GYSBI
Delivering Our Energy Future

T: +592.227.2380
E: info@gysbi.com

GYSBI PMO

SCOPE OF WORK

CLIENT: GYSBI (GY01)

BUSINESS UNIT: AES PROJECTS

SITE / ASSET: Plot 6 - GIE

PROJECT TITLE: GIE Plot 6 SITE UPGRADES

PROJECT NO: 0029

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REVISION: C1

CONTENTS

1 PURPOSE 4

2 PROJECT OVERVIEW 5

2.1 General Description 5

2.2 Site Location & Context 6

3 SCOPE OF WORK 7

3.1 General Description 7

3.2 Specific Requirements 7

4 DELIVERABLES & HANDOVER 9

4.1 Deliverables 9

4.2 Closeout Report 9

4.3 Handover & Acceptance 9

5 INTERFACES & CONSTRAINTS 10

5.1 Interfaces 10

5.2 Constraints 10

6 CHANGE CONTROL & VARIATIONS 11

6.1 Change Control Principles 11

7 PROGRAMME & KEY MILESTONES 12

7.1 Key Milestones 12

7.3 Progress Monitoring 12

8 PROJECT CLOSE-OUT & HANDOVER 13

8.1 Project Close-Out 13

8.2 Handover 13

9 APPENDICES 14

APPENDIX A – CLIENT REQUIREMENTS 14

REVISION / ISSUE TABLE:

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REVISION HISTORY:

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C1	FINAL ISSUE	-

INTERNAL DISTRIBUTION LIST:

ID	NAME	TITLE	DEPT	REV
1	Stephen Lumsley	Asset Management Director	AES	C1
2	Glenn Pasley	Project Delivery Manager	AES	C1
3	Najuma Nelson	Project Services Manager	AES	C1
4	Ronald Mootoo	Client Account Manager	Commercial & Contracts	C1
5	Gary Foo	Contracts Engineer	Commercial & Contracts	C1
6	Michael Welch	Chief Commercial Officer	Commercial & Contracts	C1
7	Toshan Jamuna	Projects Manager	AES	C1

TABLE OF ACRONYMS & TERMS:

ACRONYM	DEFINITION
SOW	Scope of Work
HSSE	Health, Safety, Security, and Environment
GIE	GYSBI Industrial Estate
PMO	Project Management Office
CCTV	Closed-Circuit Television
CAPEX	Capital Expenditure
IFC	Issued for Construction
TBC	To Be Confirmed

1 PURPOSE

The purpose of this Scope of Work (SOW) is to define the scope, boundaries, deliverables, technical requirements, and acceptance criteria for the execution of general facility improvement and remedial works to the warehouse and surrounding area at Plot 6, GIE. The works will include gate automation and operational improvements, drainage enhancements at the gate openings, and concrete repairs to the warehouse ramp. This SOW establishes the requirements for the planning, execution, and completion of the specified works to improve the functionality, safety, and operational readiness of the facility in accordance with GYSBI's requirements and the contractual requirements.

This SOW is intended to:

- Define the required deliverables and acceptance criteria to facilitate verification of completion and formal acceptance of the additional works.
- Define the minimum works need to achieve the remedial, fit-out & overall facility improvement, required to meet Client's operational requirements.
- Establish a clear and unambiguous scope boundary.
- Minimise the potential for scope creep, ambiguity, duplicated responsibilities, or unauthorised additions to the agreed works.
- Provide a basis for the planning, coordination, execution, inspection, and handover of the supplementary works.
- Establish the baseline condition of the site at the point of formal handover to Client.

2 PROJECT OVERVIEW

2.1 General Description

The intended works comprise entrance/exit gate improvements, drainage modifications, and concrete repairs required to improve the overall functionality, accessibility, and operational readiness of the specified areas in GYSBI's Industrial Estate, Plot 6.

