

ANEXO I

Client: TOWERS WATSON - PISO 11
 Address: WTC FREE ZONE
 Quote: 1 - revision N°3
 Date: March 4 2014

Area 356 m2

Category	DESCRIPTION	O/A	Q	Unit	Unit. Price	Total
1.00	PRELIMINARY WORKS					USD 2.669
1.01	Dirección Nacional de Bomberos paperwork. Includes fees.		1,00	GL	622	622
1.02	Safe and Security service. Includes plan for the site job, revision and control of workers paperwork and usage of personal security elements by workers during duty		1,00	GL	342	342
1.03	Registration of works in BPS and payment control.		1,00	GL	518	518
1.04	Temporary site electric panel. INCLUDED		1,00	GL	0	0
1.05	Layout trace. INCLUDED		1,00	GL	0	0
1.06	Mandatory site fire extinguishers. INCLUIDO		1,00	UN	0	0
1.07	First aid kit. INCLUDED		1,00	GL	0	0
1.08	Builders skip. Included in item 28.01.		1,00	GL	0	0
1.09	Floor common areas protections required by WTC FZ		1,00	GL	1187	1187
2.00	GUILDS HELP, BUILDING WORKS AND SOCIAL SECURITY CHARGES					USD 29.203
2.01	Labour help for electrical works. INCLUDED.		1,00	GL	0	0
2.02	Labour help for HVAC works. INCLUDED.		1,00	GL	0	0
2.03	Labour help for smoke detection system. INCLUDED		1,00	GL	0	0
2.04	Labour help for plumbing. INCLUDED		1,00	GL	0	0
2.05	Labour help for other subcontracts. INCLUDED		1,00	GL	0	0
2.06	Wall and floor tiles installation, includes adhesive and PVC finishes.		1,00	GL	4068	4068
2.07	Material download and movement along staircases		1,00	GL	0	0
2.08	Labour taxes according to Law 14.411.		1,00	GL	25135	25135
3.00	GYPSON BOARD PARTITIONS					USD 17.456
3.01	WR-WR partition		24,72	M2	52	1274
3.02	STD-WR partition		36,66	M2	49	1798
3.03	STD-STD partition		180,86	M2	51	9197
3.04	Double STD-STD partition		45,00	M2	68	3051
3.05	WR boards		35,00	M2	28	989
3.06	Corner beads		127,00	ML	9	1148
3.07	Wooden 1"x 2" reinforcements. INCLUDED.		1,00	UN	0	0
4.00	GYPSON BOARD CEILINGS					USD 17.352
4.01	Gypsum board ceiling, std 12,5mm.		165,00	M2	36	5966
4.02	Gypsum board fronts for modular ceiling.		80,00	ML	34	2712
4.03	Lighting niche		55,00	ML	36	1989
4.04	Curtain niche.		60,00	ML	34	2057
4.05	Wooden 1"x 2" reinforcements for light fixtures and glass doors.		31,00	ML	7	214
4.06	Perforations for light fixtures.		86,00	UN	3	243
4.07	Perforations for light fixtures, HVAC diffusers and inspection lids. Includes reinforcement.		22,00	UN	25	557
4.08	PVC register lids - 15 x 23 cms.		2,00	UN	40	80
4.09	PVC register lids - 35 x 35 cms.		3,00	UN	43	130
4.10	PVC register lids - 35 x 74 cms.		5,00	UN	99	496
4.11	"Z" piece for border against gypsum board partitions.		286,00	ML	10	2909
5.00	MODULAR CEILINGS					USD 6.453
5.01	Modular ceiling, 60 x 60cm		155,00	M2	32	4904
5.02	Gypsum board adjustment		57,34	ML	27	1549
6.00	CARPET, FLOORING, BASEBOARDS AND FINISHINGS					USD 13.648
6.01	Modular carpet, 50x50cm, FOCUS 910 model. Includes glue adhesive with memory and installation. MARKET PRICE.		285,00	M2	29	8374
6.02	Pavement finish aluminum rod between different floorings. Includes installation.		4,00	ML	11	45
6.03	White polyurethane baseboard. Includes installation.		199,40	ML	8	1588
6.04	Polished and rectified Porcellanato, 45x45 cm Cimento Concreto		82,67	M2	19	1575
6.05	Polished and rectified Porcellanato, 30x40 cm. Cetim blanco		19,46	M2	14	279
6.06	Vynil flooring. Includes installation.		40,03	M2	35	1390
6.07	Pavement finish aluminum rod. Includes installation.		10,00	ML	40	396
7.00	RAISED FLOOR AND SLABS					USD 3.639
7.01	Raised metallic floor, 60x60cm, cement core. CIF PRICE	DP	327,80	M2	54	17780
7.02	Pedestal. INCLUDED	DP	1,00	GL	0	0
7.03	Perimetral pedestal. INCLUDED.	DP	1,00	GL	0	0
7.04	Labour		298,00	M2	11	3334
7.05	Holes and cuts for workstations, according to drawings		18,00	UN	17	305
7.06	Concrete light-weight slab and building sand and Portland cement finishing in bathrooms. INCLUDED IN 16.02		1,00	GL	0	0
8.00	PAINT					USD 8.364
8.01	Preparation and white latex premium paint on gypsum board ceilings and adjustments		274,00	M2	10	2746
8.02	Preparation and white latex premium paint on gypsum board partitions and adjustments. Includes special color latex premium paint on partitions.		452,00	M2	12	5618
9.00	GLASS PARTITIONS AND DOORS, MIRRORS					USD 14.465

