

Renovatoin Works at 4th Floor Statelife Building No. 03, Karachi.

Bill of Quantities

Summary

S.NO	DESCRIPTION	AMOUNT
1	Civil & Architectural Works	
2	Plumbing Works	
3	Electrical Works	
4	Air Conditioning Works	
5	Security Works	
	Total Cost of B.O.Q	
	15% Tax	
	Total Cost of B.O.Q with SST	
	Area of Floor	3,465
	Per Sq Ft Cost	

Renovatoin Works at 4th Floor Statelife Building No. 03, Karachi.

Engineer's Estimate

A - CIVIL WORKS		UNIT	Rate	Qty	Amount
S. No.	Description				
1	Dismantling of Renovation Branches				
	Dismantling / removing of existing constructed structures, fixtures, tools & equipment's with all necessary precautionary measures, stacking useable dismantled materials at designated place and disposal of surplus stuff etc. from site, (block masonry, RCC slab, dado/ floor tiles, wooden/ glass door, windows, plaster, wooden partition, aluminum tile, false ceiling, roller shutter, AC / Electrical / Plumbing or any other item which is required to be demolished / removed but not mentioned above) ** Note: Visit site or obtain details from Engineer to ascertain the quantum of dismentling works and quote justifiable price rates for the items.	Job		1.00	
2	PCC Works (Note: Washroom area and pantry passage only not more than 3" thickness or as per Engineer instructions)				
	Providing/laying PCC(1:4:8)of required thickness for Flooring under any type of flooring for level the surfacing using best Quality OPC, approved quality sand and crushed stone (plant), form work and its removal, with necessary arrangements wherever required complete in all respects as per approval of Client's Engineer. Material can used or Manufacturer/Vendors/Sources list or equivalent as Engineers instruction. Cement: Falcon, Lucky, Pakland, D.G Cement/Elephant, Bestway or equiavlent Sand: Hyderabad Bolari /Malir River/Hub or equivalent clean/dust free sand Crush:3/4" max size Hub, Jamshoro, Kot Banglo or equivalent	Cft		862.50	
3	Supply, installation of 16 Gauge Powder-Coated Galvanized Iron (GI) Cable Tray, (widths of 12" (300 mm) to 24" (450 mm), as required at site)complete with all accessories, supports, and fittings, for routing and supporting copper wiring/conduits beneath false ceilings, industrial ceilings, and exposed areas. The item shall include all bends, tees, reducers, couplers, end caps, splice plates, threaded rods, GI hangers, brackets, anchor fasteners, earthing/bonding, cutting, drilling, touch-up works, and all associated hardware necessary for complete installation. Installation shall be carried out in accordance with approved drawings and the Engineer's instructions, including proper alignment, leveling, and support spacing not exceeding 1.5 m c/c. The rate shall include all materials, labor, tools, transportation required for a complete and satisfactory installation.	Sft		275.00	
4	RCC Beams & Lintels				
	R.C.C Lintels/R.C.C Beams in front walls for window sills etc with 4#4 main deformed bars (3Top & 3 Bottom) with #2 deformed bars@ 6"c/c stirrups of deformed steel using (1:2:4) ration concrete of 3000psi compressive strength at 28 days.	Cft		17.42	
5	Block / Brick Masonry works.				
	Providing & laying Block / Class A Brick masonry walls including racking of joints with 1:4 cement sand mortar, the job includes fixing of 6" long steel knails or L shape Hole passes at every 3' in height to connect the new wall with old wall or exisiting columns wherever required include proper compacted base below masonry walls also includes 3" thick (1:2:4) base having 2#3 linear bars complete in all respect to the satisfaction of Architect / Client's Engineer.				
	4" thick Block Masonry (First class Machine made Blocks of 1000psi c.strength) as approved by Client's Engineer	Sft		1,655.50	
6	Plaster Works.				
	Providing & laying 3/4" thick cement sand plaster (Internal/External) with 1:4 cement sand mortar on walls, columns, beams, using best quality O.P.C & approved sand, including 6" inches wide mesh at joints of structure with block masonry and over conduiting, smooth trowel finish complete in all respect. (This includes all the base plaster require for making diagonal and alignment for the existing walls) as per satisfaction of Architect / Bank's Engineer. Cement: Falcon, Lucky Pakland, D.G,Bestway Cement or equivalent as approved by Client's Engineer Sand: Hyderabad Bolari /Malir River/Hub/Chenab	Sft		3,160.50	
7	Flooring & Special Finishes.				
	Porcelain Floor Tiles				
a	Providing & fixing premium quality 24" x 48" (600 mm x 1200 mm) White Carrara Marble Finish Porcelain Tiles (Italian/Spanish make or equivalent approved), rectified edges, polished surface, and uniform shade and pattern, for branch flooring, including 3" thick cement sand mortar bed (1:4) duly leveled and compacted, laying and fixing with high-performance polymer-modified tile adhesive, complete with grouting using stain-resistant epoxy grout in matching white/off-white color, including cutting, edge finishing, curing, wastage, spacers, movement joints, and all necessary accessories and incidentals. The tiles shall be of first quality, having low water absorption (<0.5%), high abrasion resistance, anti-stain properties, complete in all respects as per approved drawings, specifications, and to the satisfaction of the Client's Engineer.	Sft		3,276.00	
b	Providing and fixing PVC skirting of 100mm height x 12mm to 16mm thickness, with double groove profile, white color, water resistant and termite proof. Skirting to be fixed with adhesive and concealed screws/clips to wall surface. Including mitre cutting at corners, filling of gaps with silicone sealant and cleaning. Rate inclusive of all material, labor, wastage. Design, profile and shade to be as per approved sample by Client/Engineer.	Rft		656.00	
8	Washroom/Pantry Tiles (Walls & Floors)				

