



STATE LIFE

INSURANCE CORPORATION OF PAKISTAN



اسٹیٹ لائف

انشورنس کارپوریشن آف پاکستان

Annex-A

(Bill of Quantities)

**Renovation/ Up-Gradation & Modernization of Existing "NEW BUSINESS
DEPARTMENT EAST WING AND WEST WING"
at First Floor, The Mall Road, Rawalpindi.**

A

Establishment of Regional Underwriting Department (RUD)

Civil & Electrical Works - UNDER RED

BILL OF QUANTITIES

Sr.	Description	UoM	Qty	Rate	Amount
A	CIVIL WORKS				
1	Dismantling and carefully removing existing wooden partition walls, including all associated doors, windows, frames, fittings, and fixtures, by adopting proper methods to avoid damage to reusable materials and adjacent structures, complete with disconnection of services if any, lowering, stacking, folding, shifting, and storing all dismantled components at a designated location outside the office area or as otherwise directed by the Site Engineer-in-Charge; the Contractor shall be solely responsible for the safe handling, transportation, protection, custody, and storage of all dismantled materials, and for making good any damage to floors, walls, ceilings, or services during execution; the quoted rate shall be deemed to include the full cost of all labor, tools, equipment, transportation, supervision, overheads, profits, and all applicable government taxes, duties, and levies whatsoever, and the work shall be executed complete in all respects in accordance with approved instructions, specifications, and to the entire satisfaction of the Engineer-in-Charge.	Sft	1,817.28		
2	Providing, supplying, and laying porcelain floor tiles of approved make such as MASTER / STYLE / SHABBIR or other approved equivalent, size (24" × 24" or 24" x 48") in approved color, shade, texture, and quality, having properties of anti-chemical resistance, anti-slip surface, bacterial resistance, fire resistance, anti-fungal treatment, and high abrasion resistance, laid wall-to-wall in proper pattern with true joint alignment; the work shall include preparation of base, laying tiles over approved tile adhesive on 3/4" (19 mm) thick cement–sand mortar bed in ratio 1:3, including cutting, grinding, leveling, proper spacing, filling of joints with approved grout/mortar, welding of joints where specified to achieve joint-less appearance, thorough cleaning after completion, and protection of finished surfaces; the quoted rate shall be deemed to include the complete cost of all materials, labor, tools, equipment, transportation, wastage, supervision, overheads, profits, and all applicable government taxes, duties, and levies whatsoever, executed strictly in accordance with approved samples, manufacturer's recommendations, relevant standards, and to the entire satisfaction and directions of the Engineer-in-Charge.	Sft	3,414.76		

3	Providing, supplying, and laying false ceiling comprising 5/8" (approximately 16 mm) thick plaster of Paris (POP) sheets of required sizes, fixed in approved design and pattern, including formation of a continuous 6" wide niche all around the perimeter, suspended from the structural slab by 16 SWG copper wire hangers, properly anchored, aligned, and enriched with plaster of Paris and flaxen to achieve a smooth, crack-free finish; the work shall further include making all necessary provisions such as spaces, grooves, holes, and cut-outs for rope lights, light fixtures, screws, jute, Rawl plugs, conduits, and accessories, complete with finishing to true line, level, and plumb; arrangement and installation of any additional pipes, wires, conduits, screws, fasteners, or incidental items required for proper execution shall be the sole responsibility of the Contractor after prior approval of the Consultant / Engineer; the quoted rate shall be deemed to include the complete cost of all materials, labor, tools, equipment, transportation, handling, supervision, overheads, profits, and all applicable government taxes, duties, and levies whatsoever, and the work shall be executed complete in all respects in accordance with approved drawings, specifications, and to the entire satisfaction and directions of the Engineer-in-Charge.	Sft	3,249.19		
4	Preparing all wall surfaces by thorough cleaning, removal of loose material, grease, dust, and laitance, repairing cracks and imperfections with approved filler, and applying one coat of approved primer where required, followed by application of plastic emulsion paint with waterproof colored cement finish such as Duracem, Buxcem, or other approved equivalent of similar specifications, in approved color and shade, applied in two or more coats to achieve uniform texture and coverage, including scaffolding, protection of adjacent works, curing where applicable, and all labor, materials, tools, and accessories complete in all respects as per manufacturer's recommendations and directions of the Engineer-in-Charge.	Sft	6,883.75		
5	Providing and laying first-class solid burnt clay brick masonry walls, constructed with approved quality bricks of standard size, shape, and compressive strength, thoroughly soaked before use and laid true to line, level, and plumb in cement-sand mortar, using mix proportion 1:5 for 9" (230 mm) thick walls and 1:4 for 4.5" (115 mm) thick partition walls, including proper bonding, breaking of vertical joints, full bedding of bricks, raking out joints to a minimum depth of 12 mm for plastering, providing and maintaining all necessary scaffolding, curing the masonry for the specified period, and making good all defects, complete with all labor, materials, tools, equipment, carriage of materials, and incidentals, executed strictly in accordance with approved drawings, technical specifications, applicable codes and standards, and to the entire satisfaction and directions of the Engineer-in-Charge / Site Engineer.	Cft	118.13		