9,01	10mm tempered glass partition (1,61 X 2,40)	1,00	UN	524	524
9,02	10 mm tempered glass door with pivot hinge and knob (0,90 x 2,40)	3,00	UN	678	2034
9,03	10mm tempered glass partition(2,49 x 2,40)	1,00	UN	810	810
9,04	10mm tempered glass partition(0,18 x 2,40)	2,00	UN	37	73
9,05	10mm tempered glass partition (2,76 x 1,30)	2,00	UN	304	608
9,06	10 mm tempered glass door with floor spring (1,00 x 2,40)	1,00	UN	678	678
9,07	Stainless steel door handle, 0,80	1,00	UN	107	107
9,08	10mm tempered glass sliding door (0,90 x 2,40)	2,00	UN	362	723
9,09	Sliding door rail system	2,00	GL	226	452
9,10	Stainless steel door handle, 0,80	2,00	UN	107	215
9,11	Stainless steel stud with separators for glass partition	8,00	UN	410	3277
9,12	10mm tempered glass partition (1,48 x 1,20)	4,00	UN	702	2809
9,13	Anodized aluminum frames.	1,00	GL	475	475
9,14	Coverglass in meeting room and coffee area	8,87	M2	153	1353
9,15	Mirrors in restrooms	4,13	M2	79	327
10,00	GRAPHICS				USD 2.408
10,01	Supply and labour of vinyl on walls and glass partitions to comply with design.	1,00	GL	1865	1865
10,02	Supply and labour of full vinyl glazing on open office partitions and above coffee counter	10,69	M2	51	544
10,03	Restroom vinyl signage. INCLUDED	1,00	UN	0	0
11,00	MARBLES AND GRANITES				USD 2.678
11,01	Gray (Mara) granite kitchen countertop. Hole and and sink fastening. Simple border finish.	2,00	UN	678	1356
11,02	Gray (Mara) granite restroom countertop. Hole and and sink fastening. Simple border finish.	2,00	UN	492	983
11,03	Installation of kitchen and restroom countertops on cabinets and cantilevers.	1,00	GL	339	339
12,00	WOODEN DOORS				USD 4.292
12,01	Wooden doors and frames. Includes hinges, Kaxier door knobs and locks. Solid 42mm leaf, 5.5 mm MDF sheathing , poliurethanic paint finish. Size: 0.80 x 2.32 mts . Includes installation.	3,00	UN	606	1817
12,02	Idem. Size: 1.00 x 2.10 mts	1,00	UN	606	606
12,03	Toilet booth door. Size: 0.62 x 2.10 mts. White lacquer finish.	4,00	UN	447	1790
12,04	Door stop	7,00	UN	11	79
13,00	METALLIC CARPENTRY				USD 249
13,01	Cantilever	8,00	UN	31	249
14,00	ELECTRIC AND CABLING - CAT. 5e - Panduit, PAN NET line				USD 53.590
	CABLING - CAT. 5e - Panduit, PAN NET line				
14,01	Patch panel Cat.5e	6,00	UN	131	784
14,02	Patch coard 3 ft for workstations. Does no include assembly of rack	138,00	UN	4	570
14,03	Data port (utp + socket + 1 jack Rj45 + piping) 2 wifi+ 2 printers per copy area+ 2 ports in training room	8,00	UN	53	426
