

TURKISH HAMMAM & RESIDENCE DESIGN & BUILD OFFER - GREAT ST JAMES ISLAND							
APPROX TOTAL AREA:		850 sqm enclosed area					
		386 sqm exterior decking area					
ITEM NO	Ref.	DESCRIPTION	QTY	UNIT	UNIT PRICE (AED)	AMOUNT (AED)	AMOUNT (USD)
PRELIMINARIES							
		Design Procedures (Includes Design & concept, Construction & working drawings)	1	Item	1,390,800.00	1,390,800.00	381,041.10
		Supply of required approvals from authority (Municipality/ Civil Defence) and Local management -by client& third party local consultant & contractor fees by client		Item		-	-
		Supply of waste management and cleaning-PROVISIONAL	1	Item	1,647,000.00	1,647,000.00	451,232.88
		Management & site supervision works	1	Item	2,350,000.00	2,350,000.00	643,835.62
		Temporary structure to accommodate the labour	1	Item	951,600.00	951,600.00	260,712.33
TOTAL CARRIED TO SUMMARY - PRELIMINARIES						6,339,400.00	1,736,821.92
1.00 CIVIL WORKS							
1.02		Allow for mobilisation of machinery and other equipment to the site	1	Item	910,000.00	910,000.00	249,315.07
1.11		Allow for Provision of structure for staircase -roof acces	2	Item	39,000.00	78,000.00	21,369.86
1.13		Supply and installation of Concrete hollow blocks					-
	A	Walls: 100MM thick	250	M2	351.00	87,750.00	24,041.10
	D	Walls: 200MM thick -	3600	M2	585.00	2,106,000.00	576,986.30
TOTAL CARRIED TO SUMMARY - CIVIL WORKS						3,181,750.00	871,712.33
2.00 STEEL STRUCTURE & ROOF WORKS							
ROOF STEEL WORKS							
2.01		1.Design, Supply, Erection works of steel beams 2.Design criteria to be as per local codes 3.Design Live Load will be 3Kn/Sqm and (Imposed load to be 2K n/Sqm + light weight partition max 1Kn/sqm) 4. Max Floor to floor Height 4.8M 5. GI deck sheet 6.Steel finish: One hour Fire proofing paint above anti-corrosion p aint.	1	LS	3,718,000.00	3,718,000.00	1,018,630.14
2.02		1. Clay tiles & roof finishes	1	LS	2,086,500.00	2,086,500.00	571,643.84
2.03		Concrete raft foundation	1	LS	936,000.00	936,000.00	256,438.36
2.04		GRC dome works	1		3,720,600.00	3,720,600.00	1,019,342.47
2.05		Arc works	1		1,109,400.00	1,109,400.00	303,945.21
TOTAL CARRIED TO SUMMARY - STEEL STRUCTURE & ROOF WORKS						11,570,500.00	3,170,000.00
3.00 MEP WORKS							
ELECTRICAL WORKS							
3.01		Supply and installation of PVC conduit and PVC wire for the Dimmable light fitting and installation of LED/Plspot light fitting including necessary control cabling for dimming system.	333	Nos.	1,794.00	598,000.00	163,835.62
3.02		Supply and installation of PVC conduit and PVC wire for the Dimmable cove light fitting and installation of LED cove light fitting including necessary control cabling for dimming system.	100	item	611.00	61,100.00	16,739.73
3.03		Supply & Installation of cabling for switches / dimming control for the rooms.	30	Nos.	1,138.80	34,164.00	9,360.00

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3.05		Installation of Lighting Control panel / Dimmer system.	1	Nos.	208,000.00	208,000.00	56,986.30
		POWER OUTLETS					-
3.06		Supply and installation of conduiting, cabling & GI box fixing for 13A single socket.	45	Nos.	1,466.40	65,988.00	18,078.90
3.07		Supply and installation of conduiting, cabling & GI box fixing for 13A Twin socket.	15	Nos.	1,627.60	24,414.00	6,688.77
3.08		Supply and installation of 13Amp Single switched socket above false ceiling for FCU: Make : Schneider, White PVC	25	Nos.	3,666.00	91,650.00	25,109.59
3.09		Supply and installation of 13Amp Single switched socket above false ceiling for water Heater: Make : Schneider, White PVC	15	Nos.	3,666.00	54,990.00	15,065.75
3.10		Supply and installation of conduiting, cabling & GI box fixing for 15A single socket	5	Nos.	3,666.00	18,330.00	5,021.92
3.11		Supply and installation of 13Amp single socket for WIFI above ceiling : Make : Schneider, White PVC	15	Nos.	4,680.00	70,200.00	19,232.88
3.12		Supply and installation of 13Amp single socket for Roller Blinds above ceiling : Make : Schneider, White PVC	8	Nos.	1,794.00	14,352.00	3,932.05
3.13		Supply & Installation of GI cable trunking for running cables.	2	Nos.	27,300.00	54,600.00	14,958.90