a	Providing & fixing premium quality 24" x 48" (600 mm x 1200 mm) Porcelain Wall Tiles of Italian/Spanish make or equivalent approved, rectified edges, polished surface, and uniform shade and pattern, for walls. Tiles shall be fixed on 1:3 cement plastered wall surface using high-performance polymer-modified tile adhesive. Work includes surface preparation, cutting, edge finishing, spacers, alignment, curing, wastage and cleaning. Grouting shall be done using stain-resistant epoxy grout in matching color, including movement joints and all necessary accessories and incidentals. Color Shade to be as per approved by Client/Engineer. The tiles shall be of first quality, having low water absorption (<0.5%), high abrasion resistance, anti-stain properties, complete in all respects as per approved drawings, specifications, and to the satisfaction of the Client's Engineer. Rate shall be inclusive of all				
	Washroom /Pantry Tiles (Walls)	Sft		1,960.00	
b	Providing, laying & fixing Italian make porcelain floor tiles of size 24" x 48" (600mm x 1200mm), rectified edges, polished/matt finish, first quality, anti-slip, anti-stain, and uniform shade and pattern for flooring. Tiles shall be laid over 3" thick leveled cement sand mortar bed in ratio 1:4. Tiles to be fixed using approved polymer-modified tile adhesive/bond over mortar bed. Work includes surface preparation, cutting, laying to line & level, curing, spacers, edge finishing, cleaning and wastage. Grouting shall be done with matching stain-resistant cementitious/epoxy grout, including expansion/movement joints as per manufacturer recommendation. Color Shade will be approved by Client/Engineer. Work shall be executed complete in all respects as per drawings, specifications and to the satisfaction of the Client's Engineer. Rate shall be inclusive of all material, labor and tools.				
	For Bath & Pantry Floor	Sft		379.50	
9	Paint				
a	Providing and applying at any height 03 coats of ICI matt finish enamel paint to wall, roller applied over one primer coat including rubbing or Scrapping , filling etc complete in all respects as per instructions and as directed by the Engineer.	Sft		8,835.00	
b	Providing and applying at any height 03 coats of Industrial Ceiling paint to ceiling, roller applied over one primer coat including rubbing or Scrapping , filling etc complete in all respects as per instructions and as directed by the Engineer.	Sft		8,835.00	
10	Supply, Installation, Testing & Commissioning of Emergency Fire Exit Door Providing and fixing approved quality Fire Rated Steel Exit Door of 90-minute fire resistance rating, comprising 50 mm thick insulated galvanized steel door leaf with 1.2 mm thick steel sheets, 1.6 mm thick galvanized steel frame, panic bar, fire-rated door closer, hinges, lockset, intumescent strips, smoke seals, all necessary hardware and accessories, complete in all respects as per approved drawings, NFPA/UL/BS standards, and as directed by the Engineer-in-charge.	Nos.		1.00	
11	UPVC Doors				
	Supply & Installation of UPVC Doors (Skypen or equivalent) for washrooms & PVC louvers under kitchen top/janitorial area as per Approved design complete in all respect	Sft		126.00	
12	Wooden Doors				
	Flush Doors Providing and fixing 4" x 1.5" thick Kel wood Jamb Top ,Bottom, Left and Right Rail, including 3 Kel wood Grids inside shutter frame with installation of ½" MDF (approved Shade) on both sides as per Drawing and 5" hinge and lock stiles with pressing of 3 to 2 mm ply wood panel sheet on front & back, With 3"x5/8" architectural beading/lipping, approved quality of oxidized brass hinges, brass screw, tower bolts, imported stainless steel Handle locks (Khas brand or equivalent) and other hardware of brass including iron hold fasts, and 3 coats of matching Lacquer polish/enamel paint on leaf and Kel wood door frame (Chowkhat) of size 5" wide and 2" thick as per instructions of Architect/Engineer. It includes all door fixtures, Door locks, kick plate (for washrooms and kitchen) and hinges etc (Khas or Equivalent) as per requirement.				
i	Size 3'-0" x 7' - 0" overall	No		3.00	
13	Wooden Cabinets				
	Filling Cabinet .				
	Providing, fabricating and fixing in position filling cabinets consisting of 3/4" thick laminated board (Approved Sheet) box (back, side and shelves), shutter and drawers, with molding 1/2"x3/4" including nails, screws, bolts, hinges, catchers, imported steel glides, locks, handles, (Khas or equivalent) 3 coat of sprit polish of matching shade on lipping and wood preservative treatment and all other accessories complete in all respects as per drawings and as directed by the Client's Engineer. (Including cost of Anti-Termite treatment)				
	18" Deep (Full height 8 ft high)	Rft		35.00	
14	Kitchen Cabinet				
	Kitchen Base Cabinets				
a	Provide and install 36" high, 24" deep and length as per drawing kitchen cabinet, floor unit made of ¾" thick Commercial veneer board pressed on both sides Approved textured Formica with 1mm PVC lipping on all edges, imported hinges, locks, S.S handles. All wooden material to be properly treated with termite proofing chemical (recommended: Solignum by Jaffar brothers or equivalent) Complete in all respects and conforming to the requirements of drawings, and to the entire satisfaction of the Project consultant.	Rft		9.00	

