

Item No.			Description	Qty	Unit	U.Rate	Amount
			other than quantities that are specified herein, contractor to determine required no. of fittings and accessories on the basis of design space required, in compliance with standard and local authority regulation. Contractor to follow related conceptual design concept existing in the building				
A			PRELIMINARIES				
	1		Mobilization and Demobilization	item			
		1a	Mobilization				
		1b	Demobilization				
	2		ADM/ADCD and other local Authorities Approvals	item			
		2a	ADM/ADDC drawing approvals				
		2b	Civil Defense				
	3		Project Mangement	item			
		3a	PM and Supervision charges				
	4		Site Protection	item			
		4a	Temporary protection on walls and floors				
	5		Progress Reporting	item			
		5a	Documentation, photos, progress of work monitoring				
	6		Temporary Site Facilities	item			
		6a	First Aid				
		6b	Fire Entinguesher, Blanket				
		6c	Maintaining, keeping sanitary site condition				
	7		QA, QC & HSE/EHS	item			
		7a	Adhering to University ISO and standard pratices and protocols				
	8		Debris removal, cleaning	item			
		8a	Contractor is totally and absolutely responsible for the removal of any debris cause by the construction, surplus spoil, materials and the like resultant from the execution of the works caused either by their manpower, sub-contractors or by suppliers to appropriate location				
		8b	Site cleaning for the entire project duration				
		8c	Final cleaning before occupancy				
	9		Submittals of Shop Drawings	item			
		9a	Drawing production, site/client/sub-contractor				
		9b	Prints Out, contruction and revisions				
		9c	AS-Built drawings, Soft and Hard copy - 2 sets				
B			DEMOLITION WORKS				
	1		Demolition and or clearing of items visible not required to this project, includes clearing of unwanted items in floor, wall and ceiling. Prepare surface to accommodate task as stated under categories	1	lot		
	2		Contractor to provide accounting of realated materials for records and handing-over	1	lot		

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C			Civil / PARTITION WORKS				
	1		Supply and installation of 100mm thick gypsum board partitions, consisting of 72mm GI tracks, 70mm GI studs, Rockwool insulation - density of 35kg/m3 and single layer of 12.5mm thick gypsum board on each side as shown in the layout but has not been constructed yet. It is to vendor discretion to check existing against what's made available in the site. Works includes, taping, sanding, joiting etc. ready to receive final finish	1	lot		
	2		Supply and installation of double glazed partition, 6+88+6 clear glass, tempered	14	m2		
	3		DITTO, windows in the gypsum partitions	3	m2		
	4		Fabricate, supply and installation of powder coated aluminum framed single leaf glass-swing door, tempered complete with ironmongery. Standard height to match with width as indicated in the layout	3	no.		
	5		Remove, modify, repair existing single leaf door, door jamb, frames and accessories including ironmongeries to fit as Emergency Exit Door. If however existing door found to be not feasible, contractor to supply and install proper Emergency Exit door, compliant to safety standard and protocols. Existing door and all its accessories to be securely wrap with bubble plastic, cart away to specified location. See clouds "A" in the layout.	1	no.		
	6		Remove existing double leaf door, door jamb, frames and accessories including ironmongeries. Securely wrap in bubble plastic, cart away to specified store. Fabricate, supply and installation of powder coated aluminum frameless double leaf glass-swing door, tempered complete with ironmongery. See clouds "B" in the layout	1	no.		
	7		Supply and installation of sandblasted film on glass partitions and doors	8	LM		
	8		Modify, repair curtain, drapes as may deem required to fit partitioning layout. Supply and installation of new otherwise if not found in existence, to match existing	3	room		
	9		All existing door keys to be check, ensuring that keys - cylinder are in good operational condition. Keys and cylinders to be put in a resealable plastic - hand over to user representative	2	no.		
	10		Design, supply and instalation of wall mounted signage to read as "Balsam Community Outreach" in Arabic and English. Material and finishes to match existing	1	no.		
	11		Design, supply and instalation of wall mounted signage, Faculty users / room names with title plus room # in all rooms, Arabic and English. Material and finishes to match existing	3	no.		
D			FLOOR FINISH				
	1		Supply and application of concrete screed to the level required matching existing corridor as appropriate	95	m2		
	2		Supply and application of leveling compound to accommodate new floor finish	95	m2		
	3		Supply and installation of 8mm thick carpet tiles: - solution dyed nylon type 6.6, glas bac backing (no bitumen) tufted loof, static protection, anti stain protection, environemntally friendly, indoor air qulity certified with flamability rating, lifetime antimicrobial protection, at least 10 years manufacturing - Offices	25	m2		

