

EZZOGENICS PTE LTD

UEN: 201208665Z

436 MACPHERSON ROAD SINGAPORE
368147

TEL: 69683098

Valid: 15 Days

HDB Lic: HB-095474D



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|---------------|--|---------------------|------------|------------|
| Site Address: | 275 Thomson Road #39-42 Novena Regency Singapore 307645 | Invoice SI SG 02440 | | |
| Company Name: | One Target Education Hub Pte Ltd | Date: | 4 Apr 2023 | |
| Attention: | Ms. Xu Fang | Project in charge: | Marie Igao | |
| H/P: | 9128 0335 | H/P: | 9084 9097 | |
| Email: | | | | |
| N/o: | DESCRIPTION | | | |
| A | PROFESSIONAL SERVICES / DESIGN CONSULTATION / INTERIOR DECOR | Qty | Unit price | Price |
| 1 | Interior design, layout planning, Autocad Drawing, consultation and space planning | 1 | \$1,500.00 | \$1,500.00 |
| 2 | Detail drawing of all carpentry works, if required | | | |
| 3 | Project management and site coordination/ supervision | | | |
| 4 | <p>Compilation, administration and drafting (where relevant) of detailed drawings for submission to landlord/MCST</p> <p>a) Relevant forms for compilation as part of the application for Permit to Work</p> <p>b) Completed CS/3 form complete with electrical single-line drawing endorsed by Licensed Electrical Worker (LEW);</p> <p>c) Compilation of first electrical bill by the energy retailer, if applicable;</p> <p>d) Compilation of As-built plan endorsed by Qualified Person (QP);</p> <p>e) Singapore Civil Defence Force (SCDF) lodgement letter or notice of approval (NOA) - (where applicable);</p> <p>f) Fire Safety Certificate (FSC) issued by the SCDF (where applicable);</p> <p>g) All soft copies of as-built drawings;</p> <p>h) Prescribed forms for completion of renovation works</p> <p>i) Preparation of shop drawings, as-built drawings, risk Assessment Plan, layout plan, air-conditioning (ACMV), lighting and electrical plan</p> <p>j) 3D visuals for submission to Landlord / Management</p> <p>Note: Relevant QP fees are indicated separately in the quoted items below. All above items required for submission are only compilation and as administrator for required items.</p> | | | |
| 5 | <p>Professional service for LEW: PERMANENT SUPPLY</p> <p>Endorsement, testing and provision of internal test report attesting to work and material compliance with Singapore Standards SS 638 (up to 63 Amp TPN sub-DB panel).</p> <p>- Includes shutdown attendance fee for testing fees/commissioning for DB</p> <p>- Provision of endorsed Single Line Drawing by LEW</p> <p>- Testing and commissioning by LEW for SP testing for Permanent supply</p> <p>Important Note: Pls take note that price quoted does NOT include other costs imposed by building LEW, SP Power, building management and any other government authorities. Additional costs such as load testing, SP testing fees and associated costs, shutdown fees, turn-on fees and fees related to Form CS3 approval and processing.</p> <p>- Note that the EMA Grade 9 LEE Licensor for the 300 Amp MCB would impose charges for shutdown and turn-on for access and his service fee to tap from the 300 Amp MSB under his charge. This quote does NOT cover additional charge from Building LEW</p> <p>This quote is for Permanent SP Testing and Endorsement supply of 63 Amp 4P TPN DB only. Licensing for 300 Amp MCB 4P TPN at the existing is NOT quoted. Existing expiry 01/07/2023.</p> | 1 | \$1,200.00 | \$1,200.00 |