b	<u>Kitchen Hanging Cabinets</u> Provide and install 12" deep and 24" high kitchen wall cabinets made of ¾" thick Commercial Veneer Board pressed on both sides textured Formica with 1mm P.V.C. lipping on all edges, imported hinges, locks, SS handles complete. Interior partitions to be also made of Commercial Veneer pressed with Formica on both sides. All wooden material to be properly treated with termite proofing chemical (recommended: Solignum by Jaffar brothers or equivalent) Complete in all respects and conforming to the requirements of drawings, and to the entire satisfaction of the Project consultant	Rft		9.00	
15	Wooden hanging Beam/MDF Drop Panel				
	Providing & fixing in position wooden Beams/Column for support to fix glass and glass door consisting of 1-1/2 x3" @ 2'-0" c/c partial wood framing and 3/4" MDF Lasani board (Malaysia) on both sides including nails, bolts, glue wastage, wood preservative, treatment & 3 coats of paint complete in all respect as per drawings and as directed by Client's Engineers.(Including cost of Anti-Termite treatment) Only one side surface measurement is applicable for payment.	Sft		485.00	
16	Dry Partition.				
	Providing and fixing in position wooden partition costing of 1-1/2"x3" @ 1'-4" c/c partial wood framing and 3/4" MDF Lasani board (Malaysia) on both sides and 4-1/2" wide and 1-1/2" high solid Beech Wooden Sill with 03 coats of spirit polish of matching shade including nails, bolts, glue, three coats of ICI paint & wood preservative treatment, complete as per drawing and specifications. (Including cost of Anti-Termite treatment) Only one side measurement is applicable for payment.	Sft		120.00	
17	FALSE CEILING				
a	<u>Gypsum Board Ceiling ½" thick</u> Provide and install ½" thick complete finish gypsum board suspended ceiling hung 22 SWG galvanized mild steel channels 2'-0" x 2'-0" framing, heavy duty suspension system with rigid connection & thread rod including edge bead(flash gap) along solid wall portions making provision for lighting coves, tapered ends, fluorescent and incandescent spot light fixtures but without paint. Include cost of mud / gypsum filling and gauze tape over joints etc. complete and conforming to the requirements of drawings, and to the entire satisfaction of the Project consultant.	Sft		3,276.00	
b	<u>Moisture Resistant Ceiling</u> Provide and install ½" thick moisture(water) resistant gypsum board suspended ceiling hung by 22 SWG galvanized mild steel channels, heavy duty suspension system with rigid connection including making provision for lighting coves, tapered ends, fluorescent and incandescent spot light fixtures but without paint. Include for mud / gypsum filling and gauze tape over joints. complete as per drawings and to the entire satisfaction of the Project consultant.	Sft		379.50	
18	Aluminium Glass Woks.				
a	Tempered Glass Door				
	Providing and fixing 12 mm thick Tempered clear glass doors, with floor mounted imported door closer of GCC, and top pivot, including fixing 3" high 2mm thick aluminium H-section (Pakistan cables/lucky series) approved colour + GCC / New star Floor machine (GTS840)/New star Japanese at top and bottom, with gasket, polish of exposed edges SS D lock & bottom lock, complete in all respects and as directed by the Client's Engineer.	Sft		213.00	
b	<u>Glass Door Handles</u> Provide and install imported S.S. Door handle brush finish as approved and conforming to the requirements of drawings, and to the entire satisfaction of the Project consultant. Size: 16" high	Set		9.00	
19	Fix Glass Panel				
a	Providing and fixing double glazed powder coated aluminium for windows or full height partition of approved manufacturer executive model section double glazed (101mm x 50mm x 2mm) thick including the cost of aluminium netting, fitting (If required), glass panes 12mm thick, fittings with all accessories, cutting holes and making good damages to walls etc. complete as required in any floor as per direction of the Engineer.	Sft		1,044.00	
b	Providing and fixing 12 mm thick clear imported toughened safety glass for internal windows, partitions, and full-height front elevation glazing, complete with powder-coated aluminum H-sections and U-channels (3" high x 2 mm thick) of Pakistan Cables/Lucky or approved equivalent, fixed at top, bottom, and sides as required. The work shall include MS framing/support members for full-height glazing, complete with end caps, gaskets, sealants, polished exposed edges, fasteners, and all necessary accessories to ensure proper alignment, rigidity, and structural stability. Glass installation shall be true to line, level, and plumb, including cutting, fitting, testing, and finishing, complete in all respects as per approved drawings, specifications, and to the satisfaction of the Client's Engineer.	Sft		1.00	
c	4"x4"x4"x6" square pipe (18 SWG) framing for external glass in elevation (including red oxide and paint finishing) wherever required, as per site and the instruction of engineer incharge.	Rft		50.00	
d	Providing and fixing high-quality frosted vinyl film on glass, including surface cleaning, precise cutting, and bubble-free application. Film thickness 50-75 microns, UV resistant, and durable for 3-5 years. Rate includes labor, materials, and removal of air bubbles/dust.	Sft		936.00	
20	Kitchen/Toilet Counter Top				

