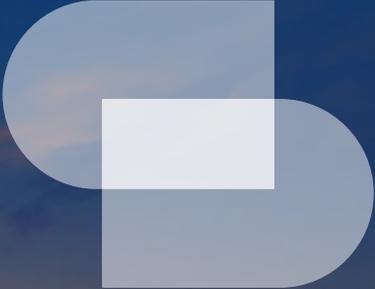


The logo for SOMCO, featuring a stylized 'S' composed of two overlapping shapes, one yellow and one blue, followed by the letters 'SOMCO' in a bold, white, sans-serif font.

SOMCO



COMPANY
PROFILE

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INTRODUCTION

SSOMCO, Shuruq Al Khayal Operations & Maintenance Company, is a leading name Facility Management and Specialized HVAC (Heating, Ventilation, and Air Conditioning) maintenance, air duct cleaning, and kitchen hood cleaning. We are committed to delivering top-quality services that maximize system efficiency, extend equipment life, and enhance indoor environments for residential, commercial, and industrial clients. Our goal is to ensure cleaner air, smoother system performance, and measurable energy savings.

Supported by a team of seasoned professionals and advanced technology, SSOMCO provides tailored maintenance solutions to meet the specific requirements of each client. Whether it's keeping HVAC systems running at peak performance or ensuring safety and hygiene in commercial kitchens, we deliver results that are dependable, cost-effective, and aligned with the highest industry standards.



ABOUT US

We are a leading facility management company specializing in HVAC services, air duct cleaning, and operations and maintenance. With extensive experience across residential, commercial, and industrial projects, we deliver reliable and efficient solutions tailored to meet diverse needs. Our expertise extends to hard services, including advanced HVAC systems, electrical maintenance, and infrastructure management, as well as soft services such as janitorial services, landscaping, and security solutions. We proudly work on major projects across the Kingdom of Saudi Arabia, covering the Central, Eastern, and Western regions. Our operations span key cities including Riyadh, Jeddah, Dammam, Al Khobar, Jubail, Ras Al Khayr, Madina, Al Ahsa, and throughout the country, ensuring comprehensive support for all our clients.



OUR VISION

Our vision is to transform the Facility Management (FM) industry by elevating standards across the Kingdom of Saudi Arabia. We are committed to delivering the highest quality services in a cost-efficient manner, enhancing facility hygiene, and creating environments that are eco-friendly, hospitable, and conducive to occupant well-being. By optimizing HVAC asset efficiency, improving indoor air quality, and reducing electricity consumption, we empower our clients to achieve sustainable operations and long-term value.



رؤية
VISION
2030
المملكة العربية السعودية
KINGDOM OF SAUDI ARABIA

OUR MISSION

Our mission is to deliver reliable, sustainable, and innovative Facility Management and HVAC maintenance solutions that enhance comfort, efficiency, and safety for our clients across Saudi Arabia. We are committed to providing high-quality preventive and corrective maintenance, professional air duct cleaning, and comprehensive MEP services that meet international standards. By combining advanced technology, skilled expertise, and a customer-first approach, we strive to create healthier indoor environments, extend the life of critical assets, and support the Kingdom's vision for modern, energy-efficient infrastructure.



OUR SERVICES

At SSOMCO, we provide a comprehensive suite of services, including:

Facilities Management Services

We provide integrated Facilities Management Services designed to ensure seamless operations, enhanced efficiency, and cost optimization across your assets. Our approach combines both soft and hard services, tailored to meet the unique needs of commercial, residential, and industrial clients.

Key Offerings:

- **Integrated Solutions** – End-to-end management of building operations, from maintenance to cleaning and support services.
- **Compliance & Safety** – Ensuring all facilities meet regulatory and safety standards.
- **Cost Optimization** – Streamlined processes that reduce downtime and maximize asset lifespan.
- **Customized Approach** – Solutions aligned with client priorities, whether operational excellence, sustainability, or user experience.

Our facilities management framework ensures that your infrastructure remains functional, safe, and future-ready.



Soft Services: Cleaning and Janitorial

Our **Cleaning and Janitorial Services** go beyond simple housekeeping — we deliver a healthy, hygienic, and welcoming environment for employees, visitors, and stakeholders.

