

INTERIOR AND RENOVATION WORK AT KARACHI TECHNICAL OFFICE

S. No.	SUB HEAD	TOTAL AMOUNT
1	Cost of Demolition Works (Page No. 1 - 1)	Rs=
2	Cost of Masonry Works (Page No. 1 - 1)	Rs=
3	Cost of Wood Works (Page No. 2 - 2)	Rs=
4	Cost of Doors & Windows (Page No. 2 - 2)	Rs=
5	Cost of Finishes (Page No. 3 - 3)	Rs=
6	Cost of Furnishing (Page No. 3 - 3)	Rs=
7	Cost of Mechanical Works (Page No. 4 - 4)	Rs=
8	Cost of Plumbing Works (Page No. 4 - 4)	Rs=
9	Cost of Electrical Works (Page No. 5 - 12)	Rs=
10	Cost of Training Hall & Misc Works (Page No. 13 - 16)	Rs=
Total Cost of Interior & Renovation Work		Rs=

INTERIOR AND RENOVATION WORK AT KARACHI TECHNICAL OFFICE

Item no	Description	Quantity	Unit	Rate	Amount
1	Demolition				
1.1	Demolition of Existing Block Masonry Walls				
	Demolition of existing concrete block masonry construction in designated areas, including all precast lintels door and window frames, concealed electrical, plumbing and gas lines and removal and cleaning of all rubble from site as per Architect's instruction, complete in all respects.				
1.2	Demolition of Existing Electrical System				
	Demolition of all indicated existing electrical supply and distribution lines and capping of at relevant meters, while maintaining constant supply to all the floor occupants, complete in all respect.	1	Job		
1.3	Demolition of Exterior Finishes				
	Dismantling and removing from site all applied exterior finishes from indicated areas of exterior façade, including cleaning of all rubble from site, complete in all respects.				
1.4	Cartages of Material				
	Cartages of Material and desposing debries from truck/ tractor trouly and clear the site.	1	Job		
	Subtotal for Demolition Works				
Item no	Description	Quantity	Unit	Rate	Amount
2	Block Masonry				
	Providing and laying best quality block set in 1:6 cement / sand mortar up to specified height and of specified thickness, including all required wall ties, reinforcing bars, precast lintels and hardware where specified, scaffolding, raking and curing etc. as per drawings and as directed by the Architect, complete in all respects				
a)	4" thick Block masonry up to underside of structure	1,600	s.ft.		
	Subtotal for Masonry Work				
Item no	Description	Quantity	Unit	Rate	Amount
3	Furniture/Wood Work				
3.1	Wooden / Glass Partitions				
	Providing, fabricating and installing in place partial wood frame at 2' centre to centre and 1/2" thick imported Lasani board (both side) partitions, press with oak ply with 8mm thick clear glass panel partly frosted up to specified height and of specified design, consisting of termicide treated partial wood framing and imported best quality MDF Lasani board and using the best quality standards of fabrications, including staining and polishing as per standard and architectural drawings, complete in all respects.				
a)	full height	600	s.ft		
b)	Wooden cladding	800	s.ft		
	Subtotal for Wood Work				
Item no	Description	Quantity	Unit	Rate	Amount
4	Doors and Windows				
4.1	Providing and fixing best quality Oak wood ply doors as per design drawings finish to match partitions with preservative treatment, of approved manufacturer, including installing approved imported hardware (handles, locks, SS hinges , door closer, door stopper, screws) and painting or polishing, as approved by the Architect. Page # 57/7				
	2'-6" x 7'-0" Solid core wood flush doors	550	Sft		
	3'-0" x 7'-0" Solid core wood flush doors	160	Sft		
4.2	Frameless Glass Doors				
	Providing and fixing of frameless glass doors with all hardware, including imported door closer, floor hinges, door handle, push plates and imported door lock, 12mm thick imported tempered glass as approved by architect, complete in all respects.				

