

# JABAL

C R E A T I V E L O F T

An initiative to empower the youth in Rural Areas of Lebanon

Global Grant by Rotary & Rotaract Hammana Upper Meten G-1603

Featured on



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## Our Story

World's biggest inventions started from a need; entrepreneurs all over the world have proven that it takes only one single idea, and the courage to pursue it, to change history. An idea that can start behind a desk, in a garage, or in a small co-working space, and turn it into a business that can change the world for a small community.

Upper Metn in Mount-Lebanon is an untapped unexplored area, its youth are full of potential. We are young visionaries who come from different walks of life from architecture, to journalism and art, but we all share a solid background of adding to the community and social welfare. We have a common dream of establishing a platform that connects us together and helps us achieve our goals in a healthier and more professional environment. A dream that feeds on our belief in the youth and the urge to develop our community.

## Our Mission & Vision

Jabal Creative Loft (JCL) is a non-profit project, that aims to be self-sufficient in order to ensure its sustainability and continuous maintenance over the years to come.

The project's mission is to provide the youth of our community with a space of creativity and freedom, where we help them develop, connect and prepare for a better future. We are transforming an old building's rooftop into an environment that enables creativity and productivity,

and inspires young people through providing classrooms, offices, multipurpose hall, conference room, and a study area, to serve the local youth community. This prototype can then be duplicated in several rural areas where this facility would be needed.

## Why Jabal Creative Loft?

The local community of the Upper Metn, is currently experiencing a disconnection between the sociocultural traditions, and the emerging townspeople who are choosing the city as a home base for their future academic and professional development. Therefore, a need to reconnect these youth to their roots has become eminent, and a fusion of things must happen to create a "potion" allowing these youths to revive with their local community.

Jabal Creative Loft (JCL) is a hybrid idea and a sustainable project that meets, to high extents, the needs. High school students, university students, and fresh graduates will find in JCL the oasis of possibilities in a midst of a land they once thought deserted. And through its programs, JCL will define a new language among its "broad" community, where it will not only serve the local community it is hosted in, but also the neighboring communities.

## How can JCL benefit the community?

A unique structure like Jabal Creative Loft has the potential to allow the youth to initiate developmental and social projects that benefit the small and broad community in return. Clubs like Rotaract and Rotary, and other NGOs can use JCL as a meeting space and a venue to for Professional, Community, and Club services activities.

The facility goes beyond the borders of its town, allowing the youth to connect from different villages. The interaction between them fosters development of ideas that with time can do wonders. Because JCL will be open to all youth of the area, with no geographical, religious, or political restrictions.

## How JCL will be maintained?

The Qalaa municipality will be supervising the facility when it opens. For the period of 20 years the land will be free of charge. At the end of this period rent on the land will be applicable.

Also, JCL will be run and managed by the founding team and representatives from Rotary and Rotaract of Hammana Upper Metn, who will take care of all the managerial work:

- Developing the JCL Website which will facilitate online reservations of the spaces.
- Creating projects and activities for the area. And of course, guidance for the youth when applicable.

Being a nonprofit project, JCL only aims to be self-sufficient. All the money collected from the booking fees will remain for its maintenance. And funding projects will be done annually to increase the revenue.

## Potential uses of Jabal Creative Loft

There will be two type of users at Jabal Creative Loft:

- 1 Non-paying Users
- 2 Paying Users

Type one entails students who target JCL as a study and meeting space. These users will mainly use the study area as a study space and the Multipurpose hall as indoor public space.

Type two covers startup entrepreneurs, graduates, professionals and prospective professionals who will rent the spaces in JCL for work.

## Our Partners

The Municipality of Qalaa, represented by the Mayor Mr. Raed Aboulhosn, has provided us with a strategic location to build JCL on. An abandoned piece of land worth more than \$65,000. The municipality is ready to help with all the official documents needed and they have given us their full support to make Jabal Creative Loft a reality. Besides, the architects at [inter] STUDIO architecture firm have provided the building's design with no additional cost.

JCL will be established on a rooftop in Qalaa which is 3 minute-walk from the main artery road which is a commercial strip that passes through the main villages of the area.