Scope of Services:

- **General Cleaning** – Daily cleaning and upkeep of office spaces, common areas, restrooms, and workstations.
- **Specialized Cleaning** – Carpet, upholstery, floor polishing, glass cleaning, and high-level dusting.
- **Sanitization & Disinfection** – Use of approved chemicals and modern techniques to maintain hygiene and safety.
- **Waste Management** – Efficient disposal, recycling, and eco-friendly practices.
- **Event/Periodic Deep Cleaning** – Thorough cleaning drives for seasonal or one-time requirements.

We use eco-friendly materials and professional staff to ensure a spotless, hygienic environment that improves productivity and well-being.



Soft Services

- Landscaping and grounds maintenance
- Waste management and recycling
- Pest control
- Security services (guarding, patrols)
- Catering and food services
- Reception and concierge services
- Housekeeping Laundry services



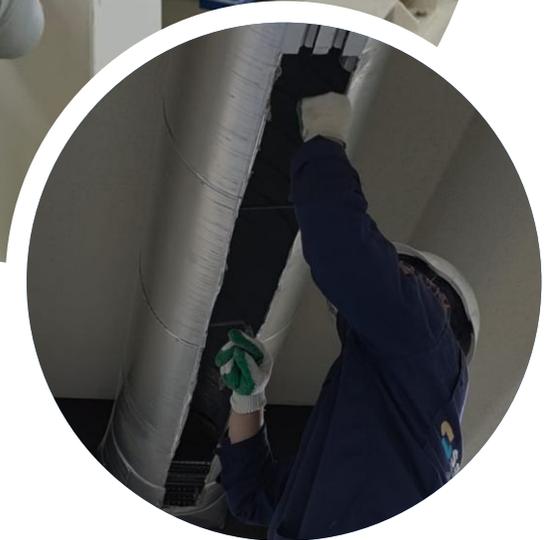
Hard Services: MEP Maintenance

Our **MEP (Mechanical, Electrical, and Plumbing) Maintenance Services** ensure that critical building systems remain fully operational, compliant, and energy-efficient. Excluding HVAC, we provide preventive and corrective maintenance for other vital systems.

Key Service Areas:

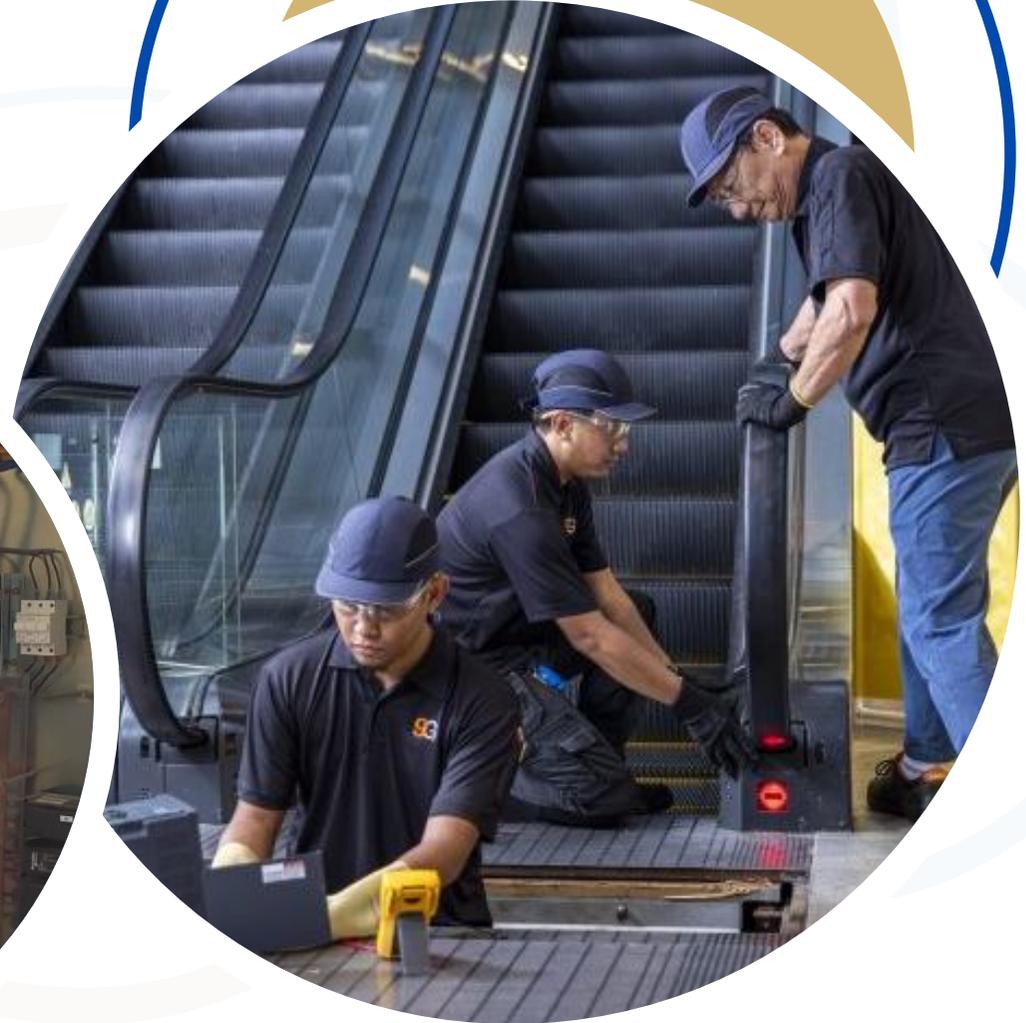
- **Electrical Systems** – Maintenance of power distribution, lighting, and emergency backup systems.
- **Mechanical Systems** – Pumps, motors, lifts, escalators, and other non-HVAC machinery.
- **Plumbing Systems** – Preventive care and repairs for piping, fixtures, water supply, and drainage.
- **Fire & Safety Systems** – Testing and upkeep of fire alarms, extinguishers, sprinklers, and emergency systems.
- **Preventive & Corrective Maintenance** – Regular inspections, troubleshooting, and fast-response repairs to minimize downtime.

