

VILLA XXX - CONTRACTOR TENDER COMPARISON



Client: John Doe | Villa XXX, XXX, XXX | Prepared for comparison of three contractor quotations

PRICE SUMMARY			
Metric	Contractor A	Contractor B	Contractor C
Preliminary Subtotal	AED 14,000.00	AED 72,780.00	AED 40,000.00
Civil & MEP related works Subtotal	AED 107,700.00	AED 237,048.90	AED 78,600.00
Total	AED 121,700.00	AED 309,828.90	AED 118,600.00
VAT rate	5.00%	5.0%	5.0%
Total incl. VAT	AED 127,785.00	AED 325,320.35	AED 124,530.00
Alternative incl. VAT	AED 131,985.00	AED 354,095.60	AED 127,680.00
Important: do not compare totals alone. Check scope status, qualifications and conflicting exclusions in the other sheets before recommendation.			
PREFERRED BIDDER – CONDITIONAL RECOMMENDATION			
Contractor A should remain the preferred contractor.			
Contractor A: AED 121,700 excluding VAT			
Contractor C normalized base: AED 118,600—only AED 3,100 lower			
Contractor C stated quotation: AED 127,600—AED 5,900 higher than Contractor A			
Contractor B: AED 309,828.90 and still carries significant provisional/excluded scope			
Contractor A offers the best balance of cost, scope coverage and responsiveness. But I would present it as a conditional recommendation pending:			
Structural-wall confirmation			
Revised, consolidated quotation			
Technical specifications for garage, glazing, pergola, canopy and turf			
Written approval responsibility			

HOME RENOVATION DETAILED COMPARISON



Client	John Doe	Revision	R0
Project address	Villa XXX, XXX, XXX		
Date	31st July 2026		

Item	Description	Unit	Quantity	Contractor A compliance	Contractor A Amount AED	Contractor A Remarks	Contractor B compliance	Contractor B Amount AED	Contractor B Remarks	Contractor C compliance	Contractor C Amount AED	Contractor C Remarks
A	PRELIMINARIES											
1	Charges for Production of Submission Drawings & Shopdrawings	Item					Yes			Yes	3,000	
2	EMAAR Approval, Permit & Gate pass related charges	Item					Yes		Authority fees/deposits: responsibility to be clarified.		12,000	
3	Contractor's All Risk Insurance/ Workman's Compensation Policy	Item					Yes				2,000	
4	Site Cleaning and Final Cleaning	Item					Yes				15,000	
5	Site Protection Charges (all existing finishes to be protected from damages)	Item					Yes		villa assumed occupied throughout.		8,000	
6	Other Necessary Preliminary Items if Any	Item		Yes	14,000	Approval for the Relocation of the sliding window included only. EMAAR Fee to be paid by the client directly. Not included in the mentioned fee.	Yes	72,780	project management, supervision, survey and setting out.			
	(fees for additional area for extension of the ground floor dining space to be paid by the client directly to Emaar)											
	SUBTOTAL				14,000			72,780			40,000	
B	CIVIL & RELATED MEP WORK											
1	Kitchen Enclosure Works											
1.1	Kitchen Glass Partition - Supply and install an L-shaped glazed partition above the existing kitchen island counter extending up to the underside of the false ceiling, complete with slim powder-coated aluminium framing, fixing accessories, sealants, and all necessary supports. Glass Options (to be priced separately): Option A: 10–12 mm toughened glass with frosted film from bottom of glass till 1.8m from the floor.			Yes			Yes		L-shaped partition included; site verification required before fabrication.	Yes		
				Yes	5,500		Yes	3,062		Yes	6,000	
	Option B: 10–12 mm switchable privacy film laminated glass, Privacy film to be from bottom of glass till 1.8m from the floor complete with power supply, controller, wiring, and accessories.	Item		Yes	9,500	Optional cost	Optional	30,467	Alternative to Option A and excluded from base total: 3.78 m2 at AED 8,060/m2, including controller, wiring and accessories.	Yes	9,000	Switchable privacy option; the published quote total appears to add this to Option A rather than replace it.
1.2	Glass Sliding Door- Supply and install a sliding glass door to the kitchen entrance using a soft-close sliding mechanism, complete with 10–12 mm fluted toughened glass, slim powder-coated aluminium frame (if required), all hardware, handles, locks, and accessories. The scope shall also include: Extension of the existing partition in gypsum/glass partition to accommodate the new sliding door. Making good of all adjacent wall, ceiling, and floor finishes after installation.	Item		Yes	2,200		Yes	9,320	Fluted-glass sliding door; dimensions to be verified before fabrication.	Yes	2,000	Only described as glass sliding door; confirm fluted glass, soft close, partition extension and full making-good.
1.3	Relocation of Gas Leak Detection Sensor - Relocate the existing gas leak detection sensor to suit the revised kitchen layout, including all necessary electrical works, testing, recommissioning, and ensuring compliance with applicable authority and safety requirements.	Item		Yes	1,000		Yes	2,420	By approved gas-system specialist, including testing and recommissioning.	Yes	2,000	Relocation stated; testing, recommissioning and approved specialist not expressly confirmed.
					8,700			14,802			10,000	
2	Dining Sliding Glass Partition Relocation											
2.1	Carefully dismantle the existing sliding glass partition and door located adjacent to the dining area, ensuring no damage to the glass panels, frame, hardware, or accessories.	Item		Yes	3,700		Yes	9,680	Assumes existing partition components are sound and reusable.	Yes	2,000	Dismantling existing dining partition.