**And recently, Rotary and Rotaract Hammana Upper Metn have adopted the project to bring it to life through the Global Grant G-1603.**

## From the Architects

With its mission to catalyze positive social change, JCL works to develop emerging local youth and engage them with their community. As a study center, working hub and meeting space, JCL brings together students, graduates, and the public for conversations and activities aimed at creating a more connected community.

The architecture of JCL targets the youth; thus, it would be expressed in the design language. Due to its location on an open square, we want the building to look like a light structure within its surroundings, so we pushed the building to the back providing a breathing space next to the road. Such design allows for the creation of a meeting space that connects to an existing open area next it, where these two areas merge into becoming one public space.

The volume heights were changed to create an interplay between the components; the resulted rooftops serve as exterior working spaces. The façade treatment was inspired by the pergola or العريشة; greenery grows vertically on the elevations and shifts horizontally to serve as shading system over the rooftops. Steel and wood were selected as construction material.

The building's interior is visually open and day-lit which enables connection and fosters co-working. The two floors

overlook each other to encourage configurations that begin to break down psychological and cultural barriers between users.

At the street level, the presence of a multipurpose hall, will play an important role in fostering these communications as it will act like an enclosed public space when there is no major event taking place. The study area stands out in the volumetric composition of the building, highlighting its importance. Two other rooms serving as conference and working spaces. On the first level, sits three offices that connect to the rooftop of the library through a bridge that will serve as an informal meeting zone.

## A tribute to the donors through the Design

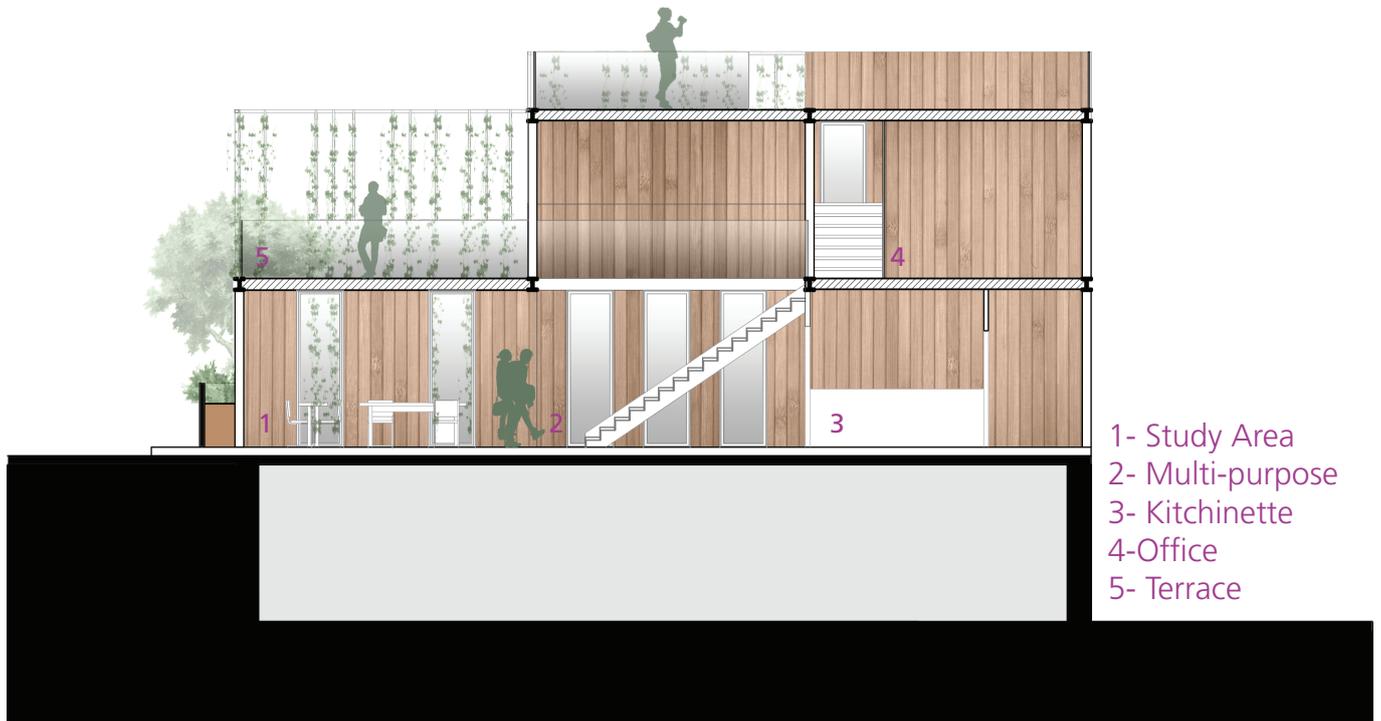
As an act of thankfulness, we dedicate one of the Study Area walls to the names of the esteemed donors.