14,04	Data port (utp + socket + 2 jack Rj45 + piping) Open Office + 1 Meeting room	61,00	UN	87	5310
14,05	Data port (utp + socket + 4 jack Rj45 + piping) 2 meeting room	2,00	UN	87	174
14,06	Horizontal cable managers.	6,00	UN	44	261
14,07	Certification and labelling	138,00	UN	6	868
	ELECTRIC			0	
14,08	Piping, metal electric cable tray on slab and accesories	1,00	GL	1112	1112
14,09	Piping for access control and TV cable	1,00	GL	416	416
14,10	Wifi outlet	2,00	UN	70	139
14,11	Power supply. (Materiales requested by WTC FZ)	1,00	GL	1838	1838
14,12	Electric panel	1,00	GL	1161	1161
14,13	Circuit breakers, general dischargers, switches in panels, etc.	1,00	GL	2747	2747
14,14	Power supply port (1 schuko + 1 stabilized standard grounded outlet and 1 schuko + 2 standard grounded outlet (non-stabilized) + cabling)	73,00	UN	96	6990
14,15	Service power supply outlets. (Outlet + cabling + piping). Includes 2 outlets in handicapped restroom.	20,00	UN	70	1393
14,16	Kitchen power supply outlets. 2 fridges + 4 microwave ovens + 3 water dispenser + 3 free	10,00	UN	70	696
14,17	Light output, light fixture installation, piping, cabling, and switch. Includes installation of 4 emergency light fixtures.	99,00	UN	34	3351
14,18	Thermostats (piping)	7,00	UN	34	237
14,19	HVAC electric installation, includes piping and cabling.	10,00	UN	100	996
14,20	Electrical boxes, conduit and fittings. Included.	1,00	GL	513	513
14,21	Piping and cabling for VGA and HDMI	3,00	UN	111	334
14,22	Temporary site electrical connection	1,00	GL	339	339
14,23	Labour	1,00	GL	22235	22235
14,24	Design and plans	1,00	GL	484	484
14,25	Light motion sensors for meeting rooms and restrooms	9,00	UN	24	218
15,00	LIGHT FIXTURES				USD 6.504
15,01	L1- White ceiling inlay fixture MINICOMFORT 853, 4X14W louver, 3000K white warm fluorescent lamp	51,00	UN	88	4495
15,02	L2- Orientable mini multispot, white with LED 5,5W Philips lamp	17,00	UN	23	386
15,03	L2- Mechanic transformerSTR50 35-50W 12V 50,60Hz	5,00	UN	9	47
15,04	L3- White ceiling inlay fixture with LED 5,5W Philips lamp	11,00	UN	16	181
15,05	L3- Mechanic transformer STR50 35-50W 12V 50,60Hz	7,00	UN	9	66
15,06	L4: Fixture for T5 G5 1X28W white warm fluorescent lamp 118cm	2,00	UN	11	22
15,07	L5- White ceiling inlay fixture with silver dulux reflector 2x 26w	1,00	UN	42	42
15,08	L6- Pendant fixture, acrylic screen, for a 14W Mini-Twister compact fluorescent lamp (included)	3,00	UN	62	186

