

KHANSAHEB CIVIL ENGINEERING L.L.C.

Construction Division

Al Rashidiya

P. O. Box 2716

Dubai, United Arab Emirates

خانصاحب للهندسة المدنية ذ.م.م.

قسم الإنشاءات

الراشدية

ص.ب ٢٧١٦

دبي، الإمارات العربية المتحدة

## MINOR WORKS SUBCONTRACT ORDER NO. 201A22002/60

PROJECT NAME: Dorchester Hotel &amp; Residences (Completion Works)

Rattan House Factory for Furniture and Decoration LLC	CONTRACT NO. : 201A22002
P.O. Box 3431	SITE CONTACT : Mr. Chris McCann
Umm Al Quwain, U.A.E.	SITE TEL. NO. : 050 5873058
Tel: 06 7670484	DATE : 17th October 2022
Fax: 06 7670485	OUR REF. : SW/CM/KBD/ARM/201A22002/60

PLEASE CARRY OUT THE WORK DESCRIBED BELOW IN LINE WITH THE ENCLOSED AND REFERENCED DOCUMENTS AND SUBJECT TO THE SUBCONTRACT GENERAL TERMS AND CONDITIONS:

Procure, manufacture, supply, deliver, offload, handle, distribute, install, protect, maintain and guarantee Timber Works for Lift Car and Lift Lobbies, all in accordance with the subcontract documents, drawings, specifications and all as generally described in the below listed Subcontract documents and to the satisfaction of the Engineer (Subcontract Works) for the Lump Sum of Dhs. 279,758.00 (Dirhams Two Hundred Seventy Nine Thousand, Seven Hundred and Fifty Eight Only) (Subcontract Price).

**NOTE:** This order is subject to receiving approval by the Engineer of the Subcontractor's pre-qualification documents, material / shop drawings submittals and method statement etc.

**ATTACHMENTS:**

1. KCE email dated 20.09.2022, 11:03 a.m. (1 page).
2. RHF email dated 11.10.2022, 12:33 p.m. (3 pages).
3. RHF email dated 11.10.2022, 17:25 (1 page).
4. RHF email dated 26.10.2022, 10:21, enclosing quotation ref.12722/22 (3 page).
5. RHF email dated 26.10.2022, 16:12 (1 page).
6. KCE email dated 27.10.2022, 09:58 (1 page).
7. KCE email dated 27.10.2022, 17:34 (16 pages).
8. KCE letter ref. 201A22002/K100/SK/qa/0141 dated 27.10.2022 (28 pages).
9. Subcontract: General Terms and Conditions (2 pages).

**PROGRAMME :** As attached and/or in line with the requirements of Khansaheb's Project Management Team to suit the relevant times prescribed within the Main Contract Programme.

PAYMENT TERMS

As detailed within the attached Subcontract documents.

PARTICULARS OF MAIN CONTRACT:

MAIN CONTRACTOR

: Khansaheb Civil Engineering LLC

EMPLOYER

: Sky Palace Real Estate Developments LLC

EMPLOYER'S REPRESENTATIVE

: Omniyat Concept Investments LLC

FORM OF MAIN CONTRACT

: FIDIC 1st Edition 1999

DEFECTS LIABILITY PERIOD

: As Main Contract

FOR AND ON BEHALF OF KHANSAHEB CIVIL ENGINEERING L.L.C

Eirian Morris/Steve Flint

Commercial Director/Managing Director



Tariq Hussain Khansaheb/

Amer Abdulaziz Khansaheb/Maher Khansaheb

T +971 4 605 7200

F +971 4 285 7539

E info@khansaheb.ae

W www.khansaheb.ae



PAID UP SHARE CAPITAL UAE DHS 11 MILLION C.R.NO 40123

ت +971 4 605 7200

ف +971 4 285 7539

info@khansaheb.ae ب

www.khansaheb.ae م

Item 01

**From:** Saman Kulasooriya <[samан.kulasooriya@khansaheb.ae](mailto:saman.kulasooriya@khansaheb.ae)>  
**Sent:** 20 September 2022 11:03 AM  
**To:** Rattan House Factory <[rattanhouse@gmail.com](mailto:rattanhouse@gmail.com)>  
**Cc:** Mithun Vallar Veetil <[mithun.vallarveettil@khansaheb.ae](mailto:mithun.vallarveettil@khansaheb.ae)>; Anil Kumar Kariyappa <[anil.morabad@khansaheb.ae](mailto:anil.morabad@khansaheb.ae)>; Shari Reji <[shari.reji@khansaheb.ae](mailto:shari.reji@khansaheb.ae)>  
**Subject:** RE: Dorchester -Enquiry for Timber Works - Ball Room, Royal Suits, Presidential Suits, Lobbies and Prayer Room

Dear Iris,

Parallel to the ballroom works, Client instructed us to complete balance AHK works for the below locations. Please provide status of balance joinery works and agreed contract with AHK with BoQ then we will have separate Subcontract with you to complete the balance works. Also provide your statement of account with AHK then we could discuss with the client to settle your final accounts with AHK, and balance will take over by Khansaheb.

- a. **B2 and B1** - residential lift lobby.
- b. **Ground Floor** - residential entrance lobby, corridor and lift lobby at ground floor.
- c. **Level 2** - corridor and lift lobby.
- d. **Level 4** - lift lobby, corridor, gymnasium/changing rooms.
- e. **Level 23** - lift lobby, corridor, members lounge/toilets.

Regards,

Saman



**Saman Kulasooriya**

Senior Quantity Surveyor

E [samان.kulasooriya@khansaheb.ae](mailto:saman.kulasooriya@khansaheb.ae) | M +971 50 587 3058 | T +971 4 605 7200

[www.khansaheb.ae](http://www.khansaheb.ae)



Plcm 02

**From:** Rattan House Factory <[rattanhause@gmail.com](mailto:rattanhause@gmail.com)>  
**Sent:** 11 October 2022 12:33 PM  
**To:** Kevin Davies <[kevin.davies@khansaheb.ae](mailto:kevin.davies@khansaheb.ae)>  
**Cc:** Shari Reji <[shari.reji@khansaheb.ae](mailto:shari.reji@khansaheb.ae)>; Mithun Vallar Veetil <[mithun.vallarveetil@khansaheb.ae](mailto:mithun.vallarveetil@khansaheb.ae)>; Anil Kumar Kariyappa <[anil.morabad@khansaheb.ae](mailto:anil.morabad@khansaheb.ae)>; Saman Kulsooriya <[saman.kulsooriya@khansaheb.ae](mailto:saman.kulsooriya@khansaheb.ae)>; [mohamed@rattanhause.co](mailto:mohamed@rattanhause.co)  
**Subject:** Re: Dorchester -Enquiry for Timber Works - Ball Room, Royal Suits, Presidential Suits, Lobbies and Prayer Room

Dear Mr. Kevin,

Following to your email, kindly find the attachments as per the following points:

1. Summary of the full scope of work with quantity and rates, with a total value of **AED 370,000**.
2. AHK Statement of Account clearly showing the received payment of **AED 90,242** including the advance payment.
3. The due pending payment of **AED 102,423** as of January 2022.
4. Balance work to be done and invoice by Rattan House amounting to **AED 177,334**.

Kindly note that all the above figures are VAT Exclusive.

Best Regards,

Iris

Estimation Department

Rattan House Factory for Furniture and Decoration L.L.C.

P. O. Box 3431 UAQ / UAE

[www.rattanhause.co](http://www.rattanhause.co)

Tel:+ 971 6 7670484

Fax:+971 6 7670485

Mobile: +971 52 9974419



	ITEMS	UNIT	QTY	RATE	TOTAL
1	90 Mins FR - 2700 x 2400mm H - WD-06		1	5,398	5,398
2	90 Mins FR - 1700 x 2400mm H		1	3,256	3,256
3	90 Mins FR - 2050 x 3470mm H		1	3,351	3,351
4	60 Mins FR - 900 x 2400 - WD08 with Metal Casing		2	2,234	4,468
5	60 Mins FR - 850 x 2400 with WC on one side with Metal Trim		2	1,826	3,652
6	60 Mins FR - 1370 x 2215mm H - WD06		1	2,023	2,023
7	SL - 900 x 2400mm - with Metal casing		4	2,234	8,936
8	SL - 900 x 2400mm		4	1,826	7,304
9	SL - 950 x 2900 WD07/PT03 with Metal Casing		8	2,237	17,896
10	DL - 1790 x 3450mm H		1	3,256	3,256
11	DL - 1900 x 3450mm H		1	3,256	3,256
12	DL - 3200 x 3470mm H		2	5,585	11,170
13	DL - 3700 x 3470mm H		2	3,637	7,274

TOTAL DOORS	No	30		81,240
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1	Wooden Flooring (WD-01) -	m2			
2	Wooden Panelling (WD-06)	m2	57	357	20,349
3	Vertical Wall Planks (WD-15)	m2	81	402	32,562
4	Stiles & Rails (WD-08) - 40mm Wide	m	140	134	18,760
5	Stiles & Rails (WD-16) - 40mm Wide	m	221	134	29,614
6	Skirting (WD-08) - 30mm thick x 200mm H	m	32	80	2,560
7	Skirting (WD-08 / 16) - 30mm thick x 250mm H	m	70	80	5,600
8	Skirting (WD-07) - 30mm thick x 150mm H	m	11	80	880
9	Ceiling Finish (WD-02) - 500 W x 300mm H	m	42	407	17,094
10	Ceiling Finish (WD-02) - 500 W x 300mm H	m	83	407	33,781
11	Ceiling Finish (WD-02) - 300 W x 150mm H / 390 W x 170mm H	m	149	232	34,568
12	Ceiling Suspended/ Openable Wood Ceiling (Point de hongir" pattern to lift Car	m2	12	491	5,892
13	Concierge Desk / Welcome Desk / Refreshment Cabinet	No	3	5,585	16,755
14	Concierge Station	No	1	2,681	2,681
15	Storage Cabinet / Cupboards / Lockers	No	8	7,213	57,706
16	Architraves (WD-08 / WD-16) - 1140 - 1180mm W	m	20	353	7,060
17	Architraves (WD-08) - 890mm W	m	9	322	2,898

TOTAL JOINERY				288,760
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GRAND TOTAL				370,000
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Company :...A H K WORLDWIDE INTERIORS LLC

Fit Out Works for Residence Amenities and Lobbies at Dorchester Hotel at Plot 18 ,Plot BB.B03.018,Business Bay,Duabi,UAE

comntract value 370,000

## STATEMENT OF ACCOUNT

No	Date	Chq	inv	Description	Dr	Retention	VAT	Cr	Balance
1	25-Aug-21		2021-113	ADV 10%			1,850		1,850
2	21-Sep-21	TRANSFER		AL MASHREQ BANK TRANSFER			38,850.00	(37,000)	
3	12-Sep-21		2021-122	JULY	10,684	1,068	427		(26,957)
4	19-Dec-21		2021-167	AUG	67,087	6,709	2,683		36,104
	21-Jan-22	49-ADCB		CHQ ADCB ON 04 FEB 2022			56,352.96	(20,249)	
5	25-Sep-21			SEP-INITIAL	1,336	134			(19,047)
6	27-Dec-21			DEC-INITIAL	80,905	8,090			53,768
7	27-Jan-22			JAN-INITIAL	32,655	3,265			83,157
8						-			83,157
9						-			83,157
10						-			83,157
11						-			83,157
12						-			83,157
13						-			83,157
					Total	192,666	19,267	4,961	95,203
									(18,620)
									86,866

Total Work Done	192,666		
Payment Received WO/V	90,242		
Retention	19,267	963.33	20,229.88
Due	83,157	3,709.13	86,865.96
	9,633.28	107,096	



11-10-22

Plan 03

## Saman Kulasooriya

**From:** Rattan House Factory <rattanhouse@gmail.com>  
**Sent:** 11 October 2022 17:25  
**To:** Kevin Davies  
**Cc:** Shari Reji; Mithun Vallar Veetil; Anil Kumar Kariyappa; Saman Kulasooriya; mohamed@rattanhouse.co  
**Subject:** Re: Dorchester -Enquiry for Timber Works - Ball Room, Royal Suits, Presidential Suits, Lobbies and Prayer Room

Dear Mr. Kevin,

Referring to your email, we confirm to complete the outstanding works subject to the following:

1. Immediate release of the due pending payment amounting to AED 102,424
2. Confirmation that the balance work amounting to AED 177,334 will be paid without delay once the job is completed

Best Regards,

Iris  
Estimation Department

Rattan House Factory for Furniture and Decoration L.L.C.  
P. O. Box 3431 UAQ / UAE  
[www.rattanhouse.co](http://www.rattanhouse.co)  
Tel:+ 971 6 7670484  
Fax:+971 6 7670485  
[E-mail:info@rattanhouse.co](mailto:E-mail:info@rattanhouse.co)

On Tue, Oct 11, 2022 at 1:11 PM Kevin Davies <kevin.davies@khansaheb.ae> wrote:

Hi Iris,

Many thanks for sending this through. So can you please confirm that Rattan House will complete the outstanding works from your subcontract with AHK for the sum of AED 177,334 (so this would be the order value between KCE & Rattan House).

Many thanks,

Kevin



Item 04

## Saman Kulasooriya

**From:** Rattan House Factory <rattanhouse@gmail.com>  
**Sent:** 26 October 2022 10:21  
**To:** Saman Kulasooriya  
**Cc:** mohamed@rattanhouse.co  
**Subject:** Re: FW: Dorchester -Enquiry for Timber Works - Ball Room, Royal Suits, Presidential Suits, Lobbies and Prayer Room  
**Attachments:** Khansaheb Dorchester - Residence Common Areas.pdf

Dear Mr. Saman,

Kindly find the attached quotation for your review and approval.

Best Regards,

Iris  
Estimation Department

Rattan House Factory for Furniture and Decoration L.L.C.  
P. O. Box 3431 UAQ / UAE  
[www.rattanhouse.co](http://www.rattanhouse.co)  
Tel: + 971 6 7670484  
Fax: +971 6 7670485  
[E-mail:info@rattanhouse.co](mailto:info@rattanhouse.co)

On Tue, Oct 25, 2022 at 10:51 AM Saman Kulasooriya <[samан.kulasooriya@khansaheb.ae](mailto:saman.kulasooriya@khansaheb.ae)> wrote:

Dear Mohamed,

Please forward quotation urgently then we can place the order and include your balance amount into October Payment application and you will get paid soon,

Regards,

Saman



**Saman Kulasooriya**  
Senior Quantity Surveyor  
E [samان.kulasooriya@khansaheb.ae](mailto:saman.kulasooriya@khansaheb.ae) | M +971 50 587 3058 | T +971 4 605 7200  
[www.khansaheb.ae](http://www.khansaheb.ae)



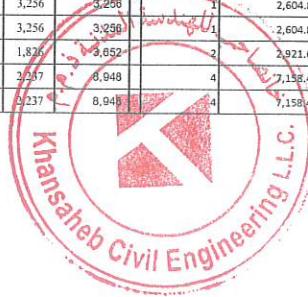
**عرض سعر**
**Price Offer**

Date	Ref. No
26-Oct-22	12722/22

M/S: KHANSAHEB Construction Company  
 Attn: Mr. Saman Kulsooriya | Senior Quantity Surveyor  
 Tel: 04 605 7200, 050 587 3058  
 Fax:  
 Project Name: Dorchester Residence Common Areas - Ball Room, Royal Suits, Presidential Suits, Lobbies and Prayer Room

