



# Gulf Builder

Trading, Contracting & Services W.L.L.

التجارة والمقاولات والخدمات ذ.م.م



*Company profile*



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## Introduction

Gulf Builder is Qatar No-1 Building Maintenance and MEP Company, Having Experience for 15 years in all over the world and our experiences in Gulf is more than 8 years. We do all kind of Building Maintenance work for summer, winter, spring, fall building maintenance and year-round building maintenance. , etc. We provide our services in Private sector as well as in government sector in a regular basis.

Keeping up with building maintenance is a lot of work. Neglect, however, can lead to expensive repairs, frustrated tenants or decreased business. Don't let important upkeep tasks get away from you. Use Gulf Builder building maintenance checklist every season to ensure nothing is forgotten and your building looks great. With years of experience in commercial building maintenance and repair, we know how to keep your building in shape and prevent the headache of unnecessary repairs.

We have been actively involved in Doha for the past 8 years and have worked with well-known Organizations and Government sectors. Among which the noticeable projects were:-

1. Qatar Navigation (Navy)
2. Samsung C & T Engineering & construction Group (Umm Al Houli IWPP)
3. Al Rayyan - Al Reem Gardens (504 Villa)
4. Qatar Armed Force
5. Doha Capital Police station
6. Hamad Hospital-Residential
7. Gulf warehousing company
8. Ikea
9. Katara Hospitality
10. Qatar Automobiles company
11. Carrefour
12. Lulu International
13. Doha Drugs store co W.L.L
14. Doha Marriott Hotel
15. Family Food Centre
16. Rayyan Hospitality
17. Khalifa Bin Khalid Trading & Contracting co.Ltd



### **Mission**

"We emphasize excellent service standards to our customers, coupled with proficient and cost-effective solutions with no compromise on quality"

### **Vision**

"To be the most admired company in the region by continuously upgrading our capabilities in every sphere of our activity to delight our customers & stakeholders"

### **Core Values**

- Trust & reliability
- Nurture people
- Adaptive and agile



### **Work Values**

- Quality
- Safety
- Innovation



### **Service Values**

- Relationship with stakeholders
- Synergy to enhance group value

### SUMMER BUILDING MAINTENANCE

- Clean debris from the roof, and check for damage
- Clear drains and gutters
- Confirm that the trash and recycling area is in good condition
- Inspect the windows for proper operation
- Inspect structural materials for rot, peeling paint, rust and more
- Inspect the condition of the parking lot, asphalt striping and signs
- Inspect the grounds for water run-off or erosion issues

### SPRING BUILDING MAINTENANCE

- Inspect HVAC ducts for dust buildup
- Service AC units
- Clean and prep the landscaping
  - o Trim trees and shrubs
  - o Mow and fertilize the grass
  - o Clean garden beds and landscaping
- Establish a watering schedule for grass/plants
- Pressure wash hardscapes
- Inspect outdoor lighting for damage

### FALL BUILDING MAINTENANCE

- Rake and remove fallen leaves
- Service the furnace/boiler
- Winterize the irrigation lines
- Mark the streets/driveways with stakes for snow plows
- Inspect all plumbing fixtures for leaks
- Seal any cracks in your parking lots or asphalt

### YEAR-ROUND BUILDING MAINTENANCE

- Replace burned-out interior and exterior light bulbs
- Clean window glass, tracks and hardware
- Check the batteries in your smoke and carbon monoxide detectors
- Replace the HVAC air filters
- Inspect the property for signs of rodent or pest damage
- Check the building for visible signs of leaks
- Test the fire alarm
- Replace the water filters
- Have the fire alarm and fire suppression system serviced
- Have the fire extinguishers inspected
- Have all OSHA fall prevention devices and equipment inspected
- Ask your tenants if there is anything they want to have addressed
- Inspect door closers, latches, hinges and locks for proper operation



### COMMERCIAL BUILDING MAINTENANCE

Each building, climate and location is different. Don't forget to add any important maintenance tasks to this list that may be unique to your building or location.



