



Rough Order Of Magnitude Estimate No. 1 Rev. 0

ACCOR Hotel & Hospital - Cameroon
Bluebird Construction France



Project Title ACCOR Hotel & Hospital - Cameroon
Client Bluebird Construction France
Project No. TBC
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Project Quantity Surveyor Daniël Schmidt
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Supplementary notes

1. Information

This estimate is based on the following information available:

1.1 ARCHITECT	Dwg No.	Revision	Date
Ground Floor Plan (Hotel)	PROJ 2000-A02	n/a	2017/07/10
1st to 4th Floors (3-Star Hotel)	PROJ 2000-A03	n/a	2017/07/10
6st to 14th Floor (4-Star Hotel)	PROJ 2000-A04	n/a	2017/07/10
Perspectives & 3D's	PROJ 2000-A05	n/a	2017/07/10
Ground Floor Plan (Hotel & Hospital)	PROJ 2000-A06	n/a	2017/07/10
5th Floor - Pool Deck and Destination-Bar	PROJ 2000-A07	n/a	2017/07/12
3D Model	PROJ 2000-A11	n/a	2017/08/03

1.2 STRUCTURAL ENGINEER

No information is currently available

1.3 CIVIL ENGINEER

No information is currently available

1.4 ELECTRICAL ENGINEER

No information is currently available

1.5 ELECTRONIC ENGINEER

No information is currently available

1.6 MECHANICAL ENGINEER

No information is currently available

1.7 FIRE ENGINEER

No information is currently available

1.8 WET SERVICES CONSULTANT

No information is currently available

1.9 LANDSCAPE ARCHITECT

No information is currently available

1.10 OTHER INFORMATION

No information is currently available

2. Construction Period

2.1 The following programme has been assumed for purposes of calculating contract price adjustment provisions: -

Base Date	01 Sep 2017
Contract Start	01 Sep 2018
Contract Completed	01 Aug 2021
Pre-contract Period	12 months
Contract Period	36 months

3. Contract Price Adjustments

Included: Programme dependent - Allowance based on information as stated in item no. 2.1 above

4. Professional Fees

Included - Allowance

Assumptions

This estimate has been prepared based on the following assumptions: -

- 1 **This estimate has been produced in advance of any detailed Architectural, Structural, Civil, Mechanical, Electrical, Fire Protection, Landscaping, etc. information and is subject to continuous review as new information becomes available. The purpose of this estimate is for information only.**
- 2 Where information is not available allowance had been made based on information currently available and is subject to review once more detailed information becomes available.
- 3 General allowance had been made for the some items as indicated in the estimate until further information becomes available.
- 4 Site soil is assumed to be normal pickable material suitable for conventional excavations, where applicable.
- 5 The excavated soil is assumed to be suitable for backfilling to trenches and holes and in making up levels. Surplus soil is carted off site or in the case of a shortfall allowance has been made to import filling.
- 6 Rates utilised in the body of the estimate are current market related rates applicable to projects of a similar nature and size.
- 7 Rates assumed for finishes etc. are included in the body of the estimate.
- 8 The assumed programme, for the purposes of calculating CPAP, is noted in the supplementary notes.
- 9 Founding depths are assumed to be above the water table, unless otherwise stated.
- 10 Storm water is assumed to be surface run-off.
- 11 3 Star hotel based on IBIS hotel specifications
- 12 4 Star hotel based on ACCOR hotel specifications
- 13 Hospital assumed to be a private hospital, with normal theatre and ward facilities.
- 14 Exchange rate \$1 = R13.50 as at 30 August 2017
- 15 Exchange rate \$1 = CFA550 as at 30 August 2017

Exclusions

Please take note of the following exclusions: -

- 1 Loose furniture, fittings and mechanical and or other equipment, unless otherwise indicated.
- 2 Electronic parking management system.
- 3 Basements
- 4 Re-routing of hidden services not indicated on the drawings.
- 5 New Covered carports.
- 6 Statutory & Plan approval fees.
- 7 Abnormal ground conditions requiring rock blasting, piling, etc.
- 8 Bulk earthworks
- 9 Site specific costs.
- 10 Land cost, consolidation fees, etc.
- 11 Connection fees, bulk contributions and applicable consumption deposits.
- 12 Building cost relating to green building work.
- 13 Rainwater harvesting system.
- 14 Attic stock.
- 15 Any site specific investigations & testing as may be required.
- 16 Training
- 17 Work resulting from traffic impact assessment study such as external road widening, etc.
- 18 Solar installation, including associated supporting structures, etc.
- 19 Specific exclusion as indicated in the body of the estimate.

Changes since last estimate

Not applicable

			1	2
No.	Description	Total	Hotel	Hospital
	BUILDING COST			
1	Basement	Excluded	Excluded	Excluded
2	Builders work	\$ 92 332 106.35	\$ 17 379 006.38	\$ 74 953 099.98
3	Services (MEPF)	\$ 10 192 281.78	\$ 10 192 281.78	Included
4	Fittings, Furnishings & Equipment (Build-in)	\$ 1 796 839.28	\$ 1 796 839.28	Included
5	Fittings, Furnishings & Equipment (Loose)	\$ 4 151 318.33	\$ 4 151 318.33	Excluded
6	External Works, Including surface parking	\$ 1 522 008.80	\$ 723 108.80	\$ 798 900.00
7	Preliminaries & Main Contractor's Overheads	\$ 12 099 401.00	\$ 3 766 681.00	\$ 8 332 720.00
	Sub-Total	\$ 122 093 955.52	\$ 38 009 235.55	\$ 84 084 719.97
	SITE INFRASTRUCTURE COST			
8	Substation (Allowance only - To be confirmed by specialists)	\$ 605 000.00	\$ 245 400.00	\$ 359 600.00
9	Generator Installation (Allowance only - To be confirmed by specialists)	\$ 1 814 900.00	\$ 736 100.00	\$ 1 078 800.00
10	Bulk water storage (Allowance only - To be confirmed by specialists)	\$ 302 500.00	\$ 122 700.00	\$ 179 800.00
11	Bulk fire water storage (Allowance only - To be confirmed by specialists)	\$ 302 500.00	\$ 122 700.00	\$ 179 800.00
12	Borehole (Allowance only - To be confirmed by specialists)	\$ 49 500.00	\$ 20 100.00	\$ 29 400.00
13	Preliminaries to site Infrastructure cost	\$ 338 184.00	\$ 137 170.00	\$ 201 014.00
	ESTIMATE OF CURRENT CONSTRUCTION COST (Excl CONTINGENCIES & ESCALATIONS)	\$ 125 506 539.52	\$ 39 393 405.55	\$ 86 113 133.97
14	CONTINGENCIES (BUILDING WORK & SPECIALIST INSTALLATION)			
14.1	Design development 5.00%	\$ 6 275 326.98	\$ 1 969 670.28	\$ 4 305 656.70
14.2	Construction Contingency 5.00%	\$ 6 275 326.98	\$ 1 969 670.28	\$ 4 305 656.70
15	ESTIMATED OF CURRENT CONSTRUCTION COST (EXCL VAT)	\$ 138 057 193.48	\$ 43 332 746.11	\$ 94 724 447.37
15.1	Pre-Contract Escalation (Allowance) 6.00%	\$ 8 283 431.61	\$ 2 599 964.77	\$ 5 683 466.84
15.2	Contract Escalation (Allowance) 16.50%	\$ 24 146 203.14	\$ 7 578 897.29	\$ 16 567 305.84
	ESTIMATE OF ESCALATED CONSTRUCTION COST (Excl VAT & PROFESSIONAL FEES)	\$ 170 486 828.22	\$ 53 511 608.17	\$ 116 975 220.06
16	PROFESSIONAL FEES			
16.1	Professional fees - Allowance 12.00%	\$ 20 458 419.39	\$ 6 421 392.98	\$ 14 037 026.41
16.2	Sundry Professional Services & Disbursements - Allowance 4.00%	\$ 6 819 473.13	\$ 2 140 464.33	\$ 4 679 008.80
17	ESTIMATE OF ESCALATED CONSTRUCTION COST, Incl PROFESSIONAL FEES (Excl VAT)	\$ 197 764 720.74	\$ 62 073 465.47	\$ 135 691 255.27
17.1	VAT on all Items 19.25%	\$ 38 069 708.74	\$ 11 949 142.10	\$ 26 120 566.64
17.2	Withholding Tax 16.50%	\$ 32 631 178.92	\$ 10 242 121.80	\$ 22 389 057.12
	TOTAL BUILDING WORK ESTIMATE (Incl VAT)	\$ 268 465 608.40	\$ 84 264 729.38	\$ 184 200 879.02

