

**RFQ: Airconditioning services & maintenance**

## **Scope Of Work**

**27 August 2024**

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## 1. Project Overview

In March 2021, Sheffield Resources Ltd (ASX code: SFX) and YGH Australia Investment Pty Ltd (YGH) formed an incorporated joint venture known as, Kimberley Mineral Sands Limited (KMS), to develop the Thunderbird Mineral Sands Project (Thunderbird or Project). KMS operates through its wholly owned subsidiary entity called Thunderbird Operations Pty Ltd (TOPL or Principal).

### 1.1 Project Description

KMS operates the Thunderbird Mineral Sands Project (Project or Thunderbird) which is located mid-way between Derby and Broome, on the Joombarn-Buru native title determination area in the Kimberley region of Western Australia.

Thunderbird is one of the largest and highest-grade mineral sands deposits in the world and contains valuable heavy minerals including ilmenite, zircon and leucoxene with specifications suited to market requirements. These minerals are used in everyday applications including paint, plastics and ceramics.

With ambitious Aboriginal employment and business targets, and a focus on developing a West Kimberley based permanent workforce, Thunderbird is well placed to deliver long term, economic and social benefits to the Kimberley region.

### 1.2 Location

Thunderbird Mine is located approximately 75km west-southwest of Derby and 95km northeast of Broome and the mine area is situated within the Mt Jowlaenga pastoral lease (see Figure 1-1).



**Figure 1-1: Location Map**

Primary access by road to the Thunderbird mine is via the sealed Great Northern Highway and is approximately equal distance travel of 140km from either Broome or Derby.

## 2. Scope of Works – Overview

### 2.1 Airconditioning repairs & maintenance

Thunderbird requires a technician to visit site 1 week per month on a scheduled basis to conduct the following:

- Maintenance and repair of 400 x 2.5kW unit in the Camp
- Maintenance and repair of 50 x Split Systems AC Process & Mining substations.
- Maintenance and repair of 50 x Substations.
- Maintenance and repair of 12 x larger APAC/Cassette units.
- Regular scheduled maintenance and bag cleans.
- Emergency repair services.
- Installation of new units as required.

### 2.2 Detailed Scope

**Term:** 12 months

**Scope requirements:**

- **Regular Maintenance:**
  - Bag Cleans: Perform bag cleans on HVAC units for pre wet season 1-2 times per year, subject to requirements.
  - Scheduled Repairs & Replacements: to carry out repairs and replacements on a scheduled basis for each unit.
  - Emergency Services: Provide a responsive emergency call-out service for HVAC breakdowns.
- **Installation & Repairs:**
  - Supply and install new HVAC units as required.
  - Carry out repairs to existing units, ensuring compliance with Australian Government HVAC guidelines.
  - Provide scheduled maintenance and repairs for HVAC equipment in kitchen and dining areas, including cool rooms, freezers, cold wells, and freestanding refrigeration units.
- **Compliance & Licensing:**
  - Technicians must hold a valid Refrigerant Handling License and have the skills to minimise the emission of refrigerants.
  - Adherence to mine site safety protocols and operational requirements is mandatory.
  - Dual trade qualifications are preferable.
- **Supply & Equipment:**
  - Fully kitted-out mine spec trade vehicle.
  - All necessary tools, equipment, and parts to carry out installations and repairs.
- **Provide unit rates for:**
  - Cleaning and maintaining Cassette A/C units in the main kitchen.
  - Bag Clean unit rate
  - Exhaust hood cleaning.
  - Supply of appropriate 2.5kW cooling units.

We note the Principal is open to an alternate cost-efficient equipment proposal that will meet Thunderbird's project requirements.

## **2.3 Operating Hours**

Unless specified elsewhere in this document:

- Thunderbird Mine: Generally a 24/7 operation, allowing for reasonable shutdowns for scheduled maintenances. Where possible, the Contractor will use best endeavours to provide a continuity of services activities at the Thunderbird Mine during periods of scheduled maintenance.

## **2.4 Contractor – General and Other Requirements**

### **2.4.1 General Requirements**

- The Contractor shall:
  - ensure best practical technical standards are met in the performance of the Scope;
  - provide sufficient trained, capable and fit-for-work personnel to perform the Scope to achieve the Principal's requirements;
  - provide sufficient well-maintained and fit-for-purpose Contractor's Plant and Equipment, compliant with all relevant regulations; and
  - keep the Contractor's working area clean and tidy, remove all rubbish and carry out general maintenance of the area to ensure that it is a safe and tidy condition.
- Contractor shall comply with all of the Principal's procedures and policies, including induction and OHS requirements at the Thunderbird Mine and on the Principal's premises.
- The Contractor shall indemnify and keep indemnified, the Principal, subcontractors and their directors, employees, agents and consultants from any cost, loss, expense or damage incurred as a consequence of using services, materials, plant, machinery, equipment, products, processes or standards of workmanship in carrying out the services which are unsuitable or defective in any way or which result in the services not being in accordance with the requirements of the Scope.

### **2.4.2 Housekeeping & Facilities Cleaning**

- The Contractor shall at all times keep its work facilities in a neat, clean, and safe condition. The Contractor shall remove from these areas and properly dispose of all waste streams including debris, rubbish, sewerage, tyres, and hydrocarbons in line with Site procedures.
- The Contractor is responsible for all costs associated with maintaining their facilities including the provision of labour, tools, consumables, and equipment to ensure their facilities are kept clean and in good repair.
- The Contractor shall be solely responsible for all costs associated with the management of waste streams, including onsite storage and offsite disposal of general waste, sewerage, hydrocarbon and tyres

### **2.4.3 Communications**

- The Contractor is responsible for providing communication infrastructure for their personnel and mobile plant equipment.
- The Contractor shall also be responsible for providing an Emergency Communication Plan (**ECP**) inclusive of maintaining said system through the duration of the Term which must be aligned with Site Emergency Response protocols and procedures.
- The Contractor shall supply and maintain an adequate number (as a minimum for each Supervisor and Safety Personnel) of site radios required for the Contractor's site-based team.