### WINTER BUILDING MAINTENANCE

- Prepare sensitive landscaping and structures for snowfall
- Inspect the roof for ice dams
- Inspect the building's interior for maintenance issues
  - o Kitchen
  - o Bathroom
  - o Common area
- Check for proper operation of all GFCI outlets and light switches
- Inspect the ceiling and floors for damage (e.g., water damage)
- Hire snow removal services





## MEP : Mechanical Electrical Plumbing Construction Projects

1. Engineering, Procurement, Installation, Utility tie-connection and T&C services for all MEP disciplines.
2. Plumbing & Drainage system.
3. Fire protection (Sprinkler, hose reel, FM-200 & Deluge system).
4. Fire alarm system and Emergency lighting system.
5. HVAC – Heating, Ventilation & Air-conditioning services.
6. CAR park Ventilation system.
7. Complete Electrical power Distribution.
8. BMS – Building Management system.
9. CCTV – closed Circuit TV system.
10. Access Control system.
11. Video Surveillance System.
12. HAS – Home Automation system.
13. Hotel Guest Room Management System.
14. Telephone and Data system (Structured cabling).
15. Street poles/light fitting installation.

## Plumbing Works

Plumbing is any system that conveys fluids for a wide range of applications. Plumbing uses pipes, valves, plumbing fixtures, tanks, and other apparatuses to convey fluids. ... Boilermakers and pipefitters are not plumbers, although they work with piping as part of their trade, but their work can include some plumbing.

Common piping and plumbing fittings

- Elbow. See also: Street elbow. ...
- Coupling. Pipe coupling (copper sweat) ...
- Union. Combination union and reducer (brass threaded) ...
- Nipple. Main article: Nipple (plumbing) ...
- Reducer. Bronze threaded (at left) and copper sweat (at right) reducers. ...
- Double-tapped bushing. ...
- Tee. ...
- Diverter tee.



## General Electrical Work

We are specialized in electrical wiring of buildings, stationary machines, and related equipment. We do installation of new electrical components or the maintenance and repair of existing electrical infrastructure.

# In Your Home

We can carry out all your domestic electrical requirement, we have named a few below:

- Additional Sockets
- Additional Lighting including security lighting
- Rewiring of existing properties
- Complete new house installations
- TV and telephone points, whether it be one point or a complete install
- Smoke alarms
- Computer network and Wi-Fi points. Why not let us extend the range of your existing network?
- Downlighters
- Upgrading that old out of date fuse box and earthing system



## Commercial

Electrical work on commercial premises can also be carried out. We can service and install systems in cafes and retail units.

- Full design and Installation of 1phase and 3phase Electrical Systems
- Computer networking Wi-Fi and BT points and extensions
- Smoke, Fire and Intruder Alarm Systems
- Internal and external lighting, including emergency lighting
- 3 phase machines, sockets and Distribution boards
- CCTV
- Automated Gates
- Audio, Visual and Media Systems
- We are particularly specialist in working in historic buildings and churches



## Agricultural & Equine

Electrical work on farms & equine premises are also regularly carried out.

We can maintain and install all types of farms and stabling.

- Menage, stable and arena lighting
- Internal and external lighting, including security lighting
- 1 & 3 phase equipment, sockets and Distribution boards
- CCTV
- Horse Walkers
- Lighting and ventilation systems
- Dairy, beef, sheep and arable farms



## Building Maintenance

**Our work helps you** to preserve or restore **buildings** and equipment to their original condition or to such a condition that they can be effectively used for their intended purpose. The work necessary to maintain the original anticipated useful life of a fixed asset.



# Types of Building Maintenance Works in Daily Routine

There are certain essential daily maintenance necessary, in order to avoid certain extreme problems in the facility. Some of them are explained below:

## Cleaning walls and floors

Proper cleaning of walls and floors, possibly every day (depending on the dirt exposure) must be done to avoid accumulation of dirt and dust. If the building has washable paints, it is supposed to clean with water as well.