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| 6 | Professional service for LEW: TEMPORARY SUPPLY Endorsement of SLD and testing of Temporary DB supply as required by Landlord attesting to work and material compliance with Singapore Standards SS 638. - Provision of endorsed Single Line Drawing by LEW - Testing and commissioning by LEW for SP testing for TEMPORARY supply Important Note: Pls take note that price quoted does NOT include other costs imposed by building LEW, SP Power, building management and any other government authorities. Additional costs such as load testing, SP testing fees and associated costs, shutdown fees, turn-on fees and fees related to Temporary Form CS3 approval and processing. Electricity usage rates charged by Mall Management to be paid by customer. Option: If required by Mall Management - \$600 | 1 | \$0.00 | \$0.00 |
| 7 | Professional service for Fire Safety Certificate for Building Plan (BP) and Fire Protection (FP) submission: Qualified Personnel submission to SCDF leading to FSSD for BP and FP. Includes: - Site visits, Consultations & Plan Drafting fees • Preparation & Submission of BP plan to FSSD/SCDF (FSC) • Submission fee to FSSD/SCDF (FSC) • Engaging Qualified Person (Civil Engineer and Mechanical Engineer) • Engaging (RI) inspector (RI. Architect) • Application for Fire Safety Certificate (FSC) and subject to FSSD approval) Important Note: The list of Emergency and EXIT lighting and wiring is subject to final count confirmation by QP. Overriding decision by SCDF determines if more Exit or Emergency or other fire protection equipment needs to be added after inspection. Additional items not quoted shall be part of Variation Order (VO). | 1 | \$3,600.00 | \$3,600.00 |
| 8 | Professional service: PE Endorsement a. PE Endorsement to management for A/C installation of wall mounted FCU Note:(If required by MCST/Landlord). Option if required by Mall Management @ \$700 | 1 | \$0.00 | \$0.00 |
| 9 | Insurance Public Liability insurance coverage for the Landlord and their representatives up to \$2,000,000 and relevant Workmen Compensation Insurance | 1 | \$500.00 | \$500.00 |
| 10 | Mobile aluminium scaffolding provided if job is awarded in full | | | |
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| B | ELECTRICAL | | | |
| 1 | Supply LED downlights, labour and materials to install lighting points with wiring in conduit pipe. On-off switch is One Way only. Wiring is laid in GI conduit as per Fit-Out Guide requirement with hanging rod from concrete slab. Pls review detailed breakdown for the lighting count. Lighting provided is LED Downlight 15W Megaman or Philips brand 6" wide. There is NO warranty for LED downlights as supplier doesn't provide to contractor. For lighting on partition wall, wiring are in EXPOSED Trunking on surface of partition wall. Option: If customer opts to supply own LED downlights, labour and wiring materials for installation of lighting and wiring is at \$65/lighting point. | 77 | \$85.00 | \$6,545.00 |
| 2 | Supply labour and materials to install 2 Gang (2G) power sockets with wiring in EXPOSED PVC Trunking on surface for concrete wall. For partition wall c/w concealed GI piping. These sockets are 3-Pin outlets only with Safety Mark approval brand Honeywell. Quote does not include any hacking or cutting wall or floor. | 29 | \$80.00 | \$2,320.00 |
| 3 | Supply and install (with wiring) tracking lighting with lighting unit for white color track and track light a. To provide lighting for the signage. Light to be LED - 2m track and 3 light units Note: Value of light unit to be up to value of \$20 per unit. b. To provide lighting point and light installation above the counter. Lighting fixtures will be provided by owner. | 1 | \$220.00 | \$220.00 |
| 4 | Supply and Install 36 Inches DC Motor Ceiling Fan with 3 tone LED Light and Remote at pantry (Includes fan/light points installation with wiring in conduit pipe) | 1 | \$320.00 | \$320.00 |
| 5 | FOC: Supply and install Temporary Distribution Board for use during renovation (If required). As option. Quoted as \$500 Remark: Required as existing unit have no power supply. | 1 | \$0.00 | \$0.00 |
| 6 | Supply and fabricate 63 Amp TPN Electrical Switch Panel Distribution Board | 1 | \$1,250.00 | \$1,250.00 |