3.14		Supply & Installation of floor box with 1no of 13A twin socket	5	Nos.	3,120.00	15,600.00	4,273.97
3.15		Supply & Installation of single phase isolator for the proposed FCU.	10	Nos.	4,160.00	41,600.00	11,397.26
3.16		Supply & Installation of three phase isolator for the proposed chilled water FAHU including cabling.	2	Nos.	13,000.00	26,000.00	7,123.29
3.17		Supply & Installation of three phase isolator for the proposed steam including armoured cabling.	1	Nos.	18,200.00	18,200.00	4,986.30
3.18		Supply & Installation of 4c x 120 sqmm + 1cx 70 sqmm armoured cable from stubout power provided by landlord in reception area to proposed SMDB in reception area(Considering total 15 meters) (Total load considered for 120KW approx)	100	Mtrs	1,950.00	195,000.00	53,424.66
3.19		Supply & Installation of 4c x 50 sqmm + 1cx 25 sqmm armoured cable from proposed SMDB to isolator dedicated for pool.	100	Mtrs	910.00	91,000.00	24,931.51
3.20		Modification work in existing LV panel for new tapping (Assumed as the stubout for power required will be provided near reception area by landlord)	1	Item	260,000.00	260,000.00	71,232.88
		DBs and CABLING					-
3.21		Supply & Installation of SMDB.	2	Nos.	33,800.00	67,600.00	18,520.55
3.22		Supply & Installation of New DB's	5	Nos.	40,742.00	203,710.00	55,810.96
		TOTAL - ELECTRICAL WORKS				2,214,498.00	606,711.78
		IT / COMMUNICATION INFRASTRUCTURE WORKS					-
		TEL/DATA/AV CONTAINMENT					-
3.25		Supply and installation of containment for tel/data. Conduits from tel/data outlets to Data Cable tray	15.00	Nos.	814.84	12,222.60	3,348.66
3.26		CAT6 cabling including termination in both ends.	25.00	Nos.	156.00	3,900.00	1,068.49
3.27		Supply and installation of 50mm containment for Projector/TV outlets.	2.00	Nos.	1,222.26	2,444.52	669.73
		TOTAL - IT / COMMUNICATION INFRASTRUCTURE WORKS				18,567.12	5,086.88
		FIRE ALARM WORKS					-
3.28		Supply and installation of smoke detectors with necessary wiring.	20.00	Nos.	4,680.00	93,600.00	25,643.84

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3.30		Supply and installation of Heat detectors with necessary wiring in pantry.	2.00	Nos.	4,680.00	9,360.00	2,564.38
3.31		Supply and installation of break glass with necessary wiring.	2.00	Nos.	4,160.00	8,320.00	2,279.45
3.32		Supply and installation of sounder with necessary wiring.	4.00	Nos.	4,160.00	16,640.00	4,558.90
3.33		Supply and installation of FACP.	1.00	Nos.	65,000.00	65,000.00	17,808.22
3.34		Supply & installation of interface modules for interfacing the proposed FACP with existing fire alarm loop. BY CLIENT		Nos.	7,800.00	-	-
3.35		Supply and installation of self contained EM lights with necessary wiring and conduiting complete.	25.00	Nos.	2,600.00	65,000.00	17,808.22
3.36		Supply and installation of self contained Exit light with necessary wiring and conduiting complete.	15.00	Nos.	3,900.00	58,500.00	16,027.40
3.37		Programming, Testing & Commissioning of the Fire Alarm System.	1.00	Item	39,000.00	39,000.00	10,684.93
TOTAL - FIRE ALARM WORKS						355,420.00	97,375.34
FIRE FIGHTING WORKS - NOT CONSIDERED EXCEPT FIRE EXTINGUISHERS-LOCAL CODE TO BE CHECKED							-
TOTAL - FIRE FIGHTING WORKS						-	-
EMERGENCY AND EXIT							-
3.44		Supply and installation of Emergency lights, self contained type including FP200 cabling. (Considered only in common corridors)	30.00	Nos.	2,037.10	61,113.00	16,743.29
3.45		Supply and installation of directional EXIT lights, self contained type including FP200 cabling.	20.00	Nos.	3,055.65	61,113.00	16,743.29
TOTAL - EMERGENCY AND EXIT						122,226.00	33,486.58
HVAC WORKS							-
3.46		Supply and install chilled water FCUs for with anti vibration fittings and supports. (considering total 90 tons)	14	Nos.	21,840.00	305,760.00	83,769.86
3.47		Supply and install chilled water type FAHU(2,500 CFM) with heat recovery wheel.	2	Nos.	283,400.00	566,800.00	155,287.67
3.48		Supply and install control panel for FAHU.	2	Nos.	28,600.00	57,200.00	15,671.23