No.	Description	Qty	Rate	Ground Floor: Reception, etc.
				New Build
				665 m² 0 keys
1	Basement - Excluded		\$ 0.00 /m²	Excluded
	No basement parking	-	\$ 0.00 /m²	Excluded
2	Builders work		\$ 1 647.00 /m²	\$ 1 095 504.38
	Foundations	665	\$ 76.88 /m²	51 121.88
	Superstructure	665	\$ 701.50 /m²	466 497.50
	Internal Finishes - 3 Star (IBIS)	0	\$ 759.00 /m²	0.00
	Internal Finishes - 4 Star (ACCOR)	665 m²	\$ 869.00 /m²	577 885.00
3	Services (MEPF)		\$ 950.00 /m²	\$ 631 733.38
	Supply and Installation of Services	665	\$ 790.00 /m²	525 350.00
	Allowance for above normal Import costs		5.00%	26 267.50
	Main Contractor's Profit and Attendance		5.00%	27 580.88
	Builders Works		10.00%	52 535.00
4	Fittings, Furnishings & Equipment (Build-in)		\$ 167.00 /m²	\$ 111 370.88
	Fittings, Furnishings & Equipment (Build-in)	665	\$ 159.50 /m²	106 067.50
	Main Contractor's Profit and Attendance		5.00%	5 303.38
5	Fittings, Furnishings & Equipment (Loose)		\$ 387.00 /m²	\$ 257 305.13
	Fittings, Furnishings & Equipment (Loose)	665	\$ 368.50 /m²	245 052.50
	Main Contractor's Profit and Attendance		5.00%	12 252.63
6	External Works		\$ 340.00 /m²	\$ 226 228.00
	External works	665	\$ 41.20 /m²	27 398.00
	- Rate/m² as per information	1.00 1.00 1.00 1.00 40.00 40.00		
	- Sundries, including building work	0.03 1.00 1.00 1.00 40.00 1.20		
	Pergola	99	\$ 450.00 /m²	44 550.00
	Hotel deck	266	\$ 580.00 /m²	154 280.00
	Pool			
	Roof Garden			
7	Preliminaries & Main Contractor's Overheads		\$ 384.00 /m²	\$ 255 435.59
	Preliminaries		11.00%	255 435.59
	ESTIMATE OF CURRENT CONSTRUCTION COST (Excl CONTINGENCIES & ESCALATIONS)		\$ 3 876.00 /m²	\$ 2 577 577.34
8	CONTINGENCIES (BUILDING WORK & SPECIALIST INSTALLATION)			
8.1	Design development		5.00%	\$ 128 878.87
8.2	Construction Contingency		5.00%	\$ 128 878.87
9	ESTIMATED OF CURRENT CONSTRUCTION COST (EXCL VAT)			\$ 2 835 335.08
9.1	Pre-Contract Escalation		6.00%	\$ 170 120.10
9.2	Contract Escalation		16.50%	\$ 495 900.10
	ESTIMATE OF ESCALATED CONSTRUCTION COST (Excl VAT)		\$ 5 265.00 /m²	\$ 3 501 355.29
10	PROFESSIONAL FEES			
10.1	Professional fees - Allowance		12.00%	\$ 420 162.63
10.2	Sundry Professional Services & Disbursements - Allowance		4.00%	\$ 140 054.21
11	ESTIMATE OF ESCALATED CONSTRUCTION COST, Incl PROFESSIONAL FEES (Excl VAT)			\$ 4 061 572.13
11.1	VAT on all Items		19.25%	\$ 781 852.64
11.2	Withholding Tax		16.50%	\$ 670 159.40
	TOTAL BUILDING WORK ESTIMATE (Incl VAT)		\$ 8 291.00 /m²	\$ 5 513 584.17

No.	Description	Qty	Rate	1st - 4th Floors: 3
				Star
				New Build
				2 688 m²
				100 keys
1	Basement - Excluded		\$ 0.00 /m²	Excluded
	No basement parking	-	\$ 0.00 /m²	Excluded
2	Builders work		\$ 6 214.00 /m²	\$ 4 132 464.00
	Foundations	2 688	\$ 76.88 /m²	206 640.00
	Superstructure	2 688	\$ 701.50 /m²	1 885 632.00
	Internal Finishes - 3 Star (IBIS)	2 688	\$ 759.00 /m²	2 040 192.00
	Internal Finishes - 4 Star (ACCOR)	0	\$ 869.00 /m²	0.00
3	Services (MEPF)		\$ 950.00 /m²	\$ 2 553 532.80
	Supply and Installation of Services	2 688	\$ 790.00 /m²	2 123 520.00
	Allowance for above normal Import costs		5.00%	106 176.00
	Main Contractor's Profit and Attendance		5.00%	111 484.80
	Builders Works		10.00%	212 352.00
4	Fittings, Furnishings & Equipment (Build-in)		\$ 167.00 /m²	\$ 450 172.80
	Fittings, Furnishings & Equipment (Build-in)	2 688	\$ 159.50 /m²	428 736.00
	Main Contractor's Profit and Attendance		5.00%	21 436.80
5	Fittings, Furnishings & Equipment (Loose)		\$ 387.00 /m²	\$ 1 040 054.40
	Fittings, Furnishings & Equipment (Loose)	2 688	\$ 368.50 /m²	990 528.00
	Main Contractor's Profit and Attendance		5.00%	49 526.40
6	External Works		\$ 41.00 /m²	\$ 110 745.60
	External works	2 688	\$ 41.20 /m²	110 745.60
	- Rate/m² as per information	1.00	1.00	1.00
	- Sundries, including building work	0.03	1.00	1.00
	Pergola			
	Hotel deck			
	Pool			
	Roof Garden			
7	Preliminaries & Main Contractor's Overheads		\$ 339.00 /m²	\$ 911 566.66
	Preliminaries		11.00%	911 566.66
	ESTIMATE OF CURRENT CONSTRUCTION COST (Excl CONTINGENCIES & ESCALATIONS)		\$ 3 422.00 /m²	\$ 9 198 536.26
8	CONTINGENCIES (BUILDING WORK & SPECIALIST INSTALLATION)			
8.1	Design development		5.00%	\$ 459 926.81
8.2	Construction Contingency		5.00%	\$ 459 926.81
9	ESTIMATED OF CURRENT CONSTRUCTION COST (EXCL VAT)			\$ 10 118 389.88
9.1	Pre-Contract Escalation		6.00%	\$ 607 103.39
9.2	Contract Escalation		16.50%	\$ 1 769 706.39
	ESTIMATE OF ESCALATED CONSTRUCTION COST (Excl VAT)		\$ 4 649.00 /m²	\$ 12 495 199.66
10	PROFESSIONAL FEES			
10.1	Professional fees - Allowance		12.00%	\$ 1 499 423.96
10.2	Sundry Professional Services & Disbursements - Allowance		4.00%	\$ 499 807.99
11	ESTIMATE OF ESCALATED CONSTRUCTION COST, Incl PROFESSIONAL FEES (Excl VAT)			\$ 14 494 431.61
11.1	VAT on all Items		19.25%	\$ 2 790 178.09
11.2	Withholding Tax		16.50%	\$ 2 391 581.22
	TOTAL BUILDING WORK ESTIMATE (Incl VAT)		\$ 7 320.00 /m²	\$ 19 676 190.91

No.	Description	Qty	Rate	6st - 14th Floors: 4
				Star
				New Build
				6 660 m ²
				180 keys
1	Basement - Excluded		\$ 0.00 /m ²	Excluded
	No basement parking	-	\$ 0.00 /m ²	Excluded
2	Builders work		\$ 16 499.00 /m ²	\$ 10 971 517.50
	Foundations	6 660	\$ 76.88 /m ²	511 987.50
	Superstructure	6 660	\$ 701.50 /m ²	4 671 990.00
	Internal Finishes - 3 Star (IBIS)	0	\$ 759.00 /m ²	0.00
	Internal Finishes - 4 Star (ACCOR)	6 660	\$ 869.00 /m ²	5 787 540.00
3	Services (MEPF)		\$ 950.00 /m ²	\$ 6 326 833.50
	Supply and Installation of Services	6 660	\$ 790.00 /m ²	5 261 400.00
	Allowance for above normal Import costs		5.00%	263 070.00
	Main Contractor's Profit and Attendance		5.00%	276 223.50
	Builders Works		10.00%	526 140.00
4	Fittings, Furnishings & Equipment (Build-in)		\$ 167.00 /m ²	\$ 1 115 383.50
	Fittings, Furnishings & Equipment (Build-in)	6 660	\$ 159.50 /m ²	1 062 270.00
	Main Contractor's Profit and Attendance		5.00%	53 113.50
5	Fittings, Furnishings & Equipment (Loose)		\$ 387.00 /m ²	\$ 2 576 920.50
	Fittings, Furnishings & Equipment (Loose)	6 660	\$ 368.50 /m ²	2 454 210.00
	Main Contractor's Profit and Attendance		5.00%	122 710.50
6	External Works		\$ 41.00 /m ²	\$ 274 392.00
	External works	6 660	\$ 41.20 /m ²	274 392.00
	- Rate/m ² as per information	1.00	1.00	1.00
	- Sundries, including building work	0.03	1.00	1.00
	Pergola			
	Hotel deck			
	Pool			
	Roof Garden			
7	Preliminaries & Main Contractor's Overheads		\$ 351.00 /m ²	\$ 2 339 155.17
	Preliminaries		11.00%	2 339 155.17
	ESTIMATE OF CURRENT CONSTRUCTION COST (Excl CONTINGENCIES & ESCALATIONS)		\$ 3 544.00 /m ²	\$ 23 604 202.17
8	CONTINGENCIES (BUILDING WORK & SPECIALIST INSTALLATION)			
8.1	Design development		5.00%	\$ 1 180 210.11
8.2	Construction Contingency		5.00%	\$ 1 180 210.11
9	ESTIMATED OF CURRENT CONSTRUCTION COST (EXCL VAT)			\$ 25 964 622.39
9.1	Pre-Contract Escalation		6.00%	\$ 1 557 877.34
9.2	Contract Escalation		16.50%	\$ 4 541 212.46
	ESTIMATE OF ESCALATED CONSTRUCTION COST (Excl VAT)		\$ 4 814.00 /m ²	\$ 32 063 712.19
10	PROFESSIONAL FEES			
10.1	Professional fees - Allowance		12.00%	\$ 3 847 645.46
10.2	Sundry Professional Services & Disbursements - Allowance		4.00%	\$ 1 282 548.49
11	ESTIMATE OF ESCALATED CONSTRUCTION COST, Incl PROFESSIONAL FEES (Excl VAT)			\$ 37 193 906.14
11.1	VAT on all Items		19.25%	\$ 7 159 826.93
11.2	Withholding Tax		16.50%	\$ 6 136 994.51
	TOTAL BUILDING WORK ESTIMATE (Incl VAT)		\$ 7 581.00 /m ²	\$ 50 490 727.58

