

RFQ for Renovation Work at No. 59, TU18 TTU, Ayer Keroh, Melaka.

RFQ Issued Date:

Contractor's Proposal Submission by: 14 days from RFQ issuance date.

Project Completion: 2 months from Agreement Signed Date

REQUEST FOR QUOTATION (RFQ)

for

Renovation Work

at No. 59 TU 18, Taman Tasik Utama, Ayer Keroh, Melaka.

Contact: Shahril Shamsudin 0123432553

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1 Introduction

This project consists of scope for building repair work and renovation work. Contractor is invited to provide its quotation based on the scope of work as specified herein.

Quoted price (herein after referred as "Contract Price") shall be on Lump Sum non-escalating price where all price shall be inclusive for the work deem necessary to complete the job as in the house is fit for occupancy. Contractor's quotation shall be based on the format as provided in Attachment (quote).

Site visit shall be arranged with contractor in order to understand better on the site condition and to have face-to-face clarification with the Owner on the work specified herein.

The address of the site as follows;

No. 59 Jalan TU18,
Taman Tasik Utama,
75450 Ayer keroh,
Melaka.

"Owner" shall be referred as the owner of the house, Mohd Shahril Faizin B Mohd Shamsudin who is the hirer of the Contractor.

"Contractor" shall be referred to the party who will provide the services as stated in this Contract and complete the work stated herein.

"Installation" shall mean an action required to be done by the Contractor to fix such object at the appropriate place as instructed by the Owner. The scope shall include providing additional bracket, wire, instrument, tool, modification or any other works required in order to make the object serves its function and esthetically practical.

Contractor shall have a valid registration with Construction Industry Development Board (CIDB).

Contractor with an ATTRACTIVE PROPOSAL meeting the minimum specifications and LOWEST PRICE will be hired for the Work. If in Contractor opinion, the Work completion duration stated herein is not achievable, Contractor may propose practical duration of the Work after consultation with Owner.

2 Background

Some of the walls at the first floor and ground floor were affected by the water ingress. It is believed that there are leakages to the existing piping causes the wall to show watermark and paint is peeling off.

The owner also intends to expand existing living room, add one (1) bedroom at ground floor, add two (2) bedroom at the first floor, add Lanai area at the first floor, autogate system, etc.

3 Schedule of Work

The works specified in this document shall be completed within 2 months upon signing of this scope agreement. If the said period is inadequate, Contractor may propose its schedule subject to Owner's agreement.

4 Liquidated Ascertain Damages (LAD)

Owner will impose an LAD to Contractor in the event that the Work is delayed due to Contractor's negligence, poor performance of work or non-compliance to the specification set herein.

All cost incurred due to the above will be reimbursed to Contractor at cost. They might include but not limited to, rent on temporary accommodation, removal costs, extra running costs and so on.

5 Quotation

Contractor shall quote all inclusive lump sum price for overall repair works as stated herein. This shall include but not limited to all mechanical works, civil works, electrical works, supply of materials, reinstatement works, final finishing and touch-up.

Contractor shall provide quotation in accordance with the format attached herewith.

Submission of the quotation shall come together with;

- Contractor's company profile
- Previous project reference around Melaka

Contractor shall provide its proposal based on the conceptual idea provided by the Owner meeting Owner's requirement.

