

PROJECT NAME:RENOVATION OF ICAP BUILDING AT LAHORE**SUB HEAD: RENOVATION OF EXISTING BUILDING****SUMMARY OF COST**

S.No.	Descriptions	S.I - Rs.	N.S.I - Rs.	Total Amount Rs.
i)-	Civil Work			
ii)-	Internal Electrification (Lights & Fixture)			
iii)-	Plumbing Work			
iv)-	Furniture			
	TOTAL COST IN RUPEES (Rs.)			
	TOTAL COST IN MILLION (M)			

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BILL OF QUANTITIES					
CIVIL WORK					
S.No	Description of Items	Units	Quantity	Item Rate (Rs)	Total Amount (Rs)
1	Dismantling brick work in lime or cement mortar.	m3	0.76		
2	Removing windows and sky lights with chowkat.	Each	1.00		
3	Removing cement or lime plaster.	m2	27.88		
4	Dismantling glazed or encaustic tiles, etc.	m2	108.27		
5	Pacca brick work in ground floor: i)-Cement, sand mortar (Ratio 1:4).	m3	6.43		
6	(a) Reinforced cement concrete in roof slab, beams, columns lintels, girders and other structural members laid in situ or precast laid in position, or prestressed members cast in situ, complete in all respects:- (3) Type C (nominal mix 1: 2: 4)	m3	0.18		
7	Fabrication of mild steel reinforcement for cement concrete, including cutting, bending, laying in position, making joints and fastenings, including cost of binding wire and labour charges for binding of steel reinforcement (also includes removal of rust from bars):- (b) Deformed bars (i) (Grade-40)	Kg	20.95		
8	Cement plaster 1:4 using Kohat or Cherat Cement upto 20' (6.00 m) height: b) ½" (13 mm) thick	m2	139.75		
9	Providing and fixing partition, including frame work:- b) Sheets on both sides of frame work:- ii) Ply wood ¼" (6 mm) thick	m2	8.83		
10	Cement concrete plain including placing, compacting, finishing and curing complete (including screening and washing of stone aggregate): (f) Ratio 1: 2: 4	m3	4.18		
11	Providing and laying superb quality Ceramic tile floors of Master/ Stile/ Oreal brand or approved equivalent manufacturer of specified size,Glossy/Matt/Textureof approved Color and Shadeas per approved design with adhesive bond, over ¾" thick (1;2) cement sand plaster i/c the cost of sealer for finishing the joints i/c cutting grinding complete in all respects and as approved and directed by the Engineer Incharge. i)-Ceramic Matt (12"x24"),For Floor	m2	3.49		
12	Providing and laying superb quality Ceramic tile floors of Master/ Stile/ Oreal brand or approved equivalent manufacturer of specified size,Glossy/Matt/Textureof approved Color and Shadeas per approved design with adhesive bond, over ¾" thick (1;2) cement sand plaster i/c the cost of sealer for finishing the joints i/c cutting grinding complete in all respects and as approved and directed by the Engineer Incharge. i)-Ceramic Glossy (12"x24"),For Wall	m2	23.75		