This wall will be designed by the architects to be one of the main features of the project.

# From the Architects



Computer Generated Image



Section through the study area and multi-purpose hall (double height)

# From the Architects



East Elevation



North Elevation



**Billing of Quantity**  
Building Works

**DIVISION 1: DESIGN WORKS**

**Two Story Building**

**Total Built up area: 180 sqm**

**Façade Minimum height: 3.2 m / Façade Maximum Height: 6.4**

**Functions' area:**

Study Area: 30 sqm

Multi-purpose Hall: 62 sqm

Kitchen/Storage: 8 sqm

WC: 2 sqm

Office Type 1 (Count 2): 28 sqm

Office Type 2 (Count 3): 30 sqm

Informal meeting space: 20 sqm

Terraces & Extended public spaces

Item	Description	QTY
<b>A.</b>	<b>Design</b>	
A.1	Schematic Design Drawings (Sections, Elevations, Plans)	9
A.2	Tender Drawings (Sections, Elevations, Plans)	9
A.3	Issue For Construction (IFC) / Shop Drawings (Sections, Elevations, Plans)	14
A.4	Computer Generated Imaged	3
A.5	Construction Supervision	

	<b>Total cost of design works</b>	<b>\$ 8,700.00</b>
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**DIVISION 2: CONCRETE/CEMENT WORK**

Item	Description	Qty.	Unit	Unit	Amount US.\$
				Rate	
	<b>Concrete Slabs</b> Includes supply and installation of reinforced concrete on corrugated sheets, clamped on the iBeams.				
	Roof	13.65	m3	150.00	\$2,047.5
	<b>Subtotal</b>	<b>13.65</b>	<b>m3</b>		<b>\$2,047.5</b>
	<b>Internal Walls Plastering</b> Prepare Surfaces and Apply internal plastering (white dash coat, base coat and finish coat) to cover all the interior walls, as a final face.				
	Ground Floor	165.00	m2	14.50	\$2,392.5
	1st Floor	133.00	m2	14.50	\$1,928.5
	<b>Subtotal</b>	<b>298.00</b>	<b>m3</b>		<b>\$4,321.0</b>
<b>Total cost of Steel work</b>				<b>\$6,368.5</b>	

**DIVISION 3: STEEL WORK**

Item	Description	Qty.	Unit	Unit	Amount US.\$
				Rate	
	<b>Columns</b> Includes supply and installation of HE Columns 140mmx140mm, 7mm Web Thickness. 33.7 Kg/m				
	Ground floor	39.00	m	88.00	\$3,432.0
	1st floor	21.13	m	88.00	\$1,859.4
	<b>Subtotal</b>	<b>60.13</b>	<b>m</b>		<b>\$5,291.4</b>
	<b>Beams</b> Includes supply and installation of IPE Beams 160mmx82mm. 5mm Web Thickness. 15.8 Kg/m In addition to secondary beam abd bracings.				
	1st floor	80.40	m	50.00	\$4,020.0
	Roof	50.01	m	50.00	\$2,500.5
	<b>Subtotal</b>	<b>130.41</b>	<b>m</b>		<b>\$6,520.5</b>
	<b>Metallic Slabs</b> Includes supply and installation of metallic grid hinged on the IPE beams. Cross section 80mmx50mm. Along with wood planks.				
	1st floor	110.00	m	67.00	\$7,370.0
	<b>Subtotal</b>	<b>110.00</b>	<b>m</b>		<b>\$7,370.0</b>
	<b>Total cost of Steel work</b>				<b>\$19,181.9</b>

