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MINISTER OF WATER AND ENERGY  
የኢትዮጵያ ፌዴራላዊ ዴሞክራሲያዊ ሪፐብሊክ | Federal Democratic Republic of Ethiopia

ቀን 03 DEC 2025  
Date  
ቁጥር MoWE.07/14  
Ref.No.

To all bidders,

**Reference:** Procurement of: Renovation and furnishing of HoAG4RP PMCU and WS-PIT Office for MoWE reference No. ET-MOWE-506554-CW-RFB /

**Subject: Amendment No.1 to Bid Document (BOQ and specification) for Office Renovation and Furnishing of HoAG4RP PMCU and WS-PIT Office**

Dear Bidders,

We are writing to inform you about an update regarding the procurement activity advertised in the Ethiopian Herald for the renovation and furnishing of the HoAG4RP PMCU and WS-PIT Office for the Ministry of Water and Energy (MoWE), with reference number ET-MOWE-506554-CW-RFB.

Upon reviewing the previously issued bid document, we identified certain items that require changes, modifications, and the addition of new items. The specification also should be modified, added and amended. Please refer to the attached Bill of Quantities (BoQ) and specifications for detailed information.

We kindly ask you to review the new, modified, and changed items accordingly in preparation for your offer. Additionally, please note that the date for bid submission has been revised from December 10, 2025, to December 17, 2025. All other conditions remain unchanged as per the originally issued bid document.

Regards

C.C

- Office of the Minister
- HoA GW4R Project Coordinator
- HoA GW4R project D/Coordinator
- HoA GW4R project WS PIT Coordinator
- HoA GW4R project procurement Department

MoWE



Ambassador Asfaw Dingamo  
(PhD)  
State Minister

ስልክ. 011-6-62-63-25  
Tel. 011-6-62-55-06  
011-6-63-71-83

ፖ.ሣ.ቁ. / P.O. Box 5744

የውሃ ሀብታችንን ለብልፅግናት  
OUR WATER RESOURCES FOR PROSPERITY

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Addis Ababa-Ethiopia

<b>SUMMARY OF BOQ for Renovation of Second Floor For Horn Programm</b>		
<b>NO</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
1	DEMOLISHING WORK	
2	FLOOR WORK	
3	WALL AND PARTITION WORK	
4	CEILING WORK	
5	WINDOW	
6	DOOR	
7	FINISHING WORK	
8	PAINTING	
9	SANITARY WORK	
10	ELECTRICAL WORK	
11	FURNITURE	
12	MISCELLANEOUS	
	<b>GRAND SUMMARY</b>	
	<b>15% VAT</b>	
	<b>GRAND TOTAL WITH VAT</b>	



Ministry of Water and Energy AMMENDMENT NO-1						
BOQ for Renovation of Second Floor for Horn Program						
S.No	Description	Unit	Qty	Price	Amount	Remark
4	CEILING WORK					
4.3	Supply and fix Jypsum corner list as approved by the engineer	ml	280			New item
6	DOOR					
6.1	Automatic Door with Smart Lock:- Supply, installation, testing, and commissioning a complete automatic Victor or equivalent door system including door leaf, frame, sensors, operator mechanism, control system, and smart lock. as per manufacturer's instructions and Engineer's requirements. System must comply with ISO, CE, or equivalent international safety and performance standards. it shall have an Infrared/laser beam obstacle detection, Programmable modes – Automatic, Open, Close, Lock. Integrated electronic smart lock compatible with door operator. Access Options: RFID card, key fob, PIN code keypad, smartphone app (Bluetooth/Wi-Fi-enabled), biometric fingerprint/face recognition. 900mm wide	NO	5			To replace Item 6.1
6.2	Supply and fix Best Quality Victor Door as approved by the engineer and with all necessary works to complete the work like door stop, lock and so on 900mm wide	No	13			To replace Item 6.2
6.3	Dito as 6.2, but 700mm wide	No	18			To replace Item 6.3
8.3	Supply & install modified bitumen water proof membrane (APP/SBS) 4 mm, reinforced polyester — torch-applied or fully-bonded; laps 75–100 mm for the terrace roof area to prevent water ingress and protect structural integrity. The membrane shall form a continuous, seamless, and flexible barrier against water penetration.	m <sup>2</sup>	1,350			new item
10.22'	Supply and fix water proof outdoor terrace light as approved by the engineer and interior design	No	72			new item
	Interactive Smart Screen (98" Smart Screen) For Turnkey Meeting Room					
10.22	Supply and fix 98" Interactive Smart Screen TV with ultra-high definition (UHD) 4K resolution, providing sharp, lifelike visuals and vibrant colors. The screen shall support multi touch interactivity for collaboration and presentation purposes. Built-in Android/Tizen or equivalent), premium brand (Samsung / SMART / equivalent). The work Includes A turnkey room system is an end-to-end solution for a meeting/conference room (15-20 people) that includes all required hardware (display(s), camera(s), microphones, speakers), all in one compute/control module, content sharing capability, and often mounting/cabling and software integration.	No	1			To replace Item 10.22
	Summary					
11	Furnitures					
11.5	Supply and assemble Executive guest Chair and Table comfortable, and coordinated guest seating area suitable for short meetings, discussions, and receiving visitors A) 4 (four) lounge chair — as specified (solid hardwood frame, high-density foam, genuine leather or high-grade PU, double stitching, felt gliders), B) 1 (One) Center table — 1200×600×450 mm approx; MDF + real wood veneer OR tempered glass top; solid base; PU lacquer finish	set	2.0			New item



# SPECIFICATION OF ITEMS

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# 1. Specification for Ergonomic Office Table with Leather Seat Chair (Qty 4 set)

## Purpose:

To provide an elegant, comfortable, and highly functional workstation suitable for a Senior Official, ensuring ergonomic efficiency, cable organization, and premium aesthetics.

