

FIDIC RED BOOK CONSTRUCTION CONTRACT

Building Works

Scope of Work

**FIDIC RED
BOOK**

SPECIFICATION SECTION

1. BUILDING WORKS

1.1 General

This section covers the supply of materials, construction and completion of the Building Works as shown on the Drawings and as specified herein.

1.2 Scope

The Building Works comprise but are not limited to:

- Architectural Works
- Structural Concrete Works
- Masonry Works
- Roofing Works
- Doors, Windows and Glazing
- Finishes and Fit-Out Works
- Fixtures, Fittings and Accessories
- External Works

1.3 Standards

All materials and workmanship shall conform to the applicable Codes, Standards and Specifications as specified herein.

SCOPE OF WORK

Building / Architectural Works

FIDIC Conditions of Contract for Construction — Red Book (2017 Edition)

Project Title	[Insert Project Name]
Contract No.	[Insert Contract Reference]
Employer	[Insert Employer Name]
Engineer	[Insert Engineer / Consultant]
Contractor	[To be completed at Award]
Document Reference	SOW-BA-001
Revision	Rev. 0 — Issued for Tender
Issue Date	[Insert Date]
Currency of Payment	Euro (EUR)
FIDIC Edition	Red Book — 2017 (1st Edition)

1. PURPOSE AND SCOPE OF DOCUMENT

This Scope of Work ("SOW") defines the minimum technical requirements, extent of work, standards, and obligations of the Contractor in relation to the Building and Architectural Works (WBS Code: BA) under the FIDIC Conditions of Contract for Construction, Red Book 2017 Edition.

The Contractor shall execute all works described herein in full compliance with:

- The Contract Agreement and Letter of Acceptance;
- The FIDIC Red Book (2017) Conditions of Contract — General Conditions and Particular Conditions;
- The Employer's Requirements and Specification;
- All applicable national and international building codes, standards, and regulations;
- The approved Construction Programme and Method Statements;
- This Scope of Work and the Unit Rate Schedules (Schedule of Prices — BA Works).

2. DEFINITIONS AND ABBREVIATIONS

Contract	The agreement between the Employer and Contractor incorporating these documents
Engineer	The person or firm appointed under Sub-Clause 3.1 of the General Conditions
Employer	The party who employs the Contractor under the Contract
Contractor	The party responsible for executing the Works under the Contract
SOW	Scope of Work — this document
WBS	Work Breakdown Structure

GC	General Conditions (FIDIC Red Book 2017)
PC	Particular Conditions
EPC	Employer's Particular Conditions
BOQ / Schedule	Bill of Quantities / Unit Rate Schedule
IFC	Issued for Construction drawings
DAB	Dispute Avoidance / Adjudication Board
FRL	Fire Resistance Level
DPC	Damp Proof Course
m²	Square metre
m	Linear metre
no.	Number (item)
t	Tonne

3. CONTRACT BASIS — FIDIC RED BOOK 2017

3.1 Applicable Conditions

The Works are contracted under the FIDIC Conditions of Contract for Construction for Building and Engineering Works Designed by the Employer (Red Book), 2017 First Edition. The following key clauses directly apply to the execution of Building / Architectural Works:

Sub-Clause 4.1	Contractor's General Obligations — design of Temporary Works; fitness for purpose
Sub-Clause 4.8	Health and Safety obligations
Sub-Clause 5.1	General Design Obligations (Temporary Works)
Sub-Clause 7.1	Manner of Execution — quality of materials, workmanship and standards
Sub-Clause 7.2	Samples — submission and approval prior to procurement
Sub-Clause 7.3	Inspection — right of Engineer to inspect all stages
Sub-Clause 7.4	Testing — compliance testing at Contractor's cost
Sub-Clause 7.5	Rejection of non-conforming works
Sub-Clause 8.1	Commencement of Works
Sub-Clause 8.3	Programme — submission within 28 days of Commencement Date
Sub-Clause 11.1	Completion of Outstanding Work and Remedying of Defects
Sub-Clause 13.1	Right to Vary
Sub-Clause 14.3	Application for Interim Payment Certificates

3.2 Measurement and Payment

Unless otherwise stated in the Particular Conditions:

- Works shall be measured net in accordance with the rules set out in each subsection below.
- Payment shall be made at the unit rates entered in the Schedule of Prices (Unit Rate Schedules — BA Works).