**DIVISION 4:BUILDING WORKS**

Item	Description	Qty.	Unit	Unit Rate	Amount US.\$
	Dry Walls			Rate	US.\$
	<b>External walls:</b> Supply and installation of 200 mm Dry walls. EPDM Layer, two 15 mm Water resistant Spanish Gypsum Board, air gap, 80 mm Rockwool, 70 mm C-Studs 3000 mm @ 400 mm, 15 mm regular Gypsum Board				
	Ground floor	125.00	m <sup>2</sup>	33	\$4,125.0
	1st floor	104.00	m <sup>2</sup>	33	\$3,432.0
	<b>Subtotal</b>	<b>229.00</b>	<b>m<sup>2</sup></b>		<b>\$7,557.0</b>
	<b>Internal walls:</b> Supply and installation of 70 mm Dry walls. 15 mm regular Spanish Gypsum Board, 40 mm sound				
	Ground floor	40.00	m <sup>2</sup>	21.00	\$840.0
	1st floor	29.00	m <sup>2</sup>	21.00	\$609.0
	<b>Subtotal</b>	<b>69.00</b>	<b>m<sup>2</sup></b>		<b>\$1,449.0</b>
<b>Total cost of Building works</b>		<b>\$9,006.0</b>			

**DIVISION 5: CLADDING WORKS**

Item	Description	Qty.	Unit	Unit	Amount US.\$
				Rate	
<b>Wood Cladding</b>					
	<b>External</b> Supply and installation of fired wood panels on pre-installed metallic studs.				
	Ground floor walls	5.00	m3	1390	\$6,950.0
	1st floor walls	4.16	m3	1390	\$5,782.4
	<b>Subtotal</b>	<b>9.16</b>	<b>m3</b>		<b>\$12,732.4</b>
<b>Total cost of plastering and paints works</b>		<b>\$</b>			<b>12,732.40</b>

**DIVISION 6: BUILDING COMPONENTS**

<b>DOORS</b>					
Item	Description	Qty.	Unit	Unit	Amount US.\$
				Rate	
	<b><u>Wooden Doors (With Veneer)</u></b> supply and installation of MDF door leafs with veneer finish, and 2 layers of oil-based paint and polyurethane finishing . Door frames and architraves: solid wood Hinges, stoppers, locks and knobs included . KEY CARD SYSTEM NOT INCLUDED				
	Ground Floor	3.00	U	300	\$900.0
	1st Floor	3.00	U	300	\$900.0
	<b>Subtotal</b>	<b>6.00</b>			<b>\$1,800.0</b>
	<b><u>Metallic Doors</u></b> supply and installation of MetallicF door leafs with Hinges, stoppers, locks and knobs included .				
	Ground Floor	1.00	U	340	\$340.0
	1st Floor	2.00	U	340	\$680.0
	<b>Subtotal</b>	<b>3.00</b>			<b>\$1,020.0</b>
	<b><u>Sliding Aluminum Single Leaf windows</u></b> supply and installation of SIDEM2000 aluminum frames with 12mm thick tempered glass, including window frames and isolation.				
	<b>W1: dimensions: 270 x 80 cm</b>				
	Ground Floor	11.00	U	120	\$2,851.2
	1st Floor	8.00	U	120	\$2,073.6
	<b>Subtotal</b>	<b>19.00</b>			<b>\$4,924.8</b>
<b>Total cost of building components</b>					<b>\$ 7,744.80</b>

