacturer certifications
- Equipment data sheets
- Inspection reports

Where required, the Contractor shall ensure that materials and equipment are traceable to their source of manufacture.

## 7.6 Management of Non-Conformances

Any deviations from project specifications or approved engineering design shall be managed through a formal Non-Conformance Reporting (NCR) process.

The EPC Contractor shall ensure that all non-conformances are:

- Identified and documented
- Evaluated for impact on safety and performance
- Corrected through appropriate corrective actions

Records of non-conformances and corrective actions shall be maintained as part of the project quality documentation.

## 7.7 Quality Records and Documentation

The EPC Contractor shall maintain comprehensive records demonstrating compliance with the project quality requirements.

Quality records shall include documentation associated with engineering, procurement, construction, and commissioning activities.

Quality documentation shall include:

- Inspection and test records
- Material certifications
- Equipment documentation
- Quality control reports
- Non-conformance reports

All quality documentation shall form part of the final project documentation package delivered at project handover.

## 8 TESTING AND COMMISSIONING

### 8.1 General

The EPC Contractor shall be responsible for performing all testing and commissioning activities required to verify that the Operations Warehouse II facility has been constructed and installed in accordance with the approved engineering design and project specifications.

Testing and commissioning activities shall confirm that all installed systems, equipment, and infrastructure operate safely and effectively and are ready for operational use.

The Contractor shall develop and implement a structured testing and commissioning program covering all systems installed as part of the project.

Testing and commissioning activities shall be performed in accordance with the project quality management requirements and shall comply with the procedures and documentation requirements defined within the GYSBI QHSSE Management System.

The Contractor shall ensure that all testing and commissioning activities are carried out in a safe and controlled manner.

### 8.2 Commissioning Plan

The EPC Contractor shall prepare a Commissioning Plan defining the procedures, responsibilities, and sequence of activities required to commission the facility.

The Commissioning Plan shall be submitted for review prior to the commencement of commissioning activities.

The Commissioning Plan shall include:

- Commissioning organization and responsibilities
- Commissioning procedures and methodology
- System testing requirements
- Documentation and reporting procedures
- Safety controls during commissioning

The Commissioning Plan shall demonstrate how the Contractor will verify that all project systems are functioning correctly prior to handover.

## 8.3 Pre-Commissioning Activities

Prior to commissioning, the EPC Contractor shall perform pre-commissioning activities to verify that all installed systems and equipment have been installed correctly and are ready for operational testing.

Pre-commissioning activities shall include:

- Verification of installation in accordance with engineering drawings
- Mechanical completion checks
- Inspection of installed equipment
- Verification of electrical connections
- Cleaning and preparation of systems for operation

The Contractor shall ensure that all systems are verified as complete and ready prior to commencing operational testing.

## 8.4 System Testing

The EPC Contractor shall perform testing of all installed systems to verify their operational performance.

System testing shall include:

- Electrical Systems Testing
- Electrical distribution system testing
- Verification of electrical protection systems
- Lighting system testing
- Warehouse Systems Testing
- Verification of pallet racking installation
- Verification of storage system alignment and integrity
- Mechanical Systems Testing
- Ventilation system testing
- Office HVAC system testing
- Security Systems Testing
- CCTV system testing
- Access control system testing

All testing shall confirm that systems operate safely and in accordance with the design specifications.

## 8.5 Utility System Verification

The EPC Contractor shall verify that all utility systems are operational and capable of supporting the facility.

Utility system verification shall include:

- Electrical connection to the GPL grid network
- Verification of electrical distribution systems
- Verification of power supply to warehouse systems
- Verification of office electrical and HVAC systems

The Contractor shall coordinate with relevant utility providers where necessary to confirm that utility connections are operational.

## 8.6 Operational Readiness

Following the completion of testing and commissioning activities, the EPC Contractor shall demonstrate that the facility is ready for operational use.

Operational readiness verification shall confirm that:

- All building systems are operational
- Storage systems are installed correctly
- Utilities are functioning properly
- Safety and security systems are operational

The Contractor shall ensure that all systems are fully functional prior to project handover.

## 8.7 Commissioning Documentation

The EPC Contractor shall maintain records of all testing and commissioning activities performed during the project.

Commissioning documentation shall include:

- Test procedures
- Test results and verification records
- Equipment commissioning reports
- System verification documentation

All commissioning documentation shall be included within the final project documentation package.