- The unit rates shall be fully inclusive of all labour, materials, plant, equipment, Temporary Works, overhead, profit, and any other cost required to complete the work to the Engineer's satisfaction.
- Provisional Sums shall be expended only on the Engineer's written instruction (Sub-Clause 13.5).

4. GENERAL OBLIGATIONS OF THE CONTRACTOR

4.1 Programmes and Method Statements

- Submit a detailed construction programme within 28 days of the Commencement Date.
- Submit Method Statements for all critical activities (formwork, waterproofing, fire-rated systems, cladding, etc.) at least 21 days before commencement of each activity.
- Obtain the Engineer's No-Objection prior to commencing each work package.

4.2 Samples and Mock-Ups

For every material, product, or system specified, the Contractor shall:

1. Provide manufacturer's technical data sheets and current test certificates.
2. Submit samples for the Engineer's review and approval before procurement.
3. Construct sample panels or mock-ups where indicated in each section of this SOW.
4. Obtain written approval before commencing full-scale installation.
5. Retain approved samples on site throughout execution.

4.3 Quality Assurance

- Implement and maintain an ISO 9001-compliant Quality Management System (QMS).
- Prepare and submit Inspection and Test Plans (ITPs) for each work package.
- Maintain Daily Quality Records and make them available to the Engineer on request.
- Non-conformances shall be reported on a Non-Conformance Report (NCR) and closed out with corrective action.

4.4 Shop Drawings and As-Built Records

- Prepare and submit shop drawings, co-ordination drawings, and installation details for Engineer's review.
- Maintain marked-up as-built drawings throughout construction.
- Submit a complete set of as-built documentation prior to Taking-Over.

4.5 Health, Safety and Environment

- Comply with Sub-Clause 4.8 (FIDIC Red Book 2017) and all applicable national HSE legislation.
- Prepare a project-specific Health, Safety and Environment (HSE) Plan.
- Provide all necessary personal protective equipment, site hoarding, fall protection, and fire safety measures.

5. DETAILED SCOPE OF WORK — BA SERIES

The following sections describe the scope, extent, and technical requirements for each work package in the BA Unit Rate Schedule. All items shall be read in conjunction with the Drawings, Specification, and Employer's Requirements.

627 Blockwork & Masonry

The Contractor shall supply and install all blockwork and masonry as shown on the IFC Drawings and as specified. The scope includes, but is not limited to, the following work packages:

WBS Ref.	Work Item Description	Unit
627.001 — General Items (Samples & Tests)		
627.001.001	Allow for providing material samples — submit to Engineer for approval prior to procurement	Item
627.001.002	Allow for constructing sample panels (min. 1.0m ² each face) — obtain written approval before commencing works	Item
627.001.003	Allow for laboratory and on-site testing as specified and directed by Engineer	Item
627.002 — Plain Face Blockwork		
627.002.001	Natural colour hollow concrete blocks — 100mm thick walls; including mortar, ties, and all associated fixings	m2
627.002.002	Natural colour hollow concrete blocks — 150mm thick walls	m2
627.002.003	Natural colour hollow concrete blocks — 200mm thick walls	m2
627.002.004	150mm blockwall — fair facing and pointing; cleaning down both sides	m2
627.002.005	150mm Charcoal blockwork — fair facing, pointing, cleaning down both sides	m2
627.002.006	100mm block dwarf wall — facing and cleaning down both sides	m2
627.002.007	90mm single skin block wall — fair faced both sides	m2
627.003 — Standard Hollow Blocks (390 x 190mm) in Cement-Lime Mortar		
627.003.001	Wall 140mm thick — support wall to tiered seating	m2
627.003.002	Wall 190mm thick — support wall to tiered seating	m2
627.003.003	Wall 190mm thick — standard application	m2
627.003.004	Wall 190mm thick — pointing to one face	m2
627.003.005	Wall 190mm thick — pointing to both faces	m2
627.004–006 — Ribbed, Split Face & Combined Blockwork		
627.004.001	Solid ribbed 'off-the-mould' face concrete blocks — 100mm thick walls	m2
627.005.001	Solid split face concrete blocks — 100mm thick walls	m2
627.005.002	Hollow split face concrete blocks — 200mm thick walls	m2
627.006.001	Solid ribbed split face concrete blocks — 100mm thick walls	m2
627.007 — Scoria Blend Blockwork (400 x 200mm coursing)		
627.007.001	Scoria blend — 2-hour fire insulation — 100mm thick wall	m2
627.007.002	Scoria blend — 2-hour fire insulation — 150mm thick wall	m2
627.007.003	Scoria blend — 2-hour fire insulation — 200mm thick wall	m2
627.007.004	Scoria blend — 3-hour fire insulation — 100mm thick wall	m2
627.007.005	Scoria blend — 3-hour fire insulation — 150mm thick wall	m2
627.007.006	Scoria blend — 3-hour fire insulation — 200mm thick wall	m2
627.007.007	Scoria blend — 4-hour fire insulation — 150mm thick wall	m2
627.007.008	Scoria blend — 4-hour fire insulation — 200mm thick wall	m2

