

Scope of Work: Construction and Installation of a Modular Lunchroom for the SM hotseat parking lot

PROJECT NO. 6	DATE SUBMITTED
Construction and Installation of a Modular Lunchroom for the SM hotseat parking lot.	08/06/2026 (dd/mm/yyyy)
PROJECT OBJECTIVES	
As part of the SM hotseat parking lot design, a designated lunchroom was requested to serve as a vital facility that supports continuous production by providing a safe, clean, and convenient space for operators to swap shifts and take breaks without returning to the main camp. This setup minimizes equipment utilization and ensures employee welfare. This scope covers the installation of a 12.12m × 15.20m prefabricated modular facility.	

Step 1. Project Deliverables

TASK NO.	DESCRIPTION
1	The Contractor must review the attached draft floor plan (Figure 1) and submit a final design for the new modular lunchroom and office units to the Project Manager.
2	The Contractor must provide the Project Manager with a complete work schedule within 2 weeks of receipt of the Purchase Order.
3	The Contractor must provide a complete cost proposal to supply and install a new 40' x 50' modular lunchroom with office units. Costs must include all utility connections at the site, module delivery, and all required site work.
4	Total Footprint: 184.22 square meters. Main Dining Area: 9.76m × 12.12m space. Office 1: 5.00m × 3.00m office space. Office 2: 7.12m × 3.00m office space. Gents Restroom: 8.12m × 2.44m sanitary block. Ladies Restroom: 4.00m × 2.44m sanitary block.

Step 2. List of Project Tasks

Work breakdown structure (WBS) attached	NO	YES	X
Provide link, if applicable.	N/A		

TASK NO.	DESCRIPTION	FOR DELIVERABLE NO. ... ENTER TASK #
1	Design and Engineering Phase	
1a	Floor plan, foundation drawings, and other detail drawings	
2	Manufacturing Phase	
2a	Transport the modular units to the SM site	
3	Set up and Site Work Phase	

3a	Construction of the foundation: • Level the designated site terrain. • Compact sub-grade soil to engineered specifications. • Pour a reinforced concrete slab foundation. • Anchor the modular chassis to the foundations securely. • Implement perimeter drainage around the structure.	
3b	Prepare the modular unit for setup: • Transport prefabricated modular blocks to the site. • Crane modules onto foundations using certified riggers. • Bolt structural module interfaces together weather-tight. • Seal exterior joints with heavy-duty waterproofing membranes	
3c	Set the modular unit on the foundation	
3d	Complete all interior and exterior seams on the mate lines. • Install 4 exterior personnel doors with closers. • Mount interior partition walls per layout lines.	
4	Finishes	
4a	Furnish and install a suspended ceiling (on mate lines where required, on-site).	
4b	Furnish and install painted MDF joiner board at ceiling (on mate lines where required, on-site).	
4c	Furnish and install water and slip-resistant floor panels, such as WPC, throughout.	
4d	Install windows in the dining area and the offices: • The dining area requires double windows on both sides (1.8m by 1.2m) • The offices require a single window each (0.9m by 1.2m) • Other dimensions are possible, but need to be discussed with the Project Manager.	
5	Mechanical and plumbing	
5a	Water and Sewer lines to single points and tie-in to the client-supplied termination points within 6' of the building.	
5b	Install 4 urinals in the gents' restroom.	
5c	Install 4 toilets in the gents' restroom.	
5d	Mount 4 toilets in the ladies' restroom.	
5e	Install and connect 8 wall-mounted external-facing handwash sinks.	
5f	Fit 6 interior washbasins in total for both restroom requirements.	
5g	Install a dual-basin kitchen sink in the dining zone.	
5h	Install a water line inside the lunchroom to connect to the external water source provided by RGM	
6	Electrical:	
6a	Connect all electrical subpanels to the main distribution panel within the modular building. Final electrical tie-in to the client-supplied termination point.	
6b	Complete electrical crossovers for power and lighting within the modular building.	

6c	Install emergency exit signs above all doorways.	
6d	Integrate exhaust fans into both restroom blocks.	
6e	Ensure 220 and 110Volt outlets are available along the wall right wall (2 of each)	

Step 3. Out of Scope

This project will NOT accomplish or include the following:	Furniture, highlighted in the floor plan, is not part of the scope.
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Step 4. Project outcomes

NO.	OUTCOMES
+	A fully functional lunchroom for employees and offices for supervisors and GFs of the Saramacca pit at the hotseat parking lot.

Step 5. Project Constraints

PROJECT START DATE	30/06/2026 (dd/mm/yyyy)
PROJECT END DATE	15/08/2026 (dd/mm/yyyy)
LIST ANY HARD DEADLINE(S)	
LIST OF OTHER DATES / DESCRIPTIONS OF KEY MILESTONES	A site visit will be conducted with all contractors to conduct a Q&A session on the project.
FACILITIES TO BE PROVIDED BY RGM	- Maps of the area. - Lodging. - Food supply. - Site leveling - Generator for main power supply. - An External Water source for the contractor to supply the building.