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	4		Supply and installation of 3mm thick vinyl tiles: - ASTM F1700, Class III solid vinyl tiles, resilient flooring with 1.0 wear layer thickness, sound reduction of 17dB min. slip resistance, chemical resistance, flammability/smoke emission - ASTM E648, class 1, Tensile strength upto 4000lbs/sq.inch, static load, environmentally friendly, indoor Air quality certified at least 10 years of manufacturers defect warranty. Offices corridors, Reception and Conference room	70	m2		
	5		Termination of joints between existing floor finish and new by means of threshold, floor grip, strips wherever needed and as appropriate	1	lot		
E			WALL FINISH				
	1		Prepare and apply Jotun Fenomastic silk paint finish to new partition and existing walls and partitions. Color to match or as required	360	m2		
	2		Supply and installation of 100mm high SS skirting to match existing, covering all walls and partitions	80	LM		
F			CEILING FINISHES				
	1		Supply and installation of plain gypsum ceiling, 12.5mm thick gypsum board on GI framing to suit proposed layout. Conceptual design to match existing	48	m2		
	2		Supply and installation of aluminum tiles to match, complete with suspension system to suit proposed layout	70	m2		
	3		Supply and installation of vertical bulkhead, 12.5mm thick gypsum board, single layer on GI frame suspension	24	m2		
	4		Prepare and apply Jotun Fenomastic silk paint finish to new gypsum ceiling and bulkhead. Color to match or as required	72	m2		
G			JOINERY WORKS				
	1		Design, fabricate, supply and installation of custom made Reception counter and cabinet, footprint as indicated in the layout, laminated finish for counter and mobile pedestal to match existing	1	no.		
H			LIGHTING				
	1		Supply of linear light, length 1200mm to match existing. Contractor to design atmospheric light following standard lighting lux appropriate to room activities, with sensor	18	no.		
	2		Supply and installation of downlighter with powered factor ballast wherever indicated	2	no.		
J			ELECTRICAL WORKS				
	1		Installation of light fittings including conduitng and wiring	20	lot		
	2		Supply and installation of lighting override switches	1	lot		
	3		Relocation of existing sensors should exist	1	lot		
	4		Supply and installation of Lighting sensor	4	no.		
	5		Supply and installation of control module	1	lot		
	6		Containment and wiring for modification and upgrade of lighting control system	1	lot		
	7		Testing and commissioning of Lighting Control System	1	lot		
	8		Supply and installation of 13A power socket - single, including conduitng and wiring	4	no.		
	9		Supply and installation of 13A power socket -twin, including conduitng and wiring	10	no.		

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	10	Supply and installation of 13A spur outlet, including conduiting and wiring for VAV	1	lot		
	11	Supply and instalaltion of floor box, including conduiting and wiring	6	no.		
	12	Modification of existing DB as per proposed layout - assuming that existing DB have enough spare and load to accommodate additional load requirement	1	lot		
	13	Supply and installation of DB, upgraded to accommodate all load requirement in case line item 12 above found to be insufficient	1	lot		
	14	Modification of GI trunking for power and lighting	1	lot		
	15	PVC containment for wall mounted data points	4	no.		
	16	PVC containment for floor mounted - floor box, data points	6	no.		
	17	Modification of cable tray to accommodate new data cabling	1	lot		
	18	Supply and installation of CCTV including cabling and conduiting. Works to include system configuration and integration, all in accordance with and approval of local authority	2	no.		
	19	Supply and installation of Digital Clock - network, including conduiting and wiring	1	no.		
	20	Electrical civil related works	1	lot		
	21	All system, testing, commissioning and integration required	1	lot		
	22	Other electrical related works not mentioned above if any to complete task	1	lot		
K		HVAC WORKS				
	1	Modification, supply and installation of A/C supply and return as appropriate. Scope to include Temperature control per office space, room and corridor. Type, concept and operational to match existing.	1	lot		
	2	Supply and installation of new bypass VAV including accessories	4	no.		
	3	Relocation of existing Fan coil Unit including valve packaged as may deem required	1	no.		
	4	Supply and installation of new Fan coil Unit as may deem required, including Thermostat, valve package, chilled water and drain pipe with insulation. Works to include supply of 20A DP switch. All works to include conduiting and wiring. Contractor to his discretion, to have 3rd party survey and assessment in able to determine sufficiency of supply	1	no.		
	5	Modification of existing chilled water pipe with insulation	1	lot		
	6	Supply and installation of thermostat for VAV	4	no.		
	7	Supply and installation of PI Duct for supply and air duct	1	lot		
	8	Supply and installation of Plenum box	1	lot		
	9	Supply and installation of Supply & Return Slot Diffuser	1	lot		
	10	Relocation of existing thermostat wherever required	1	lot		
	11	Modification of condensate drain pipe with insulation	1	lot		
	12	Modification of existing BMS as may deem required to accommodate new Bypass VAV and relocation	1	lot		
	13	Reprogramming, Testing and Commissioning of BMS system	1	lot		
	14	Chilled water flow test and performance test for existing AC units	1	lot		
	15	Other related HVAC works required not mentioned above if any to complete task	1	lot		

