

**BILL OF QUANTITY**

**INTERIOR FITTING OUT WORKS**

**PROJECT**

**MARUTAMA  
CENTER POINT MAL  
MEDAN**

| GENERAL NOTES |   |          |      |      |        |
|---------------|---|----------|------|------|--------|
| Code          | Description   | Quantity | Unit | Rate | Amount |
|               | <b>INTERIOR FITTINGS &amp; FURNITURE</b>  |          |      |      |        |
|               | <b>GENERAL NOTES</b>  |          |      |      |        |
| A             | Agreement and schedule of Conditions of Building Contract can be viewed in the Designer's office throughout the tender period.  |          |      |      |        |
| B             | The description in the followings Bills of Quantities are a guide to the tenderer only. It is complimentary to the detail drawings.   |          |      |      |        |
| C             | In quoting for the billed items, the contractor must include every item of works necessary to complete the construction and installation of the furniture, fittings and finishes as detailed in the drawings or as necessary so that the furniture, fittings or finishes when installed can be considered as complete by the Interior Designer. |          |      |      |        |
| D             | All furniture quoted whether it is described or not, are to include ironmongeries that are to be approved by the Interior Designer. Each lock must have 3 keys.   |          |      |      |        |
| E             | All finishing materials as described or detailed in the drawings have to be approved by the Interior Designer before installation. The contractor has to supply a range of samples for each different finishing material for selection by the Interior Designer   |          |      |      |        |
| F             | Brand and suppliers/manufacturers' names are to be treated as an indication of the material quality required.   |          |      |      |        |
| G             | Where built-in electrical fittings are required as detailed, the contractor is to provide for sample including all electrical wirings.  |          |      |      |        |
| H             | All internal covers/linings of furniture are to be Polykem or other equal and approved plywood finish whether it is described or detailed.  |          |      |      |        |
| I             | All exposed surfaces are to be finished with approved finished as detailed. In the absence  |          |      |      |        |

| GENERAL NOTES |   |          |      |      |        |
|---------------|---|----------|------|------|--------|
| Code          | Description   | Quantity | Unit | Rate | Amount |
|               | of details, it shall be to the approval of the Interior Designer.   |          |      |      |        |
| J             | In the absence of details or descriptions but where additions or changes are necessary to complete the works, the contractor shall provide sample at no extra cost.   |          |      |      |        |
| K             | The contractor has to produce samples and proto-types of fixed and loose furniture at no extra cost for the approval of the Interior Designer.  |          |      |      |        |
| L             | The contractor to submit 2 SETS of ALL UPDATED AS-BUILT DRAWINGS to the Designer and Client within 14 days of Handing-over.   |          |      |      |        |
| M             | <p><b>ITEM : COMPLIANCE TO TENANCY FITTING-OUT GUIDELINES</b></p> <p>In addition to the preliminaries stipulated in the Tender Document, the contractor is to allow for all compliance with the Tenant Fit-out manual handbook of enclosed in Appendix A. All compliance are deemed to be included in the tender.</p> <p>Contractor is to take note, but not limit to the following:</p> <ol style="list-style-type: none"> <li>1. Renovation deposit to be paid by Owner</li> <li>2. Third party liability insurance to cover all works carried out by client's direct contractors and vendors</li> <li>3. Temporary electricity and water to be made available to client's direct contractors and vendors. All landlord charges to be borne by the contractor.</li> <li>4. Protection of common areas as directed by the landlord and to allow access to client's direct contractors and vendors.</li> <li>5. All necessary hoarding to all sides of project location as directed by the landlord.</li> </ol> |          |      |      |        |

| GENERAL NOTES |             |               |      |      |        |
|---------------|-------------|---------------|------|------|--------|
| Code          | Description | Quantity      | Unit | Rate | Amount |
|               |             |               |      |      |        |
| GENERAL NOTES |             | To Collection |      | Rp   |        |

**BILL No. 1: PRELIMINARIES**

| Code                                | Description                                       | Quantity                | Unit   | Rate |
|-------------------------------------|---|-------------------------|--------|------|
| I                                   | <b>PRELIMINARIES</b>                              |                         |        |      |
| 1                                   | Security  | 1,00                    | lot    | -    |
| 2                                   | Material handling                                 | 1,00                    | lot    | -    |
| 3                                   | Material support and transportation               | 1,00                    | lot    | -    |
| 4                                   | Clearing and cleaning site                        | 1,00                    | lot    | -    |
| 5                                   | Hoarding Partition (By Building)                  | 1,00                    | lot    | -    |
| 6                                   | Electricity and water supply (By Owner)           | 1,00                    | lot    | -    |
| 7                                   | Sticker for promotion @hoarding supply (By Owner) | 1,00                    | lot    | -    |
| II                                  | <b>MOBILISATION &amp; DEMOBILISATION</b>          |                         |        |      |
| 1                                   | Delivery  |                         | times  |      |
| 2                                   | Transportation for workers                        |                         | person |      |
| 3                                   | Living weige for workers                          |                         | person |      |
| 4                                   | Boarding house for workers                        |                         | person |      |
| <b>BILL No. 1: DEMOLITIONS WORK</b> |   | <b>To Final Summary</b> |        |      |
|                                     |   | <b>Rp.</b>              |        |      |