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13	Providing and laying superb quality Porcelain glazed tiles of Master/ Stile/ Oreal brand or approved equivalent manufacturer, skirting/dado of specified size, Color and Shade with adhesive/ bond over 1/2"thick (1:2) cement plaster i/c the cost of matching sealer for finishing the joints, cutting grinding complete in all respect as approved and directed by the Engineer Incharge. a) Full body Glazed Tile (iv) 600mmx 1200 mm (24"x48")	m2	44.14		
14	Providing and laying Premium Quality Imported, Heavy Duty Carpet Tiles with standard backing and approved color, shade, size and conforming with Radiant Panel (ASTM E648 Class 1), Smoke Density (ASTM E662), Tuft bind (ASTM D1335), AACHEN dimensional stability (ITTS 004), Electrostatic propensity (AATCC 134 < 3.5 KV), Flammability (ASTM D 2859 Pill Test), Accelerated soiling (ASTM D 6540), CRI Green Label Plus Certified (GLP1740), End Use Classification (BS EN 1307 Class 33 Heavy Commercial) etc., i/c the cost of edging & fixing etc., complete in all respect as per approved specifications and as approved by the Engineer incharge. ii) Nylon Carpet Tile (100% Certified) (10mm)	m2	19.98		
15	Providing and laying 3/4" thick full width Prepolished Marble slab for Vanities / Shelves / Treads/Window Cills , having Uniform texture (Spotless) with adhesive bond over 3/4" thick (1:2) cement sand mortar i/c the cost of matching sealer complete in all respects as approved and directed by the Engineer Incharge. iii) 3/4" thick Granite	m2	0.74		
16	P/L false ceiling comprising of 5/8" thick plaster of paris sheet of required size in approved design with one line of 6" wide niche all around , hanging with Copper wire (16 SWG) duly enriched with POP and flaxen i/c the cost of making space for rope light/screws/jute/making holes for lights and rawal plugs complete in all respects as approved and directed by the Incharge.(Measurement will be made as per carpet Area).	m2	54.83		
17	Providing and fitting all types of glazed aluminium windows of anodised/ powder coated partly fixed and partly sliding using delux sections of approved manufacturer having frame size of 100 x 30 mm (4"x1-1/4") and leaf frame sections of 50 x 20 mm (2"x3/4"), all of 1.6mm thickness including 5 mm thick imported tinted glass with rubber gasket using approved standard latches, hardware etc., as approved by the Engineer in-charge.	m2	0.56		

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S.No	Description of Items	Units	Quantity	Item Rate (Rs)	Total Amount (Rs)
18	Providing and fixing Aluminum Fly screen comprising of Fiber / Aluminum wire guaze (Malasian) fixed in aluminum frame of approved manufacturer / powder coated of size 1-1/2"x1/2" and 1.6mm thick with rubber gasket i/c cost of Hardwares as approved and directed by the engineer incharge. complete in all respect.	m2	0.35		
19	Providing and fixing 1st class solid wood wrought joinery in panelled or panelled and glazed doors and windows of specified thickness with 1" thick solid wood panels with step and 1-1/2"x2-1/2" beadings all around the panels i/c the cost of Tower bolt and handles complete in all respect (Excluding the cost of sliding bolt,lock and chowkats (frame), etc.) as approved and directed by the Engineer Incharge a) Deodar wood Door (ii) 1-3/4" thick (45 mm)	m2	5.53		
20	Providing and fixing 2" wide MS/ GI Chowkat singel/double rebate made of 16 SWG MS sheet pressed/welded / supported with M.S. flat 1-1/4"x1/8" i/c 6"long M.S. Flat 1"x1/8"hold fasts (6-Nos) welded/ screwed, punching of lock hole covered with MS Box,coating with antirust paint including filling with cement sand mortar (1:8) and embedding hold fast in cement concrete (1:2:4) ,complete in all respect as approved and directed by Engineer Incharge. (ii) 10.5 " wide	m2	2.60		
21	Providing and fixing 2" wide MS/ GI Chowkat singel/double rebate made of 16 SWG MS sheet pressed/welded / supported with M.S. flat 1-1/4"x1/8" i/c 6"long M.S. Flat 1"x1/8"hold fasts (6-Nos) welded/ screwed, punching of lock hole covered with MS Box,coating with antirust paint including filling with cement sand mortar (1:8) and embedding hold fast in cement concrete (1:2:4) ,complete in all respect as approved and directed by Engineer Incharge. (iii) 5.5 " wide	m2	2.93		
22	Providing and fixing automatic hydraulic operated door closer imported heavy duty complete in all respect as approved and directed by the Engineer Incharge.	Each	3.00		
23	Providing and fixing approved quality rim lock adjustable over the style surface.	Each	8.00		
24	French polishing complete:- a) on new work	m2	14.44		
25	Providing and applying wall putty of 2mm thickness over plastered surface (new surface) to prepare the surface even and smooth complete in all respect.	m2	154.37		
SUB TOTAL OF (S.I)				= Rs.	
in Million				= Rs.	