	Providing & fixing pre polished ¾" thick jet black or equivalent granite Top quality with approved size and shade over 2" thick pre cast RCC slab including ½" thick gola grouting and jointing including cost of cutting of marble for basin and sink bowl including filling with silicone around joint of marble complete in all respect as per satisfaction by the Client engineer.	Sft		50.00	
21	<u>Pesticide Solution</u> Provide and apply pesticide solutions of the approved manufacturer. Pesticide solution should be applied by a manufacturer-recommended applicator with all necessary precautions with all necessary records. During wet weather, or when the surface is wet the solution should be avoided to apply. The application should be made to all areas beneath concrete, Solution should be applied in amounts of not less than 7 liters of prepared emulsion/solution per sqm of the area and 80 s per cubic meter. Used chemistry "Phenyl pyrazole" manufactured by Bayer or other chemical approved by the Project Engineer in writing, diluted to a water emulsion containing a minimum of 1.00% of the chemical or as per recommendation. The scope also covers the treatment of all woodworks with insecticides before installation in position. Complete in all respects and conforming to the requirements of drawings, specifications, and the entire satisfaction of the Project consultant. Recommended Manufacturer: Jaffer Bros Brand: Agenda 25 EC	Sft		3,638.25	
22	<u>Roller Blinds</u> Provide and install 100% Black out roller blinds with channel of approved shade & color and conforming to the requirements of drawings, and to the entire satisfaction of the Project consultant.	Sft		619.00	
23	<u>Looking Mirror</u> Providing and fixing LED backlit mirror with 5mm thick bevelled edge mirror, frosted perimeter strip for LED glow, complete with aluminum frame/back box, LED strip light 4000K/6000K, integral driver, and all necessary electrical connections. Size as per drawing/site requirement. Installed mirror should be free of chips, cracks, and other inclusions that could inhibit structural or aesthetic integrity. Complete with all respects and Conforming to the requirements of drawings, specifications and to the entire satisfaction of the Project				
	For Bath rooms	Sft		39.00	
24	<u>Cladding Works</u>				
	<u>Cement board partition 4" thick two sides/ bulk head</u> Provide, make and install Cement board partition 4" thick wall cladding with 11mm thick Cement board partition on one sides along with 3" x 1½" x 20 SWG Main G.I. 'C' channels or as per site requirement to be fixed to structure/ block masonry with 'Hilti' bolts. Runners and cross furring channels 3" x ¾" x 20 SWG to be welded to main G.I channels at 16" c/c horizontally and vertically including 2" thick rock wool (45 Kg/m³) insulation wrapped in 1000-micron polythene sheets and sealed. Complete in all respects and conforming to the requirements of drawings, and to the entire satisfaction of the Project consultant.	Sft		662.50	
25	<u>Feature wall</u> Supply and installation of a custom-designed feature wall as per approved architectural design, drawings, and site measurements, including all necessary materials, substructure/framing (MS/wooden/aluminum as required), backing supports, cladding, finishing, fixing accessories, adhesives, sealants, fasteners, and edge trims. The works shall include surface preparation, leveling, alignment, cutting, joint treatment, and integration of decorative elements such as panels, textures, grooves, lighting provisions (LED strips/hidden lighting if required), or mixed material finishes (wood, stone, laminate, gypsum, paint, acrylic, etc.) as specified in design intent.	Sft		228.00	
26	<u>Fluted PVC Wall Paneling</u> Providing and fixing decorative fluted/ribbed PVC wall panels, 8-10mm thk., in matte white finish, fixed on wall/ceiling soffit with GI/aluminum framework or direct adhesive as per site condition. Rate to include all necessary framework, clips, corner trims, sealant, cutting, wastage, labor, and installation complete in all respects up to false ceiling level.	Sft		627.50	
27	<u>Company Logo Signage</u> Design, supply, fabrication, and installation of indoor illuminated Company Logo signage, comprising laser-cut acrylic and/or stainless steel letters with specified thickness, color, and finish, complete with internal LED illumination (backlit/front-lit) including diffusers. Scope includes LED modules, drivers, transformers, concealed wiring, and power supply connections. The work shall also include backing panel (if required), supports, spacers, fixing accessories, and all necessary hardware. Installation at designated locations as per approved shop drawings and consultant instructions, including testing, commissioning, and handing over, complete in all respects.	No.		3.00	
28	<u>Planter</u>				
	Providing & installation of 18" Dia & 16" High Fibre Planters of approved design and Color (Complete in all respect)	Nos		10.00	
29	<u>Plants</u> Providing and placing indoor and outdoor plants 2'-0" to 4'-0" High including cost of appropriate filling e.g sweet earth and/ or manure etc. Complete in all respects and conforming to the requirements of drawings, and to the entire satisfaction of the Project consultant.	Nos.		10.00	