**BILL OF QUANTITIES**

ORIGINAL SCOPE OF WORKS					BALANCE SCOPE OF WORKS			
SL	DESCRIPTION	UNIT	QTY	RATE	Material Delivery 80%		Installation 20%	
					QTY	AMOUNT	QTY	AMOUNT
	<b>WALL FINISHES</b>							
1	Type RES-WD-06; Wooden panelling to cloakroom including framing RES-WD-02 (refer Drawing 301) - (MDF with Veneer Finish)	m <sup>2</sup>	25	357	8,925	0	-	0
2	Type RES-WD-06; Wooden panelling to concierge including framing RES-WD-02 - (MDF with Veneer Finish)	m <sup>2</sup>	32	357	11,424	0	-	0
3	Type RES-WD-08; Stiles and rails 40mm wide horizontally to corridor (refer Drawing 308) (Solid Wood)	m	63	134	8,442	0	-	37
4	Type RES-WD-08; Stiles and rails 40mm wide vertically to corridor (refer Drawing 306) (Solid Wood)	m	77	134	10,318	0	-	51
5	Type RES-WD-15; Vertical wall planks to fitness room (refer Drawing 330 and 331) (Solid Wood)	m <sup>2</sup>	57	402	22,914	0	-	32
6	Type RES-WD-15; Vertical wall planks to yoga room (refer Drawing 330 and 331) (Solid Wood)	m <sup>2</sup>	24	402	9,648	0	-	12
7	Type RES-WD-16; Stiles and rails 40mm wide horizontally to corridor (refer Drawing 338) (Solid Wood)	m	76	134	10,184	0	-	41
8	Type RES-WD-16; Stiles and rails 40mm wide vertically to corridor (refer Drawing 338) (Solid Wood)	m	145	134	19,430	0	-	100
	Total Wall Finish				101,285	0	-	0
	<b>SKIRTING</b>					0	-	0
9	Type RES-WD-08; Wooden skirting 250mm high to corridor (refer Detail 01 of Drawing 301)	m	25	80	2,000	0	-	0
10	Type RES-WD-16; Wooden skirting 200mm high to fitness room (refer Detail 05 of Drawing 301)	m	20	80	1,600	0	-	0
11	Type RES-WD-16; Wooden skirting 200mm high to yoga room (refer Detail 06 of Drawing 301)	m	10	80	800	0	-	0
12	Type RES-WD-08; Wooden skirting 250mm high to corridor (refer Detail 01 of Drawing 301)	m	2	80	160	0	-	0
13	Type RES-WD-16; Wooden skirting 200mm high to Yoga Room (refer Detail 01 of Drawing 301)	m	2	80	160	0	-	0
14	Type RES-WD-07; Wooden skirting 150mm high to cloakrooms (refer Detail 03 of Drawing 336)	m	11	80	880	0	-	0
15	Type RES-WD-16; Wooden skirting 250mm high to corridor (refer Detail 01 of Drawing 336)	m	43	80	3,440	0	-	0
	Total Skirting				9,040	0	-	0
	<b>CEILING FINISHES</b>					0	-	0
16	Type RES-WD-02; Double wood lit cornice size 500mm wide x 300mm high to lift lobby (Client TBC)	m	21	407	8,547	0	-	0
17	Type RES-WD-02; Double wood lit cornice size 500mm wide x 300mm high to lift lobby (Client TBC)	m	21	407	8,547	0	-	0
18	Type RES-WD-02; Double wood lit cornice size 500mm wide x 300mm high to corridor (refer Detail 09 of Drawing 301)	m	36	407	14,652	0	-	0
19	Type RES-WD-02; Double wood lit cornice size 500mm wide x 300mm high to lift lobby (refer Detail 09 of Drawing 301)	m	21	407	8,547	0	-	0
20	Type RES-WD-02; Wood ceiling borders size 500mm wide x 300mm high to corridor (refer Detail 08 of Drawing 301)	m	26	407	10,582	0	-	0
21	Type RES-WD-02; Wood lit cornice size 300mm wide x 150mm high to lobby (refer Detail 04 of Drawing 300)	m	42	232	9,744	0	-	0
22	Type RES-WD-02; Wood lit cornice size 300mm wide x 150mm high to lift lobby (refer Detail 04 of Drawing 300)	m	18	232	4,176	0	-	0
23	Type RES-WD-02; Wood lit cornice size 300mm wide x 150mm high to lift lobby (Client TBC)	m	18	232	4,176	0	-	0
24	Type RES-WD-01; Suspended/ Openable Wood Ceiling (Point de Hongri" pattern to lift Car	m <sup>2</sup>	9	491	4,419	6.28	2,456.78	6.28
25	Type RES-WD-01; Suspended/ Openable Wood Ceiling (Point de Hongri" pattern to lift Car	m <sup>2</sup>	3	491	1,473	0	-	0
26	Type RES-WD-02; Double wood lit cornice size 390mm wide x 120mm high to meeting/dining room (refer Detail 07 of Drawing 300)	m	14	232	3,248	0	-	0
27	Type RES-WD-02; Double wood lit cornice size 390mm wide x 170mm high to meeting/dining room (refer Detail 07 of Drawing 300)	m	13	232	3,016	0	-	0
28	Type RES-WD-02; Double wood lit cornice size 390mm wide x 120mm high to multifunction room (refer Detail 08 of Drawing 300)	m	13	232	3,016	0	-	0
29	Type RES-WD-02; Double wood lit cornice size 390mm wide x 170mm high to multifunction room (refer Detail 09 of Drawing 300)	m	13	232	3,016	0	-	0
30	Type RES-WD-02; Wood lit cornice size 300mm wide x 150mm high to lift lobby (Client TBC)	m	18	232	4,176	0	-	0
	Total Ceiling				91,335	0	-	0
	<b>ARCHITRAVE FINISHES</b>					0	-	0
31	Type RES-WD-08; Wooden architrave size 1180mm wide to lift lobby (refer Drawing 308)	m	10	353	3,530	10	2,824.00	10
32	Type RES-WD-08; Wooden architrave size 890mm wide to corridor (refer Drawing 343)	m	9	322	2,898	9	2,318.40	9
33	Type RES-WD-16; Wooden architrave size 1140mm wide to lift lobby (refer Drawing 340)	m	10	353	3,530	10	2,824.00	10
	Total Architraves				9,058	0	-	0
	<b>Wooden Doors - Including subframes</b>					0	-	0
34	Single leaf storage door overall size 1370 x 2215mm high (refer Dwg. 304) Frame: WD-02 / Shutter: WD-06	No	1	2,023	2,023	0	-	1
35	Double leaf electromagnetic lift lobby door overall size 2700 x 2400mm high Frame/Shutter: WD-06 - 60Mins FR - E	No	1	5,398	5,398	1	4,318.40	1
36	Single leaf men's changing room main door overall size 900 x 2400mm high (refer Drawing 314) (Frame/Shutter: WD-07)	No	1	2,234	2,234	1	1,787.20	1
37	Single leaf women's changing room main door overall size 900 x 2400mm high (refer Drawing 309) - (Frame/Shutter: WD-07)	No	1	2,234	2,234	1	1,787.20	1
38	Single leaf men's changing room doors overall size 950 x 2400mm high (refer Drawing 309) (Frame/Shutter: WD-08)	No	4	2,234	8,936	4	7,148.80	4
39	Single leaf women's changing room doors overall size 900 x 2400mm high (refer Drawing 320) (Frame/Shutter: WD-07)	No	4	1,826	7,304	4	5,843.20	4
40	Double leaf lift lobby pivot door overall size 3200 x 3470mm high (refer Drawing 307 and 308) (Frame/Shutter: WD-07)	No	1	5,585	5,585	1	4,468.00	1
41	Double leaf fitness room pivot door overall size 1790 x 3450mm high with finish Type RES-WD-16 (refer Drawing 315)	No	1	3,256	3,256	1	2,604.80	1
42	Double leaf yoga room pivot door overall size 1900 x 3450mm high with finish Type RES-WD-16 (refer Drawing 316)	No	1	3,256	3,256	1	2,604.80	1
43	Single leaf storage/cloakroom door overall size 850 x 2400mm high (refer Drawing 359) - Frame / Shutter: WD-07	No	2	1,826	3,652	2	2,921.60	2
44	Single leaf men's restrooms door overall size 950 x 2900mm high (refer Drawing 353) - Frame / Shutter: WD-07	No	4	2,237	8,948	4	7,158.40	4
45	Single leaf women's restrooms door overall size 950 x 2900mm high (refer Drawing 353) - Frame / Shutter: WD-07	No	4	2,237	8,948	4	7,158.40	4



عرض سعر

## Price Offer

Date	Ref. No
26-Oct-22	12722/22

M/S: KHANSAHEB Construction Company  
 Attn: Mr. Saman Kulsooriya | Senior Quantity Surveyor  
 Tel: 04 605 7200, 050 587 3058  
 Fax:  
 Project Name: Dorchester Residence Common Areas - Ball Room, Royal Suits, Presidential Suits, Lobbies and Prayer Room

### BILL OF QUANTITIES

ORIGINAL SCOPE OF WORKS						BALANCE SCOPE OF WORKS			
SL	DESCRIPTION	UNIT	QTY	RATE	AMOUNT	Material Delivery 80%		Installation 20%	
						QTY	AMOUNT	QTY	AMOUNT
46	Double leaf corridor door overall size 1700 x 2400mm high w/ finish Type RES-WD-16 (refer Drawing 341) Frame	No	1	3,256	3,256	1	2,604.80	1	651.20
47	Double leaf corridor door overall size 2050 x 3470mm high with finish Type RES-WD-16 (refer Drawing 343 and 344)	No	1	3,351	3,351	1	2,680.80	1	670.20
48	Double leaf lift lobby pivot door overall size 3200 x 3470mm high with finish Type RES-WD-16 (refer Drawing 339)	No	1	5,585	5,585	1	4,468.00	1	1,117.00
49	Double leaf meeting/dining room pivot door overall size 3700 x 3460mm high with finish Type RES-WD-16 (refer Drawing 345)	No	1	3,637	3,637	1	2,909.60	1	727.40
50	Double leaf malfunction room pivot door overall size 3700 x 3470mm high (refer Drawing 346) Frame/Shutter- WD-16	No	1	3,637	3,637	1	2,909.60	1	727.40
	Total Doors				81,240	0	-	0	-
	JOINERY WORKS					0	-	0	-
51	Concierge station; overall size 1370mm (L) x 720mm (W) x 2215mm (H) (refer Drawing 303)	No	1	2,681	2,681	0	-	1	536.20
52	Concierge desk; overall size 3000mm (L) x 600mm (W) x 1100mm (H) (refer Drawing 302)	No	1	8,042	8,042	1	6,433.60	1	1,608.40
53	Welcome desk; overall size 1300mm (L) x 500mm (W) x 1100mm (H) (refer Drawing 303 to 305)	No	1	3,351	3,351	1	2,680.80	1	670.20
54	Refreshment cabinet; overall size 2205mm (L) x 505mm (W) x 1150mm (H) to fitness room (refer Drawing 326 and 327)	No	1	5,362	5,362	1	4,289.60	1	1,072.40
55	Storage cabinet; overall size 2725mm (L) x 800mm (W) x 2400mm (H) to storage/cloakrooms	No	2	5,172	10,344	2	8,275.20	2	2,068.80
56	Meeting room cupboard; overall size 8310mm (L) x varies width x 3600mm (H) including fixed panels (refer Drawing 328)	No	1	17,202	17,202	1	13,761.60	1	3,440.40
57	Multifunction room cupboard; overall size 8150mm (L) x varies width x 3600mm (H) including fixed panels (refer Drawing 329)	No	1	17,202	17,202	1	13,761.60	1	3,440.40
58	Cupboard including; overall size 1185mm (L) x 670mm (W) x 2200mm (H) at fitness room (refer Drawing 328)	No	1	1,340	1,340	1	1,072.00	1	268.00
59	Yoga props cupboard; overall size 4600mm (L) x 780mm (W) x 2200mm (H) (refer Drawing 332 to 335)	No	1	5,362	5,362	1	4,289.60	1	1,072.40
60	Lockers including underlit bench; overall size 1105mm (L) x 390 / 500mm (W) x 500 / 3590mm (H) including fixed	No	1	3,128	3,128	1	2,502.40	1	625.60
61	Lockers including underlit bench; overall size 1105mm (L) x 390 / 500mm (W) x 500 / 3590mm (H) including fixed	No	1	3,128	3,128	1	2,502.40	1	625.60
	Total Joinery				77,142	0	-	0	-
	Sub Total 01					133,375.58			43,959.50
	Historical debt from AHK								102,424.00
	TOTAL SUBCONTRACT								279,759.08

\* This Offer is valid for 30 days

\* These prices are based on shop drawing quantities or BOQ quantities provided by the Main Contractor.

Any difference on actual site measurements or quantities will be calculated as a variation upon the Main Contractor approval according to the above unit rate.

\* All the above mentioned prices for doors are base on wall with less than 200mm Frame width

\* All the above mentioned prices for doors **do not include ironmongeries and subframes**.

\* All the above mentioned prices are based on the available drawings and specifications only.

\* All the materials used are based from the given specifications or equivalent.

\* All the above mentioned prices do not include cushions, leather and fabrics (fabrics are to be supplied by client).

\* These prices **do not include Estidama/Green Building requirements**.

\* Tax Registration Number : 100529569400003

Payment Terms: No Retention

\* To be Agreed.

**RATTAN HOUSE FACTORY**  
**FOR FURNITURE AND DECORATIONS L.L.C.**



Item 06

## Saman Kulsooriya

**From:** Rattan House Factory <rattanhouse@gmail.com>  
**Sent:** 26 October 2022 16:12  
**To:** Saman Kulsooriya  
**Cc:** mohamed@rattanhouse.co; Kevin Davies  
**Subject:** Re: FW: Dorchester -Enquiry for Timber Works - Ball Room, Royal Suits, Presidential Suits, Lobbies and Prayer Room

Dear Mr. Saman,

Kindly note that our contract with AHK is Lumpsum. However, we will work on a re-measurable contract with Khansaheb.

Best Regards,

Iris  
Estimation Department

Rattan House Factory for Furniture and Decoration L.L.C.  
P. O. Box 3431 UAQ / UAE  
[www.rattanhouse.co](http://www.rattanhouse.co)  
Tel: + 971 6 7670484  
Fax: +971 6 7670485  
[E-mail:info@rattanhouse.co](mailto:info@rattanhouse.co)

On Wed, Oct 26, 2022 at 11:15 AM Saman Kulsooriya <[samан.kulsooriya@khansaheb.ae](mailto:saman.kulsooriya@khansaheb.ae)> wrote:

Dear Iris,

Please advise tour quotation is Lumpsum or remeasure ?. Please share AHK agreement and same will apply,

Regards,

Saman



**Saman Kulsooriya**  
Senior Quantity Surveyor  
E [samان.kulsooriya@khansaheb.ae](mailto:saman.kulsooriya@khansaheb.ae) | M +971 50 587 3058 | T +971 4 605 7200  
[www.khansaheb.ae](http://www.khansaheb.ae)



## Saman Kulsooriya

**From:** Saman Kulsooriya  
**Sent:** 27 October 2022 09:58  
**To:** 'Rattan House Factory'  
**Cc:** mohamed@rattanhouse.co; Kevin Davies  
**Subject:** RE: FW: Dorchester -Enquiry for Timber Works - Ball Room, Royal Suits, Presidential Suits, Lobbies and Prayer Room

Dear Iris,

As discussed with Mohamed during PTR meeting held on 17.10.22 , our agreement with RH to pay balance amount of AHK subcontract to complete the work.  
Therefore, we will place the order with Lumpsum basis for the works stated in the given shop drawings,

Regards,  
Saman

**From:** Rattan House Factory <rattanhouse@gmail.com>  
**Sent:** 26 October 2022 04:12 PM  
**To:** Saman Kulsooriya <saman.kulsooriya@khansaheb.ae>  
**Cc:** mohamed@rattanhouse.co; Kevin Davies <kevin.davies@khansaheb.ae>  
**Subject:** Re: FW: Dorchester -Enquiry for Timber Works - Ball Room, Royal Suits, Presidential Suits, Lobbies and Prayer Room

Dear Mr. Saman,

Kindly note that our contract with AHK is Lumpsum. However, we will work on a re-measurable contract with Khansaheb.