## 1. Ergonomic Office Table

### 1.1. Type & Function

- Type: Executive Office Table
- Usage: Minister's main workstation / executive office
- Design: Modern executive design with side return (optional), concealed storage, and integrated cable management

### 1.2. Dimensions (Recommended)

- Main Desk: 1800 mm (L) × 800 mm (W) × 760 mm (H)
- Optional Side Return: 1200 mm (L) × 450 mm (W) × 720 mm (H)
- Tabletop Thickness: 40–50 mm (for stability and presence)

### 1.3. Materials & Construction

- Top: High-density MDF board with real wood veneer (Walnut, Wenge, or Mahogany) or high-pressure laminate (HPL) finish
- Edge: Solid hardwood edge, rounded (2 mm radius)
- Frame & Legs: Steel frame with powder-coated finish or wood panel base with cable routing
- Finish: Semi-gloss polyurethane lacquer — scratch-, heat-, and water-resistant
- Storage: One pedestal (lockable drawers), optional CPU cabinet and stationery tray
- Cable Management: Concealed cable ducts with grommets and under-desk wire tray
- Power/Data Ports: Flip-top module (2 × power, 2 × USB, 1 × HDMI, 1 × LAN) integrated on tabletop

### 1.4. Accessories & Features

- Modesty panel with ventilation slots
- Soft-close drawers and ball-bearing runners
- Optional built-in wireless charging pad
- Optional LED edge light (soft white) for accent

### 1.5. Finish & Color

- Table Finish: Dark Walnut / Mahogany / Wenge veneer
- Frame/Base: Matte black or brushed aluminum
- Accent: Leather writing pad inset (black or brown)

### 1.6. Durability & Warranty



- All exposed surfaces to withstand daily office use
- Warranty: Minimum 1 year against manufacturing defects

## 2. Ergonomic Leather Seat Chair

### 2.1. Type & Design

- Type: Executive High-Back Ergonomic Office Chair
- Usage: Minister / Top Management
- Design: Premium leather-upholstered swivel chair with synchronized tilt mechanism

### 2.2. Dimensions (Approx.)

- Overall Height: 1150–1250 mm (adjustable)
- Seat Height: 450–550 mm (gas lift adjustable)
- Seat Width: 500–550 mm
- Seat Depth: 480–520 mm

### 2.3. Materials & Construction

- Frame: Steel structure with high-strength molded components
- Upholstery: Genuine leather or high-grade PU leather (imported quality)
- Foam: High-density molded foam (minimum 35 kg/m<sup>3</sup> density) for seat and backrest
- Base: 5-star polished aluminum or chrome-plated steel
- Casters: Dual-wheel PU casters suitable for tile or wood floor
- Armrests: Adjustable padded armrests with leather covering

#### Mechanism:

- Pneumatic gas lift for height adjustment
- Synchronized tilt with tension control
- 360° swivel
- Lockable reclining position

### 2.4. Ergonomic Features

- Lumbar support (integrated or adjustable)
- Multi-tilt mechanism for comfort during long sitting hours
- Seat edge waterfall design to reduce leg pressure
- Smooth rolling and quiet operation

### 2.5. Finish & Color

- Upholstery Color: Black / Dark Brown / Beige (as per décor)
- Base & Arm Finish: Polished aluminum or matte black
- Stitching: Double-stitched seams for durability

### 2.6. Warranty

- Minimum 1-year warranty for mechanism, gas lift, and structure

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### 3. Recommended Layout

- Table placement: Near main window or central area facing entrance
- Chair clearance: Minimum 1000 mm behind desk for movement
- Complementary furniture: Side credenza, filing cabinet, or meeting chairs (optional)

### 4. Summary Table

Item	Description	Quantity	Recommended Material	Finish / Color
Executive Office Table	1800×800×760 mm main desk with storage and cable ports	4	MDF + veneer / steel frame	Walnut / Mahogany / Wenge
Ergonomic Executive Chair	High-back swivel chair with leather upholstery	4	Genuine or PU leather / aluminum base	Black / Dark Brown / Beige

## 1. Secretary Office Table with L-Shaped Return

Quantity: - 3

Description:

Supply, deliver, and install Secretary Office Table with L-shaped Return, overall dimensions approximately as follows:

- Main Table: 1500 mm (L) × 700 mm (W) × 750 mm (H)
- Return Table: 1000–1200 mm (L) × 600 mm (W) × 750 mm (H)

### Material and Construction Requirements:

- Tabletop: Made of high-density MDF board, minimum 25 mm thick, finished with high-pressure laminate (HPL) or natural veneer, in color and texture approved by the Engineer.
- Edges: All exposed edges to be rounded or chamfered and edge-banded for durability and smooth finish.
- Frame and Legs: Constructed from powder-coated steel or aluminum, corrosion-resistant and structurally stable.
- Pedestal: One lockable 3-drawer pedestal unit, mounted under the main table or return as per design; drawers fitted with smooth telescopic runners and integrated central locking system.
- Cable Management: Integrated cable management grommets or channels for neat wiring and workstation organization.
- Finish: All visible surfaces finished to a smooth, uniform appearance, free from scratches and defects.
- Color/Design: As per interior design schedule or Engineer's approval.
- Installation: To be assembled, leveled, and securely fixed in position complete, ready for use to the satisfaction of the Engineer.



