

Al Faisalia Hotel Refurbishment: Scope of work for package 1 - Block C & D

A – Mock-Up Rooms & Corridor Scope

The Scope of Works includes stripping out of all existing services, supply, installation, completion, testing, commissioning and handing over of **two mock-up rooms (i.e. room 544 – Deluxe mock-up room and room 557 – Superior mock-up room) and one corridor (from grid line U.5 to east end)**, as per the documents forming the Contract, to the approval of the Engineer and the Employer. The Works shall be fit for the intended purpose to deliver completed and functional mock-ups that resemble the end product. This includes all associated works and temporary services which are necessary to complete the Scope of Works.

For the avoidance of doubt, the following items, as detailed in the contract specification, are included in the Scope of Works:

1. The proposed mock-up areas have already been commenced under a previous design and so the Contractor will be required to strip out and dispose of all the redundant 1st fix MEP services;
2. Construction of partitions, ceilings, waterproofing and formation of floor laid to falls;
3. Wall coverings including painting, wood, marble, wall paper.
4. Fabric works including draperies, sheers, blackouts and decorative pillows.
5. Ceiling finishes including formation of access panels, alcoves, verge, bulkheads and the like and paint finish;
6. Wooden cabinets and wooden fitted items including Special high gloss finishes;
7. All floor coverings including carpet, marble and timber;
8. All joinery, doors and associated ironmongery including all doors in the mock-up corridor plus full doors accessories;
9. Sanitaryware fittings and fixtures all plumbed in to risers;
10. All vanity units and shower enclosures;
11. All building glassware including build-in mirrors to vanity units and magnifying mirrors (excluding loose mirrors);
12. All builders work in connection with MEP services;
13. Foul and rainwater drainage terminated and capped in riser identified in the design;
14. Hot and cold-water supply terminated and capped in the riser identified in the design;
15. Heating and cooling including all controls, vents and the like;
16. Sprinklers including sprinkler heads and piping back to riser;
17. Smoke detection and fire alarm installed and connected to fire control panel;
18. Ventilation including all ducting, grills, access panels and the like;
19. Lighting including recess / concealed lighting and controls and sensors;
20. Wired Media and Data access points at Technology cabinet;
21. WIFI with data cabling for future connection;
22. AV data and power distribution including controls and speakers;
23. CCTV hardware wired to temporary panel and security access control with all cameras and access control pads, locks and associated power and data cabling;
24. Guest room locking system including access control pads, locks and associated power and data cabling;
25. Fully functional Guest Room Management system for mock-up rooms with standalone functionality will be operational for Lighting, Curtain and blind, fan coil speed control and door contacts and motion / presence sensors;
26. AUX panel / input panel;
27. The following Special Equipment are Free-Issue Materials that will be supplied by the Employer to the Contractor:
 - I. Telephones,
 - II. TV's,
 - III. Medial player

- IV. Safe,
 - V. Mini Fridge,
 - VI. Espresso machine and Kettle;
 - VII. Nightstand with integrated power panel,
 - VIII. Large version of Minibar with power hub / USB,
28. Power and data points to location of the above Special Equipment;
 29. For avoidance of doubt all MEP service installation to be terminated in the risers ready and distribution boards / panels, fully tested and commissioned, ready for connection and use by as part of the permanent works;
 30. Emergency signage including power and standby power; and
 31. Wayfinding and guest room signage;
 32. Windows fabrics drapery and sheer drapery plus Blackout;
 33. Vanity mirrors, full length mirrors, electrical mirrors and magnifying mirrors;
 34. Refer to Free-Issue Materials for Finishes and Fit out (as shown in the attached list).

B - 127 Rooms, Risers, and Corridors

The Scope of Works includes stripping out of existing services (as mention below), supply, installation, completion, testing, and handing over of **127 rooms in Blocks C & D**, as per the documents forming the Contract, to the approval of the Engineer and the Employer. In addition, the scope covers the stripping out of existing services (as mention below) in the Corridors and Risers. The Works shall be fit for the intended purpose, and this includes all associated works and temporary services which are necessary to complete the Scope of Works detailed below.

- 01- **Stripping out** all existing MEP services and Civil works inside the rooms, corridors and the risers.
The only remaining existing services are the toilet exhaust and supply air ventilation ducts in the risers only. Demolition and safe removal of any exiting internal partition walls/block work inside the rooms, as well as reinstatement of any walls and floor levels as per the design.
- 02- MEP first and second fix installation and testing for all **127 rooms** as per design and approved mock-up rooms.
- 03- Within the **Risers** the Contractor is to carry out the following:
 - I. The following risers will be dismantled, disposed, and replaced by new; Waste & soil water, drainage vent, chilled water, potable water, and domestic hot water.
 - II. The toilet exhaust duct riser and the fresh air supply duct riser will be inspected, cleaned, refurbished, tested and remains.
 - III. Rian water risers will be inspected, cleaned, refurbished, tested and remains.
- 04- Contractor to prepare and execute all Builder's work for all the MEP Systems as per Engineer's approval.
- 05- The Contractor shall put in the internal blockwork/partitions within the rooms as per the design drawings.
- 06- All partitions/gypsum boards in the corridors and around the risers to be removed and safely disposed.

