# Bill of Quantities

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|---|---|
| **Project** | Office Fit-Out, Unit 1504, Level 15, Bay Square Tower 7, Business Bay, Dubai |
| **Client** | As named in the tender documents |
| **Contract** | Lump sum with quantities, FIDIC Conditions of Contract for Construction 1999 with Particular Conditions |
| **Basis** | Tender drawings ID-101 to ID-118 Rev B, MEP-201 to MEP-209 Rev A, Specification Sections 06 to 26 dated 15 Sep 2026, Tender Addendum 01 dated 22 Sep 2026 |
| **Measurement** | Measured net in place in accordance with the Principles of Measurement (International) for Works of Construction, POMI |
| **Net area** | 350 $m^2$ carpet area, Unit 1504 |

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|---|---|---|---|---|---|
| **Document No.** | BOQ-2609-014 | **Revision** | 0 | **Date** | 28 Sep 2026 |
| **Title** | Bill of Quantities, Unit 1504 Office Fit-Out | **Status** | Issued for Tender | **Pages** | See footer |
| **Prepared by** | Estimation (Hydrock Support) | **Checked by** | Commercial Manager | **Approved by** | Managing Director |

## Preambles

- The Bill of Quantities shall be read with the Conditions of Contract, Specification and Drawings. Where there is a conflict, the order of precedence in the Conditions of Contract applies.
- Rates shall include supply, delivery, unloading, storage, hoisting, installation, cutting, waste, fixings, testing, protection, cleaning, attendance and all statutory obligations.
- Rates shall be in UAE Dirhams exclusive of VAT. VAT at 5% is applied to the summary only.
- Quantities are measured net from the drawings listed above. The Contractor is responsible for verifying dimensions on site before ordering materials.
- Provisional Sums shall be expended as directed by the Employer and adjusted against actual cost. Contingency is used only on written instruction.
- Tenderers shall price every item. Any item left unpriced shall be deemed included in the rates of other items.

## Bill 1: Preliminaries and General Items

| Item | Description | Unit | Qty | Rate (AED) | Amount (AED) |
|---|---|---|---|---|---|
| 1.01 | Site establishment, hoarding to unit entrance, site office space and welfare within the unit, maintained for the contract period and removed on completion | item | 1 | 6,500.00 | 6,500.00 |
| 1.02 | Contractor's All Risks and Third Party Liability insurance as required by the Conditions of Contract | item | 1 | 4,200.00 | 4,200.00 |
| 1.03 | Preparation and submission of fit-out drawings to the landlord and authorities, including obtaining the fit-out permit and NOCs (authority fees covered under Provisional Sums) | item | 1 | 7,500.00 | 7,500.00 |
| 1.04 | Site management and supervision: project manager (part time), site engineer and HSE officer for 10 weeks | week | 10 | 3,200.00 | 32,000.00 |
| 1.05 | Protection of existing building finishes, lift lobby and common areas | item | 1 | 2,800.00 | 2,800.00 |
| 1.06 | Progressive and final cleaning, removal of debris from site to approved tip | item | 1 | 3,500.00 | 3,500.00 |
| 1.07 | As-built drawings, O&M manuals and warranties in 2 hard copies and 1 electronic copy | item | 1 | 3,000.00 | 3,000.00 |
| | **Total of Bill 1 carried to Summary** | | | | **59,500.00** |

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## Bill 2: Partitions and Ceilings

| Item | Description | Unit | Qty | Rate (AED) | Amount (AED) |
|---|---|---|---|---|---|
| 2.01 | Gypsum board partition, 92 mm metal studs at 600 mm centres, 2 layers 12.5 mm board each side, 50 mm acoustic insulation, taped and jointed, 3.00 m high (Spec 09 21 16, dwg ID-104) | m² | 210 | 145.00 | 30,450.00 |
| 2.02 | Ditto, 1 hour fire rated, fire rated board, taken to underside of slab and fire stopped at head (dwg ID-104, Type P2) | m² | 48 | 210.00 | 10,080.00 |
| 2.03 | Frameless glass partition, 12 mm toughened glass, top and bottom aluminium channels, silicone butt joints, full height to 2.85 m (Type G1) | m² | 62 | 680.00 | 42,160.00 |
| 2.04 | Manifestation film to glass partitions, 100 mm band at 1.0 m and 1.5 m above floor | m | 40 | 55.00 | 2,200.00 |
| 2.05 | Suspended ceiling, 600 x 600 mm mineral fibre tegular tiles on 24 mm white exposed grid, plenum depth not exceeding 600 mm (Spec 09 51 13) | m² | 240 | 95.00 | 22,800.00 |
| 2.06 | Suspended gypsum board ceiling, 12.5 mm board on concealed grid, including bulkheads and painted finish measured separately (dwg ID-106) | m² | 85 | 135.00 | 11,475.00 |
| 2.07 | Extra over for 600 x 600 mm gypsum access panels with push latch | nr | 8 | 260.00 | 2,080.00 |
| 2.08 | Shadow gap aluminium trim at ceiling perimeter | m | 120 | 38.00 | 4,560.00 |
| | **Total of Bill 2 carried to Summary** | | | | **125,805.00** |

