MECHNEX
ENGINEERING & CONTRACTING

GENERAL PRE-QUALIFICATION · 2026

Technical Capability Statement

Maintenance & O&M

MECHNEX provides planned maintenance, testing and repair for fire, security, HVAC, electrical and plumbing systems across the Kingdom.

- Planned Maintenance
- Testing & Inspection
- Fault Response
- Annual Contracts

01 · OVERVIEW

Maintenance that keeps every system ready.

MECHNEX provides planned maintenance, testing and repair for fire, security, HVAC, electrical and plumbing systems across the Kingdom.

We work to written schedules, report every visit and keep systems compliant, so they work when they are needed and pass every inspection.

100+	13	6	100%
Clients served	**Regions covered**	**Disciplines**	**Visits reported**
Buildings, schools, factories and warehouses	Every administrative region of the Kingdom	Fire, alarm, security, HVAC, electrical, plumbing	Written report after every visit

Profile

ITEM	DETAIL
Company	MECHNEX Engineering & Contracting — an Al-Rifai Group company
Service line	Maintenance & O&M
Scope	Design · Supply · Install · Test & Commission · Maintain
Operating cities	Riyadh · Jeddah · Madinah · Taif · Jazan
Coverage	All 13 regions of the Kingdom
Clients served	100+ across banking, retail, industry, logistics, healthcare and education

Why MECHNEX

One contract
Every building system under one agreement.

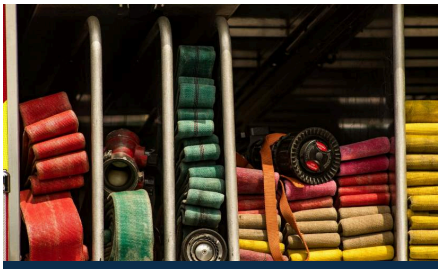
Reported visits
A written report after every visit.

Compliance
Records ready for every inspection.

Fast response
Teams operating across the Kingdom.

02 · WHAT WE DELIVER

One maintenance contract for every system.



01 Fire fighting systems



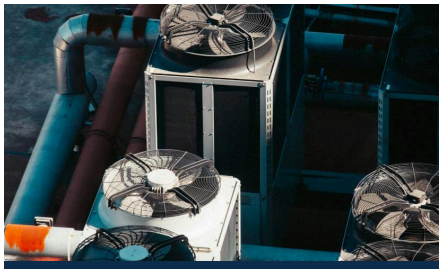
02 Fire alarm systems



03 Fire pumps



04 Fire extinguishers



05 HVAC & smoke control



06 Electrical & plumbing

Typical planned maintenance schedule

SYSTEM	FREQUENCY	TYPICAL ACTIVITIES
Fire pumps	Weekly / annual	Run tests, controller checks and annual flow test
Sprinklers & valves	Quarterly / annual	Valve and gauge checks, alarm tests, inspections
Fire alarm	Semi-annual / annual	Device testing, panel and battery checks
Extinguishers	Monthly / annual	Visual inspection and annual maintenance
Emergency lighting	Monthly / annual	Function tests and full-duration tests
HVAC & smoke control	Quarterly	Fans, dampers and filters

Final frequencies follow the applicable NFPA standard, the manufacturer and the contract.

03 · CAPABILITIES IN DETAIL

How we deliver each system.



PREVENTIVE

Planned Preventive Maintenance

Scheduled inspection, testing and servicing that finds problems before they become failures.

- Written maintenance schedules
- Inspection and testing
- Servicing and cleaning
- Visit reports
- Defect lists and quotations
- Compliance records



ANNUAL CONTRACTS

Annual Maintenance Contracts

One contract and one team for all building systems, with clear scope, schedules and reporting.

- Single point of contact
- Agreed visit schedule
- Fault response
- Spare parts supply
- Upgrades and replacements
- Monthly reporting

04 · SCOPE OF CAPABILITY

Full life-cycle delivery for every system.

SYSTEM	INSPECT	TEST	SERVICE	REPAIR	REPORT
Fire fighting systems	✓	✓	✓	✓	✓
Fire alarm systems	✓	✓	✓	✓	✓
CCTV and security	✓	✓	✓	✓	✓
HVAC and smoke control	✓	✓	✓	✓	✓
Electrical systems	✓	✓	✓	✓	✓
Plumbing systems	✓	✓	✓	✓	✓

05 · MAINTENANCE STANDARDS

Maintained to recognised standards.

STANDARD	SCOPE
NFPA 25	Inspection, testing and maintenance of water-based systems
NFPA 72	Testing and maintenance of fire alarm systems
NFPA 10	Inspection and maintenance of extinguishers
NFPA 101	Emergency lighting testing
SBC 801	Saudi Fire Code

06 · DELIVERY PROCESS

How a maintenance contract runs.

01
Survey
Asset survey and condition review.

02
Proposal
Scope, schedule and price.

03
Mobilise
Team, tools and asset register.

04
Maintain
Scheduled visits and tests.

05
Report
Visit reports and defect lists.

06
Improve
Repairs, upgrades and renewal.

07 · TECHNICAL RESOURCES

A dedicated Maintenance team.

