

FUSION DEVELOPERS

Fusion Lockheed PEB — Master Bill of Quantities
Two-shed steel PEB · 54x104 ft & 76x104 ft · common 10-ft brick spine wall

Project	Fusion Lockheed PEB
Prepared by	FD-PM-LOCKEED-001 (Asad Raza)
Basis	Geometry Control Basis REV 2026-08-03
Currency	PKR (Fusion field rates)
Grand Total	PKR 229,927,314

Master BOQ — by CSI Division

CSI	Item / Description	Qty	Unit	Rate	Amount
03 — Concrete					1,243,737
03	Isolated column footings 4000psi (20 @ 4x4x2ft)	18	m3	20,500	371,516
03	RCC pedestals 4000psi (20 @ 2x2x1.5ft)	3	m3	20,500	69,659
03	Brick wall strip footing 4000psi (1x2x104ft)	6	m3	20,500	120,743
03	PCC blinding 50mm (M10)	1	m3	13,000	19,319
03	Rebar Gr60 (foundations & pedestals)	2,500	kg	265	662,500
04 — Masonry					1,356,014
04	9in brick spine wall (10ft x 104ft)	46,800	nos	25	1,170,000
04	Brickwork labour	1,040	sqft	65	67,600
04	Mortar (cement+sand) for brickwork	6	m3	21,445	118,414
05 — Metals					178,695,880
05	PEB framed steel — Shed 1 (ISMB600 rafters / ISMB400 cols)	213,408	kg	285	60,821,280
05	PEB framed steel — Shed 2 (ISMB600 rafters / ISMB450 cols)	300,352	kg	285	85,600,320
05	Purlins Z6" — Shed 1	33,696	kg	285	9,603,360
05	Purlins Z6" — Shed 2	47,424	kg	285	13,515,840
05	Bracing & ties (~5% framed)	25,688	kg	285	7,321,080
05	Base/gusset/cleat plates (25/16/6mm)	6,000	kg	285	1,710,000
05	J-bolts 25mm (4 per column)	80	nos	1,550	124,000
07 — Thermal & Moisture					26,834,200
07	PPGI roof sheet 0.5mm (4 kg/sf)	13,520	sqft	1,200	16,224,000
07	PPGI wall sheet 0.5mm (3.5 kg/sf)	9,724	sqft	1,050	10,210,200
07	Ridge/flashing/accessories (provisional)	1	ls	400,000	400,000
08 — Openings					540,000
08	Roller shutter doors	2	nos	180,000	360,000
08	Personnel doors	4	nos	45,000	180,000
31 — Earthwork					355,000
31	Column excavation	20	col	5,000	100,000
31	Brick wall strip excavation	1	ls	5,000	5,000
31	Foundation labour	20	col	10,000	200,000
31	Backfill & compaction (provisional)	1	ls	50,000	50,000
SUBTOTAL (all divisions)					209,024,831
Overhead & Profit (10%)					20,902,483
GRAND TOTAL (PKR)					229,927,314

Scope: BARE PEB FACTORY/WAREHOUSE SHELL (STRUCTURE ONLY) — two steel sheds + 10-ft brick spine wall, PPGI roof & wall cladding, doors. Excludes ALL services & interior fitout: 09 Finishes, 21 Fire, 22 Plumbing, 23 HVAC, 26 Electrical (client-direct / out of scope). All rates are Fusion Developers field rates (PKR). No taxes/GST. Excludes design/RFI contingencies.