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| 7 | Supply labour and materials to install HIKVISION 16CH NVR DS7616NI-Q2/16P and WD PURPLE 4TB HDD SURVEILLANCE GRADE (Inclusive of setting up). | 1 | \$900.00 | \$900.00 |
| 8 | Supply labour and materials to install HIKVISION 2MP IP POE DOME CAMERA BUILD IN MIC DS2CD1323G0-IUF. (11pcs CCTV Includes running of cat 5E data cable only). | 11 | \$260.00 | \$2,860.00 |
| 9 | Supply and install HDMI cabling (one set of 2x cables up to 15m length) with faceplate for interface (if required) for 6 classrooms. Total 6 sets. Option to add if required \$1650 | 1 | \$0.00 | \$0.00 |
| 10 | Labour to install Projector per classroom. All other accessories (including mounting pole) and projector materials to be provided by customer. This quote includes One 1G SSO for the power supply to the projector. Option if required: 6 x \$180 with wiring = \$1080 | 0 | \$0.00 | \$0.00 |
| 11 | Supply and install for Double Leaf -> Door Keypad RFID Access Control System with Proximity Card and Standalone 2000 Users Door Access FS601 Package Package Includes: - Waterproof Metal Keypad RFID Access Control System Proximity Card Standalone 2000 Users Door Access Control - Accessories •PS5A12V/DOOR ACCESS (High-Quality 5A with Relay) •BATTERY 12V/7.2AH •EM LOCK (600lbs/Relay) •LZ BRACKET / U BRACKET •BREAK GLASS •DOOR EXIT (Push Button) - WITH INSTALLATION - With 10x access cards | 1 | \$895.00 | \$895.00 |
| 12 | Supply telephone cable and labour to lay from nearest Singtel telephone Switch Room | 1 | \$250.00 | \$250.00 |
| 13 | Supply and install custom vertical mounting TV bracket using mild steel. Customer to provide TV Panel itself. Mild steel to be powder coated. | 1 | \$250.00 | \$250.00 |
| | Important note: (1) Wiring requirement varies management to management but as a minimum standard, wiring complies with SS638 standard. As it is a requirement by Mall Management, additional costs may be incurred once the electrical wiring work is confirmed. Under this condition, tenant and their contractor are to use new colour coding for cable with reference to BS 7671 and IEC 60446 and EMA circular RD/EO1/2009. Wiring is may also required to be contained in GI conduit instead of regular PVC trunking/piping. (2) Submission of electrical works maybe required to SP Power upon agreement with customer (3) Current incoming capacity is 300Amp MSB. Sub-DB is 63 Amp quoted. Additional top up maybe required should more power supply is required. (4) You are advised to confirm the total loading of all your electrical appliances. (5) We shall provide Safety Mark approved switches and power outlets based on what is readily available from the supplier. These shall be in white. If you wish to choose your own design, you may do so at your own costs. There shall be no deduction of materials costs if this is made known after the quotation is confirmed. Our brand provided is either MK or Honeywell or Hager subject to stock availability. (6) Packaged pricing content components are not allowed to be traded or exchanged. Additional works or changes shall be charged at ala-carte pricing. If you do not use up your entitlement, you may not trade for it. (7) IMPORTANT: Power Budget calculation and endorsement is NOT quoted unless required by Mall Management. If required, it is quoted as \$500 per power budget calculation table with endorsement by LEW | | | |
| | Not quoted: Setup of Data / router point for the centre. Setup of fibre optic ONT by NTL. | | | |
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| C | Flooring | | | |
| 1 | Supply and install new Vinyl Classico Click 4 Marple Plank C4510 (5mm) 1220mm x 180mm x 5mm T for unit area. Quote includes wastage of 10% Note: 1. Laying of Vinyl tiles and plywood only after partition walls are up. 2. Does not include any Vinyl skirting Optional: eco+ Brand Luxury Resilient Vinyl Flooring (Made in Korea) top up \$0.70 psf | 2850 | \$4.90 | \$13,965.00 |

