

KHANSABE CIVIL ENGINEERING L.L.C.
Construction Division
Al Rashidiya
P.O. Box 2716
Dubai, United Arab Emirates

خاندان صاحب الهندسة المدنية د.م.م.
قسم الإنشاءات
الراشدية
ص.ب. ٢٧١٦
دبي، الامارات العربية المتحدة

Ref: 201A22002/K100/KD/SK/0045

2nd June 2022

German Concrete Works & Building Contracting LLC
P.O. Box 29030
Dubai, United Arab Emirates
Tel No. 04 884 7454

Email. michael.soell@gcsconcrete.ae

Attn; Mr. Michael Soell- General Manager

Dear Sir,

Dorchester Hotel & Residences
Screed & Insulation Works- Post Tender Meeting

Further to the discussion on 1st June 2022, we enclose herewith for your information and further action the following;

- | | | |
|----|-------------------------------|------------|
| 1. | Minutes of Kick off meeting | (13 pages) |
| 2. | Relevant Correspondence | (1 page) |
| 3. | Hand Amended Quote | (16 pages) |
| 4. | Tender Clarification schedule | (1 page) |
| 5. | Commercial Trade Checklist | (1 page) |
| 6. | K5 Summary of Requirements | (3 pages) |
| 7. | Bill of Quantities | (4 pages) |

Please sign the minutes of meeting (page 12) and the K5 form and return these pages to our offices for record.

We trust the enclosed is an accurate representation of the meeting held, however, should you have any comments please advise in writing within 5 days of the date of this letter, failing which you will be deemed to have accepted the attached as a true record.

Yours faithfully,
for and on behalf of Khansaheb Civil Engineering LLC.

Chris McCann
Senior Project Manager

Encl. as noted

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PAID UP SHARE CAPITAL DAE DHS 11 MILLION C.H.NO 46123
IN ASSOCIATION WITH THE INTERSERVE GROUP OF COMPANIES



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|---------------------|--|---------------|-----------|
| Contract: | Dorchester Hotel & Residences | Contract No: | 201A22002 |
| Subcontractor (SC): | German Concrete Works & Building Contracting L | Meeting Date: | 01.06.22 |

Purpose of Meeting: To review the technical & commercial aspects of the Subcontractor's tender, to ensure the bid is compliant with the tender enquiry, ascertain if the Subcontractor has fully understood the scope of the package & has the current capacity to execute the works and manage any associated risks.

SCOPE OF WORK:

The design (to the extent defined in the Subcontract), procurement, fabrication, delivery, handling, offloading, distribution, installation, maintenance, testing and commissioning of all works associated with the Screed & Insulation Works.

| SUBCONTRACTOR DETAILS (SC) | | KHANSAHEB DETAILS (KCE) | |
|----------------------------|--|-------------------------|---------------------------------|
| Name: | German Concrete Works & Building Contracting L | Name: | Khansaheb Civil Engineering LLC |
| Address: | P.O Box 29030 Dubai, UAE | Address: | P.O.Box 2716 Dubai, UAE |
| Tel No. | 04 884 7454 | Tel No. | 04 605 7200 |

| NAME (SC) | | DESIGNATION | NAME (KCE) | | DESIGNATION |
|-----------|---------------------------------|------------------------------------|------------|--|--|
| Present: | Michael Soell Kumaran Gandhi | General Manager Project Manager | Present: | Chris McCann Kevin Davies Saman Kulasoorya Anil Kumar Kariyappa | Senior Project Manager Commercial Manager Sr. Quantity Surveyor Quantity Surveyor |

Khansaheb point of contact (KCE):

Name: Chris McCann
Position: Senior Project Manager
Mobile No: 056 507 6171
Email: chris.mccann@khansaheb.ae

Project Commercial Manager (KCE):

Name: Kevin Davies
Mobile No: 050 651 1597
Email: kevin.davies@khansaheb.ae

Subcontractor point of Contact (SC):

Name: Kumaran Gandhi
Position: Project Manager
Mobile No: 055 740 7589
Email: kumaran.gandhi@gcsconcrete.ae

Correspondence:

All correspondence issued in connection with this Subcontract is to be addressed to the Contractor's / Subcontractor's designated 'point of contact' noted above.

The SC confirmed that their point of contact named above is deemed to be duly authorised to act on behalf of and agree matters on behalf of the Subcontractor and to act as the Subcontractor's Representative under the Subcontract.



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| Item | Minute | Action by | Date |
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| 2.0 | Commercial Sufficiency | | |
| 2.1 | Khansabeh Tender Enquiry | | |
| | SC confirmed receipt of KCE tender Enquiry: Reference: KCE (Anil) email at 17:00 pm Dated: 25.04.22 Further communication is listed in the Schedule of Relevant Correspondence attached in Appendix No. 1 of these minutes. | | |
| 2.2 | Validity of the Subcontractor's Tender | | |
| 2.2.1 | The SC confirmed its tender reference dated 23-May-22 remained valid until GCS (Joji) email, 10: 41 A.M. 22-Jun-22 | | |
| 2.2.2 | SC confirmed its tender price as: AED 645,526.09 | | |
| 2.2.3 | SC confirmed its tender price was: Subject to Remeasurement Fixed Price | | |
| 2.2.4 | SC confirmed that its rates and prices are fixed until: Issuance of the Performance Certificate | | |
| 2.2.5 | SC confirmed that after discount its final offer is: AED 645,526.09 | | |
| 2.3 | Insurance, Bonds & Warranties | | |
| 2.3.1 | SC confirmed that an Advance Payment would not be required Yes | | |
| 2.3.2 | KCE and SC agreed that the Advance Payment would be N/A % of the Subcontract price. | | |
| 2.3.3 | The Advance Payment will be recovered at N/A % of the gross amount certified to the SC in interim payment certificates, until the advance payment has been fully recovered. | | |
| 2.3.4 | KCE and SC agreed that a Performance Bond would be 10% of the of the Subcontract price | See Continuation page | |

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| 2.3 | Insurance, Bonds & Warranties continued | | |
| 2.3.5 | SC confirmed that their tender included the provision of all warranties and guarantees required by the tender document and to satisfy the Employer's Requirements. Where a warranty or guarantee for a particular item is not clear from the tender documentation, the SC agreed to obtain the maximum warranty / guarantee available from the specified suppliers. | | |
| 2.3.6 | SC agreed to provide a Collateral Warranty if required <input type="text" value="Yes"/> | If requested by Client | |
| 2.3.7 | The SC confirmed and agreed that the cost of supplying the above bonds and warranties is included in their Subcontract price and that failure to provide them will result in interim payments being withheld. | | |
| 2.3.8 | KCE and SC agreed that the following insurances are to be provided: Workmen's Compensation <input type="text" value="S/C"/> Plant & Equipment <input type="text" value="S/C"/> Professional Indemnity <input type="text" value="N/A"/> CAR / Third Party <input type="text" value="Employer"/> | | |
| 2.3.9 | The SC agreed to provide copies of their up to date policies and confirmed that if any insurances expire during the currency of the Project, the Subcontractor is to provide evidence of renewal. | | |
| 2.4 | Valuation & Payment | | |
| 2.4.1 | KCE and SC agreed that valuations are to be submitted on: <input type="text" value="30th of each month"/> KCE confirmed that payment would be made within <input type="text" value="15"/> days of receipt of the corresponding payment from the Employer | | |
| 2.4.2 | KCE confirmed and the SC agreed that the retention percentage on the work is <input type="text" value="10"/> % | | |
| 2.4.3 | The release of retention will take place in line with the conditions of the Main Contract which states that the first half will be released: On receipt of the Taking Over Certificate for the Main Contract works | | |
| 2.4.4 | The Balance of retention release will occur: See Continuation Sheet | | |
| 2.4.5 | KCE and SC agreed that all retention payments will be made within <input type="text" value="15"/> days of receipt of <input type="text" value="the corresponding payment from the Employer"/> | | |



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| 2.4 | Valuation & Payment continued | | |
| 2.4.6 | If the SC fails to comply with the agreed programme (section 6) then Liquidated Damages / Penalties for the whole of the Works and any section, where applicable, will be applied in-line with the amounts under the Main Contract. | See continuation page | |
| 2.4.7 | KCE and SC agreed that the Defect Liability Period would be: | | |
| | 365 days from date of Taking over certificate | | |
| | Further commercial terms were recorded in the continuation sheets: <input type="checkbox"/> Yes | | |
| 2.5 | Conditions of Contract | | |
| 2.5.1 | Main Contract Project Description: The completion of the building and finishes, including remedying and defects, for the plot 18 (Dorchester) project at Plot BB.B03.018 | | |
| 2.5.2 | Form of Contract: <input type="checkbox"/> FIDIC Conditions of Contract for Construction (for Building & Eng. designed by Emp.), 1st Ed '99 (Red Book) | | |
| 2.5.3 | KCE confirmed and the SC agreed that the Main Contract documents, including drawings, specifications and other schedules / appendices (excluding commercially sensitive information) are available for inspection by the SC. | | |
| 2.5.4 | The SC confirmed that that his offer is fully technically and commercially compliant with the Main Contract and any future Subcontract agreement will be performed on a back to back basis, except as noted herein. | | |
| 2.5.5 | The SC confirmed that he has made due allowance for the above in his price. | | |
| | Subcontract | | |
| 2.5.6 | Form of Subcontract: <input type="checkbox"/> FIDIC 2011 Subcontract as amended by Particular Conditions | | |
| 2.5.7 | KCE and SC agreed that the Subcontractor's tender qualifications, exclusions, attendances, terms and conditions are superseded by the amendments / agreements made in: Appendix 2 Clarification schedule | | |
| 2.5.8 | KCE and SC confirmed their responsibility for the provision of certain attendances / facilities by reviewing the K5 form. The K5 was agreed and will be signed and returned by the SC within 2 days of the date of this meeting | | |



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| 3.0 | Design | | |
| 3.1 | The following design responsibilities were identified as being the responsibility of the SC (if none state none): Design responsibilities shall be as per the previous subcontract agreement. | | |
| 3.2 | The following temporary works design responsibilities were identified as being the responsibility of the SC (if none state none): Design responsibilities shall be as per the previous subcontract agreement. | | |
| 3.3 | The SC confirmed that his design, will be in accordance with the Tender and Main Contract documents and all design obligations shown and / or described therein are included. | | |
| 3.4 | SC confirmed that it has sufficient and competent design resource available to deliver the above design responsibilities for this project. | | |
| 3.5 | SC confirmed that his tender is fully compliant with all applicable Building Standards, Statutory Authority Regulations, Civil Defence and Municipality requirements etc. | | |
| 3.6 | SC confirmed that he has included for the provision of shop drawings: Yes <input type="checkbox"/> | | |
| 3.7 | SC agreed to provide all necessary as-built information and records: Yes <input type="checkbox"/> | | |
| 3.8 | SC agreed to provide all necessary information and records necessary for incorporation into the projects operating and maintenance manuals: Yes <input type="checkbox"/> | | |
| 3.9 | KCE confirmed and SC agreed that for the purposes of payment, unless the as-built details / O & M manuals and any other close out documentation to be provided by the SC are in compliance with the Subcontract, that KCE may withhold payments. | | |