**BILL No. 2: INTERIORS AND MILLWORK**  
**SUB BILL 2.1: FLOORING WORKS**

| Code | Description  | Quantity | Unit           | Rate | Rupiahs |
|------|--|----------|----------------|------|---------|
|      | <b>Refer to dwg. A04-01 Floor Finish Plan</b>  |          |                |      |         |
|      | <b>KITCHEN AREA</b>  |          |                |      |         |
| 1    | To supply labour and material to raise floor<br>Height = 200 mm                                  | 56,16    | m <sup>2</sup> |      | -       |
| a    | Material : Light Weight concrete blocks  |          |                |      |         |
| b    | Brand : Celcon   |          |                |      |         |
| c    | Kolom praktis dan ring balk  | 23,50    | m'             |      | -       |
| d    | Plaster motif wall (standard)  | 35,59    | m <sup>2</sup> |      | -       |
| e    | Finishing wall with cement (after plaster) standard  | 35,59    | m <sup>2</sup> |      | -       |
| f    | Painting black colour glossy   | 35,59    | m <sup>2</sup> |      | -       |
| 2    | To supply labour and material to screed floor to receive<br>ceramic tile finish                  | 56,16    | m <sup>2</sup> |      | -       |
| a    | Material : Cement  |          |                |      |         |
| b    | Brand : Indo Cement  |          |                |      |         |
| 3    | To supply labour and material to waterproof floor (2 layer)                                      | 126,06   | m <sup>2</sup> |      | -       |
| a    | Material : Waterproofing membrane  |          |                |      |         |
| b    | Brand : Fosroc or Equal  |          |                |      |         |
| c    | Type : Membrane  |          |                |      |         |
| d    | <i>Note: to waterproof 1000 mm at walls</i>  |          |                |      |         |
| 4    | To supply labour and material to install ceramic tile floor                                      | 30,00    | m <sup>2</sup> |      | -       |
| a    | Material : <b>CT/1</b> = Non slip ceramic tile 300 x 300   |          |                |      |         |
| b    | Brand : Roman Light Grey   |          |                |      |         |
| c    | Type :   |          |                |      |         |
| 5    | To supply labour and material to install ceramic tile wall                                       | 77,64    | m <sup>2</sup> |      | -       |
| a    | Material : <b>CT/2</b> = black colour 200 x 200 mm   |          |                |      |         |
| b    | Brand : Roman Black Colour or equal<br>notes : 2000 height                                       |          |                |      |         |
|      | <b>DINING &amp; BANQUET AREA</b>   |          |                |      |         |
| 6    | To supply labour and material to install homogeneous tile  | 126,13   | m <sup>2</sup> |      | -       |
| a    | Material : <b>HT-1</b> 300 x 600   |          |                |      |         |
| b    | Brand : Niro Tile  |          |                |      |         |
| 10   | To supply labour and material to install stainless steel<br>inlay bordered on store lease line   | 3,00     | m'             |      | -       |
| a    | Material : <b>MT/1</b> stainless hairline 10 x 10 mm   |          |                |      |         |
| 12   | To supply labour and material stainless steel to cover<br>embankment                             | 1,00     | m'             |      | -       |
| a    | Material : <b>MT/1</b> SS 15x103x150 mm  |          |                |      |         |
| 13   | To supply labour and material grill gutter stainless with ejing<br>solid stainless 300 x 1000 mm | 6,00     | unit           |      | -       |
| a    | Material : <b>MT/1</b> Stainless 5 x 25 mm   |          |                |      |         |

|  |  |  |                         |  |   |
|--|--|--|-------------------------|--|---|
|  |  |  |                         |  |   |
|  |  |  | To Collection 2.1/1 Rp. |  | - |