These works address specific facility improvement and remedial requirements identified for the warehouse access gates, and south-eastern warehouse ramp. All activities shall be undertaken within the defined boundaries of this SOW and coordinated with relevant stakeholders to ensure compatibility with existing infrastructure, site operations, and installations. The intended works are as follows:

a) **Gate Improvements:** Enhancement of the existing entrance and exit gates through operational modifications, and associated remedial works to improve accessibility, ease of operation, and site security.
b) **Gate Track Drainage Improvements:** Implementation of suitable measures to address rainwater accumulation along the gate tracks and wheel operating areas to maintain reliable gate operation and reduce water pooling.
c) **Warehouse Ramp Concrete Repairs:** Remedial works to the damaged concrete transition at the south-eastern warehouse ramp, including associated drainage grates, to restore the integrity, continuity, and serviceability of the affected area.

2.2 Site Location & Context

The Works shall be executed within Plot 6 of GYSBI Industrial Estate which is client occupied, as denoted and shown below.

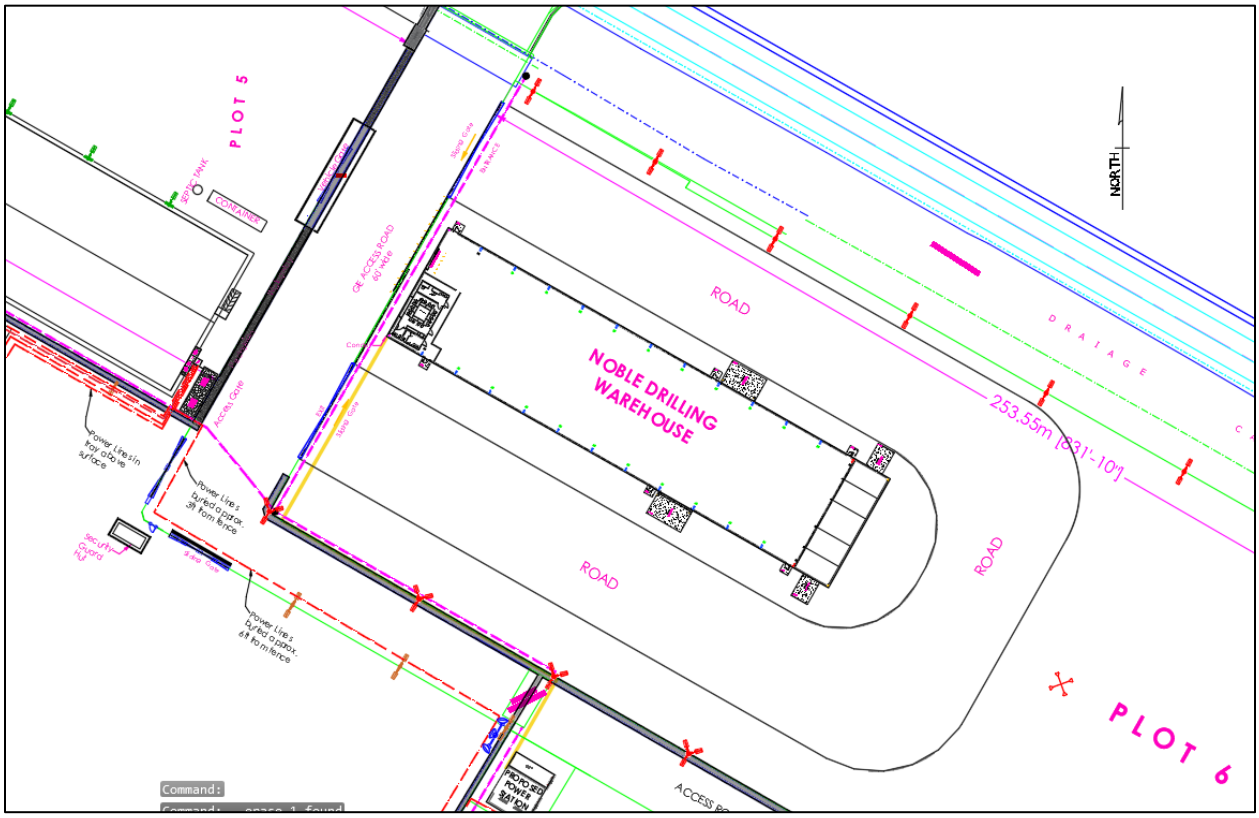


FIG 1: PLAN VIEW OF PLOT 6 - GIE SHOWING LOCATION OF PLOT 6WHERE THE PROPOSED WORKS ARE TO BE EXECUTED.