Best Regards,

Iris  
Estimation Department

Rattan House Factory for Furniture and Decoration L.L.C.  
P. O. Box 3431 UAQ / UAE  
[www.rattanhouse.co](http://www.rattanhouse.co)  
Tel:+ 971 6 7670484  
Fax:+971 6 7670485  
E-mail:[info@rattanhouse.co](mailto:info@rattanhouse.co)

On Wed, Oct 26, 2022 at 11:15 AM Saman Kulsooriya <[saman.kulsooriya@khansaheb.ae](mailto:saman.kulsooriya@khansaheb.ae)> wrote:

Dear Iris,

Please advise tour quotation is Lumpsum or remeasure ?. Please share AHK agreement and same will apply,



TLW 07

## Saman Kulasooriya

**From:** Shari Reji  
**Sent:** 27 October 2022 17:34  
**To:** rattanhouse@gmail.com; mohamed@rattanhouse.co  
**Cc:** Saman Kulasooriya  
**Subject:** RE: Dorchester -Enquiry for Timber Works - Ball Room, Royal Suits, Presidential Suits, Lobbies and Prayer Room  
**Attachments:** MX-3550N\_20221027\_170543.pdf

Dear Hossam,

As per the discussion we had now, please see the attached drawing which will be included in your contract

Regards  
Shari Reji



**Shari Reji**  
Quantity Surveyor  
E shari.reji@khansaheb.ae | M +971 50 451 2847 | T +971 4 605 7200

**From:** Saman Kulasooriya <saman.kulasooriya@khansaheb.ae>  
**Sent:** 27 October 2022 10:38 AM  
**To:** rattanhouse@gmail.com; mohamed@rattanhouse.co  
**Cc:** Shari Reji <shari.reji@khansaheb.ae>  
**Subject:** FW: Dorchester -Enquiry for Timber Works - Ball Room, Royal Suits, Presidential Suits, Lobbies and Prayer Room

Dear Iris,

Below link is includes lot of drawings and information and if we place the order with all the drawings and documents in the below link, it will be confused. Therefore, please issue few markup shop drawings, just to identify your lumpsum scope then any works beyond the markups you can claim as a variation to the Subcontract.

Please issue markup drawings COB today then we will process the LOI this week.

Regards,  
Saman



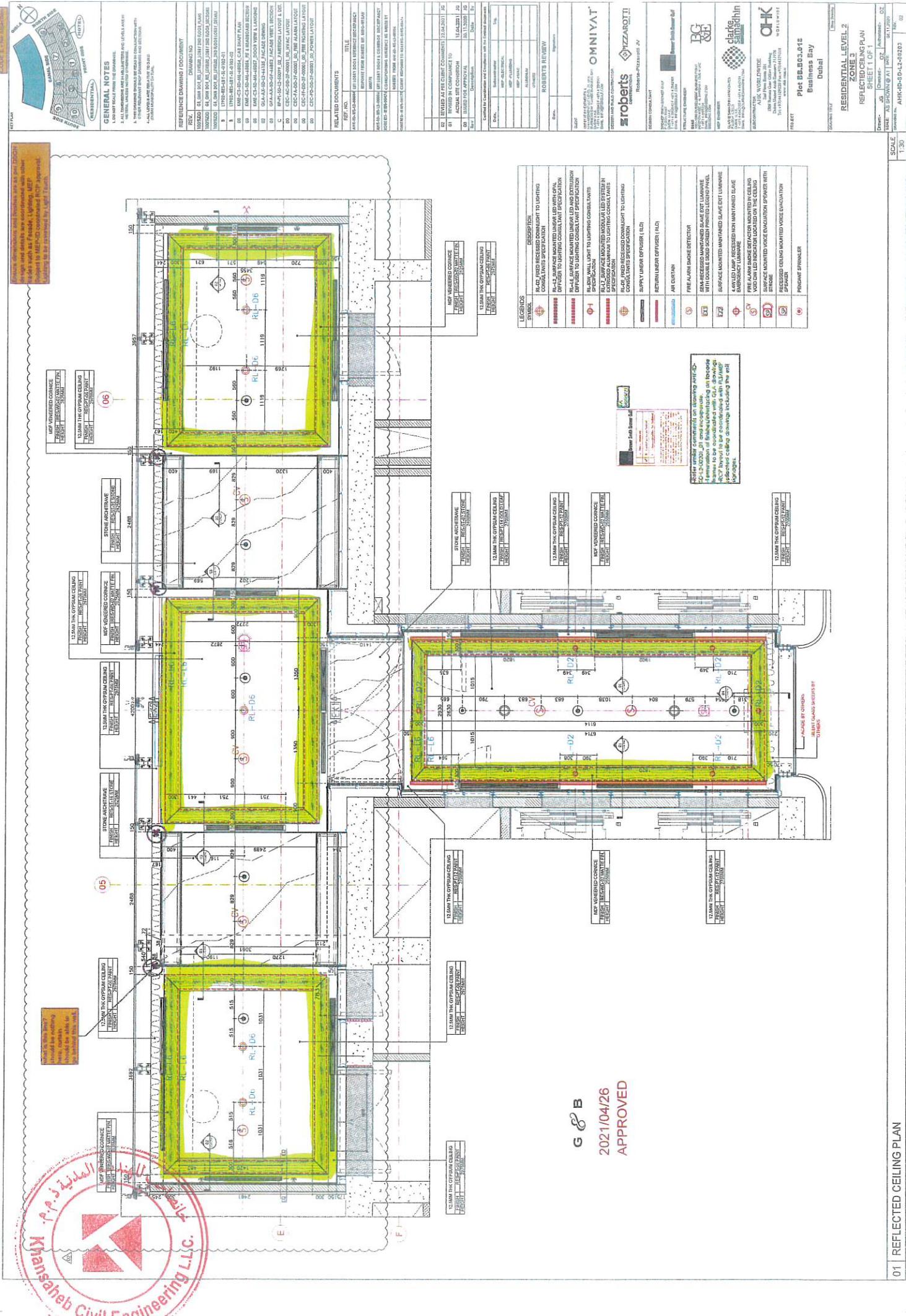
**Saman Kulasooriya**  
Senior Quantity Surveyor  
E saman.kulasooriya@khansaheb.ae | M +971 50 587 3058 | T +971 4 605 7200

**From:** Rattan House Factory <rattanhouse@gmail.com>  
**Sent:** 22 October 2022 12:41 PM  
**To:** Saman Kulasooriya <saman.kulasooriya@khansaheb.ae>  
**Cc:** mohamed@rattanhouse.co; Shari Reji <shari.reji@khansaheb.ae>  
**Subject:** Re: Dorchester -Enquiry for Timber Works - Ball Room, Royal Suits, Presidential Suits, Lobbies and Prayer Room



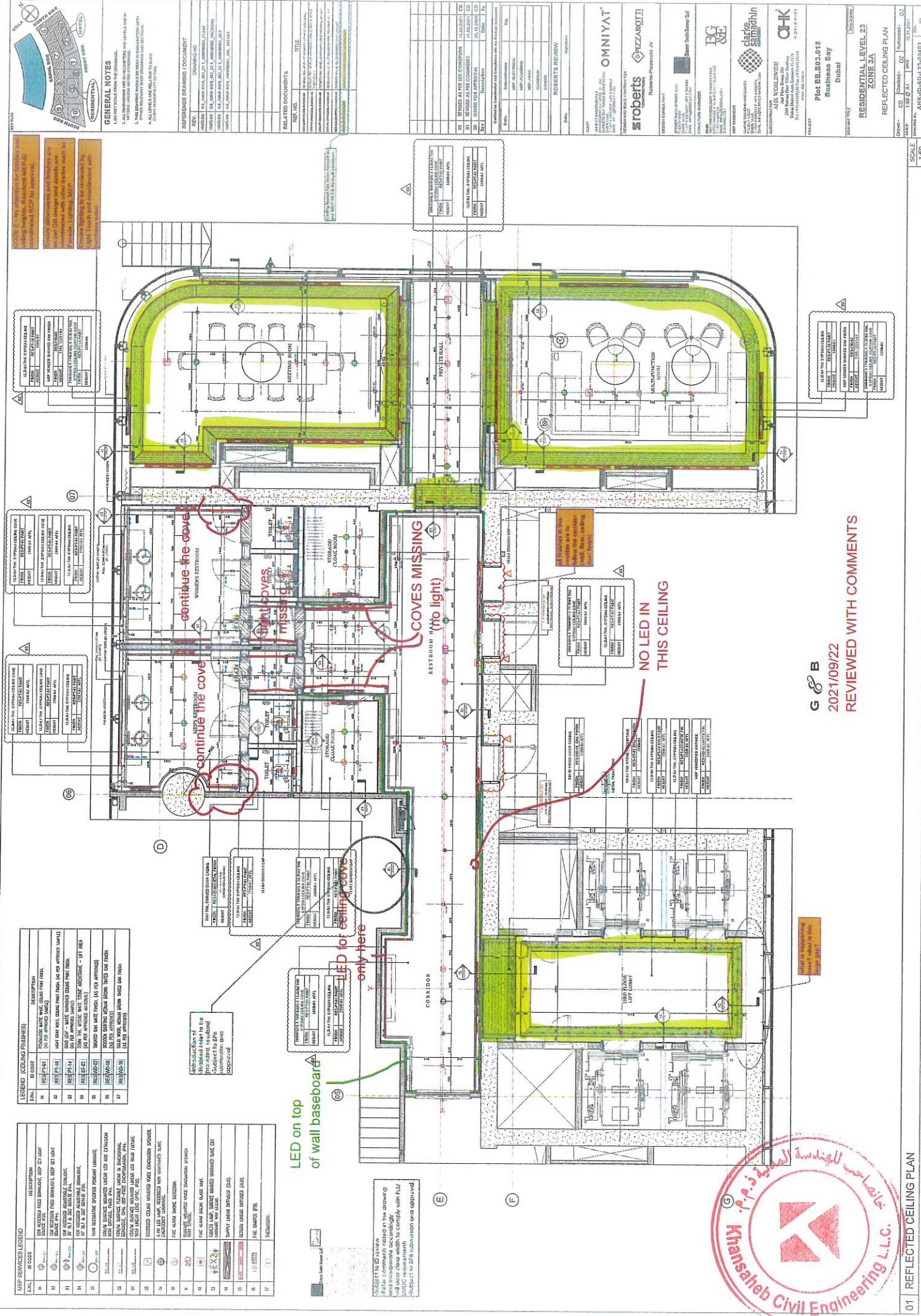








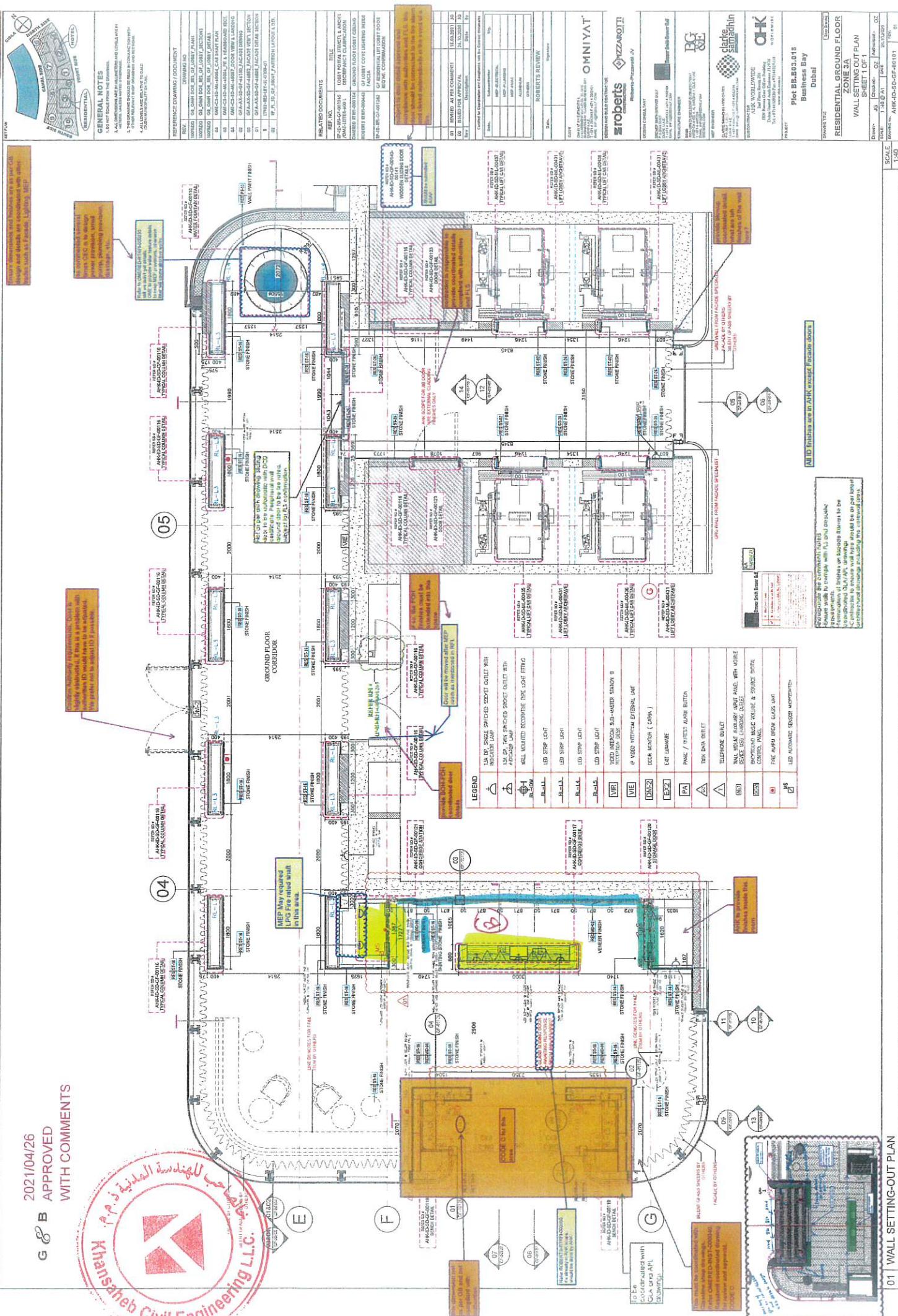




2021/04/26 APPROVED WITH COMM



WITH COMMENTS





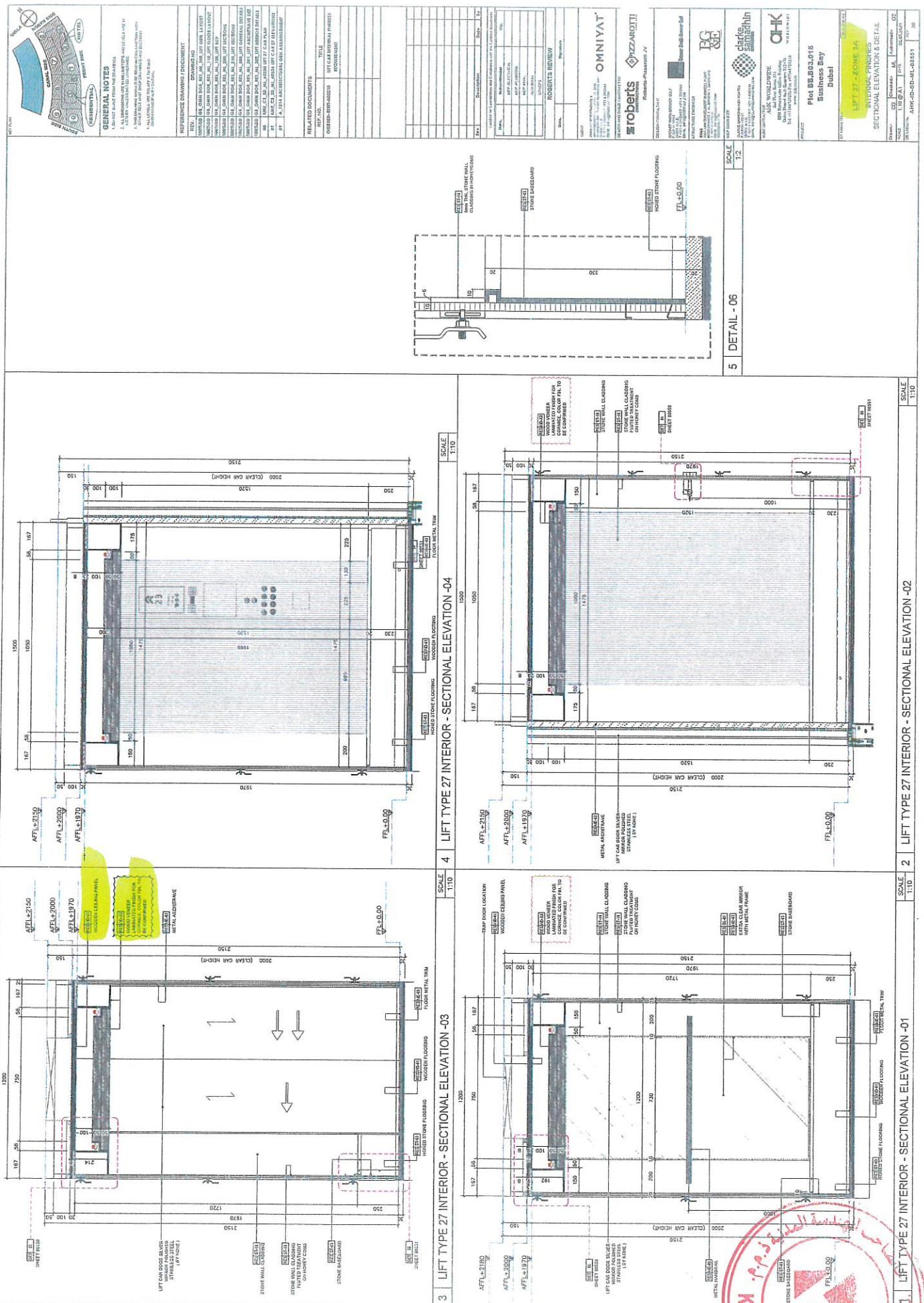




**CODE 2** • No objection subject to compliance with comments in line 00. It is unclear why drawing has a bar at its bottom.