## 8.8 Commissioning Completion

Testing and commissioning activities shall be considered complete once all systems have been verified as operational and the facility has been demonstrated to meet the requirements of the project.

Upon successful completion of commissioning, the facility shall proceed to project handover.

## 9 PROJECT HANDOVER AND CLOSE-OUT

### 9.1 General

Upon completion of construction, testing, and commissioning activities, the EPC Contractor shall deliver the Operations Warehouse II facility fully completed, operational, and ready for use.

The handover process shall verify that all systems installed as part of the project have been completed in accordance with the approved engineering design, applicable standards, and the requirements of this Scope of Work.

The EPC Contractor shall ensure that all documentation, records, and deliverables associated with the project are compiled and submitted as part of the formal project handover process.

All documentation shall be prepared and submitted in accordance with the GYSBI document control and numbering procedures defined within PM-PR-002.

### 9.2 Handover Documentation

The EPC Contractor shall prepare and submit a comprehensive documentation package demonstrating that the facility has been constructed, tested, and commissioned in accordance with the project requirements.

The handover documentation package shall include, but not be limited to:

- As-built engineering drawings
- Structural design documentation
- Equipment specifications and data sheets
- Electrical system documentation
- Commissioning records and test reports
- Inspection and quality control records
- Material certifications
- Non-conformance reports and resolutions

All documentation shall be compiled in a structured format suitable for long-term operational reference.

## 9.3 Operation and Maintenance Documentation

The EPC Contractor shall provide all documentation required to support the safe operation and maintenance of the facility.

Operation and maintenance documentation shall include:

- Operation and maintenance manuals for installed equipment
- Manufacturer documentation for mechanical and electrical systems
- Recommended maintenance procedures
- Equipment spare parts lists

The documentation shall provide sufficient information to enable operational personnel to safely operate and maintain the facility.

## 9.4 Training

The EPC Contractor shall provide training for designated operational personnel to ensure that the facility can be safely operated following project completion.

Training shall include:

- Overview of facility systems
- Operation of installed equipment
- Safety systems and controls
- Maintenance requirements

Training shall be conducted prior to final project handover.

## 9.5 Warranties

The EPC Contractor shall provide warranty documentation for all equipment, materials, and systems installed as part of the project.

Warranty documentation shall include:

- Manufacturer warranties
- Contractor workmanship warranties
- Warranty periods and conditions

The Contractor shall ensure that all warranties are properly documented and transferred to the project owner upon completion of the project.

## 9.6 Spare Parts

The EPC Contractor shall provide recommended spare parts for equipment installed as part of the facility.

Spare parts lists shall include:

- Critical spare components
- Manufacturer recommended spare parts
- Spare parts required for initial operational support

Spare parts requirements shall be defined within the equipment documentation provided at handover.

## 9.7 Project Close-Out Dossier

Upon completion of the project, the EPC Contractor shall prepare and submit a Project Close-Out Dossier documenting the execution and completion of the project.

The Project Close-Out Dossier shall provide a consolidated record of all key project documentation, demonstrating that the project has been completed in accordance with the requirements of the contract.

GYSBI will provide the Project Close-Out Dossier template, which the EPC Contractor shall complete and submit as part of the project close-out process.

The Project Close-Out Dossier shall typically include:

- Summary of project execution
- Final engineering documentation
- Construction records
- Commissioning documentation
- Quality records
- HSSE performance records
- Lessons learned where applicable

The completed Project Close-Out Dossier shall form part of the final project documentation package.

## 10 CONTRACTOR RESPONSIBILITIES

### 10.1 General

The EPC Contractor shall be fully responsible for the engineering, procurement, construction, testing, and commissioning of the Operations Warehouse II facility, in accordance with the requirements of this Scope of Work.

The Contractor shall provide all resources necessary to successfully execute and complete the project within the required schedule and in compliance with applicable engineering standards, HSSE requirements, and quality management procedures.

The Contractor shall ensure that the facility is delivered as a fully functional operational warehouse, ready for use upon completion of commissioning and handover.

### 10.2 Engineering Responsibility

The EPC Contractor shall be responsible for performing all detailed engineering required to design the facility.

Engineering responsibilities shall include, but not be limited to:

- Development of detailed engineering design
- Preparation of engineering drawings and calculations
- Development of structural design documentation
- Development of electrical and mechanical design documentation
- Integration of warehouse storage systems within the building design

The Contractor shall ensure that all engineering designs comply with the codes and standards defined in Appendix D – Applicable Codes and Standards.