3 SCOPE OF WORK

3.1 General Description

The Site Upgrades scope is intended to meet in full the Client's requirements and includes furnishing, operational support and access provisions to assist and aid in client daily operations. The overall aim of this project's scope is for the contractor to submit a detailed proposal for addressing the specific requirements mentioned below. GYSBI will then review and select the best proposal for the selected contractor to execute.

3.2 Specific Requirements

The specific activities to be undertaken shall comprise the gate improvements, drainage enhancements, and ramp remedial works identified for the site. However, the contractor is required to submit a detailed proposal for approval before execution of works. The proposal must include, at minimum, the following:

- Detailed methodology and engineered drawings for work execution
- Cost breakdown of the work package
- Level 3 schedule
- Required resources

GYSBI shall coordinate the execution of the works through appointed contractor(s), who shall be responsible for providing all design, labour, materials, equipment, supervision, testing and commissioning associated with the turnkey delivery of the completed works, unless otherwise specified in this SOW. The specific works are as follows:

a) Front Gate – South Gate (Entrance):

- Assess the current gate system and propose a motorized system to allow for easy opening/closure of gate. Clearly state if the existing gate can be modified to include a motorized system or if a new gate concept is required to ensure smooth operations of the gate.
- Implement suitable drainage or other remedial measures to prevent rainwater from pooling along the gate track and wheel operating area.

b) Back Gate – North Gate (Exit):

- Modify the existing gate to facilitate easier manual operation. Consideration is placed to divide the gate into two independently operated sections that can be moved separately along gate tracks.
- Implement suitable drainage or other remedial measures to prevent rainwater from pooling along the gate track and wheel operating area.

c) Warehouse – South-Eastern Ramp:

- Repair concrete ramp and install drain grate.
- Ensure the repaired concrete achieves 5000 psi compressive strength, with 7- & 28-day compressive strength test records to reflect same.
- Ensure the ramp surface is finished to match surface of existing warehouse slab.
- Ensure ramp is slope to channel water away from the warehouse. **No water ingress is allowed into the building.**

The contractor is encouraged to schedule site visits with GYSBI's Project team to ensure site conditions are fully assessed and the objectives mentioned above are met prior to submitting proposal.

4 DELIVERABLES & HANDOVER

4.1 Deliverables

Satisfactory execution of the works shall result in the completion and handover of the facility fit-out, gate improvements, drainage enhancements and remedial works for the ramp, in accordance with the requirements and acceptance criteria defined in Section 3 of this SOW. All works shall be completed, inspected, and verified to confirm compliance with the specified technical requirements, satisfactory workmanship, and suitability for their intended purpose.

The Project deliverables shall comprise:

- Gate improvements, drainage enhancements, and concrete remedial works in accordance with the requirements specified in this SOW.
- A compiled project closeout report documenting the completed work, relevant inspection and verification records, operations and maintenance manual and applicable supporting documentation.
- Formal inspection by both parties, handover, and acceptance of the project by GYSBI.