**BILL No. 2: INTERIORS AND MILLWORK**  
**SUB BILL 2.2: PARTITION WORKS + WALL TREATMENT**

| Code | Description   | Quantity | Unit           | Rate |
|------|---|----------|----------------|------|
|      | <b>Rever to dwg A02-01 contruction and A05-01 wall plan</b>   |          |                |      |
|      | <b>Kitchen &amp; Entrance Area (dwg A8-01)</b>  |          |                |      |
| 1    | to supply labour and material new wall  | 191,05   | m <sup>2</sup> |      |
| a    | Material : Light Weight Concrete Blocks   |          |                |      |
| b    | Brand : Celcon  |          |                |      |
| c    | Kolom praktis dan ring balk   | 95,85    | m'             |      |
| d    | Plaster motif wall @ entrance area  | 15,00    | m <sup>2</sup> |      |
| e    | Finishing expose cement at wall @ entrance area   | 52,25    | m <sup>2</sup> |      |
| 2    | to supply labour and material plywood sungkai @ entrance area with finishing  | 15,60    | m'             |      |
| 3    | to supply labour and material motif timber wood @ entrance area with support and finishing  | 34,19    | m2             |      |
| 4    | To supply labour and material skirting stainless hairline<br>Material : <b>MT/2</b> stainless hairline h.100 mm                           | 8,00     | m'             |      |
|      | <b>Kitchen &amp; Entrance Area (dwg A9-01/1)</b>  |          |                |      |
| 5    | to supply labour and material motif timber wood with support and finishing (standard type)  | 14,52    | m2             |      |
| 6    | to supply labour and material plaster wall motif  | 8,00     | m2             |      |
| 7    | to supply labour and material wall ceramic tile with cement screeding as ceramic wall base. Height : 2700mm<br>material : Homogenous tile | 64,50    | m <sup>2</sup> |      |
| 8    | to supply labour and material shelving with stainless HL  | 7,97     | m'             |      |
| 9    | To supply labour and material stainless HL "C shape" to cover wall @food access<br>Material : <b>MT/2</b> stainless HL                    | 11,22    | m'             |      |
| 11   | to supply labour and material sungkai finishing with backing multiplex 12mm   | 18,80    | m2             |      |
| 12   | to supply and material concrete in paint wall   | 13,50    | m <sup>2</sup> |      |
|      | <b>Dining Area (dwg A9-01/2)</b>  |          |                |      |
| 13   | to supply labour and material plaster wall motif (soft & matt)  | 73,44    | m2             |      |
| 14   | to supply and material concrete in paint wall   | 5,00     | m2             |      |
| 16   | to supply labour and material sungkai finishing with backing multiplex 12mm and cuve light cover acrylic 3mm milky                        | 6,80     | m'             |      |
| 17   | to supply labour and material to install ornament motif partition with holo frame 40x60 mm and finishing                                  | 21,76    | m2             |      |



[illegible]

**BILL No. 2: INTERIORS AND MILLWORK**  
**SUB BILL 2.3: CEILING WORKS + FINISHES**

| Code | Description   | Quantity | Unit           | Rate |
|------|---|----------|----------------|------|
|      | <b>Rever to dwg A06-01</b>  |          |                |      |
|      | <b>Kitchen area</b>   |          |                |      |
| 1    | supply labour and material to install 9mm gypsum board ceiling with 40x40mm and 20x40mm iron hollow frame for the hanger ex Jayaboard             | 28,08    | m <sup>2</sup> |      |
| 2    | to supply and material to paint the gypsum board ceiling in emulsion paint ex ICI DULUX   | 28,08    | m <sup>2</sup> |      |
|      | <b>Dining &amp; Banquet Area</b>  |          |                |      |
| 7    | to supply and material to paint finish over expose ceiling in paint ex ICI DULUX  | 228,55   | m <sup>2</sup> |      |
|      | <b>Entrance area</b>  |          |                |      |
| 11   | supply labour and material to install <b>bulkhead</b> to cover behind rolling door 9mm gypsum board with 40x40mm and 20x40mm iron hollow frame    | 10,20    | m <sup>2</sup> |      |
| 12   | supply labour and material to install <b>flat ceiling</b> 9mm gypsum board with 40x40mm and 20x40mm iron hollow frame for the hanger ex Jayaboard | 18,90    | m <sup>2</sup> |      |
| 13   | to supply and material to paint the gypsum board ceiling in emulsion paint ex ICI DULUX   | 29,10    | m <sup>2</sup> |      |
| 14   | to supply and material angle 40 x 40 to protect ceiling at rolling door area (2 side) finishing spray paint                                       | 7,00     | m'             |      |

|  |                      |            |
|--|----------------------|------------|
| <b>BILL No. 2: INTERIORS AND MILLWORK</b><br><b>SUB BILL 2.3: CEILING WORKS + FINISHES</b> | <b>To Collection</b> | <b>Rp.</b> |
|--|----------------------|------------|