C – Site Survey

The scope of the survey should cover the following (and should be read in conjunction with the attached marked-up drawings:

- All guestrooms and corridors in block C&D to be surveyed as per the indicated example rooms
- Atrium's 2 and 3 to be surveyed and check against as-builts
- Guest room dimensions at both ends to check for skew
- Structural slab level, screed level and under ceiling slab level to be confirmed. Balcony door threshold level to be checked (FFL is assumed to be 125mm above SSL)
- All guest room doors and balcony door positions and widths to be surveyed
- All existing structural column positions and sizes to be confirmed (especially the ones within rooms effecting internal layouts
- Any other anomalies to be checked against as-built drawings (for example if there is a new column in a room that is not on the record drawings)
- Existing connecting doors between guestrooms to be check and surveyed
- Back of house areas that are to be included in the roll out
- Ancillary areas required for the spa that are not guestrooms
- All the structural Builders Works opening sizes and risers sizes.
- All structural columns.
- All Structural downstand beams, including size and depths.
- Existing concrete rib positions in the soffit of the slab.

Required drawings list:

- Updated as built plans for all floors;
- Section 1 – Through Block C and D corridor picking up ceiling and floor levels, these should be to both structure and to finishes;
- Section 2 – Section through guest rooms including door thresholds picking up ceiling and floor levels, these should be to both structure and to finishes;
- Section 3 – Through Atrium 2 - picking up ceiling and floor levels, these should be to both structure and to finishes;
- Section 4 – Through Atrium 3 - picking up ceiling and floor levels, these should be to both structure and to finishes.

General

01- This is a definition of some terminologies related to the scope.

Stripping out the MEP systems will include dismantling and safe disposal outside the project of all MEP services in ceilings, floors, walls, and shafts in rooms, corridors, and communal areas as per approved method statement.

First fix is generally marking the route of pipes, ducts, conduits, cable trunkings, cable trays, pull boxes, back boxes ...etc. and then installing the required hangers, supports, conduits, cable trunking, cable trays, back boxes, wire mesh amongst others ...etc. for all the systems as per approved materials and as defined in approved shop drawings.

Second fix is generally installation of properly coordinated piping, ducts, cables, wires, earthing & lightening protection ... etc. as well as preliminary relevant testing to validate and sign off the proper

installation. This second fix to be extended (considering flexibility) up to the final connection location. Second fix will also include systems cleaning and flushing. All the installations to be per approved materials & drawings.

Final fix is a connection with the final terminal (sprinkler heads, grills, diffusers, light fittings, speakers, fire detectors, electrical outlets, ...etc.) in the location approved as per reflected ceiling plan and final decoration.

- 02- Before appointment; Study, review, and feedback through Q&A the tender package submitted by the owner.
- 03- Contractor to submit and get approval of the risk assessment and health & safety plan.
- 04- Contractor to perform site survey & verify as-built drawings information currently available, and provide feedback on the Design.
- 05- Contractor to submit for approval calculations with supporting documents for all systems.
- 06- Contractor to submit detailed coordinated shop drawings scale of 1:100 of plans and 1:50 for the details & sections as a minimum.
- 07- Contractor to prepare a detailed technical submittal of all materials used in the project prior to procurement, including but not limited to (technical data sheets, supplier company profile, compliance with specifications, test & factory certificates, samples etc. as and when required).
- 08- Contractor to provide a list of long lead items showing procurement status (to be updated and submitted on a weekly basis).
- 09- Contractor is responsible to get all the shop drawings & material submittals approved by the Engineer.
- 10- All the work performed on site is to be based on the approved shop drawings, material submittals, Technical Specifications, and approved method statements. Contractor is not allowed to perform any work without the Engineer's permission.
- 11- All the work done by the Contractor must be inspected & approved by the Engineer.
- 12- Contractor to raise Request for Information (RFI) to the Engineer where any query arises.
- 13- Contractor to submit weekly tracking logs for all submissions.
- 14- Contractor to submit primavera P6 Engineering & Construction program showing critical path activity, manpower, machinery, progress curves and percentage, and key milestones, and shall update and submit on a weekly basis.
- 15- Contractor to submit two weeks look ahead including engineering, procurement, delivery, construction, manpower, equipment, and percentage progress.
- 16- Contractor is fully responsible to install a complete working system based on drawings, specifications, codes, standards, and best engineering practice.