6 Scope of work

6.1 General scope

1. The Contractor shall provide all materials, labor and equipment necessary to repair, renovate, reinstate and clean this home and provide a complete and usable home ready to occupy in accordance with the minimum standards as set forth in this scope of work.
2. Performance of Work:
 - a. All work shall be performed in accordance with these General Paragraphs and the attached detailed specifications for all work as stated in this scope of work.
3. Contract Completion Time:
 - a. The Contractor shall complete all work and cleanup within the specified time limits established in the contract.
4. Code Compliance:
 - a. All work shall be in accordance with applicable Malaysian Regulation, State, and local laws.
5. Coordination and Approval:
 - a. Contractor shall be responsible to obtain necessary approval from the local authority bodies pertinent to the renovation work prior to the work commencement.
 - b. Contractor shall provide the Drawings for the work, obtain endorsement from registered Professional Engineer and obtain approval from Majlis Bandaraya Melaka Bersejarah (MBMB) for the plan before the work commencement. All associated cost shall be included in the Contract Price.
6. Dumping:
 - a. All trash and rubbish shall be discarded off-site in an approved and lawful manner. Unless otherwise stated, all material scheduled for removal or disposal becomes the property of the Contractor.
 - b. Burning or burying of rubbish on-site or otherwise is prohibited.
7. Products:
 - a. All materials shall be of best quality for purpose intended and shall be manufactured by companies that regularly engage in the manufacturing of the product specified.
 - b. Contractor shall provide its proposal for the material that will be used for the work and obtain Owner's approval.
8. Workmanship:
 - a. All work shall be performed by skilled worker that are regularly engaged in work to be performed and shall be at the fair level or shall be directly supervised by a senior skilled worker.
 - b. All work shall be performed in a professional manner. No drips, flaws, or substandard work will be accepted. If workmanship is lacking, the Contractor shall correct the deficiencies at no additional cost to the Owner.

9. Cleaning:

- a. After completion of all renovation, remodel and reposition of all furniture. Vacuum all visible surfaces in the dwelling including clothing, furniture, walls, floors and ceilings. Wet wipe all surfaces with lead specific detergent or equivalent and rinse.

6.2 Building Repair Work

1. Building Repair works shall include but not limited to disconnecting old piping route, installation of new piping replacing the affected areas, reinstate wall plaster, painting and other finishing works.

6.2.1 Guest Room BATH at ground floor;

Works shall cover the following:

(This shall be read together with Attachment A):

- a. **Water Service:** All corroded, compressed, or damaged supply lines shall be decommissioned. Replace with new supply lines. All new supply lines shall be galvanized steel (or other materials conforming to Malaysian building standard). All plumbing shall be adequately secured.
- b. **Wall in bedroom:** Repair wall separating the bedroom area and bathroom area with new cement plaster and to be painted
- c. **Sink:** Relocate the existing sink to a new location as specified in Figure A in the Attachment A.
- d. **Shower:** Relocate the existing showerhead to a new location as specified in Figure A. Install showerhead as provided by the Owner to the new location.
- e. **Shower Screen:** Provide glass shower screen to separate the shower area (wet area) and dry area.
- f. **Bathroom wall:** Repair wall within the bathroom. Provide new tiling and install from the floor level to the ceiling level.
- g. **Plaster Ceiling:** Repair the broken plaster ceiling and provide new plaster ceiling
- h. **Lighting:** replace the down light in the bathroom with new down light. Provide new wiring so that the lighting is able to be switch on/off either from the bedroom side or kitchen side.
- i. **Wood Flooring;** remove a portion of the wood flooring that has been broken due to the water ingress. Replace the cut portion with the new wood flooring.

6.2.2 BATH 2 at First Floor

Works shall cover the following:

(this shall be read together with Attachment B)

- a. **Water Service:** All corroded, compressed, or damaged supply lines shall be decommissioned. Replace with new supply lines. All new supply lines shall be galvanized steel (or other materials conforming to Malaysian building standard). All plumbing shall be adequately secured.
- b. **Wall in bedroom:** Repair wall separating the bedroom area and bathroom area with new cement plaster and to be painted
- c. **Bathroom wall:** Repair wall within the bathroom. Provide new tiling and install from the floor level to the ceiling level.
- d. **Plaster Ceiling:** Repair the broken plaster ceiling and provide new plaster ceiling
- e. **Lighting:** replace the down light in the bathroom with new down light. Provide new wiring so that the lighting is able to be switch on/off either from the bedroom side or kitchen side.
- f. **Toilet Bidet:** provide and replace the toilet bidet with a new one.
- g. **Bathroom accessories:** refurbish the bathroom accessories with new replacement accessories as required.