6	Providing and applying cement plaster 3/4" (19 mm) thick on internal or External brick masonry walls using cement-sand mortar in the proportion of 1:4 by volume, including surface preparation by raking out joints to proper depth, cleaning, washing, and wetting the masonry, application of plaster in accordance with relevant standards, finished to a smooth, even, and uniform surface true to line, level, and plumb, including formation of edges, corners, grooves, and junctions, providing and maintaining necessary scaffolding, proper curing for a minimum specified period, and making good all defects, complete with all materials, labor, tools, equipment, and incidentals, executed strictly in accordance with approved drawings, technical specifications, applicable codes and standards, and to the full satisfaction and directions of the Engineer-in-Charge / Site Engineer.	Sft	630.00		
7	Providing, fabricating, and fixing Deodar wood framed, braced, and battened doors and windows, manufactured from first-class, well-seasoned, kiln-dried Deodar wood free from defects, complete with frames (chowkats), bracing members, and vertical battens of 1 1/4" (30 mm) thickness with 1" (25 mm) width as specified, including all necessary iron fittings such as hinges, handles, bolts, locks, screws, and holdfasts, properly treated with anti-termite and preservative treatment, accurately fixed in position true to line, level, and plumb, including cutting, jointing, making good to masonry, and all labor, materials, tools, and incidentals complete in all respects as per approved drawings, specifications, and directions of the Engineer-in-Charge.	Sft	73.50		
Total Amount for A					
B. ELECTRICAL WORKS					
1	Removing existing wiring and Providing & erecting new single-core PVC insulated copper conductor cables of all types for wiring, including Cutting flooring, Jahary making and shifting or adjustment of cable trays as required. The work shall include laying cables in pre-approved PVC pipes, M.S. conduits, G.I. pipes, wooden batten/strip, wooden casing and capping, G.I. wire supports, or in trenches for 250/440 volts systems, including networking cables. The Contractor shall provide all necessary accessories and new cables where required. The work shall be executed completely in all respects. The quoted rates shall include all costs of materials, labor, transportation, and all applicable government taxes and duties whatsoever, complete in all respects & to the entire satisfaction of Engineer / Consultant. All work will be done outside of the Building. Arrangement of space will be responsibility of contractor .	Sft	3,094.47		

2	Supplying, installing, and commissioning LED panel lights of size (2' x 2'), 48 watts, pure white color temperature, recessed in false ceiling, of approved manufacture such as Pier Light, Philips, NVC, or other approved equivalent, complete with all necessary mounting accessories, brackets, and supports, including electrical connections with approved quality PVC insulated copper wires of required size drawn through conduit, connection to the nearest power point/switch, testing, and commissioning; the work shall include all materials, labor, tools, equipment, transportation, handling, supervision, making good of disturbed ceiling surfaces, and all incidentals, and the quoted rate shall be deemed to include all applicable government taxes, duties, levies, overheads, and profits whatsoever, executed strictly in accordance with approved drawings, manufacturer's recommendations, relevant electrical codes and standards, and to the entire satisfaction and directions of the Engineer-in-Charge.	Each	80.00		
3	Providing and fixing PVC double-layer switch kits comprising approved quality faceplates with specified switch, socket, and dimmer cut-outs, complete with approved make switches, sockets, and dimmers of Hi-Life, Bush, Schneider, or other approved equivalent, including all necessary screws, fasteners, accessories, proper alignment, and secure fixing in flush-mounted or surface-mounted electrical boxes, complete in all respects; the work shall include supply of all materials, labor, tools, testing, commissioning, and making good any disturbed surfaces, and the quoted rates shall be deemed to include the full cost of all materials, labor, transportation, overheads, profits, and all applicable government taxes, duties, and levies whatsoever, executed strictly in accordance with approved drawings, specifications, relevant electrical codes and standards, and to the entire satisfaction and directions of the Engineer-in-Charge.				
i	3 Gange i/c PVC concealed Switch kit Box (Small)	Each	18.00		
ii	6 Gange i/c PVC concealed Switch kit Box (Large)	Each	18.00		
	Total Amount for B				
	Sum of all Sections (A,B)				
	Add 16% PRA				
	Sub Total (RUD) A				