	Type (5'-0" x 7'-0") Double Door	3	Nos.		
	Type (3'-0" x 7'-0")	9	Nos.		
Subtotal for Doors and Windows					
Item no	Description	Quantity	Unit	Rate	Amount
5	Finishes				
5.1	Providing and laying plaster with cement mortar 1:4 on wall, columns, beams ceilings, projections, curved surfaces or round surfaces, making chamfered edges, rounding of corners, grooving wherever required, expansion beads, plaster stop beads, metal lath, corner beads and also including the cost of scaffolding, curing etc. complete as per architectural drawings and as directed by the Architect.	5,435	s.ft.		
5.2	Tiles				
1	Installing imported porcelain tiles in approved sizes and from specified manufacturer/importer, or approved equivalent, laid on floor, with thin bed quick-set mortar by Laticrete or approved equivalent, including jointing with non-stain grout and washing the tiles with white cement slurry, complete as per drawings and as directed by the Architect. Page # 44/38	3,100	s.ft.		
2	Providing and laying C.C floor 1:6 (Katch Floor) laid in Bath floor or required place as per instruction of Architect with lifting curing complete in all aspects.	6,700	s.ft.		
Pantry & Toilets					
5.3	Porcelain Tiles				
1	Installing porcelain tiles as approved by the Architect, as per designed patterns using min dry bond, including unsanded grout by Laticrete or approved equivalents, and finished floor to be protected with application of appropriate sealer, complete in all respects.	9,775	s.ft.		
2	Installing porcelain tile 4" skirting cut from tiles used for flooring as approved by the Architect, using thin-bed quick set with mortar by Laticrete, including unsanded grout by Laticrete or approved equivalents, and to be protected with application of appropriate sealer, complete in all respects.	1,050	r.ft.		
5.4	Gypsum Board False Ceiling				
1	Providing and fixing 1/2" thick Gypsum Board on 1-1/2"x3-1/2" aluminum framing as per designed shapes, levels and surfaces, including all necessary accessories and with taped joints and finished edges and as shown on the architectural drawings and as directed by the Architect. Coordinate work with Electrical and Air-conditioning Contractors.	9,775	s.ft		
6	Matt Enamel Paint				
	Providing and applying three coats of approved quality ICI or Berger Robbialac Matt Enamel paint to plaster surfaces, gypsum wallboard partition surfaces and gypsum board ceiling surfaces, including primer coat and base preparation, etc. complete as per drawings and as directed by the Architect. Page # 54/36-b				
	Ceilings and Wall	2,480	s.ft.		
Subtotal for Finishes					

Item no	Description		Unit	Rate	Amount
7	Furnishings				
7.1	Providing, and installing best quality vertical fabric blinds of approved design and color, with imported hardware, installed as per Architect's instructions, complete in all respects.	450	sq.ft.		
	Subtotal for Furnishings				
Item no	Description	Quantity	Unit	Rate	Amount
8	Mechanical				
1	Air Conditioning Works				
	Supply and Installation of air-cooled split type wall mounted A/C units at any height as per manufacturer specifications, with testing and Commissioning , Complete in all respect.LG Brand				
	1 Ton	6	Nos.		
	1.5 Ton	6	Nos.		
	2 Ton	10	Nos.		
2	UPVC Drain 1" Dia	185	Rft		
3	Providing and fixing as per manufacturer specifications heavy gauge copper piping , with testing and Commissioning , Complete in all respect. Including electrical wiring in PVC conduit from outdoor unit to indoor unit and drain PVC "D" class conduit clipped to wall or ceiling (Wring make AGE or Pakistan cable). The return and supply copper tubing to be sized as manufacturer's recommendation and to be drawn in separate Aero flex insulate. Complete in all respect.	180	R.ft.		
4	Installation and Fixing Charges	8	Nos.		
5	Providing and installing angle iron bracket treated with rust proof paint and enamel for external A/c units fixed to the wall slabs with Hilti bolts. Complete in all respect.	8	Nos.		
	Subtotal for Mechanical Works				