Item No.			Description	Qty	Unit	U.Rate	Amount
L			FIRE ALARM				
	1		Removal and relocation of existing Smoke Detector	1	lot		
	2		Supply and installation of Smoke Detector including fire rated cabling following international and local standard and regulation protocols	6	no.		
	3		Supply and installation of break glass including fire rated cabling	1	no.		
	4		Supply and instalaltion of Sounder including fire rated cabling	1	no.		
	5		Dissable, Reprogramming, testing and Commissioning of Fire Alrm system	1	lot		
	6		Other related Fire Alarm works required not mentioned above if any to complete task	1	lot		
M			FIRE FIGHTING WORKS				
	1		Relocation of existing Pendant Sprikler as deemed fit	1	lot		
	2		Supply and installation of Pendant Sprinkler including fire rated cabling following international and local standard and regulation protocols	8	no.		
	3		Draining and refilling of Fire Fighting system	1	lot		
	4		Pressure Charges	1	lot		
	5		Shop drawing preparation and coordination with Civil Defense approval	1	lot		
	6		Supply and installation, sets of Fire Extinguishers follwing safety standard	1	set		
			Other related Fire Fighting works required not mentioned above if any to complete task	1	lot		
N			EMERGENCY LIGHTING WORKS				
	1		Relocation of emergency light	1	lot		
	2		Removal and reinstallation of existing Exit light	1	lot		
	3		Supply and installation of Emergency exit light including conduiting and wiring following international standard regulation and protocols	5	no.		
	4		Dissable, Reprogramming, testing and Commissioning of Emergency Lighting system (assume that existing CBS Panel have enough capacity to accommodate additional light)	1	lot		
	5		Supply and instalaltion of additonal circuit card should required	1	lot		
P			STRUCTURED CABLING WORKS				
	1		UTP CAT 6a structured cabling for voice and data, including pulling, termination, face plate to match existing, RJ45 module, termination and labeling	12	point		
	2		Patch cord 1 meter, 1 no per data point	12	no.		
	3		Patch cord 3 meter, 1 no. per data paoint	12	no.		
	4		24 port patch panel cat 6a or as deem required, fiber cabling with accessories - for Etisalat connection - 6 core single mode, fiber patch panel, single mode adapters, single mode sc/apc pigtails, sleeves, fiber cable pulling and splicing, fiber fluke testing etc.	1	lot		
	5		42U Rack, contractor to check should required	1	no.		
	6		All above to conform with given scope of works in accordance with the layout given	1	lot		
	7		Other related works not mentioned above to complete task	1	lot		

Item No.			Description	Qty	Unit	U.Rate	Amount
Q			FURNITURE INSTALLATION				
	1		Installation of office furniture from internal resources as per the layout, not limited to;				
		a	L-Shape desk including pedestal	2	set		
		b	Install, Modify existing free standing fabric panel partition to suit	4	set		
		c	Task chair	7	no.		
		d	Visitors chair	4	no.		
		e	Meeting table	1	no.		
		f	Meeting chair	10	no.		
		g	Cabinet	3	no.		