Renovation/ Up-Gradation & Modernization of Existing "PHS Facilitation Centre" at First Floor, The Mall Road, Rawalpindi.					
B					
Renovation/ Up-Gradation & Modernization of PHS Facilitation Centre					
Civil & Electrical Works - UNDER RED					
BILL OF QUANTITIES					
Sr.	Description	UoM	Qty	Rate	Amount
A	CIVIL WORKS				
1	Dismantling and carefully removing existing wooden partition walls, including all associated doors, windows, frames, fittings, and fixtures, by adopting proper methods to avoid damage to reusable materials and adjacent structures, complete with disconnection of services if any, lowering, stacking, folding, shifting, and storing all dismantled components at a designated location outside the office area or as otherwise directed by the Site Engineer-in-Charge; the Contractor shall be solely responsible for the safe handling, transportation, protection, custody, and storage of all dismantled materials, and for making good any damage to floors, walls, ceilings, or services during execution; the quoted rate shall be deemed to include the full cost of all labor, tools, equipment, transportation, supervision, overheads, profits, and all applicable government taxes, duties, and levies whatsoever, and the work shall be executed complete in all respects in accordance with approved instructions, specifications, and to the entire satisfaction of the Engineer-in-Charge.	Sft	1,239.78		
2	Providing, supplying, and laying porcelain floor tiles of approved make such as MASTER / STYLE / SHABBIR or other approved equivalent, size (24" x 24" or 24" x 48") in approved color, shade, texture, and quality, having properties of anti-chemical resistance, anti-slip surface, bacterial resistance, fire resistance, anti-fungal treatment, and high abrasion resistance, laid wall-to-wall in proper pattern with true joint alignment; the work shall include preparation of base, laying tiles over approved tile adhesive on 3/4" (19 mm) thick cement-sand mortar bed in ratio 1:3, including cutting, grinding, leveling, proper spacing, filling of joints with approved grout/mortar, welding of joints where specified to achieve joint-less appearance, thorough cleaning after completion, and protection of finished surfaces; the quoted rate shall be deemed to include the complete cost of all materials, labor, tools, equipment, transportation, wastage, supervision, overheads, profits, and all applicable government taxes, duties, and levies whatsoever, executed strictly in accordance with approved samples, manufacturer's recommendations, relevant standards, and to the entire satisfaction and directions of the Engineer-in-Charge.	Sft	1,707.38		

3	Providing, supplying, and laying false ceiling comprising 5/8" (approximately 16 mm) thick plaster of Paris (POP) sheets of required sizes, fixed in approved design and pattern, including formation of a continuous 6" wide niche all around the perimeter, suspended from the structural slab by 16 SWG copper wire hangers, properly anchored, aligned, and enriched with plaster of Paris and flaxen to achieve a smooth, crack-free finish; the work shall further include making all necessary provisions such as spaces, grooves, holes, and cut-outs for rope lights, light fixtures, screws, jute, Rawl plugs, conduits, and accessories, complete with finishing to true line, level, and plumb; arrangement and installation of any additional pipes, wires, conduits, screws, fasteners, or incidental items required for proper execution shall be the sole responsibility of the Contractor after prior approval of the Consultant / Engineer; the quoted rate shall be deemed to include the complete cost of all materials, labor, tools, equipment, transportation, handling, supervision, overheads, profits, and all applicable government taxes, duties, and levies whatsoever, and the work shall be executed complete in all respects in accordance with approved drawings, specifications, and to the entire satisfaction and directions of the Engineer-in-Charge.	Sft	1,624.60		
4	Preparing all wall surfaces by thorough cleaning, removal of loose material, grease, dust, and laitance, repairing cracks and imperfections with approved filler, and applying one coat of approved primer where required, followed by application of plastic emulsion paint with waterproof colored cement finish such as Duracem, Buxcem, or other approved equivalent of similar specifications, in approved color and shade, applied in two or more coats to achieve uniform texture and coverage, including scaffolding, protection of adjacent works, curing where applicable, and all labor, materials, tools, and accessories complete in all respects as per manufacturer's recommendations and directions of the Engineer-in-Charge.	Sft	3,441.87		
5	Providing and laying first-class solid burnt clay brick masonry walls, constructed with approved quality bricks of standard size, shape, and compressive strength, thoroughly soaked before use and laid true to line, level, and plumb in cement-sand mortar, using mix proportion 1:5 for 9" (230 mm) thick walls and 1:4 for 4.5" (115 mm) thick partition walls, including proper bonding, breaking of vertical joints, full bedding of bricks, raking out joints to a minimum depth of 12 mm for plastering, providing and maintaining all necessary scaffolding, curing the masonry for the specified period, and making good all defects, complete with all labor, materials, tools, equipment, carriage of materials, and incidentals, executed strictly in accordance with approved drawings, technical specifications, applicable codes and standards, and to the entire satisfaction and directions of the Engineer-in-Charge / Site Engineer.	Cft	59.06		

