

Ref : PTS-QTN2023-Q119-L-0008
Date :13 June 2024
Project : **Damac Lagoons - Central Hub**
Attention : **Engr. Maher Ghossaini - Director Procurement**
Subject : **Technical & Financial Proposal for Infinity Pool Works for Damac Lagoons Central Hub**

Dear Sir,

Reference is made based on the above mentioned subject, kindly find enclosed Technical and Commerical offer for Damac Lagoons Central Hub Infinity Pool Works for your kind consideration.

Hoping that above proposal meets with your requirements, we would like to thank you once again for your confidence in our services & we will be waiting for your valuable feedback.

For any clarification, please do not hesitate to contact us.

For and on behalf of
Phoenician Technical Services L.L.C.


Elie Harb
General Manager




PHOENICIAN

TOMORROW'S LANDSCAPING, TODAY.

GENERAL CONTRACTING | LANDSCAPING | LEISURE POOLS | SWIMMING POOLS | WATER BODIES | WATER FEATURES

TECHNICAL AND FINANCIAL PROPOSAL FOR
SWIMMING POOL PACKAGE

PROJECT:
DAMAC LAGOONS - CENTRAL HUB

SUBMITTED TO:
DAMAC

PTS-UAE-DXB-Q2023-119A Rev 7
13-June-2024



DAMAC LAGOON CENTRAL HUB - DUBAI, UAE
INFINITY POOL AND WATER FEATURE PACKAGE

BILL No. 2 - INFINITY POOL

Item	Description	Quantity	Unit	Rate	Amount
				AED	AED
Bill 1	General Requirements				70,000.00
Bill 2	Infinity Pool MEP and Finishing Package				
A	From Page B2/1				193,755.00
B	From Page B2/2				23,400.00
C	From Page B2/3				208,485.00
D	From Page B2/4				331,355.00
E	From Page B2/5				125,965.00
F	From Page B2/6				301,450.00
G	From Page B2/7				105,650.00
H	From Page B2/8 (Additional Works)				66,440.00
	TOTAL - MAIN OFFER				1,426,500.00
Bill 3	Additional Bill				
A	Internal Waterproofing System prior to Tiling Works			53,500.00	53,500.00
	TOTAL - ADDITIONAL BILL				53,500.00
	GRAND TOTAL AMOUNT			AED	1,480,000.00



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BILL 1

PRELIMINARIES AND GENERAL REQUIREMENTS

PHOENICIAN TECHNICAL SERVICES LLC
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PRELIMINARIES AND GENERAL REQUIREMENTS

Item	Description	Unit	Total Amount
1	PRELIMINARIES AND GENERAL REQUIREMENTS		
A	Mobilization	item	included
B	Design, shop drawings and other pre-construction work including material submittal & method statements	item	included
C	Supervision and coordination	item	included
D	Site accommodation (inclusive of temporary services)	item	included
E	O & M Manuals and as built drawings	item	included
F	Workmanship Insurances	item	included
G	Craneage and Lifting	item	included
H	Temporary works, including supports and access scaffolding	item	included
J	Samples	item	included
K	Protection of works	item	included
L	Tests and Test reports	item	included
M	Warranties	item	included
N	Spare parts	item	only list of required spare parts
	TOTAL FOR PRELIMINARIES AND GENERAL REQUIREMENTS (CARRIED TO SUMMARY)		70,000.00



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BILL 2

INFINITY POOL

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DAMAC LAGOON CENTRAL HUB - DUBAI, UAE
INFINITY POOL AND WATER FEATURE PACKAGE