## 2. Ergonomic Team Leader Office Table with Chair – Set

Quantity : - 10 set

### Comprising:

- A) Office Table with L-Shaped Return
- B) Ergonomic Leather Office Chair

### A) Office Table with L-Shaped Return

#### Description:

Supply, deliver, and install an **Office Table with L-shaped Return**, overall dimensions approximately:

- Main Table: 1800 mm (L) × 800 mm (W) × 750 mm (H)
- Return Table: 1000–1200 mm (L) × 600 mm (W) × 750 mm (H), forming an “L” configuration

#### Material and Construction Requirements:

- Tabletop: Fabricated from high-density MDF board, minimum 30 mm thick, with wood veneer or high-pressure laminate (HPL) finish in color and texture approved by the Engineer.
- Edges: All exposed edges rounded and polished, with protective edge banding to ensure smooth finish and durability.
- Frame and Legs: Constructed from powder-coated steel or aluminum for rigidity and corrosion resistance.
- Pedestal Unit: One lockable 3-drawer pedestal, with smooth telescopic runners, integrated central locking system, and durable handles.
- Cable Management: Integrated cable grommets and wire management channels for neat and organized cable routing.
- Finish: High-quality workmanship, smooth and uniform finish, free from visible defects, dents, or sharp edges.
- Color/Design: To match the interior design theme or as approved by the Engineer.
- Installation: To be assembled, leveled, and fixed in place complete and ready for use to the satisfaction of the Engineer.

### B) Ergonomic Leather Office Chair

#### Description:

Supply, deliver, and assemble an **Ergonomic Leather Office Chair** (high-back or mid-back type) suitable for executive or staff office use.

#### Material and Functional Requirements:

- **Adjustability:**
  - Height adjustable via Class-4 gas lift mechanism
  - Multi-functional tilt and lock mechanism for comfort and posture support



- **Ergonomics:**

- Contoured backrest with lumbar support
- Padded armrests for comfort during extended use

- **Base:**

- 5-star die-cast aluminum or reinforced nylon base, fitted with smooth-rolling casters for mobility and stability

- **Upholstery:**

- Covered with premium genuine leather, stitched and padded for comfort and durability

- **Color: As approved by the Engineer**

- Assembly: Delivered fully assembled or with on-site assembly, adjusted, cleaned, and ready for immediate use

### 3. Ergonomic Modular Workstation

#### Description:

Supply, deliver, and install **Ergonomic Modular Workstations** designed for comfort, durability, and efficient use of office space. Each workstation shall consist of modular cubicle partitions and integrated work surfaces to accommodate 6–8 personnel, arranged according to the approved interior design layout.

#### Technical Requirements:

- **Overall Size (per seat):**

Approximately 1000 mm (L) × 600 mm (W) × 720 mm (H) (top of the workstation to be used as reference for measurement).

- **Configuration:**

Modular system accommodating 6 to 8 users per workstation, arranged in linear, cluster, or back-to-back format as per the interior design drawings and Engineer's approval.

- **Structure and Frame:**

- Fabricated from extruded aluminum sections, anodized or powder-coated for a smooth and corrosion-resistant finish.
- Modular frame design allowing for easy assembly, disassembly, relocation, or future expansion without damage to components.

- **Panel Composition:**

- Combination of tackable fabric panels (for pin-up and acoustic function) and tempered glass panels (for visibility and aesthetic appeal).



- Panels shall be structurally stable, sound-absorbing, and resistant to warping or deformation.
- Panel height and glass placement as per approved shop drawings.

● **Work Surface:**

- Made of high-density MDF board, minimum 25 mm thick, finished with HPL or melamine laminate in color approved by the Engineer.
- Edges rounded or PVC edge-banded for safety and durability.
- Worktops to include cable grommets or wire management channels for neat organization.

● **Accessories:**

- Provision for under-desk mobile pedestal (optional) with lockable drawers.
- Integrated modesty panels, cable trays, and divider brackets as part of the workstation system.

● **Finish and Color:**

- All materials and finishes to be uniform, smooth, and free of defects.
- Color scheme and upholstery to be approved by the Engineer in coordination with the interior design theme.

● **Installation:**

- Workstations to be assembled, aligned, and fixed in place as per layout drawings.
- Complete installation to be clean, stable, and ready for use to the satisfaction of the Engineer.

● **Measurement and Payment:**

Measurement shall be made **per workstation unit (No.)**, based on the **top part dimension** (1200 mm × 600 mm × 720 mm per seat).

Payment shall include **all materials, accessories, labor, transportation, installation, and finishing**, complete in place as specified and approved.

## 4. Specification for 4 Guest Chairs with Center Table

**Purpose:**

To furnish the Minister's main office with a refined, comfortable, and coordinated guest seating area suitable for short meetings, discussions, and receiving visitors.

