TENDER PRICING AND ADJUDICATION SHEET

Project 2649 I Cost build up, mark up analysis and settlement

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Project	Project 2649, Villa Fit-Out, Al Barsha 2	**Document No.**	REF-2649-TPS-01
Enquiry Ref.	CON/ENQ/2026/0114 dtd 12.06.2026	**Revision**	Rev 01
Consultant	Consultant (name withheld)	**Tender Due**	22.07.2026 by 14:00 hrs
Estimator	A. Rahman	**Bid Validity**	90 days from submission
Adjudicated by	M. Tariq, Commercial Manager	**Currency**	AED, excl. VAT

Document Control

Rev	Date	Description of Revision	Prep.	Chk.	App.
00	05.07.2026	First pricing build up for internal review	A.R.	S.K.	-
01	12.07.2026	Subcontract quotes updated. Margin settled at adjudication meeting 11.07.	A.R.	S.K.	M.T.

A. Trade Cost Build Up

Ref	Trade / Work Package	Basis	Material	Labour	Sublet	Direct Cost
A1	Demolition and enabling	Own labour	8,340	30,960	—	39,300
A2	Civil and blockwork	Own labour	46,280	37,850	—	84,130
A3	Gypsum partitions and ceilings	Own labour	91,740	60,420	—	152,160
A4	Floor and wall finishes	Own labour	117,260	43,980	—	161,240
A5	Joinery and millwork	Sublet, 3 quotes	—	—	162,750	162,750
A6	Doors, ironmongery and glazing	Supply and fix	85,480	22,140	—	107,620
A7	Painting and decoration	Sublet, 2 quotes	—	—	54,900	54,900
A8	Electrical and low current	Sublet, 3 quotes	—	—	265,340	265,340
A9	Plumbing and drainage	Sublet, 3 quotes	—	—	95,820	95,820
A10	HVAC	Sublet, 2 quotes	—	—	212,650	212,650
A11	Fire fighting and alarm	Sublet, 2 quotes	—	—	87,940	87,940
A12	Testing and commissioning	Mixed	6,180	18,240	11,800	36,220
	Total direct cost		**355,280**	**213,590**	**891,200**	**1,460,070**

Sublet figures are the lowest compliant quote in each package after technical levelling. Comparison sheets REF-2649-MCS-01 to 11 refer.

B. Preliminaries, Mark Up and Settlement

Ref	Description	Basis	Amount (AED)
B1	Total direct cost carried from Section A		1,460,070.00
B2	Preliminaries and general requirements	7.45 pct of direct	108,775.21
B3	Design development and risk allowance	1.85 pct of direct	27,011.29
B4	**Sub total**		**1,595,856.50**
B5	Head office overhead recovery	5.75 pct	91,761.75
B6	Profit	6.85 pct, settled at adjudication	109,316.17
B7	**Sub total before provisional items**		**1,796,934.42**
B8	Provisional sum, authority fees and NOCs	DM / DCD / DEWA	45,000.00
B9	Performance bond, advance guarantee and insurance	1.15 pct	21,182.25
B10	Commercial adjustment at adjudication	See note 3	-18,500.00
B11	**Net tender value before VAT**		**1,844,616.67**
B12	Value Added Tax	5.00 pct	92,230.83

Ref	Description	Basis	Amount (AED)
B13			

AED 999	5.93 pct	5.90 pct	61.0 pct	16 wks	AED 186,000
Net value per m2	Net margin on turnover	Prelims ratio	Sublet ratio	Programme	Peak cash exposure

C. Adjudication Notes

1. Margin was tabled at 8.00 percent in Rev 00 and settled at 6.85 percent at the adjudication meeting on 11.07.2026 in view of the repeat client relationship and the Q3 workload position.
2. HVAC package carries only two quotes. The lowest is AED 212,650 against a budget of AED 226,000. A third quote was chased twice and not received. Risk accepted, allowance retained at B3.
3. A commercial adjustment of AED 18,500 has been deducted to position the bid against the expected competitor range of AED 1.44m to 1.52m. This is a conscious reduction of margin, not a cost saving, and must not be reflected in the BOQ rates.
4. Preliminaries are priced on a 16 week programme. Each additional week carries approximately AED 9,400 in time related cost. Extension of time claims must be raised promptly.
5. Provisional sum for authority fees is an estimate only. Actual DM, DCD and DEWA charges are to be reconciled at final account against original receipts.
6. Cash flow shows peak negative exposure in week 7 at approximately AED 186,000, assuming 20 percent advance and 30 day certified payments. Acceptable within current facility.

D. Qualifications to be Submitted with the Tender

- Authority fees carried as a provisional sum and reconciled at cost against receipts.
- Structural strengthening, asbestos handling and undisclosed existing site conditions excluded.
- Loose furniture, artwork, IT, AV and specialist catering equipment excluded.
- Night work, Friday work and out of hours access permits excluded.
- Priced against drawings Rev C and specification Rev 2. Later revisions subject to re-pricing.
- Prices firm for 90 days from submission. Material escalation beyond that period subject to review.

Estimated by	Checked by	Adjudicated and approved by
A. Rahman Quantity Surveyor Sign: ___________ Date: __________	S. Kareem Senior QS Sign: ___________ Date: __________	M. Tariq Commercial Manager Sign: ___________ Date: __________

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