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| D | AIR-CONDITIONING AND MECHANICAL VENTILATION (ACMV) | | | |
| 1 | This item to be quoted after inspection with customer and air-con specialist. There are 8 cassette aircon units from previous. It may be shifted and recycled for current use subject to its useability. Pricing subject to floor plan confirmation and site visit. Estimate quote to shift one Cassette aircon is \$880. | 8 | \$880.00 | \$7,040.00 |
| 2 | Supply Himpel (Korean brand) low noise signature ventilation fan with flexible ducting for airflow generation at the common corridor. Includes running of electrical wiring | 2 | \$750.00 | \$1,500.00 |
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| E | FALSE CEILING, DOORS and DRYWALL | | | |
| 1 | Supply and install 600mm x 1200mm Ceiling Board and frame. This ceiling board provides most basic noise insulation. Customer to confirm the type and grade of sound proofing required before confirmation. Able to demarcate between false ceiling for common areas (reception, office and walkway) and ceiling board Rooms for tuition. Only day job is quoted. Night job if required shall be chargeable at \$500 per night (3 nights are required) | 2860 | \$4.00 | \$11,440.00 |
| 2 | Supply and install 2-sided Partition Wall with 40 kg/m2 rockwool. Additional 300mm from 2800mm false ceiling height. This provides BASIC sound insulation only. | 2552 | \$5.50 | \$14,036.00 |
| 3 | Supply and install wooden using (KWC 2597) in laminate finish a. Door frame c/w paint / varnish. b. Rockwool insert (noise insulation) plywood Door with view panel & selected laminated c/w ss door locked lever, hinges and stopper for use at the ROOMS only. | 6 | \$850.00 | \$5,100.00 |
| 4 | Supply and install wooden door frame with paint/varnish and solid plywood Door with selected laminated (KWC 2597) c/w ss door locked lever, hinges and stopper at Online Room only. Note: Without Rockwool insert (noise insulation) and no view panel. | 1 | \$700.00 | \$700.00 |
| 5 | Optional: Supply labour and materials to install sliding door and doorframe c/w laminate finish with complete door accessories and top track (800mmx2100mm). Between the pantry and online room. Quoted as \$750 | 1 | \$0.00 | \$0.00 |
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| F | CARPENTRY WORKS | | | |
| 1 | Location: Reception counter a. Supply labour and materials to fabricate and install reception counter in laminate finish w/2 sets of drawers & w/ lock set (2305 mmLx 600mmx1200mm) b. LED COB Strip lighting with power supply and lighting point at bottom part of counter c. Triangle design marble finish laminate (from Keminates KC 9511 STATUARIO) & half height fluted panel profile size (FP-151 Oak W150mmxL3000mmxT9mm) d. Include Bar door w/door hinges e. Internal finish with woodgrain PVC Optional: Need to top up \$150 if use EDL Brand (Marmo Canova DV 3346MT) | 1 | \$1,750.00 | \$1,750.00 |
| 2 | Location: Pantry Supply labour and materials to fabricate and install top & bottom cabinet with finger hand groove & soft close hinges mechanism at pantry c/w laminate finish (20FT run Total length top & bottom L-Shaped). Internal with wood grain finished PVC. To be full height cabinet. Materials used: Internal PVC (EF 202 Internal PVC) External finish for cabinet (KPM 6634) All cabinet doors (KFC 8339G) QUARTZ ORO | 20 | \$165.00 | \$3,300.00 |
| 3 | Location: Front of Pantry Supply labour and materials to fabricate and install full height display cabinet with glass c/w lights and for rear part c/w top & bottom cabinet for additional storage. (2.00mLx0.40mWx2.80mH). Internal woodgrain PVC (EF 202 Internal PVC) Cabinet finish using (KFC 8339G) QUARTZ ORO | 1 | \$3,000.00 | \$3,000.00 |