### 1. Guest Chairs (4 Nos.)

#### 1.1. Type & Design



- Type: Executive guest lounge chair
- Seating Capacity: 1 person per chair (4 total)
- Design: Contemporary executive style with soft contour lines and supportive backrest
- Arrangement: Two chairs on each side facing each other, centered around the coffee table

## 1.2. Dimensions (Approx.)

- Overall Height: 850–950 mm
- Seat Height: 450–480 mm
- Seat Width: 550–600 mm
- Seat Depth: 500–550 mm
- Arm Height: 630–680 mm from floor

## 1.3. Materials & Construction

- Frame: Solid hardwood internal frame with reinforced joints
- Legs/Base: Chrome-plated or polished stainless steel legs (optional wooden legs in matching veneer)
- Upholstery: Genuine leather or high-grade PU leather (premium quality, anti-scratch, easy clean)
- Cushioning: High-density molded foam (minimum 35 kg/m<sup>3</sup> density) with ergonomic lumbar support
- Finish: Smooth, wrinkle-free upholstery with double stitching for durability
- Backrest: Slightly reclined, medium height, with integrated lumbar curve for comfort
- Armrest: Upholstered and padded for comfort

## 1.4. Color & Finish

- Upholstery Color: Deep black, dark brown, or beige (to match minister's office décor)
- Leg/Base Finish: Chrome or matching dark wood veneer
- Accent Trim (optional): Contrast stitching or brushed-metal trim for premium look

## 1.5. Accessories & Warranty

- Felt gliders under each leg (to protect floor finish)
- Warranty: Minimum 1-year warranty on structure and upholstery

## 2. Center Table (1 No.)

### 2.1. Type & Dimensions

- Type: Rectangular or oval executive coffee table
- Overall Size: Approx. 1200 mm (L) × 600 mm (W) × 450 mm (H)
- Top Thickness: 30–40 mm

### 2.2. Materials & Construction

- Tabletop: MDF core with real wood veneer (Walnut, Mahogany, or Ash finish) or tempered glass top (10 mm thick)



- Base: Solid wood panel or stainless steel frame (depending on aesthetic preference)
- Edge: Solid hardwood rounded edge (2 mm radius)
- Finish: Semi-gloss polyurethane lacquer (scratch- and water-resistant)

### 2.3. Additional Features (Optional)

- Lower shelf for magazines or décor
- Concealed cable port (if to be used for small devices)
- Decorative glass inlay (for premium executive touch)

### 2.4. Color Scheme

- Match guest chairs and main office furniture theme
- Recommended finishes:
  - *Dark Walnut with Chrome Base* (for modern look)
  - *Mahogany with Leather Accent* (for traditional ministerial style)

### 2.5. Warranty

Minimum 1-year warranty against manufacturing defects

## 3. Layout Recommendation

- Arrange 4 guest chairs symmetrically around the center table:
  - 2 chairs facing 2 chairs across
  - Center table in the middle
  - Minimum clearance: 800–1000 mm around for comfortable movement

# 5. Specification for Conference Table and Chairs

## 1. General Description

The conference furniture shall be of **premium executive quality**, designed for durability, ergonomics, and aesthetic appeal.

All furniture shall be factory-finished, free from defects, and delivered, installed, and tested on-site by the supplier.

## 2. Conference Table

### 2.1 Dimensions & Capacity

- Overall Size: approx. 5.0 m (L) × 1.8 m (W) × 0.75 m (H)
- Seating Capacity: 14–16 persons comfortably
- The design shall allow clear circulation space (minimum 0.9 m) around the table within the 7.70 × 4.80 m room.

### 2.2 Tabletop



- Material: High-pressure laminated MDF board (minimum 40 mm thick) with scratch- and heat-resistant surface.
- Finish: Natural walnut veneer / dark oak or equivalent premium woodgrain finish.
- Edge: Solid hardwood edge band, rounded (minimum 3 mm radius).
- Shape: Rectangular or boat-shaped for enhanced communication.
- Surface Protection: UV-cured polyurethane coating for moisture resistance.

## 2.3 Frame & Support

- Structure: Heavy-duty powder-coated steel frame or solid hardwood legs, hidden central beam for stability.
- Base Finish: Epoxy powder-coated in matte black or brushed aluminum.
- Cable Management: Built-in concealed cable tray and access flaps for power/data outlets (HDMI, USB, LAN, power sockets).

## 2.4 Accessories

- Integrated power module: minimum 4 universal power outlets + 4 USB charging ports.
- Central cable box with soft-close lid.
- Grommets or access covers in brushed stainless steel finish.

## 3. Conference Chairs

### 3.1 Type

- Ergonomic high-back conference chairs, swivel and fixed-base mixed type (as per design preference).

### 3.2 Structure & Materials

- Seat & Back: High-density molded foam ( $\geq 45 \text{ kg/m}^3$ ) for long-term comfort.
- Upholstery: Premium genuine leather, color coordinated with table finish.
- Frame: Chrome-plated steel or polished aluminum base.
- Armrests: Padded and upholstered, integrated with back structure.
- Base: Five-star base (swivel type) with nylon casters.

### 3.3 Mechanism

- Adjustments: Height-adjustable gas lift, tilt mechanism with tension control.
- Swivel:  $360^\circ$  smooth rotation.

### 3.4 Finish & Color

- Chair color to match or complement the table (preferred: black, dark brown, or gray).

## 4. Workmanship & Standards

- All furniture must comply with ISO 9001 quality standards.



- Table and chairs shall conform to ANSI/BIFMA X5.5 (for office furniture performance and safety).

## 5. Delivery and Installation

- Supplier shall deliver, assemble, and install all components on site.
- Installation to include alignment, leveling, and electrical outlet connections.
- All packaging materials shall be removed after completion.

## 6. Warranty

- Minimum 5-year warranty against manufacturing defects.
- Replacement of defective components within warranty period at no extra cost.

## 6. Four-Seater Reception / Waiting Area Leathered Sofa with Center Table

### Description:

Supply, deliver, and install **modern reception/waiting area sofa set**, consisting of **one (1) four-seater leathered sofa** complete with **one (1) matching center table**, suitable for office lobbies, reception, and visitor waiting areas.

