

.

**WALDORF ASTORIA**

**4B+LG+UG+M+43 STORY HOTEL**

Baseline Program

(Program of Activities)

**May 2019**

PROJECT : **WALDORF ASTORIA HOTEL (FIT-OUT)**

CLIENT : **MS. PENINSULA ENGINEERING**

SUPERVISION CONSULTANT : **LACASA -QATAR**

DESIGN CONSULTANT : **HBA**

MAIN CONTRACTOR : **HARINSA ECISA QATAR**

FIT-OUT CONTRACTOR : **ELM Contracting & Project Solutions W.L.L.**

**PROJECT NARRATIVE REPORT**

**Detailed Project Scope**

The Scope of the Contract is The Fit-Out Works Construction of Waldorf Astoria – on the lot of land no. 61070167 & no. 61070168 Plot 14 with a total area of approximately 6.600 sq. The structure for the hotel will be four Basements, Lower Ground, Upper Ground, Mezzanine and Forty-Three stories tower, Upper Forty Three, Lower Roof, Roof and Upper Roof. Maximum built area is 104000.00 SQM.

1. Preliminaries

The Works are mainly Setting Out of the Works, Use and Maintenance of the Site, Engineer’s and Main Contractor’s Site Facilities and Health & Safety.

The Work includes Temporary Facilities and Utilities for the Engineer and Main Contractor to execute the Engineering Submittals and Approvals categorized by the Disciplines, Systems and Specialization of Works including Procurement and Construction of the pre-defined Scope of Works of the Project.

1. Pre-Construction

This includes the Preparation of relevant documents, Submissions and Securing Approval Permits, Mobilization, Investigation and Survey Works.

1. Architectural Finishes Works – General Floor, Wall and Ceiling Finishes

These works are the general Architectural Finishes on Floors, Walls and Ceiling. The Works includes the bases and sub-bases preparation and interfaces making it ready to receive the Interior Design Finishes / Fit-Out works.

1. Fit-Out Works, Interior Design – ID Package Works – Interior Designer’s Floor, Wall & Ceiling Finishes and FF&E

Mainly, this scope is covered by designated/appointed Interior Design Contractor with specialization in the interior finishes works and selection of specific and specified materials to be installed and applied in the process of making visual improvements, Decorations and beautification of the interiors of the Project. (i.e. Stones/Marbles, Ceramic/Porcelain, Special Paints, Wall Papers, Doors and Screens, Glass and Mirrors, Decorative Wood, Acrylics, Metals, Gypsum, GRC, Fibers, Cloth/Fabrics and the like etc.)

The Works also includes Installation of selected MEP Final Fix such as Sanitarywares, Fittings and the like supplied by Client.

**Key Project Data (Number/detail of floors/units, key dates etc.)**

The project is grouped into packages and mainly consisting of the following:

1. **FIT-OUT PACKAGE 1 - FRONT OF HOUSE (3rd basement to 4th floor & 6th floor)**

* Dry Areas
* Wet Areas
* Corridors & Lift Lobby

1. **FIT OUT PACKAGE 2 & 3 - FRONT OF HOUSE 10th to 38th Floor**

* Dry Areas
* Wet Areas
* Corridors & Lift Lobby

1. **FIT-OUT PACKAGE 4 - FRONT OF HOUSE (39th floor to 41st floor)**

* Dry Areas
* Wet Areas
* Corridors & Lift Lobby

**D.      FIT-OUT PACKAGE 5 - FRONT OF HOUSE (43rd floor to 43rd upper floor)**

* Dry Areas
* Wet Areas
* Corridors & Lift Lobby

**E.      FIT OUT PACKAGE 6 – INSTALLATION OF SANITARY FITTINGS AND ACCESSORIES**

* Wet Areas

**F.      FIT OUT PACKAGE 7 - FRONT OF HOUSE/ BACK OF HOUSE (Thermal & Moisture Protection)**

* Wet Areas & Exposed External Areas

**Objectives**

This Narrative is a compilation of data gathered from various Departments in order to establish the Project’s overall perspective. The intent of this report is to develop a clear understanding of the overall Scope of work and provide a realistic picture of the Planned Project Execution Programme and its Implementation.

As the execution of this Project will involve much coordination, interfacing and integrated efforts of different trades of personnel and resources, this report will enable the concerned parties to monitor the status, analyze and evaluate important factors that will result in the project being managed such that it is completed:

• Reasonably On-time,

• Within budget,

• With the highest degree of quality,

• In a safe manner for all,

• In a manner in which the Client’s trust, support, and confidence in the project will be maintained.

**Basis of Baseline Program**

The Baseline Program is basically developed as per Design Drawing Packages and Associated Documents (i.e. initial Bill of Quantities (BOQ), Design References and Compliance Documents with the Authorities as to be agreed upon before, during and after the Project Design Stages. The Program is to be based on the design as per Category/Disciplines and listed below:

* Commercial Documents
* Design Phase Period (By Others)
* Project Execution of the following:

1. Civil and Structural – By Main Contractor
2. Architectural – By Main Contractor
3. MEP – By Main Contractor
4. ELV System – By Main Contractor
5. Interior Design – ID / Fit-Out Works by Fit-Out Contractor
6. Kitchen and Laundry – By Main Contractor/Kitchen Specialist
7. SPA & Gym - By Main Contractor / Spa & Gym Specialist
8. Swimming Pool - By Main Contractor / Swimming Pool Specialist

**Front End Management Information.**

* Refer to Updated Organization Chart at the last Section

**Program and Planning Methodology (Engineering phases, Awarding Subcontractor, MSTs, Procurement, Construction phases. Final Testing & Commissioning, Handing Over)**

Engineering & Information

* Issued Design Drawings (from Main Contractor/Consultant),
* Request For Information (from Main Contractor/Consultant),
* Shop Drawing (Approved Related Fit-out Works Shop Drawings i.e. Mock-up)
* Material Submittal,
* Technical Submittal,
* Method Statement,
* Third Party Technical/Testing Assistance if required

**Procurement – Fit-Out Scope**

* RFQ/RFP,
* Receive of Quotation,
* Commercial Comparison,
* Recommendation for Award,
* Approval from Management,
* LOI - Letter of Intent,
* LOA - Letter of Award,
* Subcontract Agreement,
* Purchase Order,
* Delivery to Site
* QA/QC Inspection

**Construction – Fit-Out Scope**

* Confirmation of Verbal and Written Instructions to Commence Work
* Manpower Deployment and Allocation
* Machinery and Equipment and Tools Deployment and Allocation
* Trades Supply and Installation
* QA/QC Inspection of Completed Works
* Snagging and Touch-up/Repair Works
* Final QA/QC Inspection
* Handing Over
* Certificate of Completion

**Resources**

* It is planned to maintain a “Finish to Start” relationship between activities including MEP interfaces (by Main Contractor) as much as possible; however, in cases of simultaneous activities and parallel work scheduled in the Program, a separate or additional manpower crew will be allocated to similar tasks progressing on different areas during the same period of time during the execution of the fit-out works scope.

**Calendars**

Project Calendars assigned are the following:

ELM Friday Off (6 working day with Holidays) for Covenants & some of the Milestones.

Public Holidays are as per Qatar Holidays and Fridays off are considered in the above Calendars accordingly. Working days are from Saturday to Thursday from 7:00AM to 5:00 PM (one shift) with 1-hour break from 12:00 NN to 1:00 PM

Construction Phase Calendar Consideration

* ELM Friday Off (6 working day without Holidays)

**Program Abbreviations and Coding**

|  |  |
| --- | --- |
| **CODE** | **Description** |
| MS | Milestone |
| SMS | Start Milestone |
| CMS | Completion Control Milestone |
| PRELIM | Peliminaries |
| PRO | Procuement |
| ENG | Engineering |
| PQ | Pre-Qulaification |
| MAR | Material Appoval |
| MS | Method Statement |
| CON | Construction |
| CONDA | Construction - Dry Aea |
| CONWA | Construction Wet Area |
| CONCOR | Construction Corridor |
| WP | Waterproofing |
| APSM | Acoustic Pad / Sound Mat |
| SCR | Screed |
| THRM | Thermal Insulation |
| CT | Ceramic Tiles / Floor / Wall / Mosaic CL |
| ST | Stones / Marbles - General |
| WDF | Wooden Flooring |
| FC | Fitted Carpetting |
| PNT | Wall Paint / Special Paint |
| WDC | Wood Cladding + Skirting + Architrave |
| MT | Metal Cladding / Metal Finish |
| CDW | Composite Decorative Wall |
| GLC | Glass Cladding / Glass Finish |
| WC | Wall Coverings + Moldings to Wall Cover |
| WSF | Wall Special Finishes |
| DDR | Decorative Doors + Ionmongery |
| SDR | Sliding Doors + Ionmongery |
| OP | Operable / Folding Partition+ Ionmongery |
| GLS | Glazed Screens & Doors (Shower) + Ironmongery |
| GCP | Gypsum Ceiling + Paint |
| CDC | Composite Decorative Ceiling |
| WCL | Wooden Ceiling |
| MCL | Mirror Ceiling |
| CFF | Composite Fixed Furnitures & Fittings |
| SNT | Sanitary Fittings (Install Only) |
| SHO | Snagging & Handing Over |

