

Estimate No. SBG/M/SL/2505/25

IA Ref. No.

Date :

Date :04/08/2026

Memo Ref.

Carryout for Various civil works

At Barka -Geely new service and parts branch

SI No.	Description	Qty.	Rate	Amount (RO)
1	Geely Service Departement			
	SOW – External Boundary Wall Repair & Painting: Remove all loose, damaged and delaminated plaster/paint, repair deteriorated areas with approved exterior-grade repair mortar, prepare and clean the entire surface, apply Jotun exterior primer, followed by 2 coats of Jotun exterior-grade paint of approved colour	350 m2		
	SOW – Door & Window Grills Painting: Remove existing rust, loose paint and corrosion from all metal doors and window grills, clean and prepare surfaces, apply 1 coat anti-corrosive metal primer followed by 2 coats exterior-grade metal paint. If the bars are corroded replace it.	L.S		
	SOW – Concrete Hump at Main Gate: Provide and construct reinforced concrete (C35) hump across the full gate opening, including surface hacking/roughening, cleaning, bonding agent, dowel bars anchored to existing concrete, reinforcement mesh, shuttering and concrete placing. Form smooth vehicle-accessible slopes on both sides with maximum height approx. 100 mm, finished with non-slip broom finish and proper outward gradient to prevent rainwater entering the premises, including curing and all necessary works, complete.	5m		
2	1. Existing Ladies Toilet – Leakage Rectification Remove existing floor tiles and necessary wall tiles up to plumbing points 1m approx to expose and inspect concealed water supply and drainage lines. Identify and rectify all leakages, replace defective pipes/fittings as required, carry out pressure/leak testing, provide screed to proper slope, reinstate tiles and finishes, seal all penetrations, and complete all associated civil and plumbing making-good works.	2mx1.2m		
	2. New Toilet Conversion Convert the existing area into a complete new toilet including removal of rear and side glazing, closing openings with suitable blockwork/partition, installation of aluminium door, waterproofing with 24-hour flood test, screed, floor/wall tiles, WC, wash basin, floor drain, and complete water supply and drainage connections from the adjacent toilet. Provide LED lighting, switch, exhaust fan, wiring, earthing/RCD protection, and all required civil, plumbing and electrical works, including chasing, core cutting, testing, making good, debris removal and final cleaning, complete and fully operational.	1.5 m		
	SOW – Barbed Wire Security Fencing Remove and dispose of existing damaged barbed wire and provide & install new hot-dip galvanized barbed wire security fencing, including GI support brackets/posts, tension wires, fixing accessories and proper tensioning, complete for 26 running meters, securely fixed to the existing boundary wall. with all neccessary supports	26 m		

SI No.	Description	Qty.	Rate	Amount (RO)
3	SOW – Internal & External Painting and Associated Repair Works (Jotun external grade) Remove all loose, flaking and defective existing paint; prepare and level surfaces, repair cracks using approved filler with fiber mesh reinforcement where required, and make good all damaged plaster. Replace/repair missing or damaged skirting and false ceiling sections, including anti-termite treatment where required. Apply 1 coat Jotun approved primer, approved wall putty as required to achieve smooth and level surface, followed by primer/sealer and 2 coats of Jotun premium-grade paint; areas shall be Jotun exterior-grade weather-resistant system. Scope shall include preparation of surface and repainting of existing doors/frames in matching approved colours.	1,102 m2		
	SOW – Steel Canopy 12.0 × 6.0 m & Existing Steel Treatment: Design, supply, fabricate and install complete structural steel canopy, size 12.0 × 6.0 m, including steel columns, beams, purlins, bracing, base plates, anchor bolts, connections, RCC foundations/pedestals and pre-painted galvanized profile roofing sheets, complete with flashings, GI gutters and uPVC rainwater downpipes. Existing steel structure shall be thoroughly prepared by removing all rust, corrosion, loose/flaking paint and contaminants by mechanical wire brushing/grinding to sound metal, followed by cleaning and application of approved anti-corrosive metal primer and minimum 2 coats of exterior-grade protective metal paint (Jotun or approved equivalent) to achieve uniform finish. Include all welding, fixing, surface preparation, touch-up of damaged areas, access equipment and making good, complete as per approved structural design	72 m2		
4	SOW- Staff Service toilet 1. Replacement of Squat Pans with EWC – 2 Nos.: Remove existing 2 Nos. squat pans and provide & install new approved European Water Closets (EWC) complete with flushing cistern/flush valve, seat & cover, angle valve, flexible connections, health faucet with holder, waste connection, traps, necessary modifications to existing water supply and drainage pipework, testing and making good, complete.	L.S		
	2. Toilets Wall & Floor Renovation – Carefully remove existing wall and floor tiles within both toilets, including adhesive/mortar bed, dispose of debris, inspect and repair cracks and defective substrate with approved repair material, apply approved cementitious waterproofing system to wet areas, including corners and pipe penetrations, carry out water-tightness test, and provide & fix approved ceramic/porcelain tiles with suitable tile adhesive and water-resistant grout, including proper floor slopes toward existing floor drains, complete.	34 m2		
	3. Replacement of Urinals – 2 Nos.: Remove existing 2 Nos. urinal bowls and provide & install new approved ceramic urinals complete with flush valves, traps, waste connections, water supply connections, fittings, sealant, testing and making good to surrounding finishes, complete.	L.S		