### 10.3 Procurement Responsibility

The EPC Contractor shall be responsible for the procurement of all materials, equipment, and services required to complete the project.

Procurement responsibilities shall include:

- Supplier selection and vendor management
- Purchase of construction materials and equipment
- Inspection and verification of materials and equipment
- Logistics and transportation to the project site

The Contractor shall ensure that all procured materials and equipment meet the specifications and quality requirements defined within this Scope of Work.

## 10.4 Construction Responsibility

The EPC Contractor shall be responsible for all construction activities associated with the project.

- Construction responsibilities shall include:
- Site preparation and earthworks
- Civil construction and foundations
- Structural steel erection
- Installation of building envelope systems
- Construction of office facilities
- Installation of utilities and electrical systems
- Installation of warehouse storage systems
- Development of external yard and infrastructure

The Contractor shall ensure that all construction activities are performed safely and in accordance with the approved engineering design.

## 10.5 Subcontractor Management

The EPC Contractor shall be responsible for the selection, engagement, and management of subcontractors required for the execution of the project.

The Contractor shall ensure that all subcontractors comply with the requirements of this Scope of Work and with applicable HSSE and quality management requirements.

The EPC Contractor shall remain fully responsible for the performance of all subcontractors engaged on the project.

## 10.6 HSSE Compliance

The EPC Contractor shall ensure that all project activities are performed in accordance with the GYSBI QHSSE Management System.

All work shall comply with the requirements defined within the: **QH-PL-006 – GYSBI QHSSE Handbook**

The Contractor shall ensure that all personnel and subcontractors working on the project comply with the applicable HSSE requirements.

The Contractor shall also comply with the Project-Specific HSSE Plan to be issued by GYSBI for the project.

## 10.7 Quality Compliance

The EPC Contractor shall implement appropriate quality management procedures to ensure that all work performed under the contract meets the required engineering standards and project specifications.

The Contractor shall ensure compliance with the quality requirements defined within this Scope of Work and within the Project Quality Plan to be issued by GYSBI.

Quality management activities shall include inspections, verification of materials, and maintenance of quality documentation.

## 10.8 Documentation and Reporting

The EPC Contractor shall prepare and submit the project documentation required to support the execution and completion of the project.

Documentation responsibilities shall include the preparation of deliverables listed in: **Appendix E – Contractor Deliverables Register**

All project documentation shall be prepared in accordance with the GYSBI Document Numbering and Control Procedure **(PM-PR-002)**.

## 10.9 Project Completion

Upon completion of construction, testing, and commissioning activities, the EPC Contractor shall deliver the facility ready for operational use.

The Contractor shall submit the final documentation required for project handover, including the Project Close-Out Dossier prepared in accordance with the template issued by GYSBI.

## 11 INTERFACE MANAGEMENT

The EPC Contractor shall be responsible for managing all technical and operational interfaces associated with the execution of the Operations Warehouse II project.

Interfaces may include coordination with:

- GYSBI project management personnel
- GYSBI HSSE and quality management representatives
- Utility providers, including Guyana Power and Light (GPL)
- Regulatory authorities where required
- Suppliers and subcontractors engaged by the EPC Contractor

The EPC Contractor shall establish procedures to identify, manage, and resolve interface issues throughout the project lifecycle.

Where interface matters may impact safety, schedule, or project scope, the EPC Contractor shall promptly notify GYSBI and coordinate appropriate resolution.

## 12 MANAGEMENT OF CHANGES

Any changes to the scope, design, schedule, or technical requirements defined within this Scope of Work shall be managed through a formal change management process.

The EPC Contractor shall not implement changes to the approved project scope or engineering design without written authorization from GYSBI.

Where changes are required, the EPC Contractor shall submit a change request describing:

- Description of the proposed change
- Technical justification
- Potential impact on cost and schedule
- Any HSSE implications

All changes shall be reviewed and approved by GYSBI prior to implementation.

## 13 APPENDICES

The appendices listed below provide supporting information referenced within this Scope of Work. These appendices contain drawings, reference documentation, governance requirements, and registers supporting the delivery of the Operations Warehouse II project.

