

Hamмам Al Nouri

Site preparation

BOQ

Ref	Description	Estimated Qty	Unit	Unit Price (\$)	Estimated Total (\$)
1	Excavation and leveling				
1.01	Manual excavation of the outdoor back area and leveling of the space to align with the level of the coil room floor. This includes digging and removing soil, rocks, and other materials to lower the ground to the required level, ensuring the excavated area is even and uniform. The task also involves the collection, transportation, and safe disposal of all excavated materials including soil, rubble and debris.	1	LS		- \$
1.02	Leveling and cleaning of the coil room ceiling from any vegetation, soil and debris	37	m2		- \$
2	Demolition works				
2.01	Demolition and cutting in the stone fence wall in the outdoor back area to create a door opening with dimensions of 2m width and 2.3m height. The work includes precise demolition and removal of stone materials while ensuring structural integrity of the remaining wall.	1	LS		- \$
3	Concrete works				
3.01	Construction of reinforced concrete walls 10cm thick for the sanitary block. The walls to be finished with fair-faced concrete, providing a smooth surface without the need for additional plastering or cladding.	66	m2		- \$
3.02	Construction of 20cm thick concrete slab on grade for the sanitary block in the back area	10	m2		- \$
3.03	Construction of 10cm roof slab for the sanitary block	10	m2		- \$
4	Natural stone masonry and limestone plastering				
4.01	Construction of new arched natural stone masonry wall in the coil room (new technical space) with a provision and reinforcement for arched door opening (width: 1.1m and height: 2.2m) Blocks to be bedded and jointed using lime mortar.	14	m2		- \$
4.02	Consolidate existing masonry wall in the back area with stainless steel mesh and limestone plaster.	25	m2		- \$
4.03	NHL3.5 Hydraulic Lime plaster 20 mm thick in two coats reinforced with plastic fibers, including cleaning surface, jointing and applying new plaster, for the technical room stone walls and ceiling from the indoor space, including limestone mortar filling to all the gaps and uneven zones (10%white cement allowed)	100	m2		- \$
4.04	Prepare mix and apply 3 coats of water-based lime paint (Lime wash) for the technical room stone walls and ceiling from the indoor space	100	m2		- \$

5	Steel works				
5.01	<p>Supply and installation of a steel door from the main entrance side with the following dimensions: width: 1.15m, height: 2.2m. The door shall consist of one leaf.</p> <p>It should be provided with a key-operated lock system and all required hardware, including hinges, a secure handle, and any other necessary fittings. The door shall be treated with an anti-corrosion primer.</p> <p>Dimensions to be checked on site before pricing.</p>	1	U	-	\$
5.02	<p>Supply and installation of a steel door for the newly created opening in the back area (technical space) with the following dimensions: width: 2m, height: 2.2m. The door shall consist of two leaves.</p> <p>It should be provided with a key-operated lock system and all required hardware, including hinges, a secure handle, and any other necessary fittings. The door shall be treated with an anti-corrosion primer.</p> <p>Dimensions to be checked on site before pricing.</p>	1	U	-	\$
5.03	<p>Supply and installation of a steel door for the technical room in the back area with the following dimensions: width: 1m, height: 2.2m. The door shall consist of one leaf.</p> <p>It should be provided with a key-operated lock system and all required hardware, including hinges, a secure handle, and any other necessary fittings. The door shall be treated with an anti-corrosion primer.</p> <p>Dimensions to be checked on site before pricing.</p>	1	U	-	\$
6	Woodworks				
6.01	<p>Provide and install a temporary plywood door constructed from 18mm thick marine plywood. Dimensions: height: 2m, width: 0.9m. The door shall include basic hardware such as hinges, a latch, and a handle for functional use.</p>	1	U	-	\$
6.02	<p>Provide and install a temporary plywood door constructed from 18mm thick marine plywood. Dimensions: height: 2m, width: 0.7m. The door shall include basic hardware such as hinges, a latch, and a handle for functional use.</p>	1	U	-	\$

7	Waterproofing system				
7.01	Supply and cover technical room roof with a 5cm thick lime screed including extra-fill removal and roof stripping.	1	U		- \$
7.02	Supply and apply a high-performance polyurethane (PU) paint waterproofing system designed for stone and lime roof applications starting with applying a compatible primer to enhance adhesion between the PU waterproofing paint and the lime screed.	37	m2		- \$
7.03	Supply and install one SBS waterproofing membrane layers on exposed horizontal sanitary block, 4mm thick, including a geotextile and 100 mm thick gravel layer, including bolted metal flashing sheet.	12	m2		- \$
8	Tiling works				
8.01	Supply and installation of 1.2x1.2m, full body, grade A ceramic tiles to sanitary block floor, including bedding, jointing and grouting. Tile selection to be approved by the consultant prior to execution.	8	m2		- \$
8.02	Supply and installation of 10cm high full body, grade A ceramic skirting to sanitary block floor including bedding, jointing and grouting. Tile selection to be approved by the consultant prior to execution.	16	lm		- \$
9	Plumbing works				
	Connections to the main network to be assessed on-site before pricing.				
9.01	Supply and installation of pipes and fittings to provide a reliable water supply to the sanitary block, including connections for sinks, toilets, and other fixtures as per the design. Provision of necessary valves, connectors, and supports to ensure functionality and ease of maintenance.	1	LS		- \$
9.02	Supply and installation of a drainage network to effectively remove wastewater from the sanitary block. Use of high-quality PVC drainage pipes with appropriate diameters to handle expected flow rates. Inclusion of floor drains, traps, and vents to prevent odors and ensure efficient flow. Proper slope and alignment of pipes to facilitate smooth drainage.	1	LS		- \$
9.03	Supply and installation of 2 PVC water tanks, each with a capacity of 2,000 liters, to be located on the roof of the technical room. Tanks to be made of durable, UV-resistant PVC material. This task includes the installation of necessary plumbing connections from the water tanks to the sanitary block, ensuring continuous and reliable water supply to the site.	2	U		- \$
9.04	Supply and installation of sanitary fixtures for the sanitary block including 2 wall-mounted toilet closets, 2 wall-mounted washbasins and 2 mixers in addition to the floor drain and cleanout covers and all needed valves and accessories for the proper functionality of the sanitary block.	1	LS		- \$

10	Electrical works				
10.01	Supply and installation of electrical outlets for lighting (3 outlets) and switches (3 switches) in the sanitary block making all necessary electrical wiring and fittings in the concrete structure of the sanitary block.	1	LS		- \$
10.02	Supply and installation of electrical outlets for sockets (3 outlets) in the sanitary block making all necessary electrical wiring and fittings in the concrete structure of the sanitary block.	1	LS		- \$
10.03	Install a temporary lighting system for the sanitary block to facilitate site operations with an extension cable and plug, connected to the site panel board for power supply. The lighting system should be designed for easy dismantling after use, as it is a temporary installation. Provide 3 lighting fixtures to ensure adequate illumination of the sanitary block area.	1	LS		- \$
TOTAL WORKS					- \$
VAT 11%					- \$
GRAND TOTAL					- \$