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S.No	Description of Items	Units	Quantity	Item Rate (Rs)	Total Amount (Rs)
NON SCHEDULE ITEMS					
26	Properly removal of wooden and glass partition with counters and glass doors of any gauge/size including removal of dismantled and unusable material from site complete in all respect.	m2	51.12		
27	Properly removal of existing false ceiling of any type and material including removal of dismantled and unusable material from site complete in all respect.	m2	54.83		
28	Dismantling of all existing wiring of light/fan/bell points, light/power plugs, circuits etc complete including removal of dismantled and unusable material from site complete in all respect.	Job	1.00		
29	Preparing surface and painting with texture paint of best quality brand Paints of approved type and design complete in all respect.	m2	152.42		
30	Providing and fixing PVC wall plane Panelling best quality, hard including all accessories of approved design in any size, color, shade and pattern, all material and labour complete in all respects as approved and directed by the Engineer Incharge.	m2	28.81		
31	Providing and fixing PVC wall fluted Panelling best quality, hard including all accessories of approved design in any size, color, shade and pattern, all material and labour complete in all respects as approved and directed by the Engineer Incharge.	m2	28.81		
32	Supply, making and placement of decorative precast planters with artificial plants of different shapes and material with smooth white finish, suitable for indoor use in offices, conference rooms, lobbies, or waiting areas also includes base support, surface finishing, handling, positioning at designated location, wall hinging and all incidental works complete as approved by the Engineer.	Each	10.00		
33	Providing, supplying and fixing premium quality Faux Wood Venetian Blinds for windows and glazed openings, comprising high-quality moisture-resistant faux wood/PVC composite horizontal slats of approximately 2" width, with smooth wood-grain finish in approved colour, complete with top head rail, tilt and operating mechanism, control cord/rod, cord lock, bottom rail, brackets, end caps, mounting accessories and all necessary hardware; including accurate measurement, cutting, fabrication, transportation, installation, alignment, adjustment, testing and finishing, complete in all respects as per approved sample, drawings and instructions of the Engineer Incharge.	m2	6.25		
SUB TOTAL OF (N.S.I)				= Rs.	
in Million				= Rs.	
TOTAL COST OF (S.I & N.S.I)				= Rs.	
in Million				= Rs.	

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ELECTRICAL WORK					
S.No	Description of Items	Units	Quantity	Item Rate (Rs)	Total Amount (Rs)
1	Supply & erection of single core PVC insulated copper conductor cables of Brand Pakistan/Fast Cables,in prelaid PVC pipe/M.S Conduit/G.I wire/trenches(rate only for cables).				
	a)-250/440 volts,PVC Insulated:				
	3/0.74 mm (3/0.029")	m	500.00		
	7/0.74 mm (7/0.029")	m	180.00		
	7/0.91 mm (7/0.036")	m	90.00		
2	Supply, Installation and commissioning of wiring with 4-pair data Cable, 23 AWG UL/EN listed cable * Conforming to following standards: TIA/EIA 568 / ISO/IEC 11801, in prelaid conduit / cable tray from including all accessories, Manufacturer/OEM Authorization, Make: Schneider / i-connect UK/3M Corning USA/ D-Link/ Pollo Australian or equivalent approved manufacturer, complete in all respect as approved and directed by Engineer Incharge.				
	a)-UTP (Unshield Twisted Pair)				
	CAT-6 (Min.1G @ 250MHz or higher)	m	180.00		
3	Supply and erection of PVC pipe for wiring including inspection boxes, pull boxes, hooks, and repairing surface, etc., complete with all specials.				
	a) Recessed in walls i/c making jharries				
	20 mm i/d	m	70.00		
4	25 mm i/d	m	70.00		
	P/F PVC double layer Switch kit Face plate with specified switch holes i/c the cost of switches / sockets / dimmer made of Legrand/ ABB / Schenider or approved equivalent manufacturer, screws complete in all respect, as approved and directed by the Engineer Incharge.				
	Three pin Light Plug 10/13 Amp	Each	8.00		
	Three Pin Power Plug 15-32 Amp	Each	2.00		
	Telephone / TV/Datacable socket	Each	6.00		
	02 Gange	Each	8.00		
	04 Gange	Each	8.00		
5	06 Gange	Each	8.00		
	Suppling,Installation and comissioning of MCB (Miniature Circuit Breaker) of specified rating made of LEGRAND FRANCE/ GE U.S.A / SCHNEIDER GERMANY /SIEMEN GERMAN/TERASAKI JAPAN/SWITZERLAND or approved equivalent manufacturer in prelaid DBs and Panels i/c the cost of screwes,necessary wire complete in all respect as approved and directed by the Engineer Incharge. Single Pole (ii) 6-40 Amp (6 KA)	Each	10.00		
6	Providing and fixing Pakistan Energy Label NEECA approved Copper winded Exhaust Fan i/c the cost of necessary cable and hardware for connection from ceiling rose complete as approved and directed by Engineer Incharge. a) Plastic body (ii) 12 " dia	Each	1.00		
SUB TOTAL OF (S.I)				= Rs.	