### Technical Requirements:

#### ● Sofa Configuration:

- **Type:** Four-seater sofa (1 set = 4 seats + 1 center table)
- **Design:** Contemporary, ergonomically contoured for comfort, suitable for continuous public or office use
- **Dimensions:** As per approved shop drawings and interior design layout

#### ● Structure and Frame:

- Internal frame made from seasoned hardwood or heavy-duty steel for durability and stability
- Frame joints to be reinforced and securely fastened to prevent deformation or loosening

#### ● Cushioning and Upholstery:

- Seat and back cushions made from high-density polyurethane foam, minimum 40–45 kg/m<sup>3</sup> density for long-lasting comfort
- Upholstered with premium genuine leather or high-grade PU leather in color and texture approved by the Engineer
- Stitching to be double-seamed and neat, resistant to wear and tearing

#### ● Legs/Base:



- Constructed of polished stainless steel, powder-coated metal, or hardwood, fitted with non-slip, non-scratch feet
- **Center Table:**
  - Matching design and finish, made from tempered glass top (8–10 mm thick) or MDF top with HPL/veneer finish, supported by a sturdy steel or wooden frame
  - Approximate dimensions: 1200 mm (L) × 600 mm (W) × 500 mm (H)
  - Edges to be smooth and rounded for safety
- **Finish and Appearance:**
  - Smooth, uniform surface free from visible defects, dents, or scratches
  - Overall aesthetic and color scheme to match the interior design concept and Engineer's approval
- **Origin:**
  - Imported or locally manufactured, subject to Engineer's inspection and approval for quality, comfort, and design compliance
- **Installation:**
  - Delivered, positioned, and cleaned ready for use to the satisfaction of the Engineer

## 7. Ergonomic Wall-Mounted Office Shelf Cabinet

### Description:

Supply, deliver, and install **imported type ergonomic wall-mounted office shelf cabinet, of modular design** suitable for organized storage of files, books, and office supplies. The cabinet shall be designed to complement and **match the office table and chair** finishes, ensuring a coordinated interior appearance.

### Technical Requirements:

- **Type:**  
Wall-mounted, modular cabinet system for office use designed for ergonomics, durability, and aesthetic integration with adjacent furniture.
- **Dimensions:**
  - Overall dimensions, height, depth, and shelf spacing to be determined as per **interior design layout and Engineer's approval**, ensuring **comfortable reach and user accessibility**.
  - Typical mounting height to maintain ergonomic reach range (between 2000 mm to 2400 mm from floor level to lower shelf edge, or as approved).
- **Material and Construction:**



- Constructed from high-density MDF board, minimum 18–25 mm thick, finished with HPL (High Pressure Laminate) or wood veneer in color and texture approved by the Engineer.
- All edges PVC edge-banded or rounded/polished for safety and durability.
- Internal shelves shall be adjustable or fixed modular panels, capable of supporting standard office file loads (minimum load capacity 25–30 kg per shelf).
- Back panel made of durable MDF or particle board, securely fastened to the frame.

● **Frame and Mounting:**

- Mounted on wall using concealed heavy-duty brackets or aluminum frame system, securely anchored into wall substrate.
- Frame and fittings to be powder-coated steel/aluminum, corrosion-resistant, and designed for easy installation and removal.

● **Finish and Appearance:**

- Smooth, uniform surface finish free from visible joints, dents, scratches, or defects.
- Finish and color shall match the office workstation and seating furniture as per approved interior color scheme.

● **Hardware and Accessories:**

- Equipped with soft-closing hinges, concealed handles, and magnetic or push-to-open doors (if applicable).
- Cable management holes or grommets to be included if required for integrated lighting or electronic accessories.

● **Origin and Quality:**

- Imported type, factory-finished and pre-engineered for modular assembly.
- Samples and catalogues to be submitted for Engineer's approval prior to procurement and installation.

● **Installation:**

- To be assembled, aligned, and securely mounted in position as per approved design drawings.
- Completed installation to be clean, stable, and ready for use, to the satisfaction of the Engineer.

● **Measurement and Payment:**

Measured per square (m2) as indicated in the BOQ.

Payment shall include all materials, fittings, accessories, labor, transportation, installation, and finishing, complete in place as specified and approved by the Engineer.



## 8. Specification for Leather Seat Sofa with Center Table (Secretary Waiting Area)

### 1. General Description

Quantity 3 set

The furniture shall be of **high-quality executive office-grade** suitable for a formal waiting area.

The set shall consist of **one 3-seater sofa, one 1-seater sofa and one matching center table**. All furniture shall be **ergonomically designed**, aesthetically appealing, and constructed with **premium materials** ensuring comfort and longevity.

### 2. Sofa Set Configuration

#### Set Composition:

- 1 × Three-seater sofa
- 2 × One-seater sofa
- 1 × Center table

**Placement:** Secretary or reception waiting area, providing a welcoming and professional appearance.

### 3. Sofa Technical Specifications

#### 3.1 Frame & Structure

- **Material:** Seasoned hardwood or kiln-dried eucalyptus frame, reinforced with corner blocks and dowels.
- **Base Support:** High-tensile elastic webbing or no-sag spring system.
- **Feet/Base:** Solid wood or stainless-steel legs with anti-scratch pads.