SI No.	Description	Qty.	Rate	Amount (RO)
5	4. Urinal Privacy Barrier – 1 No.: Remove and dispose of existing damaged urinal privacy partition/barrier and provide & install new approved water-resistant urinal privacy partition, securely fixed between the two urinals with all brackets, stainless-steel fittings and accessories, complete.	1 No		
	5. Aluminium Toilet Door – 1 No.: Remove existing toilet door and provide & install new powder-coated aluminium door, complete with aluminium frame, approved infill/panel, hinges, lockset, handles, door stopper, rubber seals and all necessary ironmongery and accessories, including making good around the opening, complete.	1 No		
	6. Wash Basin & Mirror Replacement – 1 Set: Remove existing wash basin and mirror and provide & install new approved ceramic wash basin complete with mixer/pillar tap, bottle/P-trap, angle valves, flexible connections, waste fittings and sealant, together with new 6 mm thick mirror with polished edges, including all supports, fittings, plumbing connections, testing and making good, complete.	L.s		
6	7.Modification & Upgrading of WC Drainage Pipework Cut, remove and modify existing waste/drainage pipework serving the 2 Nos. WCs and floor drain, including upgrading/enlarging undersized or defective drainage pipes to suitable approved diameters, complete with all required fittings, connections and cleanouts. Thoroughly clean and flush the existing drainage line, provide proper gradient and alignment, connect to the existing main drainage system, and carry out flow/leakage testing to ensure free discharge without blockage or backflow, including all cutting, excavation, reinstatement and making good, complete.	13 m		
7	SOW – Washing bay Replacement of Damaged Concrete Slab: Full structure Break out and remove existing concrete slab, including disposal of debris; prepare the base, provide and fix approved reinforcement steel/mesh of suitable size and spacing, properly anchored/dowelled to existing concrete, and cast new C35 reinforced concrete slab to required thickness, level and falls, including formwork, surface finishing, construction joints where required, curing and making good,	7x7		
8	Existing Wall Tiles Above 3.0 m – Cleaning & Polishing: Retain existing sound wall tiles above 3.0 m height and carry out thorough deep cleaning and machine polishing, including removal of stains, grease and deposits, replacement of any loose/damaged tiles where required, cleaning and renewal of deteriorated grout joints, and final polishing to restore a clean and uniform finish, complete.	162 m2		
	Replacement of Wall Tiles up to 3.0 m Height: Remove existing wall tiles and adhesive/mortar backing up to 3.0 m height, prepare and level substrate, repair cracks and defective areas, and provide & fix new approved heavy-duty cerami wall tiles using approved waterproofing, tile adhesive and water-resistant grout, including trims, cutting around services and making good complete.	162 m2		

