

## **Socar Saguramo Office Project Requirements**

**25-10-2024**

\*Project consists of office building, closed storage with some office space, open storage, open & tented car parking, asphalt floor at backyard and front yard. There will be green area.

\*Taking GAP for the new construction project is required.

\*Demolishing permit and project for the existing structure is required.

\*Architectural, structural, electrical, mechanical, geological project & land survey is required. (All necessary projects for official authorities to give construction permit)

\*All the construction works discipline need described BOQ (must be prepared without priced).

\*Minimum 3 interior & 3 exterior visual rendering of office building required.

\* 3 visual rendering of site is required.

\*\*Given informations are only for pricing.

\*\*All technical details must shown at the drawings.

\*\*Local authorities & 41 fire fighting requirements must shown at the drawings.

\*\*Design works will be completed with tender awarded company after mutual meetings.

### **\*Backyard**

1-Separate and secured entrance and exit for vehicles from main road.

2-Asphalt floor cover.

3- Open car parking for staff.

4- All around the yard need to be fenced.

5- Lighting system at fence and backyard.

6- Rain water drainage system at backyard.

### **\*Front or Side Yards**

1-Compatible greenery design with facade.

2-Water source for greenery.

3-Open car parking for guests.

### **\*Building Number 1 - Office Building ( 2 or 3 floor, m2 area depends on employee quantity)**

1- Concrete structure office building.

2-Area and the floor should be calculated according to the list of employee quantity.

3- General heating & hot water system.

4- Split type cooling system.

5- According to 41 firefighting regulations.

6- Facade composite profile, plaster & painting.

7- Facade aluminium windows.

8- Electricity, internet, weak current, CCTV, water and sewage system as per project requirement.

9- Interior of common areas floor is ceramic tile, office spaces laminate cover.

10-Light design at the interior.

**\* Building Number 2 - Closed Storage with Office Space (Around 160 m2)**

- 1- Concrete structure office building.
- 2- General heating & hot water system.
- 3- Split type cooling system.
- 4- According to 41 firefighting regulations.
- 5- Facade composite profile, plaster & painting.
- 6- Facade aluminium windows.
- 7- Electricity, internet, weak current, CCTV, water and sewage system as per project requirement.
- 8-Room number 7 and 8 will be storage. There should be only electrical system. (lighting and power sockets)

**\* Building Number 3 – Drivers Room (Around 25 m2)**

- 1- Only lighting and electricity for power sockets.
- 2-Heating and cooling can be done by AC.

**\* Building Number 4 – Car Parking (Length 24 meter, Depth 7 meter)**

- 1-Steel structure. Suitable for light vehicle.
- 2-No walls, only roof with rain water system.
- 3-Lighting & electricity system (power sockets).
- 4-Asphalt floor.

**\* Building Number 5 – Scooter Parking (Length 6 meter, 4 meter)**

- 1-Steel structure.
- 2-No walls, only roof with rain water system.
- 3-Lighting & electricity system (power sockets).
- 4- Asphalt floor.

**\* Building Number 6 –Open Storage (Length 24 meter, 2.5 meter)**

- 1-Steel structure.
- 2-No walls, only roof with rain water system.
- 3-Lighting & electricity system (power sockets).
- 4- Concrete floor.