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| 4.0 | Change Management | | | | | | | | | | | | |
| 4.1 | <p>KCE confirmed and SC agreed that payment for additional work will not be made without prior written instruction from the following named persons:</p> <table><tr><td>Title</td><td>Name</td></tr><tr><td>Project Manager</td><td>Chris McCann</td></tr><tr><td>Senior Quantity Surveyor</td><td>Saman Kulasooriya</td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr></table> | Title | Name | Project Manager | Chris McCann | Senior Quantity Surveyor | Saman Kulasooriya | | | | | | |
| Title | Name | | | | | | | | | | | | |
| Project Manager | Chris McCann | | | | | | | | | | | | |
| Senior Quantity Surveyor | Saman Kulasooriya | | | | | | | | | | | | |
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| 4.2 | <p>KCE and SC agreed that the valuation of works on a daywork basis: will not be permitted on this contract.</p> <p>If permissible KCE and SC agreed that the rules of 4.1 above would apply and the SC would submit comprehensive record sheets within 24 hours of the work being carried out.</p> | | | | | | | | | | | | |
| 4.3 | <p>The SC agreed to promptly advise KCE, in writing, of the impact that any instruction may have on the Subcontract works and to comply with the requirements of the Subcontract in all cases.</p> | | | | | | | | | | | | |
| 4.4 | <p>Instructions issued by the Client / Consultants direct to the Subcontractor should not be acted on, unless relating to H&S matters. The SC agreed to notify KCE in writing about any instruction issued by the client.</p> | | | | | | | | | | | | |
| 4.5 | <p>SC agreed to proceed with all instructions issued by the above named persons, including cases where the value has not been agreed.</p> | | | | | | | | | | | | |
| 5.0 | Technical Sufficiency | | | | | | | | | | | | |
| 5.1 | <p>SC stated that its tender was technically fully compliant with the tender enquiry documents including but not limited to specifications, drawings, BOQ etc. and all applicable Building Standards / Statutory Authority Regulations, including Civil Defence and Municipality requirements etc. current at the date of its tender.</p> <p>Yes</p> <p>If no, the variance were identified as; [refer to appendix 2 for a complete list of clarifications / agreements]</p> | | | | | | | | | | | | |

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| 5 | Technical Sufficiency continued | | |
| 5.2 | KCE and SC reviewed the KCE Trade Checklist: <input type="text" value="Yes"/> | | |
| | If yes, the following pertinent points were identified: Refer to enclosed Trade Checklist | | |
| | Further minutes were recorded in the continuation sheets: <input type="text" value="No"/> | | |
| 5.3 | SC summarised what innovation, construction and material alternative options can be offered with potential cost savings: Not Applicable | | |
| 6.0 | Programme | | |
| 6.1 | KCE confirmed that the site working hours are: Sunday to Thursday <input type="text" value="07.00 - 17.00"/> Friday <input type="text" value="07.00 - 17.00"/> Saturday <input type="text" value="Closed"/> If the SC wishes to work outside the above hours then permission must be requested / obtained from KCE's Project Manager in writing with 24 hours notice. Additional supervision / attendance cost incurred by KCE as a consequence will be charged to the SC's account. | | |
| 6.2 | The SC confirmed that the Subcontract works will be carried out in accordance with the durations and sequence indicated in KCE programme reference: SC to complete works within the Main Contract Programme duration A copy of which has been enclosed within Appendix 4 <input type="text" value="No"/> | | |
| 6.3 | SC confirmed receipt of KCE Main Contract programme rev and confirmed their acceptance of the same. <input type="text" value="No"/> | <input type="text" value="N/A"/> | |



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| 6.0 | Programme continued | | |
| 6.4 | SC confirmed that it was fully able to resource the works, including all necessary management, supervision, labour and plant in order to meet the requirements of the project and programme. | | |
| 6.5 | SC confirmed that it would submit a detailed programme for approval within: 1 weeks from receipt of an LOI. | | |
| 6.6 | SC confirmed that it would submit a resource histogram for labour & plant within: 1 weeks from receipt of an LOI. | | |
| 6.7 | SC confirmed that it would submit procurement / submittal / shop drawing / information release schedules within: 1 weeks from receipt of an LOI. SC is to ensure that all schedules are comprehensive and that information is requested / submitted in time to meet the requirements of the above referenced programme. | | |
| 6.8 | SC confirmed that it would commence the production of shop / design drawings on receipt of the IFC drawings from KCE. | | |
| 6.9 | SC agreed to provide a comprehensive schedule of long lead items for KCE's review including all documentation to evidence that all suppliers / manufactures are working toward the agreed programme dates: N/A S/C Confirmed no long lead in items | | |
| 6.10 | KCE advised the SC of other critical interfaces or factors affecting the programme and the SC agreed to co-ordinate their works with other Subcontractor trades: KCE direct works, MEP, blockwork, plaster, Glazing, Balustrade, Waterproofing and all finishing trades in FOH, BOH & common areas. | | |
| 6.11 | KCE confirmed and the SC agreed that continuity of work cannot be guaranteed and the SC has allowed for an adequate number of visits to execute and complete the Subcontract works. | | |
| 6.12 | SC confirmed that method statements and risk assessments will be submitted for approval within a minimum of 14 days prior to the commencement of the Subcontract works on site or as required to comply with the programme current at that time. | | |
| 6.13 | KCE stated that from time to time the Project Manager may amend the programme. The SC acknowledged this and confirmed that it would comply with any amendment. | | |

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| 7.0 | Management of the Subcontract Works | | |
| 7.1 | SC confirmed that it would provide full time competent supervision whilst the Subcontract works are ongoing and the level of supervision would be commensurate with the extent of the SC's works. SC also agreed that CV's of proposed supervisor(s) would be provided 1 week from award for KCE's review and approval. | | |
| 7.2 | SC agreed that if the number of supervisors is inadequate and / or the knowledge, capability and experience of those supervisors is not to KCE's satisfaction, then the SC will be given the opportunity to resolve this within a set timeframe. Should the SC fail to take the appropriate action then KCE shall take whatever measures are necessary to ensure the safe and timely delivery of the works. Any additional costs, charges or expenses incurred by KCE as a consequence will be charged to the Subcontractor's account. | | |
| 7.3 | The SC agreed to attend regular progress / co-ordination meetings at the request of KCE and the SC agreed to prepare a progress report prior to each meeting detailing the status of both on and off site activities. | | |
| 7.4 | SC agreed to submit its proposed organisation chart for the project. | | |
| 8.0 | Safety, Quality & Environmental | | |
| 8.1 | SC confirmed its intention to sub-let part of the Subcontract works: <div style="border: 1px solid black; padding: 2px; display: inline-block;">No</div> If yes, the SC requested permission to sub-let the following works to the named companies below, and agreed that all KCE's conditions, standards, worker welfare policies etc. would also be applied to its subcontractors: N/A | | |
| 8.2 | SC confirmed that its labour for this project would be supplied by: Direct legally employed resource If hired resource, SC confirmed the name of the labour supply company under item 8.1. | | |
| 8.3 | SC confirmed that should any element of the works at any stage be required to be sub-let outside of the above list the SC would, prior to starting the works, obtain KCE's approval and provide details of the scope being sub-let and of the proposed companies. The SC also confirmed that it would warrant that the performance of all of their supply chain would be in line with the SC's own obligations as outlined in section 8.1 in every regard. | | |


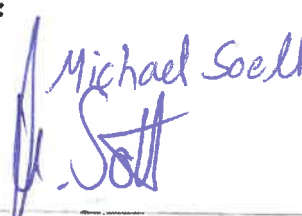


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| 8.4 | The SC confirmed that all subcontractors listed in 8.1 or any future subcontractors referred to in 8.3 would be pre-qualified and assessed to ensure their competence and capacity to complete the sub-let element of works. The SC agreed to provide prequalification records upon request. | | | | | | | |
| 8.5 | KCE explained to the SC the requirements of their K-Standards that relate to the package works and the SC confirmed that they would fully comply with these standards and that the associated costs are included in their tender price. | | | | | | | |
| 8.6 | KCE confirmed that a copy of the company health, safety, environmental & sustainability policies and company procedure are available for inspection on site and stated that the content of this document was the minimum standard to be achieved by the SC. The SC confirmed and agreed to its application. | | | | | | | |
| 8.7 | KCE confirmed that a copy of the company Worker Welfare Procedure is available for inspection at KCE's Head Office and that the requirements of this document must be respected and adhered to in relation to the employment of labour in every regard. The SC confirmed and agreed to its application. | | | | | | | |
| 8.8 | KCE confirmed that all persons entering site must attend a site induction and provide all required documentation. The site inductions would be held on site at the following times: <table><tr><td>Day</td><td>Daily</td><td>Time</td><td>07:00</td></tr></table> KCE confirmed and SC agreed that should their persons fail to attend the above induction then they must leave site and return for the next available induction. All cost associated with this will be the responsibility of the SC. | Day | Daily | Time | 07:00 | | | |
| Day | Daily | Time | 07:00 | | | | | |
| 8.9 | SC confirmed that it would provide weekly tool box talks to its operatives along with daily briefings on the methodology and controls required to complete the works From time to time KCE may request the SC to carry out a tool box talk on a specific subject matter. The SC agreed to comply with any such request. | | | | | | | |
| 8.10 | The SC confirmed that the below named person would be their Safety Officer(s) on the project and confirmed that this person held the following qualifications: <table><tr><td>Name</td><td>TBA</td></tr><tr><td>Qualifications</td><td>TBA</td></tr></table> <i>Note: minimum requirement of NEEBOSH qualification. Alternatives qualifications will be subject to prior approval from KCE Safety Department</i> SC agreed that the above named person would be on site <table><tr><td>once a week</td></tr></table> during the execution of the works. SC agreed to comply with the DM code of construction safety practice as a minimum, ensuring that the required attendance & qualifications of its Safety Officers are met. SC agreed to provide a copy of its proposed Safety Officers CV for KCE's review and approval. Dependant on the number of operatives the SC has on site the number of Safety Officers required may increase as described in the DM code. The SC agreed to promptly provide further names and CV's of any additional Safety Officers required, for KCE's prior approval. | Name | TBA | Qualifications | TBA | once a week | | |
| Name | TBA | | | | | | | |
| Qualifications | TBA | | | | | | | |
| once a week | | | | | | | | |

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| 8.11 | KCE confirmed that the QSP19 Disciplinary Action Procedure for safety violations would be incorporated into the Subcontract. Any fines will be deducted from interim payments due to the SC. | | |
| 8.12 | KCE explained the key details of the project safety plan as outlined below and the SC confirmed its understanding: Full copies of the HSE Plan, policies and procedures are available on site for inspection / review. | | |
| 8.13 | KCE explained the key details of its Sustainability's policy and confirmed its commitments to a sustainable construction. | | |
| 8.14 | SC confirmed its commitment to sustainability in line with KCE's policy and outlined some of the sustainability initiatives it was currently undertaking: <input type="text" value="Yes"/> | | |
| 8.15 | SC agreed to comply with KCE's Quality plan and QA procedures currently in force, a copy of which is available on site for the SC to review. | | |
| 8.16 | SC agreed to provide compliance certificates for all workmanship, materials, plant & equipment supplied for the Project and agreed to provide an inspection & test plan prior to commencing the works on site, to which the plan relates. | | |
| 9.0 | Further Matters | | |
| 9.1 | Further matters raised by KCE / SC are recorded on the continuation sheets attached. <input type="text" value="Yes"/> | | |
| 10.0 | Intention to Subcontract | | |
| 10.1 | KCE having considered the SC tender and the SC representations during this meeting advised that the following option as described below will be taken: <input type="checkbox"/> Option 1: KCE stated that other Subcontract tenders are under consideration and will contact the SC in the near future. <input checked="" type="checkbox"/> Option 2: KCE stated its intention to proceed to complete a Subcontract agreement. <input type="checkbox"/> Option 3: KCE requested that the SC provide further and better particulars as identified in these minutes to enable evaluation of the SC tender to be completed. <input type="checkbox"/> Option 4: KCE will not proceed further on this occasion. | | |