#### 3.2 Cushioning & Upholstery

- **Seat Cushion:** High-density foam (minimum 45 kg/m<sup>3</sup>) for long-term resilience and comfort.
- **Back Cushion:** Medium-density foam (30–35 kg/m<sup>3</sup>) or fiber-fill for softness.
- **Upholstery Material:**
  - ◆ Genuine top-grain leather (front-facing surfaces) with PVC match on non-contact areas.
- **Color:** Executive black, dark brown, or beige (to be approved by client).
- **Finish:** Double-stitched seams with piping for durability and neat appearance.



### 3.3 Dimensions (approx.)

Item	Width (mm)	Depth (mm)	Height (mm)	Seat (mm)	Height
3-Seater Sofa	2000	800	850	450	
1-Seater Sofa	900	800	850	450	

Dimensions may vary  $\pm 50$  mm depending on manufacturer design.

## 4. Center Table Specifications

### 4.1 Structure & Material

- Top Surface: Tempered glass (8–10 mm thick) or laminated MDF veneer top.
- Frame/Legs: Solid wood or stainless-steel structure, polished or powder-coated.
- Edge: Rounded corners for safety and aesthetics.
- Lower Shelf: Optional MDF/wood shelf for magazines or documents.

### 4.2 Dimensions (approx.)

Table Type	Length (mm)	Width (mm)	Height (mm)
Center Table	1200	600	450

## 5. Workmanship & Finish

- Surfaces to be smooth, defect-free, and well-polished.
- Leather to be free from cuts, wrinkles, or loose grains.
- Stitching straight, uniform, and consistent.
- All exposed wooden or metal parts to have uniform color and texture.
- Corners and edges rounded for safety.

## 6. Accessories

- Base pads to prevent floor scratching.
- Optional soft cushions (same upholstery color or complementary shade).
- Transparent glass top protector for the table (optional).

## 7. Standards & Compliance

- Manufacturing quality conforming to ISO 9001.
- Foam and upholstery meeting BS EN 1021 (flammability standards).
- Materials shall comply with local health and safety codes.

## 8. Delivery and Installation



- Supplier shall deliver, assemble, and position all items at the designated area.
- Furniture must be delivered in new condition, well-packaged, and protected from dust and moisture.
- All packaging materials to be removed from site after installation.

## 9. Warranty and Maintenance

- Minimum Warranty: 3 years for structure and upholstery.
- Supplier shall provide maintenance instructions and cleaning guidelines.
- Replace defective components during warranty at no additional cost.

## 10. Approved Finishes and Materials

- Leather/P.U. Source: Italy, Turkey, or equivalent high-quality imported leatherette.
- Frame: Hardwood or solid engineered timber with anti-termite treatment.
- Metal: Powder-coated steel or chrome finish (min. 40 µm coating thickness).

# 9. SPECIFICATION – IMPORTED TYPE-A TWO-PERSON OFFICE DESK (FRONT-TO-FRONT WITH PANEL SEPARATOR)

## 1. General Description

The furniture shall be an imported Type-A two-person workstation desk, designed for face-to-face seating. The two workspaces shall be separated by a central privacy panel. Each workstation shall include one independent under-desk storage cabinet featuring louvered doors and internal adjustable shelving.

The product shall be supplied fully assembled or factory pre-assembled with minimal site installation required.

## 2. Dimensions (Minimum Requirements)

### ● Overall Workstation

- Total Length: 1400–1600 mm per workstation (2800–3200 mm overall length for the pair)
- Desk Depth: 650–750 mm per user
- Desk Height: 740–760 mm

### ● Panel Separator

- Height (above worktop): 350–450 mm
- Thickness: 20–40 mm
- Length: Equal to desk length



### ● Under-Desk Storage Cabinets (Each)

- Height: 650–700 mm
- Width: 350–450 mm
- Depth: 500–600 mm

*Tolerances of  $\pm 5\%$  allowed unless stated otherwise.*

## 3. Materials

### 3.1 Worktop

- High-quality melamine-laminated MDF/HDF, minimum 25 mm thick
- Surface characteristics:
  - ◆ Scratch-resistant
  - ◆ Moisture-resistant
  - ◆ Heat-resistant
  - ◆ Anti-stain
- Edges finished with 2 mm PVC edge banding

### 3.2 Central Separator Panel

- Material options (imported standard):
  - ◆ Melamine-faced MDF/HDF
  - ◆ Acoustic felt panel
  - ◆ Aluminum-frame fabric panel
- Panel shall be lightweight, stable, and durable
- Edges shall be trimmed with matching PVC or aluminum profile

### 3.3 Desk Frame / Legs

- Powder-coated steel or aluminum alloy
- Minimum steel thickness: 1.2 mm
- Corrosion-resistant finish
- Reinforced cross-support for stability

### 3.4 Under-Desk Cabinets

- Body: Laminated MDF/HDF board, minimum 18 mm
- Door: Louvered engineered wood or MDF, UV-resistant finishing
- Hinges: Soft-closing concealed hinges
- Shelving:
  - ◆ Minimum 1 adjustable shelf per cabinet
  - ◆ Shelf load capacity:  $\geq 20$  kg



- Handle: Aluminum or stainless steel

## 4. Construction & Workmanship

- Manufactured to imported premium office-furniture standards
- All joints shall be tight-fitted, mechanically reinforced, and free from gaps
- Worktop and frame must ensure no wobbling under normal office loads
- Panel separator must be firmly fixed with concealed brackets
- Louvered doors must allow ventilation and smooth operation
- All edges must be rounded to prevent injury

## 5. Functional Requirements

- Designed for administrative and computer office work
- Each workstation shall include:
  - ◆ Cable management hole (minimum 1 per user)
  - ◆ Optional power/data conduit if required
- Under-desk cabinets shall:
  - ◀ Store documents and small equipment
  - ◀ Provide airflow via louvered doors
  - ◀ Locking option available upon request

