

BILL OF QUANTITIES

S.No	Description	Qty.	Unit	Rate	Amount
4	DPC & MASONRY WORKS All Items under this head to be carried out as per specification, drawings, relevant BS/ASTM standards and complete in all respects and entire satisfaction of the Engineer.				
4.1	Providing and laying 50 mm thick damp proof course with 3000 psi cement concrete cast in situ using graded crushed stone/crushed of 19 mm and down gauge & clean river sand using & mixing water proof agent (Pudlo or approved equivalent) 1.70 Kg/sm in concrete including compacting, curing, form work and its removal etc., over complete drying and cleaning the surface. complete in all respects as per drawing & specification and all works to the satisfaction of the Engineer.	140	Sq.m		
4.2	Providing and laying machine made Solid Block Cavity wall comprising of 125mm thick inner wall 50mm cavity and 125mm outer wall, using 125mm x 200mm x 300mm approved quality CC 1000 psi solid block for inside & out side wall set in cement sand mortar (1:4), 50mm cavity filled with 38mm thick Master Thermo Shield or approved equivalent sheet having density 35 kg/cum, blocks are required in regular shape, size with sharp square corners and parallel faces, uniform in color, free from flaws and cracks, including scaffolding, racking out the joints, curing, courses shall be kept in plumb, complete in all respect as per drawing, standard, specifications and direction of the Engineer.				
	G.Floor	125	Cu.m		
	F.Floor	93	Cu.m		
	S.Floor	72	Cu.m		
4.3	Providing and laying machine made (1000-Psi) CC solid block masonry of approved quality, setting in cement sand mortar, including scaffolding, raking out the joints, curing, wedges, strips, M.S. anchors from RCC columns / walls at every third layer horizontally and 1 meter vertically, installing of wooden / PVC / steel sleeves for openings (sleeves to be provided by utility Contractors), hacking of existing surface for bonding where necessary, etc. complete in all respect as per specifications and drawings and as directed by the Engineer. Note: M.S. anchors, wedges, strips & other steel/reinforcement bars will be paid separately.				
a)	300mm thick (for Steps)	12	Cu.m		
b)	200mm thick				
	G.Floor	211	Cu.m		
	F.Floor	172	Cu.m		
	S.Floor	113	Cu.m		
c)	150mm thick				
	G.Floor	30	Cu.m		
	F.Floor	23	Cu.m		
	S.Floor	23	Cu.m		
d)	100mm thick				
	G.Floor	10	Cu.m		
	F.Floor	10	Cu.m		
	S.Floor	10	Cu.m		
4.4	Providing and laying mild steel reinforcement bars / hoop iron reinforcement / milled steel flat wall ties in above block work, straightening, removing twists, cutting, bending, binding, wastage, overlaps, placing holding in position tying with binding wire, cost of wire, including all leads & lifts etc., complete in all respects as per drawing, standard, specifications and direction of the Engineer.	2150	Kg.		