## Cleaning Glass panels and windows

There are certain cleaning liquids that can be employed in glass and woods, that won't affect wood quality. This helps in keeping the glass and wood clean for a lifetime.



## Cleaning Wash areas and toilets

Cleaning water closets are essential primarily for hygiene and proper maintenance

## Cleaning the Environment

The outside surrounding, the utilities must be cleaned, besides the inside cleanliness.



## Special Treatments in Building Maintenance

Certain treatments in special areas must be done at regular intervals for the building maintenance. Some of them are explained below:



## Plinth area projection

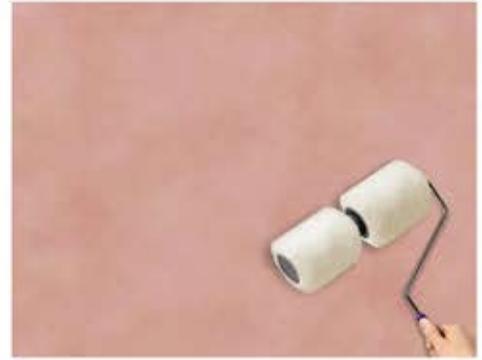
The projection of plinth area of the building has to be cleaned. The accumulation of dust in this area causes dampness

## Ventilators

The cleaning of ventilators provided in the ceiling areas requires regular cleaning, to avoid dirt accumulation. Regular cleaning will help avoid tough cleaning during its extreme stages.

## White or color washing

A fresh coat of whitewashing or color washing has to be done for the walls after 1 to 2 years. This mainly depends on the climatic condition exposure and another environment of the building. Using oil paints will help in maintenance be free for 6 to 8 years. Repainting has to be carried out before the old paint starts to degrade. Now exterior and interior paints are differed to avoid the moisture penetration. This makes use of special exterior paints.



## Maintenance of doors and windows

Generally, at an interval of 4 years, it is advised to paint the windows as well as the door. This interval depends on the cleaning and usage. The hinges of the doors and windows must be oiled if their opening cause noise.



## Maintenance of metal grills and utilities

The cleaning of shutters, painted grills must be done regularly. This will help in having a check on the corrosion. If any rust is found, it must be removed completely with no trace and must be repainted.

## Floor Treatment and maintenance

The treatment of floor mainly depends upon the type of floor that is installed. To clean the floor that is of marble made, which is soiled by grease stains is cleaned with the help of chalk dust with acetone paste. This paste is placed overnight which is then cleaned the next day by means of a sponge. The marble floor that has organic stains, like food liquids are cleaned with the help of paste of chalk dust and hydrogen peroxide. This paste helps in the removal of rust stains from the floor.

The terrazzo floors having oil and grease are removed with the help of lime powder that is hydrated and the marble dust. Or the use of benzoyl for writing or clear gasoline for 12 hours accompanied by washing, helps in giving a clean terrazzo floor.

The PVC floors will have an improvement in its appearance with periodic polishing.

The white kerosene oil in linoleum floors helps in clearing the dirt.



## Water Carrying Systems

Sumps and overhead water tanks that must be fully hygiene as they are supposed to store water must be cleaned at regular intervals. This interval must not be greater than 3 months.



## Tree Root Problem

The tree roots that grow in lateral direction creates problem to the building substructure. The moisture from the underground of the building is taken by these trees causing cracks in the walls of the structure. Now the trees those creates such problem must be removed at early stages. If fully grown trees are present, we must trench along the walls of the building and cut the root. The root cut must be coated with coal tar, to avoid further growth in that direction.