4.2 Closeout Report

The Handover Pack shall include, as a minimum:

- Handover checklist
- As-built drawings and surveys
- Compliance records and test certificates and reports, where applicable
- Inspection reports
- Operation and maintenance manual
- Spares parts list
- Relevant HSSE documentation
- Photographic record of the completed site
- Handover certificate

4.3 Handover & Acceptance

Project completion shall be achieved through a formal handover process, comprising:

- Review of the Project Handover Pack
- Joint site inspection with GYSBI client representatives
- Closure of any agreed actions
- Written acceptance of the site

5 INTERFACES & CONSTRAINTS

5.1 Interfaces

Project execution shall consider and manage the following interfaces:

- Coordination with GYSBI for work planning, scheduling, site access, review of proposed methods, monitoring of progress, and verification of completed works.
- Coordination with site security for contractor access, personnel badging, vehicle entry, delivery arrangements, and compliance with applicable site security procedures.
- Coordination with site personnel to minimize disruption to warehouse activities, maintain access to operational areas, and manage the movement of personnel, equipment, and materials during execution.
- Coordination between the Contractor and GYSBI for quality inspections, identification and rectification of defects, verification of completed works, and formal handover.

5.2 Constraints

The following constraints may apply throughout project execution:

- **Gate Accessibility and Security:** Works to the entrance and exit gates may temporarily restrict vehicle access or affect site security. Such activities shall be scheduled and coordinated with warehouse team to maintain suitable access arrangements and security controls throughout execution.
- **Weather Conditions:** External works, including gate drainage improvements and concrete repairs at the warehouse ramp, may be affected by rainfall and unsuitable weather conditions.
- **Third-Party Dependencies:** Delivery and completion of certain activities are dependent on the availability, scheduling, and coordination of external contractors, vendors, and service providers.
- **Equipment and Material Availability:** Installation activities are subject to the timely procurement, delivery, and availability of the required equipment and associated materials.
- **Operational Continuity:** The works will have to be planned and executed to minimize disruption to warehouse activities, access routes, and use of the leased premises.
- **Programme Dependencies:** The overall completion schedule is dependent on the timely resolution of outstanding coordination matters, fulfilment of prerequisite activities, and availability of the required resources.

6 CHANGE CONTROL & VARIATIONS

Any proposed changes to the scope of works, deliverables, technical requirements, or underlying assumptions defined within this SOW shall be formally submitted to GYSBI for review and approval prior to implementation. No variations or additional works shall be undertaken without the appropriate authorization in accordance with the established change control process.

6.1 Change Control Principles

- **Formal Submission:** Any proposed change to the approved scope, technical requirements, deliverables, or execution methodology shall be formally submitted to GYSBI by the Contractor for review and consideration.
- **Review and Assessment:** All proposed changes shall be assessed for their impact on project cost, schedule, resources, technical compliance, HSSE requirements, and ongoing warehouse operations before a decision is made.
- **Scope Boundaries:** Requests or instructions that fall outside the defined scope of this SOW shall be treated as potential variations and shall not be assumed to form part of the Contractor's existing obligations unless formally approved.
- **Authorization and Approval:** No variation, additional work, or deviation from the approved SOW shall be implemented without written authorization from GYSBI. Where a proposed change affects warehouse operational requirements or agreed arrangements, the necessary client consultation and approval shall be obtained through GYSBI.

7 PROGRAMME & KEY MILESTONES

This project shall be executed on a fast-track basis to achieve timely handover of the items with upgrades to client.

7.1 Key Milestones

The following milestones represent the logical completion sequence for the project and shall be used for progress tracking and reporting:

MILESTONE	DESCRIPTION	ACTION ON	TARGET
South Gate	To motorize gate opening & to eliminate water accumulation along wheel track	GYSBI	February 2027
North Gate	Dividing gate into 2 halves for easier operation & eliminate water accumulation along wheel track	GYSBI	February 2027
Warehouse Ramp	Repair Works to Damaged Concrete	GYSBI	December 2026
Handover	Formal Handover & Acceptance	GYSBI & Client	February 2027

7.3 Progress Monitoring

Progress shall be monitored through:

- Regular progress meetings and coordination with GYSBI and relevant stakeholders, as required.
- Monitoring of work activities against the agreed execution schedule, milestones, and target completion dates.
- Tracking outstanding actions, issues, material deliveries, and site constraints to facilitate timely resolution and minimize delays.
- Site inspections to verify progress, workmanship, and compliance with the specified requirements.
- Prompt reporting of actual or anticipated delays, deviations, and issues that may affect project completion, together with proposed corrective actions.