3.49		Supply and installation of chilled water piping for 20#FCUs and 1#FAHU with proper rubber insulation and supports.	250	Mtrs	1,040.00	260,000.00	71,232.88
3.50		Supply and install valve package with PICV for FCUs	14	Nos.	24,960.00	349,440.00	95,736.99
3.51		Supply and install valve package with PICV for FAHU	2	Nos.	44,200.00	88,400.00	24,219.18
3.52		Allow for pressure test and chemical flushing.	1	Item	28,600.00	28,600.00	7,835.62
3.53		Supply and install Pre-Insulated Panel ductworks (for FCUs) complete with plenum boxes, flexible connections and necessary supports.	2500	SQ.FT	83.20	208,000.00	56,986.30
3.54		Supply and install Pre-insulated Panel ductworks (for FAHU) with necessary supports.	2000	SQ.FT	83.20	166,400.00	45,589.04
3.55		Supply & install sound attenuators for FAHU.	15	Nos.	20,800.00	312,000.00	85,479.45
3.56		Supply and install Fire dampers.	5	Nos.	15,600.00	78,000.00	21,369.86
3.57		Supply and install necessary volume control dampers.	15	Item	29,120.00	436,800.00	119,671.23
3.58		Supply and install linear slot grills, diffusers and louvers.	1	Item	154,960.00	154,960.00	42,454.79
3.59		Testing and comissioning.	1	Item	39,000.00	39,000.00	10,684.93
TOTAL - HVAC WORKS						3,051,360.00	835,989.04
PLUMBING WORKS							-

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3.61		Installation of Client supplied wash basin.	20	Nos.	1,170.00	23,400.00	6,410.96
3.62		Installation of Client supplied wash basin mixer.	40	Nos.	1,040.00	41,600.00	11,397.26
3.63		Installation of Client supplied water closet & hand spray	15	Nos.	1,170.00	17,550.00	4,808.22
3.64		Installation of client supplied shower mixer.	6	Nos.	1,170.00	7,020.00	1,923.29
TOTAL - PLUMBING WORKS						89,570.00	24,539.73
WATER SUPPLY WORKS							-
3.67		Supply & Installation of PPR & PEX pipe for the water supply points.	75	Nos.	1,300.00	97,500.00	26,712.33
3.68		Supply & Installation of PPR mainline for the above watersupply points.	300	Mtrs	650.00	195,000.00	53,424.66
3.69		Supply & Installation of valves for isolation.	10	Nos.	2,600.00	26,000.00	7,123.29
3.70		Pressure testing & Connecting to existing stubout in same floor.	1	Item	19,500.00	19,500.00	5,342.47
3.71		BOILERS & FLOOR HEATING SYSTEM	1		1,742,000.00	1,742,000.00	477,260.27
TOTAL - WATER SUPPLY WORKS						2,080,000.00	569,863.01
DRAINAGE WORKS							-
3.71		Supply & Installation of UPVC drainage pipes for the drainage points	25	Nos.	2,600.00	65,000.00	17,808.22
3.72		Supply & Installation of Floor traps & Clean Outs.	25	Nos.	2,600.00	65,000.00	17,808.22
3.73		Supply & Installation of Clean Outs.	5	Nos.	2,080.00	10,400.00	2,849.32
3.74		Supply & Installation of drainage mainline for the above drainage points.(Waste & soil)	1	Mtrs	1,300.00	1,300.00	356.16
3.75		Connecting to existing seweage line /seweagetank	1	Item	18,200.00	18,200.00	4,986.30
TOTAL - DRAINAGE WORKS						159,900.00	43,808.22
TOTAL CARRIED TO SUMMARY - MEP WORKS						8,091,541.12	2,216,860.58
4.00 SOUND SYSTEM							-
4.01		Supply and installation of audio system. Includes: Multi-Zone Digital Audio Matrix R2 or M2 Power Amp. Kit Optical Fibre Kit for R2 or M2 Digital All-In-One Wall Control Panel for R2 or M2 with flushed mount wall box 2 Way Ceiling speaker	1	LS	187,200.00	187,200.00	51,287.67
TOTAL CARRIED TO SUMMARY - SOUND SYSTEM						187,200.00	51,287.67
6.00 WALLS & PARTITION WORKS & FINISHES							-
PLASTERING WORKS							-
6.01		Supply and apply cement plaster, finished as specified					-
	B	20MM thick,- For walls	4200	M2	78.00	327,600.00	89,753.42
EXTERIOR WALL CLADDING							-
	A	SOLID COLOUR/stone	900	M2	1,950.00	1,755,000.00	480,821.92
	B	WOOD/other	250	M2	3,250.00	812,500.00	222,602.74
EXTERIOR METAL MESH PANEL							-
6.03		Supply and installation of metal Cladding for domes & roof	200	M2	1,820.00	364,000.00	99,726.03

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6.04		Gypsum Partitions: Supply and installation of 100MM thk gypsum board partitions with filling of joints and 1 coat primer	100	M2	325.00	32,500.00	8,904.11
		GLASS PARTITIONS & WINDOWS					-