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| 10.2 | KCE stated that in the event of a Subcontract award a Letter of Intent (LOI) would be issued. The SC agreed to proceed on this basis whilst the formal Subcontract Agreement was being collated. | | |
| 10.3 | KCE confirmed the list of documentation appropriate for incorporation into the formal Subcontract order in the event of award is: As listed in Appendix 1 of these minutes These minutes and attachments Any further documents issued from the date of these minutes until placement of order | <div>Yes</div> <div>Yes</div> <div>No</div> | |
| 11.0 | Statement of Agreement | | |
| 11.1 | These minutes together with the below referenced attachments are issued 'subject to contract' but are agreed and accepted to be a complete and accurate record of discussions and as such may form part of a future Subcontract agreement and then be binding on the parties. In the event that they are not issued immediately after the meeting, the SC is requested to return them to KCE within 5 calendar days of receipt having previously raised and agreed with KCE's representative below any matter that will reasonably require amendment. | | |
| 11.2 | Signed for Khansaheb: Name (print): Anil Kumar Signature:  | Date: 01.06.22 | |
| 11.3 | Signed for SC: Name (print): Michael Soell Signature:  | Date: 18.7.22 | |
| 12.0 | Attachments | | |
| 12.1 | No. of continuation pages | One | |
| 12.2 | Appendix 1 - Relevant Correspondence | Yes | |
| 12.3 | Appendix 2 - Tender Clarification Schedule / hand marked copy of SC tender / <i>TRADE CHECKLISTS</i> | Yes | |
| 12.4 | Appendix 3 - K05 Summary of Attendances | Yes | |
| 12.5 | Appendix 4 - Programme of Works <i>Settled on 6/8/2022</i> | Yes | |



| Contract: | Dorchester Hotel & Residences, Business Bay | Contract No: | 201A22002 |
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| Item | Minute | Action by | Date |
| | Continuation Sheets | | |
| 2.3.4 | GCS to submit security cheques in lieu of performance bond as agreed on previous projects. | | |
| 2.4.6 | The daily rate of Liquidated Damages / Penalties will be 0.1% of the Subcontract sum / calendar day to a limit of 10% of the Subcontract Sum. | | |
| | General: | | |
| 1 | The SC will provide HS staff, including 1st Aider, in accordance with statutory requirements | | |
| 2 | KCE advised that storage space on site is restricted and so all materials are to be delivered on a 'just in time' basis. Materials are to be delivered in sequence and are to be lifted & fixed directly into place upon delivery. | | |
| 3 | KCE will provide craneage in accordance with its site logistics plan or other such arrangement to off-load & move materials. The SC's representative is to attend daily crane co-ordination meetings with KCE to agree crane usage / timings for the following days. Notwithstanding that KCE may provide the craneage in accordance with the K05 and SC is responsible for submission of lifting plans, Risk Assessments Method Statements for KCE's approval. | | |
| 4 | The SC retains responsibility for providing lifting equipment, suitably trained & qualified riggers / banksman and supervision at all times during the SC Works | | |
| 5 | The SC confirmed it has allowed for all costs associated with reduced working hours and / or changes in shift patterns during the Holy Month of Ramadan, 'summertime working' restrictions, night shifts & public holidays etc | | |
| 6 | There will only be one site induction per day, should the SC require additional inductions additional costs will be incurred and charged to the SC | | |



APPENDIX 1
SCHEDULE OF RELEVANT CORRESPONDENCE



KHANSAHEB CIVIL ENGINEERING LLC

SUBCONTRACTOR'S POST TENDER REVIEW MEETING

APPENDIX 1

SCHEDULE OF RELEVANT CORRESPONDENCE

German Concrete Works & Building Contracting LLC

| No. | Subject | Reference | Date |
|-----|---|--|----------|
| 1.0 | Dorchester- Screed & Insulation Works | KCE (Anil) email at 17:00 pm (Enquiry) | 25.04.22 |
| 2.0 | GCS Quote Submission | GCS (Joji) email, 10: 41 A.M. (Quotation ref GCS-UAE-EY-Q-DH-SC17245-04/J) | 23.05.22 |
| 3.0 | KCE email to clarify on historic debts with previous contractor | KCE (Saman) email at 12:52 pm (Requesting confirmation) | 31.05.22 |
| 4.0 | GCS confirmation email on historic debts with previous contractor | GCS (Michael) email at 13:09 pm (confirmation) | 31.05.22 |
| 5.0 | Post Tender Review Minutes of Meeting | KCE Letter Ref. 201A22002/K100/KD/SK/0045 | 02.06.22 |



Anil Kumar Kariyappa

From: Anil Kumar Kariyappa
Sent: 25 April 2022 17:00
To: Mazhar Shoaib; technical@gcsconcrete.ae
Cc: Saman Kulasooriya
Subject: Dorchester- Balance Screed Works

Hi Mazhar / Joji,

Thank you for arranging the coordination meeting with our site team.

We will require the details of balance screed works on the project compared to the original scope of works. Could you please share the details of the same along with approved shop drawings?

Will you be able to share your contract with Roberts? This is only to have a better understanding of your scope of works and the balance works on the project which were to be carried out direct by Roberts.

Regards,



Anil Kumar Kariyappa

Quantity Surveyor

E anil.morabad@khansaheb.ae | M +971 56 369 1734 | T +971 4 605 7200

www.khansaheb.ae



Anil Kumar Kariyappa

From: Technical (GCS) <technical@gcsconcrete.ae>
Sent: 23 May 2022 10:41
To: Anil Kumar Kariyappa
Subject: Re: Dorchester Hotel & Residences
Attachments: GCS-UAE-EY-Q-DH-SC17245-04 J.pdf

Dear Mr. Anil,

Good Morning,

Please see the attached revised Price Quote as we missed to add one Note in our proposal.
 Kindly contact us for any queries.

With Regards,

Mr. Joji Jose
 Estimation Engineer

GCS GERMAN CONCRETE WORKS AND BUILDING CONTRACTING LLC

P.O.Box : 29030, Dubai, UAE
Landline : + 971 4 884 7454
Facsimile : + 971 4 884 7545
Mobile : + 971 52 453 0968
E-mail : technical@gcsconcrete.ae
Website : <https://gcs-concrete.com>

Link to Company Profile: [X:\GCS Company Profile-2021.pdf](#)



Protect our planet. Don't print this Email unless necessary.

From: Technical (GCS) <technical@gcsconcrete.ae>
Sent: Friday, May 20, 2022 4:07 PM
To: Anil Kumar Kariyappa <anil.morabad@khansaheb.ae>
Subject: Re: Dorchester Hotel & Residences

Dear Mr. Anil,

Further to our discussion,

Please see attached editable Sheet.

Thanks



Anil Kumar Kariyappa

From: Saman Kulasooriya
Sent: 31 May 2022 12:52
To: michael.soell@gcsconcrete.ae
Cc: Anil Kumar Kariyappa; Kevin Davies
Subject: FW: Dorchester Hotel & Residences
Attachments: GCS-UAE-EY-Q-DH-SC17245-03 J.pdf; TDS Diamond Poly Fibre Screed.pdf; weberfloor Rapid TDS.PDF; Markup Drawings.pdf

Dear Michael,

As discussed, and agreed with you, we will proceed with the Subcontract order for the balance work as per your new rates. However, please coordinate with R & P JV historic debt with Omniyat directly and please confirmed that, you have no intension to stoppage the current subcontract works due to delay agreement of historic debt.

Please confirm to have a kick-off meeting,

Regards,
 Saman



Saman Kulasooriya

Senior Quantity Surveyor

E saman.kulasooriya@khansaheb.ae | M +971 50 587 3058 | T +971 4 605 7200

From: Technical (GCS) <technical@gcsconcrete.ae>

Sent: 20 May 2022 12:49 PM

To: Anil Kumar Kariyappa <anil.morabad@khansaheb.ae>; Michael Soell <michael.soell@gcsconcrete.ae>

Cc: Saman Kulasooriya <saman.kulasooriya@khansaheb.ae>; Kevin Davies <kevin.davies@khansaheb.ae>; Mazhar Shoaib <mazhar@gcsconcrete.ae>

Subject: Re: Dorchester Hotel & Residences

Dear Mr. Anil,

Further to your discussion with Mr. Michael,
 Please see the attached revised Price Quote for your review.
 Kindly contact us for any queries.

With Regards,

Mr. Joji Jose

Estimation Engineer

GCS GERMAN CONCRETE AND BUILDING CONTRACTING LLC

P.O.Box : 29030, Dubai, UAE
Landline : + 971 4 884 7454
Facsimile : + 971 4 884 7545
Mobile : + 971 52 453 0968
E-mail : technical@gcsconcrete.ae
Website : <https://gcs-concrete.com>

Link to Company Profile: [X:\GCS Company Profile-2021.pdf](#)



Anil Kumar Kariyappa

From: Michael Soell <michael.soell@gcsconcrete.ae>
Sent: 31 May 2022 13:09
To: Saman Kulasoorya
Cc: Anil Kumar Kariyappa; Kevin Davies; QS (GCS); Technical (GCS); Kumaran Gandhi
Subject: Re: Dorchester Hotel & Residences

Dear Saman,

confirmed, please proceed.

regards

Eng. Michael Soell
General Manager
GCS German Concrete Works LLC

Mobile No: +971 509266285
e-mail: michael.soell@gcsconcrete.ae
Website: www.gcs-concrete.com

UAE: Dubai Investment Park 1
Mayfair Building, Office 312
PO BOX 29030
Dubai, United Arab Emirates
P: +971 4 8847454
F: +971 4 8847545

Qatar: PO BOX 6649
Doha, Qatar
P: +974 44186406

Oman: PO BOX 853
P.C. 130, Athaiba
Sultanate of Oman
P: +968 24 602823

From: Saman Kulasoorya <saman.kulasooriya@khansaheb.ae>
Sent: Tuesday, May 31, 2022 12:52 PM
To: Michael Soell <michael.soell@gcsconcrete.ae>
Cc: Anil Kumar Kariyappa <anil.morabad@khansaheb.ae>; Kevin Davies <kevin.davies@khansaheb.ae>
Subject: FW: Dorchester Hotel & Residences

Dear Michael,

As discussed, and agreed with you, we will proceed with the Subcontract order for the balance work as per your new rates. However, please coordinate with R & P JV historic debt with Omniyat directly and please confirmed that, you have no intension to stoppage the current subcontract works due to delay agreement of historic debt.

Please confirm to have a kick-off meeting,





APPENDIX 2
HAND AMENDED SUBCONTRACTORS TENDER
TENDER CLARIFICATION SCHEDULE
& TRADE CHECKLIST



23rd May, 2022

Ref: GCS-UAE-EY-Q-DH-SC17245-04/I

M/s Khansaheb Civil Engineering LLC
P.O. Box: 2706
Dubai, United Arab Emirates

Attention: Mr. Anil Kumar Kariyappa
Quantity Surveyor
Mob: 971 56 369 1734

Project: Dorchester Hotel Project, Dubai- UAE

Subject: Price Proposal for Screed Works

Dear Mr. Anil,

Further to your enquiry, please find below our price proposal for above project;

Screed and Insulation:

1. Supply and application of **Screed and Insulation Works.**

Total amount : 3,163,855.70 AED (Please see the attached BOQ 1 As per Roberts Contract BOQ)

Total amount : 538,992.28 AED (Please see the attached BOQ 2 As per Remaining Qty with Existing Contract Rates)

Total amount : 645,526.09 AED (Please see the attached BOQ 3 As per Remaining Qty with New Rates)

Note: The above proposal is only applicable if our outstanding payments with Roberts is settled after discussion with Client

Following activities are included in the rates:

- Supply/Delivery/ Application/Supervision
- Material and Method statement submittals
- Testing as per BS 8204-1:2003

Payment terms:

- 20% advance payment
- 45 days payment upon receiving the monthly progress payment application
- 5% Retention (2.5% on TOC and 2.5% on DLP after 1 year)
- 5% VAT is not included in the rates

REFER TO
CLARIFICATION
SCHEDULE

Page 1 of 3

Contractual agreement:

- As per 1st Edition of FIDIC 1999
- Re-measurable

Free of charge to be provided by MC:

1. Setting out main grid lines and datum points
2. Water & Electricity Supply
3. Temporary lockable storage area for equipment
4. Shifting of screed material

"The main contractor is responsible in providing facilities such as Forklift & Boom loader to offload & shifting the materials to location of Pump" if direct unloading is not possible".