No.	Description	Qty	Rate	5th Floor: Pool Deck & Destination Bar
				New Build
				716 m² 0 keys
1	Basement - Excluded		\$ 0.00 /m²	Excluded
	No basement parking	-	\$ 0.00 /m²	Excluded
2	Builders work		\$ 1 774.00 /m²	\$ 1 179 520.50
	Foundations	716	\$ 76.88 /m²	55 042.50
	Superstructure	716	\$ 701.50 /m²	502 274.00
	Internal Finishes - 3 Star (IBIS)	0	\$ 759.00 /m²	0.00
	Internal Finishes - 4 Star (ACCOR)	716	\$ 869.00 /m²	622 204.00
3	Services (MEPF)		\$ 950.00 /m²	\$ 680 182.10
	Supply and Installation of Services	716	\$ 790.00 /m²	565 640.00
	Allowance for above normal Import costs		5.00%	28 282.00
	Main Contractor's Profit and Attendance		5.00%	29 696.10
	Builders Works		10.00%	56 564.00
4	Fittings, Furnishings & Equipment (Build-in)		\$ 167.00 /m²	\$ 119 912.10
	Fittings, Furnishings & Equipment (Build-in)	716	\$ 159.50 /m²	114 202.00
	Main Contractor's Profit and Attendance		5.00%	5 710.10
5	Fittings, Furnishings & Equipment (Loose)		\$ 387.00 /m²	\$ 277 038.30
	Fittings, Furnishings & Equipment (Loose)	716	\$ 368.50 /m²	263 846.00
	Main Contractor's Profit and Attendance		5.00%	13 192.30
6	External Works		\$ 156.00 /m²	\$ 111 743.20
	External works	716	\$ 41.20 /m²	29 499.20
	<div>- Rate/m² as per information1.001.001.001.0040.0040.00</div>			
	<div>- Sundries, including building work0.031.001.001.0040.001.20</div>			
	Pergola			
	Hotel deck	100	\$ 580.00 /m²	58 000.00
	Pool	26	\$ 668.00 /m²	17 368.00
	Roof Garden	18	\$ 382.00 /m²	6 876.00
7	Preliminaries & Main Contractor's Overheads		\$ 364.00 /m²	\$ 260 523.58
	Preliminaries		11.00%	260 523.58
	ESTIMATE OF CURRENT CONSTRUCTION COST (Excl CONTINGENCIES & ESCALATIONS)		\$ 3 672.00 /m²	\$ 2 628 919.78
8	CONTINGENCIES (BUILDING WORK & SPECIALIST INSTALLATION)			
8.1	Design development		5.00%	\$ 131 445.99
8.2	Construction Contingency		5.00%	\$ 131 445.99
9	ESTIMATED OF CURRENT CONSTRUCTION COST (EXCL VAT)			\$ 2 891 811.76
9.1	Pre-Contract Escalation		6.00%	\$ 173 508.71
9.2	Contract Escalation		16.50%	\$ 505 777.88
	ESTIMATE OF ESCALATED CONSTRUCTION COST (Excl VAT)		\$ 4 988.00 /m²	\$ 3 571 098.34
10	PROFESSIONAL FEES			
10.1	Professional fees - Allowance		12.00%	\$ 428 531.80
10.2	Sundry Professional Services & Disbursements - Allowance		4.00%	\$ 142 843.93
11	ESTIMATE OF ESCALATED CONSTRUCTION COST, Incl PROFESSIONAL FEES (Excl VAT)			\$ 4 142 474.08
11.1	VAT on all Items		19.25%	\$ 797 426.26
11.2	Withholding Tax		16.50%	\$ 683 508.22
	TOTAL BUILDING WORK ESTIMATE (Incl VAT)		\$ 7 854.00 /m²	\$ 5 623 408.56

No.	Description	Total	Rate	%
		Total	Overall	
		10 729 m ² 280 keys	10 729 m ² 280 keys	
1	Basement - Excluded	Excluded	\$0 /m ²	0.00%
	No basement parking	Excluded	\$0 /m ²	
2	Builders work	\$ 17 379 006.38	\$1 620 /m ²	33.66%
	Foundations	\$ 824 791.88	\$77 /m ²	
	Superstructure	\$ 7 526 393.50	\$702 /m ²	
	Internal Finishes - 3 Star (IBIS)	\$ 2 040 192.00	\$190 /m ²	
	Internal Finishes - 4 Star (ACCOR)	\$ 6 987 629.00	\$651 /m ²	
3	Services (MEPF)	\$ 10 192 281.78	\$950 /m ²	19.74%
	Supply and Installation of Services	\$ 8 475 910.00	\$790 /m ²	
	Allowance for above normal Import costs	\$ 423 795.50	\$40 /m ²	
	Main Contractor's Profit and Attendance	\$ 444 985.28	\$41 /m ²	
	Builders Works	\$ 847 591.00	\$79 /m ²	
4	Fittings, Furnishings & Equipment (Build-in)	\$ 1 796 839.28	\$167 /m ²	3.48%
	Fittings, Furnishings & Equipment (Build-in)	\$ 1 711 275.50	\$160 /m ²	
	Main Contractor's Profit and Attendance	\$ 85 563.78	\$8 /m ²	
5	Fittings, Furnishings & Equipment (Loose)	\$ 4 151 318.33	\$387 /m ²	8.04%
	Fittings, Furnishings & Equipment (Loose)	\$ 3 953 636.50	\$369 /m ²	
	Main Contractor's Profit and Attendance	\$ 197 681.83	\$18 /m ²	
6	External Works	\$ 723 108.80	\$67 /m ²	1.40%
	External works	\$ 442 034.80	\$41 /m ²	
	- Rate/m ² as per information	1.00 1.00 1.00 1.00 40.00 40.00		
	- Sundries, including building work	0.03 1.00 1.00 1.00 40.00 1.20		
	Pergola	\$ 44 550.00	\$4 /m ²	
	Hotel deck	\$ 212 280.00	\$20 /m ²	
	Pool	\$ 17 368.00	\$2 /m ²	
	Roof Garden	\$ 6 876.00	\$1 /m ²	
7	Preliminaries & Main Contractor's Overheads	\$ 3 766 681.00	\$351 /m ²	7.30%
	Preliminaries	\$ 3 766 681.00	\$351 /m ²	
	ESTIMATE OF CURRENT CONSTRUCTION COST (Excl CONTINGENCIES & ESCALATIONS)	\$ 38 009 235.55	\$3 543 /m ²	73.62%
8	CONTINGENCIES (BUILDING WORK & SPECIALIST INSTALLATION)			
8.1	Design development	\$ 1 900 461.78	\$177 /m ²	3.68%
8.2	Construction Contingency	\$ 1 900 461.78	\$177 /m ²	3.68%
9	ESTIMATED OF CURRENT CONSTRUCTION COST (EXCL VAT)	\$ 41 810 159.11	\$3 897 /m ²	80.98%
9.1	Pre-Contract Escalation	\$ 2 508 609.55	\$234 /m ²	4.86%
9.2	Contract Escalation	\$ 7 312 596.83	\$682 /m ²	14.16%
	ESTIMATE OF ESCALATED CONSTRUCTION COST (Excl VAT)	\$ 51 631 365.48	\$4 812 /m ²	100.00%
10	PROFESSIONAL FEES			
10.1	Professional fees - Allowance	\$ 6 195 763.86	\$577 /m ²	
10.2	Sundry Professional Services & Disbursements - Allowance	\$ 2 065 254.62	\$192 /m ²	
11	ESTIMATE OF ESCALATED CONSTRUCTION COST, Incl PROFESSIONAL FEES (Excl VAT)	\$ 59 892 383.96	\$5 582 /m ²	
11.1	VAT on all Items	\$ 11 529 283.91	\$1 075 /m ²	
11.2	Withholding Tax	\$ 9 882 243.35	\$921 /m ²	
	TOTAL BUILDING WORK ESTIMATE (Incl VAT)	\$ 81 303 911.22	\$7 578 /m ²	

No.	Description	Qty	Rate	Wing #1
				New Build
				5 681 m ² 75 Beds
1	Basement - Not applicable		\$ 0.00 /m ²	Excluded
	No basement parking	-	\$ 0.00 /m ²	Excluded
2	Builders work - Allowance		\$ 4 948.00 /m ²	\$ 28 107 412.49
	Building cost	75	\$ 374 765.50 /m ²	28 107 412.49
	- Rate/bed as per information	1.00 1.00 1.00 1.00 340 695.91 340 695.91		
	- Additional cost due to high importing duties	0.10 1.00 1.00 1.00 340 695.91 34 069.59		
3	Services (MEPF)		\$ 0.00 /m ²	Included
	Supply and Installation of Services	5681	\$ 0.00 /m ²	Included
	Allowance for Import costs		10.00%	Included
	Main Contractor's Profit and Attendance		5.00%	Included
	Builders Works		10.00%	Included
4	Fittings, Furnishings & Equipment (Build-in)		\$ 0.00 /m ²	Included
	Fittings, Furnishings & Equipment (Build-in)	5681	\$ 0.00 /m ²	Included
	Main Contractor's Profit and Attendance		5.00%	Included
5	Fittings, Furnishings & Equipment (Loose)		\$ 0.00 /m ²	Excluded
	Fittings, Furnishings & Equipment (Loose)	5681	\$ 0.00 /m ²	Excluded
	Main Contractor's Profit and Attendance		5.00%	Excluded
6	External Works		\$ 48.00 /m ²	\$ 272 688.00
	External Works	5 681	\$ 48.00 /m ²	272 688.00
	Pergola			
7	Preliminaries & Main Contractor's Overheads		\$ 550.00 /m ²	\$ 3 121 811.05
	Preliminaries		11.00%	3 121 811.05
	ESTIMATE OF CURRENT CONSTRUCTION COST (Excl CONTINGENCIES & ESCALATIONS)		\$ 5 545.00 /m ²	\$ 31 501 911.54
8	CONTINGENCIES (BUILDING WORK & SPECIALIST INSTALLATION)			
8.1	Design development		5.00%	\$ 1 575 095.58
8.2	Construction Contingency		5.00%	\$ 1 575 095.58
9	ESTIMATED OF CURRENT CONSTRUCTION COST (EXCL VAT)			\$ 34 652 102.70
9.1	Pre-Contract Escalation		6.00%	\$ 2 079 126.16
9.2	Contract Escalation		16.50%	\$ 6 060 652.76
	ESTIMATE OF ESCALATED CONSTRUCTION COST (Excl VAT)		\$ 7 532.00 /m ²	\$ 42 791 881.62
10	PROFESSIONAL FEES			
10.1	Professional fees - Allowance		12.00%	\$ 5 135 025.79
10.2	Sundry Professional Services & Disbursements - Allowance		4.00%	\$ 1 711 675.26
11	ESTIMATE OF ESCALATED CONSTRUCTION COST, Incl PROFESSIONAL FEES (Excl VAT)			\$ 49 638 582.68
11.1	VAT on all Items		19.25%	\$ 9 555 427.17
11.2	Withholding Tax		16.50%	\$ 8 190 366.14
	TOTAL BUILDING WORK ESTIMATE (Incl VAT)		\$ 11 861.00 /m ²	\$ 67 384 375.99