30	<u>Partition Wooden Shelf Unit</u> Providing and fixing floor-mounted display partition unit, overall size 8'-0" (W) x 7'-0" (H) x 1'-3" (D), comprising of lower cabinet and open shelving above. Framework of MS tube 1" x 1" 16 SWG with decorative geometric pattern, finished in matte white deco paint. Shelves in 18mm thick MDF with laminate finish, fixed with proper brackets. Lower portion with shutters in 18mm MDF, hinged, with handles and magnetic catch. Rate includes all material, hardware, deco paint, lamination, fixing to floor/wall for stability, labor, and installation complete in all respects as per approved design. 	Nos.		4.00	
31	Providing pipe frame Stool with foam seat for Janitorial Staff of Suitable height as per Engineer instructions	Nos		2.00	
32	<u>Fire Extinguishers Cabinet including Fire Extinguishers</u> Supply and installation of recessed type single compartment fire extinguisher cabinet, complete stainless steel, brush finish, size 750mm (H) x 500mm (W) x 200mm (D), to accommodate 2 nos. 4kg foam fire extinguishers. Cabinet includes door with glass/toughened glass window, handle, lock, and all necessary fixing accessories. Complete with 2 nos. 4kg foam fire extinguishers (refilled and certified).	Nos		2.00	
33	<u>Access Panel (600mm x 600mm)</u> Providing and fixing Access Panel. Make in white powder coated Aluminum section size (600mm x 600mm) or as per drawing and approved by client's Engineer.	Nos		8.00	
34	<u>Floor Mat</u> Provide and Lay Floor Mat	Sft		32.00	
	TOTAL COST OF CIVIL WORKS				

B - PLUMBING WORKS					
S.No.	Description	Unit	Qty	Rate	Amount
PLUMBING WORKS					
1	Plumbing Fixtures				
	Providing and fixing Sanitary ware of Porta make or equivalent (as approved) with all Sanitary fittings of Master make or equivalent (As approved) including Muslim shower, Double Bib Cock, Towel Rail, Soap dish, Coat Hook & Toilet paper holder etc. complete in all respect or as directed by the Engineer.				
a	Providing and fixing Powder coated sink mixer, C.P pipe 15mm dia. Complete including pipe connection, all fittings, testing etc.	No	1		
b	Providing and fixing stainless steel rectangular kitchen sink of required size for kitchen counter pasting with Jelly/silicon with 40mm dia heavy duty waste coupling and PVC flexible waste pipe of approved make and quality complete in all respects as per Engineer instructions.	No	1		
c	Providing and fixing Wall mounted European type ceramics ware coupled water closet, white / light color including 3 gallons cistern, P/s Trap, PVC flexible pipe connection, C.P tee stop cock with wall cups, "PORTA Brand" bacolite seat cover of best quality complete in all respect.	No	5		
d	Providing and fitting Glazed earthen ware water closet, squatter type (Orissa pattern), combined with foot rest, Best Quality including ceramic Flushing tank Porta connected by concealed arrangement, tee stop cock for cistern water inlet and C.P connector with nuts and fitting, approved other ancillary material complete in all respect.	No	1		
e	Providing and fixing wash hand basin fixed "Porta Half pedestal basin" "MASTER" waster couple in, plug with C.P brass chain, 1 1/2" dia . P.V.C (D-type) waste pipe, connections to water lines, C.P grating including C.P bottle trap, testing etc.	No	6		
f	Providing and fixing 15 mm dia premium quality Matte Black Mixer/Bib Cock, MASTER Royal Series (Model: MB-1107) or approved equivalent, manufactured from solid brass with a high-durability electroplated matte black finish, suitable for executive washrooms and commercial office applications. The item shall include 15 mm dia CPVC/PPRC concealed pipe connections, angle valves, connectors, escutcheons, unions, and all necessary fittings and accessories. The fixture shall be corrosion-resistant, drip-free, and designed for heavy-duty usage with ceramic disc cartridge technology for smooth operation and extended service life.	No	8		
g	Providing and fixing of premium quality Black Finish PVC Muslim Shower Set (MASTER or approved equivalent), comprising powder-coated black C.P. double bib cock, flexible stainless steel braided hose, wall hook/bracket, and all necessary fittings and accessories. The fixture shall be manufactured from high-quality, durable, corrosion-resistant materials with a uniform matte black finish, designed for heavy-duty use and long service life. complete in all respects as per approved drawings, specifications, and the instructions of the Client's Engineer.	No	5		
h	Provide and fixing (Black) soap dish "MASTER or equivalent" , as per Drawings complete in all respect.	No	4		
i	Providing and fixing (Black) toilet paper holder , "MASTER" or equivalent as per Drawings complete in all respect.	No	7		
j	Providing and fixing powder coated (Black) towel rail 24" long and 3/4" , as per Drawings complete in all respect.	No	4		
3	Plumbing Fittings				
a	3" Dia UPVC pipe for drainage & Rain water complete in all respect. (Make: Dadex, AGM, Plasco or equivalent as approved by 's Engineer)	Rft	135		
b	4" Dia UPVC pipe for drainage & Rain water complete in all respect. (Make: Dadex, AGM, Plasco or equivalent as approved by Client's Engineer)	Rft	225		
c	6" Dia UPVC pipe for drainage & Rain water complete in all respect. (Make: Dadex, AGM, or equivalent as approved by Client's Engineer)	Rft	60		

d	32mm PPRC pipe for water supply (Hot & Cold) complete in all respect. (Make: Dadex, AGM, or equivalent as approved by Client's Engineer)	Rft	380		
e	Providing and fixing of full way gate valves of bronze trim up to 3" (75mm) dia. With threaded ends and cast iron body bronze trim flanged ends for 4" dia. (100mm) and above Econosto make (Japan) or equivalent or similar for 125 psi together with all additional material required for a complete installation as described in the specification and as shown on drawings and as approved by the Eng.				
	20mm dia.	No	2		
	32mm dia.	No	1		
f	Floor Drain				
	Providing and fixing 100mm dia uPVC floor drain/gully manufactured by UPVC Dadex/ AGM (U.A.E) or equivalent. including , cement concrete (1:2:4) chambers all around with heavy duty Stainless Steel / UPVC grating, hinged on one end of " SONEX", " MASTER" complete in all respects.				
	75mm dia.	No	5		
g	O.H Tank				
	Providing and fixing of Master Overhead water tank of 300 gallon (if required)	No	1		
TOTAL COST OF PLUMBING WORKS					-