**Major Dates and Milestones**

**Target Completion Dates as per Main Contractor’s Key Milestones Amendment # 8**

|  |  |  |  |
| --- | --- | --- | --- |
| **ACTIVITY ID** | **Activity Name** | **HCCQ to FIT-OUT  SUB-CON** | **FIT-OUT SUB-CON  to HCCQ** |
| **BASEMENT** |  |  |  |
| BF1010 | B03 | 17-Aug-19 | 23-Nov-19 |
| BF1000 | B02 | 1-Sep-19 | 16-Nov-19 |
| **PODIUM** |  |  |  |
| PF1000 | LLG | 19-Oct-19 | 29-Feb-20 |
| PF1010 | LMZ | 9-Oct-19 | 29-Feb-20 |
| PF1020 | L01 | 29-Sep-19 | 25-Jan-20 |
| PF1030 | L02 | 19-Sep-19 | 9-Jan-20 |
| PF1040 | L03 | 9-Sep-19 | 15-Dec-19 |
| PF1050 | L04 | 24-Aug-19 | 10-Nov-19 |
| PF1060 | L06 | 12-Aug-19 | 25-Oct-19 |
| **TYPICAL FLOORS 10-27** |  |  |  |
| F1000 | L10 - L13 | 30-Jun-19 | 5-Oct-19 |
| F1010 | L14 - L17 | 16-Jul-19 | 28-Oct-19 |
| F1020 | L18 - L21 | 1-Aug-19 | 20-Nov-19 |
| F1030 | L22 - L25 | 17-Aug-19 | 14-Dec-19 |
| F1040 | L26 - L27 | 1-Sep-19 | 28-Oct-19 |
| **APARTMENT & SUITE** |  |  |  |
| F1050 | L29 - L32 | 8-Aug-19 | 20-Jan-20 |
| F1060 | L33 - 36 | 24-Aug-19 | 12-Feb-20 |
| F1070 | L37 - L38 | 8-Sep-19 | 24-Feb-20 |
| **POOL, SPA & ROOF (Floor 39-Roof)** |  |  |  |
| F1080 | L39 | 3-Sep-19 | 27-Feb-20 |
| F1090 | L40 | 3-Sep-19 | 29-Feb-20 |
| F1100 | L41 | 13-Sep-19 | 29-Feb-20 |
| F1110 | L43 | 13-Sep-19 | 29-Feb-20 |
| F1120 | LU43 | 23-Sep-19 | 29-Feb-20 |

Receipt of Documents forming part of the Sub-Contract

The following are the list of Contract Documents received on **2nd May 2019** via letter LCQ/PQ-116/SD/671/2014/19.

**Design Package:**

* **Approved Authorities:**
* DC1 Approval
* Fire Life Safety Approval
* KM Water Supply (09.1.18)
* ASHGHAL Drainage (07.01.18)
* KM approved Protection SLD (6.3.18)
* KM approved Civil Drawings (26.3.18)
* QCDD Approved Fire Alarm System Drawings (19.4.18)
* QATAR COOL
* KM approved Electrical SLD (31.5.18)
* Ooredoo
* MOI-SSD \_ CCTV Package
* CAA
* QCDD Approved Fire Fighting System Drawings (15.08.18)
* LPG Submission From Gasco R3 18-08-18
* QCDD Approved ACMV System Drawings (5.12.18)
* DC2 Submission
* **CKP (Kitchens & Laundry):**
* Tender addendum package 1
* Tender Addendum Package 2
* Tender Addendum Package 3
* 60. TA PCKG 3 EXL&RSP
* 2017-03-16 - CKP – HOODS
* CKP Construction Guides
* GZ Restaurant
  + - 2018-11-20 - CKP - package to GZ for review
    - 2019-04-17 - CKP - GZ comments
* **HBA (ID)**
* Changes and clarifications by emails
* GZ Restaurant (6th Floor)
* H .B . A:
  + - FF&E
    - Guest Rooms Package
    - HBA Specifications
    - Public Areas Package
    - Renders
    - Specifications
* Royal Suite Package
* **HWW (Operator)**
* 2014 Waldorf Astoria Guidelines
* 2017-04-17 - HWW - Waldorf Guidelines 2017
* **LDA (Lighting)**
* Drawings
* Luminaires
* **MDG (IT, AV & Sec.)**
* 2018-01-04 Updated IFC Drawings
* 2018-04-30 Revised BR, MR, OB
* 2018-06-11 Revised IFC Drawings
* 2018-07-09 Revised WA IFC Drawings
* 2018-08-23 Revised IFC Special Suites Drawings
* 2019-01-15 Revised Security Specs
* **PMK (Acoustic):**
* Acoustic Report
* Acoustic Typical Details
* **WATER MASTER Spa & Pools**

**Engineering works:**

* **R.F.I (request for information)**
* **S.D: (shop drawings)**
* Architectural
  + - PBC
    - AGA
    - RCGA
* Interior design
  + - Corridors and lobbies
    - Guest units
    - Mockup Rooms
* MEP coordination

**Specifications**

* **LACASA Specifications**
* **QCS 2014**
  1. Room Numbering Matrix
  2. Lift Matrix
  3. Bills of Quantities & highlighted drawings issued on May 28, 2019
* Fit-out package 1 BOQ – 3rd to 2nd basement, lower ground floor to 4th floor & 6th floor
* Fit-out package 2&3 BOQ – 10th floor to 38th floor
* Fit-out package 4 BOQ – 39th floor to 41st floor
* Fit-out package 5 BOQ – 43rd floor to upper 43rd floor
* General preliminaries BOQ – for Fit-out package 1 to 5

Baseline Program Inclusive Dates

Site Access / Start Milestones

|  |  |  |
| --- | --- | --- |
| **Fit-Out Site Access / Start Milestones** | | **Start** |
| **Basement** |  |  |
| WA-SMS-1000 | Basement 03 Fit-Out Clearance / Site Access Start | 17-Aug-19 |
| WA-SMS-1010 | Basement 02 Fit-Out Clearance / Site Access Start | 1-Sep-19 |
| **Podium** |  |  |
| WA-SMS-1020 | Podium L06 Fit-Out Clearance / Site Access Start | 12-Aug-19 |
| WA-SMS-1030 | Podium L04 Fit-Out Clearance / Site Access Start | 24-Aug-19 |
| WA-SMS-1040 | Podium L03 Fit-Out Clearance / Site Access Start | 9-Sep-19 |
| WA-SMS-1050 | Podium L02 Fit-Out Clearance / Site Access Start | 19-Sep-19 |
| WA-SMS-1060 | Podium L01 Fit-Out Clearance / Site Access Start | 29-Sep-19 |
| WA-SMS-1070 | Podium LMZ Fit-Out Clearance / Site Access Start | 9-Oct-19 |
| WA-SMS-1080 | Podium LLG Fit-Out Clearance / Site Access Start | 19-Oct-19 |
| **Typical Floors - Hotel Rooms** |  |  |
| WA-SMS-1090 | Typical Floors L10-L13 Fit-Out Clearance / Site Access Start | 30-Jun-19 |
| WA-SMS-1100 | Typical Floors L14-L17 Fit-Out Clearance / Site Access Start | 16-Jul-19 |
| WA-SMS-1110 | Typical Floors L18-L21 Fit-Out Clearance / Site Access Start | 1-Aug-19 |
| WA-SMS-1120 | Typical Floors L22-L25 Fit-Out Clearance / Site Access Start | 17-Aug-19 |
| WA-SMS-1130 | Typical Floors L26-L27 Fit-Out Clearance / Site Access Start | 1-Sep-19 |
| **Apartment & Suites** |  |  |
| WA-SMS-1140 | Apartment & Suite L29-L32 Fit-Out Clearance / Site Access Start | 8-Aug-19 |
| WA-SMS-1150 | Apartment & Suite L33-L36 Fit-Out Clearance / Site Access Start | 24-Aug-19 |
| WA-SMS-1160 | Apartment & Suite L37-L38 Fit-Out Clearance / Site Access Start | 8-Sep-19 |
| **Pool Spa & Roof** |  |  |
| WA-SMS-1170 | Gym & Bar L39 Fit-Out Clearance / Site Access Start | 3-Sep-19 |
| WA-SMS-1180 | HOH & Saloon L40 Fit-Out Clearance / Site Access Start | 3-Sep-19 |
| WA-SMS-1190 | SPA L41 Fit-Out Clearance / Site Access Start | 14-Sep-19 |
| WA-SMS-1200 | Swimming Pool L43 Fit-Out Clearance / Site Access Start | 14-Sep-19 |
| WA-SMS-1210 | Kitchen & Restaurant LU43 Fit-Out Clearance / Site Access Start | 23-Sep-19 |