## 6. Hardware & Accessories

- High-quality metal fasteners, screws, and brackets
- Adjustable leveling feet ( $\geq 10$  mm range)
- Anti-rust coated metal parts
- Smooth soft-close hinges and durable shelf supports

## 7. Finish and Appearance

- Color options: Standard imported office colors (e.g., walnut, light oak, maple, grey, white, wenge)
- All visible surfaces must be uniform in color and texture
- No sharp edges, defects, scratches, dents, or discolorations
- Panel finish must complement desk color scheme

## 8. Quality and Compliance



- Manufactured in ISO-certified factory (ISO 9001 or equivalent)
- BIFMA or EN standard compliance recommended
- Minimum 1-year warranty for structural and manufacturing defects

## 9. Packaging and Delivery

- Export-quality protective packaging (foam, bubble wrap, carton)
- Components must arrive free from damage
- Supplier shall provide assembly instructions and all hardware



## HVIS

### Description:

Quantity 7 (Seven)

Supply, deliver, and install outdoor condensing units, either Cooling Only or Cooling &



**Heating (Heat Pump Type)**, complete with all necessary accessories, supports, controls, and interconnections. Units shall be selected as per the **approved HVAC design and room load requirements**.

**Technical Requirements:**

● **Type:**

- Air-cooled split-type condensing unit, factory-assembled, pre-charged, and pre-wired.
- Cooling Only or Cooling & Heating (Heat Pump Type) as specified for each installation area.

● **Capacity Range:**

- Nominal Cooling Capacity: 1.0–2.5 TR (12,000–30,000 BTU/hr)
- Capacity shall match the room sensible and latent load calculated in the HVAC design and approved by the Engineer.

● **Refrigerant:**

- Environmentally friendly refrigerant, R-410A or R-32, non-ozone depleting and compliant with international environmental standards.

● **Compressor:**

- Hermetically sealed rotary or scroll type, high-efficiency, low-noise operation, and suitable for tropical conditions (ambient up to 46°C).
- Mounted on vibration isolators to minimize noise and vibration transmission.

● **Condenser Coil:**

- Copper tubes with aluminum fins, mechanically bonded for maximum heat transfer efficiency.
- Coil protected with anti-corrosive coating suitable for outdoor exposure.

● **Casing and Frame:**

- Fabricated from galvanized steel sheet, powder-coated or epoxy-painted for corrosion resistance.
- Weatherproof enclosure designed for outdoor installation.

● **Fan Assembly:**

- Propeller-type fan(s) directly driven by a low-noise motor, dynamically balanced for smooth operation.
- Protected by safety grill and automatic restart function after power failure.

● **Controls and Safety Devices:**



- Equipped with high- and low-pressure cut-out switches, thermal overload protection, and anti-short cycle timer.
- Compatible with indoor unit control system and digital thermostat.

● **Accessories and Connections:**

- Complete with refrigerant piping connections, electrical wiring terminals, drain connections, mounting brackets or stands, and weather protection cover.
- Interconnecting refrigerant piping, wiring, insulation, and supports to be included as part of installation.

● **Performance:**

- Units shall operate efficiently and quietly under local environmental conditions.
- Energy Efficiency Ratio (EER) and/or Coefficient of Performance (COP) shall comply with international standards (e.g., ISO, ASHRAE).

● **Installation:**

- Units to be installed on rigid concrete base or steel mounting frame, securely anchored, leveled, and vibration-isolated.
- Piping and cabling to be properly insulated, labeled, and concealed as per approved drawings.
- Entire system to be tested, commissioned, and demonstrated to the satisfaction of the Engineer.

**Measurement and Payment:**

Measured **per unit** (No.) based on installed capacity and specification.

Payment shall include **outdoor unit, all accessories, refrigerant piping, wiring, installation, testing, and commissioning**, complete in all respects as specified and approved by the Engineer.

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## 12. Turnkey Meeting Room System — Full Specification (Qty=1)

Component	Specification Requirement
Brand and Origin	Supplier must specify
Description/Features	A turnkey room system is an end-to-end solution for a meeting/conference room that includes all required hardware (display(s), camera(s), microphones, speakers), compute/control module, content sharing capability, and often mounting/cabling and software integration.
Room Size & Capacity	12-30 persons seated, conference table + side chairs;
Display(s)	<ul style="list-style-type: none"> <li>• An all-in-one interactive display combining a 4K Ultra HD touchscreen, embedded Android/Windows operating system, wireless connectivity, and collaboration tools for presentations, annotation, video conferencing, and screen sharing.</li> </ul>
Camera / Video Capture	<ul style="list-style-type: none"> <li>• Panel resolution 3840×2160 (4K UHD)</li> <li>• Viewing angle ~178° horizontal</li> <li>• I/O: HDMI IN, HDMI OUT (loop), USB ports, LAN port</li> <li>• Wall-mount or bracket supplied</li> <li>• Screen Size 98-100"</li> <li>• Display Type DLED (Direct LED Backlight) / IPS Panel</li> <li>• Brightness ≥ 400 nits</li> <li>• Contrast Ratio 1200:1 or higher</li> <li>• Response Time ≤ 8 ms</li> <li>• 4K (3840×2160) capable camera (or dual-lens)</li> </ul>
Microphones & Audio Capture	<ul style="list-style-type: none"> <li>• Optical zoom (e.g., 10×-12× optical, plus digital) for coverage of table &amp; seats at distance ~5-8 m</li> <li>• Wide field of view (horizontal ~80°-120°) to cover full table + peripheral seats.</li> <li>• Pan/Tilt/Zoom (PTZ) or intelligent framing/auto frame</li> <li>• Output via USB 3.0/USB-C or network (if codec)</li> <li>• Compatible with major platforms (Zoom, Teams, Webex)</li> <li>• Microphone array (ceiling, table, or combination). For 12-20 people: consider 8+ mic elements or distributed mic pods</li> </ul>