LEGEND / LOW ENERGY LIGHTING & POWER

WALL SETTING-OUT PLAN





Section 1

Ensures dimensions and finishes are as per GBS design and details are coordinated with other trades such as Façade, Lighting, MEP.

cross-patch joints should match the ongoing pattern.

1 SECTIONAL ELEVATION

<p><b>OMNIYAT</b></p> <p><b>ROBERTS REVIEW</b></p> <p><b>DATE:</b> _____</p> <p><b>REVIEWER:</b> _____</p> <p><b>ADDRESS:</b> _____</p> <p><b>PHONE:</b> _____</p>	<p><b>PIZZAROTTI</b> COMMUNICATIONS</p> <p><b>REVIEWER:</b> _____</p> <p><b>ADDRESS:</b> _____</p> <p><b>PHONE:</b> _____</p>	<p><b>BCF&amp;G</b></p> <p><b>REVIEWER:</b> _____</p> <p><b>ADDRESS:</b> _____</p> <p><b>PHONE:</b> _____</p>	<p><b>Markenschmid</b></p> <p><b>REVIEWER:</b> _____</p> <p><b>ADDRESS:</b> _____</p> <p><b>PHONE:</b> _____</p>	<p><b>AH</b></p> <p><b>REVIEWER:</b> _____</p> <p><b>ADDRESS:</b> _____</p> <p><b>PHONE:</b> _____</p>	<p><b>SEDOPOLIO</b></p> <p><b>REVIEWER:</b> _____</p> <p><b>ADDRESS:</b> _____</p> <p><b>PHONE:</b> _____</p>
<b>DESCRIPTION OF PRODUCT:</b> <p>Product description: A high-quality, multi-layered, multi-functional product designed for various applications. It features a unique combination of materials and technologies to provide superior performance and durability.</p>			<b>SECTIONAL ELEVATIONS &amp; DETAILS:</b> <p>Sectional elevations and details: Detailed technical drawings showing cross-sections and specific components of the product. These drawings illustrate the internal structure, assembly methods, and key features that contribute to its functionality and design.</p>		
<b>TESTING AND INSPECTION:</b> <p>Testing and inspection: A comprehensive report detailing the testing procedures, results, and conclusions regarding the product's performance, safety, and compliance with industry standards. This section also includes any relevant test data and certificates.</p>			<b>MANUFACTURER INFORMATION:</b> <p>Manufacturer information: Details about the manufacturer, including company name, address, contact information, and any relevant certifications or affiliations. This section also includes a brief history and overview of the manufacturer's operations and products.</p>		
<b>DISCLAIMER AND COMPLIANCE:</b> <p>Disclaimer and compliance: A statement indicating that the review is based on the provided information and does not constitute a formal endorsement. It also includes a declaration of compliance with applicable laws and regulations.</p>			<b>ACKNOWLEDGMENTS:</b> <p>Acknowledgments: A section where the reviewer expresses gratitude to anyone who contributed to the development or review of the product. This may include colleagues, clients, or other professionals involved in the project.</p>		
<b>APPENDIX:</b> <p>Appendix: An optional section containing additional supporting documents, such as contracts, invoices, or technical specifications, which are related to the product or review process.</p>			<b>PILOT PROJECT:</b> <p>Pilot Project: A section dedicated to the pilot project, including its objectives, implementation, and outcomes. This section may also include a comparison with the final production version.</p>		
<b>LIFT 6.7 &amp; 10 MULTILEVEL ZONE 3A</b>			<b>Business Bay Dubai</b>		

APPROVED WITH COMMENTS  
2021.02.25

2021.02.25

5

SECTIONAL ELEVATION

1



2 | LIFT TYPE 27 INTERIOR - FLOORING LAYOUT

1:20

1:25

00 ISSUED FOR APPROVAL  
Rev Date Due By

**SECTION E**

- WATER WASTE
- EXTRA CLEAR MUNICIPAL  
WITH WATER TOWER

**SECTION F**

- STONE WALL CLADDING
- FLUTED TREATMENT  
ON GARDEN CORD
- COP By masonry

**SECTION G**

- STONE WALL CLADDING
- CHIMNEY CROWN

**LIFT TYPE 27 INTERIOR - REFLECTED CEILING PLAN**

1:25

00 ISSUED FOR APPROVAL  
Rev Date Due By

This technical cross-section diagram illustrates a wall panel assembly, likely for a mobile home or similar structure. The diagram shows a vertical wall section with various components labeled:

- Outer Wall Components:** The outermost layers are labeled "LIFT CAR CERAMIC" and "WOODEN BACKBOARD".
- Insulation:** A thick layer of insulation is shown with a wavy pattern.
- Panel Core:** The central panel is labeled "MDF".
- Panel Edges:** The edges of the panel are labeled "METAL ARCHITRAVE".
- Fasteners:** "Screws" are shown at the top and bottom edges of the panel.
- Internal Components:** A "WIRE CHANNEL" is located on the left side, and a "WIRE HARNESS" is shown running through the panel.
- Base Plate:** A "METAL PLATE" is at the bottom, with a "SCREW" and a "NUT" visible.
- Bottom Edge:** The bottom edge is labeled "METAL PLATE" and "SCREW".

The diagram also includes a legend with symbols for "SCREW", "NUT", "WIRE CHANNEL", "WIRE HARNESS", and "METAL PLATE".

1:25

00 ISSUED FOR APPROVAL  
Rev Date Due By

**DETAIL - 02**

**CONSTRUCTION DETAILS:**

- FLOOR REINFORCING
- HONEY STONE FLOORING
- WOOD FLOOR ADHESIVE
- STONE ADHESIVE

**SCALE:** 1:2

**REINFORCING:**

**WOOD FLOOR ADHESIVE**

**STONE ADHESIVE**

**LAY IN LAYERS**

**ROBERTS**  Roberts-Piattone JV

**OMNIYAT** 

1:25

00 ISSUED FOR APPROVAL  
Rev Date Due By

Ref: 201A22002/K100/SK/qa/0141  
 Rattan House Factory for Furniture and Decoration L.L.C,  
 P.O. Box 3431,  
 Umm Al Quwain  
 United Arab Emirates  
 Tel No. 06 767 0484

27<sup>th</sup> October 2022

Email. [rattanhouse@gmail.com](mailto:rattanhouse@gmail.com); [mohamed@rattanhouse.co](mailto:mohamed@rattanhouse.co)

Attn; Mr. Muhammed - Project Manager  
 Dear Sir,

### Dorchester Hotel & Residences

### Design, Supply, Installation of Joinery Works

Further to the meetings held at our site offices on 17<sup>th</sup> October 2022, we enclose herewith for your information and further action the following;

- |                                |            |
|--------------------------------|------------|
| 1. Minutes of Kick off meeting | (13 pages) |
| 2. Relevant Correspondence     | (01 page)  |
| 3. Clarification Schedule      | (01 pages) |
| 4. Trade Check list            | (01 page)  |
| 5. K5 Summary of Requirements  | (03 pages) |

Please sign the minutes of meeting (page 12) and the K5 form and return these pages to our offices for record.

We trust the enclosed is an accurate representation of the meeting held, however, should you have any comments please advise in writing within 5 days of the date of this letter, failing which you will be deemed to have accepted the attached as a true record.

Thank you for your attention.

Yours faithfully,  
 for and on behalf of Khansaheb Civil Engineering LLC.

Chris McCann  
 Senior Project Manager



**KHANSAHEB CIVIL ENGINEERING LLC**  
**SUBCONTRACTOR'S POST TENDER REVIEW MEETING**

Contract:	Dorchester Hotel & Residences, Business Bay	Contract No:	201A22001
-----------	---	--------------	-----------

Subcontractor (SC):	Rattan House Factory for Furni. and Dec. L.L.C.	Meeting Date:	17.10.22
---------------------	---	---------------	----------

**Purpose of Meeting:** To review the technical & commercial aspects of the Subcontractor's tender, to ensure the bid is compliant with the tender enquiry, ascertain if the Subcontractor has fully understood the scope of the package & has the current capacity to execute the works and manage any associated risks.

**SCOPE OF WORK:**

The design (to the extent defined in the Subcontract), procurement, fabrication, delivery, handling, offloading, distribution, installation, maintenance, testing and commissioning of all works associated with Timber works for Lift car, Lift Lobbies in B1, B2, GF, L2, L4 & L23

SUBCONTRACTOR DETAILS (SC)		KHANSAHEB DETAILS (KCE)	
Name:	Rattan House Factory for Furni. and Dec. L.L.C.	Name:	Khansaheb Civil Engineering LLC
Address:	P. O. Box 3431 Umm al quwain UAE Tel No. 06 7670484	Address:	P.O.Box 2716 Dubai, UAE
		Tel No.	04 605 7200

NAME (SC)		DESIGNATION	NAME (KCE)		DESIGNATION
Present:	Muhammed Hossam Said	Project Manager Project Engineer	Present:	Kevin Davies Saman Kulsooriya Shari Reji	Commercial Manager Sr. Quantity Surveyor Quantity Surveyor

**Khansaheb point of contact (KCE):**

Name:	Chris McCann
Position:	Senior Project Manager
Mobile No:	056 507 6171
Email:	chris.mccann@khansaheb.ae

**Project Commercial Manager (KCE):**

Name:	Kevin Davies
Mobile No:	050 651 1597
Email:	kevin.davies@khansaheb.ae

**Subcontractor point of Contact (SC):**



Name:	Muhammed
Position:	Project Manager
Mobile No:	055 559 6497
Email:	mohamed@rattanhouse.co

**Correspondence:**

All correspondence issued in connection with this Subcontract is to be addressed to the Contractor's / Subcontractor's designated 'point of contact' noted above.

The SC confirmed that their point of contact named above is deemed to be duly authorised to act on behalf of and agree matters on behalf of the Subcontractor and to act as the Subcontractor's Representative under the Subcontract.

Contract:	Dorchester Hotel & Residences, Business Bay	Contract No:	201A22001
Item	Minute	Action by	Date
2.0	Commercial Sufficiency		
2.1	Khansaheb Tender Enquiry		
	<p>SC confirmed receipt of KCE tender Enquiry:        Reference: Saman (KCE) email,(11:03 AM )        Dated: 20.09.2022</p> <p>Further communication is listed in the Schedule of Relevant Correspondence attached in Appendix No. 1 of these minutes.</p>		
2.2	Validity of the Subcontractor's Tender		
2.2.1	The SC confirmed its tender reference dated 26.10.22 remained valid until 26.11.22	12722/22	
2.2.2	SC confirmed its tender price as:	AED 279,759.00	
2.2.3	SC confirmed its tender price was:		
	Lump Sum		
	Fixed Price		
2.2.4	SC confirmed that its rates and prices are fixed until: Issuance of the Performance Certificate		
2.2.5	SC confirmed that after discount its final offer is: AED 279,759.00		
2.3	Insurance, Bonds & Warranties		
2.3.1	SC confirmed that an Advance Payment would not be required	Yes	
2.3.2	KCE and SC agreed that the Advance Payment would be 0 % of the Subcontract price.	0	
2.3.3	The Advance Payment will be recovered at 0 % of the gross amount certified to the SC in interim payment certificates, until the advance payment has been fully recovered.	0	
2.3.4	KCE and SC agreed that a Performance Bond would be 10% of the Subcontract price	10%	Refer Cont. sheet

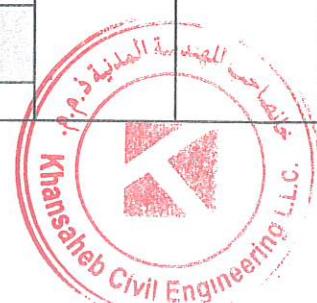


Contract:	Dorchester Hotel & Residences, Business Bay	Contract No:	201A22001
-----------	---	--------------	-----------

Item	Minute	Action by	Date
2.3	Insurance, Bonds & Warranties continued		
2.3.5	SC confirmed that their tender included the provision of all warranties and guarantees required by the tender document and to satisfy the Employer's Requirements. Where a warranty or guarantee for a particular item is not clear from the tender documentation, the SC agreed to obtain the maximum warranty / guarantee available from the specified suppliers.		
2.3.6	SC agreed to provide a Collateral Warranty if required	Yes	
2.3.7	The SC confirmed and agreed that the cost of supplying the above bonds and warranties is included in their Subcontract price and that failure to provide them will result in interim payments being withheld.		
2.3.8	KCE and SC agreed that the following insurances are to be provided:  Workmen's Compensation      S/C      Plant & Equipment      S/C Professional Indemnity      N/A      CAR / Third Party      Employer		
2.3.9	The SC agreed to provide copies of their up to date policies and confirmed that if any insurances expire during the currency of the Project, the Subcontractor is to provide evidence of renewal.		
2.4	Valuation & Payment		
2.4.1	KCE and SC agreed that valuations are to be submitted on:  30th of each month		
	KCE confirmed that payment would be made within 15 days of receipt of the corresponding payment from the Employer		
2.4.2	KCE confirmed and the SC agreed that the retention percentage on the work is 10 %		
2.4.3	The release of retention will take place in line with the conditions of the Main Contract which states that the first half will be released:  On receipt of the Taking Over Certificate for the Main Contract works		
2.4.4	The Balance of retention release will occur:  on receipt of the Defects Liability Certificate for the Main Contract works		
2.4.5	KCE and SC agreed that all retention payments will be made within 15 days of receipt of the corresponding payment from the Employer		



Contract:	Dorchester Hotel & Residences, Business Bay	Contract No:	201A22001			
Item	Minute	Action by	Date			
2.4	Valuation & Payment continued					
2.4.6	If the SC fails to comply with the agreed programme (section 6) then Liquidated Damages / Penalties for the whole of the Works and any section, where applicable, will be applied <del>in line with the amounts under the Main Contract.</del>					
2.4.7	KCE and SC agreed that the Defect Liability Period would be: <table border="1"><tr><td>365</td><td>days</td><td>from date of Taking over certificate</td></tr></table>	365	days	from date of Taking over certificate		
365	days	from date of Taking over certificate				
	Further commercial terms were recorded in the continuation sheets: <input checked="" type="checkbox"/> Yes					
2.5	Conditions of Contract					
2.5.1	Main Contract Project Description: All outstanding Works required to bring the Project known as the Dorchester Hotel & Residences to completion					
2.5.2	Form of Contract: <input checked="" type="checkbox"/> FIDIC first ed. 1999 Red Book as amended by Particular Conditions (see continuation sheet)					
2.5.3	KCE confirmed and the SC agreed that the Main Contract documents, including drawings, specifications and other schedules / appendices (excluding commercially sensitive information) are available for inspection by the SC.					
2.5.4	The SC confirmed that his offer is fully technically and commercially compliant with the Main Contract and any future Subcontract agreement will be performed on a back to back basis, except as noted herein.					
2.5.5	The SC confirmed that he has made due allowance for the above in his price.					
	Subcontract					
2.5.6	Form of Subcontract: <input checked="" type="checkbox"/> KCE Minor Work Order					
2.5.7	KCE and SC agreed that the Subcontractor's tender qualifications, exclusions, attendances, terms and conditions are superseded by the amendments / agreements made in:					
	Appendix 2 Clarification schedule					
2.5.8	KCE and SC confirmed their responsibility for the provision of certain attendances / facilities by reviewing the K5 form. The K5 was agreed and will be signed and returned by the SC within 2 days of the date of this meeting					



Contract:	Dorchester Hotel & Residences, Business Bay	Contract No:	201A22001
-----------	---	--------------	-----------

Item	Minute	Action by	Date
3.0	Design		
3.1	<p>The following design responsibilities were identified as being the responsibility of the SC (if none state none):</p> <p>Design Responsibilities as per the Main Contract for the Subcontract works</p>		
3.2	<p>The following temporary works design responsibilities were identified as being the responsibility of the SC (if none state none):</p> <p>The SC will be responsible for the design of temporary works as necessary to execute the Subcontract Works.</p>		
3.3	The SC confirmed that his design, will be in accordance with the Tender and Main Contract documents and all design obligations shown and / or described therein are included.		
3.4	SC confirmed that it has sufficient and competent design resource available to deliver the above design responsibilities for this project.		
3.5	SC confirmed that his tender is fully compliant with all applicable Building Standards, Statutory Authority Regulations, Civil Defence and Municipality requirements etc.		
3.6	<p>SC confirmed that he has included for the provision of shop drawings:</p> <p>Not Applicable</p>		
3.7	<p>SC agreed to provide all necessary as-built information and records:</p> <p>Not Applicable</p>		
3.8	SC agreed to provide all necessary information and records necessary for incorporation into the projects operating and maintenance manuals:		
3.9	Not Applicable		
	KCE confirmed and SC agreed that for the purposes of payment, unless the as-built details / O & M manuals and any other close out documentation to be provided by the SC are in compliance with the Subcontract, that KCE may withhold payments.		