Subcontractor and Supplier Procurement, Appointment

|  |  |  |
| --- | --- | --- |
| **Procurement** | **Start** | **Finish** |
| **16-May-19** | **15-Jan-20** |
| Waterproofing | 22-May-19 | 28-Jul-19 |
| Acoustic Pad/ Sound Mat | 28-May-19 | 29-Jun-19 |
| Thermal Insulation | 3-Oct-19 | 31-Dec-19 |
| Ceramic Tiles Floor / Wall / Mosaic Ceiling | 2-Jul-19 | 5-Oct-19 |
| Screed | 26-May-19 | 24-Aug-19 |
| Wooden Flooring | 16-May-19 | 25-Sep-19 |
| Fitted Carpeting | 28-May-19 | 7-Oct-19 |
| Wall Paints / Special Paints | 16-May-19 | 1-Sep-19 |
| Wall Coverings | 16-May-19 | 6-Nov-19 |
| Moldings to Wall Coverings | 16-May-19 | 9-Sep-19 |
| Gypsum Ceiling + Paint Finish | 4-Jun-19 | 9-Oct-19 |
| Stones / Marble Floor / Wall / Skirting / Architrave | 21-May-19 | 18-Nov-19 |
| Wood Cladding / Skirting / Architrave | 9-Jun-19 | 1-Oct-19 |
| Metal Cladding / Metal Finish | 2-Jul-19 | 7-Nov-19 |
| Composite Decorative Wall | 15-Jun-19 | 2-Nov-19 |
| Glass Cladding / Glass Finish | 22-May-19 | 3-Oct-19 |
| Wall Special Finishes | 9-Jun-19 | 2-Nov-19 |
| Decorative Doors | 4-Jun-19 | 28-Oct-19 |
| Sliding Doors | 6-Jun-19 | 30-Oct-19 |
| Operable / Folding Partitions | 14-Jul-19 | 19-Nov-19 |
| Glazed Screens + Doors (Shower Area) | 4-Jun-19 | 6-Oct-19 |
| Composite Decorative Ceiling | 23-Jun-19 | 10-Oct-19 |
| Wooden Ceiling | 20-Jul-19 | 7-Nov-19 |
| Mirror Ceiling | 21-Oct-19 | 15-Jan-20 |
| Composite Fixed Furnitures | 28-May-19 | 20-Oct-19 |

Engineering inclusive dates

|  |  |  |
| --- | --- | --- |
| **Engineering** | **Start** | **Finish** |
| **Pre-Qualification** |  |  |
| General Pre-Qualification | 16-May-19 | 9-Jun-19 |
| Waterproofing | 30-May-19 | 15-Jun-19 |
| Thermal Insulation | 15-Oct-19 | 7-Nov-19 |
| Screed | 3-Jun-19 | 18-Jun-19 |
| Ceramic Tiles Floor / Wall/ Mosaic Ceiling | 14-Jul-19 | 6-Aug-19 |
| Wooden Flooring | 28-May-19 | 20-Jun-19 |
| Fitted Carpeting | 9-Jun-19 | 2-Jul-19 |
| Wall Paints / Special Paints | 23-May-19 | 16-Jun-19 |
| Wall Coverings | 28-May-19 | 20-Jun-19 |
| Gypsum Ceiling + Paint Finish | 16-Jun-19 | 9-Jul-19 |
| **Materials** |  |  |
| Acoustic Pad/ Sound Mat | 5-Jun-19 | 20-Jun-19 |
| Waterproofing | 16-Jun-19 | 29-Jun-19 |
| Screed | 19-Jun-19 | 2-Jul-19 |
| Thermal Insulation | 9-Nov-19 | 2-Dec-19 |
| Gypsum Ceiling + Paint Finish | 2-Jul-19 | 25-Jul-19 |
| Wooden Flooring | 22-Jun-19 | 15-Jul-19 |
| Ceramic Tiles Floor / Wall/ Mosaic Ceiling | 7-Aug-19 | 31-Aug-19 |
| Wall Paints / Special Paints | 17-Jun-19 | 10-Jul-19 |
| Fitted Carpeting | 3-Jul-19 | 27-Jul-19 |
| Wall Coverings | 22-Jun-19 | 15-Jul-19 |
| Moldings to Wall Coverings | 22-Jun-19 | 15-Jul-19 |
| Composite Decorative Ceiling | 4-Jul-19 | 28-Jul-19 |
| Wooden Ceiling | 31-Jul-19 | 24-Aug-19 |
| Mirror Ceiling | 2-Nov-19 | 25-Nov-19 |
| Decorative Doors + Ironmongery | 16-Jun-19 | 9-Jul-19 |
| Wood Cladding / Skirting / Architrave | 20-Jun-19 | 14-Jul-19 |
| Sliding Doors + Ironmongery | 18-Jun-19 | 11-Jul-19 |
| Operable / Folding Partitions + Ironmongery | 25-Jul-19 | 18-Aug-19 |
| Composite Fixed Furnitures | 9-Jun-19 | 18-Jul-19 |
| Stones / Marble Floor Wall / Skirting / Architrave | 2-Jun-19 | 25-Jun-19 |
| Metal Cladding / Metal Finish | 14-Jul-19 | 6-Aug-19 |
| Glazed Screens + Doors (Shower Area) + Ironmongery | 16-Jun-19 | 9-Jul-19 |
| Composite Decorative Wall | 26-Jun-19 | 5-Aug-19 |
| Glass Cladding / Glass Finish | 3-Jun-19 | 26-Jun-19 |
| Wall Special Finishes | 20-Jun-19 | 30-Jul-19 |
| **Shop Drawings** |  |  |
| Waterproofing | 16-Jun-19 | 29-Jun-19 |
| Thermal Insulation | 9-Nov-19 | 2-Dec-19 |
| Acoustic Pad/ Sound Mat | 5-Jun-19 | 20-Jun-19 |
| Screed | 19-Jun-19 | 2-Jul-19 |
| Ceramic Tiles Floor / Wall / Mosaic Ceiling | 7-Aug-19 | 31-Aug-19 |
| Stones / Marble Floor Wall / Skirting / Architrave | 2-Jun-19 | 25-Jun-19 |
| Wooden Flooring | 22-Jun-19 | 15-Jul-19 |
| Fitted Carpeting | 3-Jul-19 | 27-Jul-19 |
| Wall Coverings + Moldings | 22-Jun-19 | 15-Jul-19 |
| Wood Cladding / SKirting / Architrave | 20-Jun-19 | 14-Jul-19 |
| Metal Cladding / Metal Finish | 14-Jul-19 | 6-Aug-19 |
| Composite Decorative Wall | 26-Jun-19 | 5-Aug-19 |
| Glass Cladding / Glass Finish | 3-Jun-19 | 26-Jun-19 |
| Wall Special Finishes | 20-Jun-19 | 30-Jul-19 |
| Decorative Doors + Ironmongery | 16-Jun-19 | 9-Jul-19 |
| Sliding Doors + Ironmongery | 18-Jun-19 | 11-Jul-19 |
| Operable / Folding Partitions + Ironmongery | 25-Jul-19 | 18-Aug-19 |
| Glazed Screens + Doors (Shower Area) + Ironmongery | 16-Jun-19 | 9-Jul-19 |
| Gypsum Ceiling + Paint Finish | 2-Jul-19 | 25-Jul-19 |
| Composite Decorative Ceiling | 4-Jul-19 | 28-Jul-19 |
| Wooden Ceiling | 31-Jul-19 | 24-Aug-19 |
| Mirror Ceiling | 2-Nov-19 | 25-Nov-19 |
| Composite Fixed Furnitures | 9-Jun-19 | 18-Jul-19 |
| **Method Statement** |  |  |
| General Method Statement | 15-Jun-19 | 6-Jul-19 |
| Acoustic Pad/ Sound Mat | 5-Jun-19 | 20-Jun-19 |
| Waterproofing | 16-Jun-19 | 29-Jun-19 |
| Swimiing Pool & SPA, Roof Deck, Teraces Waterproofing | 16-Jun-19 | 29-Jun-19 |
| Thermal Insulation | 9-Nov-19 | 2-Dec-19 |
| Screed | 19-Jun-19 | 2-Jul-19 |
| Ceramic Tiles Floor / Wall/ Mosaic Ceiling | 7-Aug-19 | 31-Aug-19 |
| Wooden Flooring | 22-Jun-19 | 15-Jul-19 |
| Fitted Carpeting | 3-Jul-19 | 27-Jul-19 |
| Wall Paints / Special Paints | 17-Jun-19 | 10-Jul-19 |
| Wall Coverings + Moldings | 22-Jun-19 | 15-Jul-19 |
| Gypsum Ceiling + Paint Finish | 2-Jul-19 | 25-Jul-19 |
| Stones / Marble Floor / Wall / Skirting / Architrave | 2-Jun-19 | 25-Jun-19 |
| Wood Cladding / Skirting / Architrave | 20-Jun-19 | 14-Jul-19 |
| Metal Cladding / Metal Finish | 14-Jul-19 | 6-Aug-19 |
| Composite Decorative Wall | 26-Jun-19 | 5-Aug-19 |
| Glass Cladding / Glass Finish | 3-Jun-19 | 26-Jun-19 |
| Wall Special Finishes | 20-Jun-19 | 30-Jul-19 |
| Decorative Doors + Ironmongery | 16-Jun-19 | 9-Jul-19 |
| Sliding Doors + Ironmongery | 18-Jun-19 | 11-Jul-19 |
| Operable / Folding Partitions + Ironmongery | 25-Jul-19 | 18-Aug-19 |
| Glazed Screens + Doors (Shower Area) + Ironmongery | 16-Jun-19 | 9-Jul-19 |
| Composite Decorative Ceiling | 4-Jul-19 | 28-Jul-19 |
| Wooden Ceiling | 31-Jul-19 | 24-Aug-19 |
| Mirror Ceiling | 2-Nov-19 | 25-Nov-19 |
| Composite Fixed Furnitures | 9-Jun-19 | 18-Jul-19 |
| Sanitary Fittings | 1-Aug-19 | 22-Aug-19 |