No.	Description	Qty	Rate	Wing #2	
				New Build	
				6 035 m² 80 Beds	
1	Basement - Not applicable		\$ 0.00 /m²	Excluded	
	No basement parking	-	\$ 0.00 /m²	Excluded	
2	Builders work - Allowance		\$ 4 968.00 /m²	\$ 29 981 239.99	
	Building cost	80	\$ 374 765.50 /m²	29 981 239.99	
	- Rate/bed as per information	1.00 1.00 1.00 1.00 340 695.91 340 695.91			
	- Additional cost due to high importing duties	0.10 1.00 1.00 1.00 340 695.91 34 069.59			
3	Services (MEPF)		\$ 0.00 /m²	Included	
	Supply and Installation of Services	6 035	\$ 0.00 /m²	Included	
	Allowance for Import costs		10.00%	Included	
	Main Contractor's Profit and Attendance		5.00%	Included	
	Builders Works		10.00%	Included	
4	Fittings, Furnishings & Equipment (Build-in)		\$ 0.00 /m²	Included	
	Fittings, Furnishings & Equipment (Build-in)	6 035	\$ 0.00 /m²	Included	
	Main Contractor's Profit and Attendance		5.00%	Included	
5	Fittings, Furnishings & Equipment (Loose)		\$ 0.00 /m²	Excluded	
	Fittings, Furnishings & Equipment (Loose)	6 035	\$ 0.00 /m²	Excluded	
	Main Contractor's Profit and Attendance		5.00%	Excluded	
6	External Works		\$ 48.00 /m²	\$ 289 680.00	
	External Works	6 035	\$ 48.00 /m²	289 680.00	
	Pergola				
7	Preliminaries & Main Contractor's Overheads		\$ 552.00 /m²	\$ 3 329 801.20	
	Preliminaries		11.00%	3 329 801.20	
	ESTIMATE OF CURRENT CONSTRUCTION COST (Excl CONTINGENCIES & ESCALATIONS)		\$ 5 568.00 /m²	\$ 33 600 721.19	
8	CONTINGENCIES (BUILDING WORK & SPECIALIST INSTALLATION)				
8.1	Design development		5.00%	\$ 1 680 036.06	
8.2	Construction Contingency		5.00%	\$ 1 680 036.06	
9	ESTIMATED OF CURRENT CONSTRUCTION COST (EXCL VAT)			\$ 36 960 793.31	
9.1	Pre-Contract Escalation		6.00%	\$ 2 217 647.60	
9.2	Contract Escalation		16.50%	\$ 6 464 442.75	
	ESTIMATE OF ESCALATED CONSTRUCTION COST (Excl VAT)		\$ 7 563.00 /m²	\$ 45 642 883.66	
10	PROFESSIONAL FEES				
10.1	Professional fees - Allowance		12.00%	\$ 5 477 146.04	
10.2	Sundry Professional Services & Disbursements - Allowance		4.00%	\$ 1 825 715.35	
11	ESTIMATE OF ESCALATED CONSTRUCTION COST, Incl PROFESSIONAL FEES (Excl VAT)			\$ 52 945 745.04	
11.1	VAT on all Items		19.25%	\$ 10 192 055.92	
11.2	Withholding Tax		16.50%	\$ 8 736 047.93	
	TOTAL BUILDING WORK ESTIMATE (Incl VAT)		\$ 11 910.00 /m²	\$ 71 873 848.89	

No.	Description	Qty	Rate	Wing #3	
				New Build	
				3 382 m² 45 Beds	
1	Basement - Not applicable		\$ 0.00 /m²	Excluded	
	No basement parking	-	\$ 0.00 /m²	Excluded	
2	Builders work - Allowance		\$ 4 987.00 /m²	\$ 16 864 447.49	
	Building cost	45	\$ 374 765.50 /m²	16 864 447.49	
	- Rate/bed as per information	1.00 1.00 1.00 1.00 340 695.91 340 695.91			
	- Additional cost due to high importing duties	0.10 1.00 1.00 1.00 340 695.91 34 069.59			
3	Services (MEPF)		\$ 0.00 /m²	Included	
	Supply and Installation of Services	3 382	\$ 0.00 /m²	Included	
	Allowance for Import costs		10.00%	Included	
	Main Contractor's Profit and Attendance		5.00%	Included	
	Builders Works		10.00%	Included	
4	Fittings, Furnishings & Equipment (Build-in)		\$ 0.00 /m²	Included	
	Fittings, Furnishings & Equipment (Build-in)	3 382	\$ 0.00 /m²	Included	
	Main Contractor's Profit and Attendance		5.00%	Included	
5	Fittings, Furnishings & Equipment (Loose)		\$ 0.00 /m²	Excluded	
	Fittings, Furnishings & Equipment (Loose)	3 382	\$ 0.00 /m²	Excluded	
	Main Contractor's Profit and Attendance		5.00%	Excluded	
6	External Works		\$ 48.00 /m²	\$ 162 336.00	
	External Works	3 382	\$ 48.00 /m²	162 336.00	
	Pergola				
7	Preliminaries & Main Contractor's Overheads		\$ 554.00 /m²	\$ 1 872 946.18	
	Preliminaries		11.00%	1 872 946.18	
	ESTIMATE OF CURRENT CONSTRUCTION COST (Excl CONTINGENCIES & ESCALATIONS)		\$ 5 588.00 /m²	\$ 18 899 729.68	
8	CONTINGENCIES (BUILDING WORK & SPECIALIST INSTALLATION)				
8.1	Design development		5.00%	\$ 944 986.48	
8.2	Construction Contingency		5.00%	\$ 944 986.48	
9	ESTIMATED OF CURRENT CONSTRUCTION COST (EXCL VAT)			\$ 20 789 702.65	
9.1	Pre-Contract Escalation		6.00%	\$ 1 247 382.16	
9.2	Contract Escalation		16.50%	\$ 3 636 118.99	
	ESTIMATE OF ESCALATED CONSTRUCTION COST (Excl VAT)		\$ 7 591.00 /m²	\$ 25 673 203.80	
10	PROFESSIONAL FEES				
10.1	Professional fees - Allowance		12.00%	\$ 3 080 784.46	
10.2	Sundry Professional Services & Disbursements - Allowance		4.00%	\$ 1 026 928.15	
11	ESTIMATE OF ESCALATED CONSTRUCTION COST, Incl PROFESSIONAL FEES (Excl VAT)			\$ 29 780 916.41	
11.1	VAT on all Items		19.25%	\$ 5 732 826.41	
11.2	Withholding Tax		16.50%	\$ 4 913 851.21	
	TOTAL BUILDING WORK ESTIMATE (Incl VAT)		\$ 11 954.00 /m²	\$ 40 427 594.02	

No.	Description	Qty	Rate	Links	
				New Build	
				627 m²	0 Beds
1	Basement - Not applicable		\$ 0.00 /m²	Excluded	
	No basement parking	-	\$ 0.00 /m²	Excluded	
2	Builders work - Allowance		\$ 0.00 /m²	Included	
	Building cost	0	\$ 374 765.50 /m²	Included	
	- Rate/bed as per information	1.00 1.00 1.00 1.00 340 695.91 340 695.91			
	- Additional cost due to high importing duties	0.10 1.00 1.00 1.00 340 695.91 34 069.59			
3	Services (MEPF)		\$ 0.00 /m²	Included	
	Supply and Installation of Services	627	\$ 0.00 /m²	Included	
	Allowance for Import costs		10.00%	Included	
	Main Contractor's Profit and Attendance		5.00%	Included	
	Builders Works		10.00%	Included	
4	Fittings, Furnishings & Equipment (Build-in)		\$ 0.00 /m²	Included	
	Fittings, Furnishings & Equipment (Build-in)	627	\$ 0.00 /m²	Included	
	Main Contractor's Profit and Attendance		5.00%	Included	
5	Fittings, Furnishings & Equipment (Loose)		\$ 0.00 /m²	Excluded	
	Fittings, Furnishings & Equipment (Loose)	627	\$ 0.00 /m²	Excluded	
	Main Contractor's Profit and Attendance		5.00%	Excluded	
6	External Works		\$ 118.00 /m²	\$ 74 196.00	
	External Works	627	\$ 48.00 /m²	30 096.00	
	Pergola	98	\$ 450.00 /m²	44 100.00	
7	Preliminaries & Main Contractor's Overheads		\$ 13.00 /m²	\$ 8 161.56	
	Preliminaries		11.00%	8 161.56	
	ESTIMATE OF CURRENT CONSTRUCTION COST (Excl CONTINGENCIES & ESCALATIONS)		\$ 131.00 /m²	\$ 82 357.56	
8	CONTINGENCIES (BUILDING WORK & SPECIALIST INSTALLATION)				
8.1	Design development		5.00%	\$ 4 117.88	
8.2	Construction Contingency		5.00%	\$ 4 117.88	
9	ESTIMATED OF CURRENT CONSTRUCTION COST (EXCL VAT)			\$ 90 593.32	
9.1	Pre-Contract Escalation		6.00%	\$ 5 435.60	
9.2	Contract Escalation		16.50%	\$ 15 844.77	
	ESTIMATE OF ESCALATED CONSTRUCTION COST (Excl VAT)		\$ 178.00 /m²	\$ 111 873.69	
10	PROFESSIONAL FEES				
10.1	Professional fees - Allowance		12.00%	\$ 13 424.84	
10.2	Sundry Professional Services & Disbursements - Allowance		4.00%	\$ 4 474.95	
11	ESTIMATE OF ESCALATED CONSTRUCTION COST, Incl PROFESSIONAL FEES (Excl VAT)			\$ 129 773.48	
11.1	VAT on all Items		19.25%	\$ 24 981.39	
11.2	Withholding Tax		16.50%	\$ 21 412.62	
	TOTAL BUILDING WORK ESTIMATE (Incl VAT)		\$ 281.00 /m²	\$ 176 167.49	