	Carried to Civil Summary				

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5	THERMAL & MOISTURE PROTECTION				
5.1	Providing and applying three coats of 2 component flexible polymer modified cementations water proof coating AQUAFIN-2C /BASF / SIKA or approved equivalent over RCC slabs and walls of any wet area e.g. Baths, Kitchens, Balcony's etc., at any height in any floor as per manufacturer's specifications & recommendations complete in all respects as per drawings, relevant specifications and as directed by the Engineer.			Not Applicable	
	Carried to Civil Summary				
6	METAL WORK				
	Stainless Steel Staircase Railing				
6.1	Providing, fabricating, welding & fixing in position Stainless Steel grade 304 staircase railing comprising of 50mm dia SS pipe hand rail, 10mm dia intermediate rail in three stages & 50mm x 6mm thick SS Flat balustrade (2 Flat makes one balustrade) in alternate steps as shown on drawing including all required accessories such as base plate, cap, different size of ss Flat, nuts & bolts etc. fixing arrangement (Drilling & grouting) etc., with SS hardware etc., complete in all respects as per drawing, standard, specifications and direction of the Engineer.	94	Rm		
	S.S Staircase Hand Railing				
6.2	Providing, fabricating, welding & fixing in position Stainless Steel grade 304 staircase railing wall mounted comprising of 50mm dia SS pipe hand rail, 15mm dia pipe below hand rail pipe with S.S plate with 15mm dia S.S rawl bolt & S.S cover as shown on drawing including all fixing arrangement with SS hardware, (Drilling & grouting) etc., complete in all respects as per drawing, standard, specifications and direction of the Engineer.	52	Rm		
	G.I Door Frame				
6.3	Providing and fixing G.I. molded steel door frames of 50mm wide manufactured from galvanized iron steel sheet of 16 gauge having single/double rebate size 38mm x 12mm, with holes and threads for fixing 3 Nos, 100mm long steel hinges, fitted with one locking box treated with special red oxide primer coat all around including cutting holes and filling the cavity with cement concrete 1:2:4 etc. in any floor at any height complete in all respects as per drawings, relevant specifications and as directed by the Engineer.	305			
	150mm wide		Rm		
	Paint on Steel and Iron Work				
6.4	Providing & applying ICI/Berger or equivalent approved colour synthetic enamel paint, three coat on steel and iron work over including surface preparation, removing rust, scales with wire brush where required etc., complete in all respects as per drawing, standard, specifications and direction of the Engineer.	70	Sq.m		
	Aluminum Fixed glazing with Door				
6.5	Providing and fixing fully glazed Bronz anodized or powder coated aluminium Fixed Partition with swing door comprising of 5 mm thick distortion free local clear glass, 2mm thick deluxe model premium quality aluminum sections by Pakistan Cable, Lucky & Knudsen or approved equivalent manufacturers, fixed on Rcc & masonry surface, fitted in Neoprene Gaskets including all required hardware (stainless steel/aluminum) such as hinges, handles, locks, stays, weather strip etc., silicon sealant to all external junction between structure and door to give water / wind proof seal. complete in all respects as per drawing, standard, specifications and direction of the Engineer.	75	Sq.m		

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6.6	Aluminium Waterproof Door Providing, fabricating and fixing Aluminum Frame door comprising of 12mm thick water proof Laminated Board/Ply of approve make & shade, premium quality aluminum sections (Frame) of Pakistan Cable/ Knudsen or equivalent approved manufacturers fixed on Rcc & masonry surface, fitted in Neoprene Gaskets including all required hardware (all hardware should be in stain less steel), hinges, handles, locks, stays etc. complete in all respect as per drawing, standard, specifications and direction of the Engineer.	96	Sq.m		
6.7	Aluminium Windows & Ventilators Providing and fixing fully glazed Bronze anodized or powder coated aluminum Sliding / fixed & openable /Top hung windows & ventilators as per British standard manufactured by Pakistan cable, Lucky, Krudson or approved equivalent (fixing through their approved fabricators) deluxe model box section 95mm x 30mm and 2mm thick including the cost of aluminum netting ,fittings, geskets with all required accessories & hardware (Hinges/roller, handle, stay, lock, weather strip etc..) 5mm thick distortion free clear local glass, silicon sealant to all junction of CC/RCC member & windows to give water/wind proof, cutting /drilling holes and making good damages to walls etc. complete in all respects as per drawings, relevant specifications and as directed by the Engineer.	325	Sq.m		
6.8	M.S Louver Door Providing, fabricating, welding & fixing in position MS louver door comprising 100mm x 50mm main tube frame with MS louvers as shown on drawing, including two coat of red oxide paint as per specification etc., complete in all respect as per drawing, standard, specifications and direction of the Engineer. The contractor shall submit shop drawings (without any additional cost) for approval prior to start of work.	2	Sq.m		