**DIVISION 7: FLOORING**

Item	Description	Qty.	Unit	Unit	Amount US.\$
				Rate	
	<b>CERAMIC</b>				
	<b>Ceramic floor Tiles: type 1</b> supply and installation of ceramic tiles for <b>kitchenette/toilets floors</b> include adhesives, backing and bedding compounds. Approved product:				
	Ground Floor	5.00	m2	27.5	\$137.5
	<b>Subtotal</b>				<b>\$137.5</b>
	<b>Carpets</b>				
	<b>Carpet: type 1</b> supply and installation of carpet, antibacterial material.				
	Ground Floor	48.00	m2	21	\$1,008.0
	1st Floor	60.00	m2	21	\$1,260.0
	<b>Carpet: type 2</b> supply and installation of carpet, antibacterial material.				
	1st Floor	95.00	m2	21	\$1,995.0
	<b>Subtotal</b>				<b>\$4,263.0</b>

<b>Total cost of tiles</b>	<b>\$4,400.5</b>
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**DIVISION 8: Sanitary**

Item	Description	Qty.	Unit	Unit	Amount US.\$
				Rate	
	<b>SANITARY</b>				
	<b><u>Toilet Seats</u></b> supply and installation of <b>toilet seats with accessories (chrome spray, toilet seat cover and toilet tissue holder)</b> Approved product: Ideal standards				
	Ground Floor	2	u	275	\$550.0
	<b>Total</b>	<b>2.00</b>			<b>\$550.0</b>
	<b><u>Toilet Sinks &amp; countertops</u></b> supply and installation of <b>toilet sinks with accessories (soap dish, ring towel holder, mixers)</b> Approved product:				
	Ground Floor	2	u	290	\$580.0
	<b>Subtotal</b>	<b>2</b>			<b>\$580.0</b>
	<b><u>Kitchenette Sinks &amp; countertops</u></b> supply and installation of <b>sinks with accessories (soap dish, ring towel holder, mixers)</b> Approved product:				
	Ground Floor	1	u	350	\$350.0
	<b>Subtotal</b>	<b>1</b>			<b>\$350.0</b>
<b>Total cost of sanitary works</b>				<b>\$1,480.0</b>	

**DIVISION 9: FALSE CEILING**

<b>FALSE CEILING BOARDS</b>				
Ceiling is exposed to convey industrial style				

<b>Total cost of false ceiling</b>	<b>\$</b>	<b>-</b>
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**DIVISION 10: Furniture and interior equipments**

Item	Description	Qty.	Unit	Unit	Amount US.\$
				Rate	
LED TV	Supplu and installation of LED TVs	2.00	U	350	\$700.0
Desk	200x120 cm custom-made desk	5.00	U	275	\$1,375.0
Cabinets	Custome designed	5.00	U	320	\$1,600.0
Projector	Including Rollup screem	1.00	U	550	\$550.0
Chairs	Foldable metallic chairs	100.00	U	12	\$1,200.0
Hotdesk Table	Located in Study area	1.00	U	780	\$780.0
LenseProjector	Including Rollup screem	1.00	U	550	\$550.0
Ipads	Apple Product	5.00	U	750	\$3,750.0
Miscellaneous					\$1,550.0
<b>Total cost of building components</b>			<b>\$</b>		<b>12,055.00</b>

### Summary cost of JABAL CREATIVE LOFT CONSTRUCTION

-	Land Cost	\$65,000.00
-	Legal Documentation	Provided by the municipality
Total cost of division - 1	Site work	\$8,700.00
Total cost of division - 2	Concrete Works	\$6,368.50
Total cost of division - 3	Steel Works	\$19,181.94
Total cost of division - 4	Building works	\$9,006.00
Total cost of division - 5	Cladding Works	\$12,732.40
Total cost of division - 6	Building Components	\$7,744.80
Total cost of division - 7	Flooring	\$4,400.50
Total cost of division - 8	Sanitary	\$1,480.00
Total cost of division - 9	False Ceiling	\$0.00
Total cost of division -10	Furniture and Interior Equipments	\$12,055.00
Total cost of division - 11	MEP - LUMP SUM	\$12,675.00

Division 11 includes HVAC, Plumbing, and electrical works

<b>Total cost of Project</b>	<b>\$</b>	<b>159,344.14</b>
<b>Total Cost of Works</b>	<b>\$</b>	<b>94,344.14</b>
land cost excluded/provided by the municipality		
<b>Net Total</b>	<b>\$</b>	<b>85,644.14</b>

after waving the design and supervision costs