Contract:	Dorchester Hotel & Residences, Business Bay	Contract No:	201A22001
-----------	---	--------------	-----------

Item	Minute	Action by	Date								
4.0	Change Management										
4.1	<p>KCE confirmed and SC agreed that payment for additional work will not be made without prior written instruction from the following named persons:</p> <table border="1"> <thead> <tr> <th>Title</th> <th>Name</th> </tr> </thead> <tbody> <tr> <td>Project Manager</td> <td>Chris McCann</td> </tr> <tr> <td>Sr. Quantity Surveyor</td> <td>Saman Kulasooriya</td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>	Title	Name	Project Manager	Chris McCann	Sr. Quantity Surveyor	Saman Kulasooriya				
Title	Name										
Project Manager	Chris McCann										
Sr. Quantity Surveyor	Saman Kulasooriya										
4.2	<p>KCE and SC agreed that the valuation of works on a daywork basis: <input type="checkbox"/> will not be permitted on this contract.</p> <p>If permissible KCE and SC agreed that the rules of 4.1 above would apply and the SC would submit comprehensive record sheets within 24 hours of the work being carried out.</p>										
4.3	The SC agreed to promptly advise KCE, in writing, of the impact that any instruction may have on the Subcontract works and to comply with the requirements of the Subcontract in all cases.										
4.4	Instructions issued by the Client / Consultants direct to the Subcontractor should not be acted on, unless relating to H&S matters. The SC agreed to notify KCE in writing about any instruction issued by the client.										
4.5	SC agreed to proceed with all instructions issued by the above named persons, including cases where the value has not been agreed.										
5.0	Technical Sufficiency										
5.1	<p>SC stated that its tender was technically fully compliant with the tender enquiry documents including but not limited to specifications, drawings, BOQ etc. and all applicable Building Standards / Statutory Authority Regulations, including Civil Defence and Municipality requirements etc. current at the date of its tender.</p> <p><input type="checkbox"/> Yes</p> <p>If no, the variance were identified as; [refer to appendix 2 for a complete list of clarifications / agreements]</p> <p>The SC's offer is deemed to be fully compliant</p>										



Contract:	Dorchester Hotel & Residences, Business Bay	Contract No:	201A22001
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Item	Minute	Action by	Date
5	Technical Sufficiency continued		
5.2	KCE and SC reviewed the KCE Trade Checklist:  If yes, the following pertinent points were identified: Please refer Appendix 2	Yes	
5.3	Further minutes were recorded in the continuation sheets:  SC summarised what innovation, construction and material alternative options can be offered with potential cost savings: Not Applicable	No	
6.0	Programme		
6.1	KCE confirmed that the site working hours are: <i>Mondoy</i> Sunday to Thursday <input type="checkbox"/> 7am - 5pm Friday <input type="checkbox"/> 7am - 5pm <i>Saturday Sunday</i> <input type="checkbox"/> Closed  If the SC wishes to work outside the above hours then permission must be requested / obtained from KCE's Project Manager in writing with 24 hours notice. Additional supervision / attendance cost incurred by KCE as a consequence will be charged to the SC's account.		
6.2	The SC confirmed that the Subcontract works will be carried out in accordance with the durations and sequence indicated in KCE programme reference: Programme to be agreed to align with Main Contract Programme.		
6.3	A copy of which has been enclosed within Appendix 4  SC confirmed receipt of KCE Main Contract programme rev and confirmed their acceptance of the same. <input type="checkbox"/> No	<input type="checkbox"/> No  <input type="checkbox"/> N/A	

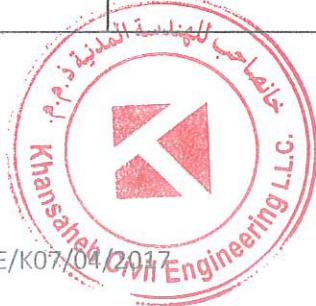


Contract:	Dorchester Hotel & Residences, Business Bay	Contract No:	201A22001
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Item	Minute	Action by	Date
6.0	Programme continued		
6.4	SC confirmed that it was fully able to resource the works, including all necessary management, supervision, labour and plant in order to meet the requirements of the project and programme.		
6.5	SC confirmed that it would submit a detailed programme for approval within: 7 days from receipt of an LOI.		
6.6	SC confirmed that it would submit a resource histogram for labour & plant within: 7 days from receipt of an LOI.		
6.7	SC confirmed that it would submit procurement / submittal / shop drawing / information release schedules within: 7 days from receipt of an LOI.  SC is to ensure that all schedules are comprehensive and that information is requested / submitted in time to meet the requirements of the above referenced programme.		
6.8	SC confirmed that it would commence the production of shop / design drawings on receipt of the IFC drawings from KCE.		
6.9	SC agreed to provide a comprehensive schedule of long lead items for KCE's review including all documentation to evidence that all suppliers / manufacturers are working toward the agreed programme dates:  N/A S/C Confirmed no long lead in items		
6.10	KCE advised the SC of other critical interfaces or factors affecting the programme and the SC agreed to co-ordinate their works with other Subcontractor trades:  Other finishes, MEP		
6.11	KCE confirmed and the SC agreed that continuity of work cannot be guaranteed and the SC has allowed for an adequate number of visits to execute and complete the Subcontract works.		
6.12	SC confirmed that method statements and risk assessments will be submitted for approval within a minimum of 14 days prior to the commencement of the Subcontract works on site or as required to comply with the programme current at that time.		
6.13	KCE stated that from time to time the Project Manager may amend the programme. The SC acknowledged this and confirmed that it would comply with any amendment.		



Contract:	Dorchester Hotel & Residences, Business Bay	Contract No:	201A22001
Item	Minute	Action by	Date
7.0	Management of the Subcontract Works		
7.1	SC confirmed that it would provide full time competent supervision whilst the Subcontract works are ongoing and the level of supervision would be commensurate with the extent of the SC's works. SC also agreed that CV's of proposed supervisor(s) would be provided 1 week from award for KCE's review and approval.		
7.2	SC agreed that if the number of supervisors is inadequate and / or the knowledge, capability and experience of those supervisors is not to KCE's satisfaction, then the SC will be given the opportunity to resolve this within a set timeframe. Should the SC fail to take the appropriate action then KCE shall take whatever measures are necessary to ensure the safe and timely delivery of the works. Any additional costs, charges or expenses incurred by KCE as a consequence will be charged to the Subcontractor's account.		
7.3	The SC agreed to attend regular progress / co-ordination meetings at the request of KCE and the SC agreed to prepare a progress report prior to each meeting detailing the status of both on and off site activities.		
7.4	SC agreed to submit its proposed organisation chart for the project.		
8.0	Safety, Quality & Environmental		
8.1	SC confirmed its intention to sub-let part of the Subcontract works: <input checked="" type="checkbox"/> No  If yes, the SC requested permission to sub-let the following works to the named companies below, and agreed that all KCE's conditions, standards, worker welfare polices etc. would also be applied to its subcontractors:		
8.2	SC confirmed that its labour for this project would be supplied by: <input checked="" type="checkbox"/> Direct & Hired legally employed resource  If hired resource, SC confirmed the name of the labour supply company under item 8.1.		
8.3	SC confirmed that should any element of the works at any stage be required to be sub let outside of the above list the SC would, prior to starting the works, obtain KCE's approval and provide details of the scope being sub-let and of the proposed companies. The SC also confirmed that it would warrant that the performance of all of their supply chain would be in line with the SC's own obligations as outlined in section 8.1 in every regard.		



Contract:	Dorchester Hotel & Residences, Business Bay	Contract No:	201A22001					
Item	Minute	Action by	Date					
8.4	The SC confirmed that all subcontractors listed in 8.1 or any future subcontractors referred to in 8.3 would be pre-qualified and assessed to ensure their competence and capacity to complete the sub-let element of works. The SC agreed to provide prequalification records upon request.							
8.5	KCE explained to the SC the requirements of their K-Standards that relate to the package works and the SC confirmed that they would fully comply with these standards and that the associated costs are included in their tender price.							
8.6	KCE confirmed that a copy of the company health, safety, environmental & sustainability policies and company procedure are available for inspection on site and stated that the content of this document was the minimum standard to be achieved by the SC. The SC confirmed and agreed to its application.							
8.7	KCE confirmed that a copy of the company Worker Welfare Procedure is available for inspection at KCE's Head Office and that the requirements of this document must be respected and adhered to in relation to the employment of labour in every regard. The SC confirmed and agreed to its application.							
8.8	KCE confirmed that all persons entering site must attend a site induction and provide all required documentation.  The site inductions would be held on site at the following times: <table border="1"><tr><td>Day</td><td>Daily</td><td>Time</td><td>7am</td></tr></table>	Day	Daily	Time	7am			
Day	Daily	Time	7am					
	KCE confirmed and SC agreed that should their persons fail to attend the above induction then they must leave site and return for the next available induction. All cost associated with this will be the responsibility of the SC.							
8.9	SC confirmed that it would provide weekly tool box talks to its operatives along with daily briefings on the methodology and controls required to complete the works  From time to time KCE may request the SC to carry out a tool box talk on a specific subject matter. The SC agreed to comply with any such request.							
8.10	The SC confirmed that the below named person would be their Safety Officer(s) on the project and confirmed that this person held the following qualifications:  <table border="1"><tr><td>Name</td><td>to be advised</td></tr><tr><td>Qualifications</td><td>to be advised</td></tr></table> <i>Note: minimum requirement of NEEBOSH qualification. Alternatives qualifications will be subject to prior approval from KCE Safety Department</i>  SC agreed that the above named person would be on site during the execution of the works <table border="1"><tr><td>full time</td></tr></table>  SC agreed to comply with the DM code of construction safety practice as a minimum, ensuring that the required attendance & qualifications of its Safety Officers are met.  SC agreed to provide a copy of its proposed Safety Officers CV for KCE's review and approval. Dependant on the number of operatives the SC has on site the number of Safety Officers required may increase as described in the DM code. The SC agreed to promptly provide further names and CV's of any additional Safety Officers required, for KCE's prior approval.	Name	to be advised	Qualifications	to be advised	full time		
Name	to be advised							
Qualifications	to be advised							
full time								



Contract:	Dorchester Hotel & Residences, Business Bay	Contract No:	201A22001
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Item	Minute	Action by	Date
8.11	KCE confirmed that the OSP19 Disciplinary Action Procedure for safety violations would be incorporated into the Subcontract. Any fines will be deducted from interim payments due to the SC.		
8.12	KCE explained the key details of the project safety plan as outlined below and the SC confirmed its understanding:  A full copy of the Project HSE Plan & logistics plan is available for the SC to inspect / review		
8.13	KCE explained the key details of its Sustainability's policy and confirmed its commitments to a sustainable construction.		
8.14	SC confirmed its commitment to sustainability in line with KCE's policy and outlined some of the sustainability initiatives it was currently undertaking:  Yes		
8.15	SC agreed to comply with KCE's Quality plan and QA procedures currently in force, a copy of which is available on site for the SC to review.		
8.16	SC agreed to provide compliance certificates for all workmanship, materials, plant & equipment supplied for the Project and agreed to provide an inspection & test plan prior to commencing the works on site, to which the plan relates.		
9.0	<b>Further Matters</b>		
9.1	Further matters raised by KCE / SC are recorded on the continuation sheets attached.  Yes		
10.0	<b>Intention to Subcontract</b>		
10.1	KCE having considered the SC tender and the SC representations during this meeting advised that the following option as described below will be taken:  <input type="checkbox"/> Option 1: KCE stated that other Subcontract tenders are under consideration and will contact the SC in the near future. <input checked="" type="checkbox"/> Option 2: KCE stated its intention to proceed to complete a Subcontract agreement. <input type="checkbox"/> Option 3: KCE requested that the SC provide further and better particulars as identified in these minutes to enable evaluation of the SC tender to be completed. <input type="checkbox"/> Option 4: KCE will not proceed further on this occasion.		



Contract:	Dorchester Hotel & Residences, Business Bay	Contract No:	201A22001
Item	Minute	Action by	Date
10.2	KCE stated that in the event of a Subcontract award a Letter of Intent (LOI) would be issued. The SC agreed to proceed on this basis whilst the formal Subcontract Agreement was being collated.		
10.3	<p>KCE confirmed the list of documentation appropriate for incorporation into the formal Subcontract order in the event of award is:</p> <p>As listed in Appendix 1 of these minutes</p> <p>These minutes and attachments</p> <p>Any further documents issued from the date of these minutes until placement of order</p>	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> No	
11.0	<b>Statement of Agreement</b>		
11.1	These minutes together with the below referenced attachments are issued 'subject to contract' but are agreed and accepted to be a complete and accurate record of discussions and as such may form part of a future Subcontract agreement and then be binding on the parties. In the event that they are not issued immediately after the meeting, the SC is requested to return them to KCE within 5 calendar days of receipt having previously raised and agreed with KCE's representative below any matter that will reasonably require amendment.		
11.2	<p>Signed for Khansaheb:</p> <p>Name (print): Saman K</p>  <p>Date: 27.10.22</p> <p>Signature:</p>		
11.3	<p>Signed for SC:</p> <p>Name (print):</p> <p>Date:</p> <p>Signature:</p>		
12.0	<b>Attachments</b>		
12.1	No. of continuation pages	<input type="checkbox"/> 1	
12.2	Appendix 1 - Relevant Correspondence	<input type="checkbox"/> Yes	
12.3	Appendix 2 - Tender Clarification Schedule / hand-marked copy of SC tender	<input type="checkbox"/> Yes	
12.4	Appendix 3 - K05 Summary of Attendances	<input type="checkbox"/> Yes	
12.5	Appendix 4 - Programme of Works <i>L0Q</i>	<input type="checkbox"/> No	



Contract:	Dorchester Hotel & Residences, Business Bay	Contract No:	201A22001
Item	Minute	Action by	Date
	Continuation Sheets		
2.3.4	The subcontractor to provide undated security cheque of 10 % of the Subcontract value enclose with standered cover letter.		
2.5.2	FIDIC Conditions of Contract for Building & Engineering Works designed by the Employer, first edition 1999 (Red Book) as amended by Particular Conditions		
	<b>General:</b>		
1	The SC will provide HS staff, including 1st Aider, in accordance with statutory requirements		
2	KCE advised that storage space on site is restricted and so all materials are to be delivered on a 'just in time' basis. Materials are to be delivered in sequence and are to be lifted & fixed directly into place upon delivery.		
3	KCE will provide cranage in accordance with its site logistics plan or other such arrangement to off-load materials. The SC's representative is to attend daily crane co-ordination meetings with KCE to agree crane usage / timings for the following days. Notwithstanding that KCE is providing the cranage the SC is responsible for submission of lifting plans, Risk Assessments Method Statements for KCE's approval.		
4	The SC retains responsibility for providing lifting equipment, suitably trained & qualified riggers / banksman and supervision at all times during the SC Works		
5	The SC confirmed it has allowed for all costs associated with reduced working hours and / or changes in shift pattterns during the Holy Month of Ramadan, 'summertime working' restrictions, night shifts & public holidays etc		
6	There will only be one site induction per day, should the SC require additional inductions additional costs will be incurred and charged to the SC		





