Workmanship Control Unit

1. Construction Management will identify one unit as Workmanship Control Unit (WCU) in each cluster. WCU & Lobby shall generally be done on 1st habitable floor of the building (or max. 3rd habitable floors if the first 2 floors are being used for construction related purposes eg. Stores).
2. The goal would be understand the acceptable level of execution of trades, constructability and compatibility as well as wastage and other relevant factors, prior to implementation across the entire wing/building.
3. Each contractors shall be made to complete its scope of work in this unit first (before they start work in other units) and all issues wrt acceptable standards/workmanship will be identified and finalized by Const Mgmt in this unit. Design wastage will be verified and optimized at this stage.
4. WCU can be used to reconfirm budgeted and BOQ quantities to avoid amendments or incorrect quantities being ordered at later stage.
5. The standard agreed to in this unit would become the control standard for the wing/building. Contractor will be held responsible for achieving this agreed upon standard in all units and any rework/deviation from the agreed standard shall be debited entirely (including cost of all materials) to the contractor as per debit policy (cost x 125%).
6. The work inside WCU will be done by the actual contractors for the wing/building (not a specialized contractor only for the WCU). The contractor's scope in the WCU is to be done post design finalization + tender award.
7. Const Mgmt shall be responsible for ensuring that the WCU sign off occurs (including from QE or Design + concerned CM team) for each contractor no more than 4 weeks from the contractor mobilizing at site. Final sign-off must include – Cluster Head, Project Head, Design Lead, Project Office & Ops strategy.
8. All key learning's must be documented and shared across contractors / clusters – Project Office; A copy of the learning's to be shared with Ops strategy for circulation across HO teams.
9. Start of workmanship control unit – Start date of block work in the building; Completion of the workmanship control unit should be within 4 weeks from the initiation of internal painting in the building.
10. Further, the WCU is not to test/confirm design but to ensure adequate understanding of workmanship/execution related issues. For Design Learnings, use of 3 D renderings is encouraged at FDD stage.
11. While reviewing WCU, key furniture (carcass only eg. Beds, wardrobe, sofas, dining table) and key appliances (carcass only/ may be non-functional eg. Refrigerator, washing machine) should be placed (only at time of review, can be removed later) so that one can look at functionality issue in full detail.

Ideal sequencing of works starts for WCU and generally, for building unit:

1. Structure (including civil upstand and cast-in channels for façade (if applicable))
2. Internal Partition (including Treating joints between RCC & masonary)
3. MS Railing installation (if applicable) with primer, one coat of paint and appropriate protection
4. Concealed Conduiting
5. Waterproofing (base coat in wet areas)
6. Concealed Plumbing and ledge walls
7. Waterproofing (filling and top coat)
8. Door Subframes (if applicable)
9. Window subframes / sills
10. Internal Plaster / Gypsum
11. AC piping
12. Ceiling grinding and ceiling gypsum
13. Kitchen platform (if not modular), flooring, Dado & Skirting
14. Jud Finish & finishing of edges (Internal Plaster)
15. Windows installation
16. Entrance Door
17. Preparatory work for painting (primer and palti)
18. Electrical wiring
19. Floor polishing (except final coat)
20. Fixing of door frames & polishing (1^{st} coat)
21. Final coat of wet floor polish (0 no)
22. Installation of door shutters & hardware
23. Protection on floor
24. Fixing of CP & Sanitary + modular kitchen (if applicable)
25. Water Testing
26. AC Installation
27. Floor polishing final tinex dry coat
28. Final coat of painting
29. Touch up of MS Railing
30. Wooden Flooring

Other:

a. For glass railing, balusters to be installed as soon as external plaster for building is done OR if no external plaster, then immediately after terrace slab (for tall buildings, it can start when RCC is 10 floors above viz when you know that the balusters will not be disturbed).
b. Façade installation (classing/glazing) can be done once external plaster for building is done OR is no external plaster, then immediately after terrace slab (for tall buildings, it can start when RCC is 10 floors above viz when you know that the facade will not be disturbed).
c. External painting can be started once external plaster for building is done OR is no external plaster, then immediately after terrace slab and parapets.

Typical Floor Lobby

1. Services on ceiling (cable trays , electrical conduits / cables ,sprinklers, wiring for fire alarms and ELV , AC ducting, etc as applicable)
2. Door Subframes (if applicable)
3. Window subframes / sills
4. Internal Plaster / Gypsum
5. Lift door frame (Shutters can move later)
6. Flooring & Dado
7. Jud Finish & finishing of edges (Internal Plaster)
8. Door frames and Windows installation
9. False Ceiling
10. Painting (1^{st}& 2^{nd} coat)
11. Floor polishing (except final coat)
12. Floor polishing – final coat
13. Final coat of painting
14. Fixing of fitments eg. smoke detector, lights etc.
15. Signage