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in Million				= Rs.	
NON SCHEDULE ITEMS					
7	Supply, installation, & connecting of Insect killer	Each	3.00		
8	Removal/uninstallation then reinstallation at new place, testing and commissioning of split Air conditioner of any type and capacity including Servicing of Air conditioner (cleaning of indoor and outdoor units with blower, washing with chemical, drying, checking gas pressure etc), extension in pair copper pipes and drainage pipes Complete in all respect as approved and directed by the Engineer Incharge	Each	1.00		
9	Wiring for UPS connections to light circuits with appropriate copper cable with PVC pipe recessed in walls, making connection to all five rooms/hall and bathrooms etc complete in all respect	Job	1.00		
10	Supply, installation, testing and commissioning of approved best quality Recessed Down Light with CFL (1 X 13) watt Energy saver and Convex Frosted Lens IP 54 with non reflector/black reflector base, complete in all respects.	Each	65.00		
11	Supply and installation of 10 W LED Laser Blade Linear Light from fanarlights.com with OSRAM LED chip, complete with driver and mounting accessories.	Each	50.00		
12	Supply and installation of LED Mirror Light complete with all accessories, wiring, fixings and testing, suitable for mirror / vanity / bathroom use as per specifications.	Each	1.00		
13	Supply, delivery, installation, testing and commissioning of LED Spot Light, recessed or surface mounted (as specified), complete with high-efficiency LED module, aluminium body, reflector/lens, electronic LED driver, connectors, wiring, fixings and all accessories, finished complete in all respects as per approved drawings and Engineer's instructions.(Philips)	Each	2.00		
14	Providing and installation of tubular/batten wall mounted light 4 feet complete in all respects as per the instructions of the Engineer Incharge.	Each	5.00		
15	Providing and installation of LED rope/profile light for false ceiling etc complete in all respects	Rum	150.00		
SUB TOTAL OF (N.S.I)				= Rs.	
in Million				= Rs.	
TOTAL COST OF (S.I & N.S.I)				= Rs.	
in Million				= Rs.	