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S.No	Description	Qty.	Unit	Rate	Amount
7	DOORS & WINDOWS WORKS				
7.1	Providing, Making & fixing in position 38mm (1-1/2") thick solid core approved colour Formica finish flush door shutters with & without vision panel. Comprising of 6mm thick lamination sheet (manufacturer pressed lamination sheet over lasani board) on either side, over all around best quality Partal or approved wood frame 50mm wide horizontal, vertical & cross /diagonal & 150mm wide lock rail in full length, hollow area except framing to be filled with the approved rough wood, 38mm x 13mm (1-1/2" x 1/2") thick Golden teak wood edge lipping all around. The door shutter mechanically pressed by standard manufacturers under power driven hydraulic press as approved by the Engineer, including polish, nails, glue or any required hardware's and applying solignum for termite treatment, at any height & any floor etc., complete in all respects as per drawing, standard, specifications and direction of the Engineer. (Note: Cost of Ironmongery such as Hinges, Tower bolts, Locks, Handles, kick & push plate etc. paid in Separate item.)	152	Sq.m		
7.2	Providing and fixing Tinted glass panes 5mm thick to doors, windows and ventilators etc. including the cost of labour including the cost of trim wood/ rubber packing and screw etc., in any floor at any height. (For Doors, Windows & Fixed Glazing or where instructed)	3	Sq.m		
7.3	Providing and fixing best quality golden teak wood projected beading 50mm x 10mm in sections and required design fixed around the panels of doors, windows. including two coats of polish finished with all required hardware's etc., of any description, complete in all respect as per drawings, specification and as directed by the Engineer.	300	Rm		
7.2	Providing and fixing in position as per drawings & joinery schedule all of "New ISE" Hong Kong, New Star Japan or approved equivalent make as per relevant drawings, contractor to submit the sample / shop drawings for approval prior to execution etc., complete in all respects as per drawing, standard, specifications and direction of the Engineer.				
i	Dead Lock complete set.	3	Nos.		
ii	Motorized Door Lock complete set (Lock body, Cylinder & Liver handle) for main door & rooms.	60	Nos.		
iii	SS Tower Bolt 8" long	76	Nos.		
iv	SS Door stopper	20	Nos.		
7.3	Providing, making and fixing, wooden fixed glazing comprising of best quality golden teak wood frame of approved size & thickness with approved quality 5mm thick tinted glass, including (termite treatment using termite liquid) hold fast, screws, etc, providing & applying 03 coats of approved colour shade lacquer polish by Jaffar Brothers or similar approved etc. complete in all respect, as per drawings and specifications and all works to be carried out the satisfaction of Engineer.				
a)	Golden Teak Wood Frame.	23	R.m		
b)	Tinted Glass 5mm thick.	7	Sq.m		

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S.No	Description	Qty.	Unit	Rate	Amount
7.4	Providing making and fixing in position floor mounted lower cabinets made of 3/4" thick laminated MDF i/c all around Oak wood lipping, rough wood frame, complete with all accessories i.e. imported magnetic hinges, locks, catchers, best quality handles etc. including termite treatment using termite liquid and (Lacquer polish treatment as separately paid item) complete in all respects (at any height / floor) as per drawing, specifications, and or as directed by the Engineer. (Front face will be measured for payments)	9	Sq.m		
7.5	Providing making and fixing in position wall mounted upper cabinets made of 3/4" thick laminated MDF i/c all around Oak wood lipping, rough wood frame, complete with all accessories i.e. imported magnetic hinges, locks, catchers, best quality handles etc. including termite treatment using termite liquid and (Lacquer polish treatment as separately paid item) complete in all respects as per drawing, specifications, and or as directed by the Engineer. (Front face will be measured for payments)	8	Sq.m		
7.6	Providing making and fixing in position Wardrobe made of 3/4" thick colored laminated (both side) Lasani board shutter with internal shelves including all around lipping, Partal wood frame of approved size & thickness complete with all approved quality accessories i.e. hinges, locks, magnetic catchers, best quality handles etc., including any termite treatment, providing & applying approved colour polish on frame, including all required hardware's for fixing etc., complete in all respects as per specifications & relevant drawings and all works to the satisfaction of the Engineer. (Front face will be measured for payments)	450	Sq.m		
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S.No	Description	Qty.	Unit	Rate	Amount
8	FLOOR FINISHES				
8.1	Providing and laying 1:5:10 cement concrete bed under floors using graded Crushed Aggregate 3/4 & down gauge with levelling, ramming, watering and curing etc. complete in all respects and as per drawing, standard, specifications and direction of the Engineer. (under flooring of Marble, Mosaic & Porcelain tiles etc.,).				