APPENDIX	TITLE	DESCRIPTION
A	Conceptual Layout Drawing – Plot 4	Conceptual warehouse layout (Drawing No. GY02-0001-EN-LAY-001-01) demonstrating spatial feasibility of warehouse operations, office accommodation, parking, and external laydown areas within Plot 4 of the GYSBI Industrial Estate.
B	Reference Documents	Governing and supporting project documents referenced within this Scope of Work, including the Plot Selection Business Case (EX-0001-CM-BPL-001-01 Rev B1 dated 29/11/2025) and other project reference materials.
C	Decisions Register (Initiate Stage)	Record of key decisions, assumptions, and items identified during the Initiate Stage, including references to relevant sections of this document and items requiring confirmation during the Select Stage.
D	Applicable Codes and Standards	Summary of the engineering design codes, construction standards, and regulatory requirements applicable to the project, including structural, electrical, fire protection, and safety standards.
E	Contractor Deliverables Register	Summary of key project deliverables required from the EPC Contractor throughout the engineering, procurement, construction, commissioning, and project close-out phases, including submission milestones and documentation requirements.

## Appendix A - Conceptual Layout Drawing – Plot 4

### A1. General

This appendix provides the conceptual layout drawing developed for the Operations Warehouse II project at the GYSBI Industrial Estate.

The purpose of the conceptual layout drawing is to demonstrate the spatial feasibility of the proposed warehouse facility within Plot 4, including the arrangement of the warehouse structure, external laydown areas, office facilities, and site access requirements.

The drawing is intended to support the development of the project scope and to provide a preliminary visual representation of the facility layout.

The conceptual layout forms part of the project documentation used during the Initiate Stage and is intended to inform the subsequent engineering and design activities to be performed by the EPC Contractor.

### A2. Conceptual Layout Drawing

The conceptual layout drawing for the project is listed below.

DRAWING NUMBER	TITLE	REVISION
GY02-0001-EN-LAY-001-01	Operations Warehouse II – Plot 4 Conceptual Layout	Rev A1

The conceptual layout drawing illustrates the preliminary arrangement of the following key elements of the facility:

- Warehouse building footprint
- Internal storage layout concept
- External laydown areas
- Office and administrative facilities
- Vehicle circulation routes
- Parking areas
- Site access points
- A3. Status of Drawing

The conceptual layout drawing provided in this appendix is for reference purposes only and represents a preliminary layout developed during the project planning stage.

The drawing demonstrates the spatial feasibility of accommodating the required facility components within Plot 4 of the GYSBI Industrial Estate.

The EPC Contractor shall develop the detailed engineering design required to deliver the facility in accordance with the requirements of this Scope of Work.

The EPC Contractor may refine the layout as part of the detailed engineering process, provided that the operational requirements defined within this document are maintained.

## Appendix B - Reference Documents

### B1. General

This appendix lists the key reference documents that support the development of this Scope of Work for the Operations Warehouse II project.

These documents provide background information, governance requirements, and supporting project documentation relevant to the execution of the project.

The EPC Contractor shall review these documents where applicable and ensure that project execution aligns with the requirements and governance framework established by GYSBI.

Where conflicts arise between this Scope of Work and any referenced document, the requirements defined within this Scope of Work shall take precedence unless otherwise instructed by GYSBI.

### B2. Reference Documents Register

The following documents are referenced within this Scope of Work.

DOCUMENT NUMBER	TITLE	REVISION / DATE
GY02-0001-PM-PRB-001-01	Operations Warehouse II – Project Brief	Rev A1
EX-0001-CM-BPL-001-01	Warehouse Plot Selection Business Case	Rev B1 29/11/2025
QH-PL-006	GYSBI QHSSE Handbook	Current Revision
PM-PR-002	Document Numbering and Document Control Procedure	Current Revision

### B3. Additional Project Documentation

Additional project documentation may be issued by GYSBI during the execution of the project. Such documentation may include project procedures, technical specifications, or governance documents relevant to the successful delivery of the facility.

Where additional documentation is issued, the EPC Contractor shall review and implement the requirements of those documents where applicable.

## Appendix C - Decisions Register – Initiate Stage

### C1. General

This appendix records key decisions and assumptions established during the Initiate Stage of the Operations Warehouse II project.

The purpose of the Decisions Register is to document the principal project parameters that have been defined to support the development of the project scope and conceptual facility layout.

The register also identifies any items that may require confirmation or refinement during the subsequent Select Stage, when detailed engineering and project definition activities are undertaken.

The information recorded in this appendix provides traceability for key project decisions and ensures that the basis for the current project scope is clearly documented.