627.008 — Aerated Concrete Blockwork (600 x 200mm)		
627.008.001	Aerated concrete block — 100mm thick walls	m2
627.008.002	Aerated concrete block — 150mm thick walls	m2
627.008.003	Aerated concrete block — 200mm thick walls	m2
627.008.004	Aerated concrete block — 250mm thick walls	m2
627.008.005	Aerated concrete block — 300mm thick walls	m2
627.009 — Gypcrete Wall Panels (rate inclusive of concrete filling, cut-outs, and craneage)		
627.009.001	Pre-finished Gypcrete panels — fire rated (min. height 2700mm) — load-bearing internal walls	m2
627.009.002	Pre-finished Gypcrete panels — fire rated (min. height 2700mm) — load-bearing external walls	m2
627.009.003	Pre-finished Gypcrete insulated panels — fire rated — internal load-bearing walls	m2
627.009.004	Pre-finished Gypcrete insulated panels — fire rated — external load-bearing walls	m2
627.010–017 — Blockwork Sundries (Lintels, Joints, Stiffeners, DPC, Reinforcement)		
627.010	Lintel blocks — various sizes — including concrete filling and temporary supports (as scheduled)	m
627.011	Control and isolation joints — horizontal and vertical — various widths and types (as scheduled)	m
627.012	Wall stiffeners — CHS / SHS sections built into block walls (as scheduled)	t
627.013	Wall restraint angles — bolted to wall and soffit of concrete slab	t
627.014	Vibrated reinforced concrete filling to hollow block cores and lintels (as scheduled)	m2/m
627.015	Bar reinforcement — N12 and N16 bars in cores, bed joints, and lintels; including bending schedules	t
627.016	Annealed aluminium flashings over top course of block walls	m
627.017	Damp proof courses — various types (mortar/Dampco, bituminous felt, aluminium cored bitumen)	m
627.018–022 — Masonry Walling, Paving, Copings & Revetments		
627.018	Sandstone masonry walling — random rubble and regular coursed — various finishes (as scheduled)	m2
627.019	Sandstone paving — flagstones in regular squares — 50, 75, 140mm thick (as scheduled)	m2
627.020	Dressed sandstone copings and sills (as scheduled)	m
627.021	Limestone masonry walling — random rubble and regular coursed (as scheduled)	m2
627.022	Revetment walls — granite and limestone — embedded in mortar approx. 450mm thick	m2

628 Doors and Windows

Supply and installation of all door and window systems complete with frames, ironmongery, seals, and hardware as specified. The Contractor shall:

- Provide and obtain Engineer's approval of samples prior to fabrication.
- Provide complete hardware schedule including master-keying/keying-alike arrangements.
- Obtain all required fire-test certifications for fire-rated door sets.

WBS Ref.	Work Item Description	Unit
628.002 — Glass Doors		
628.002.001	Single leaf pivot glass door	no.