We ensure uninterrupted functionality of your facility's essential infrastructure while adhering to international standards of safety and performance.



Hard Services

- Plumbing and water systems
- Elevator and escalator maintenance
- Fire safety system maintenance
- Building management systems (BMS)
- Energy management systems
- Civil, painting and Carpentry



Computerized Maintenance Management System (CMMS)

We deploy advanced Computerized **Maintenance Management Systems (CMMS)** to streamline facility operations and improve asset lifecycle management.

Capabilities:

- **Asset Tracking & Inventory** – Centralized records for all assets, spare parts, and consumables.
- **Preventive Maintenance Scheduling** – Automated reminders to reduce breakdowns and extend equipment life.
- **Work Order Management** – Easy creation, tracking, and closing of maintenance tasks.
- **Real-Time Reporting** – Data-driven insights on asset health, downtime, and performance.
- **Mobile Accessibility** – Access from anywhere for quick updates and monitoring.
- **Compliance & Audit Support** – Documentation and reporting tools to meet industry and regulatory standards

With CMMS, clients gain full visibility, improved efficiency, and measurable cost savings in facility operations.



- 1. HVAC Operations & Maintenance**
We deliver complete HVAC system services, covering AHU, FCU, and more.

Our specialized HVAC offerings include:

- **Detailed System Inspections**
In-depth checks of filters, coils, fans, and electrical components to detect and resolve issues early.
- **Routine Cleaning**
Removal of dust, dirt, and debris to improve air quality, optimize airflow, and reduce energy use.
- **Preventive Maintenance**
Proactive repair or replacement of worn parts to prevent costly breakdowns.
- **System Calibration**
Adjusting controls, thermostats, and airflow for maximum comfort and efficiency.
- **Energy Optimization**
Implementing strategies to boost performance, reduce consumption, and support sustainability goals.



2. Chiller Operation & Maintenance Services

We service all types of chillers—centrifugal, screw, scroll, and reciprocating—with a focus on efficiency and reliability.

2.1 Compressor Overhauling

We overhaul and remanufacture compressors across all major brands, ensuring top performance, longer lifespan, and reduced replacement costs.

2.2 Eddy Current Test (ECT)

Non-destructive inspection of heat exchanger tubes to detect cracks, corrosion, and pitting, preventing efficiency loss and costly failures.

During testing, an electromagnetic probe is placed inside the tubes to generate eddy currents. Any irregularities in the current flow reveal potential defects in the tubing. This method is precise, efficient, and causes minimal downtime for the chiller system. Conducting ECT regularly supports preventive maintenance and enables early detection of problems, helping to avoid costly breakdowns.