### C2. Initiate Stage Decisions Register

REF	DECISION / ASSUMPTION	DESCRIPTION	SECTION REFERENCE	STATUS
C-01	Project Location	The Operations Warehouse II facility will be located within Plot 4 of the GYSBI Industrial Estate (GIE).	Section 1.4	Confirmed
C-02	Warehouse Size	The warehouse facility will provide approximately 10,000 m <sup>2</sup> of enclosed storage space.	Section 2.2	Confirmed
C-03	Warehouse Height	The warehouse building shall provide a minimum internal clear height of <b>9 m</b> to support high-bay storage systems. <b>** EMGL to confirm.</b>	Section 2.2	Confirmed
C-04	Storage Systems	The warehouse shall incorporate mobile pallet racking systems providing approximately 4,320 pallet storage positions, together with floor storage and reinforced storage areas.	Section 2.3	Confirmed
C-05	External Laydown Yard	The remaining available area of Plot 4 shall be used for external laydown and operational yard activities.	Section 2.4	Confirmed
C-06	Yard Surface	The external yard surface shall consist of compacted gravel suitable for heavy vehicle traffic.	Section 2.4	Confirmed
C-07	Vehicle Access	The yard layout shall accommodate 40-foot trailers and heavy haulage vehicles.	Section 2.4	Confirmed
C-08	Office Accommodation	An office facility shall be included to accommodate approximately 15 personnel, including meeting room,	Section 2.5	Confirmed

		kitchenette, restrooms, and IT/server room.		
<b>C-09</b>	Power Supply	Electrical power for the facility shall be supplied via connection to the GPL grid network.	Section 2.6	Confirmed
<b>C-10</b>	Contract Strategy	The project shall be delivered through a Lump Sum Turnkey EPC Contract.	Section 1.4	Confirmed
<b>C-11</b>	Project Schedule	The project shall be executed with a target duration of 15 months from Notice to Proceed.	Section 1.5	Confirmed

**C3. Items for Confirmation During Select Stage**

During the Select Stage, the EPC Contractor will undertake detailed engineering and design activities. As part of this process, certain technical details may require further confirmation or refinement.

Items that may be further defined during the Select Stage include:

- Detailed structural design parameters
- Warehouse floor slab design criteria
- Detailed yard layout and circulation design
- Electrical load requirements
- Utility connection requirements

Any refinements shall be developed during the detailed engineering phase while maintaining compliance with the requirements defined within this Scope of Work.

## Appendix D - Applicable Codes and Standards

### D1. General

The EPC Contractor shall ensure that all engineering, procurement, construction, testing, and commissioning activities associated with the Operations Warehouse II project are performed in accordance with recognized international engineering standards and applicable regulatory requirements.

The standards listed within this appendix represent the minimum design and construction standards applicable to the project.

Where specific standards are not listed, the EPC Contractor shall apply appropriate internationally recognized engineering practices consistent with the nature of the work.

Where conflicts arise between standards, the EPC Contractor shall notify GYSBI for clarification prior to proceeding.

### D2. Structural Design Standards

DISCIPLINE	APPLICABLE STANDARDS
Structural Steel Design	AISC Steel Construction Manual
Structural Design Framework	Eurocode Structural Design Standards (EN 1990 – EN 1999)
British Structural Standards	BS EN Structural Engineering Standards
Concrete Design	ACI Standards
Structural Materials	ASTM Material Standards

Structural design shall consider environmental loading conditions applicable to the project location, including wind loading and environmental exposure conditions.

### D3. Civil Engineering Standards

DISCIPLINE	APPLICABLE STANDARDS
Civil Construction	BS EN Civil Engineering Standards
Concrete Construction	ACI Standards
Construction Materials	ASTM Standards
Drainage and Earthworks	Relevant international civil engineering standards

Civil works shall include foundations, floor slabs, yard construction, and drainage infrastructure.

### D4. Electrical Engineering Standards

DISCIPLINE	APPLICABLE STANDARDS
Electrical Design	IEC (International Electrotechnical Commission) Standards
Electrical Engineering Practices	IEEE Standards
Fire and Electrical Safety	NFPA Standards
Electrical Installation	Applicable electrical safety regulations within Guyana

Electrical systems shall include power distribution, lighting systems, and electrical infrastructure associated with the warehouse and office facilities.