	<ul style="list-style-type: none"> <li>• Voice pickup range: ~6-10 m radius or cover full table</li> <li>• Features: Acoustic Echo Cancellation (AEC), Noise Suppression, Automatic Gain Control (AGC)</li> <li>• Output to conference codec/PC</li> <li>• Speaker system: full range speakers to deliver clear remote voice and content audio, frequency band e.g., 90 Hz-20 kHz</li> </ul>
<b>Encoder/Codec / Compute Module</b>	<ul style="list-style-type: none"> <li>• Prefab mini-PC or dedicated appliance (e.g., Windows IoT, or Android variant)</li> <li>• Support for meeting-room platform: Microsoft Teams Rooms, Zoom Rooms, etc</li> <li>• One-touch join UI via touch panel/controller</li> <li>• USB/HDMI/USB-C inputs for BYOD sharing</li> <li>• Ethernet 1 Gbps + WiFi option</li> <li>• Power: 100-240V AC or PoE+ if applicable</li> <li>• Remote device management capabilities (monitoring, firmware update)</li> </ul>
<b>Content Sharing / BYOD</b>	<ul style="list-style-type: none"> <li>• Wired input: HDMI IN, USB-C (for laptop sharing)</li> <li>• Wireless sharing: AirPlay/MiraCast or vendor-specific sharing pod</li> <li>• Support dual-screen output if dual display setup</li> <li>• Resolution support up to 4K content sharing</li> </ul>
<b>Control Interface</b>	<ul style="list-style-type: none"> <li>• Touch panel (wall mounted or table mount)</li> <li>• Basic controls: Join/Leave, Mute, Camera, Source Select</li> </ul>
<b>Mounting &amp; Cabling</b>	<ul style="list-style-type: none"> <li>• Wall mount brackets or display trolley included</li> <li>• Cable management: HDMI/USB/Power neatly routed</li> <li>• Minimal exposed cables, system pre-wired if possible</li> <li>• Rack or enclosure for compute/codec if needed</li> <li>• Power outlets and network ports provided at installation</li> </ul>
<b>Platform Compatibility</b>	<ul style="list-style-type: none"> <li>• Works natively with Zoom, Microsoft Teams, Webex, Google Meet (depending on vendor)</li> <li>• SIP/H.323 fallback desirable</li> <li>• Security: encrypted communications, device authentication, secure boot if applicable</li> </ul>
<b>Warranty &amp; Support</b>	<ul style="list-style-type: none"> <li>• Warranty: Minimum 3 years full on-site warranty</li> <li>• Support: Local technical support, firmware updates, spare part availability</li> <li>• Vendor provides installation, commissioning, training</li> </ul>



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<b>Installation &amp; Commissioning</b>	<ul style="list-style-type: none"> <li>• Vendor performs onsite installation, testing, user acceptance, training</li> <li>• System configured, network credentials set, participant seats verified</li> <li>• Documentation delivered (user manual, network diagram)</li> </ul>
<b>Room Acoustics &amp; Environment</b>	<ul style="list-style-type: none"> <li>• Sound-treated room (echo, ambience) recommended</li> <li>• Ambient light control (for camera)</li> <li>• HVAC noise minimized</li> </ul>

#### Optional Features

- Seating layout ensures camera/mics cover all seats
- Speaker tracking, auto-scene switching
- Ceiling speakers/mics for larger coverage



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## All In One Computer (Qty=1)

All in One Computer	<ul style="list-style-type: none"> <li>• Brand and Origin Supplier must specify</li> <li>• Intel® CoreP i7- 12700 (2.1 GHz up to 4.9 GHz, 25 MB L3 cache, 12 cores, 20 threads) or equivalent</li> <li>• 32 GB DDR5-4000 MHz RAM (2 x 16 GB)</li> <li>• 1 TB PCIe® NVMeP M2 SSD</li> <li>• NVIDIA® GeForce RTX 3050 (4 GB GDDR6 dedicated) or equivalent</li> <li>• Rear: 2 ThunderboltP 4 with USB Type-C® 40Gbps signaling rate (USB Power Delivery, DisplayPortP 14, Sleep and Charge); 4 USB Type-A 10Gbps signaling rate; 1 headphone/microphone combo; 1 RJ-45</li> <li>Side: 1 USB Type-C® 5Gbps signaling rate; 2 USB Type-A 5Gbps signaling rate (Battery Charging 1.2)</li> <li>• Wi-Fi® and Bluetooth® 5 combo</li> <li>• Integrated 10/100/1000 GbE L N or equivalent</li> <li>• Dual 2 W speakers or equivalent</li> <li>• 8636 cm (34") diagonal, WUHD (5120 x 2160), IPS, three-sided micro-edge, anti-reflection, 500 nits, 98% DCI-P3 or equivalent</li> <li>• Wireless Keyboard and Mouse combo</li> <li>• Windows 11 Pro or equivalent</li> <li>• 100 V ~ 240 V, 50-60 Hz</li> <li>• 1-year standard warranty and service offering includes 1 year of parts,</li> </ul>	Pcs	1
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