Construction Management

|  |  |  |
| --- | --- | --- |
| **Construction (Fit-Out Works)** | **30-Jun-19** | **29-Feb-20** |
| **Basement (FOH)** |  |  |
| Basement - 3 | 17-Aug-19 | 23-Oct-19 |
| Basement - 2 | 1-Sep-19 | 16-Nov-19 |
| **Podium (FOH)** |  |  |
| 6th Floor | 12-Aug-19 | 26-Oct-19 |
| 4th Floor | 24-Aug-19 | 10-Nov-19 |
| 3rd Floor | 9-Sep-19 | 15-Dec-19 |
| 2nd Floor | 19-Sep-19 | 9-Jan-20 |
| 1st Floor | 29-Sep-19 | 25-Jan-20 |
| Mezzanine | 9-Oct-19 | 29-Feb-20 |
| Lower Ground | 19-Oct-19 | 29-Feb-20 |
| **Typical Floors (10th -27th) Hotel Rooms -FOH** |  |  |
| 10th Floor - Hotel Rooms | 30-Jun-19 | 5-Oct-19 |
| 11th Floor - Hotel Rooms | 30-Jun-19 | 5-Oct-19 |
| 12th Floor - Hotel Rooms | 30-Jun-19 | 5-Oct-19 |
| 13th Floor - Hotel Rooms | 30-Jun-19 | 5-Oct-19 |
| 14th Floor - Hotel Rooms | 16-Jul-19 | 28-Oct-19 |
| 15th Floor - Hotel Rooms | 16-Jul-19 | 28-Oct-19 |
| 16th Floor - Hotel Rooms | 16-Jul-19 | 28-Oct-19 |
| 17th Floor - Hotel Rooms | 16-Jul-19 | 28-Oct-19 |
| 18th Floor - Hotel Rooms | 1-Aug-19 | 20-Nov-19 |
| 19th Floor - Hotel Rooms | 1-Aug-19 | 20-Nov-19 |
| 20th Floor - Hotel Rooms | 1-Aug-19 | 20-Nov-19 |
| 21st Floor - Hotel Rooms | 1-Aug-19 | 20-Nov-19 |
| 22nd Floor - Hotel Rooms | 17-Aug-19 | 14-Dec-19 |
| 23rd Floor - Hotel Rooms | 17-Aug-19 | 14-Dec-19 |
| 24th Floor - Hotel Rooms | 17-Aug-19 | 14-Dec-19 |
| 25th Floor - Hotel Rooms | 17-Aug-19 | 14-Dec-19 |
| 26th Floor - Hotel Rooms | 1-Sep-19 | 25-Dec-19 |
| 27th Floor - Hotel Rooms | 1-Sep-19 | 25-Dec-19 |
| **Apartments & Suites (29th -38th) - FOH** |  |  |
| 29th Floor - Apartments | 8-Aug-19 | 20-Jan-20 |
| 30th Floor - Apartments | 8-Aug-19 | 20-Jan-20 |
| 31st Floor - Apartments | 8-Aug-19 | 20-Jan-20 |
| 32nd Floor - Apartments | 8-Aug-19 | 20-Jan-20 |
| 33rd Floor - Apartments | 24-Aug-19 | 4-Feb-20 |
| 34th Floor - Ambassador Suite Level | 24-Aug-19 | 4-Feb-20 |
| 35th Floor - Ambassador Suite Level | 24-Aug-19 | 4-Feb-20 |
| 36th Floor - Executive Suite & Cigar Lounge Level | 24-Aug-19 | 4-Feb-20 |
| 37th Floor - Presidential Suite Level | 8-Sep-19 | 15-Feb-20 |
| 38th Floor - Royal Suite | 8-Sep-19 | 15-Feb-20 |
| **Pool, Gym & BAR, SPA and Roof Levels (39th - Roof) - FOH** |  |  |
| 39th Floor - Gym & Bar | 3-Sep-19 | 20-Feb-20 |
| 40th Floor - Heart of House and Beauty Saloon | 3-Sep-19 | 20-Feb-20 |
| 41st Floor - SPA & Gym | 14-Sep-19 | 20-Feb-20 |
| 43rd Floor - Swimming Pool Level | 14-Sep-19 | 20-Feb-20 |
| 43rd Upper Floor - Kitchen & Restaurant | 23-Sep-19 | 20-Feb-20 |
| **Back Of House** |  |  |
| Wet Area | 30-Jun-19 | 27-Oct-19 |
| Terraces and Roof Decks | 12-Sep-19 | 10-Feb-20 |
| **Project Snagging and Handing Over** |  |  |
| **Snagging/Punchlist** |  |  |
| **Basements** |  |  |
| Basement - 3 | 24-Oct-19 | 29-Oct-19 |
| Basement - 2 | 17-Nov-19 | 21-Nov-19 |
| **Podium** |  |  |
| 6th Floor | 27-Oct-19 | 31-Oct-19 |
| 4th Floor | 11-Nov-19 | 16-Nov-19 |
| 3rd Floor | 16-Dec-19 | 21-Dec-19 |
| 2nd Floor | 11-Jan-20 | 15-Jan-20 |
| 1st Floor | 26-Jan-20 | 30-Jan-20 |
| Mezzanine | 29-Feb-20 | 4-Mar-20 |
| Lower Gound | 1-Mar-20 | 5-Mar-20 |
| **Typical Floors (10th -27th) Hotel Rooms -FOH** |  |  |
| 10th - 13th Floor | 6-Oct-19 | 28-Oct-19 |
| 14th - 17th Floor | 29-Oct-19 | 20-Nov-19 |
| 18th - 21st Floor | 21-Nov-19 | 14-Dec-19 |
| 22nd - 25th Floor | 15-Dec-19 | 6-Jan-20 |
| 26th - 27th Floor | 26-Dec-19 | 6-Jan-20 |
| **Apartments & Suites (29th -38th) - FOH** |  |  |
| 29th - 32nd Floor | 21-Jan-20 | 12-Feb-20 |
| 33rd -36th Floor | 1-Feb-20 | 23-Feb-20 |
| 37th - 38th Floor | 16-Feb-20 | 26-Feb-20 |
| **Pool, Gym & BAR, SPA and Roof Levels (39th - Roof) - FOH** |  |  |
| 39th Floor | 22-Feb-20 | 26-Feb-20 |
| 40th Floor | 22-Feb-20 | 26-Feb-20 |
| 41st Floor | 22-Feb-20 | 26-Feb-20 |
| 43rd Floor | 22-Feb-20 | 26-Feb-20 |
| Upper 43d Floor | 22-Feb-20 | 26-Feb-20 |
| **Handing Over Documentation** | 27-Feb-20 | 22-Mar-20 |

**Stages/Areas as per approved Construction Methodology should be mentioned, layouts explaining the stages should be attached.**

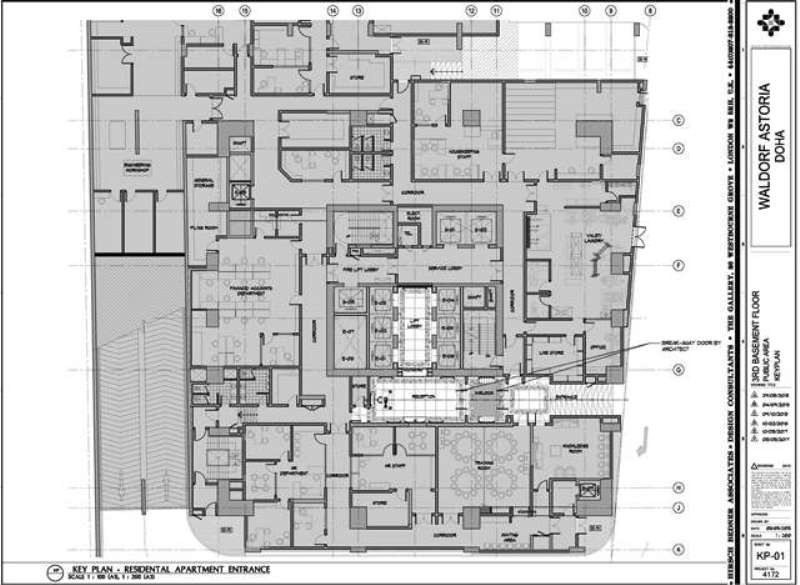
The Project is to adhere and execute the works as per the approved Construction Methodology in conjunctions with the Construction Regulations of the QCS and Waldorf Astoria Project Specifications.