6.10		Clear Glass Partitions: Supply and installation of Approx. 2.5M height, 6MM thk double tempered clear glass partition with aluminium frame. Glass panels to be joined with clear silicon strip. Size: [as per approved drawings]	220	M2	7,150.00	1,573,000.00	430,958.90
		WATERPROOFING WORKS					-
	A	Supply and apply 1 coat of cementitious waterproofing	200	M2	201.50	40,300.00	11,041.10
		NICHE WORKS					-
6.15		Niche works for selected areas clad in approved wall finish	45	M2	2,600.00	117,000.00	32,054.79
		WALL FINISHES					-
6.16		Paint: Supply and apply 1 coat primer and 2 coats of Jotun fenomastic paint	1000	M2	117.00	117,000.00	32,054.79
6.17		Decorative Paint: Supply and apply of decorative paint as per supplier's instruction for selected wall areas as per design	200	M2	585.00	117,000.00	32,054.79
6.19		WALL CLADDING - Supply and Installation					-
	A	Stone: Supply and installation of stone wall cladding as per supplier's instruction for selected wall areas as per design	250	M2	1,560.00	390,000.00	106,849.32
6.21		CERAMIC TILES - Supply and Installation					-
	D	60x120CM - Polished	150	M2	975.00	146,250.00	40,068.49
6.22		MOSAIC TILES - Supply and Installation					-
	C	Stone mosaic tiles	200	M2	1,625.00	325,000.00	89,041.10
		TOTAL CARRIED TO SUMMARY - WALLS & PARTITION WORKS & FINISHES				6,117,150.00	1,675,931.51
							-
7.00		CEILING WORKS & FINISHES					-
		SUSPENDED GYPSUM CEILING					-
7.03		Supply and installation of suspended gypsum dry ceiling, design as per approved drawings	850	M2	325.00	276,250.00	75,684.93
		CEILING PROFILE (Cornice) coves & decorative items					-
7.06		Supply and install of semi-gloss ceiling profile cornice	350	lm	715.00	250,250.00	68,561.64
		CEILING FINISHES					-
		PAINTING FOR GYPSUM CEILING					-
7.07		Supply and apply one coat primer and two coats Jotun fenomastic emulsion paint on gypsum ceiling	850	M2	273.00	232,050.00	63,575.34
		TOTAL CARRIED TO SUMMARY - CEILING WORKS & FINISHES				758,550.00	207,821.92
							-
8.00		FLOOR WORKS & FINISHES					-
		SCREEDING WORKS					-
8.01		Supply and apply of sand bedding and backing mortar for specified floor finish	1240	M2	325.00	403,000.00	110,410.96
		FLOOR FINISHES - Supply and installation					-
8.04		MARBLE					-
	A	20MM thk marble tiles	1600	M2	2,470.00	3,952,000.00	1,082,739.73
	B	Marble tile skirting: 100MM height	350	LM	715.00	250,250.00	68,561.64
8.06		SOLID/ ENGINEERED WOOD					-

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	A	19MM thk wood planks	100	M2	2,470.00	247,000.00	67,671.23
	B	Wood skirting: 100MM height	90	LM	715.00	64,350.00	17,630.14
8.09		MOSAIC TILES					-
	A	Ceramic mosaic tiles	50.00	M2	1,560.00	78,000.00	21,369.86
	B	Glass mix mosaic tiles: 8MM thick	50.00	M2	1,820.00	91,000.00	24,931.51
TOTAL CARRIED TO SUMMARY - FLOOR WORKS & FINISHES						5,199,350.00	1,424,479.45
9.00 LIGHTING FIXTURES							-
9.01		SPOT LIGHT - Supply and installation					-
	A	7W LED RECESSED SPOTLIGHT with DIE CAST ALUMINUM BODY and GLASS DIFFUSER for IP65 with DALI controlled/ 0-10V DIMMABLE LED DRIVER , colour temperature 3000K	200	Nos.	975.00	195,000.00	53,424.66
9.02		PENDANT LIGHT - Supply and installation					-
		Pendant light: TYPE 1	30	Nos.	15,600.00	468,000.00	128,219.18
		Pendant light: TYPE 2	10	Nos.	15,600.00	156,000.00	42,739.73
		Pendant light: TYPE 3	5	Nos.	31,200.00	156,000.00	42,739.73
		Pendant light: TYPE 4	1	Nos.	46,800.00	46,800.00	12,821.92
9.04		Supply and installation of WALL LAMP	24	Nos.	15,600.00	374,400.00	102,575.34
9.05		Supply of TABLE LAMP	1	Nos.	19,500.00	19,500.00	5,342.47
DIMMING SYSTEM							-
9.11		Supply and programming of Dimming control system 0-10 with cabling and commissioning) including dimming module	1	LS	188,500.00	188,500.00	51,643.84
CABLING WORKS							-
9.12		Supply and installation of cables and conduiting works	1	Nos.	84,500.00	84,500.00	23,150.68
TOTAL CARRIED TO SUMMARY - LIGHTING FIXTURES						1,688,700.00	462,657.53
10.00 DOORS & WINDOWS							-
GLASS DOORS							-
10.01		Door Type 1 - Single: Supply and installation of 2.1M height with 1M door opening, 10MM thk frameless clear tempered glass door, double swing with standard hardware and ironmongery	4	Nos.	10,400.00	41,600.00	11,397.26