## Bill 3: Floor Finishes

| Item | Description | Unit | Qty | Rate (AED) | Amount (AED) |
|---|---|---|---|---|---|
| 3.01 | Self levelling underlayment, average 5 mm thick, to existing slab including primer | m² | 320 | 38.00 | 12,160.00 |
| 3.02 | Carpet tiles, 500 x 500 mm, nylon loop pile, laid on tackifier to open office and offices (Type CPT-1) | m² | 210 | 120.00 | 25,200.00 |
| 3.03 | Porcelain floor tiles, 600 x 600 mm, laid on adhesive with 2 mm epoxy grout, to reception and pantry (Type FT-1) | m² | 65 | 185.00 | 12,025.00 |
| 3.04 | Luxury vinyl tiles, 2.5 mm, laid on adhesive to meeting rooms (Type LVT-1) | m² | 45 | 155.00 | 6,975.00 |
| 3.05 | Skirting, 100 mm MDF, painted, fixed with adhesive and pins | m | 260 | 42.00 | 10,920.00 |
| 3.06 | Aluminium transition strip between different floor finishes | nr | 14 | 75.00 | 1,050.00 |
| | **Total of Bill 3 carried to Summary** | | | | **68,330.00** |

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## Bill 4: Wall Finishes and Decoration

| Item | Description | Unit | Qty | Rate (AED) | Amount (AED) |
|---|---|---|---|---|---|
| 4.01 | Emulsion paint, one mist coat and two full coats, to gypsum board partitions and existing walls (Spec 09 91 23) | $m^2$ | 640 | 18.00 | 11,520.00 |
| 4.02 | Ditto, to gypsum board ceilings and bulkheads | $m^2$ | 85 | 22.00 | 1,870.00 |
| 4.03 | Fabric wrapped acoustic wall panels, 25 mm, to meeting room feature wall (Type AP-1) | $m^2$ | 24 | 420.00 | 10,080.00 |
| 4.04 | Vinyl wallcovering, Type 2, 560 g/$m^2$, to reception wall (Type WC-1) | $m^2$ | 30 | 95.00 | 2,850.00 |
| 4.05 | Ceramic wall tiles, 300 x 600 mm, to pantry splashback including trims | $m^2$ | 12 | 210.00 | 2,520.00 |
| | **Total of Bill 4 carried to Summary** | | | | **28,840.00** |

## Bill 5: Doors and Joinery

| Item | Description | Unit | Qty | Rate (AED) | Amount (AED) |
|---|---|---|---|---|---|
| 5.01 | Single leaf solid core timber door, 900 x 2400 mm, oak veneer, hardwood frame and architraves, complete with ironmongery set IM-1 (Door Type D1) | nr | 9 | 2,850.00 | 25,650.00 |
| 5.02 | Single leaf 60 minute fire rated timber door, 1000 x 2400 mm, certified frame, intumescent seals, overhead closer and ironmongery set IM-2 (Door Type FD60) | nr | 2 | 4,200.00 | 8,400.00 |
| 5.03 | Single leaf frameless glass door, 12 mm toughened, patch fittings, floor spring and lockable handle (Door Type GD1) | nr | 4 | 3,600.00 | 14,400.00 |
| 5.04 | Reception counter, 3.2 m long, MDF carcass with solid surface top and LED strip, as dwg ID-112 | item | 1 | 18,500.00 | 18,500.00 |
| 5.05 | Pantry base and wall cabinets, HPL finish, quartz worktop and upstand, soft close hardware (dwg ID-114) | m | 6.50 | 3,400.00 | 22,100.00 |
| 5.06 | Full height storage units, HPL finish with lockable doors (dwg ID-115) | m | 8 | 2,100.00 | 16,800.00 |
| | **Total of Bill 5 carried to Summary** | | | | **105,850.00** |