Areas and Sequence of Execution

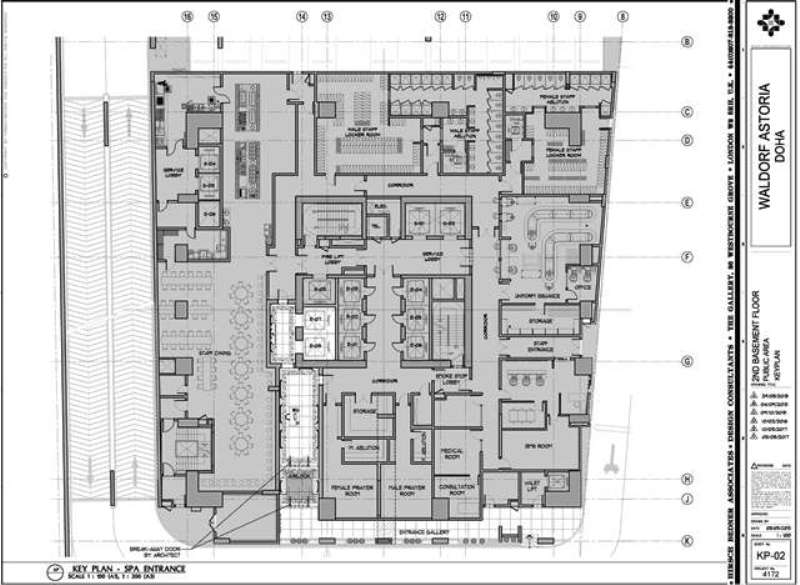
* 1. **FIT-OUT PACKAGE 1 - FRONT OF HOUSE (3rd basement to 4th floor & 6th floor)**
* Dry Areas
  + Floor Screed (with & without acoustic)
  + Wall Finishes
  + Ceiling Finishes
  + Fixed Furniture / Joinery
  + Doors & Screens
* Wet Areas
  + Horizontal and Vertical Waterproofing
  + Floor Screed (with & without acoustic)
  + Wall Finishes
  + Ceiling Finishes
  + Fixed Furniture / Joinery
  + Doors & Screens
* Corridors & Lift Lobby
  + Floor Screed (with & without acoustic)
  + Wall Finishes
  + Ceiling Finishes
  + Fixed Furniture / Joinery
  + Doors & Screens
  1. **FIT OUT PACKAGE 2 & 3 - FRONT OF HOUSE 10th to 38th Floor**
* Dry Areas
  + Floor Screed (with & without acoustic)
  + Wall Finishes
  + Ceiling Finishes
  + Fixed Furniture / Joinery
  + Doors & Screens
* Wet Areas
  + Horizontal and Vertical Waterproofing
  + Floor Screed (with & without acoustic)
  + Wall Finishes
  + Ceiling Finishes
  + Fixed Furniture / Joinery
  + Doors & Screens
* Corridors & Lift Lobby
  + Floor Screed (with & without acoustic)
  + Wall Finishes
  + Ceiling Finishes
  + Fixed Furniture / Joinery
  + Doors & Screens
  1. **FIT-OUT PACKAGE 4 - FRONT OF HOUSE (39th floor to 41st floor)**
* Dry Areas
  + Floor Screed (with & without acoustic)
  + Wall Finishes
  + Ceiling Finishes
  + Fixed Furniture / Joinery
  + Doors & Screens
* Wet Areas
  + Horizontal and Vertical Waterproofing
  + Floor Screed (with & without acoustic)
  + Wall Finishes
  + Ceiling Finishes
  + Fixed Furniture / Joinery
  + Doors & Screens
* Corridors & Lift Lobby
  + Floor Screed (with & without acoustic)
  + Wall Finishes
  + Ceiling Finishes
  + Fixed Furniture / Joinery
  + Doors & Screens
  1. **FIT-OUT PACKAGE 5 - FRONT OF HOUSE (43rd floor to 43rd upper floor)**
* Dry Areas
  + Floor Screed (with & without acoustic)
  + Wall Finishes
  + Ceiling Finishes
  + Fixed Furniture / Joinery
  + Doors & Screens
* Wet Areas
  + Horizontal and Vertical Waterproofing
  + Swimming Pool Waterproofing System
  + Floor Screed (with & without acoustic)
  + Wall Finishes
  + Ceiling Finishes
  + Fixed Furniture / Joinery
  + Doors & Screens
* Corridors & Lift Lobby
  + Floor Screed (with & without acoustic)
  + Wall Finishes
  + Ceiling Finishes
  + Fixed Furniture / Joinery
  + Doors & Screens
  1. **FIT OUT PACKAGE 6 – INSTALLATION OF SANITARY FITTINGS AND ACCESSORIES**
  + FRONT OF HOUSE (3rd basement to 4th floor & 6th floor)
  + FRONT OF HOUSE 10th to 38th Floor Sanitary Fixation
  + FRONT OF HOUSE 39th floor to 41st floor Sanitary Fixation
  + FRONT OF HOUSE 43rd floor to 43rd Upper Floor Sanitary Fixation
  1. **FIT OUT PACKAGE 7 - FRONT OF HOUSE/ BACK OF HOUSE (Thermal & Moisture Protection)**
* Wet Areas & Exposed External Areas
  + Horizontal and Vertical Waterproofing
  + Thermal Insulation