### D5. Mechanical Systems Standards

DISCIPLINE	APPLICABLE STANDARDS
HVAC Systems	ASHRAE Standards
Mechanical Equipment	ISO Mechanical Equipment Standards
Manufacturer Requirements	Applicable manufacturer specifications and standards

Mechanical systems shall include ventilation systems for the warehouse and HVAC systems for the office facilities.

### D6. Fire and Life Safety Standards

DISCIPLINE	APPLICABLE STANDARDS
Fire Protection Systems	NFPA Fire Protection Standards
Life Safety Requirements	NFPA Life Safety Code
Local Compliance	Applicable fire safety regulations within Guyana

Fire protection and life safety provisions shall be appropriate for an industrial warehouse facility and associated office areas.

### D7. HSSE Standards

DISCIPLINE	APPLICABLE STANDARDS
HSSE Management	GYSBI QHSSE Handbook – QH-PL-006
Occupational Health and Safety	ISO 45001
Environmental Management	ISO 14001
Local Regulations	Applicable environmental and safety regulations within Guyana

The EPC Contractor shall comply with all HSSE requirements established within the GYSBI HSSE management framework.

### D8. Quality Standards

DISCIPLINE	APPLICABLE STANDARDS
Quality Management Systems	ISO 9001
Construction Quality Practices	Industry Best Practices
Project Quality Governance	GYSBI Project Quality Plan (to be issued by GYSBI)

The EPC Contractor shall ensure that all work activities are performed in accordance with recognized quality management practices.

## Appendix E - Contractor Deliverables Register

### E1. General

The EPC Contractor shall prepare and submit the project deliverables required to support the successful engineering, procurement, construction, commissioning, and close-out of the Operations Warehouse II project.

The deliverables listed within this appendix represent the minimum documentation required from the Contractor. Additional documentation may be required as necessary to support the execution of the project.

All deliverables shall be prepared and submitted in accordance with the GYSBI Document Numbering and Control Procedure **(PM-PR-002)**.

Document submissions shall be made in accordance with the project document control procedures established by GYSBI.

### E2. Contractor Deliverables Register

REF	DELIVERABLE	DESCRIPTION	RESPONSIBLE PARTY	SUBMISSION TIMING
E-01	Project Execution Plan (PEP)	Contractor's overall project management plan describing project execution methodology, organization, schedule, and reporting structure.	EPC Contractor	Within 2 weeks of Notice to Proceed
E-02	Project Schedule	Detailed project schedule covering engineering, procurement, construction, and commissioning activities.	EPC Contractor	Within 2 weeks of Notice to Proceed
E-03	Engineering Design Package	Complete set of engineering drawings, calculations, and design documentation required for the project.	EPC Contractor	During Engineering Phase
E-04	Procurement Register	Register identifying major equipment and materials to be procured for the project.	EPC Contractor	During Procurement Phase
E-05	Construction Method Statements	Documentation describing construction methods and procedures for major construction activities.	EPC Contractor	Prior to Construction Activities
E-06	HSSE Documentation	HSSE documentation required to support safe execution of the work, aligned with GYSBI HSSE requirements.	EPC Contractor	Prior to Construction
E-07	Inspection and Test Plans (ITPs)	Inspection and testing procedures for key construction and installation activities.	EPC Contractor	Prior to Construction
E-08	Commissioning Plan	Plan describing procedures and responsibilities for testing and commissioning of project systems.	EPC Contractor	Prior to Commissioning

<b>E-09</b>	Commissioning Records	Documentation demonstrating completion of testing and commissioning activities.	EPC Contractor	During Commissioning
<b>E-10</b>	As-Built Drawings	Final engineering drawings reflecting the facility as constructed.	EPC Contractor	Prior to Project Handover
<b>E-11</b>	Operation and Maintenance Manuals	Documentation required to support operation and maintenance of installed systems and equipment.	EPC Contractor	Prior to Project Handover
<b>E-12</b>	Project Close-Out Dossier	Consolidated project documentation package prepared in accordance with the template issued by GYSBI.	EPC Contractor	At Project Completion

### **E3. Close-Out Documentation**

At the completion of the project, the EPC Contractor shall submit a Project Close-Out Dossier documenting the successful execution and completion of the project.

The Project Close-Out Dossier shall be prepared in accordance with the template provided by GYSBI and shall include the documentation necessary to demonstrate that the facility has been engineered, constructed, tested, and commissioned in accordance with the requirements of the project.

The Close-Out Dossier shall form part of the final project documentation package delivered to GYSBI.