Priced Tender Sheet and Tender Review

Project	Office Fit-Out, Unit 1504, Level 15, Bay Square Tower 7, Business Bay, Dubai
Client	
Tender	Invitation to tender dated 15 Sep 2026, Addendum 01 dated 22 Sep 2026, submission due 30 Sep 2026 at 12:00
Contract	Lump sum, FIDIC Red Book 1999 with Particular Conditions, retention 10% capped at 5% of the Contract Price, DLP 12 months
Programme	8 weeks from site handover including testing, commissioning and authority completion
Currency	All amounts in UAE Dirhams (AED), excluding VAT unless stated

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Title	Priced Tender Sheet, Unit 1504 Office Fit-Out	**Status**	For Management Approval	**Pages**	See footer
Prepared by	Estimation (Hydrock Support)	**Checked by**	Commercial Manager	**Approved by**	Managing Director

1. Tender Summary

Section	Net cost (AED)	AED / m²	% of net
A. PRELIMINARIES AND GENERAL	36,000.00	102.86	7.3%
B. DEMOLITION AND STRIP OUT	18,948.00	54.14	3.8%
C. PARTITIONS, DOORS AND CEILINGS	158,256.00	452.16	32.0%
D. FLOORING AND SKIRTING	61,928.00	176.94	12.5%
E. JOINERY AND FIXED FURNITURE	70,760.00	202.17	14.3%
F. PAINTING AND FINISHES	30,852.00	88.15	6.2%
G. ELECTRICAL AND ELV	66,260.00	189.31	13.4%
H. HVAC, PLUMBING AND FIRE	52,140.00	148.97	10.5%
Net cost of measured works	**495,144.00**	**1,414.70**	**100.0%**
Overheads and profit 12% on net cost (includes project manager time)	59,417.28		
Measured works tender sum	**554,561.28**	**1,584.46**	
Provisional sums (Section J1, J2)	25,000.00		
Dayworks (Section J3)	5,000.00		
TENDER SUM EXCLUDING VAT (AED)	**584,561.28**		
VAT 5% (AED)	29,228.06		
TENDER SUM INCLUDING VAT (AED)	**613,789.34**		

Measured works rate AED 1,584.46 per m² excluding VAT. Dubai market range for Category B office fit-out of this specification is AED 1,200 to 1,800 per m², so the tender sits mid range. Preliminaries at 7.3% of net cost are within the 6% to 9% norm for an 8 week fit-out.

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2. Preliminaries Build Up (Section A)

Item	Basis	Fixed (AED)	Time related (AED)
Mobilisation, hoarding, protection, demobilisation	Lump sum	8,500.00	
Site engineer and safety officer	8 weeks, AED 1,450 per week		11,600.00
Insurances: CAR and third party liability	0.35% of tender sum, quote from broker	1,950.00	
Fit-out permit, building management deposit handling, passes	Lump sum	4,250.00	
Cleaning, skips and waste	8 weeks, AED 650 per week		5,200.00
Authority coordination DM and DCD	Lump sum	4,500.00	
Total preliminaries		**19,200.00**	**16,800.00**
Section A carried to Tender Summary (fixed plus time related)			**36,000.00**

Note: project manager time (30% of AED 18,000 per month for 8 weeks, AED 9,969.23) is recovered within the 12% overheads and profit, not in Section A. The preliminaries build up therefore reconciles exactly to Section A.

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