Item no	Description	Quantity	Unit	Rate	Amount
9	Plumbing Works				
1	Providing and Fixing 4" PVC drainge pipe	220	R.ft		
2	Providing and Fixing PVC socket 4" for drainage	6	Nos		
3	Providing and laying pipe for water supply				
	a) 1 1/4"	40	R.ft		
	b) 1"	42	R.ft		
	c) 3/4"	39	R.ft		
	d) 1/2"	80	R.ft		
4	Providing and Fixing PVC pipe fitting				
	a) 45% Elbo 3"	10	Nos		
	b) Elbo 3"	44	Nos		
	c) Y tee & Tee 3"	12	Nos		
	d) Socket 3"	24	Nos		
	e) P trap 3"	15	Nos		
	f) Bush 2" & 3"	5	Nos		
	g) Brass 1" x 1 1/2"	5	Nos		
	h) Socket Brass 1 1/4"	14	Nos		
	i) Elbo 4" 45 (degree)	8	Nos		
	j) Y tee 4"	8	Nos		
	k) Tee 4"	6	Nos		
	l) Elbo 4"	16	Nos		
	m) Union 1 1/4"	2	Nos		
	n) Union 1 1/2" x 1 1/4"	2	Nos		
	o) Reducer socket 4" x 5"	1	Nos		
	p) Union Hot 1"	6	Nos		
	q) Union Hot 3/4"	6	Nos		
	r) Union Hot 1/2" x 3/4"	24	Nos		
5	Providing and Fixing S.S sink bowl imported in kitchen	3	Nos		
6	Providing and Fixing S.S soap dispenser imported best quality	6	Nos		
7	Providing and Fixing S.S tissue box	1	Nos		
8	Providing and Fixing S.S paper holder	6	Nos		
9	Providing and Fixing S.S Double Robe hook	6	Nos		
10	Providing and Fixing Sink mixture	2	Nos		
11	Providing and Fixing Muslim shower double bibcock	20	Nos		
12	Providing and Fixing Hand dryer Siemen	4	Nos		
13	Providing and Fixing Oven turbo imported make best quality	1	Nos		
14	Providing and Fixing Dustbin imported	1	Nos		
15	Providing and Fixing S.S Jali	20	Nos		
16	Providing and Fixing Manhole cover GMP 1 1/2x1 1/2 on manhole, removing and fixing with plaster & Cartage.	2	Nos		

10	WATER SUPPLY SYSTEM				
a	PPR Water supply pipping; Provide and fixing jointing testing of PPR pipe (Polydes-Dadex or equivalent) for water supply including special, hanging system sockets, tees, elbows, bends, reducers, plugs and unions etc. supported on walls or suspended from ceiling as per following I.D. diameter complete installation with jointing, fitting, painting, testing complete in all respect as described in the specification.				
	i. 1/2" dia	60	R.ft		
b	Valve; Provide and fixing testing of full way gate valves (make Kitz) for 125 psi together of following dia, with additional material required for a complete installation with jointing, fitting, painting, testing complete in all respect as described in the specification.				
	i. 3/4" dia	4	Nos		
11	TOILET FITTING AND FIXTURES				
a	European Type Water Closet; Provide and fixing and testing European type Water Closet(make Porta) including all accessories and fittings of (make Sonex/ Master), waste pipe, P/S traps including seat and cover all joints to services and screwing as necessary to the structure.	8	Nos		
b	Asian Type Water Closet; Provide and fixing and testing Asian type Water Closet(make Porta) including all accessories and fittings of (make Sonex/ Master), waste pipe, P/S traps including seat and cover all joints to services and screwing as necessary to the structure.	11	Nos		
c	Vanity; Provide and fixing testing vantity half pedestal (male Porta) approved make with all accessories such as piller cock (make Sonex/ Master), tee stop cocks with check nuts, CP flexible pipe, G.I waste pipe, waste coupling bracket set etc, complete inclding bottle trapwith marble top.	4	Nos		
Subtotal for Plumbing Works					

