FUSION DEVELOPERS

MASTER BILL OF QUANTITIES

Project	UAS Marquee — PEB Event Marquee
Structure	80 ft x 150 ft portal frame PEB; eave 22 ft, ridge 27 ft, slope 1:10
Covered Area	12,000 sqft
Document	master_boq.pdf — Client File / BOQ
Rate Basis	Fusion Developers verified market rates 2026 (PKR)
Grand Total	**PKR 181,796,120 (incl. 10% OHP)**

SUMMARY BY CSI DIVISION

Division	Amount (PKR)	%	PKR/sqft
Div 01 - General Requirements	1,635,000	1.0	136
Div 02 - Existing Conditions	652,000	0.4	54
Div 03 - Concrete	24,665,700	14.9	2,055
Div 04 - Masonry	2,229,700	1.3	186
Div 05 - Metals (PEB)	49,892,800	30.2	4,158
Div 07 - Thermal & Moisture	6,025,500	3.6	502
Div 08 - Openings	2,959,500	1.8	247
Div 09 - Finishes	7,287,000	4.4	607
Div 21 - Fire Suppression	6,356,000	3.8	530
Div 22 - Plumbing	6,010,000	3.6	501
Div 23 - HVAC	24,730,000	15.0	2,061
Div 26 - Electrical	20,126,000	12.2	1,677
Div 27 - ELV / Comms	4,830,000	2.9	402
Div 31/32 - Sitework	7,870,000	4.8	656
SUB TOTAL	**165,269,200**	**100.0**	**13,772**
Overhead & Profit (10%)	**16,526,920**		
GRAND TOTAL	**181,796,120**		**15,150**

DETAILED BILL OF QUANTITIES

Div 01 - General Requirements					**1,635,000**
1	Site mobilization, setout, survey & benchmarks	1	LS	350,000	350,000
2	Site office, storage & security enclosure (6 months)	6	Month	85,000	510,000
3	Temporary power, water & site utilities	1	LS	275,000	275,000
4	Safety (PPE, nets, signage, first aid) per FD-HSE	1	LS	320,000	320,000
5	As-built drawings, QA/QC documentation & handover file	1	LS	180,000	180,000
Div 02 - Existing Conditions					**652,000**
6	Site clearance & grubbing, 12,000 sqft footprint + margins	14,000	Sft	18	252,000
7	Cut/fill & compacted earth filling to formation level	320	m3	1,250	400,000
Div 03 - Concrete					**24,665,700**

8	Excavation for isolated footings (14 columns)	14	Col	5,000	70,000
9	Excavation for grade beam & raft margins	210	m3	250	52,500
10	Anti-termite treatment to substructure	12,000	Sft	35	420,000
11	PCC 1:4:8 lean under footings & grade beam (3in)	62	m3	8,500	527,000
12	RCC 4000 psi isolated footings under 14 PEB columns	96	m3	18,500	1,776,000
13	RCC 4000 psi pedestals / column stubs	14	m3	18,500	259,000
14	RCC 4000 psi grade beam 12in x 18in perimeter + internal	58	m3	18,500	1,073,000
15	RCC 3000 psi raft/floor slab 6in thick, 12,000 sqft	210	m3	16,500	3,465,000
16	Reinforcement steel Grade 60 (cut, bend, fix) - substructure	34,500	Kg	265	9,142,500
17	Reinforcement steel Grade 60 - slab mesh & grade beam	21,500	Kg	265	5,697,500
18	Formwork/shuttering to footings, pedestals & beams	6,800	Sft	145	986,000
19	Polythene DPM 500g under raft slab	12,600	Sft	22	277,200
20	Power float finish to floor slab	12,000	Sft	65	780,000
21	Skilled labour - PEB column setting & grouting	14	Col	10,000	140,000
Div 04 - Masonry					**2,229,700**
22	9in solid block/brick partition walls (~3,500 sqft)	3,500	Sft	340	1,190,000
23	Labour - masonry laying & jointing	3,500	Sft	65	227,500
24	Cement sand plaster 1:4 both faces	7,000	Sft	95	665,000
25	Damp proof course to wall plinth	460	Rft	320	147,200
Div 05 - Metals (PEB)					**49,892,800**
26	PEB MS primary portal frames - 5 frame lines, 80ft clear span	96,000	Kg	285	27,360,000
27	PEB secondary members - eave struts, bracing, sag rods, rafter ties	14,500	Kg	285	4,132,500
28	Z-Purlins 6in 16ga roof & wall girts	19,200	Kg	300	5,760,000
29	HR steel misc. plates, stiffeners & sections	6,500	Kg	240	1,560,000
30	Base plates 25mm thk (14 nos, MS Gr.A36)	1,400	Kg	300	420,000
31	Splice / gusset plates 16mm thk	2,400	Kg	295	708,000
32	Cleats 6mm thk (purlin & girt connections)	950	Kg	290	275,500
33	J-Bolts / anchor bolts 25mm dia with template & nuts	56	No	1,550	86,800
34	HSFG bolts, washers & connection hardware	1	LS	485,000	485,000
35	Shop fabrication & site erection (all PEB steel)	136,000	Kg	55	7,480,000
36	Surface preparation SA 2.5, primer + 2 coat enamel	136,000	Kg	10	1,360,000
37	MS handrails, ladders & access steel	1	LS	265,000	265,000
Div 07 - Thermal & Moisture					**6,025,500**
38	PPGI 0.5mm roof sheeting, trapezoidal profile (incl. laps)	5,700	Kg	300	1,710,000
39	PPGI 0.5mm wall cladding to eave 22ft	4,150	Kg	300	1,245,000
40	Glasswool insulation 50mm with WMP facing - roof	12,600	Sft	95	1,197,000
41	Ridge vent, flashings, trims & closures	1	LS	680,000	680,000
42	PPGI gutters & 6in downpipes with shoes	470	Rft	950	446,500
43	Self drilling screws, EPDM washers & sealants	1	LS	340,000	340,000
44	Waterproofing to wet areas & plinth protection	2,200	Sft	185	407,000
Div 08 - Openings					**2,959,500**
45	Main entrance glazed portal 12ft x 10ft (aluminium/glass)	2	No	485,000	970,000
46	Steel roller shutter 12ft x 12ft service access	2	No	295,000	590,000
47	MS emergency exit doors with panic hardware	6	No	78,000	468,000
48	Internal flush doors incl. frames & hardware	12	No	42,000	504,000
49	Aluminium windows with 6mm glass	450	Sft	950	427,500