**Key Location Plans (FOH)**

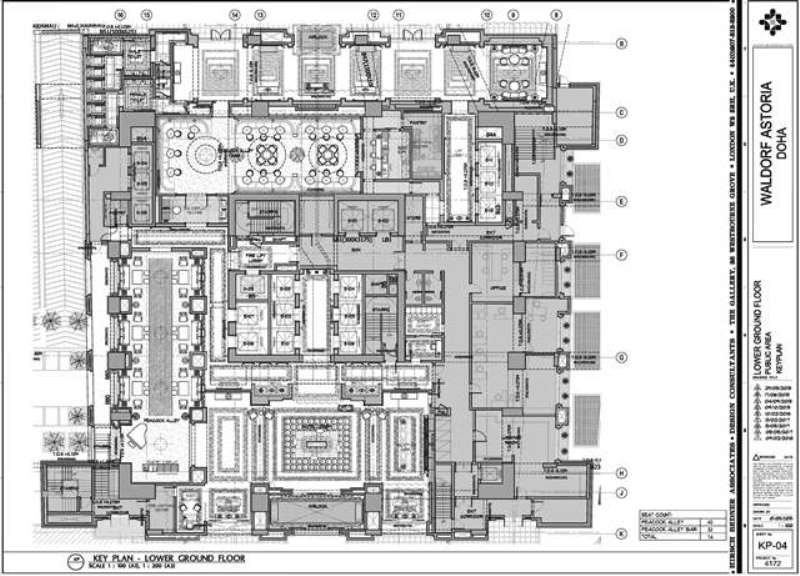
**3rd Basement**



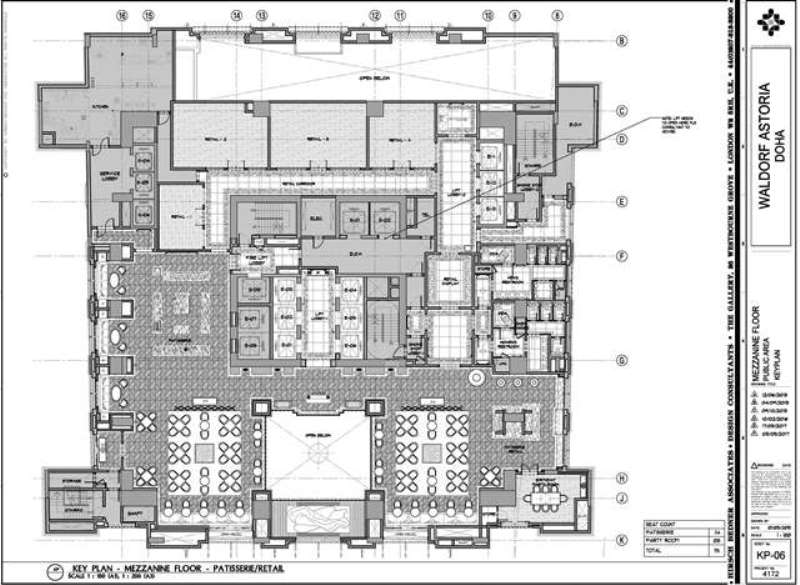
**2nd Basement**



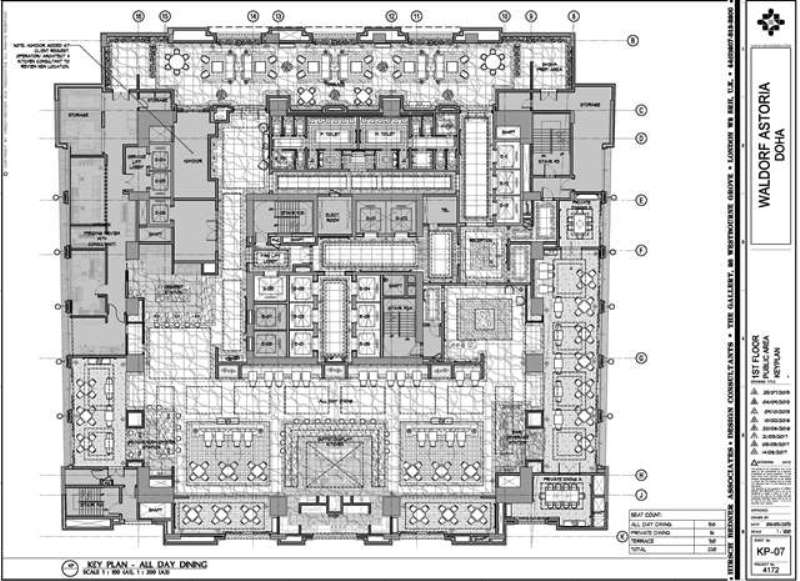
**Lower Ground**



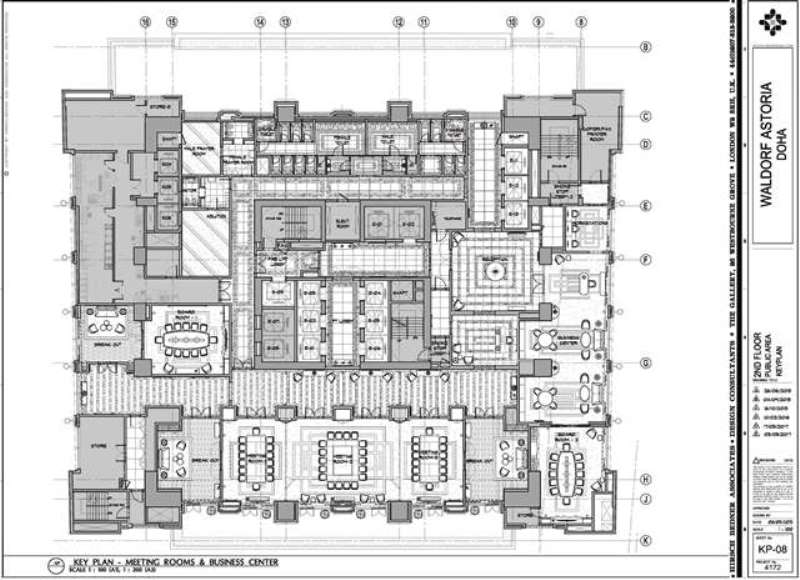
**Mezzanine**



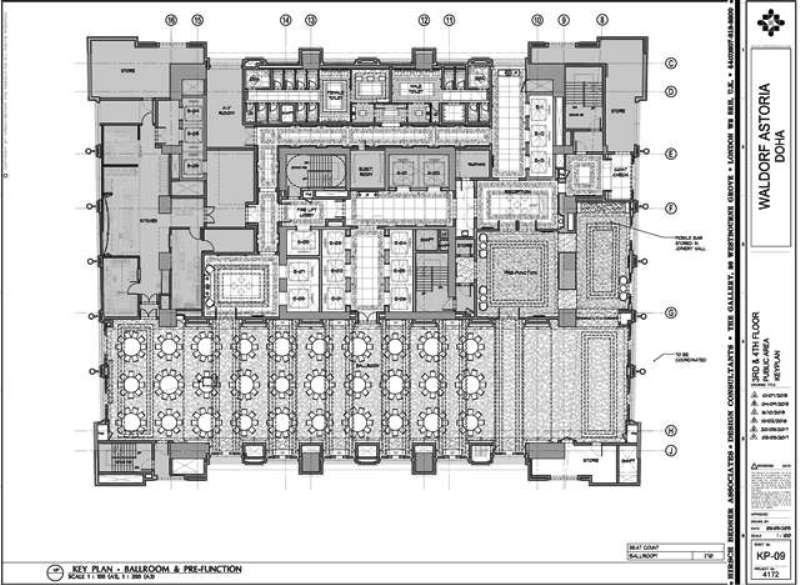
**1st Floor**



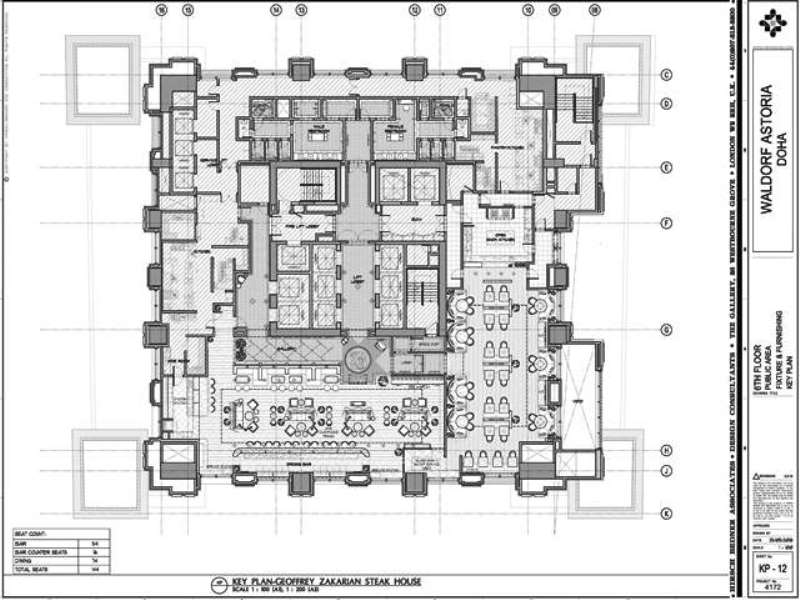
**2nd Floor**



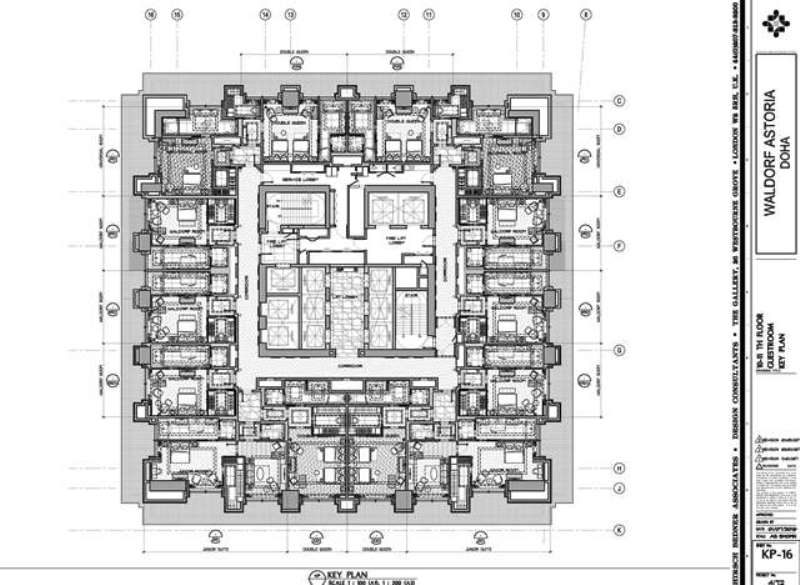
**3rd & 4th Floor**



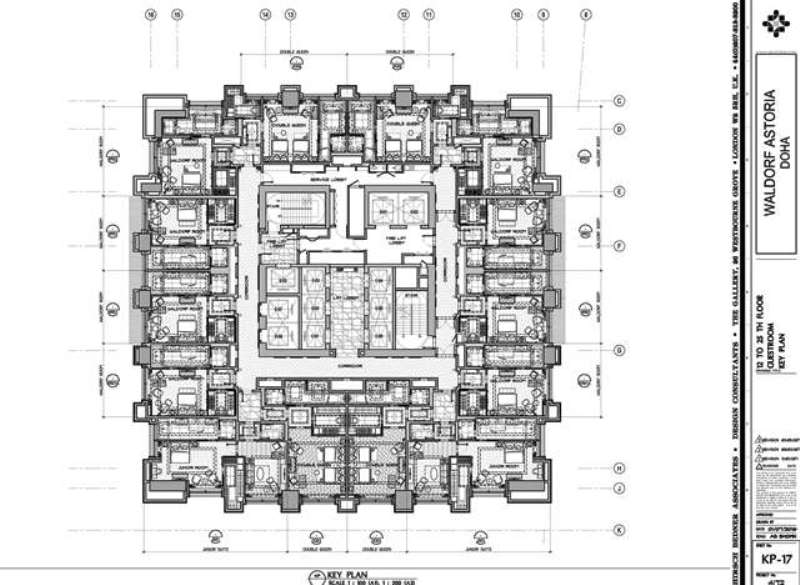
**6th Floor**



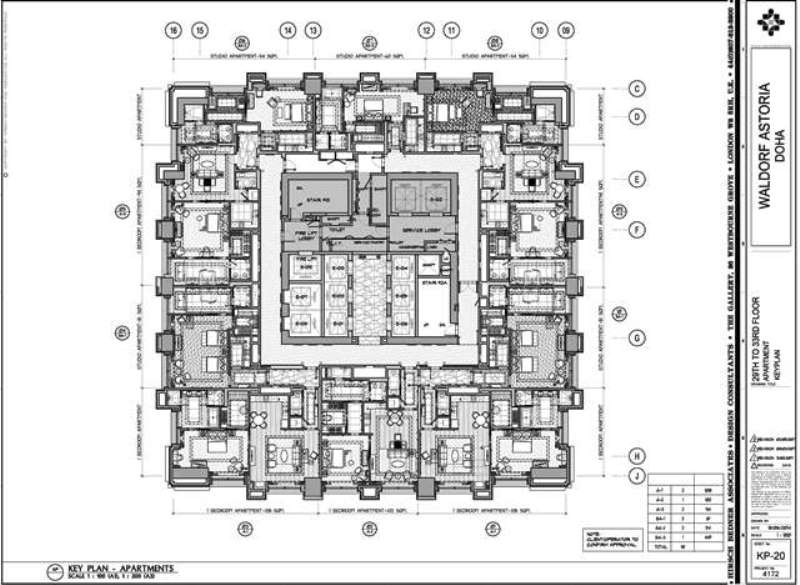
**10th – 11th Floor**



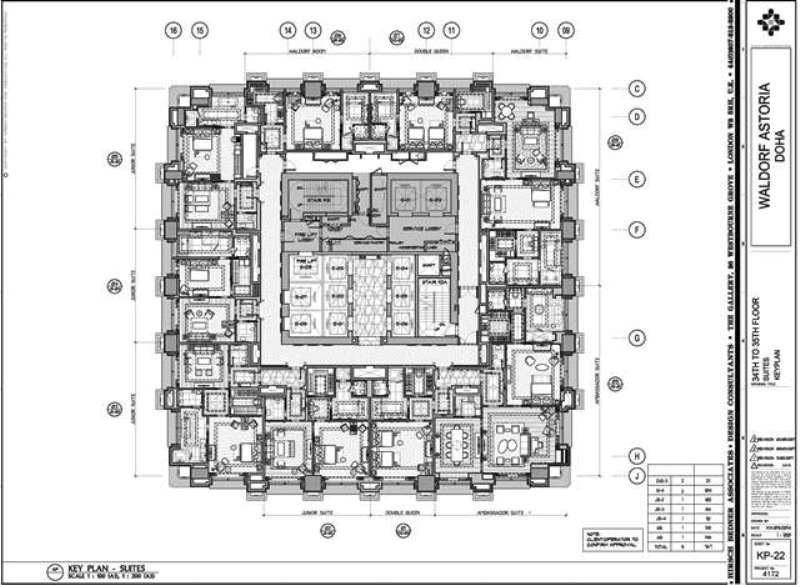
**12th – 27th Floor**



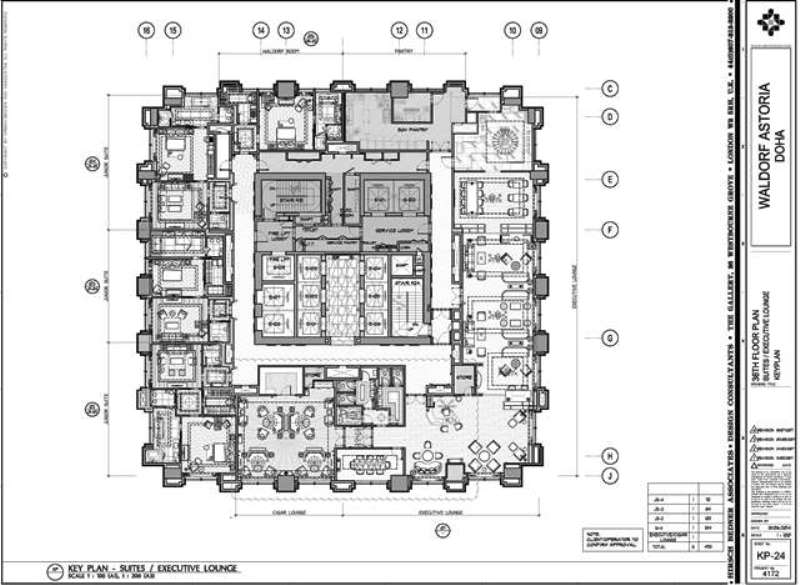
**29th to 33rd Floor**



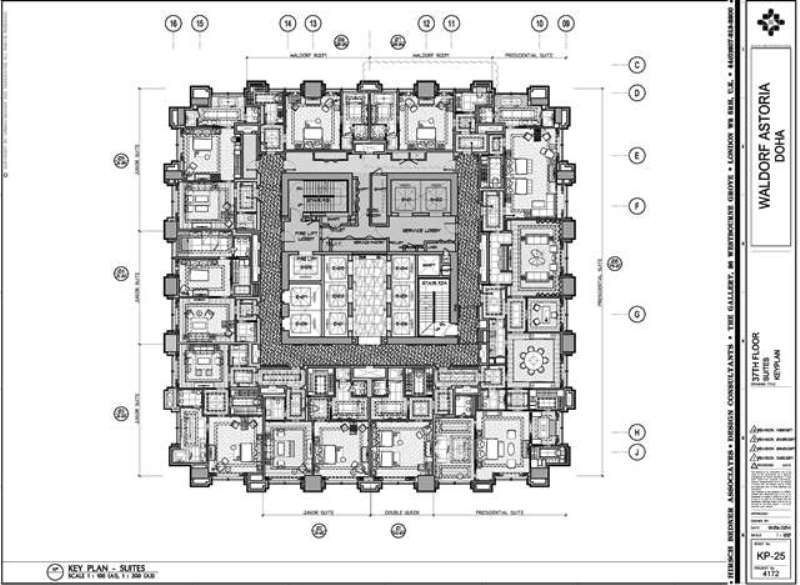
**34th to 35rd Floor**



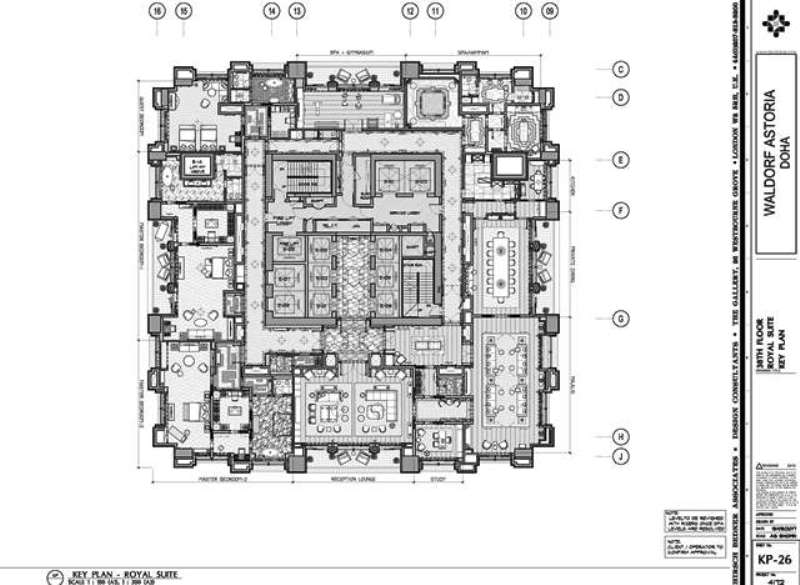
**36th Floor**



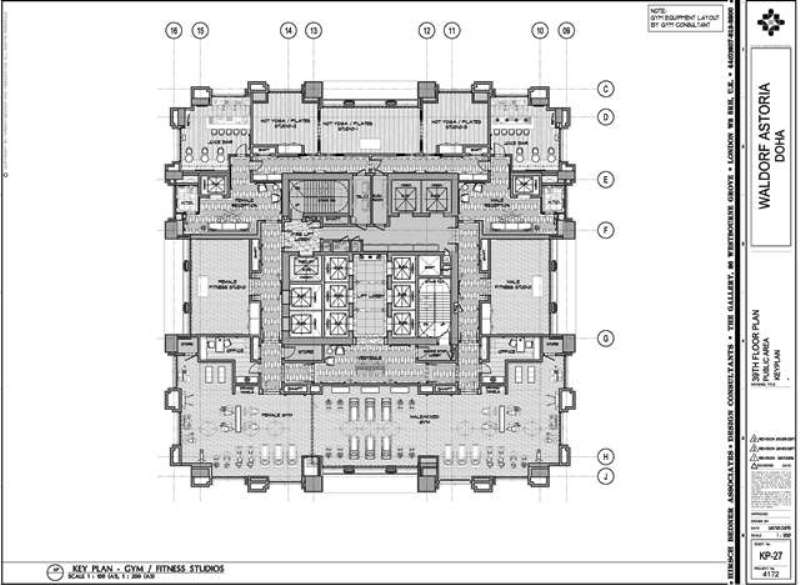
**37th Floor**



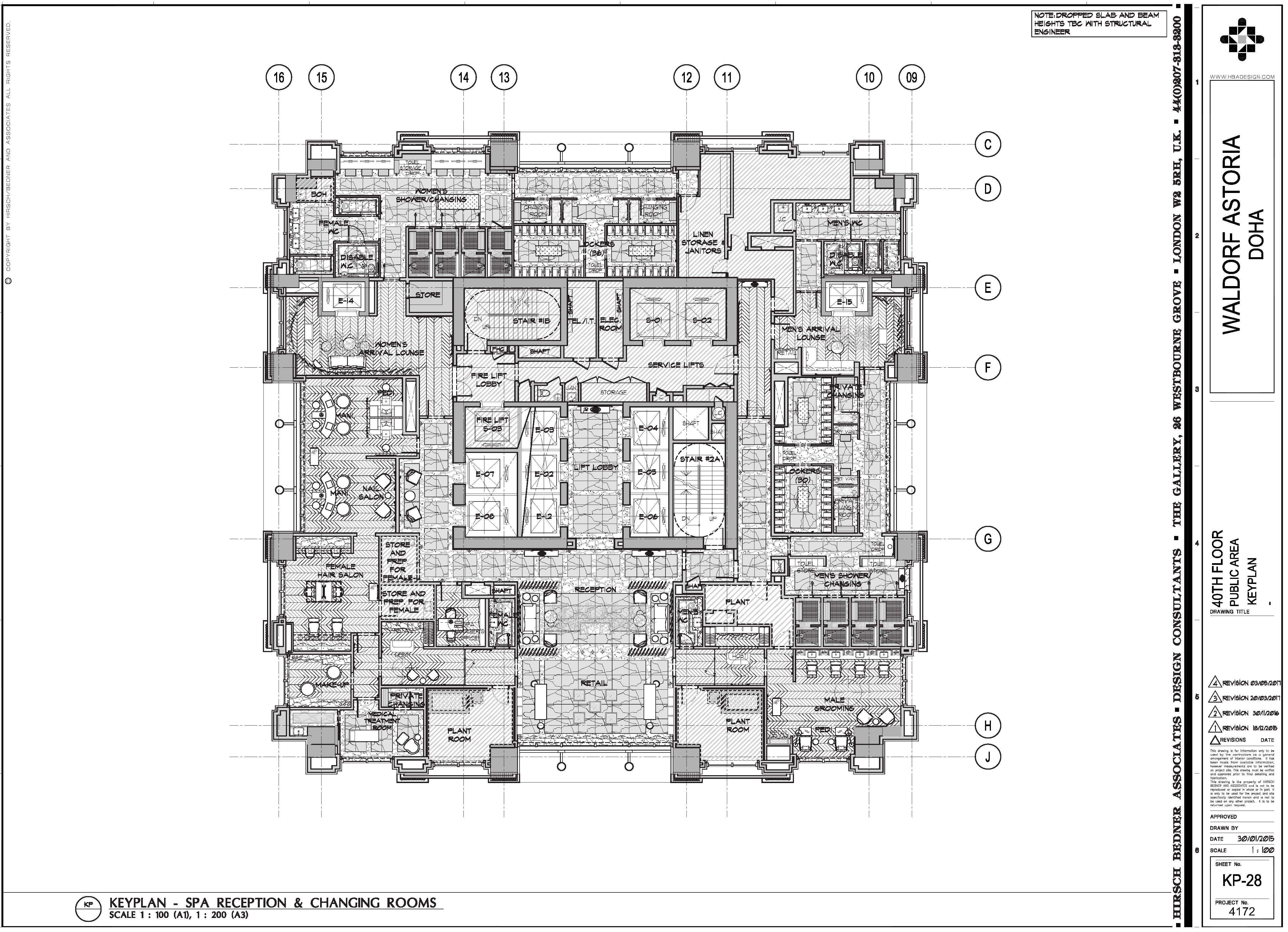