	G.Floor	38	Cu.m		
	F.Floor	42	Cu.m		
	S.Floor	45	Cu.m		
8.2	Providing and laying approved Pakistani made Glazed/ unglazed/ Matt ceramic tiles in floor with different sizes, colour and pattern in any floor & any height including & over 1" (25mm) thick cement sand mortar 1:3, setting the tiles in slurry of grey cement over mortar, filling the joints/grouting with approved grouting material, complete in all respects and as per drawing, standard, specifications and direction of the Engineer. Base Price of tile Rs.1600 per Sq.M. (It may be noted that increasing /decreasing in the rate shall be made accordingly).				
	G.Floor	258	Sq.m		
	F.Floor	120	Sq.m		
	S.Floor	120	Sq.m		
	Marble Tile				
8.3	Providing and fixing Marble tiles flooring 300mm x 300mm/300mm x 600mm x 12mm thick Boticena Fancy marble tiles, fine dressed on the surface without windings in any floor & any height including & over 13 mm (1/2 inch) thick base of cement mortar 1:3 setting of tiles in slurry of grey cement over mortar including filling the joints (grouting) and washing the tiles with white cement slurry & matching colour pigment, curing, finishing, grinding, rubbing, chemical polishing etc. complete in all respects and as per drawing, standard, specifications and direction of the Engineer.				
	G.Floor	610	Sq.m		
	F.Floor	733	Sq.m		
	S.Floor	792	Sq.m		
8.4	Providing & laying pre-polished bull nosing approved quality Boticena Fancy marble for entrance steps, minimum on Tread 1800mm x 300 x 20mm thick and riser size 900 mm x 150mm x 10mm thick including & over 12mm thick base mortar 1:3, neat cement slurry & approved grouting material etc., complete in all respects as per specifications & relevant drawings and all works to be carried out the satisfaction of the Engineer. (at any floor in any height)				
	i) Tread size 1800mm x 300 x 20mm thick	47	Sq.m		
	ii) Riser size 900mm x 150mm x 10mm thick	16	Sq.m		
8.5	Providing and laying 20mm thick pre-polished approved shade Boticena Fancy marble counter top/slab with bull nosing / chamfering, rounded edges, size not less than 1500mm x 600mm for vanity, kitchen counter or where required including & over 40mm thick RCC 1:2:4 slab set in 1:4 C.S mortar, fill the joints by approved grouting material, making hole for wash basin/sink, fixing in wall by cutting/chiseling in RCC/CC member, maintaining the line & level, curing etc., complete in all respects and as per drawing, standard, specifications and direction of the Engineer.				
	G.Floor	25	Sq.m		
	F.Floor	10	Sq.m		
	S.Floor	10	Sq.m		
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S.No	Description	Qty.	Unit	Rate	Amount
9	WALL FINISHES				
9.1	Providing and applying 13mm thick C.S Plaster with 1:4 on internal wall & columns etc., including fixing of 200mm wide strip G.I. Wire Mesh 24 Swg thick at all junctions of concrete and masonry, hacking the concrete surfaces, scaffolding, corner beads etc. making edges, corners, grooves etc. All plaster to finish smooth flat in true line, level & plumb and properly cured Complete in all respects as per drawings, specifications and to the entire satisfaction of the Engineer.				
	G.Floor	1565	Sq.m		
	F.Floor	1425	Sq.m		
	S.Floor	1615	Sq.m		
	Ceramic tile Dado & Skirting				
9.2	Providing and fixing approved Pakistani make, colour & size ceramic glazed tiles in dado and skirting in any floor & any height, including & over 13 mm (1/2 inch) thick base of cement mortar 1:4 setting of tiles in slurry of grey cement over mortar base including grouting with approve material the joints and washing the tile with white cement slurry curing and cleaning etc. complete .				
