



AL DEYYAR BUILDING AL BARSHA 1 PO BOX 27138
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Ref:je/vi/ha/01

18.04.2017

Attention To : Mr Jeffrey Epstein

Subject : Complete Design Offer for Hammam Complex in Great St James Island

Dear Sir,

With reference to the above subject please find below our proposal for design works for the above mentioned project.

1.Scope of the Interior Design Works & deliverables :

All design works as per the initial design brief :

1.Planning		
2.Architecture	80,000	USD
3.Interior Design	120,000	USD
4.Electromechanical design	110,000	USD
5.Floor heating system design	20,000	USD
6.Lighting design (lux calculation by supplier)	10,000	USD
7.Structural design	40,000	USD
8.Construction schedule		
9.Guideline BOQ & Specification		

The design packages shall include all the below unless otherwise mentioned:

1. Concept design	2-4 week
2. Schematic design	4 week
3. Detailed design	4 week
4.Specifications & BOQ	2 week

*Design criteria shall be as per the international standart

2.Time

The time for the whole design works is 8-12 weeks.
 Client approval time will be added up.
 Any revisions after that to be quoted separately.
 Major revisions ,if any, to be quoted seperately to be agreed mutually.

3.Design Fees and Payment Schedule:

Total lump sum design fee is 380,000.00 USD
 (THREEHUNDREDEIGHTYTHOUSANDUNITEDSTATEDOLLARS)

- %25 advance payment
- %25 upon final concept submission
- %20 schematic phase

%20 Detailed design
%10 BOQ (quantities) & specifications

*pls refer to the attached standart deliverable list
*Any meeting outside UAE shall be back to back invoice to client
*Design Work to start once this offer is signed by both parties & advance payment is made.
*Site topography (terrain levels) to be provided by client for the detailed design and the level of the entrance (s)

Bank Details:

UAE DIRHEM ACCOUNT:

Bank Name : ADCB (ABU DHABI COMMERCIAL BANK)
AED Account no (iban) : AE870030010228730124001
Swift code : ADCBAEAA

4.Exclusions:

The below design works are excluded from this offer (not limited to):

- 4.2 any insurance (PI can be included upon additional fee)
- 4.3 any authority approvals-local authority fees by client
- 4.4 any construction or project management activity
- 4.5 security system design
- 4.6 any green building certification design
- 4.7 acoustic design
- 4.8 Detailed landscape design
- 4.9 signage design & lighting design
- 4.10 bidding ,contracting and tender evaluation services
- 4.11 shop drawings review
- 4.12 structural design calculation based on the local codes
- 4.13 energy modeling
- 4.14 any special consultancy
- 4.15 Detailed cost estimation
- 4.16 tender documents and tendering
- 4.17 site planning
- 4.18 traffic planning
- 4.19 program and management services
- 4.20 water feature design
- 4.21 Any signage or graphic design
- 4.22 site supervision & management
- 4.23 any authority approval or process or document related to local works.
- 4.24 Any third party fees
- 4.25 meetings outside UAE (Accomodation,transporation and service fees)



Yours sincerely, Cem Kapancioglu

Thanks & Best Regards,

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List of Deliverables

1.1 STANDART LIST OF INTERIOR DESIGN DOCUMENTATION

Table of Contents

List of Deliverables by the Architect to the Client:

- 1- CD. Concept Design
- 2- SD. Schematic Design Phase
- 3- DD. Design Development Phase
- 4- BOQ&Material Specification Design phase

1. Concept Design Phase

- 1.1. Perspectives, Images, Renderings
- 1.2. Sketches, Mood images, layouts

2. SD. Schematic Design Phase

1. Layouts showing indicative Furniture layout
2. Flooring plans
3. Reflected Ceiling Plans showing preliminary lighting
4. Interior Elevations with major material decisions
5. Mood boards
6. Main Finishing Materials list

3 DD. Design Development Phase

Cover

1. Cover Page
2. General Notes
3. List of Drawings

Basic Drawings

4. Floor Plans with full dimensions
5. Floor Finish Plan
6. Furniture Plan
7. Elevations
8. Reflected Ceiling Plans
9. Typical Details

Detailed Drawings

10. Detailed Floor Plans including wet areas
11. Detailed Elevations including wet areas and kitchens
12. Detailed Sections including wet areas and pantries
13. Locations, dimensions, finishes and frame details of all doors, mirrors, glass partitions and artwork
14. Detailed Reflected Ceiling Plans
15. Details of the Hammam