C - ELECTRICAL WORKS

S. No.	Description	Unit	Rate	Qty	Amount
SECTION - A : GENERAL WIRING & ACCESSORIES					
1.	Providing and installing light and fan point wiring with 3 x 1.5sq.mm single core PVC insulated 450/750V grade copper wires Pakistan Cables/Fast Cables make in 3/4" dia. PVC conduit Galco/Jaddah make surface/concealed mounted including all accessories, connectors complete in all respect.				
a)	Light point controlled by one switch.	Nos.		46	
b)	Light point from point to point.	Nos.		73	
c)	Exhaust fan point	Nos.		7	
d)	Revolving fan point	Nos.		19	
2.	Circuit wiring from distribution board to switch/lighting point with 3 x 2.5sq.mm in 1" dia. PVC conduit including adjacent switch bords , complete with all accessories .	Nos.		12	
2.1	Same as Item No.2 but wiring from point to point.	Nos.		18	
3	Providing and installing of circuit wiring from DB-LC for 13A, multi pin switch socket outlet with 3 x 2.5 sq.mm single core PVC insulated copper wires in 1" dia. PVC conduit concealed/surface mounted with all accessories, sheet steel back boxes with brass earth terminals including first outlet . (Raw Power/LC)	Nos.		22	
3.1	Same as Item No.3 but wiring from point to point including adjacent outlet	Nos.		28	
4	Providing and installing of circuit wiring from MDB/Floor DB to 15amp 3 pin switch socket outlets wired with 2x 4sq.mm + 1 x 2.5sq.mm single core PVC insulated copper wires in 1" dia PVC conduit, surface/ concealed mounted with all accessories, sheet steel back boxes with brass earth terminal. and providing and installing 3 pin, 13A specified switch socket outlet. (Power plug)	Nos.		2	
4.1	Same as Item No.4 but wiring from point to point.	Nos.		1	
5	Providing and installing of circuit wiring from UPS DB to 13A 3 pin switch socket (duplex) outlets wired with 3 x 4 sq mm single core PVC insulated copper wires in 1" dia PVC conduit, surface/ concealed mounted with all accessories, sheet steel back boxes with brass earth terminal. (For Ups Power)	Nos.		18	
5.1	Same as Item No.4 but wiring from point to point.	Nos.		28	
6	Providing & installing wiring for split units from distribution board to respective unit/load break switch with 2x 6sq.mm + 1 x 4sq.mm single core PVC insulated copper wires in 1" dia. PVC conduit, complete in all respects.	Nos.		11	
7	Supply & installation of under floor/wall box of 16 SWG.G.I. Sheet having cover of 12 SWG. Suitable for 1 No. 5 Amps 3 pin Socket, 2 Nos. 13 Amps. Socket, 1 No. Telephone outlet and 1No. data outlet.	Nos.		2	
8	Supply & installation of Technology box of 16 SWG.G.I. Sheet having cover of 12 SWG. Suitable for 1 No. 5 Amps 3 pin Socket, 2 Nos. 13 Amps. Socket, 1 No. Telephone outlet and 1No. data outlet.	Nos.		41	
9	Providing & installing of Metal pull box size 12"x12" and 4" deep with cover	No.		12	
10	Providing, fixing & connecting of Schneider (Vivace series) make Gang switches , fixed on suitable size 1.5mm thick sheet steel back boxes recessed in wall or surface on wall, as required, complete in all respect. As per site requirement and furniture et.)				
10.a	One Gang Switch	Nos.		3	
10.b	Two Gang Switch	Nos.		12	
10.c	Three Gang Switch	Nos.		18	
10.d	13 Amps multi pin switched socket outlet plate	Nos.		51	
10.e	15 Amps single switched socket outlet plate.	Nos.		3	
10.f	13 Amps, 3 pin dual switched socket outlet plate	Nos.		45	
10.g	32 Amp Industrial Socket (Schneider)	Set		2	
TOTAL AMOUNT OF GENERAL WIRING & ACCESSORIES					-
SECTION - B : LIGHT FIXTURES & FANS					-