15.09	L7- Ceiling inlay fixture. Oriz Maz continuous line. Cod MO100528	8,00	UN	98	787	
15.10	Emergency kit, led 8W SE 1H IP40 16 leds. Duration1h ,120 lm	6,00	UN	49	293	
16.00	PLUMBING				USD 9.570	
16.01	Plumbing. Includes: Drainage, hot (only in coffee) and cold water piping for restrooms and kitchen, AWADUCT brand or similar. Sanitary fixtures, fittings and accesories installation.	1,00	GL	5502	5502	
16.02	Restroom slab waterproofing. Includes: floor cleanliness, floor waterproofing through liquid membrane. Includes materials and labour. INCLUDED in 16.01	1,00	GL	4068	4068	
	Note: Included: plumbing materials, brickwork materials, stopcock, U-bend for restrooms and kitchen.					
17.00	SANITARY FIXTURES				USD 6.722	
	Toilets					
17.01	Ceramic handbasin on countertop. Trevi, white	4,00	UN	47	188	
17.02	Water tap HANS GROHE Focus for handbasin, cct, code #31173000	4,00	UN	442	1768	
17.03	Two piece white toilet. GALA or similar. Includes seat.	4,00	UN	202	806	
17.04	Coat hanger Cubic cromo	4,00	UN	10	41	
17.05	Roll holder	4,00	UN	15	61	
17.06	Handicapped toilet, with seat and Ferrum Espacio tank	1,00	UN	474	474	
17.07	Wall handbasin Ferrum Espacio for handicapped restroom.	1,00	UN	436	436	
17.08	Metal wall rod for handicapped. (1 fixed and 1 folding)	1,00	UN	280	280	
17.09	Water tap DOCOL for handicapped restroom	1,00	UN	100	100	
17.10	Automatic hand dryer with sensor. ARIEL MSF 8843, 2300 Watts	3,00	UN	570	1711	
17.11	Soap dispenser. Pressmatic, code 17200006	3,00	UN	64	192	
	Coffee area					
17.12	Double stainless steel basin, Tramontina. 72*40*16 cm (includes valves).	1,00	UN	66	66	
17.13	One handle kitchen mixer tap Rimontti MIAMI NEW	1,00	UN	44	44	
17.14	Water heater "James" 20 L (copper tank) in 2 restrooms and coffee area	2,00	UN	277	554	
18.00	FIRE EXTINGUISHING SYSTEM				USD 10.897	
18.01	Adjustments on 22 of the existent sprinkler system, in height and position (according to plans delivered by building), includes works on the pumping system (emptying out, testing, filling and purge).	1,00	GL	10603	10603	
18.02	17 new sprinklers to comply with regulations. Included.	1,00	GL	0	0	
18.03	Dry powder fire extinguishers; ABC x 4kg. Includes sign, holder and installation.	4,00	UN	73	294	
19.00	FIRE DETECTION SYSTEM AND ALARM				USD 9.545	
19.01	Photoelectric smoke sensor FSP-851, includes installation materiales and isolation module. (proportional part)	31,00	UN	101	3132	
19.02	Round speaker, notifier SPCWV. Ceiling mounted. Includes installation materials.	11,00	UN	55	603	
19.03	Control module for audio direction.	1,00	UN	103	103	
19.04	As built plans. Included.	1,00	GL	0	0	
19.05	Engineering service, execution project, installation, supervision. Programmation, commissioning and putting into operation.	43,00	UN	75	3227	
19.06	3/4" galvanized steel conduit service and Daisa accesories.	1,00	GL	2480	2480	
20.00	WATER LEAKAGE SENSORS AND ALARM				USD 2.483	
20.01	Supply of water leakage sensors below raised floor. It includes surface electrode and accepts up to 6 electrodes. Includes power supply for Waterbug with protections (expected floor control board). It includes monitoring relay and relay of power outage. Commissioning included.	2,00	UN	305	610	
20.02	Additional surface electrode (maximum 5 additional for each module). Includes cable to the water detection module).	8,00	UN	84	669	
20.03	Installation service (1 controller and 1 electrode).	2,00	UN	75	150	
20.04	Installation service (per additional electrode).	8,00	UN	37	299	
20.05	Galvanized iron pipe 3/4" and Daisa accesories	1,00	GL	755	755	
21.00	HVAC SYSTEM				USD 44.712	
21.01	Supply of 10 fan coil units in private offices and meeting rooms	1,00	GL	11422	11422	
21.02	Installation of units and piping	1,00	GL	9338	9338	
21.03	Thermostats	7,00	UN	177	1239	
21.04	Thermostatic valves, electrical resistance	10,00	UN	726	7257	
21.05	Installation of ducts and and bar grating	1,00	GL	11825	11825	
21.06	Mechanical extraction	1,00	GL	2157	2157	
21.07	Drains	1,00	GL	1474	1474	
21.08	Commissioning, included.	1,00	GL	0	0	
21.09	As built plans, included.	1,00	GL	0	0	
23.00	SYSTEM FURNITURE - DCOA LINE (BASET) - DIRECT PURCHASE				USD 0	
23.01	M3 - Meeting room table (170x80cm), 25mm white melamine. Gray metallic square base.Includes vertabrey and wire management system. CIF PRICE.	DP	1,00	UN	323	323
23.02	M4 - Meeting room table (140x140cm). 25mm white melamine. Gray metallic square base.Includes vertabrey and wire management system. CIF PRICE.	DP	2,00	UN	589	1179
23.03	M5 - Low storage cabinet, white melamine (80x40x90h cm). CIF PRICE.	DP	7,00	UN	184	1291
23.04	M6 - Table (60x60cm). Central metallic foot, white melamine top. Coffee	DP	12,00	UN	152	1823
23.05	M1-8-desk workstation. White melamine finish. Inverted T base with electrostatic paint finish, aluminum color. Includes front and one side desk partitions, FABRIC finish. Includes wire management system through base. Does not include vertebrey. Size: 140*70. Includes rolling drawers. CIF PRICE.	DP	6,00	UN	3507	21042