2.3 Descaling Tubes

Removal of mineral deposits like calcium and lime to:

1. Improve thermal efficiency
2. Reduce energy costs
3. Extend equipment life
4. Maintain consistent performance
5. Minimize downtime

Regular descaling is essential for maintaining the efficiency and longevity of chiller systems.



2.3 Comprehensive Maintenance Includes:

Removal of mineral deposits like calcium and lime to:

1. Full inspections of compressors, condensers, evaporators, and refrigerant levels
2. Cleaning of tubes, coils, and heat exchangers
3. Refrigerant monitoring and leak prevention
4. Performance testing for optimal cooling capacity
5. Timely replacement of worn components to avoid unexpected breakdowns

3. DX Type & VRF Systems Maintenance

DX Type Systems

Specialized maintenance including refrigerant checks, coil cleaning, compressor inspection, and airflow optimization for better efficiency, reduced energy use, and improved air quality.

VRF Systems

Precision maintenance for multi-zone systems, including diagnostics, refrigerant balancing, component inspection, and control testing. We focus on preventing failures, minimizing downtime, and ensuring long-term reliability.



4. Air Duct Cleaning

Our air duct cleaning services effectively remove dust, mold, and debris, enhancing airflow and improving indoor air quality. By eliminating these contaminants, we reduce strain on HVAC systems, allowing them to operate more efficiently and consume less energy.

■ Services include:

In-Depth Inspection: Identifying contamination or blockages

Deep Cleaning: Using specialized tools to clear dust and allergens



5. Kitchen Hood Cleaning

Essential for safety and hygiene in commercial kitchens, our kitchen hood cleaning ensures compliance with fire safety regulations.

- **Services include:**

- Detailed Inspection**

- Assessing hoods, ducts, fans, and filters for grease buildup

- Thorough Cleaning**

- Removing grease and debris from all components

- Regulatory Compliance**

- Meeting industry standards and fire codes

- Enhanced Safety**

- Reducing fire risks and maintaining a clean cooking environment



ACCREDITATIONS, CERTIFICATIONS AND STANDARDS



جدير



WHY CHOOSE US?

Certified Expertise

NADCA-certified specialists for top-tier HVAC care

Comprehensive Solutions

From routine maintenance to specialized restoration

Client-Focused Approach

Services tailored to your exact needs

Experienced Team

Skilled professionals with broad HVAC expertise

Advanced Technology

Latest equipment for effective, eco-friendly solution

Our mission is to enhance HVAC performance while promoting cleaner, safer indoor environments.



OUR SOCIAL RESPONSIBILITY

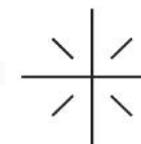
At SSOMCO, we recognize our responsibility to contribute positively to society, the environment, and the communities we serve. We are committed to promoting sustainable practices by reducing energy consumption, improving air quality, and implementing eco-friendly maintenance solutions across all our operations. Our services in HVAC maintenance, air duct cleaning, and MEP support are designed not only to ensure comfort and efficiency but also to protect the health and well-being of occupants. We prioritize the training and development of our workforce, creating opportunities for growth and empowering our employees to deliver with excellence and integrity. In line with Saudi Arabia's Vision 2030, we actively support initiatives that enhance environmental sustainability, workplace safety, and community development. By embracing innovation, ethical business practices, and customer satisfaction, we strive to leave a lasting positive impact that extends beyond our business operations.

OUR CLIENTS

We proudly serve a wide range of residential, commercial, and industrial clients who trust us for reliable, high-quality maintenance services.



OUR CLIENTS



OUR CLIENTS



مجموعة شاكر
Shaker Group
HGISC
منذ عام 1950

TIKKA BABA
تكمه بابا

Meat Moot
Smoking



TANAJIB
OPERATION AND
MAINTENANCE COMPANY
شركة تناجيب للتشغيل والصيانة

TANAJIB
COGENERATION
POWER COMPANY
شركة تناجيب كوجينيريشن للطاقة

مركز كيان الطبي
Kayan Medical Center
مختصة في - أمراض - جراحة العظام - أمراض الكلى والكبد - أمراض الجهاز الهضمي والكبد - أمراض القلب والرئة - أمراض النساء والولادة - أمراض الأطفال

لجيام
LEEJAM

وقت اللياقة
FITNESSTIME



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