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## Bill 6: Mechanical, Electrical and Fire Services

| Item | Description | Unit | Qty | Rate (AED) | Amount (AED) |
|---|---|---|---|---|---|
| 6.01 | Relocate existing supply and return air diffusers to suit new ceiling layout, including new flexible connections (dwg MEP-202) | nr | 22 | 380.00 | 8,360.00 |
| 6.02 | Insulated flexible ductwork, 250 mm diameter | m | 66 | 95.00 | 6,270.00 |
| 6.03 | Ceiling concealed fan coil unit, 2.5 TR, chilled water, with thermostat, valves, condensate drain and connections (dwg MEP-203) | nr | 2 | 9,800.00 | 19,600.00 |
| 6.04 | LED recessed panel light, 600 x 600 mm, 36 W, 4000 K, including wiring from existing DB (dwg MEP-205) | nr | 48 | 310.00 | 14,880.00 |
| 6.05 | LED downlight, 15 W, 3000 K, to reception and meeting rooms | nr | 36 | 165.00 | 5,940.00 |
| 6.06 | Emergency light and illuminated exit sign, self contained, 3 hour | nr | 12 | 420.00 | 5,040.00 |
| 6.07 | 13 A twin switched socket outlet including wiring | nr | 42 | 260.00 | 10,920.00 |
| 6.08 | Floor box with 3 power and 2 data outlets, including containment | nr | 10 | 1,250.00 | 12,500.00 |
| 6.09 | Cat 6 data point including cabling to comms rack, termination and testing | nr | 60 | 240.00 | 14,400.00 |
| 6.10 | Relocate existing sprinkler heads and add drops to suit new ceiling, concealed type | nr | 28 | 450.00 | 12,600.00 |
| 6.11 | Addressable smoke detector, new or relocated, connected to base building fire alarm system | nr | 18 | 380.00 | 6,840.00 |
| 6.12 | Pantry water supply and drainage connections to existing risers | item | 1 | 4,500.00 | 4,500.00 |
| 6.13 | Testing and commissioning of all MEP services, including attendance on DEWA and Civil Defence inspections | item | 1 | 6,500.00 | 6,500.00 |
| | **Total of Bill 6 carried to Summary** | | | | **128,350.00** |

## Bill 7: Provisional Sums and Contingency

| Item | Description | Unit | Qty | Rate (AED) | Amount (AED) |
|---|---|---|---|---|---|
| 7.01 | Provisional Sum for authority, landlord and inspection fees, to be expended as directed and paid at actual against receipts | sum | 1 | 8,000.00 | 8,000.00 |
| 7.02 | Provisional Sum for statutory and wayfinding signage | sum | 1 | 5,000.00 | 5,000.00 |
| 7.03 | Contingency, to be expended only on the written instruction of the Employer | sum | 1 | 15,000.00 | 15,000.00 |
| | **Total of Bill 7 carried to Summary** | | | | **28,000.00** |

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## Summary of Tender

| Bill | Description | Amount (AED) |
|---|---|---|
| Bill 1 | Preliminaries and General Items | 59,500.00 |
| Bill 2 | Partitions and Ceilings | 125,805.00 |
| Bill 3 | Floor Finishes | 68,330.00 |
| Bill 4 | Wall Finishes and Decoration | 28,840.00 |
| Bill 5 | Doors and Joinery | 105,850.00 |
| Bill 6 | Mechanical, Electrical and Fire Services | 128,350.00 |
| Bill 7 | Provisional Sums and Contingency | 28,000.00 |
| | **Tender Sum excluding VAT** | **544,675.00** |
| | VAT at 5% | 27,233.75 |
| | **Tender Sum including VAT** | **571,908.75** |

Cost per $m^2$ of net area, excluding VAT: **AED 1,556**. Tender validity: 90 days from the tender closing date.

| | | | | | |
|---|---|---|---|---|---|
| **Tenderer** | | **Signature and stamp** | | **Date** | |

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