8 PROJECT CLOSE-OUT & HANDOVER

8.1 Project Close-Out

Upon completion of the works, the Contractor shall coordinate with GYSBI to facilitate final inspections, verification of compliance with the specified requirements, and formal handover. Project close-out shall include the following & confirm that:

- All specified works have been completed in accordance with the approved scope and technical requirements defined in this SOW.
- Applicable inspections, testing, and functional verification have been completed, with satisfactory results.
- Required handover documentation, inspection records, product information, and other applicable supporting documents have been compiled and submitted to GYSBI.
- All identified defects, deficiencies, and outstanding actions have been rectified or formally agreed upon by the relevant parties, with any remaining actions documented.
- The completed works have been formally inspected, accepted, and handed over to GYSBI client representatives,

8.2 Handover

A Formal handover shall:

- Confirm and document the condition of the facility following completion of the specified works.
- Verify and formally record the completion and acceptance of the works covered under this SOW.
- Establish a documented baseline condition of the facility and installations following completion, to serve as a reference for any future maintenance, repairs, or modifications.
- Record any outstanding items, agreed corrective actions, or residual deficiencies formally accepted by the relevant parties, including the applicable responsibilities and target dates for resolution.

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9 APPENDICES

APPENDIX A – CLIENT REQUIREMENTS

This appendix contains images of the locations, existing/proposed furnishings, and relevant site conditions referenced in this SOW to provide visual context associated with the project requirements.



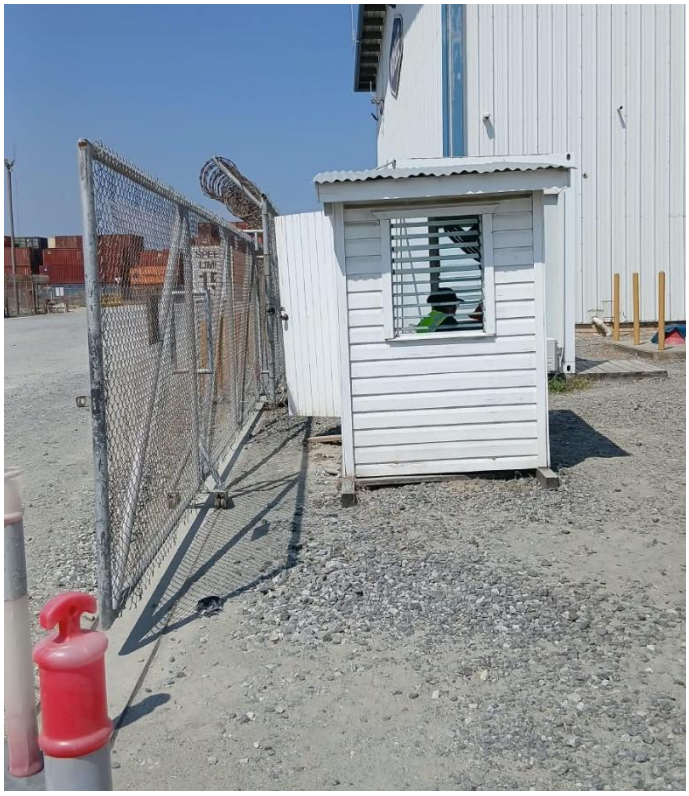
App A1. Showing existing Northern Gate issue, which is to be divided into two separate gates for easier operation.



App A2. Showing pooling water at Northern Gate



App A3. Showing existing Southern Gate to be motorized



App A4. Showing existing Southern entrance guard hut for gate motor control installation



App A5. Showing area for gate motor installation



App A6. Showing damaged section of concrete ramp that requires repair