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| 4 | <p>Location: Vertical feature display left side of counter display</p> <p>a. Supply and install solid kapur wood for vertical wooden trellis with selected laminate. Total of 7x pieces with each piece to be 2" x 4" x up to 8'.</p> <p>b. Supply and install marble look selected marble from (Keminates KC 9511 STATUARIO)</p> <p>c. Supply labour and materials to fabricate and install half height fluted panel profile size (FP-151 Oak W150mmxL3000mmxT9mm)</p> <p>d. Partition wall support</p> <p>Optional: Need to top up \$80 if use EDL Brand (Marmo Canova DV 3346MT)</p> | 1 | \$2,500.00 | \$2,500.00 |
| 5 | <p>Location: Feature Wall (3090mmLx2800mmH)</p> <p>Supply labour and materials to fabricate and install full height fluted panel profile size (FP-162 Walnut W155mmx H3000mm x T25mm) for both sides and backdrop selected laminate finish (Keminates KC 9511 STATUARIO) for logo background.</p> <p>Note: Signage provided by owner (FOC installation of logo signage using glue with no lighting)</p> <p>Optional: Need to top up \$300 if use EDL Brand (Marmo Canova DV 3346MT)</p> | 1 | \$3,000.00 | \$3,000.00 |
| 6 | <p>Location: Office</p> <p>Supply labour and materials to fabricate and install half height cabinet with internal shelves laminate & finger groove soft close casement door in laminate finish (1.20mLX0.50mWx1.20mH). Previously quoted \$720</p> | 0 | \$0.00 | \$0.00 |
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| G | KITCHEN COUNTERTOP (QUARTZ) | | | |
| 1 | Supply and install 10 FT selected Quartz 20mm THK solid countertop in single profile (INFINITY MOCCA Melmer Classics Edition) | 10 | \$120.00 | \$1,200.00 |
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| H | GLASS WORKS | | | |
| 1 | <p>Supply labour and materials to install additional one leaf 12mm Clear Tempered Glass Panel for the Main Door with Floor Spring.</p> <p>Note:</p> <p>a. In order to save costs, the existing single leaf door can be reused. NOTE that both old and new doors do NOT have the same width. There would be a difference of up to 50mm. Subject to confirmation onsite at point of measurement.</p> <p>b. The existing fixed glass panel has to be broken prior to removal. There is a possibility the other glass panel attached to this glass panel can be broken too and render unusable. The costs will be a VO (chargeable to customer should this happen. All care shall be performed where practical but Ezzogenics does not bear responsibility if the attached glass panels are damaged in the process.</p> | 1 | \$1,150.00 | \$1,150.00 |
| 2 | Supply labour and materials to install frameless one leaf (900mmWx2200mmH @ 12mm tempered glass door with complete door accessories (SS door handle, lower/upper patch fittings, floor hinge stopper) at office area | 1 | \$1,050.00 | \$1,050.00 |
| 3 | <p>Supply labour and materials to install frameless 12mm tempered glass partition at office area @ 3 panel (3000mm x 2200mm)</p> <p>Optional: Additional \$350 for 3 panel glass from 2200mm to 2800 mm height and fixed panel on top of glass door</p> | 1 | \$1,610.00 | \$1,610.00 |
| 4 | Supply labour and materials to install 10ftL spray (Nippon Paint Wooden NP N 3242 P) finish 5mm tempered extra clear glass for backsplash between top & bottom pantry cabinets | 1 | \$500.00 | \$500.00 |
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| I | PLUMBING WORKS AND FITTINGS | | | |
| 1 | <p>Supply and install plumbing stainless steel piping for one sink with drainage, piping and cold water tap</p> <p>- Quoted sink Monic SQM-550-S 550mm x 450mm x 280mm @ \$450</p> <p>- Quoted Stainless Steel Matt Sink Tap @ \$120</p> <p>- Plumber labour and materials for drainage with floor trap and stainless steel piping from inlet @ \$400</p> | 1 | \$970.00 | \$970.00 |
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| J | PAINTING | | | |
| 1 | Supply paint and painter to paint walls and partition walls using Nippon Matex or similar grade. Partition wall to be painted using oil sealer. (Simply White NP OW 2146 P) | 1 | \$1,800.00 | \$1,800.00 |