BILL No. 2 - INFINITY POOL

Item	Description	BOQ Quantity	PTS Quantity	Quantity	Unit	Rate AED	Amount AED
	<u>INFINITY POOL AND WATER FEATURE</u>						
	<u>INFINITY SWIMMING POOL</u>						
	<u>Paving & Surfacing</u>						
	Supply and lay, various paving and surfacing, including adhesive, grouting, bedding and all accessories, complete; all in accordance with the drawings and specification						
	Ref. CL-01, Ceramic tiles, size 100x100x20mm thick						
	Considered Thickness: 10mm as shown in material schedule (LS-100)						
A	To infinity pool floor including light weight screed, as per drawing No. LS107	321	295	295	m²	290.00	85,550.00
B	To infinity pool walls, as per drawing No. LS107	209	190	190	m²	290.00	55,100.00
C	To infinity pool treads, as per drawing No. LS107	33	30	30	m²	290.00	8,700.00
D	To infinity pool riser, as per drawing No. LS107	25	20	20	m²	290.00	5,800.00
	Supply and lay wall coping, including grouting, bedding and all accessories, complete; all in accordance with the drawings and specification						
	Ref. CO-01, Granite wall coping, 30mm thick, light beige color, as per drawing No. LS107						
	310mm wide						
E	To infinity pool	82	79	79	m	195.00	15,405.00
	210mm wide						
F	To infinity pool	42	0	0	m	150.00	Not included (Not shown in drawing)
	Ref. CO-03, Concrete wall coping, 100mm thick, light beige color, as per drawing No. LS107						
	470mm wide						
G	To infinity pool	85	80	80	m	290.00	23,200.00
PHOENICIAN TECHNICAL SERVICES LLC Carried to Collection						AED	193,755.00



DAMAC LAGOON CENTRAL HUB - DUBAI, UAE
INFINITY POOL AND WATER FEATURE PACKAGE

BILL No. 2 - INFINITY POOL

Item	Description	PTS Quantity	PTS Quantity	Quantity	Unit	Rate AED	Amount AED
<u>INFINITY POOL AND WATER FEATURE (CONT'D)</u>							
<u>INFINITY SWIMMING POOL (CONT'D)</u>							
<u>Paving & Surfacing (Cont'd)</u>							
Plaster to concrete walls including background preparation, mortar and accessories, complete; all in accordance with the drawings and specification							
A	Plaster to receive tile	209	190	190	m ²	60.00	11,400.00
<u>Handrails and Balustrades</u>							
Stainless steel handrail, floor mounted, including all necessary fixings, fittings and accessories, complete; all in accordance with the drawings and specification							
B	To infinity pool Staircase, 1200mm high	10		10	m	1,200.00	12,000.00
Carried to Collection						AED	23,400.00



DAMAC LAGOON CENTRAL HUB - DUBAI, UAE
INFINITY POOL AND WATER FEATURE PACKAGE

BILL No. 2 - INFINITY POOL

Item	Description	BOQ Quantity	PTS add'l Quantity	Quantity	Unit	Rate AED	Amount AED
	<u>INFINITY POOL AND WATER FEATURE (CONT'D)</u>						
	<u>INFINITY SWIMMING POOL (CONT'D)</u>						
	<u>Pipe Works</u>						
	Supply and installation of UPVC pipes, complete as per specification and drawings						
A	Pipe 1½" diameter	31		31	m	44.00	1,364.00
B	Pipe 2" diameter	84	7	91	m	49.00	4,459.00
C	Pipe 2½" diameter	52		52	m	58.00	3,016.00
D	Pipe 3" diameter	12		12	m	64.00	768.00
E	Pipe 4" diameter	52	78	130	m	80.00	10,400.00
F	Pipe 6" diameter	124	58	182	m	127.00	23,114.00
G	Pipe 8" diameter	170	322	492	m	177.00	87,084.00
	Supply and installation of uPVC fittings and accessories			1	LS	40,540.00	40,540.00
	<u>Fittings, supply and installation</u>						
H	Floor inlets with 1½" connection	16		16	No	855.00	13,680.00
J	Vacuum points with 1½" connection	4		4	No	315.00	1,260.00
K	300x300 Frame & Gates	4		4	No	1,570.00	6,280.00
L	Overflow drain	28		28	No	590.00	16,520.00
	Carried to Collection					AED	208,485.00



DAMAC LAGOON CENTRAL HUB - DUBAI, UAE
INFINITY POOL AND WATER FEATURE PACKAGE

BILL No. 2 - INFINITY POOL

Item	Description	Quantity	Unit	Rate	Amount
				AED	AED
	<u>INFINITY POOL AND WATER FEATURE (CONT'D)</u>				
	<u>INFINITY SWIMMING POOL (CONT'D)</u>				
	<u>U.V sterilizer</u>				
A	Supply and installation of U.V sterilizer 32.5m/h, include valves, fittings and connections, complete as per specification and drawings	4	No	12,565.00	50,260.00
	<u>Chlorine controller</u>				
B	Supply and installation of automatic chlorine & PH controller, include valves, fittings and connections, complete as per specification and drawings	1	No	13,085.00	13,085.00
	<u>Bobbin</u>				
C	Supply and installation of bobbin wound 1600mm, include valves, fittings and connections, complete as per specification and drawings (Automatic valve manifold) Note: If sand filter is changed from automatic to manual backwash system, the total cost saving will be 80,000.00 AED.	2	No	132,505.00	265,010.00
	<u>Eye wash counter</u>				
D	Supply and installation of eye wash counter, include valves, fittings and connections, complete as per specification and drawings	1	No	3,000.00	3,000.00
Carried to Collection				AED	331,355.00