SI No.	Description	Qty.	Rate	Amount (RO)
9	SOW – Trench Drain, Grating & Concrete Repair: Thoroughly clean and unblock the existing trench drain and carry out flow test to ensure free drainage without blockage. Inspect existing steel grating; where structurally sound, remove all rust, corrosion and loose coating by mechanical cleaning/grinding, apply approved anti-corrosive primer and 2 coats protective metal paint; where severely corroded, damaged or structurally weak, replace with new heavy-duty hot-dip galvanized steel grating of matching size and load capacity. Break out and repair all cracked/deteriorated concrete around the drain using approved high-strength repair mortar/concrete, including proper leveling, falls and making good, complete.	44 m		
10	Epoxy sow- Car service area Prepare all concrete floor surfaces by mechanical grinding or shot blasting to remove contaminants, laitance, oil and loose materials, ensuring a clean, sound and profiled substrate with perfect leveling. All cracks, joints and surface defects shall be properly opened, cleaned and repaired using Jotafloor Filler Plus to achieve a level and stable surface. Apply Jotafloor SF PR 150 Primer 200micron to ensure proper penetration and adhesion. Install a self-levelling epoxy layer using Jotafloor EPU L to achieve a minimum dry film thickness of 1.5 mm. Finally, apply Jotafloor PU Topcoat (UV resistant) 300micron to provide enhanced durability, chemical resistance and long-term protection . All works shall comply with manufacturer's recommendations and approved specifications. In addition to that, Paint the lines of area	550 m2		
11	Geely Parts departement SOW – Repair of Entrance Steps & Concrete: Carefully remove and retain existing sound tiles/granite for reuse. Remove all loose/damaged concrete and mortar and repair with approved polymer-modified repair mortar, including treatment of exposed reinforcement if any. Reinstall existing tiles/granite and replace damaged pieces with matching new material, including bedding, levelling, grouting, sealing, making good and all associated works complete.	5 m		
	SOW –PART Internal & External Painting and Associated Repair Works (Jotun external grade) Remove all loose, flaking and defective existing paint; prepare and level surfaces, repair cracks using approved filler with fiber mesh reinforcement where required, and make good all damaged plaster. Replace/repair missing or damaged skirting and false ceiling sections, including anti-termite treatment where required. Apply 1 coat Jotun approved primer, approved wall putty as required to achieve smooth and level surface, followed by primer/sealer and 2 coats of Jotun premium-grade paint; areas shall be Jotun exterior-grade weather-resistant system. Scope shall include preparation and repainting of existing doors/frames in matching approved colours.	130 m2		
12	Geely warehouse dep SOW –warehouse Internal & External Painting and Associated Repair Works Remove all loose, flaking and defective existing paint; prepare and level surfaces, repair cracks using approved filler with fiber mesh reinforcement where required, and make good all damaged plaster. Replace/repair missing or damaged skirting and false ceiling sections, including anti-termite treatment where required. Apply 1 coat Jotun approved primer, approved wall putty as required to achieve smooth and level surface, followed by primer/sealer and 2 coats of Jotun premium-grade paint; areas shall be Jotun exterior-grade weather-resistant system. Scope shall include preparation and repainting of existing doors/frames in matching approved colours.	435 m2		
NOTE: All the facilities which the contractor work in it will be handing over to the user with deep clean and ready to be use				
TOTAL AMOUNT			RO.	

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TERMS AND CONDITIONS

- 1) SCOPE OF WORK ALL AS PER **SL**....., **SHEET NO**..... AND **SKETCH NO**.....
- 2) COMPLETION PERIOD **DAYS** INCLUDING MOBILISATION
- 3) MAINTENANCE PERIODFROM THE DATE OF COMPLETION AND HANDING OVER
- 4) PAYMENT % ON SATISFACTORY COMPLETION OF JOB
- 5) RETENTION % OF CONTRACT VALUE FOR 12 MONTHS
- 6) PENALTY **RO.** PER DAY FOR DELAY
- 7) INSURANCE CONTRACTOR'S ALL RISK POLICY FOR **RO**..... FOR THIRD PARTY
AND PRINCIPALS EXISTING AND SURROUNDING PROPERTY IN FULL

OTHERS

- 8) MODIFICATIONS TO ANY EXISTING M & E SERVICES SUCH AS PLUMBING, ELECTRICAL, TELEPHONE AND COMPUTER ARE REQUIRED TO BE INCLUDING AND THESE SERVICES SHOULD BE PROTECTED BY THE CONTRACTOR.
- 9) MUNICIPAL APPROVAL, IF ANY INCLUDING PREPARATION AND SUBMISSION OF NECESSARY DRAWING ETC..SHOULD BE INCLUDED AND ARRANGED BY THE CONTRACTOR
- 10) ALL SERVICEABLE MATERIAL REMOVED SHOULD BE HANDED OVER TO MAINTENANCE STORE AT
AL-AMARAT/WADI KABIR
- 11) CONTRACTOR TO SUBMIT SHOP DRAWINGS/MAS FOR CLIENTS APPROVAL, PRIOR TO COMMENCEMENT OF WORK.
- 12) DISPOSAL OF DEBRIS TO MUNICIPAL DUMPING YARD TO BE INCLUDED AND ARRANGED BY THE CONTRACTOR.
- 13) COLOUR AND QUALITY ETC.. OF THE MATERIAL SUBJECT TO APPROVAL FROM CLIENTS REPRESENTATIVE/ENGINEER
- 14) CONTRACTOR'S EMPLOYEES ARE ONLY ALLOWED TO WORK AT SITE. (LABOUR CARD OF THE EMPLOYEES SHOULD BE SUBMITTED FOR VERIFICATION