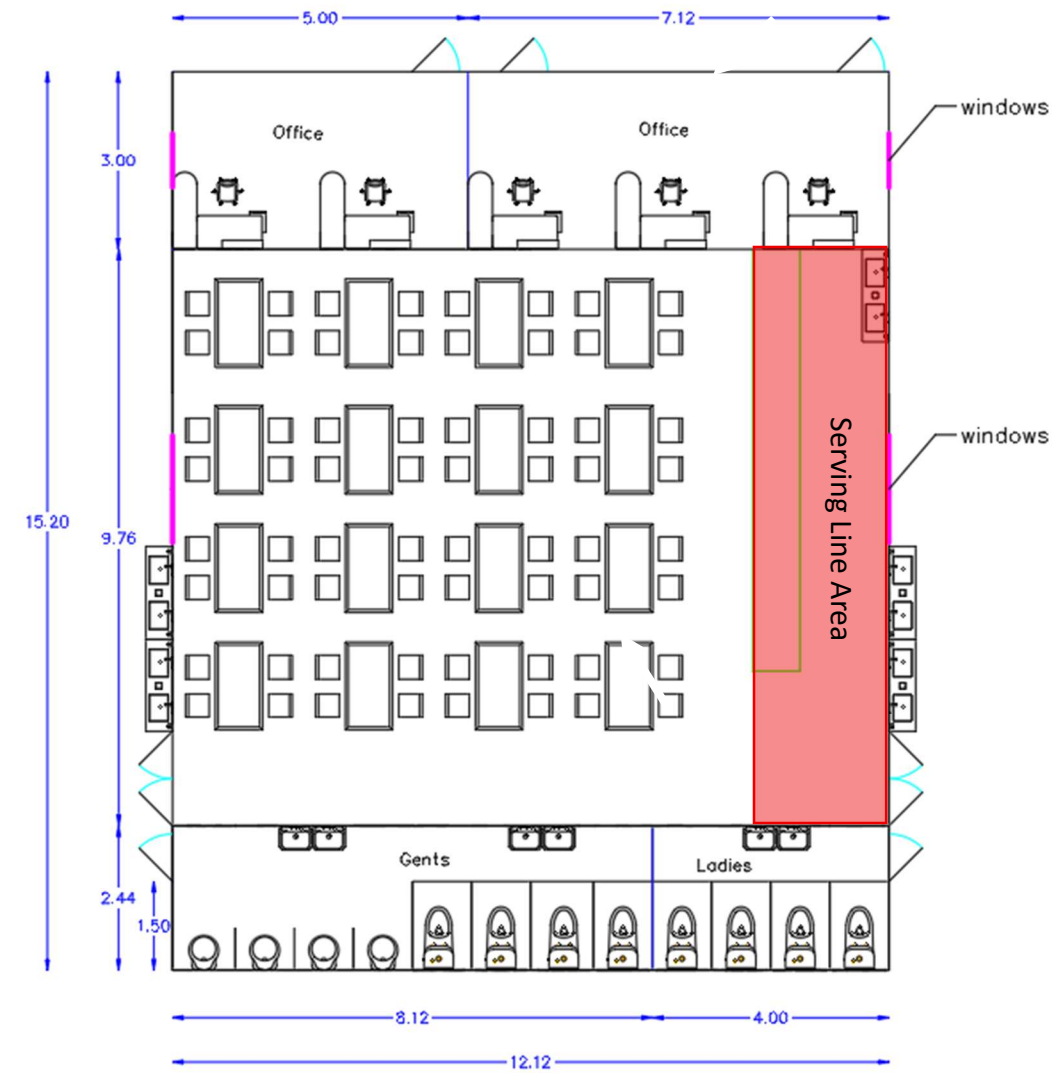
FACILITIES TO BE PROVIDED BY CONTRACTOR	• Site inspection. • The Contractor shall be responsible for all materials, labor, and equipment, and permits necessary to complete the work. • Proposed Work schedule. • Structural Engineered Drawings and other Engineered drawings. • Transport Modules. • Install trim at floor, walls, ceiling, and roof at all seams. • Plumbing lines supply and installation, including toilets, urinals, and sinks. • Electrical lines supply and installation. • A/C supply and installation for the lunchroom and offices • Ventilation of the toilets • All Personal Protective Equipment • All equipment and tools necessary to complete the project • Site supervisor for the contractor's scope of work or designate • FUEL FOR CONTRACTOR LV AND ALL EQUIPMENT
QUALITY OR PERFORMANCE CONSTRAINTS	• Weekly performed progress will be monitored by Infrastructure Services. • All measurements are to be confirmed on site by the Contractor • The contractor will report to the RGM Infrastructure Services Department. • The contractor may not share equipment with other departments. • Safety meetings and JHA's are required.
EQUIPMENT / PERSONNEL CONSTRAINTS	• All specialized work (i.e., plumbing, electrical, flooring, concrete work, etc.) shall be completed by a qualified worker.
REGULATORY CONSTRAINTS	• Any changes to the Scope of Work and/or costs must be provided in writing to the Project Manager for approval before proceeding. • All work shall be crafted professionally. No drips, flaws, or second-rate work will be accepted. If craftsmanship is lacking, the Contractor shall correct the deficiencies at no additional cost to RGM. • All colors for painting should be based on Zijin brand colors ○ Red for the roof ○ Yellow for the outside walls (color code can be provided)
HANDOVER	• Pressure tests all freshwater and drainage lines. • Conduct electrical load and insulation resistance testing. • Balance air handling and air conditioning systems. • Disinfect all water systems before use. • Execute final deep clean of all surfaces.



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Figure 1: conceptual floor plan layout





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Figure 2: Showing the proposed location of the lunchroom.



Prepared by :

Approved by (Infrastructure Services):

Approved by (Camp Services) :

Approved by (Mine Operations) :

Approved by (Mill Electrical Dept.) :