FUNCTION	ROLES
Contract management	Maintenance contract managers and planners
Engineering	Fire, mechanical and electrical engineers
Technical	Multi-discipline service technicians
Response	Fault response teams
Reporting	Visit reports, defect lists and compliance records
QHSE	Safety officers and QA/QC inspectors

Quality, health, safety & environment

Inspection & test plans
Witnessed tests and signed records on every project.

Approved materials
Submittals approved before procurement.

Site safety
Safety plan, toolbox talks and permit-to-work.

Continuous improvement
Corrective actions and lessons learned at close-out.

One point of contact, from survey to handover. DESIGN · SUPPLY · INSTALL · MAINTAIN

08 · MANUFACTURERS

Systems we maintain, across every discipline.

The final make follows the project's approved vendor list.

Honeywell · SimplexGrinnell · ESSER by Honeywell · tyco · Carrier · DAIKIN
Schneider Electric · ABB · SIEMENS · HIKVISION · BOSCH · wilo

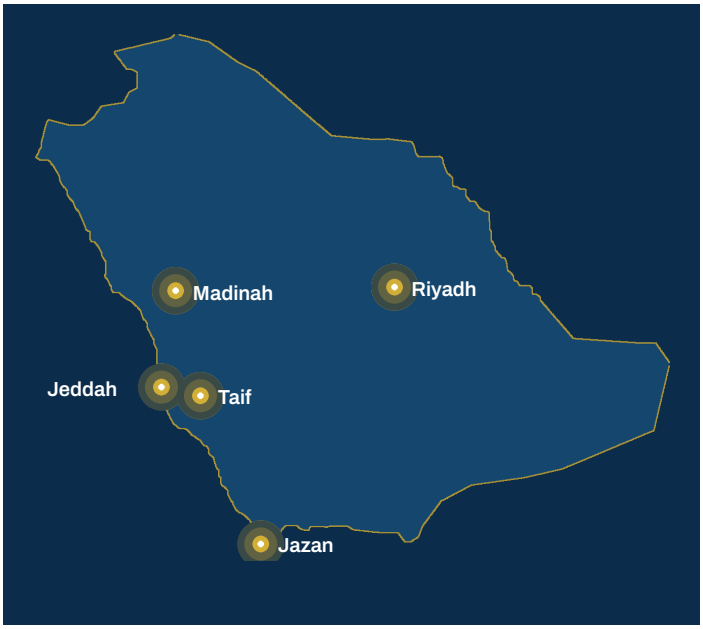
09 · SECTORS WE SERVE

Built for the buildings our clients run.

SECTOR	TYPICAL SCOPE
Banking & Offices	Annual contracts for branch networks.
Retail & Malls	Planned maintenance for large public buildings.
Industry & Factories	Compliance testing for factories.
Warehouses & Logistics	Fire and electrical upkeep for warehouses.
Healthcare	Life-safety maintenance for healthcare.
Education & Hospitality	Term contracts for schools and hotels.

10 · KINGDOM-WIDE COVERAGE

Maintenance teams in every region of the Kingdom.



Teams operating from Riyadh, Jeddah, Madinah, Taif and Jazan deliver and maintain building systems across all 13 regions.

Riyadh · Jeddah · Madinah · Taif · Jazan

11 · SELECTED CLIENTS

Trusted by 100+ clients across the Kingdom.

مصرف الراجحي alrajhi bank
بنك البلاد Bank Albilad
SNB الأهلي
Abdul Latif Jameel
TOYOTA
长安汽车 CHANGAN AUTO
بابقي Babgi
اسمنت العربية Arabian Cement
اسمنت أم القرى Umm Al Qura Cement
LuLu
الطازج
عبد الصمد القرشي Abdul Samad al Qurashi
Jeddah Hilton
بودل HOTELS & RESORTS
فقيه أكواريوم Fakieh Aquarium
ناقل اكسبرس
مصنع ألف نون للرخام ALIF NOON MARBLE FACTORY
باك كير PACK CARE
علي كيفك ALI KAIFAK
مياه روز ROSE WATER
مياه سما SAMA WATER

References are available on request.

12 · ONE COMPANY, EVERY SERVICE

Part of an integrated MEP contractor.

Maintenance is the service that ties MECHNEX together. The team that installs your fire, security, HVAC, electrical and plumbing systems keeps them running.

01 Fire Protection	02 CCTV & Security	03 HVAC & Ductwork
04 Electrical Works	05 Plumbing Works	06 Maintenance & O&M

13 · REGISTRATIONS & DOCUMENTS

Qualification documents.

MECHNEX holds the registrations and approvals required for its scope of work. Certified copies are submitted with the pre-qualification file or on request.

DOCUMENT	AVAILABILITY
Commercial Registration	On request
Civil Defense approval for fire & safety works	On request
Contractor classification	On request
VAT registration (ZATCA), Zakat and GOSI certificates	On request
Chamber of Commerce membership	On request
Saudi Council of Engineers registrations	On request
Manufacturer authorisation letters	On request

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