6	Providing and applying cement plaster 3/4" (19 mm) thick on internal or External brick masonry walls using cement-sand mortar in the proportion of 1:4 by volume, including surface preparation by raking out joints to proper depth, cleaning, washing, and wetting the masonry, application of plaster in accordance with relevant standards, finished to a smooth, even, and uniform surface true to line, level, and plumb, including formation of edges, corners, grooves, and junctions, providing and maintaining necessary scaffolding, proper curing for a minimum specified period, and making good all defects, complete with all materials, labor, tools, equipment, and incidentals, executed strictly in accordance with approved drawings, technical specifications, applicable codes and standards, and to the full satisfaction and directions of the Engineer-in-Charge / Site Engineer.	Sft	315.00		
7	Providing, fabricating, and fixing Deodar wood framed, braced, and battened doors and windows, manufactured from first-class, well-seasoned, kiln-dried Deodar wood free from defects, complete with frames (chowkats), bracing members, and vertical battens of 1 1/4" (30 mm) thickness with 1" (25 mm) width as specified, including all necessary iron fittings such as hinges, handles, bolts, locks, screws, and holdfasts, properly treated with anti-termite and preservative treatment, accurately fixed in position true to line, level, and plumb, including cutting, jointing, making good to masonry, and all labor, materials, tools, and incidentals complete in all respects as per approved drawings, specifications, and directions of the Engineer-in-Charge.	Sft	36.75		
Total Amount for A					
B.	ELECTRICAL WORKS				
1	Removing existing wiring and Providing & erecting new single-core PVC insulated copper conductor cables of all types for wiring, including Cutting flooring, Jahary making and shifting or adjustment of cable trays as required. The work shall include laying cables in pre-approved PVC pipes, M.S. conduits, G.I. pipes, wooden batten/strip, wooden casing and capping, G.I. wire supports, or in trenches for 250/440 volts systems, including networking cables. The Contractor shall provide all necessary accessories and new cables where required. The work shall be executed completely in all respects. The quoted rates shall include all costs of materials, labor, transportation, and all applicable government taxes and duties whatsoever, complete in all respects & to the entire satisfaction of Engineer / Consultant. All work will be done outside of the Building. Arrangement of space will be responsibility of contractor .	Sft	1,547.24		

2	Supplying, installing, and commissioning LED panel lights of size (2' x 2'), 48 watts, pure white color temperature, recessed in false ceiling, of approved manufacture such as Pier Light, Philips, NVC, or other approved equivalent, complete with all necessary mounting accessories, brackets, and supports, including electrical connections with approved quality PVC insulated copper wires of required size drawn through conduit, connection to the nearest power point/switch, testing, and commissioning; the work shall include all materials, labor, tools, equipment, transportation, handling, supervision, making good of disturbed ceiling surfaces, and all incidentals, and the quoted rate shall be deemed to include all applicable government taxes, duties, levies, overheads, and profits whatsoever, executed strictly in accordance with approved drawings, manufacturer's recommendations, relevant electrical codes and standards, and to the entire satisfaction and directions of the Engineer-in-Charge.	Each	40.00		
3	Providing and fixing PVC double-layer switch kits comprising approved quality faceplates with specified switch, socket, and dimmer cut-outs, complete with approved make switches, sockets, and dimmers of Hi-Life, Bush, Schneider, or other approved equivalent, including all necessary screws, fasteners, accessories, proper alignment, and secure fixing in flush-mounted or surface-mounted electrical boxes, complete in all respects; the work shall include supply of all materials, labor, tools, testing, commissioning, and making good any disturbed surfaces, and the quoted rates shall be deemed to include the full cost of all materials, labor, transportation, overheads, profits, and all applicable government taxes, duties, and levies whatsoever, executed strictly in accordance with approved drawings, specifications, relevant electrical codes and standards, and to the entire satisfaction and directions of the Engineer-in-Charge.				
i	3 Gange i/c PVC concealed Switch kit Box (Small)	Each	9.00		
ii	6 Gange i/c PVC concealed Switch kit Box (Large)	Each	9.00		
Total Amount for B					
Sum of all Sections (A,B)					
Add 16% PRA					
Sub Total (PHS Facilitation Center) B					

GRAND TOTAL of RUD AND PHS (A+B)	
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Note: The grand total will govern the most advantageous bidder.