Div 09 - Finishes					**7,287,000**
50	Suspended acoustic/gypsum ceiling to guest areas	4,500	Sft	420	1,890,000
51	Emulsion paint to plastered walls (2 coats + primer)	7,000	Sft	85	595,000
52	Porcelain tile flooring to guest hall & lobby	7,500	Sft	480	3,600,000
53	Ceramic tile floor & dado to washrooms/service	2,500	Sft	380	950,000
54	Skirting & edge trims	1,400	Rft	180	252,000
Div 21 - Fire Suppression					**6,356,000**
55	Fire hydrant ring main with landing valves & hose reels	1	LS	2,450,000	2,450,000
56	Fire pump set (electric + jockey) with panel	1	No	1,850,000	1,850,000
57	Portable extinguishers ABC/CO2 with signage	28	No	14,500	406,000
58	Addressable fire alarm, detectors, sounders & panel	1	LS	1,650,000	1,650,000
Div 22 - Plumbing					**6,010,000**
59	PPR hot/cold water distribution incl. fittings	1	LS	1,250,000	1,250,000
60	UPVC soil, waste & drainage network with manholes	1	LS	1,480,000	1,480,000
61	Underground water tank 15x10x8 ft RCC	1	No	650,000	650,000
62	Septic tank / soakage pit assembly	1	No	720,000	720,000
63	Booster pump set with VFD panel	1	No	750,000	750,000
64	Sanitary fixtures - WC, lavatories, urinals (premium)	42	No	24,000	1,008,000
65	Electric water heaters & accessories	4	No	38,000	152,000
Div 23 - HVAC					**24,730,000**
66	Air cooled chiller 120 TR with accessories	1	No	9,800,000	9,800,000
67	AHUs with filters & DX coils (4 nos)	4	No	1,450,000	5,800,000
68	GI ducting, insulation, grilles & diffusers	1	LS	4,850,000	4,850,000
69	Chilled water piping, valves & insulation	1	LS	2,650,000	2,650,000
70	Ventilation & exhaust fans (kitchen/washroom)	1	LS	680,000	680,000
71	HVAC controls, BMS points, testing & balancing	1	LS	950,000	950,000
Div 26 - Electrical					**20,126,000**
72	LT panel, ACB/MCCB distribution & changeover	1	LS	3,450,000	3,450,000
73	Diesel generator 250 kVA with AMF & canopy	1	No	6,800,000	6,800,000
74	Power & lighting wiring, conduits, DBs (12,000 sqft)	12,000	Sft	320	3,840,000
75	Decorative & architectural lighting to guest hall	1	LS	2,850,000	2,850,000
76	High bay LED lighting to marquee volume	48	No	22,000	1,056,000
77	Earthing, lightning protection & bonding	1	LS	680,000	680,000
78	Cable trays, feeders & terminations	1	LS	1,450,000	1,450,000
Div 27 - ELV / Comms					**4,830,000**
79	Structured cabling, WiFi APs & network rack	1	LS	1,250,000	1,250,000
80	CCTV IP system with NVR & 24 cameras	1	LS	1,650,000	1,650,000
81	PA / audio system with speakers & mixer	1	LS	1,450,000	1,450,000
82	Access control & intercom	1	LS	480,000	480,000
Div 31/32 - Sitework					**7,870,000**
83	Boundary wall & gate to marquee compound	1	LS	2,850,000	2,850,000
84	Paved parking, driveway & kerbs	8,000	Sft	340	2,720,000
85	External drainage & storm water channels	1	LS	850,000	850,000
86	Landscaping, softscape & external lighting	1	LS	1,450,000	1,450,000
	SUB TOTAL (Direct Cost)				**165,269,200**
	Overhead & Profit @ 10%				**16,526,920**

	GRAND TOTAL				**181,796,120**

Fusion Developers — rates are Fusion user-verified 2026 market rates. Validity 30 days. Read with Assumptions_Exclusions.md and rate_analysis.md.