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PLUMBING WORK					
S.No	Description of Items	Units	Quantity	Item Rate (Rs)	Total Amount (Rs)
1	Providing and fitting one piece European Coupled set of Water Closet (WC) and flushing Cistern of PORTA/ Grohe brand (full size) manufacturer i/c the cost of CP/rubber connection, thimble, normal seat cover and rawal bolts complete in all respects as approved and directed by the Engineer Incharge. PORTA HD 102N Toilet Cito with Hydraulic Seat Cover	Each	1.00		
2	Providing and fitting glazed earthen ware wash hand basin /vanity 56x40 cm (22"x16") including bracket set, waste pipe and waste coupling, etc.				
	Under Counter Vanity Basin	Each	1.00		
3	Providing and fixing CP bath Room Set made of Sonex/Master/Faisal manufacturer, comprising of 3-No Tee stop cocks, lever type Basin Mixer, double Bib Cock, open wall shower, Muslim shower,waste coupling and bottle trap etc. complete in all respect asapproved and directed by the Engineer incharge.				
	3 No Tee Stop Cock (set)	Each	1.00		
	Lever Type Basin Mixer	Each	1.00		
	Double Bib Cock	Each	1.00		
	Muslim shower	Each	1.00		
	Waste Coupling	Each	1.00		
	Bottle Trap	Each	1.00		
4	Providing/fixing Electric water heater (Geyser) comprising of tank of 14 SWG, GI sheet and external cover of 22 SWG MS sheet, insulated with 4" thick high density glass wool, imported thermostat i/c electric rod, safety valve (Ambassador / Canon) or approved equivalent manufacturer i/c cost of accessories & making connection complete in all respect as approved and directed by Engineer Incharge.				
	06 Gallons	Each	1.00		
5	Providing and fixing Bathroom Accessories (7-piece set) Master/ Faisal brand - One Cosmetic Shelf, One Towel rod with bracket, One soap dish, One double hook, One towel ring, brush holder, toilet paper holder & looking glass i/c the cost of hardwares etc complete in all respect as approved and directed by the Engineer incharge.				
	Plastic soap dish	Each	1.00		
	Plastic toilet paper holder	Each	1.00		

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S.No	Description of Items	Units	Quantity	Item Rate (Rs)	Total Amount (Rs)
	Plastic tower rail	Each	1.00		
	Plastic shelf 60x13cm (24:x5")with bracket & railing	Each	1.00		
	Plastic Brush holder	Each	1.00		
	Towel ring	Each	1.00		
6	Providing and fixing looking glass 6 mm thick Best quality i/c cost of edging of PVC or edge beveling 1.5" to 2.5" wide around glass. Complete in all respect as approved by the Engineer Incharge.	Sqm	0.70		
7	Providing, laying, testing and commissioning of POLYPROPYLENE RANDOM COPOLYMER (PPRC) water supply pipe (Dadex /Popular/ Beta or approved equivalent manufacturer, with specified pressure rating PN (PRESSURE NOMINAL)and conforming to DIN 8077-8078 code i/c cost of solvent, specials,making jharries complete in all respect as approved and directed by Engineer Incharge.(Internal/External Diameters mentioned).				
	PN-16 pipe (20mm)	m	20.00		
	PN-16 pipe (25mm)	m	20.00		
	PN-16 pipe (32mm)	m	10.00		
8	Providing and fixing CP heavy duty brass Ball valve with CP handle of specified diameter made of Faisal/Sonex / Master best quality or equivalent complete in all respect as approved and directed by the Engineer Incharge.				
	3/4" dia	Each	2.00		
	1" dia	Each	2.00		
9	Providing, fixing, testing and commissioning of μ -PVC (Unplasticized Polyvinyl Chloride) Nikasi/ SWV pipe, Dadex / Popular / Beta or approved equivalent manufacturer, plain / Bell Ended / Z - Joints conforming to BS 4514 / BS 5255 - EN 1329 including the cost of specials and Solvents complete in all respects, as per drawings & specifications and / or as approved and directed by the Engineer Incharge.				
	82mm	m	10.00		
	110 mm	m	20.00		
SUB TOTAL OF (S.I)				= Rs.	
in Million				= Rs.	
NON SCHEDULE ITEMS					

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S.No	Description of Items	Units	Quantity	Item Rate (Rs)	Total Amount (Rs)
10	Supply and Fixing of CP floor Truff Jalli with Grating 6"×6" complete	Each	2.00		
SUB TOTAL OF (N.S.I)				= Rs.	
in Million				= Rs.	
TOTAL COST OF (S.I & N.S.I)				= Rs.	
in Million				= Rs.	

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FURNITURE					
S.No	Description of Items	Units	Quantity	Item Rate (Rs)	Total Amount (Rs)
1	Providing and fixing of Cabinets with shelves and TV Cabinet 24" deep consisting of high density UV coated sheets including all accessories, fittings and back with same high density UV coated sheetsas per approved design and drawings complete in all respect.	m2	8.36		
TOTAL OF (N.S.I)				= Rs.	
in Million				= Rs.	