	G.Floor	420	Sq.m		
	F.Floor	340	Sq.m		
	S.Floor	340	Sq.m		
	Marble tile Dado & Skirting				
9.3	Providing and fixing 300mm x 150 x 12mm (1/2") thick Pre-Polished Boticena Fancy marble tile skirting set in grey cement slurry including and over 13mm (1/2") thick cement sand mortar base 1:4 & curing etc., Complete in all respects as per drawings, specifications and to the entire satisfaction of the Engineer.				
	G.Floor	645	R.m		
	F.Floor	435	R.m		
	S.Floor	660	R.m		
9.4	Providing & applying three coats on all internal wall surface with (ICI) Deluxe Matt emulsion paint of approved shade including and over one priming coat, preparation of surface, filling depression with putty, rubbing, sand papering and cleaning etc. at any height in any floor, complete in all respects as per standard specification, drawing and entire satisfaction of the Engineer.				
	G.Floor	1070	Sq.m		
	F.Floor	1020	Sq.m		
	S.Floor	1200	Sq.m		
	Carried to Civil Summary				

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BILL OF QUANTITIES

S.No	Description	Qty.	Unit	Rate	Amount
11	EXTERNAL FINISHES				
11.1	Providing and applying 20mm thick Plaster with Grooves & drip course of C.S mortar 1:4 on external walls, columns or where required etc., using expanded metal mesh on cc & Rcc joints including hacking the concrete surfaces scaffolding corner beads, chamfered edges, rounding off corner etc. All plaster to finish smooth flat in true line, level & plumb and properly cured Complete in all respects as per drawings, specifications and to the entire satisfaction of the Engineer.				
	G.Floor	730	Sq.m		
	F.Floor	970	Sq.m		
	S.Floor	800	Sq.m		
	Roof	550	Sq.m		
11.2	Providing and applying three coats of weather shield paint on external surface of approved colour shade including preparing the surface rubbing with sand paper, filling the voids with filling putti etc., at any height in any floor complete in all respects as per standard specification, drawing and entire satisfaction of the Engineer. (at any height in any floor)				
	G.Floor	730	Sq.m		
	F.Floor	970	Sq.m		
	S.Floor	800	Sq.m		
	Roof	550	Sq.m		
11.3	Providing & laying pre-polished bull nosing approved quality Boticeña Fancy marble for entrance steps, minimum on Tread 1800mm x 300 x 20mm thick and riser size 900 mm x 150mm x 10mm thick including & over 12mm thick base mortar 1:3, neat cement slurry & approved grouting material etc., complete in all respects as per specifications & relevant drawings and all works to be carried out the satisfaction of the Engineer.				