**38th Floor**



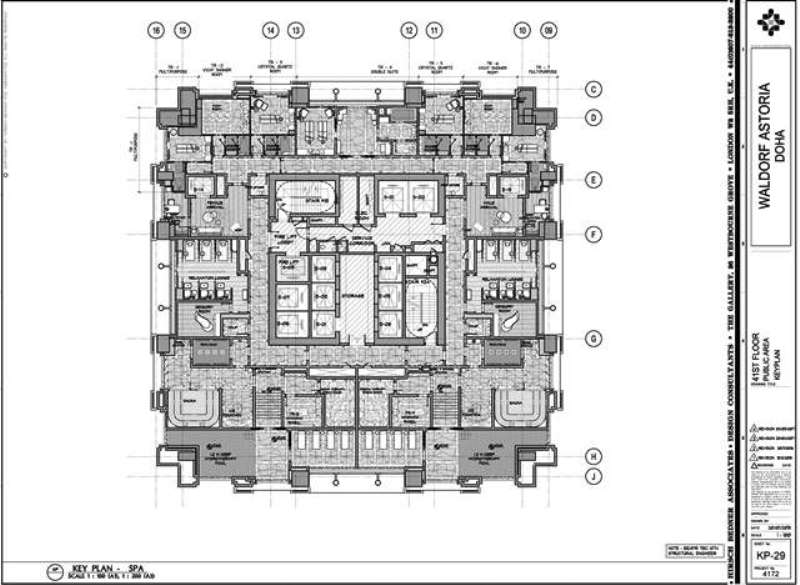
**39th Floor**



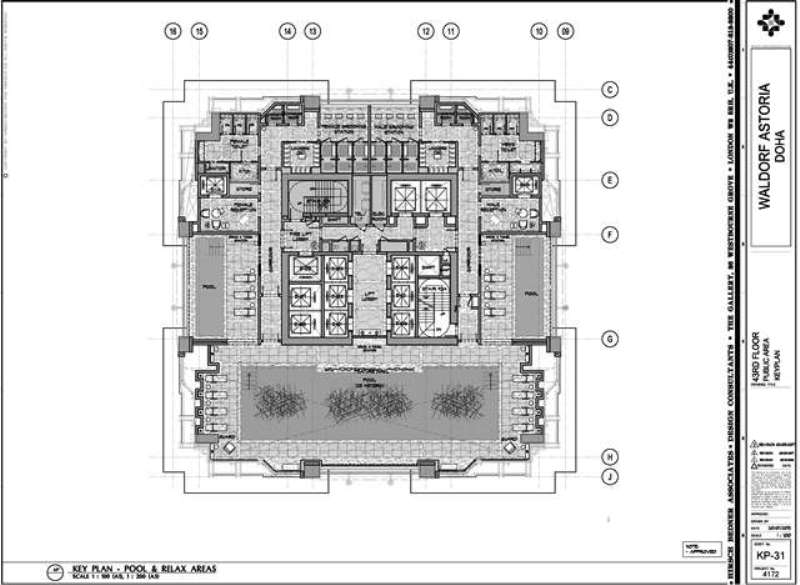
**40th Floor**



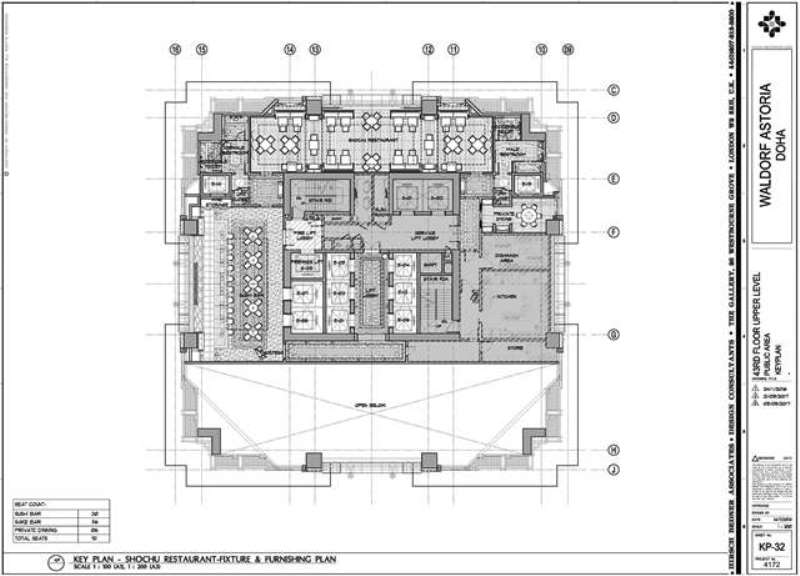
**41st Floor**



**43rd Floor**



**Upper 43rd Floor**



**Critical Path.**

List of Critical Activities Vital to the Success of the Project (not included in the Construction Program Activities)

a. Minimization of repetitive Re-design of all systems and disciplines

b. Material resourcing specially for long lead items well ahead of time considering the impact of blockade to the region

c. High productivity efficiency of labors which are often expected from experienced skilled tradesmen instead of allocating fresh labors outsourced from outside Qatar

d. Fast Track review and approval of engineering submittals for on-time site execution

e. Fast Track engagement of required ID and Speciality Subcontractors to process the engineering submittals as per time schedule and proceed each procurement process in order to deliver required materials on time.

f. MEP Services Completion and Handing over

g. Site readiness free of obstruction with instruction to commence

The activities as per the Baseline Program are considered to be a “Critical Program” due to its process and execution of works that has limited overall duration. The Program considered the shortest time possible to complete the project as per time requirement in which any delays in this activities will drag and extend the project completion date.

* Kindly refer to the “Baseline Program”

**Risks/Constraints anticipated in the Project.**

* Resources
* Consultants Approvals
* Materials Deliveries (Long lead Items)
* Contract Agreement

**Productivity Data/Analysis and Assumptionsincluded, (Engineers, Foreman’s, Skilled Manpower, Non- Skilled Manpower)**

* To be Confirmed upon availability of Contract Bill of Quantities (BOQ)

**Organization Chart**