**APPENDIX 1**  
**SCHEDULE OF RELEVANT CORRESPONDENCE**



**KHANSAHEB CIVIL ENGINEERING LLC**  
**SUBCONTRACTOR'S POST TENDER REVIEW MEETING**

APPENDIX 1

**SCHEDULE OF RELEVANT CORRESPONDENCE****Rattan House Factory for Furni. and Dec. L.L.C.**

No.	Subject	Reference	Date
1	Dorchester - Enquiry for Timber Works Ball Room, Royal Suites, Presidential Suites, Lobbies and Prayer Room.	KCE (Saman) email, 11.03 am, (Enquiry for Joinery Works _ Balance works of AHK Package )	20.09.22
2	Dorchester - Enquiry for Timber Works Ball Room, Royal Suites, Presidential Suites, Lobbies and Prayer Room.	Rattan House email, 12.33 pm, ( BOQ of scope, SOA , Balance Work )	11.10.22
3	Dorchester - Enquiry for Timber Works Ball Room, Royal Suites, Presidential Suites, Lobbies and Prayer Room.	Rattan House email, 17.25 pm, ( Confirmation of outstanding debts and amount of balance work )	11.10.22
4	Dorchester - Enquiry for Timber Works Ball Room, Royal Suites, Presidential Suites, Lobbies and Prayer Room.	Rattan House email, 10.21 am, (Final Quotation )	27.10.22
5	Dorchester - Enquiry for Timber Works Ball Room, Royal Suites, Presidential Suites, Lobbies and Prayer Room.	Rattan House email, 16.12 pm, (RH confirmation about AHK subcontract is Lumpsum )	27.10.22
6	Dorchester - Enquiry for Timber Works Ball Room, Royal Suites, Presidential Suites, Lobbies and Prayer Room.	KCE(Saman) email, 09.58 am, ( Subcontract is Lumpsum Basis )	27.10.22
7	Dorchester - Enquiry for Timber Works Ball Room, Royal Suites, Presidential Suites, Lobbies and Prayer Room.	KCE(Shari) email, 17.34 pm, ( Agreed Markup drawings for the Subcontract )	27.10.23
8	Minutes of Post Tender Review Meeting	KCE Letter ref. 201A22002/K115/SK/qa/0141	27.10.22





## APPENDIX 2

### CLARIFICATION SCHEDULE / TRADE CHECK LIST





**Commercial Trade Checklist for Joinery and  
Doors**

Form: TC-18  
Rev: 0

Project Title: Dorchester Hotel & Residences Subcontractor: Rattan House Factory for Furni. and Dec. L.L.C.		Contract No.: 201A22002 Date: 17/10/2022
No	Item	Comments
1.	Confirm storage areas (be aware of humidity and temperature).	Refer K5.
2.	Confirm the jointing methods of long skirts, window boards etc.	SC has allowed
3.	Confirm floor finish thicknesses for doors etc.	SC has allowed
4.	Agree all off-loading requirements, and method.	Refer K5.
5.	Confirm the sequence of works for M&E installation within the joinery, e.g. alarms, grills, vents, switch plates, etc.	The SC is to co-ordinate with KCE & the MEP SC for location / installation of all MEP items
6.	Confirm that all intumescent strips, door brushes, smoke seals, etc. are included and whether they are installed pre or post-decoration.	SC has allowed
7.	Confirm that subcontractor will protect the works, following completion of each frame or door set.	SC supply all joinery items with suitable protection.
8.	Confirm that the fixing of ironmongery is included and all associated cut-outs in doors etc.	Confirmed included in SC scope.
9.	Confirm that the subcontractor obtains the necessary fire certification and compliance with Statutory requirements.	SC has allowed
10.	Check if any design responsibility – e.g. fixings for bespoke feature joinery.	If any as per specification (design responsibility matrix) by SC.
11.	Subcontractor must submit As-Built Drawings, O&M Manuals and all required Guarantees & Warrantees by a date agreed during the post tender review meeting.	As per contract requirements. When requested by KCE/Engineer/Client.
12.	Confirm subcontractor has complied with specified fire rating and Civil Defence requirements.	Complied with specification requirement.
13.	Confirm that subcontractor has included scaffolding for any feature joinery.	If required by SC
14.	Check that timber is in accordance with the specification.	SC has allowed as per specification
15.	Check that door details are in accordance with the specification.	SC has allowed as per specification



## TENDER CLARIFICATION SCHEDULE



## SPECIFIC SCOPE OBLIGATIONS AND REQUIREMENTS – TIMBER DOORS, JOINERY, TIMBER FLOOR & WALL PANELLING

The Design and Build of Fit-out Works for the Residence Amenities and Lobbies (B2, B1, Ground Level, Level 2, Level 4 and Level 23) and Lift Car Finishes package comprises the following elements described and detailed in the Tender Documents. The Scope Includes but not limited

- o **Timber Doors, Joinery, & Timber Floor & Wall Panelling:**

- 1.01 Supply, delivery and installation of fire rated and non-fire rated timber door sets, including leaves, sub frames, frames, any glazing, architraves, vision panels, fire rated vision panel, accessories, finishes, shims, backings, fixing anchors, plugging screws, etc as defined in the schedule of doors, drawings and specifications.
- 1.02 Supply, delivery, and installation of shelves, cabinets, closets, and wardrobes all in accordance with drawings and specifications
- 1.03 Supply, delivery, and installation of Timber Wall Panelling all in accordance with drawings and specifications
- 1.04 Installation of all associated Ironmongery and accessories in accordance with the drawings, specifications, schedules and other related documents. Take delivery of supplied ironmongeries and accessories as required and make good following completion of installation.
- 1.05 Quantification of the ironmongeries and accessories, ordering, scheduling of delivery and tracking deliveries of ironmongery supply works, unloading, checking, shortages, etc, storage, double handling and installation of all associated ironmongery/hardware for timber doors to ensure proper installation.
- 1.06 All shipping, insurance, customs, transportation, storage, duties, levies, taxes and other dues related to the manufacture, importation, supply, delivery, or others related to the cost of the Goods to the Contractor by the Subcontractor in accordance with the Programme.
- 1.07 Available replacement stock for all wastage, damaged and defective materials and responsibility for ensuring that any such deliveries meet the requirements of the Programme (air freight if required).
- 1.08 Installation of all temporary and permanent cylinders, door closers, security locks and other additional door hardware, door seal as mentioned within the door schedule and specification for the timber doors.
- 1.09 Installation of master key system as per Specifications.
- 1.10 Allow for all glazing, vision panels, fire rated vision panels and metal sheeting as specified in within the documents.
- 1.11 Allow for supply and installation of acoustic seals for sound proofing requirement, smoke seals, joint fillers etc. as per specifications and as included within the schedule and other related documents.
- 1.12 Allow for the installation of all kick plates and the likes as detailed within the Schedules and Specifications and as shown on the drawings
- 1.13 Allow for any insulation as door schedule and specification.
- 1.14 Allow for installation and make all necessary services provision for electromagnetic locks, fire alarm door contacts, access control keypads, security etc.
- 1.15 Allow for any decorative finishes if required to the works.
- 1.16 The Subcontractor is to allow for weather strips to all doors exposed to external of the buildings as required in the schedule and specifications.
- 1.17 Allow for packers, trims, fixings, adhesives, sealants etc.
- 1.18 Allow for an approved flexible and architectural sealant as required for sealing around the door frames.



- 1.19 The Subcontractor is to allow for all cutting, drilling and hacking any protrusions from walls or floors to ensure plumbness and enable the works to be completed.
- 1.20 Manufacture test reports.
- 1.21 Allow to provide Fire Certificate for doors.
- 1.22 The installation process shall be carried out with full consideration of required accessories, ironmongerries and other related fixtures.
- 1.23 The Subcontractor is responsible for coordinating the design of the works of this section requiring structural performance in accordance with the stated standards, codes and related works as specified and to design structural supports and anchoring systems.
- 1.24 The Subcontractor is to note that walls provided by the Contractor may be of a light weight/masonry construction or dry wall partitioning and the Subcontractor shall allow for providing suitable reinforcement/ fixings accordingly.
- 1.25 The Subcontractor allow for related sundry items and labours for a "complete" installation.
- 1.26 The Subcontractor shall make the necessary allowance for minor room size or structural openings variances, identified in key plans, for each respective rooms and make necessary allowance for fluctuation in these sizes.
- 1.27 The Subcontractor is to allow for providing adequate protection to adjacent finishes, works in progress and completed works. Maintain / adjust / replace as required / directed. Remove upon completion / instruction. Allow to rectify damage caused by others due to failure to comply with this requirement.
- 1.28 The Subcontractor is to allow for the preparation of all surfaces to ensure finishes achieved comply with the requirements, including touching up scratches, blemishes, dents, cracks, and flow.
- 1.29 The Subcontractor is to allow for scribing architraves to ensure a satisfactory joint against the finished walls is achieved, including paintable sealant (soft joint) if necessary.
- 1.30 Check any door schedule, even if prepared by others, against current drawings and specifications for accuracy.
- 1.31 Doors to wet areas to be pre-treated against fungal decay.
- 1.32 All doors to be primed and pre-treated for termites prior to undertaking the finishes work.
- 1.33 It is the Subcontractors responsibility to pre-measure all openings prior to fabrications of doors and frames etc.
- 1.34 The Subcontractor shall include for making good including but not limited for joints at the junction of doors and the wall and/or adjacent structure.
- 1.35 The Subcontractor required to coordinate the design and installation of works with all relevant trade Contractors, including but not limited to MEP and all other Architectural finishes Subcontractor.
- 1.36 All required mock-ups and prototypes until approval
- 1.37 The Subcontractor is to allow for samples and/or sample boards in accordance with the specification.
- 1.38 The Subcontractor is to allow for all guarantees and warranties for the specified period from the practical completion, in accordance with the documents comprising the agreement, specifications and drawings.
- 1.39 The description in the bills of quantity may be incomplete and the Subcontractor should have referred to the drawings and specifications for the complete information in respect of all the relevant descriptions, quality, dimensions, capacities, design parameters and the like.





## APPENDIX 3

### K05 SUMMARY OF ATTENDANCES & FACILITIES



### APPENDIX - 3: SUMMARY OF ATTENDANCES & FACILITIES

K05

This schedule outlines the attendances and facilities which are to be provided by KCE and those that are to be provided by the Subcontractor. Those facilities provided by KCE shall be used in common with other Subcontractors. All facilities provided by the Subcontractor are to meet the minimum requirements described in KCE's procedures and K Standards. Failure to meet these requirements may result in KCE taking remedial action with all associated charges being levied against the Subcontractor's account.

Ref	Description	KCE	Sub-Contractor
1	<b>Site Facilities</b>		
1.1	Area for Subcontractor's offices ( 2 Desk space only )	✓	<input type="checkbox"/>
1.2	Area for Subcontractor's storage	✓	<input type="checkbox"/>
1.3	Offices for Subcontractor's staff (3 Desk Spaces)	✓	<input type="checkbox"/>
1.4	Buildings / containers for Subcontractor's storage	<input type="checkbox"/>	✓
1.5	Specific security of Subcontractor's facilities and material (general security by KCE as 1.8)	<input type="checkbox"/>	✓
1.6		21	✓ <input type="checkbox"/>
1.7	Canteen facilities (if applicable)	n/a	n/a
1.8	General security / hoarding to perimeter of site / laydown areas	✓	<input type="checkbox"/>
1.9	Provision of first aider(s) & all equipment	✓	<input type="checkbox"/>
1.10	Provision of telephone and internet connection	<input type="checkbox"/>	✓
1.11	Telephone and internet monthly charges	<input type="checkbox"/>	✓
1.12	Computers, printers & other electrical office equipment	<input type="checkbox"/>	✓
1.13	Provision of office furniture	✓	<input type="checkbox"/>
1.14	Provision of office stationary	<input type="checkbox"/>	✓
1.15	Provision of office consumables (milk, tea, coffee etc.)	<input type="checkbox"/>	✓
2	<b>Temporary Services</b>		
2.1	Provision of temporary power & water to office & storage buildings	✓	<input type="checkbox"/>
2.2	Provision of a temporary power connection for the works 50m from the workface (110v)	✓	<input type="checkbox"/>
2.3	Safe distribution of power from the above connection (item 2.2)	<input type="checkbox"/>	✓
2.4	Provision of a water connection point 50m from the workface	✓	<input type="checkbox"/>
2.5	Distribution of water to the workface 50m from the above connection point (item 2.4)	<input type="checkbox"/>	✓
2.6	Task lighting	<input type="checkbox"/>	✓
2.7	Safety lighting (in order to provide safe access and egress)	✓	<input type="checkbox"/>
3	<b>The Works</b>		
3.1	Setting out - main grid lines & datum points (at SC cost as main Contract matrix)	✓	<input type="checkbox"/>
3.2	Setting out of the Subcontract works	<input type="checkbox"/>	✓
3.3	Competent Supervision of the Subcontract works and labour	<input type="checkbox"/>	✓
3.4	Protection of the Subcontract works & removal of protection on completion	<input type="checkbox"/>	✓
3.5	Disposal of waste to site refuse area	<input type="checkbox"/>	✓
3.6	Segregation of waste in to the designated waste skip	<input type="checkbox"/>	✓
3.7	Disposal of waste off site to an approved location	✓	<input type="checkbox"/>
3.8	Disposal of hazardous waste off site to an approved location (if Applicable)	✓	<input type="checkbox"/>
3.9	Provision of personal protective equipment ( <i>KCE Gloves &amp; Eye protect Policy</i> )	<input type="checkbox"/>	✓
3.10	Provision of samples & mock ups	<input type="checkbox"/>	✓
3.11	Testing / commissioning (where applicable to SC Works)	<input checked="" type="checkbox"/>	✓
3.12	Cleanings and housekeeping Labour- Dedicated team for daily regular progressive clean-up	<input type="checkbox"/>	✓
3.13a	Cleaning of works & housekeeping labour, daily progressive clean up including provision of dedicated labour to clean up, sort and remove waste arising from the SC Works.	<input checked="" type="checkbox"/>	✓
3.13b	The SC is to segregate all waste as required in by the Contractor. The SC is to place waste in the bins / skips at provided at Ground Floor by the Contractor.	<input checked="" type="checkbox"/>	✓
3.14	Temporary works (if applicable)	<input type="checkbox"/>	✓