No.	Description	Total	Rate	%
		Total	Overall	
		15 725 m ² 200 beds	15 725 m ² 200 beds	
1	Basement - Not applicable	Excluded	\$0 /m ²	0.00%
	No basement parking	Excluded	\$0 /m ²	
2	Builders work - Allowance	\$ 74 953 099.98	\$4 766 /m ²	65.62%
	Building cost	\$ 74 953 099.98	\$4 766 /m ²	
	- Rate/bed as per information 1.00 1.00 1.00 1.00 340 695.91 340 695.91			
	- Additional cost due to high importing duties 0.10 1.00 1.00 1.00 340 695.91 34 069.59			
3	Services (MEPF)	Included	\$0 /m ²	0.00%
	Supply and Installation of Services	Included	\$0 /m ²	
	Allowance for Import costs	Included	\$0 /m ²	
	Main Contractor's Profit and Attendance	Included	\$0 /m ²	
	Builders Works	Included	\$0 /m ²	
4	Fittings, Furnishings & Equipment (Build-in)	Included	\$0 /m ²	0.00%
	Fittings, Furnishings & Equipment (Build-in)	Included	\$0 /m ²	
	Main Contractor's Profit and Attendance	Included	\$0 /m ²	
5	Fittings, Furnishings & Equipment (Loose)	Excluded	\$0 /m ²	0.00%
	Fittings, Furnishings & Equipment (Loose)	Excluded	\$0 /m ²	
	Main Contractor's Profit and Attendance	Excluded	\$0 /m ²	
6	External Works	\$ 798 900.00	\$51 /m ²	0.70%
	External Works	\$ 754 800.00	\$48 /m ²	
	Pergola	\$ 44 100.00	\$3 /m ²	
7	Preliminaries & Main Contractor's Overheads	\$ 8 332 720.00	\$530 /m ²	7.30%
	Preliminaries	\$ 8 332 720.00	\$530 /m ²	
	ESTIMATE OF CURRENT CONSTRUCTION COST (Excl CONTINGENCIES & ESCALATIONS)	\$ 84 084 719.97	\$5 347 /m ²	73.62%
8	CONTINGENCIES (BUILDING WORK & SPECIALIST INSTALLATION)			
8.1	Design development	\$ 4 204 236.00	\$267 /m ²	3.68%
8.2	Construction Contingency	\$ 4 204 236.00	\$267 /m ²	3.68%
9	ESTIMATED OF CURRENT CONSTRUCTION COST (EXCL VAT)	\$ 92 493 191.97	\$5 882 /m ²	80.98%
9.1	Pre-Contract Escalation	\$ 5 549 591.52	\$353 /m ²	4.86%
9.2	Contract Escalation	\$ 16 177 059.28	\$1 029 /m ²	14.16%
	ESTIMATE OF ESCALATED CONSTRUCTION COST (Excl VAT)	\$ 114 219 842.76	\$7 264 /m ²	100.00%
10	PROFESSIONAL FEES			
10.1	Professional fees - Allowance	\$ 13 706 381.13	\$872 /m ²	
10.2	Sundry Professional Services & Disbursements - Allowance	\$ 4 568 793.71	\$291 /m ²	
11	ESTIMATE OF ESCALATED CONSTRUCTION COST, Incl PROFESSIONAL FEES (Excl VAT)	\$ 132 495 017.61	\$8 426 /m ²	
11.1	VAT on all Items	\$ 25 505 290.89	\$1 622 /m ²	
11.2	Withholding Tax	\$ 21 861 677.90	\$1 390 /m ²	
	TOTAL BUILDING WORK ESTIMATE (Incl VAT)	\$ 179 861 986.40	\$11 438 /m ²	

ANNEXURE A
AREA SCHEDULE

1 Overall area schedule

REF	DESCRIPTION	SITE AREA	EXTERNAL WORKS	BASEMENT	HOTEL RECEPTION & RESTAURANT	3 STAR	4 STAR	HOTEL POOL DECK & COCKTAIL BAR	HOSPITAL WING #1	HOSPITAL WING #2	HOSPITAL WING #3	HOSPITAL LINK	TOTAL
1	BASEMENT	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
2	GROUND FLOOR				665	-	-	-	1 249	1 568	1 154	627	5 263
3	1ST FLOOR				-	672	-	-	1 108	1 489	1 114	-	4 383
4	2ND FLOOR				-	672	-	-	1 108	1 489	1 114	-	4 383
5	3RD FLOOR				-	672	-	-	1 108	1 489	-	-	3 269
6	4TH FLOOR				-	672	-	-	1 108	-	-	-	1 780
7	5TH FLOOR				-	-	-	717	-	-	-	-	717
8	6TH FLOOR				-	-	740	-	-	-	-	-	740
9	7TH FLOOR				-	-	740	-	-	-	-	-	740
10	8TH FLOOR				-	-	740	-	-	-	-	-	740
11	9TH FLOOR				-	-	740	-	-	-	-	-	740
12	10TH FLOOR				-	-	740	-	-	-	-	-	740
13	11TH FLOOR				-	-	740	-	-	-	-	-	740
14	12TH FLOOR				-	-	740	-	-	-	-	-	740
15	13TH FLOOR				-	-	740	-	-	-	-	-	740
16	14TH FLOOR				-	-	740	-	-	-	-	-	740
TOTAL		-	-	-	665	2 688	6 660	717	5 681	6 035	3 382	627	26 455
17	SITE AREA	-	-	-	-	-	-	-	-	-	-	-	-
18	LANDSCAPING	-	-	-	-	-	-	-	-	-	-	-	-
19	PERGOLA	-	197	-	-	-	-	-	-	-	-	-	197
19	HOTEL DECK	-	266	-	-	-	-	100	-	-	-	-	366
20	ROADS & PARKING	-	-	-	-	-	-	-	-	-	-	-	-
21	SPECIAL FEATURES	-	-	-	-	-	-	-	-	-	-	-	-
22	WALKWAYS	-	-	-	-	-	-	-	-	-	-	-	-
23	ROOF GARDEN	-	-	-	-	-	-	18	-	-	-	-	18
24	RECREATIONAL	-	-	-	-	-	-	-	-	-	-	-	-
25	POOL	-	-	-	-	-	-	26	-	-	-	-	26
26	BUILDING FOOTPRINTS	-	-	-	-	-	-	-	-	-	-	-	-
27	BALANCE AS GRASSING	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL		-	463	-	-	-	-	144	-	-	-	-	607

2 Hotel areas

REF	DESCRIPTION	KEYS	AREA PER ROOM (Inside external walls, Excl ducts)	ROOM AREAS	FOH (CORRIDOR, LOBBY, STAIRS, ETC.)	LIFTS	BOH	RESTAURANT, LOBBY, BAR, RECEPTION, ETC	ABLUTIONS	POOL	DECK	ROOF GARDEN	TOTAL
1	BASEMENT	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
2	GROUND FLOOR	-	-	-	82	45	120	418	-	-	-	-	665
3	1ST FLOOR	25	16	453	166	45	8	-	-	-	-	-	672
4	2ND FLOOR	25	16	453	166	45	8	-	-	-	-	-	672
5	3RD FLOOR	25	16	453	166	45	8	-	-	-	-	-	672
6	4TH FLOOR	25	16	453	166	45	8	-	-	-	-	-	672
7	5TH FLOOR	-	-	-	80	45	62	342	43	26	100	18	716
8	6TH FLOOR	20	23	534	164	30	12	-	-	-	-	-	740
9	7TH FLOOR	20	23	534	164	30	12	-	-	-	-	-	740
10	8TH FLOOR	20	23	534	164	30	12	-	-	-	-	-	740
11	9TH FLOOR	20	23	534	164	30	12	-	-	-	-	-	740
12	10TH FLOOR	20	23	534	164	30	12	-	-	-	-	-	740
13	11TH FLOOR	20	23	534	164	30	12	-	-	-	-	-	740
14	12TH FLOOR	20	23	534	164	30	12	-	-	-	-	-	740
15	13TH FLOOR	20	23	534	164	30	12	-	-	-	-	-	740
16	14TH FLOOR	20	23	534	164	30	12	-	-	-	-	-	740
TOTAL		280	271	6 618	2 302	540	322	760	43	26	100	18	10 729
PERCENTAGE				61.68%	21.46%	5.03%	3.00%	7.08%	0.40%	0.24%	0.93%	0.17%	100.00%
AREA PER KEY				23.64	8.22	1.93	1.15	2.71	0.15	0.09	0.36	0.06	38.32