2.2	Demolish and remove the existing supporting wall and associated finishes, including debris disposal, in accordance with EMAAR community guidelines and regulations.	Item	Yes	1,000	No	0	Omitted and not priced: Contractor B identifies the wall as structural and states it must not be demolished.	Yes	1,000		
2.3	Reinstall the existing sliding glass partition in its new location, aligned with the living room sliding glass partition wall, including all necessary framing, fixing, sealants, masonry wall construction and making good to adjacent finishes.Ensure smooth operation, proper alignment, and weather-tight sealing of the relocated sliding door upon completion.	Item	Yes	2,800	Yes	13,710	Includes masonry, sealing and making-good; subject to repricing against the approved revised layout.	Yes	4,000	Reinstallation stated; full framing, masonry, weather sealing and making-good need confirmation.	
2.4	Supply and install 600 x 600 mm floor tiles in the extended dining area to match the existing indoor flooring in colour, finish, pattern, grout colour, and laying direction. The finished floor level shall be flush with the existing floor, ensuring a seamless transition between the existing and new tiled areas.	Item	Yes	3,500	Yes	1,740	6.00 m2 at AED 290/m2; subject to availability of matching tiles.	Yes	1,500		
2.5	Complete all wall and ceiling modifications required for the dining area extension. Make good all affected surfaces and finish to match the existing interior texture, paint finish, and colour, with no visible junctions or patch repairs.	Item	Yes	3,700	Only one ceiling coat and touch-ups stated; full wall painting excluded	Yes	5,650		Yes	2,000	Wall and ceiling modifications; finish extent and seamless matching not specified.
2.6	Relocate the existing external switch/socket to suit the revised dining area layout. Include all necessary conduit modifications, wiring extensions, testing, and reinstatement of wall finishes.	Item	Yes	1,800	Yes	12,900	Includes wall cutting, chasing and new cabling; distribution-board capacity verification excluded.	Yes	400	External switch/socket relocation.	
3 Garage Enclosure Works				16,500		43,680			10,900		
3.1	Supply and install an automatic garage door complete with motor, control system, remote controls, safety sensors, tracks, and all associated accessories. Garage door design, colour, finish, and operation shall comply with EMAAR community guidelines and approval requirements. Include all necessary electrical connections, testing, commissioning, and demonstration upon handover.	Item		17,500	European Brand - Italian	Yes	25,810	Sectional overhead door with Somfy Dexxo Pro motor or equal approved, controls and remotes.		20,000	Automatic door with motor, control and remote; make/model, sensors, manual override and electrical connection not specified.
3.2	Enclose the existing vertical gap between the main villa and the garage structure using masonry construction, complete with plastering, provision of ventilation grilles, waterproofing (where required), and external paint finish to match the existing villa façade.	Item		8,500	New solid block wall to align the glass door included	Yes	3,292	4.51 m2 at AED 730/m2; subject to re-measurement.		1,500	Masonry, plaster, ventilation, waterproofing and paint stated; quantity and build-up not provided.
3.3	Supply and install a glazed access door within the enclosure, complete with powder-coated aluminium frame, hardware, locking system, and accessories. Aluminium frame colour and glass specification shall comply with EMAAR-approved powder coating colour, glass tint, and community guidelines. Make good all adjoining wall, floor, and ceiling finishes to achieve a seamless appearance.	Item		6,500	All Aluminium work color will be matched to existing.	Yes	9,680	Ventilation free area subject to approved design		7,000	
				32,500			38,782			28,500	
4 Balcony enclosure work											
4.1	External Glass Enclosure Supply and install a full-height external glazed partition to enclose the balcony, aligned with the existing bedroom façade glazing. The glazing system shall match the existing façade in terms of glass tint, aluminium profile, powder-coated finish, and overall appearance, in accordance with EMAAR community guidelines. Include all necessary framing, fixings, sealants, flashings, waterproofing, and accessories for a complete weather-tight installation.	Item		10,500	Aluminium Framing color will be matched with existig colors	Yes	12,075	7.50 m2 at AED 1,610/m2; fabrication subject to EMAAR/community approval.		8,000	External glass enclosure; glass build-up, aluminium system, waterproofing and authority approval responsibility not specified.
4.2	Carefully dismantle the existing glass railing, ensuring no damage to the glass panels, aluminium frame, hardware, or accessories. Store the dismantled glass panels safely on site for reuse or handover to the client, as directed. Dispose of any unwanted materials in accordance with EMAAR community regulations.	Item		2,500		Yes	2,425	2.50 lm at AED 970/lm; dismantled panels handed to Client; assumes components are sound.		1,000	
4.3	Supply and install three (3) new 13A switched power sockets within the enclosed balcony area at locations to be confirmed on site. Include all necessary conduit, wiring, junction boxes, accessories, connection to the existing electrical circuit, testing, and commissioning. Make good all affected wall, floor, and ceiling finishes after installation	Item		included		Yes	4,830	Three sockets at AED 1,610 each; distribution-board capacity verification excluded.		900	
				13,000			19,330			9,900	
5 Air conditioning work for the balcony enclosure											
5.1	Reroute the existing master bedroom air-conditioning supply ductwork by extending the supply air duct to serve the newly enclosed balcony area.	Item		3,500		Excluded		Not priced; subject to approved AC design and cooling-load confirmation.		3,000	