10.03		Door Type 3: SLIDING GLASS DOOR SYSTEM (250CM HT frame to frame): Supply and installation of 6MM thk double tempered clear glass sliding door including fixed glass panel, with aluminium frame, stainless steel fitting, fixtures, locks and all accessories according to drawings, specifications and engineer's instructions	1	M2	2,405.00	2,405.00	658.90
WOOD DOORS							-
10.05		Door Type 5 - Single: Supply and installation of 2.1M height, single leaf finished with paint on both sides with standard hardware and ironmongery 90cm	32	Nos.	17,550.00	561,600.00	153,863.01
10.06		Door Type 6 - Double: Supply and installation of 2.1M height with 180CM door opening, double leaf finished with paint on both sides, with clear glass vision panels with standard hardware and ironmongery	32	Nos.	32,500.00	1,040,000.00	284,931.51
TOTAL CARRIED TO SUMMARY - DOORS & WINDOWS						1,645,605.00	450,850.68
11.00 JOINERY (BUILT-IN FURNITURE)							-
RECEPTION							-
CHANGING ROOM LOCKERS							-

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11.03		Supply and installation of 2.2M height changing room lockers in mirror clad finish with standard furniture fittings for locker doors	1	Nos.	260,000.00	260,000.00	71,232.88
		TREATMENT ROOM COUNTERS					-
11.04		Supply and installation of 90CM height treatment room counters in laminate/veneer finish with decorative furniture fittings for counter drawers and glass cabinet doors		Nos.		-	-
		LOCKER ROOM COUNTERS					-
11.05		Supply and installation of 90CM height locker room counters in laminate/veneer finish with standard furniture fittings for counter drawers and glass cabinet doors		Nos.		-	-
		PANTRY					-
		PANTRY COUNTER AND CABINET					-
11.06		Supply and installation of 110CM height cabinet counter in laminate finish and selected stone top finish with standard furniture fittings for counter drawers and cabinet doors		Nos.		-	-
		BEDROOM					-
		Complete furniture set					-
11.07		Supply and installation of complete bedroom furniture including the walkin changing room etc	1	Nos.	455,000.00	455,000.00	124,657.53
		TOTAL CARRIED TO SUMMARY - JOINERY (BUILT-IN FURNITURE)				715,000.00	195,890.41
							-
12.00		LOOSE FURNITURE					-
12.01		Sunbed	3		13,000.00	39,000.00	10,684.93
12.02		Small table	3		9,750.00	29,250.00	8,013.70
12.03		Armchair	2		15,600.00	31,200.00	8,547.95
12.04		Interior Twoseat Sofa	2		24,700.00	49,400.00	13,534.25
12.05		Cabinet for changing	2		18,850.00	37,700.00	10,328.77
12.06		Shower	5		13,000.00	65,000.00	17,808.22
12.09		Exterior Two seat sofa	6		28,600.00	171,600.00	47,013.70
12.10		Exterior table	3		25,350.00	76,050.00	20,835.62
12.11		Doublebed	1		32,500.00	32,500.00	8,904.11
12.12		Officedesk	1		18,850.00	18,850.00	5,164.38
12.13		Chair to office desk	1		10,400.00	10,400.00	2,849.32
12.14		Wardrobe	1		195,000.00	195,000.00	53,424.66
12.15		Cold drinks cabinet	1		24,700.00	24,700.00	6,767.12
12.16		Bedroom cabinet	1		84,500.00	84,500.00	23,150.68
12.17		Bedroom sidetables	2		11,700.00	23,400.00	6,410.96
12.18		Massage desk	1		45,500.00	45,500.00	12,465.75
12.19		Exterior dining table	1		26,000.00	26,000.00	7,123.29

TURKISH HAMMAM & RESIDENCE DESIGN & BUILD OFFER - GREAT ST JAMES ISLAND							
APPROX TOTAL AREA:		850 sqm enclosed area					
		386 sqm exterior decking area					
ITEM NO	Ref.	DESCRIPTION	QTY	UNIT	UNIT PRICE (AED)	AMOUNT (AED)	AMOUNT (USD)
12.21		Massage room cabinet	3		18,850.00	56,550.00	15,493.15
12.23		Pool sunbed	4		11,700.00	46,800.00	12,821.92
12.24		Pool side table	4		9,750.00	39,000.00	10,684.93
TOTAL CARRIED TO SUMMARY - LOOSE FURNITURE						1,167,400.00	319,835.62
-							
13.00	WINDOW TREATMENTS						
DRAPERY							
SHEER CURTAIN							
-							
13.01	DR:1	Supply and installation of 3M width linen sheer curtains on ceiling tracks/ curtain rods and hardware as per requirements	200	sqm	2,340.00	468,000.00	128,219.18
TOTAL CARRIED TO SUMMARY - WINDOW TREATMENTS						468,000.00	128,219.18
-							