5. Diesel storage area (1 Drum 48 gallon)

Special Conditions:

1. **Access requirement:**

Access of 40 feet long trailer to offload the Cement and 20 m³ truck for delivery of Sand

2. **Space requirement:**

An area of 75-100 m² to dump the material (cement & Sand) and to place the pump (close to the building).

3. Work-front requirement for 1 group (8 hours/ day): 750 m² work-front per week
Considering a screed thickness of 50 mm please note that our troops need a minimum of 750 m² work-front per week. All pre-approvals such as MEP clearances shall be obtained accordingly. The above given square metre detail is focusing on continuous work trying to minimize the shifting of equipment's between levels within the week. In case of undertaking revisits the Main Contractor shall ensure that all revisit areas are given in one shot. A minimum of 100-120 m²/day to cover the revisit areas shall be ensured by the Main Contractor.

4. All rates assume continues work without interruption. Adjustment in the rate may occur in circumstance in which our troops need to undertake multiple revisits.
5. All rates assume a maximum pumping distance of 150 meters (vertically and horizontally).

Validity of Quotation:

30 days from the date of sending

For any queries please do not hesitate to contact us

With Regards,

Joji Jose

Estimation Engineer

Mob: +971 52 453 0968

Email: technical@gcsconcrete.ae



Attachments:

BOQ

Drawings

Technical Data Sheet

Main Contractor's Approval/Comments:

-
-
-

ADDITIONAL ACTIVITIES GCS IS UNDERTAKING:

- MMA seamless Solutions
- Thermal and Acoustic underlay

BOQ 1 Contract BOQ as agreed with Roberts

Roberts Contract BOQ

| ITEM | Description | Bill of Quantities/Schedule of Rates | | | |
|------|---|--------------------------------------|------|-------|------------|
| | | Quantity | Unit | Rate | Amount |
| A | SCREED WORKS | | | | |
| | <u>Basement wet areas and podium areas in 10th, 17th, 23rd and 29th Levels</u> | | | | |
| | <u>Supply and Apply of sand cement level screed as drawing A-6522 section detail 8</u> | | | | |
| A | From 51mm to 60mm | 10,326.00 | m2 | 46.11 | 476,131.86 |
| B | From 41mm to 50mm | | m2 | 42.74 | Rate Only |
| C | From 61mm to 70mm | | m2 | 49.62 | Rate Only |
| D | From 71mm to 80mm | | m2 | 53.23 | Rate Only |
| E | From 81mm to 90mm | | m2 | 57.00 | Rate Only |
| F | From 91mm to 100mm | | m2 | 60.93 | Rate Only |
| | Balconies/Terraces | | | | |
| | <u>Supply and Apply of Screed (unbonded) to falls, minimum of 70-100mm thick as drawing A-6523 detail 5</u> | | | | |
| G | From 71mm to 80mm | 7,253.00 | m2 | 53.23 | 386,077.19 |
| H | From 61mm to 70mm | | m2 | 49.62 | Rate Only |
| J | From 81mm to 90mm | | m2 | 57.00 | Rate Only |
| K | From 91mm to 100mm | | m2 | 60.93 | Rate Only |



Roberts Contract BOQ

| ITEM | Description | Bill of Quantities/Schedule of Rates | | | |
|------|---|--------------------------------------|------|-------|-----------|
| | | Quantity | Unit | Rate | Amount |
| | <u>Supply and Laying of 25mm thick Rigid Insulation in accordance with the specifications and drawings</u> | | | | |
| L | To Horizontal | 7,253.00 | m2 | 36.41 | Rate Only |
| | <u>Supply and Laying of 25mm thick Rigid Insulation (XPS Insulation, density 32-35 kg/m3)</u> | | | | |
| M | To Horizontal | 7,253.00 | m2 | 33.47 | Rate Only |
| | <u>Podium areas in Ground, 2nd, 4th Levels</u> | | | | |
| | <u>Supply and Apply of Screed (unbonded) to falls, minimum of 70-100mm thick as drawing A-6522 detail 7</u> | | | | |
| A | From 71mm to 80mm | | m2 | 53.23 | Rate Only |
| B | From 61mm to 70mm | | m2 | 49.62 | Rate Only |
| C | From 81mm to 90mm | | m2 | 57.00 | Rate Only |
| D | From 91mm to 100mm | | m2 | 60.93 | Rate Only |
| | <u>Supply and Laying of 50mm thick Rigid Insulation in accordance with the specifications and drawings</u> | | | | |
| E | To Horizontal | 3,314.00 | m2 | 44.79 | Rate Only |
| | <u>Supply and Laying of 50mm thick Rigid Insulation (XPS Insulation, density 32-35 kg/m3)</u> | | | | |



Roberts Contract BOQ

| ITEM | Description | Bill of Quantities/Schedule of Rates | | | |
|------|--|--------------------------------------|------|-------|------------|
| | | Quantity | Unit | Rate | Amount |
| F | To Horizontal | 3,314.00 | m2 | 40.87 | Rate Only |
| | <u>Supply and Apply cement unbonded sand screed to receive finishes all in accordance with the contract requirements, drawings and specifications based on readymix concrete screed from DM approved supplier as drawing A-6523 detail 3</u> | | | | |
| A | Hotel tower suites upto 51mm to 60mm | 17,480.00 | m2 | 46.11 | 806,002.80 |
| B | Hotel tower corridors upto 51mm to 60mm | 4,035.00 | m2 | 46.11 | 186,053.85 |
| C | Apartment tower suites upto 51mm to 60mm | 15,505.00 | m2 | 46.11 | 714,935.55 |
| D | Apartment tower corridors upto 51mm to 60mm | 3,895.00 | m2 | 46.11 | 179,598.45 |
| E | All other areas upto 51mm to 60mm | 4,800.00 | m2 | 46.11 | 221,328.00 |
| F | From 41mm to 50mm | | m2 | 42.74 | Rate Only |
| G | Ditto from 61mm to 70mm | | m2 | 49.62 | Rate Only |
| H | Ditto from 71mm to 80mm | | m2 | 53.23 | Rate Only |
| J | Ditto from 81mm to 90mm | | m2 | 57.00 | Rate Only |
| K | Ditto from 91mm to 100mm | | m2 | 60.93 | Rate Only |
| | <u>Supply and Apply cement unbonded sand screed to receive finishes all in accordance with the contract requirements, drawings and specifications based on readymix concrete screed from DM approved supplier as drawing A-6522 detail 3</u> | | | | |



Roberts Contract BOQ

| ITEM | Description | Bill of Quantities/Schedule of Rates | | | |
|------|--|--------------------------------------|------|-------|---------------------------------|
| | | Quantity | Unit | Rate | Amount |
| L | From 51mm to 60mm | | m2 | 46.11 | Rate Only |
| M | From 41mm to 50mm | | m2 | 42.74 | Rate Only |
| N | From 61mm to 70mm | | m2 | 49.62 | Rate Only |
| P | From 71mm to 80mm | | m2 | 53.23 | Rate Only |
| Q | From 81mm to 90mm | | m2 | 57.00 | Rate Only |
| R | From 91mm to 100mm | | m2 | 60.93 | Rate Only |
| | <u>Supply and Apply cement unbonded sand screed to receive finishes all in accordance with the contract requirements, drawings and specifications based on readymix concrete screed from DM approved supplier as drawing A-6522 detail 3</u> | | | | |
| A | Upto 150mm | | m2 | 86.23 | Rate Only |
| B | 6mm reinforcement in screed for crack control | | m2 | | Included in the above Unit Rate |
| | | | | | |
| | <u>Supply and Laying of Regupol 7210 C Acoustic Underlay insulation including perimeter strips and masking tape (Airborne Sound Insulation: 49 dB DnTw) as per the drawing and specification</u> | | | | |
| C | 5mm thick; 49dB DnTw | 17,480.00 | m2 | 33.32 | Rate Only |
| | | | | | |



Roberts Contract BOQ

| ITEM | Description | Bill of Quantities/Schedule of Rates | | | |
|------|---|--------------------------------------|------|--------|------------|
| | | Quantity | Unit | Rate | Amount |
| | <u>Additional Items</u> <u>The Subcontractor is to detail below any additional items with quantities and rates not previously included to complete the build up of the lump sum Subcontractor fail to insert any items hereunder. it will be deemed that his lump sum price for the Subcontract includes all works as required by the tender drawings and specification and no subsequent claim for any additional item will be entertained</u> | | | | |
| A | Additional Pump basting charges for level 25 and above | 12,108.00 | m2 | 16.00 | 193,728.00 |
| | | | | | |
| | <u>Variation</u> | | | | |
| | As per the Ref: GCS-UAE-EY-VA-BB-SC1409-00 on 5th january 2021 Supply and apply of Un-Bonded Diamond Poly Fibre Modified Screed System (dry density 2,250+/-50 kg/m3), with 500 gauge Polythene Sheet as a separation layer to receive finishes, Surface Regularity 1/2, in situ crushing resistance category A/B, compressive strength between 20-25 MPa after 28 days, all in accordance with BS 8204.01:2003. | | | | |
| | Up to 170 mm | - | m2 | 98.40 | Rate Only |
| | Up to 180 mm | - | m2 | 105.25 | Rate Only |
| | Up to 190 mm | - | m2 | 112.80 | Rate Only |
| | Up to 200 mm | - | m2 | 121.25 | Rate Only |
| | | | | | |



Roberts Contract BOQ

| ITEM | Description | Bill of Quantities/Schedule of Rates | | | |
|---------|-------------|--------------------------------------|------|------|--------------|
| | | Quantity | Unit | Rate | Amount |
| | | | | | |
| | | | | | |
| TOTAL = | | | | | 3,163,855.70 |



BOQ 2 BOQ with Remaining Qty as per Contract rate

| BOQ 2 : Remaining Screed Qty | | | | | | | | | |
|------------------------------|---|--------------------------------------|------|-------|------------|---------------------|--------------|---|--------------|
| ITEM | Description | Bill of Quantities/Schedule of Rates | | | | Roberts Casled Area | | Khansaheb Remaining Area as per Contract Rate | |
| | | Quantity | Unit | Rate | Amount | Area (m2) | Amount (AED) | Area (m2) | Amount (AED) |
| A | SCREED WORKS | | | | | | | | |
| | <u>Basement wet areas and podium areas in 10th, 17th, 23rd and 29th Levels</u> | | | | | | | | |
| | <u>Supply and Apply of sand cement level screed as drawing A-6522 section detail 8</u> | | | | | | | | |
| A | From 51mm to 60mm | 6.00 | m2 | 46.11 | 476,131.86 | | | | |
| B | From 41mm to 50mm | | m2 | 42.74 | Rate Only | 519.61 | 22,120.94 | | |
| C | From 61mm to 70mm | | m2 | 49.62 | Rate Only | 217.37 | 10,785.90 | | |
| D | From 71mm to 80mm | | m2 | 53.23 | Rate Only | 11.77 | 626.52 | | |
| E | From 81mm to 90mm | | m2 | 57.00 | Rate Only | 79.14 | 4,510.98 | | |
| F | From 91mm to 100mm | | m2 | 60.93 | Rate Only | 1,309.82 | 79,807.33 | | |
| | <u>Balconies/Terraces</u> | | | | | | | | |
| | <u>Supply and Apply of Screed (unbonded) to falls, minimum of 70-100mm thick as drawing A-6523 detail 5</u> | | | | | | | | |
| G | From 71mm to 80mm | 7,253.00 | m2 | 53.23 | 386,077.19 | 437.32 | 23,278.54 | | |
| H | From 61mm to 70mm | | m2 | 49.62 | Rate Only | 3,671.20 | 182,164.80 | 753.97 | 37,411.99 |
| J | From 81mm to 90mm | | m2 | 57.00 | Rate Only | | | | |
| K | From 91mm to 100mm | | m2 | 60.93 | Rate Only | 22.79 | 1,388.59 | | |
| | <u>Supply and Laying of 25mm thick Rigid Insulation in accordance with the specifications and drawings</u> | | | | | | | | |
| L | To Horizontal | 7,253.00 | m2 | 36.41 | Rate Only | | | | |
| | <u>Supply and Laying of 25mm thick Rigid Insulation (XPS Insulation, density 32-35 kg/m3)</u> | | | | | | | | |
| M | To Horizontal | 7,253.00 | m2 | 33.47 | Rate Only | 7,587.87 | 253,965.91 | 753.97 | 25,235.38 |
| | <u>Podium areas in Ground, 2nd, 4th Levels</u> | | | | | | | | |
| | <u>Supply and Apply of Screed (unbonded) to falls, minimum of 70-100mm thick as drawing A-6522 detail 7</u> | | | | | | | | |
| A | From 71mm to 80mm | | m2 | 53.23 | Rate Only | | | | |
| B | From 61mm to 70mm | | m2 | 49.62 | Rate Only | | | | |
| C | From 81mm to 90mm | | m2 | 57.00 | Rate Only | | | | |