628.002.002–004	Double leaf sliding doors — 2/1350 x 2700mm high (various types)	no.
628.002.005–011	Single and double leaf hinged, sliding, and frameless glass doors — various sizes as scheduled	no.
628.003 — Fire-Rated Door Sets (FRL 60/30 min)		
628.003.001	Fire door — 550 x 2400mm overall — double rebated frame, 2 times bent	no.
628.003.002	Fire door — 820 x 2040mm overall — double rebated frame	no.
628.003.003	Pair fire doors — 1640 x 2040mm overall — double rebated frame	no.
628.003.004	Pair fire doors — 2380 x 2400mm overall — double rebated frame	no.
628.003.005–006	External pair metal fire doors approx. 3000 x 4000mm — all necessary hardware included	no.
628.004–008 — Duct Access, Sheet Steel Clad, Roller, Rolling Grille & Security Doors		
628.004.001	1-hour fire-rated duct access door — Zincaneal steel — 2040 x 820mm wide	no.
628.005	Sheet steel clad doors — single (2040 x 820mm) and double (2040 x 1640mm) with dead lock	no.
628.006	Electrically operated Zincaneal roller doors — 3000x3000, 3600x3600, 4000x4000mm	no.
628.007	Heavy duty steel rolling grilles with locks — 3.0, 6.0, and 12.0m ² units	m2
628.008	Security doors — standard, heavy duty, and extra heavy duty — single and double (as scheduled)	no.
628.009–010 — Acoustic and Timber Doors		
628.009	Acoustic solid-core timber doors Rw45 — various sizes as scheduled	no.
628.010	Solid core timber doors 40mm and 50mm — internal and external grade — various sizes as scheduled	no.
628.011–013 — Door Frames (Metal, Steel, Aluminium)		
628.011	1.25mm zinc annealed knock-down door frames — twice and four-times rebated — various sizes	no.
628.012	Steel door frames — 1.1mm metallic coated — head, jambs, and sill — various sizes	no.
628.013	Natural anodised aluminium door frames — various sizes	no.
628.014 — Miscellaneous Doors		
628.014.001–002	External sliding truck entry doors — approx. 3600 x 4500mm — including track and hardware	no.
628.014.003–006	Toilet, internal pair, and external pair doors — various sizes as scheduled	no.
628.015 — Aluminium Windows (clear anodised finish; clear glass)		
628.015.001	Fixed light aluminium windows	m2
628.015.002	Casement aluminium windows	m2
628.015.003	Awning aluminium windows	m2
628.015.004	Sliding aluminium windows	m2

629 Partitions

The Contractor shall supply and install all partition systems including wall linings, insulation, fire-rated assemblies, and toilet/shower cubicle partitions as indicated on the IFC Drawings. Shop drawings shall be submitted and approved before fabrication.

WBS Ref.	Work Item Description	Unit
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629.002 — Wall Linings		
629.002.001	13mm plasterboard on furring channels — lining to masonry walls	m2
629.002.002	16mm fire-rated Fyrchek plasterboard on furring channels — lining to masonry walls	m2
629.002.003	9mm fibre cement sheeting on furring channels — lining to masonry walls	m2
629.002.004	13mm plasterboard on timber battens — lining to masonry walls	m2
629.003 — Insulated Wall Linings		
629.003.001–002	Plasterboard or perforated fibre cement sheeting with 11 kg/m3 fibreglass insulation on furring channels	m2
629.004 — Duct Linings		
629.004.001	50mm metal stud framing — shaft liner — 2 layers 16mm Fyrchek plasterboard — 3000–4000mm high	m2
629.005–006 — Metal Stud Partition Systems (Plain and Insulated)		
629.005	Metal framed partitions — various configurations — single-sided, double-sided, insulated (as scheduled)	m2
629.006	Insulated metal stud partition systems — 50mm or 92mm framing — Fyrchek or standard plasterboard (as scheduled)	m2
629.007 — Timber Stud Partition Systems		
629.007.001–002	90 x 45 timber stud framing — 2 layers 13mm plasterboard — one or both sides — fibreglass insulation	m2
629.008 — Toilet, Shower & Cubicle Partitions		
629.008.001	Proprietary toilet cubicle partitions — nib, division, end, and front panels	m2
629.008.002	Cubicle doors	no.

630 Roofing and Roof Plumbing

All roof sheeting, insulation, sarking, safety mesh, cappings, flashings, gutters, and downpipes shall be supplied and installed in accordance with manufacturer's instructions and the Specification. Shop drawings shall be submitted and approved.