23,06	M2- 4-desk workstation White melamine finish. Inverted T base with electrostatic paint finish, aluminum color. Includes front and one side desk partitions, FABRIC finish. Includes wire management system through base. Does not include vertebray. Size: 135*70. Includes rolling drawers. CIF PRICE.	DP	3,00	UN	1847	5540
24,00	CUSTOMIZED FURNITURE					USD 13.312
24,01	High storage cabinets 0,90x0,45x2,25h. Melaminic aluminum finish. Each cabinet us composed by two modules and one pair of 2,25h. Shelves and no roof. According to drawing ME-01		10,00	UN	655	6554
24,02	Copy area furniture, rear and side boards. Three 0,80 modules and three 0,60 modules. Melamine finish. Includes hinges and handles. (128 x 220) According to drawing ME-05		2,00	UN	1345	2689
24,03	Storage room cabinet.		1,00	UN	1128	1128
24,04	Kitchen cupboards below and above counter, white melamine finish. Includes aluminum handles.		1,00	GL	2825	2825
24,05	Shelf in handicapped restroom		1,00	UN	115	115
25,00	SEATS					USD 1.090
25,01	"Omega" chair. Black fabric upholstery on seat and mesh back, chromeplated aluminum base. Open office. CIF PRICE.	DP	60,00	UN	142	8535
25,02	"Omega" chair. Black fabric upholstery on seat and mesh back, chromeplated aluminum base. Meeting room. CIF PRICE.	DP	20,00	UN	142	2845
25,03	Coffee chairs, white plastic. Deluxe fixed.	DP	24,00	UN	36	862
25,04	Coffee stools. LEM (faux leather).		6,00	UN	182	1090
27,00	OTHER					USD 10.680
	ENTRY MODIFICATION					
27,04	Demolition of gypsum board partition against hallway. Temporary closure of site during construction period, includes wooden door, reinforced lintel above entry doors. Includes labour taxes according to Law 14.411.		1,00	GL	2833	2833
27,05	Dismantling and cut of raised floor in hallway.		1,00	GL	151	151
27,06	Paint on hallway's ceiling. Includes patching plaster touch ups. Paint and patching plaster on lintel above entry door. Includes labour taxes according to Law 14.411.		1,00	GL	362	362
27,07	Black granite door sill, 200x23cm, includes installation.		1,00	GL	148	148
27,08	Gypsum board facing in area where the stainless steel frame was removed.		7,20	M2	30	217
27,09	"Z" piece for border against stainless steel frame.		4,40	ML	7	29
27,10	Supply and installation of steel frame. Stainless steel, thickness 304 , 1,5 polished finish. Includes removal of existing door frames.		1,00	GL	2300	2300
27,11	Supply and installation of new entry door, double leaf. Identical to building's doors.		1,00	GL	3778	3778
	CONCRETE SLAB PERFORATION					
27,12	Perforation in concrete slab on IT room on 12th floor. ø 10 cm. Includes previous explorations.		3,00	UN	236	708
27,13	Dismantling and cut of HPL raised floor in IT room on 12th floor.		1,00	GL	71	71
27,14	Protections in IT room in 12th floor.		1,00	GL	83	83
26,00	SCREENS AND SHADES					USD 4.887
26,01	ROLLERS Sun Screen, PVC 3% with a 1% passage of light, standard system. Installation included.		102,98	M2	47	4887
28,00	SITE CLEANLINESS					USD 2.599
28,01	Daily site cleanliness.		1,00	GL	1469	1469
28,02	Final housekeeping for space delivery (Includes: cleaning of windows on the inside, cleaning of frames and rails, cleaning and disinfection of restrooms and coffee area, cleaning of vinyls, vacuuming of carpet, dust off of furniture).		1,00	GL	1130	1130
29,00	OVERHEAD AND BENEFIT					USD 37.912
29,01	Overhead, includes Construction Insurance.		1,00	GL	15901	15901
29,02	Benefit		1,00	GL	22011	22011
TOTAL						USD 337.379
American dollars: Three hundred and thirty four thousand, three hundred and seventy nine.-						
Discount as per working proposal					USD 3.000	
TOTAL					USD 334.379	
Purchase orders to be placed by Towers Watson:						
RAISED FLOOR					USD 17.780	
SYSTEM FURNITURE					USD 31.199	
SEATS					USD 12.241	