DAMAC LAGOON CENTRAL HUB - DUBAI, UAE
INFINITY POOL AND WATER FEATURE PACKAGE

BILL No. 2 - INFINITY POOL

Item	Description	BOQ Quantity	PTS add'l Qty	Quantity	Unit	Rate AED	Amount AED
	<u>INFINITY POOL AND WATER FEATURE (CONT'D)</u>						
	<u>INFINITY SWIMMING POOL (CONT'D)</u>						
	<u>Valves, supply and installation</u>						
A	Back flow preventor 4" diameter	1		1	No	28,920.00	28,920.00
B	Butterfly valve 6" diameter	12	7	19	No	1,910.00	36,290.00
C	Butterfly valve 8" diameter	4		4	No	2,260.00	9,040.00
D	Ball valve ¼" diameter	3		3	No	75.00	225.00
E	Ball valve ½" diameter	2	3	5	No	80.00	400.00
F	Ball valve 1" diameter	2		2	No	100.00	200.00
G	Ball valve 2" diameter	1		1	No	200.00	200.00
H	Ball valve 6" diameter	3		3	No	1,910.00	5,730.00
J	Non return valve ½" diameter	1		1	No	70.00	70.00
K	Non return valve 1" diameter	1		1	No	95.00	95.00
L	Non return valve 6" diameter	1	7	8	No	1,440.00	11,520.00
M	Strainer 6" diameter	1		1	No	8,650.00	8,650.00
N	Reducer 10" diameter	2		2	No	597.50	1,195.00
	Butterfly Valve 4" diameter			8	No	1,300.00	10,400.00
	Non return valve 4" diameter			4	No	750.00	3,000.00
	Flexible Connector 6"			6	No	1,560.00	9,360.00
	Solenoid Valve			1	No	670.00	670.00
	Carried to Collection					AED	125,965.00



DAMAC LAGOON CENTRAL HUB - DUBAI, UAE
INFINITY POOL AND WATER FEATURE PACKAGE

BILL No. 2 - INFINITY POOL

Item	Description	Quantity	Unit	Rate	Amount
				AED	AED
	<u>INFINITY POOL AND WATER FEATURE (CONT'D)</u>				
	<u>INFINITY SWIMMING POOL (CONT'D)</u>				
	<u>Tanks</u>				
A	Supply and installation of GRP tank size (4Lx4Wx2H), include valves, fittings and connections, complete as per specification and drawings	1	No	53,760.00	53,760.00
B	Supply and installation of Chlorine / Acid 500Ltr tanks, include valves, fittings and connections, complete as per specification and drawings	2	No	2,370.00	4,740.00
	<u>Equipment</u>				
C	Supply and installation of heat cool pumps 210kw heating / 180kw cooling with base frame, electrical connections, valves, strainers, accumulators and all control wiring, vibration isolators, pressure gauge, pressure sensor, pressure vessel all in accordance with the specifications and drawings.	2	No	101,080.00	202,160.00
D	Supply and installation of filter pumps 10.0HP/415v/3ph (2D+1S) 65m/hr @ 20m head with base frame, electrical connections, valves, strainers, accumulators and all control wiring, vibration isolators, pressure gauge, pressure sensor, pressure vessel all in accordance with the specifications and drawings.	3	No	12,880.00	38,640.00
E	Supply and installation of Chemical injection pump with base frame, electrical connections, valves, strainers, accumulators and all control wiring, vibration isolators, pressure gauge, pressure sensor, pressure vessel all in accordance with the specifications and drawings.	2	No	1,075.00	2,150.00
PHOENICIAN TECHNICAL SERVICES LLC Carried to Collection				AED	301,450.00



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INFINITY POOL AND WATER FEATURE PACKAGE