6.3 Renovation work

Key renovation works among others but not limited to provide;

- one (1) additional bedroom at the ground level (herein after referred as BEDROOM G1); and
- expansion of the living area at ground floor (herein after referred as Living Area Expansion – LAE);
- two (2) new bedroom extended from existing Master Bedroom (herein after referred as BEDROOM F1 and BEDROOM F2); and
- Lanai area on top of the car porch (herein after referred as LANAI)
- Porch area to be renovated to accommodate new arrangement of the facilities. (Herein after referred as CAR PORCH)

All of the above shall include modification required to suit with the renovation intent, e.g. relocation of main electric cable supply to the building, appropriate roof design and material including its storm water drainage system, etc.

6.3.1 BEDROOM G1

Works shall cover the following:

(this shall be read together with Attachment B)

- Provide one bedroom by extending the existing building utilizing the porch area.
- Room shall be equipped with windows at the side of the room (facing next house) and in front (facing to the car porch). For the window in front, existing window at the existing room shall be utilized.
- Plaster ceiling (L-box type) and floor tiling (laminated wood texture flooring)
- Provide bathroom with standard amenities such as shower, toilet bidet, sink, etc. and its plumbing works including connection with the existing plumbing. Size TBC. Tiling from floor to ceiling shall be provided. Install bathroom accessories as provided by the Owner.
- Works shall include mechanical & electrical works including wiring, switches, extension of wiring from the electrical sources (DB or existing), 3-pin socket electrical point (minimum 4 points – location TBA)
- installation of other electrical appliances as provided by the Owner such as fan, aircond unit, downlight, etc.

6.3.2 BEDROOM F1

Works shall cover the following:

- (this shall be read together with Attachment B)
- Room shall be equipped with sliding door as the entrance (facing next house).
- Plaster ceiling (L-box type) and floor tiling (laminated wood texture flooring)
- Provide bathroom with standard amenities such as shower, toilet bidet, sink, etc and its plumbing works including connection with the existing plumbing. Size TBC. Shower screen shall be provided to separate dry area and wet area. Tiling from floor to ceiling shall be provided. Install bathroom accessories as provided by the Owner.
- Works shall include mechanical & electrical works including wiring, switches, extension of wiring from the electrical sources (DB or existing), 3-pin socket electrical point (minimum 4 points – location TBA)
- Installation of other electrical appliances as provided by the Owner such as fan, aircond unit, downlight, etc.

6.3.3 BEDROOM F2

Works shall cover the following:

- (this shall be read together with Attachment B)
- Room shall be equipped with sliding door as the entrance (facing next house).
- Corner window and glasswall.
- Plaster ceiling (L-Box type) and floor tiling (laminated wood texture flooring)
- Provide bathroom with standard amenities such as shower, toilet bidet, sink, etc. and its plumbing works including connection with the existing plumbing. Size TBC. Shower screen shall be provided to separate dry area and wet area. Tiling from floor to ceiling shall be provided. Install bathroom accessories as provided by the Owner.
- Works shall include mechanical & electrical works including wiring, switches, extension of wiring from the electrical sources (DB or existing), 3-pin socket electrical point (minimum 4 points – location TBA)
- Installation of other electrical appliances as provided by the Owner such as fan, aircond unit, downlight, etc.

6.3.4 Living Area Extension (LAE)

Works shall cover the following:

- (this shall be read together with Attachment B)
- Removal of the existing sliding door and demolition of the wall.
- Provide corner window and 2 panel entrance door facing to the car porch (to be proposed by Contractor)
- Provide glasswall/window in front (facing to road) which to be proposed by Contractor.
- Provide plaster ceiling to the extended living area. Contractor shall propose the best way to match with existing plaster ceiling at the living area without damaging the current outlook.
- Wood flooring (hardwood)
- Works shall include mechanical & electrical works including wiring, switches, extension of wiring from the electrical sources (DB or existing), 3-pin socket electrical point (minimum 4 points – location TBA)
- Installation of other electrical appliances as provided by the Owner such as fan, aircond unit, downlight, etc.