NOTES

- * Currency in American Dollars
- * Quote is ONLY considered for those items expressed on it
- * The existing restrooms will be used as temporary construction restrooms.
- * Stock for materials must be checked.
- * The lighting project is being studied by the technical advisor to comply with the requirements described in the WTC Free Zone Users Manual. The quantities and types of light fixtures may vary as well as their cost.
- * Professional Fees will be invoiced by Awarthou.

Not included:

- * VAT

- * Costs related to permits and any other representation before City Hall, Regional Entities or Service Companies.
- * Supply and installation of telephone switchboards, routers, switches and all active elements.
- * Utilities charges, such as electricity, gas, water or any other services during the works.
- * MOVE and any other related costs
- * Structural calculation of perforation in concrete slab.
- * Adaptation of installations and supply connections in entry. These works must be done by the building.
- * Necessary adjustments in existing rack installations to include new patch panels.

CONTRACTS AND SUPPLIERS MANAGEMENT

- * For any Contract or Supplier management hired directly by the client, Contract will charge 5% of the contract cost.

DELIVERY DATE

- 75 days work period.
- * The work period is considered as of the registration of the works in BPS, the approval of the project by the WTC FZ building and the supply of site work light, and the accreditation of the downpayment.
- * The work period does not include the days assigned to the Construction Leave (mid December to mid January and Easter Week)

PAYMENT SCHEDULE

- 40% downpayment, upon kick off
- 35% after 30 working days
- 20% upon Substantial Completion, office occupation
- 5% upon Final Completion, without pending issues

OFFER PRESERVATION

- * March 7 2014

REFERENCE

- O: Optional item. Does not sum up, in case to be chosen must sum up to the quote with correspondent Overhead and Profit.
- A: Alternative item. Does not sum up, replaces any other item on the quote.
- DP: Direct purchases of the client.