Total Keys	
3 Star	100 keys
4 Star	180 keys
	<u>280 keys</u>
Total Gross Construction area	10 729 m²
Building Footprint	665 m²

2 Hospital Areas

REF	DESCRIPTION	BEDS (Pro-Rata)	AREA PER BED	BED AREAS	THEATER AREAS	LIFTS	STAIRS	DOUBLE VOLUME	HOSPITAL WING #1	HOSPITAL WING #2	HOSPITAL WING #3	HOSPITAL LINK	TOTAL
1	BASEMENT	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
2	GROUND FLOOR	59.00	78	Included	Included	99	267	-	1 127	1 446	1 032	627	4 598
3	1ST FLOOR	47.00	79	Included	Included	99	267	260	986	1 367	992	-	3 711
4	2ND FLOOR	47.00	79	Included	Included	99	267	260	986	1 367	992	-	3 711
5	3RD FLOOR	33.00	79	Included	Included	66	178	220	986	1 367	-	-	2 597
6	4TH FLOOR	14.00	79	Included	Included	33	89	141	986	-	-	-	1 108
TOTAL		200	394	-	-	396	1 068	881	5 071	5 547	3 016	627	15 725

Total Beds	200 keys
Total Gross Construction area	15 725 m²
Building Footprint	4 595 m²

ANNEXURE B DRAWINGS



HOTEL & HOSPITAL

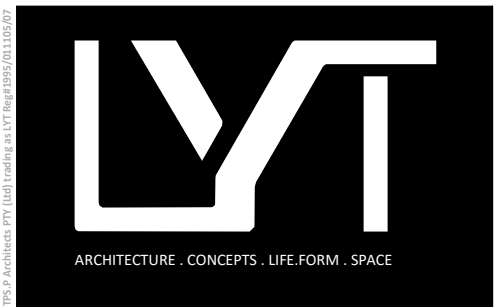
SAMPLE ERF
PROJECT ADDRESS

SAMPLE CLIENT

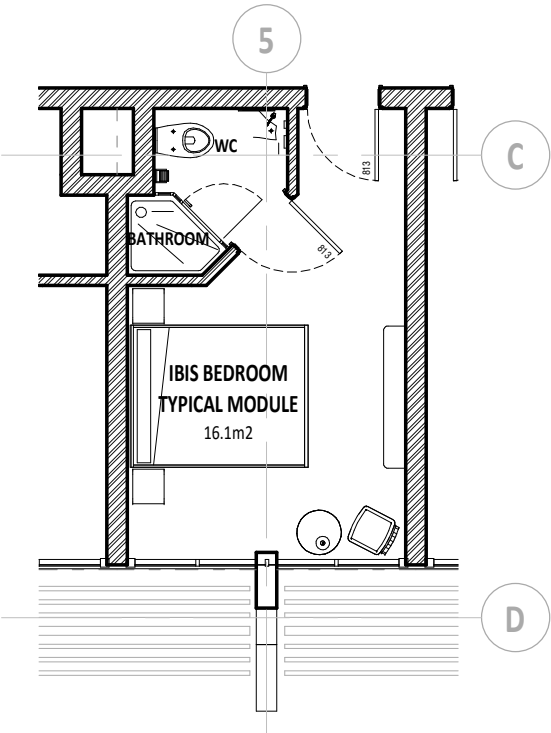
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07/10/17

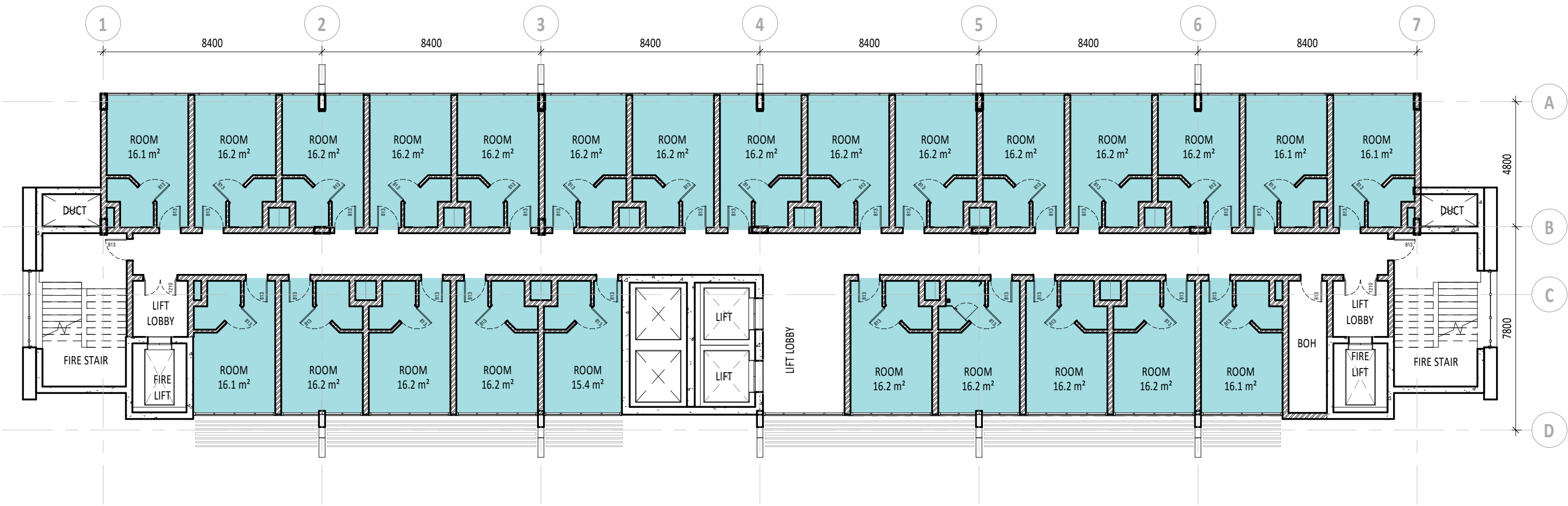
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3 STAR - 25 KEYS PER FLOOR = 100 BEDS (4 FLOORS)
4 STAR - 20 KEYS PER FLOOR = 180 BEDS (9 FLOORS)



1ST TO 4TH FLOOR
3-STAR HOTEL

HOTEL & HOSPITAL

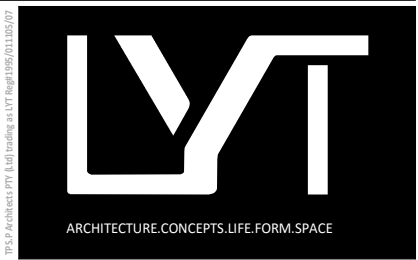
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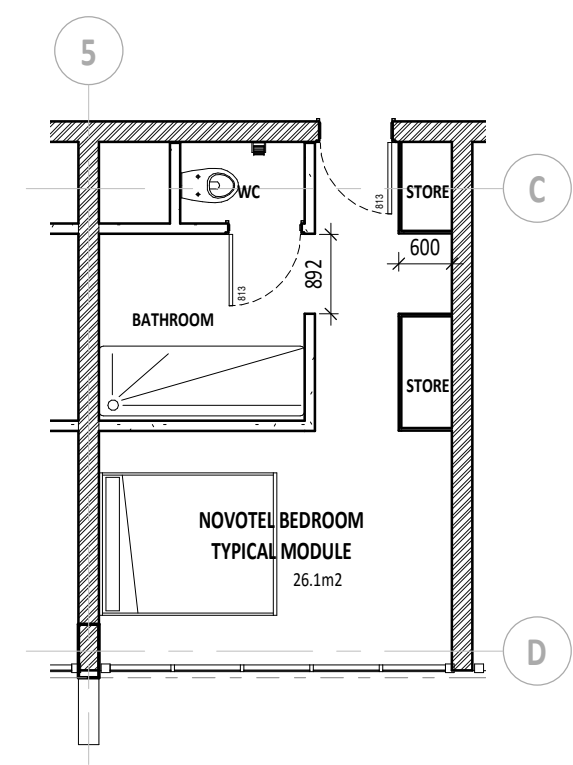
SAMPLE CLIENT