- The Contractor shall operate on a Principal designated UHF and VHF pre-programmed radio channel at each work area in line with the Site's radio communications procedure.
- The Contractor's radio channel use will be coordinated and documented by the Company to support cross-communications on Site.

#### **2.4.4 Project Management and Administration**

- The Contractor is responsible for the provision of all project management activities, including the scheduling of services in accordance with the final agreement. This includes, but is not limited to the following:
  - Management and coordination of all Contractor and Subcontractor interfaces, activities, progress and KPI reporting.
    - **Response Time:** Emergency repair response within 4 hours.
    - **Repair Completion Rate:** 95% of emergency repairs completed within 24 hours.
    - **Scheduled Maintenance Adherence:** Strict compliance with the agreed maintenance schedule.
    - **Monthly Reporting:** Detailed reports on maintenance activities, response times, repair outcomes, and any issues encountered.
    - **Quarterly Reviews:** Meetings to evaluate performance, discuss service delivery, and ensure adherence to safety and environmental regulations.
  - Procurement, expediting, transport, delivery, off-loading and storage of all materials and equipment unless supplied and free issued by the Principal as provided explicitly in this Scope.
  - The level of Site supervision and span of control must consider the hazards likely to be encountered, personnel exposure to those hazards, and the level of personnel competence for the activities being performed.
  - The Contractor shall actively engage in regular and detailed formal and informal communications with the Principal and key Site stakeholders. Meetings shall be scheduled and minuted to meet program project management reporting requirements.
  - The Contractor will be required to implement daily workforce pre-start meetings to address any safety concerns inclusive of the communication of Site Notices that may impact the days' works program and/or schedule.
  - Daily Pre-Start Meetings play a crucial role in promoting coordination, safety, efficiency, and collaboration within the Contractor's team, contributing to the successful execution of program activities.

### **2.5 Principal Supplied Items**

Unless stipulated otherwise in this document, the Principal shall supply the following:

- Accommodation and messing for Contractor's personnel.
- Access to potable water at Thunderbird Mine if required by Contractor. Contractor to provide service vehicle for supply of portable water for Contractor's requirements.
- Maintenance of the haulage route to a level that is suitable for Contractor operation.
- Full Emergency Response support and capability to manage and respond to Site incidents and emergencies.
- Medical / first-aid treatment at the Site's Medic Facility for the Contractor's personnel.

## **3. Local Content and Native Title Stakeholders**

### **3.1 Native Title Stakeholders & Traditional Owner Businesses**

KMS has a firm belief that income earned through employment in the Thunderbird Project should stay within and benefit the local region. Thunderbird can help transform the community through the creation of permanent and many indirect local jobs with our Project contractors, providing income that will support local families, business, cultural values, and lifestyle. The longevity of the Thunderbird Mine and resulting security of employment and inter-generational employment is an attractive aspect of the Project to the local community.

The Kimberley Aboriginal community represents approximately 20% of Western Australia Aboriginal population and 41% of the Kimberley population. KMS is committed to the employment and capacity building of the Traditional Owner groups and local Indigenous people. The Traditional Owner groups associated with KMS are Joombarn-Buru (where Native Title determination exist over the Project's main mining lease), Nyikina Mangala (aka Walalakoo) and Yawuru groups (**Native Title Stakeholders**).

KMS will engage with all contractors and other vendors to ensure employment and business opportunities are maximised from the Kimberley region where requisite capability is available or where it can be developed appropriately, which is applicable to all stages of the Thunderbird Project from construction to operations.

Traditional Owner Businesses must have:

- Been verified as a registered Native Title Stakeholder for the land on which Thunderbird is operated;
- Provided evidence of establishment as a Traditional Owner Business or Entity, which generally means a corporation, partnership or joint venture in which a Native Title Stakeholder have an interest of at least 50% of the profits, capital or control of the business.
- Submitted up-to-date business capability statements.

#### 4. Codes, Standards and Specifications

The Contractor shall comply with the relevant codes, standards and best practice guidelines associated with Australian standards and mining operations. Furthermore, the Contractor shall comply with the following:

- Work Health and Safety Act 2020.
- Work Health and Safety (Mines) Regulations 2022.
- Mines Safety and Inspection Act 1994.
- Mines Safety and Inspection Regulations 1995.
- Department of Mines, Industry Regulation and Safety, Dangerous Goods Safety Act 2004, and Dangerous Goods Safety (General) Regulations 2007.
- Department of Mines, Industry Regulation and Safety, Resources Safety, Traffic management audit – guide 2016.
- Government of Western Australia Department of Health Acts, Regulations and supporting guidelines.
- Department of Mines, Industry Regulation and Safety, Resources Safety, WA Electrical Requirements (WAER) 2023.
- Western Australian Fire and Emergency Services Authority (FESA), Fire and Emergency Services Regulations 1998.
- Local government by-laws and regulations.

All Contractor work shall be completed under the direct supervision of appropriately licensed or certified personnel.

## **5. Permits, Licenses and Approvals**

The Contractor shall arrange, obtain, pay for, and submit to the Company any and all permits, certificates, licenses, registrations and approvals as may be applicable for the work under the Contract.

The Contractor shall include in its bid all costs pertaining to Indemnity Insurance Certificate