1	Supply, Installation, connection, testing & commissioning of LED Linear Light fixture having 1" size installed at Pelmet above Fix Glass or showing in drawing having 4000K color, including all accessories, complete in all respects.	Mtrs.		170	
2	Supply, Installation, connection, testing & commissioning of 12Watt LED down light 4" dia recess mounting with frosted Glass 4000K, including all accessories, complete in all respects.	Nos.		89	
3	Providing and fixing surface mounted cylindrical LED downlight, die-cast aluminum body, powder coated matte black/white finish, with COB LED 12W-18W, 3000K/4000K/6000K, beam angle 24°-60°, complete with integral driver. Size approx 3" to 4" dia x 4" to 6" height. Rate includes all fixing accessories, wiring connections from ceiling point, labor, testing and commissioning complete in all respects. 	Nos.		25	
4	Supply, Installation, Testing & Commissioning of 600mm x 600mm square suspended LED profile light fixture 32Watt with extruded aluminum housing in black finish, opal diffuser, 4000K LED, integral driver, and complete suspension kit including SS wire ropes, ceiling rose, anchor fasteners, 3-core cable, and all accessories. Rate to include all material, hardware, labor, and installation complete in all respects. 	Nos.		18	
5	Supply, installation and commissioning of Ceiling / Revolving Fans of following sizes, plastic body, louvers, all necessary fixing accessories. Complete in all respect & specs as directed by engineer.	Nos.		19	
a)	Exhaust Fan with grill & 4 " pvc pipe complete in all respect and manner FOR T1,T2 & kitchen volden / volox make	Nos.		7	
TOTAL AMOUNT OF LIGHT FIXTURES & FANS					-
SECTION - C : DISTRIBUTION BOARDS					-
1	Supply, installation, connecting, testing & commissioning of the following indoor Distribution Boards Libra, unique Engineering, sun beam, hussain & co, karimee Electromech Systems. approved by client. Vendor should be submit manufacture shop dwg for apporval to the client.				-
1.a	MDB + Floor DB (as per site & client requirement) of approved vendor	Nos.		1	
1.b	DB -UPS & LC (as per site/Client requirement) of approved vendor	Nos.		1	
1.3	100 Amp TP MCCB With Box and Indication Lamp/Control Fuses.	Nos.		1	
TOTAL AMOUNT OF DISTRIBUTION BOARDS					-
SECTION - D : FEEDERS & SUB-FEEDERS					
	<u>MAIN/SUB-MAIN CABLES</u>				
1.	Supply, installation and connection of following main, submain 600 / 1000V grade cu pvc/pvc cables.(Pakistan Cables) in suitable size of PVC Conduit.Galco/Jaddah make.				
d)	<u>From Main DB to UPS/LC DB</u>				
	10 mm ² 4 core + 1x 10mm cu pvc/ pvc cable in suitable size of pvc conduit .	Mtr.		15	
d-1)	Same as item no (b) & (d) but cable size 16 mm ² 4 core + 1 x 10 mm	Mtr.		30	
TOTAL AMOUNT OF FEEDERS & SUB-FEEDERS					-
SECTION - E : EARTHING					

1	Supply. Installation & Testing of EFE-T Chemical Grounding System with 25 mm dia having Heavy-duty Copper Rod 10 Ft. long filled with Soil Conditioning Material with 6" x 25 Ft / water level 1 x 70 sq.mm single core . Deep Boring with heavy duty PVC Put within Coaster Silver Cover for air breathing with Brass Nuts and Bolts ready to use. upto Test Terminal.for Earthing the result should be less than 1 Ohm, Complete in all respect.	Nos.		2	
2	Supply, installation & connection of 1 x 16sq.mm single core Cu.pvc cable (pakistan cables) in PVC pipe Galco/Jaddah Make from EP to Main DB .	Mtr.		60	
3	Supply, installation & connection of 1 x 16sq.mm single core Cu.pvc/pvc cable in PVC pipe Galco/Jaddah make From EP to UPS DB	Mtr.		65	
TOTAL AMOUNT OF EARTHING					-
SECTION - F : I.T Works					-
1	Wiring for computer data outlets using Cat 6 cable (3M corning make between data outlets and Computer Hub in 25mm dia. or bigger size PVC conduit (Galco/Jaddah make including terminations at the Data outlets.	Nos.		41	-
2	Wiring for telephone outlets from PABX using Cat 6 cable 3M Corning make laid in 25mm dia. or bigger size PVC conduit Galco/Jaddah make recessed in wall/floor including all accessories, and with terminations at both ends.	Mtr.		10	-
3	Supply, laying of 1x10-pair telephone cable of siemens Make from PTCL to MDF laid in 32mm dia PVC conduit Galco/Jaddah make recessed in wall/floor, complete with terminations at both ends.	Meter		1	-
4	Supply and Installation of 24 port patch panel 3m Corning including testing cable manager and commissioning complete in all respects. (loaded with 3M Corning cat 6 I/Os	Mtr.		3	-
5	Supply and Installation of LOADED 48U Rack of approved brand including PDU,Fans, cable managers, with harnessing & tagging complete in all respect as per requirment.	No.		1	-
6	Installation,Tagging & Assemblng Fluke Report of Cables	Nos		1	-
TOTAL AMOUNT OF TELEPHONE & COMPUTER NETWORK					-
SECTION - G : DATA REQUIREMENTS					
	Communication room				
1	RJ 45 Connectors	No		2	
3	Faceplate (back box, dual I/O)	No		10	
4	Faceplate (back box, single I/O)	No		31	
5	I/O Cat-6 (3M Corning)	No		41	
6	Patch & Drop cord (3M Corning)				
a	2 meter	No		38	
b	1 meter	No		38	
TOTAL AMOUNT OF DATA REQUIREMENTS					
SECTION - H : VOICE REQUIREMENTS					
	Voice Requirements				
1	Faceplate (back box, single I/O) (3M Corning)	No		3	
3	I/O Cat-6 (3M Corning)	No		10	
4	Line Cords (3M Corning)	No		1	
5	IDF box (Corn block) PTCL (optional)	No		1	
6	RJ-11 Connectors	No		1	
7	DB box steel frame. (Optional)	No		1	
TOTAL AMOUNT OF VOICE REQUIREMENTS					
TOTAL COST OF ELECTRICAL WORKS					