BOQ 2 : Remaining Screed Qty

| ITEM | Description | Bill of Quantities/Schedule of Rates | | | | Roberts Casted Area | | Khansaheb Remaining Area as per Contract Rate | |
|------|--|--------------------------------------|------|-------|------------|---------------------|--------------|---|--------------|
| | | Quantity | Unit | Rate | Amount | Area (m2) | Amount (AED) | Area (m2) | Amount (AED) |
| D | From 91mm to 100mm | | m2 | 60.93 | Rate Only | | | | |
| | <u>Supply and Laying of 50mm thick Rigid Insulation in accordance with the specifications and drawings</u> | | | | | | | | |
| E | To Horizontal | 3,314.00 | m2 | 44.79 | Rate Only | | | | |
| | <u>Supply and Laying of 50mm thick Rigid Insulation (XPS Insulation, density 32-35 kg/m3)</u> | | | | | | | | |
| F | To Horizontal | 3,314.00 | m2 | 40.87 | Rate Only | 1,438.21 | 58,779.64 | | |
| | <u>Supply and Apply cement unbonded sand screed to receive finishes all in accordance with the contract requirements, drawings and specifications based on readymix concrete screed from DM approved supplier as drawing A-6523 detail 3</u> | | | | | | | | |
| A | Hotel tower suites upto 51mm to 60mm | 17,480.00 | m2 | 46.11 | 806,002.80 | 4,596.80 | 211,958.54 | 1,151.15 | 53,079.53 |
| B | Hotel tower corridors upto 51mm to 60mm | 4,035.00 | m2 | 46.11 | 186,053.85 | 1,697.84 | 78,287.41 | | |
| C | Apartment tower suites upto 51mm to 60mm | 15,505.00 | m2 | 46.11 | 714,935.55 | | | | |
| D | Apartment tower corridors upto 51mm to 60mm | 3,895.00 | m2 | 46.11 | 179,598.45 | 4,568.52 | 210,654.46 | | |
| E | All other areas upto 51mm to 60mm | 4,800.00 | m2 | 46.11 | 221,328.00 | 1,275.83 | 58,828.38 | | |
| F | From 41mm to 50mm | | m2 | 42.74 | Rate Only | 5,756.79 | 246,186.24 | | |
| G | Ditto from 61mm to 70mm | | m2 | 49.62 | Rate Only | 2,967.56 | 147,250.33 | | |
| H | Ditto from 71mm to 80mm | | m2 | 53.23 | Rate Only | 2,908.04 | 154,794.91 | 915.74 | 48,744.84 |
| J | Ditto from 81mm to 90mm | | m2 | 57.00 | Rate Only | | | | |
| K | Ditto from 91mm to 100mm | | m2 | 60.93 | Rate Only | | | | |
| | <u>Supply and Apply cement unbonded sand screed to receive finishes all in accordance with the contract requirements, drawings and specifications based on readymix concrete screed from DM approved supplier as drawing A-6522 detail 3</u> | | | | | | | | |
| L | From 51mm to 60mm | | m2 | 46.11 | Rate Only | | | | |
| M | From 41mm to 50mm | | m2 | 42.74 | Rate Only | | | | |
| N | From 61mm to 70mm | | m2 | 49.62 | Rate Only | | | | |
| P | From 71mm to 80mm | | m2 | 53.23 | Rate Only | | | | |
| Q | From 81mm to 90mm | | m2 | 57.00 | Rate Only | | | | |



BOQ 2 : Remaining Screed Qty

| ITEM | Description | Bill of Quantities/Schedule of Rates | | | | Roberts Casted Area | | Khansaheb Remaining Area as per Contract Rate | |
|------|---|--------------------------------------|------|--------|---------------------------------|---------------------|--------------|---|--------------|
| | | Quantity | Unit | Rate | Amount | Area (m2) | Amount (AED) | Area (m2) | Amount (AED) |
| R | From 91mm to 100mm | | m2 | 60.93 | Rate Only | | | | |
| | <u>Supply and Apply cement unbonded sand screed to receive finishes all in accordance with the contract requirements, drawings and specifications based on readymix concrete screed from DM approved supplier as drawing A-6522 detail 3</u> | | | | | | | | |
| A | Upto 150mm | | m2 | 86.23 | Rate Only | 1,360.77 | 117,339.37 | | |
| B | 6mm reinforcement in screed for crack control | | m2 | | Included in the above Unit Rate | | | | |
| | | | | | | | | | |
| | <u>Supply and Laying of Regupol 7210 C Acoustic Underlay Insulation including perimeter strips and masking tape (Airborne Sound Insulation: 49 dB DnTw) as per the drawing and specification</u> | | | | | | | | |
| C | 5mm thick: 49dB DnTw | 17,480.00 | m2 | 33.32 | Rate Only | | | | |
| | <u>Additional Items</u> | | | | | | | | |
| | <u>The Subcontractor is to detail below any additional items with quantities and rates not previously included to complete the build up of the lump sum Subcontractor fail to insert any items hereunder, it will be deemed that his lump sum price for the Subcontract includes all works as required by the tender drawings and specification and no subsequent claim for any additional item will be entertained</u> | | | | | | | | |
| A | Additional Pump bosting charges for level 25 and above | 12,108.00 | m2 | 16.00 | 193,728.00 | | | | |
| | | | | | | | | | |
| | <u>Variation</u> | | | | | | | | |
| | As per the Ref: GCS-UAE-EY-VA-BB-SC1409-00 on 5th January 2021 Supply and apply of Un-Bonded Diamond Poly Fibre Modified Screed System (dry density 2,250+/-50 kg/m3), with 500 gauge Polythene Sheet as a separation layer to receive finishes, Surface Regularity 1/2, in situ crushing resistance category A/B, compressive strength between 20-25 MPa after 28 days, all in accordance with BS 8204.01:2003. | | | | | | | | |
| | Up to 170 mm | - | m2 | 98.40 | Rate Only | 496.57 | 48,862.49 | | |
| | Up to 180 mm | - | m2 | 105.25 | Rate Only | 1,540.82 | 162,171.31 | 3,558.39 | 374,520.55 |



BOQ 2 : Remaining Screed Qty

| ITEM | Description | Bill of Quantities/Schedule of Rates | | | | Roberts Casted Area | | Khansaheb Remaining Area as per Contract Rate | |
|----------------|--------------|--------------------------------------|------|---------------------|-----------|---------------------|---------------------|---|-------------------|
| | | Quantity | Unit | Rate | Amount | Area (m2) | Amount (AED) | Area (m2) | Amount (AED) |
| | Up to 190 mm | - | m2 | 112.80 | Rate Only | | | | |
| | Up to 200 mm | - | m2 | 121.25 | Rate Only | 1,652.33 | 200,345.01 | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| TOTAL = | | | | 3,163,855.70 | | 44,116.96 | 2,274,107.59 | 7,133.22 | 538,992.28 |



BOQ 3 : Remaining Screed Qty with New Rates

BOQ 3 : Remaining Screed Qty

| ITEM | Description | Bill of Quantities/Schedule of Rates As per Contract | | | | Robotically Casted Area | | Remaining Area as per Khazancheli latest Quote | | | | Remarks |
|------|---|--|------|-------|------------|-------------------------|--------------|--|--------|-----------|--------------|---|
| | | Quantity | Unit | Rate | Amount | Area (m2) | Amount (AED) | Unit | Rate | Area (m2) | Amount (AED) | |
| A | SCREED WORKS | | | | | | | | | | | |
| | <u>Basement wet areas and podium areas in 10th, 17th, 23rd and 29th levels</u> | | | | | | | | | | | |
| | <u>Supply and Apply of sand cement level screed as drawing A-6522 section detail 6</u> | | | | | | | | | | | |
| A | From 51mm to 50mm | 5.00 | m2 | 46.11 | 230.55 | | | m2 | 57.67 | | Rate Only | |
| B | From 41mm to 50mm | | m2 | 42.74 | Rate Only | 517.01 | 22,120.94 | m2 | 54.74 | | Rate Only | |
| C | From 51mm to 70mm | | m2 | 49.62 | Rate Only | 217.37 | 10,785.50 | m2 | 62.25 | | Rate Only | |
| D | From 71mm to 80mm | | m2 | 53.23 | Rate Only | 11.77 | 626.52 | m2 | 65.00 | | Rate Only | |
| E | From 81mm to 90mm | | m2 | 57.00 | Rate Only | 79.14 | 4,513.95 | m2 | 68.95 | | Rate Only | |
| F | From 91mm to 100mm | | m2 | 60.93 | Rate Only | 1,339.82 | 79,607.33 | m2 | 73.11 | | Rate Only | |
| | Balconies/Terraces | | | | | | | | | | | |
| | <u>Supply and Apply of Screed (unbonded) to take minimum of 70-100mm thick as drawing A-6523 detail 5</u> | | | | | | | | | | | |
| G | From 71mm to 80mm | 7,253.00 | m2 | 53.23 | 386,077.19 | 437.32 | 23,278.54 | m2 | 91.40 | | Rate Only | |
| H | From 51mm to 70mm | | m2 | 49.62 | Rate Only | 3,571.20 | 182,164.60 | m2 | 87.37 | 753.97 | 65,871.26 | Pre-Packed Screed Due to Logistic Constraints and for Balcony Areas |
| J | From 81mm to 90mm | | m2 | 57.00 | Rate Only | | | m2 | 98.97 | | Rate Only | |
| I | From 91mm to 100mm | | m2 | 60.93 | Rate Only | 22.79 | 1,388.59 | m2 | 105.57 | | Rate Only | |
| | <u>Supply and Laying of 25mm thick Rigid Insulation in accordance with the specifications and drawings</u> | | | | | | | | | | | |
| L | To Horizontal | 7,253.00 | m2 | 36.41 | Rate Only | | | | | | | |
| | <u>Supply and Laying of 25mm thick Rigid Insulation (XPS Insulation density 32-35 kg/m3)</u> | | | | | | | | | | | |
| AI | To Horizontal | 7,253.00 | m2 | 33.47 | Rate Only | 1,567.81 | 253,955.91 | m2 | 51.63 | 753.97 | 39,378.27 | Due to the increase in Raw Material Prices the Rates for Insulation is increased |
| | <u>Podium areas in Ground, 2nd, 4th Levels</u> | | | | | | | | | | | |
| | <u>Supply and Apply of Screed (unbonded) to take minimum of 70-100mm thick as drawing A-6522 detail 7</u> | | | | | | | | | | | |
| A | From 71mm to 80mm | | m2 | 53.23 | Rate Only | | | m2 | 65.05 | | Rate Only | |
| B | From 51mm to 70mm | | m2 | 49.62 | Rate Only | | | m2 | 62.25 | | Rate Only | |
| C | From 81mm to 90mm | | m2 | 57.00 | Rate Only | | | m2 | 68.95 | | Rate Only | |
| D | From 91mm to 100mm | | m2 | 60.93 | Rate Only | | | m2 | 73.11 | | Rate Only | |
| | <u>Supply and Laying of 50mm thick Rigid Insulation in accordance with the specifications and drawings</u> | | | | | | | | | | | |
| E | To Horizontal | 3,334.03 | m2 | 44.79 | Rate Only | | | | | | | |
| | <u>Supply and Laying of 50mm thick Rigid Insulation (XPS Insulation density 32-35 kg/m3)</u> | | | | | | | | | | | |
| F | To Horizontal | 3,334.03 | m2 | 40.87 | Rate Only | 1,435.21 | 59,779.61 | m2 | | | | |
| | <u>Supply and Apply cement unbonded sand screed to receive finishes oil in accordance with the contract requirements, drawings and specifications based on ready mix concrete screed from DM approved supplier as drawing A-6523 detail 3</u> | | | | | | | | | | | |
| A | Water tower water tank 51mm to 50mm | 1,465.00 | m2 | 16.11 | 23,692.50 | 4,596.86 | 211,445.14 | m2 | 57.67 | 753.27 | 43,934.82 | Due to the increase in Raw Material Prices (Sand, Cement, Diesel etc) there is a increase in cost further all Additional Rate only items is included in this Rates. |
| B | Water tower water tank 41mm to 50mm | 4,635.00 | m2 | 42.74 | 196,053.65 | 1,307.84 | 69,227.41 | m2 | 57.67 | | Rate Only | |
| C | Apartment floor slabs upto 51mm to 50mm | 15,611.00 | m2 | 46.11 | 719,935.61 | | | m2 | 57.67 | | Rate Only | |