-BOQ&Material Specification Design phase

1. Door schedule
2. Material Specifications
3. Bill of Quantities

STANDART GENERAL DRAWING DELIVERABLES

GENERAL:

335/GEN-001	COVER SHEET
335/GEN-101	LIST OF DRAWINGS
335/GEN-102	PROJECT DOCUMENT
335/GEN-103	PROJECT DOCUMENT
335/GEN-104	PROJECT DOCUMENT
335/GEN-105	AREA CALCULATION SHEET

ARCHITECTURAL DRAWINGS:

00-001	GENERAL NOTES, ABBREVIATIONS & STANDARD NOTATIONS
00-002	SITE SETTING OUT LAYOUT
00-003	SITE LEVELS AND SITE SECTIONS
00-101	SECOND BASEMENT FLOOR PLAN
00-102	FIRST BASEMENT FLOOR PLAN
00-103	GROUND FLOOR PLAN
00-104	MEZZANINE FLOOR PLAN
00-105	FIRST FLOOR PLAN
00-106	ROOF PLAN
00-107	SECTION 1 & SECTION 2
00-108	SECTION 3 & SECTION 4
00-109	ELEVATION 1, ELEVATION 2 & ELEVATION 3
00-110	ELEVATION 4 & ELEVATION 5
00-111	SECOND BASEMENT FLOOR PLAN– FINISHES SCHEDULE
00-112	FIRST BASEMENT FLOOR PLAN– FINISHES SCHEDULE
00-113	GROUND FLOOR PLAN – FINISHES SCHEDULE
00-114	MEZZANINE FLOOR PLAN – FINISHES SCHEDULE
00-115	FIRST FLOOR PLAN – FINISHES SCHEDULE
00-116	ROOF PLAN – FINISHES SCHEDULE
00-117	SECOND BASEMENT FLOOR – REFLECTED CEILING LAYOUT
00-118	FIRST BASEMENT FLOOR – REFLECTED CEILING LAYOUT
00-119	GROUND FLOOR - REFLECTED CEILING LAYOUT
00-120	MEZZANINE FLOOR - REFLECTED CEILING LAYOUT
00-121	FIRST FLOOR - REFLECTED CEILING LAYOUT
00-122	ROOF - REFLECTED CEILING LAYOUT
00-123	RAMP SECTIONS 1 OF 2
00-124	RAMP SECTIONS 2 OF 2
00-125	WALL SECTIONS 1 OF 2
00-126	WALL SECTIONS 2 OF 2
00-127	DOOR & WINDOW SCHEDULE
00-128	DOOR DETAILS & IRONMONGERY SCHEDULE
00-129	ALUMINIUM DETAILS

ARCHITECTURAL DRAWINGS:

00-130	STAIRCASE DETAILS
00-131	LIFT DETAILS
00-132	SUBSTATION DETAILS
00-133	TOILET DETAILS
00-134	PANTRY DETAILS

00-140	STANDARD ARCHITECTURAL DETAILS - 1 OF 3
00-141	STANDARD ARCHITECTURAL DETAILS – 2 OF 3
00-142	STANDARD ARCHITECTURAL DETAILS – 3 OF 3

STRUCTURAL DRAWINGS:

335/S-001	GENERAL NOTES & STANDARD DETAILS
335/S-002	SHORING LAYOUT & DETAILS
335/S-101	FOUNDATION LAYOUT
335/S-102	RAFT SLAB DETAILS
335/S-103	FIRST BASEMENT FLOOR FRAMING LAYOUT
335/S-104	RC DETAILS FIRST BASEMENT FLOOR
335/S-105	GROUND FLOOR FRAMING LAYOUT
335/S-106	RC DETAILS GROUND FLOOR
335/S-107	MEZZANINE FLOOR FRAMING LAYOUT
335/S-108	RC DETAILS – MEZZANINE FLOOR
335/S-109	FIRST FLOOR FRAMING LAYOUT
335/S-110	RC DETAILS FIRST FLOOR
335/S-111	ROOF FRAMING LAYOUT
335/S-112	RC DETAILS ROOF
335/S-113	ROOF MACHINE ROOM FRAMING LAYOUT & DETAILS
335/S-114	COLUMN DETAILS
335/S-115	STAIRCASE DETAILS
335/S-116	RAMP DETAILS & LIFT WALL DETAILS

WATER SUPPLY DRAWINGS :