BILL No. 2 - INFINITY POOL

Item	Description	Quantity	Unit	Rate	Amount
				AED	AED
	<u>INFINITY POOL AND WATER FEATURE (CONT'D)</u>				
	<u>INFINITY SWIMMING POOL (CONT'D)</u>				
	<u>Lighting</u>				
A	Install only of Underwater lighting equipment, LED lights 24W x 12V/24V, complete as per specification and drawings	25	No	2,950.00	73,750.00
B	Supply and installations of deck boxes, complete as per specification and drawings	6	No	675.00	4,050.00
	<u>Transformer</u>				
C	Supply and installations of transformers 400VA, complete as per specification and drawings	6	No	605.00	3,630.00
	<u>Control Panel</u>				
D	Supply and installations of control panel, complete as per specification and drawings	1	No	24,220.00	24,220.00
	<u>Isolator</u>				
E	Supply and installations of isolator, complete as per specification and drawings	1	No		By Others
PHOENICIAN TECHNICAL SERVICES LLC Carried to Collection OFFICE 399 CENTRAL PLAZA, DIP-1, DUBAI, UAE				AED	105,650.00

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DAMAC LAGOON CENTRAL HUB - DUBAI , UAE
INFINITY POOL AND WATER FEATURE PACKAGE

BILL No. 2 - INFINITY POOL

Item	Description	Quantity	Unit	Rate	Amount
				AED	AED
	<u>INFINITY POOL AND WATER FEATURE</u> <u>(CONT'D)</u> <u>ADDITIONAL ITEMS</u> The tenderer is to list here below any additional items, shown on the drawings mentioned in the specification or required for the satisfactory completion of this section but not mentioned herein, any items not listed below shall be deemed to be included.				
1	Electrical Works for Infinity Pool	1	LS	66,440.00	66,440.00
Carried to Collection				AED	66,440.00



PHOENICIAN
TOMORROW'S LANDSCAPING, TODAY.

BILL 3

ADDITIONAL BILL CIVIL WORKS FOR INFINITY POOL

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INFINITY POOL CIVIL WORKS

Item	Description	Unit	Qty	Rate (AED)	Amount (AED)
A	CIVIL WORKS				
1	Excavation Works	m3	1,148.00	18.00	Executed by others
2	Disposal of excavated soil	m3	1,148.00	18.00	Executed by others
3	Compaction of existing subgrade	m3	430.00	3.00	Executed by others
4	Road base and compaction works	m2	430.00	17.00	Executed by others
5	Blinding, polyethylene sheet 1000 Guage	m2	430.00	42.00	Executed by others
6	200mm block works	m2	170.00	100.00	Executed by others
7	Supply & apply external waterproofing as per specification	m2	650.00	100.00	Executed by others
8	Construct reinforced concrete / gunite to floor & walls using a 1:4 mix with a strength of 30N/mm2 at 28 days	m3	128.00	1,000.00	Executed by others
9	Supply & apply of ready mix plaster ready to receive internal waterproofing to floor and steps	m2	535.00	60.00	32,100.00
10	Supply & apply cementitious internal waterproofing to pool floor and walls	m2	535.00	40.00	21,400.00
11	Supply & apply Polyurea Waterproofing to pool floor and walls as per specification	m2	535.00	210.00	RATE ONLY
TOTAL FOR CIVIL WORKS FOR INFINITY POOL CARRIED TO GRAND SUMMARY (AED)				AED	53,500.00



PHOENICIAN
TOMORROW'S LANDSCAPING, TODAY.

ANNEX 1

CLARIFICATION ON THE SCOPE OF PHOENICIAN

PHOENICIAN TECHNICAL SERVICES LLC
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CLARIFICATION ON THE SCOPE OF PHOENICIAN

- 1 Any Submission / payments for NOC to authority is excluded. However, PTS will Provide Technical Assistance during acquisition of NOC.
- 2 Sufficient Storage Area to be provided by client.
- 3 Sand filters are considered with automatic backwash system. If sand filter is changed from automatic to manual backwash system, the total cost saving will be 80,000.00 AED.
- 4 Chemical Controller is with built-in dosing pumps for Cl and pH
- 5 Proposed equipment are from Aqua (italy) and will be supplied by Aqua Middle East
- 6 The design considered for Infinity Pool is as per Landscape Drawing ref: 21010700-00-00-LS358
- 7 Construction of Infinity pool structure is by others. Phoenician scope for civil works is from internal waterproofing up to finishing only. Internal waterproofing considered is Cementitious Waterproofing System.
- 8 Construction of Pump Rooms and all MEP services to pump room (Power, water, drainage and backwash)
- 9 This proposal is excluding any VAT already imposed by the UAE government.
Starting 2018 all the submitted include an additional amount of equivalent to 5% of the initial BOQ rates