BOQ 3 : Remaining Screed Qty

| ITEM | Description | Bill of Quantities/Schedule of Rates As per Contract | | | | Robots Casted Area | | Remaining Area as per Khansabeh Islet 1 Quote | | | | Remarks |
|------|---|--|------|-------|---------------------------------|--------------------|--------------|---|--------|-----------|--------------|---|
| | | Quantity | Unit | Rate | Amount | Area (m2) | Amount (AED) | Unit | Rate | Area (m2) | Amount (AED) | |
| D | Apartment lower cantonment upto 5mm, in rooms | 1895.00 | m2 | 46.11 | 179,598.45 | 4,588.53 | 210,654.46 | m2 | 57.69 | | Rate Only | |
| E | All other areas upto 5mm, in 65mm | 1,800.00 | m2 | 46.11 | 12,300.00 | 1,075.83 | 58,828.38 | m2 | 57.69 | | Rate Only | |
| F | From 6mm to 50mm | | m2 | 42.74 | Rate Only | 5,756.79 | 244,189.24 | m2 | 51.74 | | Rate Only | |
| G | Delta from 5mm to 10mm | | m2 | 49.62 | Rate Only | 2,967.54 | 147,250.33 | m2 | 62.28 | | Rate Only | |
| H | Delta from 7mm to 50mm | | m2 | 53.23 | Rate Only | 2,968.24 | 151,744.19 | m2 | 65.35 | 917.14 | 59,848.89 | Due to the increase in Raw Material Prices (Sand, Cement, Diesel etc) there is a increase in cost further all Additional Rate only items is included in this Rates. |
| I | Delta from 8mm to 50mm | | m2 | 57.00 | Rate Only | | | m2 | 68.95 | | Rate Only | |
| J | Delta from 9mm to 100mm | | m2 | 60.93 | Rate Only | | | m2 | 73.13 | | Rate Only | |
| | Supply and Apply cement unbonded sand screed to receive finish off in accordance with the contract requirements, drawings and specifications based on ready mix concrete screed from DM approved supplier as drawing A-6522 detail 3 | | | | | | | | | | | |
| L | From 5mm to 60mm | | m2 | 46.11 | Rate Only | | | m2 | 86.37 | 354.88 | 28,521.71 | Pre-Packed Screed Due to Logistic Constraints for Higher Level Areas |
| M | From 4mm to 50mm | | m2 | 42.74 | Rate Only | | | m2 | | | Rate Only | |
| N | From 6mm to 70mm | | m2 | 49.62 | Rate Only | | | m2 | 87.37 | | Rate Only | |
| P | From 7mm to 90mm | | m2 | 53.23 | Rate Only | | | m2 | 91.40 | | Rate Only | |
| Q | From 8mm to 90mm | | m2 | 57.00 | Rate Only | | | m2 | 98.97 | | Rate Only | |
| R | From 9mm to 100mm | | m2 | 60.93 | Rate Only | | | m2 | 106.57 | | Rate Only | |
| | Supply and Apply cement unbonded sand screed to receive finish off in accordance with the contract requirements, drawings and specifications based on ready mix concrete screed from DM approved supplier as drawing A-6522 detail 3 | | | | | | | | | | | |
| A | Up to 150mm | | m2 | 84.33 | Rate Only | 1,360.77 | 117,339.37 | m2 | 96.12 | | Rate Only | |
| B | 6mm reinforcement in screed for crack control | | m2 | | Included in the above line Rate | | | m2 | | | | |
| | Supply and Laying of Itcomul 7210 C Acoustic Underlay Insulation including perimeter strip and marking tape (Alphome Sound Insulation 49 dB DnTw) as per the drawing and specification | | | | | | | | | | | |
| C | 5mm thick, 49dB DnTw | 17,480.00 | m2 | 35.32 | Rate Only | | | m2 | | | | |
| | Additional Items | | | | | | | | | | | |
| | The Subcontractor is to detail below any additional items with quantities and rates not previously included to complete the build up of the lump sum. Subcontractor fail to insert any items hereunder, it will be deemed that his lump sum price for the subcontract includes all works as required by the tender drawings and specification and no subsequent claim for any additional item will be entertained | | | | | | | | | | | |
| A | Additional Pump booring charges for i.e. 20 and above | 12,118.00 | m2 | 16.00 | 173,728.00 | | | m2 | | | | |
| | Variation | | | | | | | | | | | |
| | A. per the Ref. QCS-045-En-V4-B9-S01-M09-00 on 5th January 2021 Supply and apply of unbonded Ducton Poly Free Modified Screed System (min. density 2,250-2,500 kg/m3), with 500 gauge Polythene Sheet as a separation layer to receive finisher. Surface Regularity: 1/2 m2 including replacement material A/B compressive strength between 20-25 MPa after 28 days, all in accordance with BS 8203 pt 2:2003 | | | | | | | | | | | |
| | 10 to 120mm | | m2 | 48.37 | Rate Only | 456.37 | 45,867.49 | m2 | | | | |
| | 10 to 100mm | | m2 | 48.37 | Rate Only | 1,349.92 | 1,349,920.00 | m2 | 114.22 | 3,455.11 | 2,149,135.11 | In our Previous Price Quote this thickness was not included but as per Site condition this thickness is coming in the Ground Level 2 & Level 4 area so it is included in the BOQ. |



BOQ 3 Remaining Screed Qty

| ITEM | Description | Bill of Quantities/Schedule of Rates As per Contract | | | | Reverts Called Area | | Remaining Area as per khonsahet Initial Quote | | | | Remarks |
|---------|------------------|--|------|--------|--------------|---------------------|--------------|---|------|-----------|--------------|---------|
| | | Quantity | Unit | Rate | Amount | Area (m2) | Amount (AED) | Unit | Rate | Area (m2) | Amount (AED) | |
| 20016 | Remaining Screed | 1 | m2 | 112.80 | 112.80 | 44,116.96 | 2,274,107.59 | m2 | | 7,133.22 | 645,526.09 | |
| 20017 | Remaining Screed | 1 | m2 | 121.25 | 121.25 | 44,116.96 | 2,274,107.59 | m2 | | 7,133.22 | 645,526.09 | |
| TOTAL = | | | | | 3,163,855.70 | 44,116.96 | 2,274,107.59 | | | 7,133.22 | 645,526.09 | |



| Ref | Subcontractor's Question Referring to GCS letter dated 21/04/2021 | KCE Response dated 21/04/21 | Fair Agreement dated 21/04/21 |
|------|--|---|-------------------------------|
| | <u>Note:</u> | | |
| 1.0 | The above proposal is only applicable if our outstanding payments with Roberts is settled after discussion with Client | KCE enquired from SC that the submitted Quote covers the balance works to be completed to handover the project. SC confirmed. | Agreed. |
| 2.0 | <u>Inclusions:</u> Supply/Delivery/Application/Supervision Material and Method statement submittals Testing as per BS 8204-1:2003 | KCE Informed GCS that they are well aware of the balance screed and insulation works on the project as they are the Incumbent SC's and all the requirements as per the drawings, specifications and other documents issued under the previous subcontract is deemed to be included in scope. | Agreed. |
| 3.0 | <u>Payment Terms</u> 20% advance payment 45 days payment upon receiving the monthly progress payment application 5% Retention (2.5% on TOC and 2.5% on DLP after 1 year) 5% VAT is not included in the rates | Refer to PTR Meeting Minutes for payment terms and retentions. VAT not included is noted. | Agreed. |
| | <u>Contractual agreement:</u> | | |
| 4.0 | As per 1st Edition of FIDIC 1999 | Refer to PTR Meeting Minutes. | Agreed. |
| 5.0 | Re-measurable | Refer to PTR Meeting Minutes. | Agreed. |
| | <u>Exclusions:</u> | | |
| 6.0 | Setting out main grid lines and datum points | Refer to K05- Summary of Attendances & Facilities. | Agreed. |
| 7.0 | Water & Electricity Supply | Refer to K05- Summary of Attendances & Facilities. | Agreed. |
| 8.0 | Temporary lockable storage area for equipment | Refer to K05- Summary of Attendances & Facilities. | Agreed. |
| 9.0 | Shifting of screed material | Refer to K05- Summary of Attendances & Facilities. | Agreed. |
| 10.0 | The main contractor is responsible in providing facilities such as Forklift & Boom loader to offload & shifting the materials to location of Pump* If direct unloading is not possible | Refer to K05- Summary of Attendances & Facilities. | Agreed. |
| 11.0 | Diesel storage area (1 Drum 48 gallon) | Refer to K05- Summary of Attendances & Facilities. | Agreed. |
| | <u>Special Conditions :</u> | | |
| 12.0 | Access Requirement: Access of 40 feet long trailer to offload the Cement and 20 m3 truck for delivery of Sand | KCE Informed GCS to discuss access requirement with the site team and come to fair agreement on the completing the works efficiently. | Agreed. |
| 13.0 | Space Requirement: An area of 75-100 m2 to dump the material (cement & Sand) and to place the pump (close to the building). | KCE Informed GCS to discuss space requirement with the site team and come to fair agreement on the completing the works efficiently. | Agreed. |
| 14.0 | Work-front requirement for 1 group (8 hours/day): 750 m2 work-front per week Considering a screed thickness of 50 mm please note that our troops need a minimum of 750m2 work-front per week. All pre-approvals such as MEP clearances shall be obtained accordingly. The above given square metre detail is focusing on continuous work trying to minimize the shifting of equipment's between levels within the week. In case of undertaking revisits the Main Contractor shall ensure that all revisit areas are given in one shot. A minimum of 100-120 m2/day to cover the revisit areas shall be ensured by the Main Contractor. | KCE Informed GCS that the balance works are spread out in various locations and the access to all the areas will be challenging and so the minimum work front per week cannot be promised on a weekly basis. GCS to discuss, plan & agree with the site team the sequence of works to achieve sufficient outputs. | Agreed. |
| 15.0 | All rates assume continues work without Interruption. Adjustment in the rate may occur in circumstance in which our troops need to undertake multiple revisits. | KCE Informed GCS that any interruption caused by others to be notified to KCE and GCS to make sure the planned, handed over areas are checked well in advance and concerns are raised to the site team to avoid in interruptions. | Agreed. |
| 16.0 | All rates assume a maximum pumping distance of 150 meters (vertically and horizontally). | KCE Informed that GCS are well aware of the feasibility in terms of pumping and all the rates are inclusive of necessary pumping, pre bagged screed where pumping will be challenging. | Agreed. |
| | <u>Validity :</u> | | |
| 17.0 | 30 days from the date of sending | KCE informed GCS that the quote is valid until the order is issued. | Agreed. |
| | <u>Clarifications pertaining to Previous subcontract</u> | | |
| 1.0 | the completion of all remaining Screed & Insulation Works required to complete the Project in compliance with the scope of Subcontract Works set out as per Previous Subcontract, the Specifications, Drawings & other contract documents. | Agreed | Agreed & closed |
| 2.0 | the making good of all non-conformances, snags, defects and the like whether relating to Subcontract Works executed under the Previous Subcontract and / or the Letter of Intent and / or Subcontract Agreement to be issued by KCE. | Agreed | Agreed & closed |