14.00	SANITARY WARE						
14.01 (WASH BASIN SET)							
-							
	A	UNDERCOUNTER WASH BASIN	5	Nos.	9,750.00	48,750.00	13,356.16
	B	COUNTERTOP WASH BASIN		Nos.		-	-
	C	WASH BASIN AND SEMI PEDESTAL		Nos.		-	-
	AA	3 HOLE DECK MOUNTED BASIN MIXER		Nos.		-	-
	BB	MONO TALL BASIN MIXER		Nos.		-	-
	CC	MONO BASIN MIXER WITH POP-UP WASTE		Nos.		-	-
14.02		BOTTLE TRAP		Nos.		-	-
14.03		MINI ANGLE VALVE		Nos.		-	-
14.04	(WC SET)						
-							
	A	FLOOR MOUNTED CLOSE COUPLED WC SEAT AND COVER	3	Nos.	9,750.00	29,250.00	8,013.70
		CLOSE COUPLED CISTERN WITH COVER		Nos.		-	-
		AQUAECO BOTTOM INLET MECHANISM		Nos.		-	-
	B	WALL MOUNTED WC SEAT AND COVER		Nos.		-	-
		CONCEALED CISTERN FOR WALL HUNG WC		Nos.		-	-
		RUBBER COLLAR WC WASTE		Nos.		-	-
14.05		FLUSH PLATE		Nos.		-	-
(SHATTAF SET)							
-							
14.06		BIDET SPRAY	5	Nos.	1,560.00	7,800.00	2,136.99
14.07		ANGLE VALVE		Nos.		-	-
(SHOWER SET)							
-							
14.08		SHOWER HEAD AND CONCEALED SHOWER MIXER WITH DIVERTER		Nos.		-	-
14.09		HANDSHOWER WITH SLIDE RAIL		Nos.		-	-
14.10		SHOWER COLUMN WITH MIXER		Nos.		-	-

TURKISH HAMMAM & RESIDENCE DESIGN & BUILD OFFER - GREAT ST JAMES ISLAND							
APPROX TOTAL AREA:		850 sqm enclosed area					
		386 sqm exterior decking area					
ITEM NO	Ref.	DESCRIPTION	QTY	UNIT	UNIT PRICE (AED)	AMOUNT (AED)	AMOUNT (USD)
(ACCESSORIES SET)							
14.11		TOILET ROLL HOLDER TOILET ROLL HOLDER	7	Nos.	5,850.00	40,950.00	11,219.18
14.12		ROBE HOOK					-
	A	SINGLE ROBE HOOK		Nos.		-	-
	B	DOUBLE ROBE HOOK		Nos.		-	-
14.13		TOWEL RAIL SINGLE TOWEL RAIL		Nos.		-	-
14.14		SOAP BASKET		Nos.		-	-
14.15		SOAP DISH AND HOLDER		Nos.		-	-
14.16		AMENITY TRAY		Nos.		-	-
14.17		PEDAL BIN					-
	A	Round Pedal Bin		Nos.		-	-
	B	SQUARE Pedal Bin		Nos.		-	-
(BATHROOM MIRRORS)							
14.18		ILLUMINATED BATHROOM MIRROR		Nos.		-	-
14.19		BATHROOM MIRROR NON-ILLUMINATED STANDARD MIRROR		Nos.		-	-
(DRAIN)							
14.20		FLOOR DRAIN	30	Nos.	2,470.00	74,100.00	20,301.37
14.21		SHOWER DRAIN					-
	A	TILE DRAIN for Shower		Nos.		-	-
	B	WALL DRAIN for Shower		Nos.		-	-
(PANTRY SINK SET)							
14.22		KITCHEN SINK INSET SINK	1	Nos.	15,600.00	15,600.00	4,273.97
14.23		BOTTLE TRAP PP BOTTLE TRAP		Nos.		-	-
14.24		KITCHEN SINK MIXER SINGLE HOLE SINK MIXER		Nos.		-	-
14.25		MINI ANGLE VALVE		Nos.		-	-
14.26		FLOOR DRAIN		Nos.		-	-
TOTAL CARRIED TO SUMMARY - SANITARY WARE						216,450.00	59,301.37
15.00 OS&E APPLIANCES							
PANTRY EQUIPMENT							
15.01	E:1	Coffee machine	1	Nos.	16,250.00	16,250.00	4,452.05
15.02	E:2	Toaster	1	Nos.	3,575.00	3,575.00	979.45
15.03	E:3	Water boiler	1	Nos.	3,250.00	3,250.00	890.41
15.04	E:4	Samsung refrigerator with water dispenser @ pc rate 7800 aed	1	Nos.	18,850.00	18,850.00	5,164.38
15.05	E:5	Microwave @ pc rate 929 aed	1	Nos.	3,770.00	3,770.00	1,032.88
15.07	E:7	Dishwasher [Industrial]	1	Nos.	9,100.00	9,100.00	2,493.15
AUDIO VISUAL EQUIPMENT							

TURKISH HAMMAM & RESIDENCE DESIGN & BUILD OFFER - GREAT ST JAMES ISLAND							
APPROX TOTAL AREA:		850 sqm enclosed area					
		386 sqm exterior decking area					
ITEM NO	Ref.	DESCRIPTION	QTY	UNIT	UNIT PRICE (AED)	AMOUNT (AED)	AMOUNT (USD)
							-
15.09		IPOINT IPOD DOCKS	1.00	Nos.	5,850.00	5,850.00	1,602.74
							-
15.10		Television	1.00	Nos.	26,000.00	26,000.00	7,123.29
TOTAL CARRIED TO SUMMARY - OS&E APPLIANCES						86,645.00	23,738.36
							-
16.00		WIRING DEVICES					-
16.01		Supply of 1G 13A DP Switched	45	Nos.	128.31	5,773.95	1,581.90
16.02		Supply of 2G 13A DP Switched	20	Nos.	209.30	4,186.00	1,146.85
16.03		Supply of EUR RJ45 CAT6 1M data socket	10	Nos.	45.50	455.00	124.66
16.04		Supply and installation of Thermostat with external sensor	15	Nos.	981.50	14,722.50	4,033.56
TOTAL CARRIED TO SUMMARY - WIRING DEVICES						25,137.45	6,886.97
							-
17.00		ADDITIONAL ITEMS					-
17.03		Private cabanas for terrace swimming pool area	1	Nos.	468,000.00	468,000.00	128,219.18
17.04		Laundry Bag	1	Nos.	2,600.00	2,600.00	712.33
17.05		Emergency torch	1	Nos.	1,950.00	1,950.00	534.25
17.06		Hair dryer	1	Nos.	2,600.00	2,600.00	712.33
17.07		Waste bin	5	Nos.	3,250.00	16,250.00	4,452.05