WBS Ref.	Work Item Description	Unit
630.002 — Roof Sheeting		
630.002.002	Klip-Lok 700 BMT 0.70 Colourbond roof sheeting — slopes not exceeding 22.5° — eaves height 2–3m	m2
630.002.003	Raking cutting to roof sheeting	m
630.002.004	Blue Orb Klip-Lok 0.60 curved corrugated roof sheeting — 300mm overlaps	m2
630.002.005	0.48mm BMT metal deck roofing — fixed to steel purlins	m2
630.003–005 — Insulation, Sarking & Safety Mesh		
630.003.001	CSR Bradford 50mm Fibertex rockwool R3.2 blanket — over roof framing	m2
630.003.002	75mm fibreglass insulation blanket draped over roof purlins	m2
630.004.001	CSR Bradford Thermofoil medium duty sarking foil 733 — over roof framing	m2
630.005.001	9mm wire safety mesh (AS 389) — fixed to roof purlins	m2
630.006–008 — Cappings and Flashings		
630.006	Zincalume Alucabond fascia / barge / parapet cappings — various girths and finishes (as scheduled)	m
630.007	Stainless steel Grade 316 slotted edge trimming — 200 x 200mm	m

630.008	Zincalume and folded copper flashings and parapet cover flashings — various girths (as scheduled)	m/m2
630.009 — Gutters and Downpipes		
630.009.001	Colorbond eaves gutter — including stainless steel hail guard	m
630.009.002–003	Plastic gutter walkway; downpipe outlets — 200mm dia including grating	m/no.
630.009 SS	Stainless steel box gutters — 1200mm max girth — including CFC perimeter lining and sub-framing	m/m2
630.009 Sumps	PVC gutter sumps bonded to membrane; sump 600 x 600 x 300mm with outlet	no.

631 In Situ Finishes

WBS Ref.	Work Item Description	Unit
631.001 — Concrete Toppings		
631.001.001	Pandomo cementitious coloured topping — 15mm thick — R10 slip resistance, class 1 finish with clear sealer	m2
631.001.002	Cementitious screed topping — 50mm thick — graded to falls; on concrete base	m2
631.002 — Plaster/Rendering		
631.002.001	Base coat (1:3) + external render (1:2:6) smooth finish — to concrete surfaces	m2
631.002.002	Base coat + external render — to blockwork surfaces	m2
631.002.003	Skim coat to beams	m2

632 Suspended Ceilings

All suspended ceiling systems shall be installed to achieve the specified acoustic, fire-resistance, and aesthetic performance. The Contractor shall submit shop drawings and obtain Engineer approval before commencement.

WBS Ref.	Work Item Description	Unit
632.002 — Ceilings Fixed to Structural Soffit		
632.002.001	13mm compressed fibre cement soffit lining on 35mm furring channels — fixed to concrete	m2
632.002.002–003	Acoustic ceiling system — fibre cement — including all edge trims	m2/m
632.003 — Suspended Grid Ceiling Systems		
632.003.001	Exposed 2-way grid — acoustic infill panels 600 x 1200mm pre-finished	m2
632.003.002	Exposed 2-way grid — vinyl infill panels 600 x 1200mm pre-finished	m2
632.003.003	Screw-up system — 13mm recessed-edge plasterboard — flush jointed	m2
632.003.004	Screw-up system — 13mm moisture-resistant plasterboard — flush jointed	m2
632.003.005	Screw-up system — 2 layers 16mm Fyrchek fire-rated plasterboard — flush jointed	m2
632.003.006	Screw-up system — 9–13mm Versilux fibre cement with butt vee joints — eaves soffit lining	m
632.003.007	Screw-up system — perforated fibre cement sheeting	m2
632.004–008 — Insulation, Soffit, Bulkheads & Access Panels		
632.004	Ceiling insulation — to suspended ceiling, A/C rooms, and box-out beams (as scheduled)	m2/m

632.005.002	Pre-finished aluminium composite panel — suspended overhang soffit	m2
632.006	Bulkhead/light recesses — 1040mm and 1190mm girth — 3 faces — plasterboard on metal framing	m
632.007.001	Cornices and junctions between ceilings and walls — as required	m
632.008.001	Access panels — supply and install all types as specified	no.

633 Floor and Wall Finishes

All floor and wall finishes shall comply with the specified slip ratings, acoustic performance, chemical resistance, and fire-resistance requirements. Prototypes and samples shall be approved before procurement. The Contractor shall allow for all self-levelling screeds, adhesives, division strips, and skirting as part of the system rates.