**BILL No. 3.1: FIXED FURNITURE - MILLWORK**

| Code  | Description                              | Quantity             | Unit | Rate | Rupiahs    |
|---|--|----------------------|------|------|------------|
| 1   | M1 - cashier counter                     | 1,00                 | Unit |      | -          |
| 2   | M2- Bar Top Table                        | 1,00                 | Unit |      | -          |
| 3   | M3 - Banquette seating                   | 1,00                 | Unit |      | -          |
| 4   | M4 - Booth seating (gandeng bolak balik) | 6,00                 | Unit |      | -          |
| 5   | M5 - cashier storage (behind cashier)    | 1,00                 | Unit |      |            |
| 6   | M6 - Waiter Station (Food in)            | 1,00                 | Unit |      |            |
| 7   | M7 - Waiter Station (Food out)           | 1,00                 | Unit |      |            |
| <b>BILL No. 3.1: FIXED FURNITURE - MILLWORK</b> |  | <b>To Collection</b> |      |      | <b>Rp.</b> |
|   |  |                      |      |      | -          |

**BILL No. 3.2: LOOSE FURNITURE**

| Code | Description                                      | Quantity | Unit | Rate | Rupiahs |
|------|--|----------|------|------|---------|
| 1    | LF1 - Top Table Dining 600 x 800 mm              | 19,00    | unit |      | -       |
| 2    | LF2 - Top Table Dining 800 x 1200 mm             | 9,00     | unit |      | -       |
| 3    | LF3 - Waiter station type 3                      | 1,00     | unit |      | -       |
| 4    | LF4 - Waiter station type 4                      | 2,00     | unit |      | -       |
| 5    | Timber box 1200x800x40mm ; veneer natural finish | 3,00     | unit | -    | -       |

**BILL No. 3.2: LOOSE FURNITURE**

To Collection Rp. -

**BILL No. 4: DOORS & WINDOWS**

| Code                                   | Description  | Quantity      | Unit | Rate       | Rupiahs |
|--|--|---------------|------|------------|---------|
|  | <b>Refer to dwg.A5-01 Doors &amp; Windows Schedule</b><br>Note : all doors are to be equipped with custom or typical door handles and all necessary hardware such as hinges,door closer,etc, as per drawings and specifications. |               |      |            |         |
| 1                                      | <b>Dining Area</b><br>to supply and material rolling door full perforated ex. Jof Metal  | 21,35         | m2   |            | -       |
| <b>BILL No. 4: DOORS &amp; WINDOWS</b> |  | To Collection |      | <b>Rp.</b> | -       |

**BILL No. 5: SIGNAGES & CUSTOM LIGHT FIXTURES**

| Code | Description   | Quantity | Unit | Rate | Rupiahs |
|------|---|----------|------|------|---------|
|      | <b>Signage</b>  |          |      |      |         |
| 1    | Signage LOGO "Marutama" with backlight LED lamp & Sticker diameter 800 mm x thickness 80 mm (A15-01)          | 1,00     | unit |      | -       |
| 2    | Signage " Marutama Ramen & Japanese" alphabet with plywood spray paint black colour & stainless plat (A15-01) | 1,00     | unit |      | -       |
|      | <b>TULISAN NYALA DAN KANJI JUGA NYALA</b>   |          |      |      |         |

**BILL No. 5: SIGNAGE + LIGHTING**

To Collection **Rp.**

**#REF!**

**BILL No. 6: OTHERS WORK**

| Code                           | Description  | Quantity                | Unit | Rate | Rupiahs    |
|--------------------------------|--|-------------------------|------|------|------------|
| 1                              | Contractor to specify and mentioned the works which is not include in above bill of quantity |                         |      |      |            |
| <b>BILL No. 6: OTHERS WORK</b> |  | <b>To Final Summary</b> |      |      | <b>Rp.</b> |
|                                |  |                         |      |      | -          |

| RECAPITULATION |  |         |
|----------------|--|---------|
| Code           | Description                                    | Rupiahs |
|                |  |         |
|                | GENERAL WORKS                                  | -       |
|                | BILL No. 1: PRELIMINARIES                      | -       |
|                | SUB BILL 2.1: FLOORING WORKS                   | -       |
|                | SUB BILL 2.2: PARTITION WORKS + WALL TREATMENT | -       |
|                | SUB BILL 2.3: CEILING WORKS + FINISHES         | -       |
|                | SUB BILL 3.1: FIXED FURNITURE - MILLWORK       | -       |
|                | SUB BILL 3.2: LOOSE FIXTURE                    | -       |
|                | BILL No. 4: DOORS & WINDOWS                    | -       |
|                | BILL No. 5: SIGNAGES & CUSTOM LIGHT FIXTURES   | -       |
|                | BILL No. 6: OTHERS WORK                        | -       |
|                |  |         |
| TOTAL          |  | Rp. -   |