Ref	Description	KCE	Sub-Contractor
4	<b>Cranage &amp; Hoisting</b>		
4.1	Shared use of KCE tower cranes (by prior agreement & if available on site)	✓	<input type="checkbox"/>
4.2	Mobile cranes (by prior agreement & if available on site)	✓	<input type="checkbox"/>
4.3	Shared use of hoists and / or service lifts	✓	<input type="checkbox"/>
4.4	Offloading Subcontractor's deliveries (within the areas identified in KCE's logistic / crane plan & within maximum crane lifting limits)	✓	<input type="checkbox"/>
4.5	Offloading Subcontractor's deliveries (Outside of areas shown in KCE logistic / crane plan)	<input type="checkbox"/>	✓
4.6	Loading out Subcontractor materials to the place of installation	<input type="checkbox"/>	✓
4.7	Specialist lifting accessories i.e Spreader beams, frames etc	<input type="checkbox"/>	✓
5	<b>Access &amp; Equipment</b>		
5.1	Provision of small tools & hand held power tools (110 volt only)	<input type="checkbox"/>	✓
5.2	Small mechanical plant & equipment	<input type="checkbox"/>	✓
5.3	Driver operated plant & equipment (if required)	<input type="checkbox"/>	✓
5.4	Operators for mechanical plant & equipment (if required)	<input type="checkbox"/>	✓
5.5	Provision of fuel, water, gas and the like to power mechanical equipment	<input type="checkbox"/>	✓
5.6	Mobile scaffold towers (where permitted by KCE SPM, see also 5.9 & 7.2)	<input type="checkbox"/>	✓
5.7	Mechanical/electrical working platforms - scissor lifts, cherry pickers and the like	<input type="checkbox"/>	✓
5.8	Independent access scaffold up to platform height of 3.5m by SC	<input type="checkbox"/>	✓
5.9	Independent access scaffold platform height above 3.5m	✓	<input type="checkbox"/>
5.10	Birdcages & specialist crash decks to platform height of 3.50m	<input type="checkbox"/>	✓
5.11	Handrail edge protection	✓	<input type="checkbox"/>
5.12	Debris netting & protection	✓	<input type="checkbox"/>
5.13	Access stairs to the works	✓	<input type="checkbox"/>
5.14	Task specific fire extinguishers where required (e.g. for hot works)	<input type="checkbox"/>	✓
5.15	Task specific safety signage	<input type="checkbox"/>	✓
6	<b>Personal Protective Equipment (PPE)</b>		
6.1	Provision of all KCE mandatory PPE including but not limited to, branded overalls & high visibility vests, safety footwear, heavy duty safety helmets, safety gloves, safety glasses. Note; Any operative attending site with poor quality PPE or without the mandatory PPE, will either be refused entry or issued with the correct PPE with the cost being deducted from the Subcontractor's account.	<input type="checkbox"/>	✓
6.2	All task specific PPE required to comply with the approved safe system of work documented through KCE's K-Standards or the method statement, risk assessment and COSHH assessment must be provided.	<input type="checkbox"/>	✓
7	<b>Any Other Specific Facilities &amp; Attendances Identified Below</b>		
7.1	The SC shall use its best endeavours to ensure the collection & removal of recyclable waste materials generated by the Subcontractor (& its supply chain) is returned to source and not included in skips to be disposed off as waste.	<input type="checkbox"/>	✓
7.2	MEWP's to be used wherever possible, mobile scaffold towers use to be approved by KCE SPM	<input type="checkbox"/>	✓
7.3	High visibility vests with company name, designation	<input type="checkbox"/>	✓
7.4	Safety Helmet with names/ designation	<input type="checkbox"/>	✓
		<input type="checkbox"/>	<input type="checkbox"/>
8	<b>Confined Space Works (only to extent applicable for the SC Works)</b>		
8.1	Multi gas monitor	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.2	Rescue harness per entrant	<input type="checkbox"/>	<input type="checkbox"/>
8.3	Rescue tripods & winches	<input type="checkbox"/>	<input type="checkbox"/>
8.4	Mechanical ventilation, extraction & air movement equipment	<input type="checkbox"/>	<input type="checkbox"/>
8.5	Emergency rescue escape sets (for medium & high risk works).	<input type="checkbox"/>	<input type="checkbox"/>
8.6	Means of communication (e.g. Radio)	<input type="checkbox"/>	<input type="checkbox"/>



Ref	Description	KCE	Sub-Contractor
9	MEP Specific Attendances (only to extent applicable for the SC Works)		
9.1	Provision of power for testing & commissioning	<input type="checkbox"/>	<input type="checkbox"/>
9.2	Provision of water for testing & commissioning	<input type="checkbox"/>	<input type="checkbox"/>
9.3	Disposal of water for testing & commissioning	<input type="checkbox"/>	<input type="checkbox"/>
9.4	Provision of concrete plinths for MEP support	<input type="checkbox"/>	<input type="checkbox"/>
9.5	Provision of other MEP support - steelwork, service pads and the like (to extent applicable to SC Works)	<input type="checkbox"/>	<input type="checkbox"/>
9.6	Antivibration pads / floating floors and the like (to the extent applicable to the SC Works)	<input type="checkbox"/>	<input type="checkbox"/>
9.7	Provision of spares & tools	<input type="checkbox"/>	<input type="checkbox"/>
9.8	Marking of BWIC openings	<input type="checkbox"/>	<input type="checkbox"/>
9.9	Preparation of builders work drawings prior to the works being undertaken	<input type="checkbox"/>	<input type="checkbox"/>
9.10	SC to provide all necessary details and information for MC to prepare co-ordinated shop drawings	<input type="checkbox"/>	<input type="checkbox"/>
9.11	Sealant around services, sanitary ware, equipment etc.	<input type="checkbox"/>	<input type="checkbox"/>
9.12	Provision of fire extinguishers (permanent works)	<input type="checkbox"/>	<input type="checkbox"/>
9.13	Replacement of fused bulbs until handing over the works	<input type="checkbox"/>	<input type="checkbox"/>
9.14	Provision of acoustic requirements around services / service penetrations	<input type="checkbox"/>	<input type="checkbox"/>
9.15	Provision of manhole covers & frames ( Gratings / Covers etc inside pool )	<input type="checkbox"/>	<input type="checkbox"/>
9.16	Provision of temporary cap ends to drainage, vent & RW pipes during the works	<input type="checkbox"/>	<input type="checkbox"/>
9.17	Coring & drilling through walls & floors less than 200mm dia. (Where due to WM errors)	<input type="checkbox"/>	<input type="checkbox"/>
9.18	Coring & drilling through walls & floors greater than 200mm dia.	<input type="checkbox"/>	<input type="checkbox"/>
9.19	Chasing out walls & floors	<input type="checkbox"/>	<input type="checkbox"/>
9.20	Forming openings in new walls (subject to conformance with item 9.9)	<input type="checkbox"/>	<input type="checkbox"/>
9.21	Fire stopping generally	<input type="checkbox"/>	<input type="checkbox"/>
9.22	Fire stopping between MEP services & the service sleeve	<input type="checkbox"/>	<input type="checkbox"/>
9.23	Fire stopping between service sleeve and the opening	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>

Signed on behalf of the SC

Date





**APPENDIX 4  
BILL OF QUANTITIES**



BILL OF QUANTITIES

ORIGINAL SCOPE OF WORKS					BALANCE SCOPE OF WORKS			
SL.	DESCRIPTION	UNIT	QTY	RATE	Material Delivery 80%		Installation 20%	
					QTY	AMOUNT	QTY	AMOUNT
<b>WALL FINISHES</b>								
1	Type RES-WD-08; Wooden panelling to cloakroom Including framing RES-WD-02 (refer Drawing 301) - (MDF with Veneer Finish)	m <sup>2</sup>	25	357	8,925	0	-	0
2	Type RES-WD-08; Wooden panelling to concierge including framing RES-WD-02 - (MDF with Veneer Finish)	m <sup>2</sup>	32	357	11,424	0	-	0
3	Type RES-WD-08; Stiles and rails 40mm wide horizontally to corridor (refer Drawing 306) (Solid Wood)	m	63	134	8,442	0	-	37 991.60
4	Type RES-WD-08; Stiles and rails 40mm wide vertically to corridor (refer Drawing 306) (Solid Wood)	m	77	134	10,318	0	-	51 1,366.80
5	Type RES-WD-15; Vertical wall planks to fitness room (refer Drawing 330 and 331) (Solid Wood)	m <sup>2</sup>	57	402	22,914	0	-	32 2,572.80
6	Type RES-WD-15; Vertical wall planks to yoga room (refer Drawing 330 and 331) (Solid Wood)	m <sup>2</sup>	24	402	9,648	0	-	12 964.80
7	Type RES-WD-16; Stiles and rails 40mm wide horizontally to corridor (refer Drawing 338) (Solid Wood)	m	76	134	10,184	0	-	41 1,098.80
8	Type RES-WD-16; Stiles and rails 40mm wide vertically to corridor (refer Drawing 338) (Solid Wood)	m	145	134	19,430	0	-	100 2,680.00
<b>Total Wall Finish</b>					<b>101,285</b>	0	-	0
<b>SKIRTING</b>								
9	Type RES-WD-08; Wooden skirting 250mm high to corridor (refer Detail 01 of Drawing 301)	m	25	80	2,000	0	-	0
10	Type RES-WD-16; Wooden skirting 200mm high to fitness room (refer Detail 05 of Drawing 301)	m	20	80	1,600	0	-	0
11	Type RES-WD-16; Wooden skirting 200mm high to yoga room (refer Detail 06 of Drawing 301)	m	10	80	800	0	-	0
12	Type RES-WD-08; Wooden skirting 250mm high to corridor (refer Detail 01 of Drawing 301)	m	2	80	160	0	-	0
13	Type RES-WD-16; Wooden skirting 200mm high to Yoga Room (refer Detail 01 of Drawing 301)	m	2	80	160	0	-	0
14	Type RES-WD-07; Wooden skirting 150mm high to cloakrooms (refer Detail 03 of Drawing 336)	m	11	80	880	0	-	0
15	Type RES-WD-16; Wooden skirting 250mm high to corridor (refer Detail 01 of Drawing 336)	m	43	80	3,440	0	-	0
<b>Total Skirting</b>					<b>9,040</b>	0	-	0
<b>CEILING FINISHES</b>								
16	Type RES-WD-02; Double wood lit cornice size 500mm wide x 300mm high to lift lobby (Client TBC)	m	21	407	8,547	0	-	0
17	Type RES-WD-02; Double wood lit cornice size 500mm wide x 300mm high to lift lobby (Client TBC)	m	21	407	8,547	0	-	0
18	Type RES-WD-02; Double wood lit cornice size 500mm wide x 300mm high to corridor (refer Detail 09 of Drawing 301)	m	36	407	14,652	0	-	0
19	Type RES-WD-02; Double wood lit cornice size 500mm wide x 300mm high to lift lobby (refer Detail 09 of Drawing 301)	m	21	407	8,547	0	-	0
20	Type RES-WD-02; Wood ceiling border size 500mm wide x 300mm high to corridor (refer Detail 08 of Drawing 301)	m	26	407	10,582	0	-	0
21	Type RES-WD-02; Wood lit cornice size 300mm wide x 150mm high to lobby (refer Detail 04 of Drawing 300)	m	42	232	9,744	0	-	0
22	Type RES-WD-02; Wood lit cornice size 300mm wide x 150mm high to lift lobby (refer Detail 04 of Drawing 300)	m	18	232	4,176	0	-	0
23	Type RES-WD-02; Wood lit cornice size 300mm wide x 150mm high to lift lobby (Client TBC)	m	18	232	4,176	0	-	0
24	Type RES-WD-01; Suspended/Openable Wood Ceiling (Point de honig) pattern to lift Car	m <sup>2</sup>	9	491	4,419	6.28	2,466.78	6.28 616.70
25	Type RES-WD-01; Suspended/Openable Wood Ceiling (Point de honig) pattern to lift Car	m <sup>2</sup>	3	491	1,473	0	-	0
26	Type RES-WD-02; Double wood lit cornice size 390mm wide x 120mm high to meeting/dining room (refer Detail 01 of Drawing 301)	m	14	232	3,248	0	-	0
27	Type RES-WD-02; Double wood lit cornice size 390mm wide x 170mm high to meeting/dining room (refer Detail 01 of Drawing 301)	m	13	232	3,016	0	-	0
28	Type RES-WD-02; Double wood lit cornice size 390mm wide x 120mm high to multifunction room (refer Detail 08 of Drawing 301)	m	13	232	3,016	0	-	0
29	Type RES-WD-02; Double wood lit cornice size 390mm wide x 170mm high to multifunction room (refer Detail 09 of Drawing 301)	m	13	232	3,016	0	-	0
30	Type RES-WD-02; Wood lit cornice size 300mm wide x 150mm high to lift lobby (Client TBC)	m	18	232	4,176	0	-	0
<b>Total Ceiling</b>					<b>91,335</b>	0	-	0
<b>ARCHITRAVE FINISHES</b>								
31	Type RES-WD-08; Wooden architrave size 1180mm wide to lift lobby (refer Drawing 308)	m	10	353	3,530	10	2,824.00	10 706.00
32	Type RES-WD-08; Wooden architrave size 890mm wide to corridor (refer Drawing 343)	m	9	322	2,998	9	2,318.40	9 579.60
33	Type RES-WD-16; Wooden architrave size 1140mm wide to lift lobby (refer Drawing 340)	m	10	353	3,530	10	2,824.00	10 706.00
<b>Total Architraves</b>					<b>9,958</b>	0	-	0
<b>Wooden Doors - Including subframes</b>								
34	Single leaf storage door overall size 1370 x 2215mm high (refer Dwg. 304) Frame: WD-02 / Shutter: WD-06	No	1	2,023	2,023	0	-	1 404.60
35	Double leaf electromagnetic lift lobby door overall size 2700 x 2400mm high Frame/Shutter: WD-06 - 60Mins FR - E	No	1	5,398	5,398	1	4,318.40	1 1,079.60
36	Single leaf men's changing room main door overall size 900 x 2400mm high (refer Drawing 314) (Frame/Shutter: WD-06)	No	1	2,234	2,234	1	1,787.20	1 446.80
37	Single leaf women's changing room main door overall size 900 x 2400mm high (refer Drawing 309) - (Frame/Shutter: WD-06)	No	1	2,234	2,234	1	1,787.20	1 446.80
38	Single leaf men's changing room doors overall size 950 x 2400mm high (refer Drawing 309) (Frame/Shutter: WD-06)	No	4	2,234	8,936	4	7,148.80	4 1,787.20
39	Single leaf women's changing room doors overall size 900 x 2400mm high (refer Drawing 320) (Frame/Shutter: WD-06)	No	4	1,826	7,304	4	5,843.20	4 1,460.80
40	Double leaf lift lobby pivot door overall size 3200 x 3470mm high (refer Drawing 307 and 308) (Frame/Shutter: WD-06)	No	1	5,585	5,585	1	4,468.00	1 1,117.00
41	Double leaf fitness room pivot door overall size 1790 x 3450mm high with finish Type RES-WD-16 (refer Drawing 341)	No	1	3,256	3,256	1	2,604.80	1 651.20
42	Double leaf yoga room pivot door overall size 1900 x 3450mm high with finish Type RES-WD-16 (refer Drawing 342)	No	1	3,256	3,256	1	2,604.80	1 651.20
43	Single leaf storage/cloakroom door overall size 850 x 2400mm high (refer Drawing 359) - Frame / Shutter: WD-07 or WD-08	No	2	1,826	3,652	2	2,921.60	2 730.40
44	Single leaf men's restrooms door overall size 950 x 2900mm high (refer Drawing 353) - Frame / Shutter: WD-07 or WD-08	No	4	2,237	8,948	4	7,158.40	4 1,789.60
45	Single leaf women's restrooms door overall size 950 x 2900mm high (refer Drawing 353) - Frame / Shutter: WD-07 or WD-08	No	4	2,237	8,948	4	7,158.40	4 1,789.60
46	Double leaf corridor door overall size 1700 x 2400mm high w/ finish Type RES-WD-16 (refer Drawing 341) Frame: WD-07 or WD-08	No	1	3,256	3,256	1	2,604.80	1 651.20
47	Double leaf corridor door overall size 2050 x 3470mm high with finish Type RES-WD-16 (refer Drawing 343 and 344)	No	1	3,351	3,351	1	2,680.80	1 670.20
48	Double leaf lift lobby pivot door overall size 3200 x 3470mm high with finish Type RES-WD-16 (refer Drawing 339)	No	1	5,585	5,585	1	4,468.00	1 1,117.00
49	Double leaf meeting/dining room pivot door overall size 3700 x 3460mm high with finish Type RES-WD-16 (refer Drawing 340)	No	1	3,637	3,637	1	2,909.60	1 727.40
50	Double leaf multifunction room pivot door overall size 3700 x 3470mm high (refer Drawing 346) Frame Shutter: WD-07 or WD-08	No	1	3,637	3,637	1	2,909.60	1 727.40
<b>Total Doors</b>					<b>81,240</b>	0	-	0
<b>JOINERY WORKS</b>								
51	Concierge station; overall size 1370mm (L) x 720mm (W) x 2215mm (H) (refer Drawing 303)	No	1	2,681	2,681	0	-	1 536.20
52	Concierge desk; overall size 3000mm (L) x 600mm (W) x 1100mm (H) (refer Drawing 302)	No	1	8,042	8,042	1	6,433.60	1 1,608.40
53	Walcome desk; overall size 1300mm (L) x 500mm (W) x 1100mm (H) (refer Drawing 303 to 305)	No	1	3,351	3,351	1	2,680.80	1 670.20
54	Refreshment cabinet; overall size 2205mm (L) x 505mm (W) x 1500mm (H) to fitness room (refer Drawing 328 and 329)	No	1	5,362	5,362	1	4,289.60	1 1,072.40
55	Storage cabinet; overall size 2725mm (L) x 600mm (W) x 2400mm (H) to storage/cloakrooms	No	2	5,172	10,344	2	8,275.20	2 2,068.80

Khansaheb Civil Engineering L.L.C.