6.3.5 LANAI

Works shall cover the following:

- (this shall be read together with Attachment B)
- Lanai area with proper sealing system to avoid rainwater leak, draining system with proper elevation.
- Works shall include mechanical & electrical works including wiring, switches, extension of wiring from the electrical sources (DB or existing), 3-pin socket electrical point (location TBA)
- Provide wiring and installation of lamppost (5 nos.) at the LANAI area perimeter and lighting points required as provided by the Owner.
- Provide tempered glass-railing (design to be proposed by Contractor) around the LANAI perimeter.

6.3.6 CAR PORCH

Works shall cover the following:

- (this shall be read together with Attachment B)
- Plaster ceiling and tiling works. Material / design for the tiling shall be proposed by Contractor and to be approved by the Owner.
- Re-level the floor of current driveway to accommodate proper elevation for porch area (further confirmation & verification by Contractor is required).
- Proper drainage system shall be provided to accommodate storm water drain.
- Works shall include mechanical & electrical works including wiring, switches, extension of wiring from the electrical sources (DB or existing), 3-pin socket electrical point (location TBA)
- Provide wiring and installation of lighting and fan (1 nos.) at porch as provided by the Owner.
- Provide autogate system with remote control for the main gate entrance to car porch. The gate shall be folding and swing gate type, anti-rust material. Design to be proposed by Contractor.
- Provide a manual swing gate next to the main gate to enable occupant to enter the house without opening the main gate.
- Make good / adjust where appropriate the perimeter fence to accommodate all changes made. Design to be proposed by Contractor and approved by Owner before work commencement.
- Provide staircase from the car porch area to access the LANAI area in front of the LAE. Stair type either 'half-landing' or 'spiral' to be proposed by the Contractor.

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7 Declaration

Contractor hereby agrees to execute the Project based on the above as minimum and assume all obligations to complete the work as agreed herein including its Attachments in accordance to the best industrial standard practice and compliance to the Local Authority requirements. Price quoted shall be all inclusive non-escalating lump sum price. 6 months warranty period from the substantial completion date is provided to the Owner to claim any defects resulting from the Works performed by Contractor.

On behalf of the Contractor,

Signature	[
	[
	[
Date:	[
	[
Name	[
IC Number	[
Position	[
Address	[

On behalf of the Owner;

Signature	[
	[
	[
Date	[
	[
Name	[
IC Number	[
Address	[

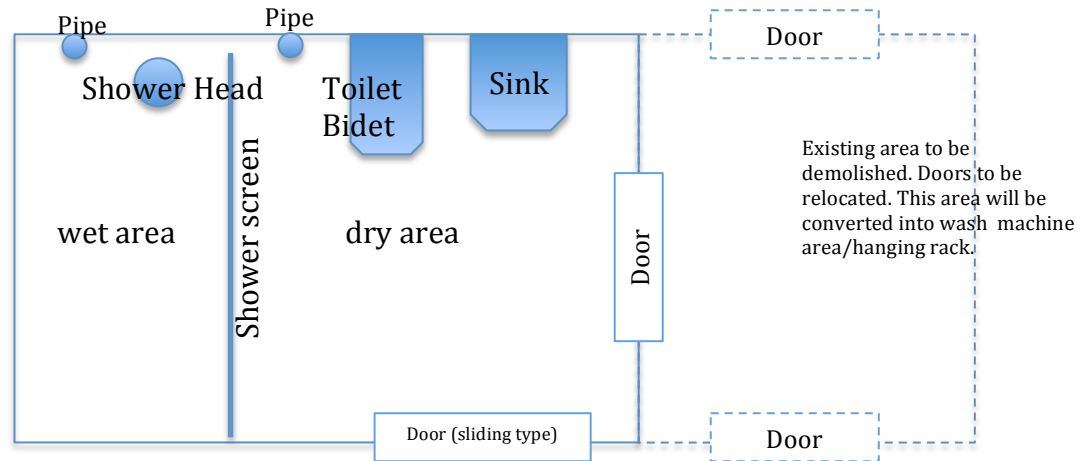
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8 Attachment A - new arrangement for Guest Room Bathroom