PROJ 2000-A03

07/10/17

As indicated





3 STAR - 25 KEYS PER FLOOR = 100 BEDS (4 FLOORS)
4 STAR - 20 KEYS PER FLOOR = 180 BEDS (9 FLOORS)



6TH TO 14TH FLOOR
4-STAR HOTEL

HOTEL & HOSPITAL

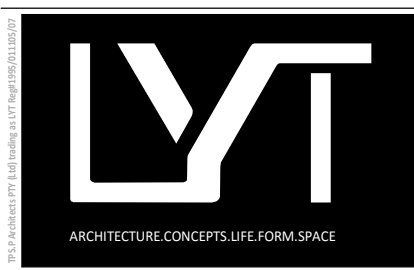
SAMPLE ERF

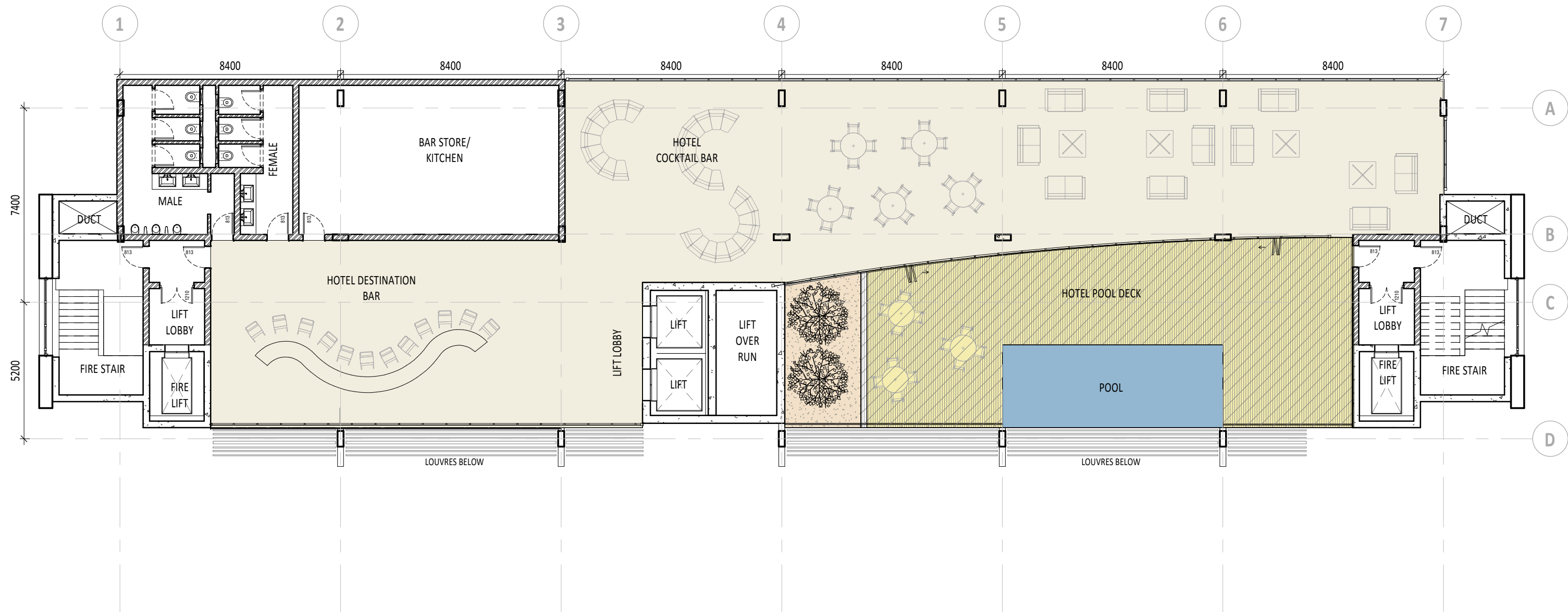
SAMPLE CLIENT

PROJ 2000-A04

07/10/17

As indicated





5th Floor - Pool Deck and
Destination-Bar

HOTEL & HOSPITAL

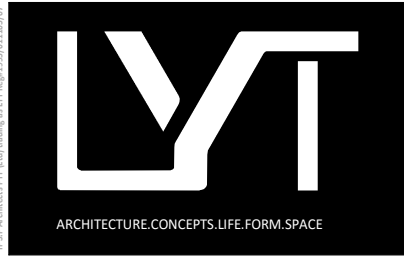
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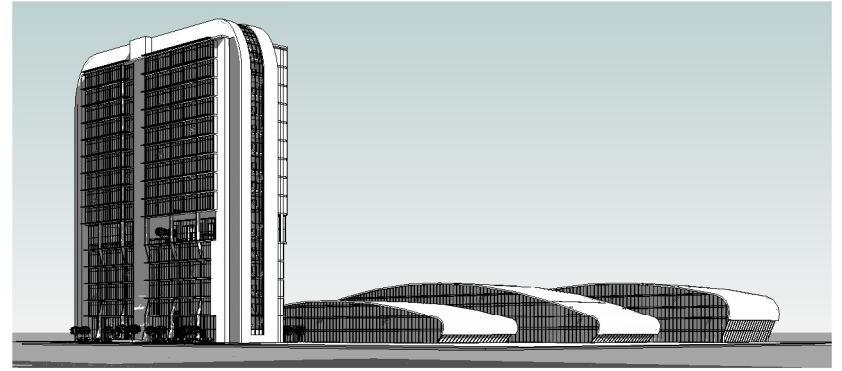
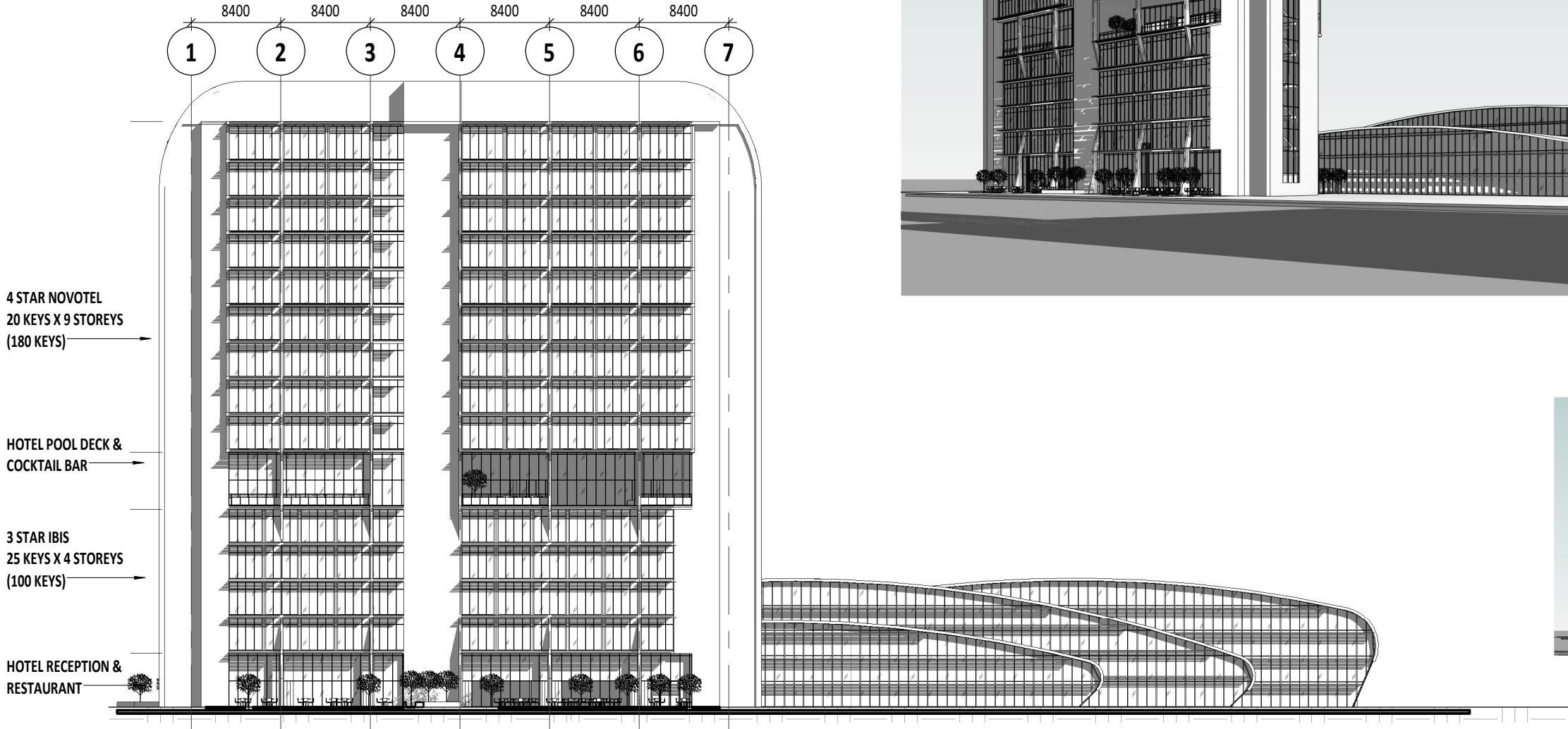
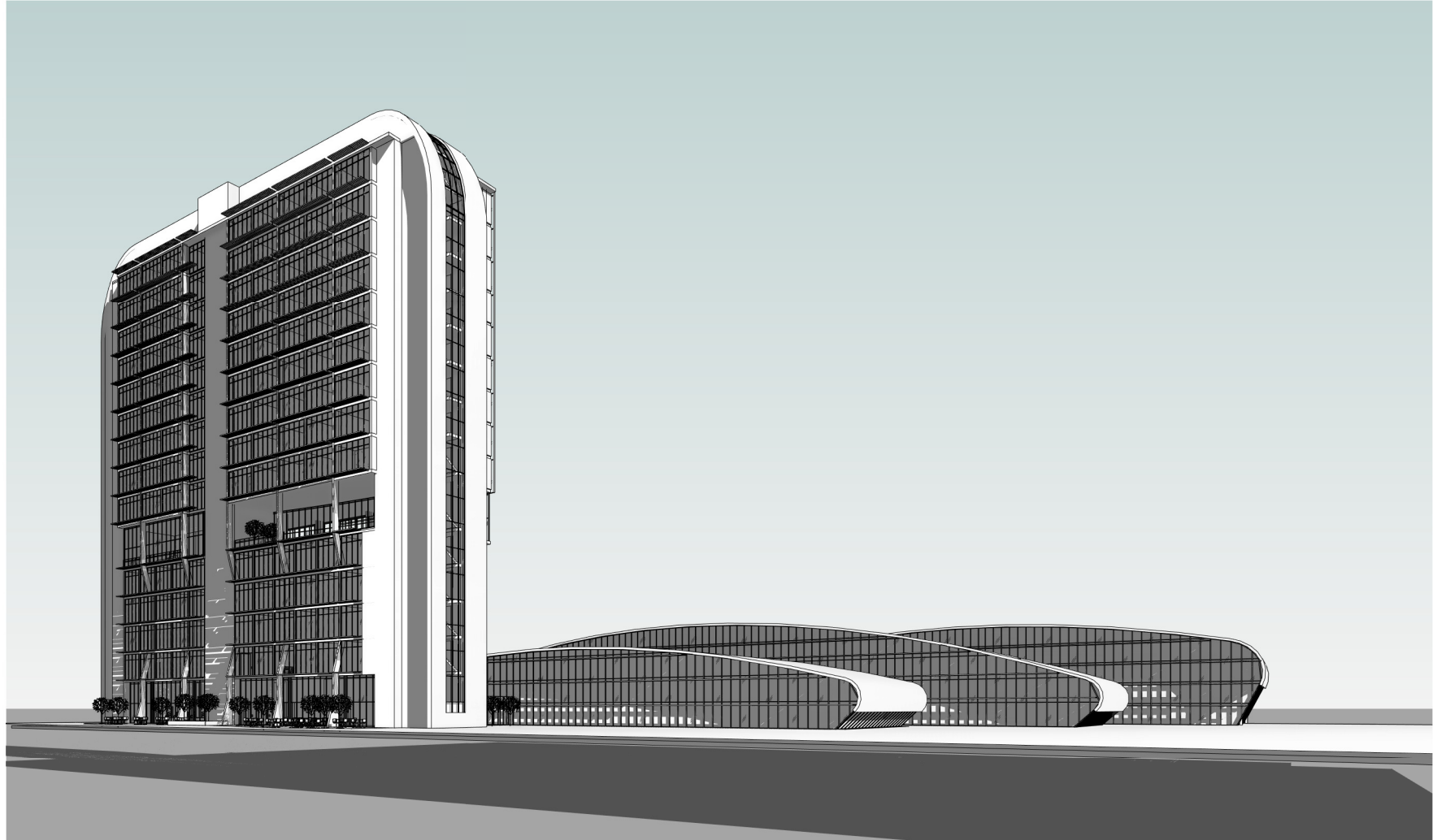
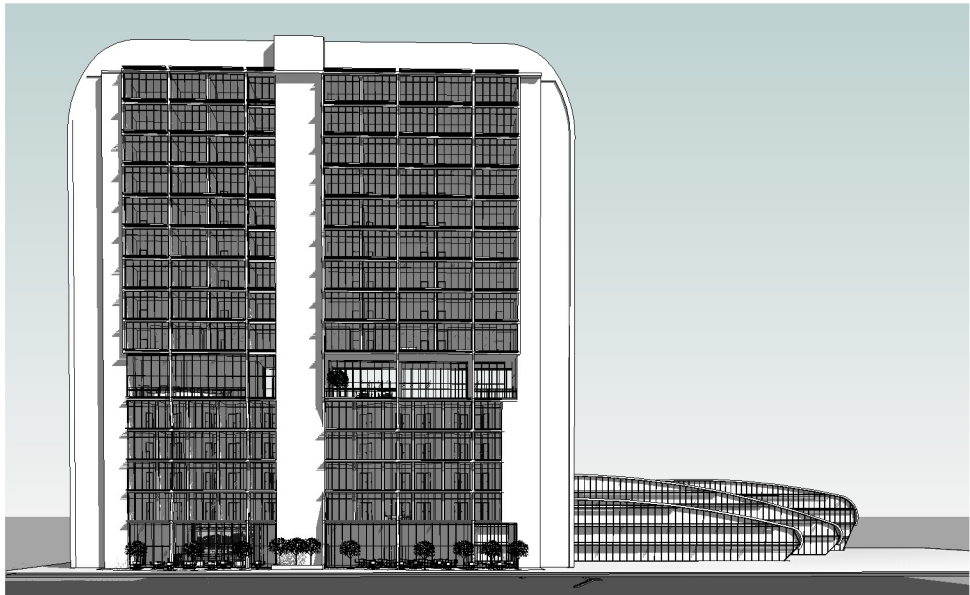
SAMPLE CLIENT