17.08		WALL ARTWORK - Supply and fix	45		15,600.00	702,000.00	192,328.77
17.09		MIRROR - Supply and fix					-
	A	Full height mirror	1	Nos.	11,700.00	11,700.00	3,205.48
	B	78CM width x 196CM (or other) height mirror	5	Nos.	11,700.00	58,500.00	16,027.40
17.10		FLOOR RUG - Supply					-
	B	At Private Office Area	2	Nos.	19,500.00	39,000.00	10,684.93
	C	At Treatment Room Area	2	Nos.	19,500.00	39,000.00	10,684.93
		PLANTERS - Supply					-
17.11		Indoor Planter pots: Self standing	10	Nos.	3,250.00	32,500.00	8,904.11
TOTAL CARRIED TO SUMMARY - ADDITIONAL ITEMS						1,374,100.00	376,465.75
							-
18.00		SAUNA & STEAM ROOM WORKS					-
		STEAM ROOM					-
18.02		Supply and installation of Steam generator (9kW) including steam door, automatic discharge valve, steam nozzle, steam light, ceiling steam dome with tiles and steam fragrance	1.00	LS	448,500.00	448,500.00	122,876.71
TOTAL CARRIED TO SUMMARY - SAUNA & STEAM ROOM WORKS						448,500.00	122,876.71
							-
19.00		TRADITIONAL HAMMAM WORKS					-
		WALL WATERPROOFING					-
19.01		Supply and apply 1 coat of cementitious waterproofing	350	M2	325.00	113,750.00	31,164.38
19.02		WALL FINISHES - Supply and installation					-

TURKISH HAMMAM & RESIDENCE DESIGN & BUILD OFFER - GREAT ST JAMES ISLAND							
APPROX TOTAL AREA:		850 sqm enclosed area					
		386 sqm exterior decking area					
ITEM NO	Ref.	DESCRIPTION	QTY	UNIT	UNIT PRICE (AED)	AMOUNT (AED)	AMOUNT (USD)
	A	MARBLE	700	M2	2,500.00	1,750,000.00	479,452.05
	B	CERAMIC TILES		M2		-	-
	C	MOSAIC TILES	200	M2	4,550.00	910,000.00	249,315.07
		FLOOR WATERPROOFING					-
19.03		Supply and apply 1 layer of bituminous waterproofing membrane on floors		M2		-	-
19.04		FLOOR FINISHES - Supply and installation					-
	A	MARBLE	300	M2	5,850.00	1,755,000.00	480,821.92
	B	CERAMIC TILES		M2		-	-
	C	MOSAIC TILES		M2		-	-
19.05		SPECIAL ITEMS					-
		Central stone	1		390,000.00	390,000.00	106,849.32
		Special washbasin (kurnas)	18		11,700.00	210,600.00	57,698.63
		profiles	1		455,000.00	455,000.00	124,657.53
		Columns	16		97,500.00	1,560,000.00	427,397.26
		TOTAL CARRIED TO SUMMARY - TRADITIONAL HAMMAM WORKS				5,129,350.00	1,405,301.37
							-
21.00		POOL TERRACE WORKS					-
		FLOOR WATERPROOFING					-
21.01		Supply and apply 1 layer of bituminous waterproofing membrane on floors	100	M2	260.00	26,000.00	7,123.29
		WALL FINISHES					-
21.02		WPC WALL PANEL: Supply and installation of WPC outdoor wall panel, hollow profile with all accessories					-
	B	Length: 2.9MTR	100	M2	1,560.00	156,000.00	42,739.73
		FLOOR FINISHES					-
		WPC TILE DECKING (Hollow/ Full Profile)					-
	C	Length: 5.8MTR	250	M2	650.00	162,500.00	44,520.55
		LIGHTING					-
21.06		DECK LIGHT, RECESSED	20	Nos.	455.00	9,100.00	2,493.15
21.07		DOWNLIGHT, WALL MOUNTED	50	Nos.	845.00	42,250.00	11,575.34
		TOTAL CARRIED TO SUMMARY - POOL TERRACE WORKS				395,850.00	108,452.05
							-
22.00		SWIMMING POOL WORKS					-
		OVERFLOW TYPE					-
	C	Construction of FIBER GLASS, OVERFLOW TYPE swimming pool with mosaic tile finishing, including installation and connections of MEP equipments, Pool Maintenance Kit and Plumbing and Electrical Accessories	1	LS	975,000.00	975,000.00	267,123.29
		TOTAL CARRIED TO SUMMARY - SWIMMING POOL WORKS				975,000.00	267,123.29
							-
							-
		SUMMARY-TURKISH HAMMAM & RESIDENCE- GREAT ST JAMES ISLAND					
No		DESCRIPTION				TOTAL AMOUNT (AED)	TOTAL AMOUNT (USD)
		PRELIMINARIES				6,339,400.00	1,736,821.92
							-
1.00		CIVIL WORKS				3,181,750.00	871,712.33
							-
2.00		STEEL STRUCTURE & ROOF WORKS				11,570,500.00	3,170,000.00
							-

TURKISH HAMMAM & RESIDENCE DESIGN & BUILD OFFER - GREAT ST JAMES ISLAND							
APPROX TOTAL AREA:		850 sqm enclosed area					
		386 sqm exterior decking area					
ITEM NO	Ref.	DESCRIPTION	QTY	UNIT	UNIT PRICE (AED)	AMOUNT (AED)	AMOUNT (USD)
3.00		MEP WORKS				8,091,541.12	2,216,860.58
4.00		SOUND SYSTEM				187,200.00	51,287.67
6.00		WALLS & PARTITION WORKS & FINISHES				6,117,150.00	1,675,931.51
7.00		CEILING WORKS & FINISHES				758,550.00	207,821.92