	i) Tread size 1800mm x 300 x 20mm thick	44	Sq.m		
	ii) Riser size 900 mm x 150mm x 10mm thick	13	Sq.m		
11.4	Providing & Laying free foam natural stone wall cladding random stone 1" & 1-1/2" thick rough finished approved local stone on wall (straight, curved, arches etc.) with cement sand mortar 1:2 making the stone surface smooth, curing, etc. complete in all respects as per specifications & relevant drawings and all works to the satisfaction of the Engineer. (at any height any floor)	240	Sq.m		
11.5	Providing and laying 1:2:4 P.C.C 75mm thick flooring using crushed stone 3/4" (19mm) & down gauge including formwork, consolidation, paneling, levelling, finishing and curing etc. complete in all respects and as per drawing, standard, specifications and direction of the Engineer.	29	Sq.m		
	Water Proof Plaster				
11.6	Providing and applying plain cement plaster 20mm thick, using OPC and water proofing material (SIKA or equivalent approved), on all types of tanks internal & External surface, with cement mortar 1:4 on walls, Floor, ceiling or wherever required straight or curved surfaces, making chamfered edges grooves, offsets, curing, cost of scaffolding etc. complete in all respects as per drawing, specifications and as directed by the Engineer.	74	Sq.m		
	Carried to Civil Summary				

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S.No	Description	Qty.	Unit	Rate	Amount
12	ROOF FINISHES & WATER PROOFING				
12.1	Providing and laying 25mm thick average levelling CC screed over Rcc slab for achieving leveled surface with (1:4) cement sand mortar, complete in all respect and as per drawing & specification and to the entire satisfaction of the Engineer.	1090	Sq.m		
12.2	Providing and laying in position Water proofing membrane PG-3000 or RL-G300 3mm thick from Pak Hy-Oils, Roofline or approved equivalent over above leveled surface including primer coating, overlapping (horizontal & vertical) complete as per manufacturer's specifications, instruction & as shown in the drawing etc., complete in all respects as per drawings, specification and as directed by the Engineer.	1090	Sq.m		
12.3	Providing & laying in position 40mm thick Diamond jumbolon-Board from Diamond Foam or approved equivalent having density 35kg/cum, over above Water Proofing membrane with rebated edge as per manufacturer's specifications, instruction & as shown in the drawing etc., complete in all respects as per drawings, specification and as directed by the Engineer.	1090	Sq.m		
12.4	Providing and laying 50mm thick (Avg.) minimum with 3000 psi strength concrete screed including BRC mesh 4" x 4" x 10 swg from Al-Burhan (Pvt) Ltd or approved equivalent in required slope curing, making ridges, valleys, chamfered edges etc. complete in all respects as per drawings, specifications and as directed by the Engineer.	1090	Sq.m		
	Carried to Civil Summary				

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S.No	Description	Qty.	Unit	Rate	Amount
13	EXTERNAL FINISHES OTHER THAN BUILDING (NON COVERED AREA)				
13.1	Providing and laying machine made 1000 CC solid block masonry of approved quality, setting in cement sand mortar, including scaffolding, raking out the joints, curing, wedges, hacking of existing surface for bonding where necessary, etc. complete in all respect as per specifications and drawings and as directed by the Engineer. Upto 300mm thick	45	Cu.m		
13.2	Providing and applying 20mm thick Plaster with Grooves & drip course of C.S mortar 1:4 on external walls, columns or where required etc., using expanded metal mesh on cc & Rcc joints including hacking the concrete surfaces scaffolding corner beads, chamfered edges, rounding off corner etc. All plaster to finish smooth flat in true line, level & plumb and properly cured Complete in all respects as per drawings, specifications and to the entire satisfaction of the Engineer.	365	Sq.m		
13.3	Providing and applying three coats of weather shield paint on external surface of approved colour shade including preparing the surface rubbing with sand paper, filling the voids with filling putti etc., at any height in any floor complete in all respects as per standard specification, drawing and entire satisfaction of the Engineer.(at any height in any floor)	300	Sq.m		
13.4	Providing & Laying free foam natural stone wall cladding random stone 1" & 1-1/2" thick rough finished approved local stone on wall (straight, curved, arches etc.) with cement sand mortar 1:2 making the stone surface smooth, curing, etc. complete in all respects as per specifications & relevant drawings and all works to the satisfaction of the Engineer. (at any height any floor)	85	Sq.m		
	Horticulture Work				
13.5	Providing, Spreading, stacking approved garden soil (sweet earth) free from salts, pabbles & roots. including mixing and breaking clods and dressing fine for grassing including disposal of rubbish as directed by the engineer, including all leads and lifts, complete in all respect.	14	Cu.m		
13.6	Providing, Spreading, well decayed cow dung manure and mixing the same up to any depth in the prepared bed including breaking clods, dressing fine for grassing, including, disposal of rubbish as directed by the engineer, including all leads and lifts, complete in all respect.	4	Cu.m		
13.7	Grassing fine by dribbling grass roots 3" apart including watering, weeding till such time the grass is set and becomes green and is fit for mowing, complete in all respect as directed by the engineer.	42	Sq.m		
	Carried to Civil Summary				