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| 2 | Supply paint and painter to paint bottom part of walls of classroom up to 1000mm height from floor using either Nippon Bodelac 9000 or Aqua Bodelac paint. (Whispering white NP OW 1001 P) | 1 | \$400.00 | \$400.00 |
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| K | FIRE SPRINKLER WORKS | | | |
| 1 | Supply and install new concealed pendent Royal Flush type sprinkler points | 35 | \$165.00 | \$5,775.00 |
| 2 | As-Built Drawing for Fire Sprinkler works as part of FSC (FP) submission) if done by Ezzogenics, is already reflected in this quote. | 1 | \$0.00 | \$0.00 |
| 3 | Supply and install new led exit light (final count to be confirmed by QP/SCDF) | 11 | \$140.00 | \$1,540.00 |
| 4 | Supply and install new led emergency light (final count to be confirmed by QP/SCDF) | 4 | \$140.00 | \$560.00 |
| 5 | Supply 3kg Fire Extinguisher | 3 | \$60.00 | \$180.00 |
| | Note: Any additional work for installation of emergency lights, fire extinguisher, heater detector, shifting of sprinklers will be quotes separately if required. Final count is subject to design and count from QP. VO maybe chargeable. | | | |
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| L | STICKER WORKS | | | |
| 1 | Option: To provide simple design, and supply and install wall sticker for length 29.3m L x 1.70m H -Simple Design fees \$600 -\$6 psf to supply and install wall sticker at exterior glass partition Price: \$3800 Total \$6000 | 1 | \$0.00 | \$0.00 |
| M | MISCELLANEOUS | | | |
| 1 | Supply labour and materials to provide blue canvas/cardboard/plywood/PVC for corridor protection | 1 | \$500.00 | \$500.00 |
| | Lead time to commence work is subject to 1. Submission of documents to MCST (Approx. 1 week as insurance take 3 to 4 business days for issuance of policy). Paperwork shall commence concurrently upon payment of deposit. 2. Vetting by MCST (typically 1 week) 3. Commencement of work - subject to issuance of PTW. 4. Target completion within 4 to 6 weeks subject to customer confirming layout and design plans 5. We shall try our best to handover 90-95% within 4 to 6 weeks from start date. Start date means getting PTW from Management. Based on estimate earliest we can start is 27/02. And provided no unforeseen changes, or unforeseen problems surfacing. 6. Estimated hand over latest by end of first week of April on best effort basis. | | | |
| | Payment terms: | | | |
| | 1. 10% deposit upon confirmation and signing of contractor work. Submission of drawings and documentation work shall commence upon receipt of deposit. | | | |
| | 2. 1st claim, 30% upon commencement of work. | | | |
| | 3. 2nd claim, 25% upon completion of partition works | | | |
| | 4. 3rd claim, 25% upon passing of LEW testing and completion of painting. Balance would be touch up works and installation of lighting (after passing LEW testing) | | | |
| | 5. Balance 10% on handover after 30 days. | | | |
| | Total | | | \$107,176.00 |
| | Goodwill Discount | | | \$7,176 |
| | Gross Total | | | \$100,000.00 |
| | GST | | 8% | \$8,000.00 |
| | Grand Total for this quotation | | | \$108,000.00 |
| | Deposit | | | \$10,800.00 |
| | 1st claim received | | | \$32,400.00 |
| | 2nd claim received | | | \$27,000.00 |
| | Balance | | | \$37,800.00 |
| | Required Deposit 3rd claim 25%*\$100,000 | | | \$25,000.00 |

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| | LESS REDUCTION ITEMS (From VO without GST calculated) | | <u>-\$4,368.05</u> |
| | Deposit due before GST | | <u>\$20,631.95</u> |
| | Deposit PAYABLE after GST (Deposit * 8% GST) | 8% | \$22,282.51 |