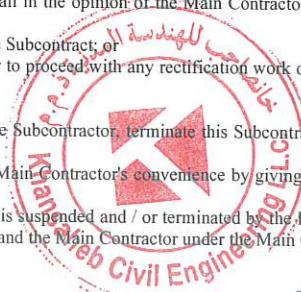
**BILL OF QUANTITIES**

ORIGINAL SCOPE OF WORKS						BALANCE SCOPE OF WORKS			
SL	DESCRIPTION	UNIT	QTY	RATE	AMOUNT	Material Delivery 80%		Installation 20%	
						QTY	AMOUNT	QTY	AMOUNT
56	Meeting room cupboard; overall size 8310mm (L) x varies width x 3600mm (H) including fixed panels (refer Drawing 328)	No	1	17,202	17,202	1	13,761.60	1	3,440.40
57	Multifunction room cupboard; overall size 8150mm (L) x varies width x 3600mm (H) including fixed panels (refer Drawing 329)	No	1	17,202	17,202	1	13,761.60	1	3,440.40
58	Cupboard including; overall size 1185mm (L) x 670mm (W) x 2200mm (H) at fitness room (refer Drawing 328)	No	1	1,340	1,340	1	1,072.00	1	268.00
59	Yoga props cupboard; overall size 4600mm (L) x 780mm (W) x 2200mm (H) (refer Drawing 332 to 335)	No	1	5,362	5,362	1	4,289.60	1	1,072.40
60	Lockers including underlit bench; overall size 1105mm (L) x 390 / 500mm (W) x 500 / 3590mm (H) including fixed panels (refer Drawing 329)	No	1	3,128	3,128	1	2,502.40	1	625.60
61	Lockers including underlit bench; overall size 1105mm (L) x 390 / 500mm (W) x 500 / 3590mm (H) including fixed panels (refer Drawing 329)	No	1	3,128	3,128	1	2,502.40	1	625.60
	Total Joinery				77,142	0	-	0	-
	Sub Total 01						133,375.58		43,959.50
	Historical debt from AHK								102,424.00
	TOTAL SUBCONTRACT								279,759.08



**SUBCONTRACT : GENERAL TERMS AND CONDITIONS**

1. The Subcontractor shall design (to the extent provided for by this Subcontract) execute and complete the Subcontract Works:
  - a. in accordance with this Subcontract and the Main Contract to the satisfaction of the Main Contractor and Employer and/or Engineer and/or Employer's Representative and/or Contract Administrator and / or any other Superintending Officer as referred to in the Main Contract; and
  - b. in order that no act or omission of the Subcontractor's shall constitute, cause or contribute to any breach by the Main Contractor of any of his obligations under the Main Contract.
2. The Subcontractor shall, save as aforesaid, assume and perform hereunder all the obligations and liabilities of the Main Contractor under the Main Contract in relation to the Subcontract Works, other than where the provisions of this Subcontract require.
3. If the Subcontractor commits any breaches of this Subcontract, he shall indemnify and hold the Main Contractor harmless against and from any and all damages, penalties, claims, proceedings, costs, charges and expenses for which the Main Contractor becomes liable under the Main Contract as a result of such breaches. Without prejudice to any other remedy the Main Contractor has for such breaches, the Main Contractor may deduct such amounts from monies otherwise due to the Subcontractor under the Subcontract.
4. The Main Contractor has made the Main Contract, including the Appendix to Tender (excluding confidential details) available to the Subcontractor for inspection. The Subcontractor is deemed to have full knowledge of the relevant provisions of the Main Contract.
5. If under any provision of the Main Contract the Main Contractor is required to insert or to use its best endeavours to have inserted any specific provision of the Main Contract into a Subcontract and this Subcontract is of the nature to which such requirement applies, such provision shall be deemed to have been fully inserted herein and the Subcontractor agrees to be bound thereby accordingly.
6. The Subcontractor shall remedy at no cost to the Main Contractor any defects in the Subcontract Works due to the Subcontractor's design, materials or plant or workmanship not being in accordance with the Subcontract.
7. Unless stated otherwise in the Subcontract, the Subcontractor shall be responsible at its own expense for the provision of all personnel, superintendence, labour, materials, plant, equipment and all other things, whether of a temporary or permanent nature, required in and for the design (to the extent provided for by the Subcontract), execution and completion of the Subcontract Works and the remedying of any defects therein PROVIDED that the Subcontractor may be entitled to share use of certain common facilities to the extent described in the Subcontract.
8. The Subcontractor shall comply with the Main Contractor's Health, Safety, Environmental and Sustainability policies and procedures, including any relevant Statutory Regulations etc. and all other current legislation including Codes of Practice and the Health and Safety Executive's Guidance Notes relating to Construction work, including any amendments made during the course of the Project.
9. The Subcontractor warrants the whole of the Subcontract Works in respect of workmanship and materials used in the Subcontract Works in accordance with the Main Contract. The Subcontractor shall indemnify the Main Contractor for any loss or damages arising from breach of this warranty. This guarantee shall not limit or negate any of the Main Contractor's rights or the Subcontractor's obligations under the laws of the Emirate of Dubai or the United Arab Emirates.
10. The Subcontractor shall comply with all instructions and determinations issued by the Main Contractor in relation to the Subcontract Works.
11. (i) The Subcontract Works shall be varied only by way of an instruction from the Main Contractor (**Variation**).
  - (ii) The Subcontractor shall execute and be bound by each Variation.
  - (iii) All Variations shall be valued at the rates and prices set out in the Subcontract, if in the opinion of the Main Contractor the same shall be applicable. If the Subcontract does not contain any rates or prices applicable to the varied work, the rates and prices in the Subcontract shall be used as the basis for valuation so far as may be reasonable, failing which suitable rates or prices shall be agreed upon between the Main Contractor and the Subcontractor, provided that the Main Contractor shall be under no obligation to agree any rates or prices that differ from those rates certified for payment under the Main Contract and the value of a Variation shall not exceed the value of the same Variation under the Main Contract.
12. The Subcontractor shall not subcontract the whole of the Subcontract Works. The Subcontractor shall not subcontract any part of the Works without the consent of the Main Contractor.
13. The Subcontractor shall not assign the whole or any part of the Subcontract Works.
14. If this Subcontract requires the Subcontractor to design all or part of the Subcontract Works, the Subcontractor hereby grants the Main Contractor a non-exclusive, royalty free, irrevocable copyright license to use the design for all purposes relating to or in connection with the Project.
15. If the Main Contractor is required to pay any sum by way of damages or penalties under the Main Contract and / or incurs any loss or expense for any delay in completing the Main Contract works as a result of a delay caused in whole or in part by the Subcontractor in its performance of the Subcontract Works, the Subcontractor shall be liable to the Main Contractor for such sums as are attributable to the delay in the execution of the Subcontractor's work or the consequence of such delay. The Main Contractor shall be entitled to deduct this sum from the Subcontract Price or such other monies as may be due to the Subcontractor under this Subcontract.
16. The Subcontractor shall be held responsible, for a period of ten (10) years for the safety of the construction of the Subcontract Works and for any default or defect resulting from the execution of the Subcontract Works, irrespective of the final handover certificates and the return of the Performance Guarantee (if applicable) to it.
17. (i) The Subcontractor shall adequately effect and maintain insurance against:
  - a. all claims of whatsoever nature which may be brought against the Main Contractor in connection with or arising out of the execution of the Subcontract Works;
  - b. injuries or damage to any person employed by the Subcontractor on or about the Subcontract Works or in any connection therewith;
  - c. injuries or damage to any person whatsoever, including a person employed by the Main Contractor, caused by or arising out of the execution of the Subcontract Works; and
  - d. injuries or damage to any property or thing including the property or things of the Main Contractor or the Employer caused by or arising out of the execution of the Subcontract Work.
 (ii) The Subcontractor will on request by the Main Contractor at any time produce for inspection evidence of the policies of insurance and receipts for premiums relating to the risks aforesaid.
  - (iii) The Subcontractor shall indemnify and hold harmless the Main Contractor against and from all actions, claims, proceedings, damages, costs and expenses in respect of the matters listed at Clause 17(i) above.
18. (i) The Main Contractor shall pay the Subcontractor the Subcontract Price stated in the attached Minor Works Subcontract Order for its proper performance of the Subcontract Works, or such other sum as shall become payable in accordance with this Subcontract, on the same terms as the Main Contractor is paid under the Main Contract (unless otherwise agreed in this Subcontract). The Subcontract Price shall not be due to the Subcontractor until such time as it has been certified as part of a payment due to the Main Contractor under the Main Contract. The Main Contractor shall not pay the Subcontractor the Subcontract Price until such payment has been paid to the Main Contractor under the Main Contract, unless otherwise provided for in this Subcontract.
  - (ii) The rates and prices referred to in this Subcontract are to remain fixed for the duration of the Subcontract Works. There shall be no adjustment to the rates and prices in this Subcontract in respect of:
    - a. any fluctuation in the cost of labour and/or materials or any other matters affecting the cost of the execution of the Subcontract Works; or
    - b. any changes to any law of the Emirate of Dubai or the United Arab Emirates.
19. Where a percentage of retention is applicable, the Main Contractor shall pay to the Subcontractor the retention money under the Subcontract in the same proportions that apply to the Main Contractor's retention under the Main Contract no later than 14 days after the Main Contractor has received its retention under the Main Contract.
20. The Subcontractor shall be responsible for each item of plant and materials brought to site by or on behalf of the Subcontractor and that forms or is intended to form part of the Subcontract Works (**Materials**) until such time as the Materials are incorporated into the Works under the Main Contract. The Materials shall become the property of the Main Contractor at whichever is the earlier of the following times:
  - a. when the Materials are delivered to site;
  - b. when the Materials are paid for by the Main Contractor in accordance with Clause 18 above; and
  - c. when the Materials are identified / allocated to this Project.
21. (i) The Main Contractor shall be entitled to terminate this Subcontract if:
  - a. the Subcontractor fails to proceed with the Subcontract Works expeditiously and without delay as shall in the opinion of the Main Contractor be necessary to avoid delays to other trades and the completion of the Subcontract Works by the Completion Date; or
  - b. the Subcontract Works are at any time not being carried out to the standards of quality described in this Subcontract; or
  - c. the Subcontractor fails to comply within 7 days of receipt of a written order from the Main Contractor to proceed with any rectification work or replacement of defective work not in accordance with the Subcontract; or
  - d. the Subcontractor is, for any other reason, in breach of this Subcontract.
 In any of these events or circumstances, the Main Contractor may, upon giving 14 days' written notice to the Subcontractor, terminate this Subcontract and expel the Subcontractor from site.
  - (ii) Notwithstanding Clause 21(i) above, the Main Contractor can terminate this Subcontract at any time for the Main Contractor's convenience by giving 14 days' written notice to of such termination to the Subcontractor.
  - (iii) The Main Contractor shall also be entitled to suspend and / or terminate this Subcontract if the Main Contract is suspended and / or terminated by the Employer. In this event, the respective rights of the Main Contractor and Subcontractor shall be like for like to those of the Employer and the Main Contractor under the Main Contract.



- (iv) In the event of this Subcontract being terminated under Clause 21(i)a., b., c., or d. the Subcontractor shall be entitled to payment of the unpaid balance of Subcontract Works executed and materials delivered to site, adjusted by:
- any increased cost to the Main Contractor in the completion of the Subcontractor Works; and
  - any other loss and expense incurred by the Main Contractor as a result of the termination.
22. The Subcontractor shall treat the details of this Subcontract as private and confidential, except to the extent necessary to carry out the obligations under it or to comply with laws of the Emirate of Dubai and the United Arab Emirates.
23. (i) If a dispute of any kind whatsoever arises between the Main Contractor and the Subcontractor in connection with, or arising out of, the Subcontract or the execution of the Subcontract Works, then the Main Contractor or the Subcontractor shall give a notice of this dispute to the other party (**Notice of Dispute**), stating that the Notice of Dispute is given pursuant to this Clause.
- (ii) If a Notice of Dispute is given under Clause 23(i) the Main Contractor and Subcontractor shall attempt to settle such dispute amicably within 56 days of receipt of the Notice of Dispute.
- (iii) If the dispute is not settled amicably under Clause 23(ii) either party may refer the dispute to an independent third party adjudicator appointed by Dubai International Arbitration Centre (**Adjudicator**) to be finally settled. The Main Contractor and Subcontractor shall agree the terms upon which to appoint the adjudicator and conduct the adjudication. The Adjudicator must issue his written decision to the Main Contractor and Subcontractor within 90 days of being appointed (**Adjudicator's Decision**).
- (iv) The Adjudicator's Decision shall be final and binding on the Main Contractor and Subcontractor until the completion of the Subcontract Works or the issuance of a notice of dissatisfaction in accordance with Clause 23(v) below. The Subcontractor shall give immediate effect to the Adjudicator's Decision and shall proceed with the Subcontract Works with all due diligence whether he or the Main Contractor requires arbitration as hereinafter provided or not.
- (v) If the Adjudicator fails to issue his decision in accordance with Clause 23(iii), or if either the Main Contractor or the Subcontractor is dissatisfied with his decision and has issued a written notice of dissatisfaction to the Adjudicator and the other party within 14 days of receiving the decision, either the Main Contractor or the Subcontractor may within 90 days of receiving the decision or 90 days after the expiration of the first named period of 90 days (as the case may be) refer the dispute to arbitration, to be conducted in accordance with the arbitration agreement in the Main Contract. In this event, reference to the Employer and Main Contractor in the arbitration agreement in the Main Contract shall be read as Main Contractor and Subcontractor respectively.
24. This Subcontract shall be governed by the laws of the Emirate of Dubai and the United Arab Emirates and the ruling language shall be English.
25. The Subcontractor warrants and undertakes that it shall comply with:
- all applicable laws and regulations relating to its performance of the Subcontract Works and, in particular, laws and regulations relating to the employment, health, safety, welfare, immigration and emigration of its employees. The Subcontractor shall require its employees to obey all applicable laws and regulations, including those concerning safety at work;
  - all applicable laws and regulations relating to anti-bribery and anti-corruption; and
  - all of the Main Contractor's internal policies and procedures and, in particular, those relating to the welfare of its employees and anti-bribery and anti-corruption.
26. (i) Contractor's Worker Welfare Procedure: means the Contractor's Worker Welfare Procedure as available in the Contractor's Main Office and as updated by the Contractor from time to time.
- (ii) The Subcontractor undertakes, warrants and represents that in the performance of its obligations under this agreement that it and each member of its own supply chain shall comply without limitation with all applicable laws, statutes, regulations and codes from time to time in force and where there is no conflict shall as a minimum comply with the Contractor's Worker Welfare Procedure.
- Any breach of this Clause 26 by the Subcontractor shall be deemed a fundamental breach of the Subcontract Agreement and shall entitle the Contractor to terminate the Subcontract Agreement.
- (iii) The Subcontractor represents and warrants that:
- its responses to the Contractor's due diligence questionnaires are complete and accurate; and
  - neither the Subcontractor nor any of its officers, employees [or other persons associated with it] has been convicted or is in the process of being investigated for any offence involving slavery and human trafficking, bribery or any breach of competition law.
- The Subcontractor shall implement due diligence procedures for its own suppliers, subcontractors and other participants in its supply chains to ensure that there is no slavery or human trafficking, bribery or breach of competition law within its own supply chains.
- (iv) The Subcontractor shall notify the Contractor as soon as it becomes aware of any breach, or potential breach, of Clause 26 by it or any member of its own supply chain.
- (v) The Subcontractor shall:
- allow the Contractor a general right of audit, and in particular a right to audit their accommodation facilities and give access to their employees to be interviewed where deemed appropriate.
  - demonstrate they have taken reasonable and appropriate steps to ensure that their own supply chain meet the requirements of the Contractor's Worker Welfare Procedure.
- (vi) The Subcontractor shall conduct a programme of regular training for its officers, employees, agents, subcontractors and other members of its supply chain to ensure compliance with the polices as set out in the Contractor's Worker Welfare Procedure.
- (vii) The Subcontractor shall indemnify and hold harmless the Contractor, its Shareholders, Directors, officers and employees in full and on demand from and against any and all liabilities, claims, fines, demands, damages, losses, costs or expenses (including legal and other professional adviser's fees and disbursements), interest and penalties incurred by them howsoever arising whether wholly or in part resulting from a breach of the policies as set out in the Contractor's Worker Welfare Procedure.
- (viii) The Subcontractor represents, warrants and undertakes that it conducts its business in a manner that is consistent with the policies as set out in the Contractor's Worker Welfare Procedure.

Khansaheb Civil Engineering L.L.C.  
Registered Office P.O.Box 2716, Dubai, U.A.E.

