

MEMORANDUM

To	Employer's Project Director, Qamar Bay
From	Employer's Quantity Surveyor
Date	30 June 2027
Subject	Fit-out tender QB/FO/2027/01: QS estimates for bid adjustment

Three tenders were received for the fit-out works (Asateer Interiors LLC, Northline Fit-Out LLC and Al Wafra Contracting LLC). To compare them on a like-for-like basis, the following QS estimates should be used. The tenders themselves are not commented on in this memo.

1. Provisional sum items. The QS estimate for the full scope of items described as provisional in the tender documents is **AED 10.0m** in total (AED 10,000,000). Bidders have firm-priced different parts of this scope, so the gap must be assessed against the items each bidder still carries as provisional:

Bidder	Provisional sums in tender	QS estimate for the same items	Gap to QS estimate
Asateer Interiors LLC	AED 6,000,000 (whole provisional scope)	AED 10,000,000	AED 4,000,000
Northline Fit-Out LLC	AED 1,500,000 (two items; rest firm-priced)	AED 1,500,000	Nil
Al Wafra Contracting LLC	AED 3,000,000 (four items; rest firm-priced)	AED 4,500,000	AED 1,500,000

2. Loose furniture installation. Where a tender excludes the receipt, storage, distribution, assembly and placement of owner-supplied loose FF&E, the QS estimate for that scope is **AED 2.0m** (AED 2,000,000).

3. Excluded scope priced by a tenderer. Where a tenderer has excluded a package but stated its own indicative value for it, that stated value should be used unless the QS advises otherwise. The QS has reviewed and accepts such values as reasonable.

4. Warranty gaps. Where a tender excludes the ten-year warranty for spa wet-area waterproofing, a risk allowance of AED 1.5m (AED 1,500,000) is recommended, being the QS estimate of the cost of remedial waterproofing works in the spa within the warranty period.

5. Programme. The development programme requires the hotel to be handed to the operator for pre-opening four months before the target opening date of 1 October 2029 (HMA clause 5.2), that is by 1 June 2029.

These estimates are prepared for tender evaluation only and do not constitute a cost plan update.