335/W-001	GENERAL NOTES & STANDARD DETAILS
335/W-101	SECOND BASEMENT FLOOR– WATER SUPPLY LAYOUT
335/W-102	FIRST BASEMENT FLOOR– WATER SUPPLY LAYOUT
335/W-103	GROUND FLOOR – WATER SUPPLY LAYOUT
335/W-104	MEZZANINE FLOOR – WATER SUPPLY LAYOUT
335/W-105	FIRST FLOOR – WATER SUPPLY LAYOUT
335/W-106	ROOF FLOOR – WATER SUPPLY LAYOUT

DRAINAGE DRAWINGS:

335/D-001	DRAINAGE GENERAL NOTES
335/D-101	SECOND BASEMENT FLOOR– DRAINAGE LAYOUT
335/D-102	FIRST BASEMENT FLOOR– DRAINAGE LAYOUT
335/D-103	GROUND FLOOR – DRAINAGE LAYOUT
335/D-104	MEZZANINE FLOOR – DRAINAGE LAYOUT
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335/D-106	ROOF FLOOR – DRAINAGE LAYOUT
335/D-107	DRAINAGE STANDARD DETAILS

ELECTRICAL DRAWINGS:

335/E-001	ELECTRICAL GENERAL NOTES
335/E-101	SECOND BASEMENT FLOOR– LIGHTING LAYOUT
335/E-102	FIRST BASEMENT FLOOR– LIGHTING LAYOUT
335/E-103	GROUND FLOOR – LIGHTING LAYOUT
335/E-104	MEZZANINE FLOOR – LIGHTING LAYOUT
335/E-105	FIRST FLOOR – LIGHTING LAYOUT
335/E-106	ROOF – LIGHTING LAYOUT
335/E-107	SECOND BASEMENT FLOOR– POWER LAYOUT
335/E-108	FIRST BASEMENT FLOOR– POWER LAYOUT

335/E-109	GROUND FLOOR – POWER LAYOUT
335/E-110	MEZZANINE FLOOR – POWER LAYOUT
335/E-111	FIRST FLOOR – POWER LAYOUT
335/E-112	ROOF – POWER LAYOUT
335/E-113	SINGLE LINE DIAGRAM

TELEPHONE DRAWINGS

335/T-001	GENERAL NOTES
335/T-101	SECOND BASEMENT FLOOR TELEPHONE & CATV LAYOUT
335/T-102	FIRST BASEMENT FLOOR TELEPHONE & CATV LAYOUT
335/T-103	GROUND FLOOR TELEPHONE & CATV LAYOUT
335/T-104	MEZZANINE FLOOR TELEPHONE & CATV LAYOUT
335/T-105	FIRST FLOOR TELEPHONE & CATV LAYOUT
335/T-106	ROOF – TELEPHONE & CATV LAYOUT

FIRE FIGHTING & FIRE ALARM DRAWINGS :

335/F-001	GENERAL NOTES, STANDARD DETAILS & BUILDING SECTIONS
335/F-101	SECOND BASEMENT FLOOR FIRE ALARM LAYOUT
335/F-102	FIRST BASEMENT FLOOR FIRE ALARM LAYOUT
335/F-103	GROUND FLOOR – FIRE ALARM LAYOUT
335/F-104	MEZZANINE FLOOR – FIRE ALARM LAYOUT
335/F-105	FIRST FLOOR – FIRE ALARM LAYOUT
335/F-106	ROOF – FIRE ALARM LAYOUT
335/F-107	SECOND BASEMENT FLOOR– FIRE FIGHTING LAYOUT
335/F-108	FIRST BASEMENT FLOOR– FIRE FIGHTING LAYOUT
335/F-109	GROUND FLOOR – FIRE FIGHTING LAYOUT
335/F-110	MEZZANINE FLOOR – FIRE FIGHTING LAYOUT
335/F-111	FIRST FLOOR – FIRE FIGHTING LAYOUT
335/F-112	ROOF – FIRE FIGHTING LAYOUT

A/C DRAWINGS :

00C-001	GENERAL NOTES & STANDARD DETAILS
00C-101	SECOND BASEMENT FLOOR– A/C & VENTILATION LAYOUT
00C-102	FIRST BASEMENT FLOOR– A/C & VENTILATION LAYOUT
00C-103	GROUND FLOOR – A/C & VENTILATION LAYOUT
00C-104	MEZZANINE FLOOR – A/C & VENTILATION LAYOUT
00C-105	FIRST FLOOR – A/C & VENTILATION LAYOUT
00C-106	ROOF – A/C & VENTILATION LAYOUT & EQUIPMENT LAYOUT
00C-107	EQUIPMENT SCHEDULE