WBS Ref.	Work Item Description	Unit
633.002 — Vinyl Sheet Finishes		
633.002.001	Self-levelling screed on concrete base — underlay to vinyl	m2
633.002.002–003	Forbo 'Marmoleum' Fresco vinyl sheeting — R10 — 2mm thick — including factory-finished sealer	m2
633.002.005	Vertical vinyl skirting — 100mm high — coved junction — rounded top cap edge	m
633.002.006–008	Forbo 'Smaragd' Marble vinyl sheeting — R10 — chemical resistant — graded to falls	m2/m
633.002.009–012	Tarkett 'Tapiflex' TX164 acoustic vinyl — 3.45mm thick — 19dB sound reduction — on screed or timber base	m2/m
633.003 — Ceramic Tile Finishes		
633.003.001	Ceramic floor tiles 300 x 300mm — cement mortar bed — on concrete base	m2
633.003.002	Vertical ceramic tile skirting — 100mm high — coved junction	m
633.004 — Carpet Finishes		
633.004.001–002	Interface Flor 'San Roco' carpet tiles — ashlar pattern — on concrete base — including raking cutting	m2/m
633.004.003	DTAC tactile indicator studs — black/stainless steel — fixed to concrete base (TGS1 type)	m2
633.005 — Division Strips & Expansion Joints		
633.005.004–006	Aluminium and vinyl division strips — at door openings and between different floor finishes	m
633.006 — Epoxy Finishes & Paving		
633.006.007	Self-levelling cementitious underlay — Vibro K-15 — under carpet or tiles	m2
633.006.008	Self-levelling epoxy topping — 3mm thick — abrasion resistant — industrial application (Epoxy-Pave ESL)	m2

634 Painting Works

The Contractor shall execute all painting and protective coating works in accordance with the Specification. All surfaces shall be prepared to the standard required by the paint manufacturer. System data sheets and application certificates shall be submitted for Engineer approval prior to commencement.

WBS Ref.	Work Item Description	Unit
634.001 — Painting to Woodwork		
634.001.001–007	Acrylic — prime, sealer undercoat, and 2 coats semi-gloss or gloss; or 2 coats timber finish — general surfaces and various girths	m2/m

634.001.008–015	Alkyd gloss paint and 2-coat clear polyurethane — general surfaces and various girths	m2/m
634.002 — Painting to Metalwork		
634.002.001–006	Acrylic — touch-up primer and 2 coats semi-gloss/gloss — general surfaces, girths, and pipes	m2/m
634.002.007–020	Alkyd enamel — zinc phosphate primer, etch primer, and 2 coats — general surfaces, girths, and pipes	m2/m
634.002.021–026	Epoxy mastic — 2 coats — general surfaces, girths, and pipes	m2/m
634.003 — Painting to Masonry, Cement & Plaster		
634.003.001–011	Acrylic — sealer undercoat and 2 coats flat/low sheen/semi-gloss — plaster, plasterboard, blockwork, ceilings, and bulkheads	m2/m/no.
634.003.012–023	Acrylic latex, alkyd enamel, chlorinated rubber, PVA, epoxy/polyurethane, sealer, and silicone water repellent — as scheduled	m2
634.004 — Painting to Concrete		
634.004.001–009	Emulsion, mineral (KEIM ROYALAN/ECOSIL), and epoxy/polyurethane — walls, soffits, and ceilings as scheduled	m2
634.005 — Painting to Other Surfaces		
634.005.001–016	Timber doors, door frames (single and double leaf), metal frames, galvanised fascias, barges, purlins, skirtings, and handrails	no./m2

635–641 Building Services — Sanitary, Fire, Gas & Fixtures

The Contractor shall provide and install the following building services in accordance with the Drawings, Specification, and all applicable authority requirements. All notices, permits, and completion certificates shall be obtained by the Contractor at no additional cost to the Employer.

WBS Ref.	Work Item Description	Unit
635 — Sanitary Plumbing		
635.001	Allow for all notices, permits, authority fees, and certificates of satisfactory completion	Item
635.002	Cold water supply installations — including all builder's work in connection	no.
635.003	Hot water supply installations — including all builder's work in connection	no.
636 — Fire Service Installation		
636.001.001	Fire service installation — including all builder's work in connection as per drawings and specification	Item
637 — Gas Service Installation		
637.001.001	Gas service installation — including all builder's work in connection as per drawings and specification	Item
638 — Taps, Cocks, Valves and Combined Outlet Sets		
638.001	Combined outlet sets including pipework connections max 1000mm long — mixer basin, bain marie, boiling water unit, coffee machine, combi steamer, cleaner's sink, dishwasher, drinking fountain, safety shower/eye wash, shower, sink, laundry tub, urinals, vanity basin, WC cisterns, disabled cistern, washing machine (as scheduled)	no.
639 — Floor Wastes		
639.001.001	Untrapped uPVC floor waste and grating	no.
640 — Fixtures, Appliances and Equipment		
640.001	Sanitary fixtures including all brackets, flush pipes, overflows, plugs, and connections: basin, bain marie, boiling water unit, coffee machine, combi	no.