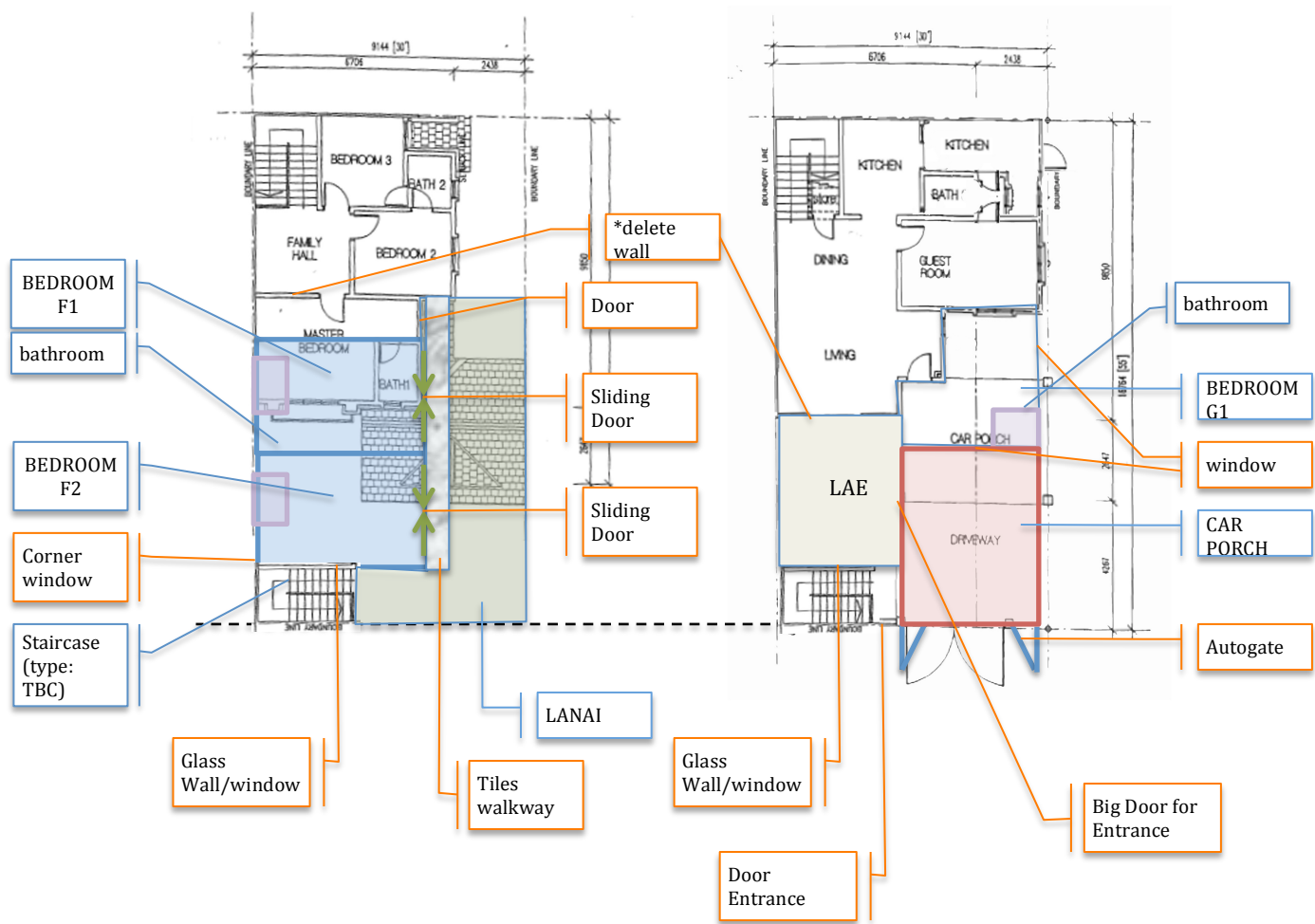
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9 Attachment B – Existing Plot Plan Markup