TC-26; Commercial Trade Checklist for Plastering & Floor Screeds

| No | Item | Comments |
|-------------|---|--|
| Plasterwork | | |
| 4 | If movement joints are not shown on the specification or drawings then confirm that the subcontractor will provide these as per the relevant standard. | Not Applicable |
| 2 | Agree that all plaster should extend 100mm beyond the above suspended ceiling/raised floor lines (to allow for fixing edge trims etc) unless otherwise shown on drawings / specifications as exceeding 100mm. | |
| 3 | Confirm that the subcontractor will check the background and confirm in writing that it is acceptable prior to starting work. | |
| 4 | Agree who will survey the walls prior to application so that if additional thicknesses are required, they cannot be disputed (extra thickness should be charged to block layer). | |
| 5 | Confirm that all beading (stainless steel may be required) etc. will be included by subcontractor. | |
| 6 | Agree cleaning up included. | |
| 7 | Agree tolerances at door frames openings etc. Will grounds and temporary frames be used? | |
| Screeding | | |
| 8 | Check that the specification notes screed thickness i.e. max and min. | KCE informed GCS that the screed depths are stated in the BQ, if screed depths vary (+ / -) then the available rates as per the thickness to be applied. GCS confirmed to have allowed for the tolerances as per the BS standards and have agreed to comply with the same. |
| 9 | Check that the subcontractor has allowed for any testing requirements stated in the specification. | GCS have included all the necessary testing requirement as stated under the previous subcontract. |
| 10 | Check to see that all movement joints are fully set out by the Engineer. Check that the subcontractor has allowed for these. | GCS are deemed to have allowed for all joints, including movement joints, as detailed under the previous subcontract. |
| 11 | Check that the specification notes the reinforcement requirements (laps and depths). | Fibre reinforcement specified and GCS have included the same. |
| 12 | Confirm who will protect the screed after being laid. | GCS to take all the reasonable measures to protect the works until handover to KCE. GCS to provide barrication tapes and sign boards stating screed drying time. |
| 13 | Check if formwork is required if screeding in stair areas and, if so, who provides it. | GCS are deemed to have allowed for any formwork required to undertake the screeding works. |
| 14 | Confirm mixing areas, storage, off-loading and material movement. | Refer to K05. |
| 15 | Subcontractor must submit As-Built Drawings, O&M Manuals and all required Guarantees & Warranties by a date agreed during the post tender review meeting. | GCS are deemed to have included within the SC scope. Documents are to be submitted by the dates given in KCE's programme. |





APPENDIX 3
K05 SUMMARY OF ATTENDANCES & FACILITIES



APPENDIX - 3: SUMMARY OF ATTENDANCES & FACILITIES

K05

This schedule outlines the attendances and facilities which are to be provided by KCE and those that are to be provided by the Subcontractor. Those facilities provided by KCE shall be used in common with other Subcontractors. All facilities provided by the Subcontractor are to meet the minimum requirements described in KCE's procedures and K Standards. Failure to meet these requirements may result in KCE taking remedial action with all associated charges being levied against the Subcontractor's account.

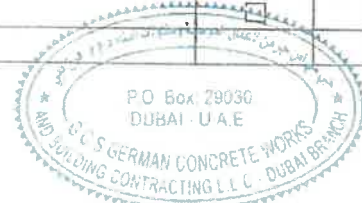
| Ref | Description | KCE | Sub-Contractor |
|------|--|--------------------------|--------------------------|
| 1 | Site Facilities | | |
| 1.1 | Area for Subcontractor's offices | ✓ | <input type="checkbox"/> |
| 1.2 | Area for Subcontractor's storage | ✓ | <input type="checkbox"/> |
| 1.3 | Offices for Subcontractor's staff- 1 desk space to be provided. | ✓ | <input type="checkbox"/> |
| 1.4 | Buildings / containers for Subcontractor's storage | <input type="checkbox"/> | ✓ |
| 1.5 | Specific security of Subcontractor's facilities and material (general security by KCE as 1.8) | <input type="checkbox"/> | ✓ |
| 1.6 | Toilet and washing facilities | ✓ | <input type="checkbox"/> |
| 1.7 | Canteen facilities (if applicable) | n/a | n/a |
| 1.8 | General security / hoarding to perimeter of site / laydown areas | ✓ | <input type="checkbox"/> |
| 1.9 | Provision of first aider(s) & all equipment | <input type="checkbox"/> | ✓ |
| 1.10 | Provision of telephone and internet connection | <input type="checkbox"/> | ✓ |
| 1.11 | Telephone and internet monthly charges | <input type="checkbox"/> | ✓ |
| 1.12 | Computers, printers & other electrical office equipment | <input type="checkbox"/> | ✓ |
| 1.13 | Provision of office furniture | <input type="checkbox"/> | ✓ |
| 1.14 | Provision of office stationary | <input type="checkbox"/> | ✓ |
| 1.15 | Provision of office consumables (milk, tea, coffee etc.) | <input type="checkbox"/> | ✓ |
| 2 | Temporary Services | | |
| 2.1 | Provision of temporary power & water to office & storage buildings | ✓ | <input type="checkbox"/> |
| 2.2 | Provision of a temporary power connection for the works 50m from the workface (110v) | ✓ | <input type="checkbox"/> |
| 2.3 | Safe distribution of power from the above connection (item 2.2) including distribution sub boards, leads & lamps. | <input type="checkbox"/> | ✓ |
| 2.4 | Provision of a water connection point 50m from the workface | ✓ | <input type="checkbox"/> |
| 2.5 | Distribution of water to the workface 50m from the above connection point (item 2.4) including hose, taps and valves etc | <input type="checkbox"/> | ✓ |
| 2.6 | Task lighting | <input type="checkbox"/> | ✓ |
| 2.7 | Safety lighting (in order to provide safe access and egress) | ✓ | <input type="checkbox"/> |
| 3 | The Works | | |
| 3.1 | Setting out - main grid lines & datum points (1 at each room) | ✓ | <input type="checkbox"/> |
| 3.2 | Setting out of the Subcontract works | <input type="checkbox"/> | ✓ |
| 3.3 | Competent Supervision of the Subcontract works and labour | <input type="checkbox"/> | ✓ |
| 3.4 | Protection of the Subcontract works & removal of protection on completion | <input type="checkbox"/> | ✓ |
| 3.5 | Disposal of waste to site refuse area on ground floor. Hazardous containers to be empty. | <input type="checkbox"/> | ✓ |
| 3.6 | Segregation of waste in to the designated waste skip including all the horizontal and vertical movement | <input type="checkbox"/> | ✓ |
| 3.7 | Disposal of waste off site to an approved location | ✓ | <input type="checkbox"/> |
| 3.8 | Disposal of hazardous waste off site to an approved location. | ✓ | <input type="checkbox"/> |
| 3.9 | Provision of personal protective equipment (KCE Gloves & Eye protect Policy) | <input type="checkbox"/> | ✓ |
| 3.10 | Provision of samples & mock ups | <input type="checkbox"/> | ✓ |
| 3.11 | Testing / commissioning (where applicable to SC Works) | <input type="checkbox"/> | ✓ |
| 3.12 | Cleaning & housekeeping labour- dedicated team for daily regular progressive clean-up | <input type="checkbox"/> | ✓ |
| 3.13 | Final clean of Subcontract Works | <input type="checkbox"/> | ✓ |
| 3.14 | Temporary works (if applicable) | <input type="checkbox"/> | ✓ |

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| Ref | Description | KCE | Sub-Contractor |
|------|---|--------------------------|--------------------------|
| 4 | Craneage & Hoisting | | |
| 4.1 | Shared use of KCE tower cranes (if available on site) | ✓ | <input type="checkbox"/> |
| 4.2 | Mobile cranes (if available on site) | ✓ | <input type="checkbox"/> |
| 4.3 | Shared use of hoists and / or service lifts (if available on site) | ✓ | <input type="checkbox"/> |
| 4.4 | Offloading Subcontractor's deliveries (within the areas identified in KCE's logistic / crane plan & within maximum crane lifting limits) | <input type="checkbox"/> | ✓ |
| 4.5 | Offloading Subcontractor's deliveries (Outside of areas shown in KCE logistic / crane plan) | <input type="checkbox"/> | ✓ |
| 4.6 | Loading out Subcontractor materials to the place of installation. Horizontal movement of materials, manpower by SC. | <input type="checkbox"/> | ✓ |
| 4.7 | Specialist lifting accessories i.e Spreader beams, frames etc | <input type="checkbox"/> | ✓ |
| 5 | Access & Equipment | | |
| 5.1 | Provision of small tools & hand held power tools (110 volt only) | <input type="checkbox"/> | ✓ |
| 5.2 | Small mechanical plant & equipment | <input type="checkbox"/> | ✓ |
| 5.3 | Driver operated plant & equipment (if required) | <input type="checkbox"/> | ✓ |
| 5.4 | Operators for mechanical plant & equipment (if required) | <input type="checkbox"/> | ✓ |
| 5.5 | Provision of fuel, water, gas and the like to power mechanical equipment | <input type="checkbox"/> | ✓ |
| 5.6 | Mobile scaffold towers (where permitted by KCE SPM, see also 7.2) | <input type="checkbox"/> | ✓ n.d. |
| 5.7 | Mechanical/electrical working platforms - scissor lifts, cherry pickers and the like | <input type="checkbox"/> | ✓ n.d. |
| 5.8 | Independent access scaffold up to a platform height of 3.0m by SC | n/a | n/a |
| 5.9 | Independent access scaffold, platform height above 3.0m height etc | n/a | n/a |
| 5.10 | Birdcages & specialist crash decks | ✓ | <input type="checkbox"/> |
| 5.11 | Handrail edge protection | ✓ | <input type="checkbox"/> |
| 5.12 | Debris netting & protection | ✓ | <input type="checkbox"/> |
| 5.13 | Access stairs to the works | ✓ | <input type="checkbox"/> |
| 5.14 | Task specific fire extinguishers where required (e.g. for hot works) | <input type="checkbox"/> | ✓ |
| 5.15 | Task specific safety signage | <input type="checkbox"/> | ✓ |
| 6 | Personal Protective Equipment (PPE) | | |
| 6.1 | Provision of all KCE mandatory PPE including but not limited to, branded overalls & high visibility vests, safety footwear, heavy duty safety helmets, safety gloves, safety glasses. Note; Any operative attending site with poor quality PPE or without the mandatory PPE, will either be refused entry or issued with the correct PPE with the cost being deducted from the Subcontractor's account. | <input type="checkbox"/> | ✓ |
| 6.2 | All task specific PPE required to comply with the approved safe system of work documented through KCE's K-Standards or the method statement, risk assessment and COSHH assessment must be provided. | <input type="checkbox"/> | ✓ |
| 7 | Any Other Specific Facilities & Attendances Identified Below | | |
| 7.1 | The SC shall use it best endeavours to ensure the collection & removal of recyclable waste materials generated by the Subcontractor (& its supply chain) is returned to source and not included in skips to be disposed off as waste. | <input type="checkbox"/> | ✓ |
| 7.2 | MEWP's to be used wherever possible, mobile scaffold towers use to be approved by KCE SPM. If the platform height is more than 3.0 m, KCE to provide the MEWP's, scissor lifts etc. Platform height less than 3.0 m, SC to provide the MEWP's, scissor lifts etc. SC to provide certified MEWP operators along with a trained flagman for all the MEWP's. | <input type="checkbox"/> | ✓ n.d. |
| 7.3 | High visibility vests with company name, designation | <input type="checkbox"/> | ✓ |
| 7.4 | Safety Helmet with names/ designation | <input type="checkbox"/> | ✓ |
| | | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Confined Space Works (only to extent applicable for the SC Works) | | |
| 8.1 | Multi gas monitor | <input type="checkbox"/> | ✓ |
| 8.2 | Rescue harness per entrant | <input type="checkbox"/> | ✓ |
| 8.3 | Rescue tripods & winches | <input type="checkbox"/> | ✓ |
| 8.4 | Mechanical ventilation, extraction & air movement equipment | <input type="checkbox"/> | ✓ |
| 8.5 | Emergency rescue escape sets (for medium & high risk works). | <input type="checkbox"/> | ✓ |
| 8.6 | Means of communication (e.g. Radio) | <input type="checkbox"/> | ✓ |