D - AIR CONDITIONING					
S.No	Description	Unit	Qty	Rate	Amount
1	Supply, Installation, Testing & Commissioning with gas charging of Air Conditioning Unit of approved/reputed brand such as Gree, Kenwood, Haier or equivalent, complete in all respects and ready to operate, including vibration isolators, flexible connections, complete piping work, fittings, supports and all necessary accessories				
	i) Wall mounted (2.0 ton) Invertype	No	3		
	ii) Wall mounted (1.5 ton) Invertype	No	1		
	iii) Wall mounted (1.0 ton) Invertype	No	1		
	iv) Floor Standing Ac (2.0 ton) invertype	No	6		
2	Supply and installation of wall mounted angle iron frame 1/8"x1.5' duly galvanized for placing out door unit. details to be approved by Engineer prior installation.	Set	11		
3	Supply and installation and commissioning of Refrigerant piping make Muller USA with seprate insulation between coper tubes & expended rubber foam insulation (Make Aero flex) protected with Gray Tape , Gas Charging if required. Control wiring with 4x2.5mm2 PVC insulated copper cable (Pakistan Cables) in P.V.C conduit Galco/Jeddah between internal and external units including civil work, complete in all respect.				
	Liquid + Gas (1/4" + 1/2") dia.	Mtr	375		
	Liquid + Gas (3/8" + 5/8") dia.	Mtr	79		
4	Supply & installation of UPVC Schedule 40 AGM Pipe including cutting and repair with insulation of drain etc. and making good without painting.				
a)	3/4" Dia	Mtr	79		
b)	1" dia	Mtr	42		
TOTAL AMOUNT					
TOTAL COST OF AIR CONDITIONING WORKS					-

G-SECURITY WORKS

S.No.	DESCRIPTION	UNIT	QTY	Rate	Amount
SECTION - A : Addressable Fire Alarm System					
	Supply, installation, configuration, programming, testing, commissioning and traning of the following items of work (unless specifically stated otherwise) including all material, labour, tools, plant, storage, transpotation, accessories, equipment and tools for proper inspection, repair, operation and maintenance etc., required for proper completion of each item as per specifications				
1	1.5 sq.mm fire resistant 2 core (120 min) LSZH enhanced cable complying BS5839, BS6387, EN50200, BS8434-2:2003 + A2:2009 including PVC conduit, sheet steel back box with brass earth terminal.	Rft	328		
2	Intelligent addressable smoke detector complete with built-in isolator, base including all mounting and installation accessories.	Nos.	15		
3	Intelligent addressable heat detector complete with built-in isolator, base including all mounting and installation accessories	Nos.	2		
4	Addressable manual call point including built-in isolator module including all mounting and installation accessories.	Nos.	2		
5	Addressable loop powered audio visual sounder with built-in isolator including all mounting and installation accessories.	Nos.	2		
6	2 loops fire alarm control panel complete fire alarm software etc. maintenance free batteries, battery charger, power supply, printer including any other essential interconnecting equipment as required. Complete in all respect	No.s	1		
TOTAL AMOUNT OF FIRE ALARM SYSTEM					
SECTION - B : CCTV SYSTEM					
1	IP Dome colour fixed camera having 5 megapixel resolution, 1/2.8 inch sensor with varifocal lens, power over ethernet (PoE), H.264/265 compression including all installation and mounting accessories.	No.s	8		
2	Wiring from relevant CCTV Rack to IP camera with CAT-6A, UTP LSZH cable in already installed conduit / cable tray.	NO	8		
3	Network Video Storage on H.264/265 compression standard and Raid 5 backup storage for 12 nos. of cameras with recording resolution at 1080p at 30 fps for 24 hours of 30 days with 25% expansion capacity for future use including central management server, latest operating windows, latest SQL server, camera management application software and licenses including any other essential interconnecting equipment, cabling with mounting and installation accessories. Complete in all respect.	Nos.	1		
4	12 port Duplex LC loaded single mode (OS2) module rack mountable fibre optic patch panel with pigtails and splice trays including all installation accessories	Nos.	1		

5	32" LED Full HD Monitor/Display with 1920 x 1080p resolution, including all essential interconnecting equipment, compatible decoders (if required), HDMI/AV interconnecting cables, power cables, wall mounting brackets/frames, and all necessary installation accessories.	Nos.	2		
6	Supply and installation of 12U (800mm x 600mm) 19" wall/floor mounted rack with plexiglass front door, including locking system, side cable management panels, horizontal/vertical cable management trays. The scope includes complete power cabling in PVC concealed conduit from UDB to the respective rack, proper earthing, termination, and all necessary accessories for complete installation, testing, and commissioning in all respects.	Nos.	1		
TOTAL AMOUNT OF CCTV SYSTEM					
TOTAL COST OF SECURITY SYSTEM					