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10 Attachment C – Current Outlook of The House

Figure C.1a – Front View



Figure C.1b – Owner's Impression after renovation



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Figure C.2a – Corner View



Figure C.2b – Owner's Impression after renovation



Note:

1. Contractor shall propose roof design accordingly.
2. Existing structure is not modeled.

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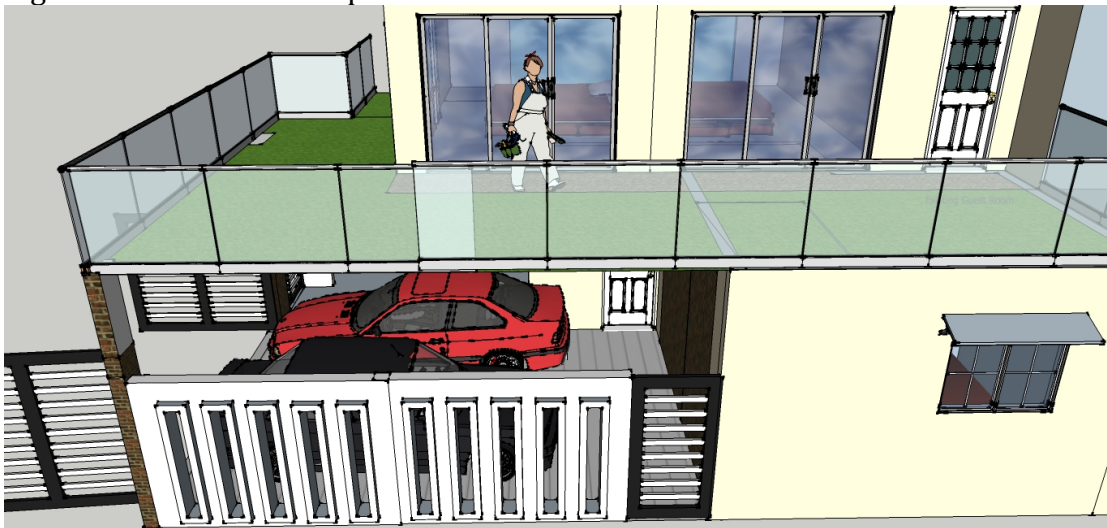
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Figure C.3b – Owner's Impression after renovation



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11 Attachment D – Format for the Quotation

Section	Scope Description	Unit/Quantity	RM (Ringgit Malaysia)
Building Repair Work			
1.0	Guest Room BATH G Floor		
	- Supplies / Works (Contractor to List)		
	- Workmanship		
2.0	BATH 2 at First Floor		
	- Supplies (Contractor to List)		
	- workmanship		
Renovation Work			
3.0	BEDROOM G1		
	- Supplies / Works (Contractor to List)		
	- Workmanship		
4.0	BEDROOM F1		
	- Supplies / Works (Contractor to List)		
	- Workmanship		
5.0	BEDROOM F2		
	- Supplies / Works (Contractor to List)		
	- Workmanship		
6.0	LIVING AREA EXTENSION		
	- Supplies / Works (Contractor to List)		
	- Workmanship		
7.0	LANAI		
	- Supplies / Works (Contractor to List)		
	- Workmanship		
8.0	CAR PORCH		
	- Supplies / Works (Contractor to List)		
	- Workmanship		
Total Lump Sum Price			
9.0	Optional Proposal		
	- Furnishing for BEDROOM F1		
	-- 1 x Queen Bed		
	-- Built-in Wardrobe		
	-- Built-in Dressing table		
	- Furnishing for BEDROOM F2		
	-- 1x Queen Bed		
	-- Built-in Wardrobe		
Optional Scope Lump Sum Price			

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12 Attachment E – references