U. Sath



| Ref | Description | KCE | Sub-Contractor |
|------|--|-------------------------------------|-------------------------------------|
| 9 | MEP Specific Attendances (only to extent applicable for the SC Works) | | |
| 9.1 | Provision of power for testing & commissioning | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9.2 | Provision of water for testing & commissioning | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9.3 | Disposal of water for testing & commissioning | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9.4 | Provision of concrete plinths for MEP support | n/a | n/a |
| 9.5 | Provision of other MEP support - steelwork, service pads and the like (to extent applicable to SC Works) | n/a | n/a |
| 9.6 | Antivibration pads / floating floors and the like (to the extent applicable to the SC Works) | n/a | n/a |
| 9.7 | Provision of spares & tools | n/a | n/a |
| 9.8 | Marking of BWIC openings | n/a | n/a |
| 9.9 | Preparation of builders work drawings prior to the works being undertaken | n/a | n/a |
| 9.10 | SC to provide all necessary details and information for MC to prepare co-ordinated shop drawings | n/a | n/a |
| 9.11 | Sealant around services, sanitary ware, equipment etc. | n/a | n/a |
| 9.12 | Provision of fire extinguishers (permanent works) | n/a | n/a |
| 9.13 | Replacement of fused bulbs until handing over the works | n/a | n/a |
| 9.14 | Provision of acoustic requirements around services / service penetrations | n/a | n/a |
| 9.15 | Provision of manhole covers & frames | n/a | n/a |
| 9.16 | Provision of temporary cap ends to drainage, vent & RW pipes during the works | n/a | n/a |
| 9.17 | Coring & drilling through walls & floors less than 200mm dia. | n/a | n/a |
| 9.18 | Coring & drilling through walls & floors greater than 200mm dia. | n/a | n/a |
| 9.19 | Chasing out walls & floors | n/a | n/a |
| 9.20 | Forming openings in new walls (subject to conformance with item 9.9) | n/a | n/a |
| 9.21 | Fire stopping generally | n/a | n/a |
| 9.22 | Fire stopping between MEP services & the service sleeve | n/a | n/a |
| 9.23 | Fire stopping between service sleeve and the opening | n/a | n/a |
| | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | <input type="checkbox"/> | <input type="checkbox"/> |
| | | <input type="checkbox"/> | <input type="checkbox"/> |

Signed on behalf of the SC

[Signature]



Date





APPENDIX 4
BOQ



PROJECT: DORCHESTER HOTEL & RESIDENCES

SUBJECT: SCREED & INSULATION WORKS- Bill of Quantities

Bill of Quantities

| ITEM | Description | Remaining Area as per Khansaheb latest Quote | | | |
|------|---|--|--------|-----------|--------------|
| | | Unit | Rate | Area (m2) | Amount (AED) |
| A | SCREED WORKS | | | | |
| | <u>Basement wet areas and podium areas in 10th, 17th, 23rd and 29th Levels</u> | | | | |
| | <u>Supply and Apply of sand cement level screed as drawing A-6522 section detail 8</u> | | | | |
| A | From 51mm to 60mm | m2 | 57.69 | | Rate only |
| B | From 41mm to 50mm | m2 | 54.74 | | Rate only |
| C | From 61mm to 70mm | m2 | 62.25 | | Rate only |
| D | From 71mm to 80mm | m2 | 65.05 | | Rate only |
| E | From 81mm to 90mm | m2 | 68.95 | | Rate only |
| F | From 91mm to 100mm | m2 | 73.11 | | Rate only |
| | <u>Balconies/Terraces</u> | | | | |
| | <u>Supply and Apply of Screed (unbonded) to falls, minimum of 70-100mm thick as drawing A-6523 detail 5</u> | | | | |
| G | From 71mm to 80mm | m2 | 91.40 | | Rate only |
| H | From 61mm to 70mm | m2 | 87.37 | 753.97 | 65,874.36 |
| J | From 81mm to 90mm | m2 | 98.97 | | Rate only |
| K | From 91mm to 100mm | m2 | 105.57 | | Rate only |
| | <u>Supply and Laying of 25mm thick Rigid Insulation in accordance with the specifications and drawings</u> | | | | |
| L | To Horizontal | | | | |
| | <u>Supply and Laying of 25mm thick Rigid Insulation (XPS Insulation, density 32-35 kg/m3)</u> | | | | |
| M | To Horizontal | m2 | 51.83 | 753.97 | 39,078.27 |



PROJECT: DORCHESTER HOTEL & RESIDENCES

SUBJECT: SCREED & INSULATION WORKS- Bill of Quantities

Bill of Quantities

| ITEM | Description | Remaining Area as per Khansaheb latest Quote | | | |
|------|--|--|-------|-----------|--------------|
| | | Unit | Rate | Area (m2) | Amount (AED) |
| | | | | | |
| | <u>Podium areas in Ground, 2nd, 4th Levels</u> | | | | |
| | <u>Supply and Apply of Screed (unbonded) to falls, minimum of 70-100mm thick as drawing A-6522 detail 7</u> | | | | |
| A | From 71mm to 80mm | m2 | 65.05 | | Rate only |
| B | From 61mm to 70mm | m2 | 62.25 | | Rate only |
| C | From 81mm to 90mm | m2 | 68.95 | | Rate only |
| D | From 91mm to 100mm | m2 | 73.11 | | Rate only |
| | <u>Supply and Laying of 50mm thick Rigid Insulation in accordance with the specifications and drawings</u> | | | | |
| E | To Horizontal | | | | |
| | <u>Supply and Laying of 50mm thick Rigid Insulation (XPS Insulation, density 32-35 kg/m3)</u> | | | | |
| F | To Horizontal | m2 | | | |
| | <u>Supply and Apply cement unbonded sand screed to receive finishes all in accordance with the contract requirements, drawings and specifications based on readymix concrete screed from DM approved supplier as drawing A-6523 detail 3</u> | | | | |
| A | Hotel tower suites upto 51mm to 60mm | m2 | 57.69 | 796.27 | 45,936.82 |
| B | Hotel tower corridors upto 51mm to 60mm | m2 | 57.69 | | Rate only |
| C | Apartment tower suites upto 51mm to 60mm | m2 | 57.69 | | Rate only |
| D | Apartment tower corridors upto 51mm to 60mm | m2 | 57.69 | | Rate only |
| E | All other areas upto 51mm to 60mm | m2 | 57.69 | | Rate only |
| F | From 41mm to 50mm | m2 | 54.74 | | Rate only |
| G | Ditto from 61mm to 70mm | m2 | 62.25 | | Rate only |
| H | Ditto from 71mm to 80mm | m2 | 65.05 | 915.74 | 59,568.89 |
| J | Ditto from 81mm to 90mm | m2 | 68.95 | | Rate only |
| K | Ditto from 91mm to 100mm | m2 | 73.11 | | Rate only |



PROJECT: DORCHESTER HOTEL & RESIDENCES

SUBJECT: SCREED & INSULATION WORKS- Bill of Quantities

Bill of Quantities

| ITEM | Description | Remaining Area as per Khansaheb latest Quote | | | |
|------|---|--|--------|-----------|--------------|
| | | Unit | Rate | Area (m2) | Amount (AED) |
| | <u>Supply and Apply cement unbonded sand screed to receive finishes all in accordance with the contract requirements, drawings and specifications based on readymix concrete screed from DM approved supplier as drawing A-6522 detail 3</u> | | | | |
| L | From 51mm to 60mm | m2 | 80.37 | 354.88 | 28,521.71 |
| M | From 41mm to 50mm | m2 | | | Rate only |
| N | From 61mm to 70mm | m2 | 87.37 | | Rate only |
| P | From 71mm to 80mm | m2 | 91.40 | | Rate only |
| Q | From 81mm to 90mm | m2 | 98.97 | | Rate only |
| R | From 91mm to 100mm | m2 | 105.57 | | Rate only |
| | <u>Supply and Apply cement unbonded sand screed to receive finishes all in accordance with the contract requirements, drawings and specifications based on readymix concrete screed from DM approved supplier as drawing A-6522 detail 3</u> | | | | |
| A | Upto 150mm | m2 | 96.13 | | Rate only |
| B | 6mm reinforcement in screed for crack control | m2 | | | |
| | | | | | |
| | <u>Supply and Laying of Regupol 7210 C Acoustic Underlay insulation including perimeter strips and masking tape (Airborne Sound Insulation: 49 dB DnTw) as per the drawing and specification</u> | | | | |
| C | 5mm thick; 49dB DnTw | m2 | | | |
| | | | | | |
| | <u>Additional Items</u> | | | | |
| | <u>The Subcontractor is to detail below any additional items with quantities and rates not previously included to complete the build up of the lump sum Subcontractor fail to insert any items hereunder, it will be deemed that his lump sum price for the Subcontract includes all works as required by the tender drawings and specification and no subsequent claim for any additional item will be entertained</u> | | | | |



PROJECT: DORCHESTER HOTEL & RESIDENCES

SUBJECT: SCREED & INSULATION WORKS- Bill of Quantities

Bill of Quantities

| ITEM | Description | Remaining Area as per Khansaheb latest Quote | | | |
|----------------|---|--|--------|-----------------|-------------------|
| | | Unit | Rate | Area (m2) | Amount (AED) |
| A | Additional Pump bosting charges for level 25 and above | m2 | | | |
| | | | | | |
| | <u>Variation</u> | | | | |
| | As per the Ref: GCS-UAE-EY-VA-BB-SC1409-00 on 5th january 2021 Supply and apply of Un-Bonded Diamond Poly Fibre Modified Screed System (dry density 2,250+/-50 kg/m3), with 500 gauge Polythene Sheet as a separation layer to receive finishes, Surface Regularity 1/2, in situ crushing resistance category A/B, compressive strength between 20-25 MPa after 28 days, all in accordance with BS 8204.01:2003. | | | | |
| | Up to 170 mm | m2 | | | |
| | Up to 180 mm | m2 | 114.25 | 3,558.39 | 406,546.06 |
| | Up to 190 mm | m2 | | | |
| | Up to 200 mm | m2 | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| TOTAL = | | | | 7,133.22 | 645,526.09 |