8.00		FLOOR WORKS & FINISHES				5,199,350.00	1,424,479.45
9.00		LIGHTING FIXTURES				1,688,700.00	462,657.53
10.00		DOORS & WINDOWS				1,645,605.00	450,850.68
11.00		JOINERY (BUILT-IN FURNITURE)				715,000.00	195,890.41
12.00		LOOSE FURNITURE				1,167,400.00	319,835.62
13.00		WINDOW TREATMENTS				468,000.00	128,219.18
14.00		SANITARY WARE				216,450.00	59,301.37
15.00		OS&E APPLIANCES				86,645.00	23,738.36
16.00		WIRING DEVICES				25,137.45	6,886.97
17.00		ADDITIONAL ITEMS				1,374,100.00	376,465.75
18.00		SAUNA & STEAM ROOM WORKS				448,500.00	122,876.71
19.00		TRADITIONAL HAMMAM WORKS				5,129,350.00	1,405,301.37
21.00		POOL TERRACE WORKS				395,850.00	108,452.05
22.00		SWIMMING POOL WORKS				975,000.00	267,123.29
TOTAL AED & USD						55,781,178.57	15,282,514.68
26.00		EXCLUSIONS					
26.01		LOCAL FEES	1.00	ITEM		-	
26.02		LOCAL TRANSPORTATION	1.00	ITEM		-	
26.03		LOCAL CONTRACTOR FEES	1.00	ITEM		-	
26.04		LOCAL CONSULTANT FEES	1.00	ITEM		-	
26.05		INTERNATIONAL TRANSPORTATION FEES	1.00	ITEM		-	
26.06		LABOUR & MANAGEMENT VISA COST & VISA WORKS	1.00	ITEM		-	
26.07		INFRA STRUCTURE WORKS	1.00	ITEM		-	
26.08		ANY THIRD PARTY FEES	1.00	ITEM		-	
26.09		LOCAL TAX	1.00	ITEM		-	
26.10		AMERICAN STANDARTS TO BE DISCUSSED					
26.11							
26.12		THIS ESTIMATION IS PREPARED BASED ON LUMP SUM BASIS				-	
26.13		WE CONSIDERED ALL (EXCEPT THE CONCRETE & BLOCK SIMILAR TYPE OF MATERIAL) & THE MATERIALS AND ITEMS TO BE SENT FROM DUBAI OR ISTANBUL					
26.14		TIME ESTIMATION					
26.15		3 MONTHS FOR THE DETAILED DESIGNED					
26.16		12 MONTHS FOR CONSTRUCTION (TO BE DISCUSSED)					
26.17							
26.18		Note:					
26.19		<i>The contractor should visit the site and obtain necessary informations for pricing and all quantities are to be checked and verified fully.</i>					
26.20		<i>Contractor are fully responsible for design and performance for items/services under his scope of work.</i>					

TURKISH HAMMAM & RESIDENCE DESIGN & BUILD OFFER - GREAT ST JAMES ISLAND							
APPROX TOTAL AREA:		850 sqm enclosed area					
		386 sqm exterior decking area					
ITEM NO	Ref.	DESCRIPTION	QTY	UNIT	UNIT PRICE (AED)	AMOUNT (AED)	AMOUNT (USD)
26.21		<i>This quotation is for the items quoted in the above BOQ only; any Additional Works to the stated items or Variations on the existing items shall be quoted separately and agreed with the Client before their execution and any cancellation shall increase the costs of other items.</i>					
26.22		Defect liability to be discussed along with maintenance					
26.23							
26.24		<u>Terms and Conditions:</u>					
26.25		Advance Payment	60%				
26.26		Progress Payments	35%				
26.27		Final Payment	5%				
26.28							
26.29							
26.30		<u>Works Duration:</u>					
26.31		Design	12 weeks				
26.32		Construction	52 weeks				
26.33		local approvals not considered in this offer					
26.34							
26.35							
26.36							
26.37							
26.38		<i>Completion duration 52weeks. Commencement of works shall start upon the advance payment is received & material samples & drawings to be approved as per the contractor's offer by the authorities and client.</i>					
26.39		<i>Any variations for the above is subject to additional costs & time implications.</i>					
26.40		<i>Any nominated sub contractor or supplier shall be subject to costs & time implications.</i>					
26.41		<i>Any authority modifications shall alter this offer.</i>					
26.42		<i>Any additional MEP requirement shall be additional cost.</i>					
26.43		<i>Any authority additional requirement is subject to additional cos.</i>					
26.44		<i>All the above is prepared according to the drawings proposed. All the submitted material samples & drawings to be approved by the client.</i>					
26.45		<i>Any nominated subcontractor is at the expense of the client.</i>					
<i>Thanking you and we remain at your disposal for any services you may need.</i>							
Yours Faithfully, CK ARCHITECTURE INTERIORS L.L.C.			Client representative name Signature/ Company stamp				
Cem Kapancioglu Architect/ Founding Director Mobile: [REDACTED] Email: [REDACTED]							