PROJ 2000-A07

07/12/17

1 : 150



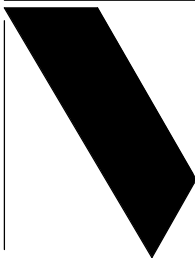
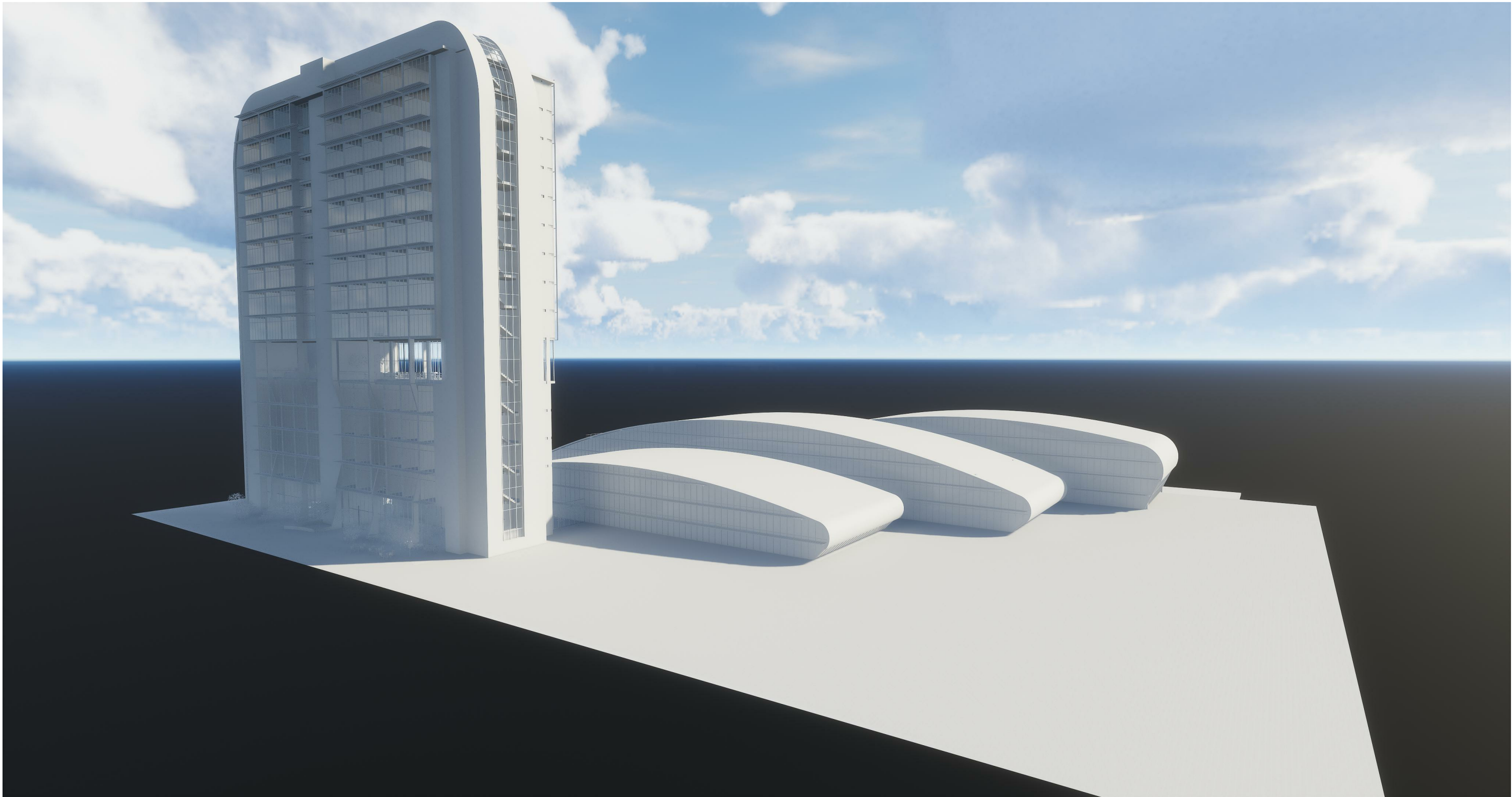




date: 08/03/17

rev:

format: A3



HOTEL & HOSPITAL

SAMPLE ERF

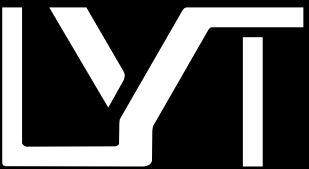
PROJECT ADDRESS

SAMPLE CLIENT

PROJ 2000-A11

08/03/17

T.P.S.P. Architects Pty. Ltd. trading as LYT Regd 1596/0315/07



ARCHITECTURE.CONCEPTS.LIFE.FORM.SPACE

QUALITY CONTROL SHEET

Project Title:	ACCOR Hotel & Hospital - Cameroon
Client:	Bluebird Construction France
Contract No:	TBC
Document:	Rough Order Of Magnitude Estimate No. 1 Rev. 0
Project Executive/ Associate:	Craig Stuart
Project Quantity Surveyor:	Daniël Schmidt
Base Date	30 August 2017

Quality Management Procedures Completed:

Prepared By:	<i>Daniel Schmidt</i>	Date:	2017/08/30
Checked By:	<i>Craig Stuart</i>	Date:	2017/08/30
Issued:	Date:	2017/08/30	

It has been certified by the EMEA Compliance & Risk Director of BSI, Kitemark Court, Davy Avenue, Knowlhill, Milton Keynes MK5 8PP, UK, that

AECOM SA (Pty) Ltd., Johannesburg Office, 2nd Floor Citibank Building, 145 West Street, Sandton 2196 South Africa

“Holds Certificate Number FS 631302

And operates a Quality Management System which complies with the requirements of ISO 9001 : 2008 for the following scope:

The provision of professional services involved in planning, engineering, design, construction services, contract management, cost management, project and programme management for projects pertaining to the world's built, natural and social environments.”

Original Registration Date: 02/09/2008 Effective Date: 19/06/2014

Latest Revision Date: 27/10/2015 Expiry Date: 19/06/2017

An electronic certificate can be authenticated online.

Printed copies can be validated at www.bsigroup.com/ClientDirectory