5.2	Replace the existing glazed transom panel above the balcony door with a gypsum board partition to facilitate the duct routing. Construct a gypsum board bulkhead to fully conceal the extended ductwork, complete with framing, access panels (where required), joint treatment, and paint finish to match adjacent surfaces.	Item			3,200	Excluded		Not priced; subject to approved AC design.		1,000	Gypsum partition stated; bulkhead, access panels, jointing and matching paint need confirmation.
5.3	Supply and install all necessary supply and return air grilles, ductwork, insulation, supports, testing, balancing, commissioning, and all associated making good works for a complete and fully operational installation.	Item			1,500	AC Diffuser grill / Louver included	Excluded	Not priced; subject to approved AC design.		1,500	Grilles, ductwork, insulation and supports stated; testing, balancing, commissioning and making-good not expressly included.
					8,200			0		5,500	
6	Demolition of existing TV unit & mirror console- Living Area										
6.1	Dismantle and remove the existing TV console, fluted feature wall, mirror, floating drawer unit, and ledge without causing damage to adjoining walls, floor, ceiling, or adjacent finishes. Dispose of all demolished materials and debris in accordance with EMAAR community guidelines. Make good the affected wall surface by repairing and levelling the substrate as required. Apply wall finish, texture (if applicable), and paint to match the existing adjoining wall, ensuring a seamless finish with no visible patching, joints, or colour variation.	Item			1,100	Repaint/touch-ups included; full wall paint excluded	Yes	Making good of concealed or pre-existing defects excluded.		800	Demolition stated; disposal, substrate repair and seamless repainting/making-good not expressly confirmed.
7	Pergola work for Ground Floor Terrace										
7.1	Supply and install a powder-coated aluminium pergola with louvers for the entire left-side terrace adjacent to the living area except the steps area. Contractor to propose suitable material and finish compliant with EMAAR community guidelines.	Item			12,000	Custom-made; brand, louver type, drainage and wind rating not stated	Provisional	Provisional Sum subject to approved design/specification and Client instruction; no foundations/anchors before approval and underground-service scan.		67,820	Fixed/operable louver type, dimensions, profiles, structure, drainage, wind rating and finish not stated.
8	Canopy work for Ground Floor Terrace										
8.1	Supply and install a retractable canopy with outdoor grade fabric for the terrace facing the lawn covering the landing and steps area. Contractor to propose suitable material and finish compliant with EMAAR community guidelines.	Item			9,500	Motorized; brand, fabric grade and wind rating not stated	Yes			48,199	Retractable canopy stated; dimensions, manual/motorized operation, motor/fabric specification and wind provision are not stated.
9	Artificial Turf for Lawn										
9.1	Supply and install artificial turf to the existing lawn area excluding the steps and planter bed, including surface preparation, edge trims, adhesive/fixing system, jointing, infill (if required), and final cleaning for a complete installation.	Item			6,200	Premium turf and screed stated; pile height and density not stated	Yes	9.95 m2 at AED 80/m2; provisional quantity. Irrigation, drainage and planter works excluded.		796	Area, pile height, density, UV/fire rating and drainage preparation are not stated.
	SUBTOTAL				107,700			237,049			78,600
	TOTAL				121,700			309,829			118,600.00
	GRAND TOTAL with VAT				127785			325320.35			124,530.00
											Normalized base AED 118,600. Contractor's stated grand total: AED 127,600
											Normalized base incl. VAT: AED 124,530. Contractor's stated grand total: AED 133,980.