	steamer, cleaner's sink, dishwasher, drinking fountain, hose cock, hot water return, ice machine, safety shower/eyewash, shower, soap dispenser, sink, laundry tub, urinal trough, urinal, vanity basin, WC suite, shower bases, shower enclosures, paper towel holder, toilet roll holder, disabled WC suite, disabled grab rail, mirrors, toilet partitions, washing machine	
641 — Hot Water Storage		
641.001.001	Approved hot water storage system — including fixings, safe trays, and connections to piping	no.

6. EXCLUSIONS

Unless specifically listed in this Scope of Work and the corresponding Unit Rate Schedules, the following are excluded:

- Demolition and site clearance (measured under Civil Works — refer to separate SOW).
- In situ concrete structural works (measured under Civil Works).
- Precast concrete (measured under Civil Works).
- External drainage and pipework (measured under Civil Works).
- Piling works (measured under Civil Works).
- Structural waterproofing below ground (measured under Civil Works).
- Mechanical and electrical (M&E) installations, HVAC, electrical reticulation, and BMS (separate contracts).
- External works, landscaping, and site drainage beyond building footprint.
- Loose furniture, fittings, and equipment (FF&E) unless explicitly noted.
- Statutory fees and connection charges to utility authorities unless specified.

7. APPLICABLE STANDARDS AND CODES

All works shall comply with the latest edition of the following standards, in addition to any project-specific standards identified in the Employer's Requirements:

ISO 9001	Quality Management Systems
ISO 45001	Occupational Health and Safety Management
ISO 14001	Environmental Management Systems
EN / BS Standards	Applicable EN/BS standards for materials, testing, and workmanship
Local Building Code	[Insert applicable national/local building code]
Fire Code	[Insert applicable fire safety code]
AS 389	Safety mesh for roofing
FIDIC Red Book 2017	General Conditions of Contract
NEC / IEC	Electrical installations where referenced in building services

8. SUBMITTAL REQUIREMENTS

The following submittals are mandatory prior to commencing the indicated work package:

Programme	Detailed construction programme — within 28 days of Commencement Date
Method Statements	For each work package — 21 days before commencement
Shop Drawings	For partitions, suspended ceilings, roofing, and door/window systems
Material Samples	For all materials — prior to procurement
Sample Panels / Mock-Ups	Where indicated — prior to full-scale installation
ITPs	Inspection and Test Plans for each work package
Test Reports	Material and installation testing results
As-Built Drawings	Prior to Taking-Over
O&M Manuals	Prior to Taking-Over

Warranties	Manufacturer and Contractor warranties — at Taking-Over
Maintenance Schedule	For specialist systems — at Taking-Over

9. DEFECTS NOTIFICATION PERIOD

The Defects Notification Period (DNP) shall be as stated in the Particular Conditions (Appendix to Tender). Unless otherwise agreed, the Contractor's obligations under Sub-Clause 11.1 (FIDIC Red Book 2017) apply throughout the DNP, including:

- Completion of any outstanding work noted in the Taking-Over Certificate.
- Remedying of any Defects notified by the Engineer during the DNP.
- The following works shall carry extended warranty periods as specified:

Roof Sheetting & Waterproofing	10 years (or as per manufacturer warranty, whichever is longer)
Fire-Rated Door Sets	5 years
Painting — Exterior	5 years
Painting — Interior	2 years
Sanitary Plumbing	2 years
Blockwork & Masonry	Per Contract terms

10. DOCUMENT CONTROL AND REVISION HISTORY

Rev.	Date	Author	Description
Rev. 0	[Date]	[Author]	Issued for Tender

This document is issued for Tender purposes and shall become a Contract Document upon execution of the Contract Agreement.

— END OF SCOPE OF WORK —