## Supply lines

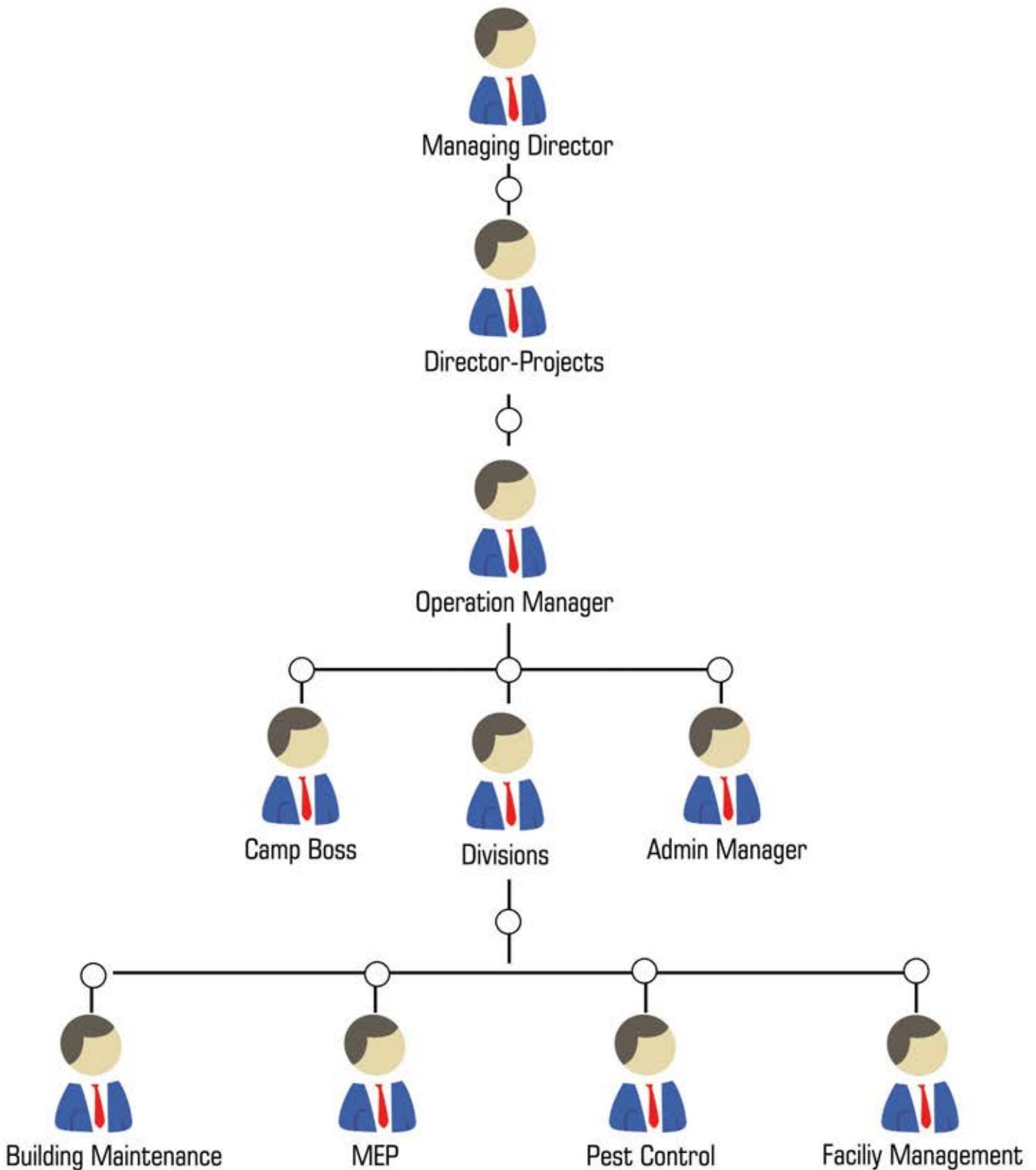
The leakage in water supply lines can be avoided by proper check. The leakage in sewer lines, rainwater pipes, must be sealed at the earliest. These must be opened cleaned and then reassembling must be made.



## Electrical utilities

The electrical lines, the related wires, and switches must be checked at regular intervals.

# ORGANIZATIONAL STRUCTURE



# Our Clients



**Qatar Navigation (Navy)**

Al Rayyan – Al Reem Gardens (504 Villa)



**Hamad Hospital-Residential**

Doha Capital Police station



**IKEA**



**Qatar Automobiles company**



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ISO 9001:2008 & HACCP Certified Company



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