



M&T GLOBAL CONSTRUCTION GROUP

Bertil Harding Highway, Bijilo, The Gambia, West Africa.

www.mandtglobal.com

Tel:780_0011/ 580 0001

SUMMARISED MODE OF OPERATIONS

We are pleased to guide you through our process for contracting new construction projects. Our goal is to provide a reliable, affordable, and high-quality process from start to finish. Please note, that this document is intended as a guide and does not cover every detail of our operational policies. Below are the stages involved in our contracting process.

1. MUTUAL CONSULTATION

Site Visiting and Land Survey: In this stage, we assess the site conditions and recommend the most suitable building options based on factors like dimensions, location, and water table. The service fee for this stage is D4000.

2. DESIGNING

We offer three design packages:

Package 1: Standard Package (D100 per square meter)

Includes:

- **2D Floor Plans:** A 2D-floor plan is a scaled drawing of the layout of each floor in the building, showing room arrangements, walls, doors, and windows, typically from a bird's-eye view.
- **3D Exterior Facade:** A 3D exterior facade is a three-dimensional representation of the outside of the building, showing how it will look upon completion, including finishes and textures.
- **Foundation Plan:** This plan shows the design and layout of the building's foundation, detailing footings, slab thickness, and other structural elements that will support the building.
- **Elevation Plans:** Elevation plans are flat views of each side of the building (front, back, and sides) showing the structure's height, window and door placements, and other architectural details.
- **Plumbing Plan:** This plan shows the layout of all plumbing systems, including water supply lines, drainage, and fixture locations for bathrooms, kitchens, etc.
- **Electrical Plan:** The electrical plan details the layout of all wiring, outlets, switches, and lighting fixtures throughout the building.
- **Roofing or Slab Plan:** This plan illustrates the structure of the roof or slab, including the layout, slope, and material details for the roofing or slab system.



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- **Lintel and Beam Plans:** Lintel and beam plans show the positioning and sizes of structural elements (lintels and beams) that support doorways, windows, and other openings in the building.
- **Doors and Window Schedule:** This schedule provides detailed information on the sizes, types, and locations of all doors and windows in the building.
- **Landscaping or Site Plan:** A site plan includes the layout of the land surrounding the building, detailing pathways, gardens, driveways, and any other external features.
- **General Floor or Furniture Layout Plan:** This plan provides a guide to the placement of furniture and general flow within the space, helping to visualize how the rooms will be used.

Package 2: Comprehensive Package (D150 per square meter)

Includes all features from the **Standard Package charged at D100 per square meter**, plus a **3D Interior Plan charged at D50 per square meter**, which offers a three-dimensional view of the interior spaces, giving you a better understanding of the layout, finishes, and furniture arrangement.

Package 3: Premium Package (D200) per square meter)

Includes all features from the **Comprehensive Package charged at D150** per square meter plus a **walkthrough video charged at D50 per square meter** showcasing both the interior and exterior of the building, allowing you to visualise the completed project realistically.

3. COSTING

Bill of Quantity (BOQ): After completing the design or if you have an existing building plan, we offer cost estimations for materials and labor:

- **Summarized BOQ:** Costs D5000 and provides a general summary of the material and labor costs needed to complete your approved plan.
- **Detailed BOQ:** Costs D15000 and offers an itemized breakdown of every material and labor cost for your approved plan.

4. IMPLEMENTATION

Once the design and costing stages are approved, we prepare a contract that includes payment schedules, typically divided into seven to eight stages depending on the size of the project. Once the contract is approved, construction begins, and we provide regular progress reports.

SUPPLEMENTAL SERVICE, WHEN REQUIRED BY PHYSICAL PLANNING

*For buildings taller than two floors, we offer **Structural Engineering Plans**, which are a **requirement by physical planning authorities**. This service is available at a separate charge of **D150 per square meter**.*



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DESIGN PACKAGES

STANDARD

- 2D Floor Plans
- 3D Exterior Facade
- Foundation Plan
- Elevation Plans
- Plumbing Plans
- Electrical Plan
- Roofing or Slab Plan
- Lintel & Beam Plans
- Doors & Windows Schedule
- Landscaping or Site Plan
- General Floor or Furniture Layout Plan

D100
Per Square Meter

COMPREHENSIVE

- 2D Floor Plans
- 3D Exterior Facade
- Foundation Plan
- Elevation Plans
- Plumbing Plans
- Electrical Plan
- Roofing or Slab Plan
- Lintel & Beam Plans
- Doors & Windows Schedule
- Landscaping or Site Plan
- General Floor or Furniture Layout Plan
- 3D Interior Plan (50 per square meter)

D150
Per Square Meter

PREMIUM

- 2D Floor Plans
- 3D Exterior Facade
- Foundation Plan
- Elevation Plans
- Plumbing Plans
- Electrical Plan
- Roofing or Slab Plan
- Lintel & Beam Plans
- Doors & Windows Schedule
- Landscaping or Site Plan
- General Floor or Furniture Layout Plan
- 3D Interior Plan (50 per square meter)
- Walkthrough Video (50 per square meter)

D200
Per Square Meter