Reference 1 – Glass railing for the LANAI



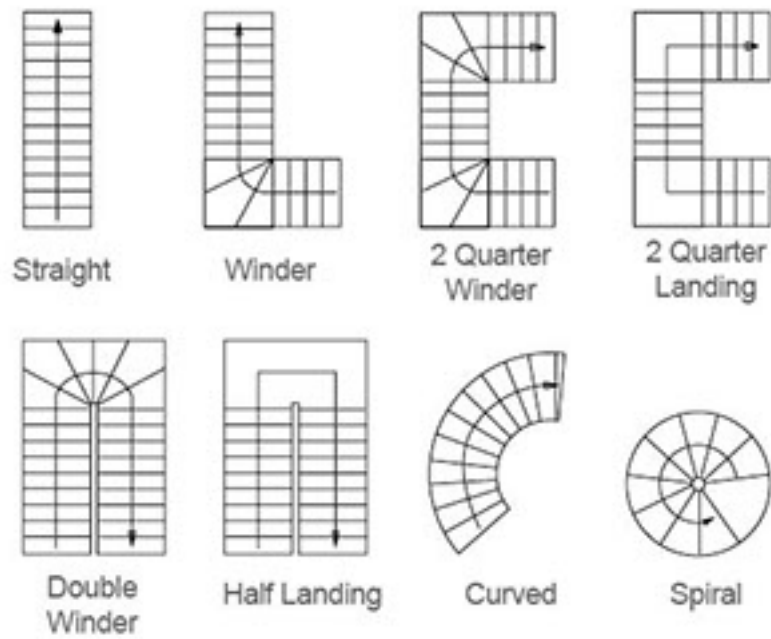
Reference 2 – Folding Gate and Manual Swing Gate

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Reference 3 – Stair Types

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13 Attachment F: Payment Milestone

Milestone No.	Work Completed	% of CONTRACT price	Payment Disbursement (RM)
1	Plan submitted and Approved by the Architect and Local Authorities concerned; and	10	
2	Material and Supplies delivered to SITE as per specifications; and	20	
3	Excavation works, footings, foundation commenced.	15	
4	Main structure of the building has been raised including, wall and roof framed, windows, Subflooring and interior partitions; for the Living Area Extension, Bedrooms, LANAI and CARPORCH.	10	
5	Roof has been raised, electrical wiring network and plumbing work has been completed.	10	
6	Finishing work of the wall inside and outside of building, installation of windows & doors, completion of flooring, etc.	10	
7	Installation of all accessories and other works to complete the house fit for occupy.	15	
8	Substantial Completion of the work and 6 months warranty period fulfilled.	10	
		100	

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14 Attachment G: Specification

14.1 Tiles

Item	Area	Brand	Size (mm)	
			Floor	Wall
1	Bathroom for; - BEDROOM G1 - BEDROOM F1 - BEDROOM F2	*	300 x 600	300 x 600
2	BEDROOM G1	*	600 x 600	-
3	BEDROOM F1 & F2	*	*	-
4	CARPORCH	*	*	-
5	Living Room Extension (LAE)	Match existing	Match existing	-
6	Wash area / kitchen	Match existing	Match existing	

Note; item marked with * shall mean Contractor to propose

14.2 Painting

Item	Area	Brand	Finishing code
1	Wall (external)	*	*
2	Wall (internal)	*	*
3	Ceiling	*	*
4	Fence	*	*
5	Gate	*	*
6	Stair	*	*

Note; item marked with * shall mean Contractor to propose

14.3 Building Specifications

	Building Part	Descriptions
1	Structure	Reinforced Concrete Frame
2	Roofing	Concrete / Clay Tile
3	Ceiling	*
4	Wall	Clay Bricks / reinforced concrete
5	Wall Finishes	External: Cement sand plaster / skim coat with paint Internal: cement sand plaster / skim coat with paint bathroom internal: ceramic wall tiles up to ceiling height.
6	Window	Aluminum Frame Glass
7	Door	Entrance: Timber Door

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	Building Part	Descriptions
		BEDROOM G1: Plywood Flush Door BEDROOM F1 & F2: Aluminum Frame Sliding Glass Panels
8	Bathroom	For bathroom at BEDROOM F1 & F2 Wall utilize frosted glass material with aluminum frame glass panel for the door opening.

Note; item marked with * shall mean Contractor to propose