Item no	Description	Quantity	Unit	Rate	Amount
	PROPOSED TRAINING HALL & MISC.				
11	TERMITE PROOFING Diluting and injecting chemical emulsion for post constructional anti-termite treatment including the cost of chemical emulsion. Drill and inject every one meter around the entire outside perimeter of the building and at every 2-3 feet inside the premises. Holes must be drilled from the outside through the outer walls to ensure that the mixture is applied under the floor slab. Flood the mixture into these holes at 4 ltr./ hole using pressurized sprayer and seal the holes with mortar after the mixture has drained away. complete in all respect.	2,000.00	Per Sft		
12	Providing and fixing 12 mm thick frameless toughened glass sliding door shutter of approved brand and manufacture, including providing and fixing top & bottom pivot & spring type fixing arrangement and making necessary holes etc. for fixing required door fittings, all complete as per drawing, specification and direction of Engineer-in-charge (Door handle, lock and stopper etc.to be included).	294	P.Sft		
13	Providing and fixing fully glazed Bronz anodized or Powder Coated aluminium Swing door with frame as per British standard manufactured by Lucky,Alcop, Krudson, Pakistan cable and A.C.P. (fixing through their approved fabrocators), Deluxe model section, 101.6mm x 44.5mm and 1.6mm thick including the aluminium fittings, with all accessories cutting hole etc. and making good damages to walls etc. complete as required in any floor as per direction of engineer-in-charge, but excluding the cost of glass pans.	140	P.Sft		
14	Providing and fixing stainless steel of approved grade) railing made of hollow tubes, channels, plates etc.,top rail in oak wood, tension wire as specified, including welding, grinding, buffing, polishing and making curvature (wherever required) and fitting the same with necessary stainless steel nuts and bolts complete, i/c fixing the railing with necessary accessories & stainless steel dash fasteners, stainless steel bolts etc., of required size, on the top of the floor or the side of waist slab with suitable arrangement as per approval. complete in all respect as per design, drawing and instructions of the Engineer-in-Charge.	48.00	P.Rft		
15	GRANITE STEP Providing and laying Marble Tile (size upto 300 sq.inch) flooring of approved quality, size and shade laid in cement sand mortar 1:2 including CC 1:4 base of 1½" thick also jointing and gouting the tiles with cement slurry of matching colour including rubbing, grinding, curing and polishing etc. complete as per specification and instructions of the Architect / Engineer-in-Charge.	300.00	s.ft.		
16	WOODEN RAFTERS P/F 4" thick and 8" high best quality deodar wood rafters of approved design fixed with sunk iron screws and rawal plug etc, including making edges, grooves and lacquer polishing works on stage wall. Complete in all respect as per drawing, design and instruction of Architect / Engineer-in-Charge.	300	Per Sft		
17	TUFF PAVER/ TILES Providing and laying 60mm thick factory made cement concrete interlocking paver block of M -30 grade made by block making machine with strong vibratory compaction and of approved size and design/ shape laid in required colour and pattern over and including 50mm thick compacted bed of course sand, filling the joints with coarse sand etc. all complete as per the direction of Engineer-in- charge. It. No. 16.68, Page No. 251 of DSR 2007	1,800	s.ft.		

18	ALUMINUM SLIDING WINDOWS/ DOORS Providing and fixing fully glazed champagne anodized aluminum fixed glazing / openable sliding windows as per British standard manufactured by Lucky, Alcop, Krusdon, Pakistan cable and A.C.P. Premium model box section 101.6mm x 44.5mm x 2 mm thick including the cost of aluminum, fittings, with all accessories rubber gasket packing, cutting hole etc and making good damages to walls etc. complete as required in any floor as per direction of Engineer-in-Charge including the cost of 6mm thick (tinted / plain) glass panes of approved quality.	480.00	P.Sft		
19	GOLA / BEADING P/F (¾" X 2") section gola / beading with best quality deodar wood of approved design over and i/c ½" thick partial wood guttites fixed with sunken iron screws and rawal plug etc. including making edges, grooves, scrapping, rubbing, levelling and lacquer polishing works on stage wall. Complete in all respect as per drawing, design and instruction of Architect / Engineer-in-Charge.	620.00	Per Rft		
Item no	Description	Quantity	Unit	Rate	Amount
20	WOODEN STRIP P/F ½" thick and 3' high best quality deodar wood strips of approved design fixed with sunk iron screws and rawal plug etc, including making edges, grooves and lacquer polishing works on stage wall. Complete in all respect as per drawing, design and instruction of Architect / Engineer-in-Charge.	250	Per Sft		
21	MARBLE TILE Providing and laying Marble Tile (size upto 300 sq.inch) flooring of approved quality, size and shade laid in cement sand mortar 1:2 including CC 1:4 base of 1½" thick also jointing and gouting the tiles with cement slurry of matching colour including rubbing, grinding, curing and polishing etc. complete as per specification and instructions of the Architect / Engineer-in-Charge.	450.00	Per Sft		
22	ROUGH / DANA PLASTER Providing and applying rough / dana plaster in two layers, 1st layer ¾" white cement ratio 1:4 (one plaster white cement and four parts sand) plaster on existing surface including tucking, neru, leveling, dressing scrubbing and refilling the surface in white cement and P/A 2nd layer rough cast plaster machine spray in 1:2 ratio (one part white cement and twopart ¾" screened bajri and down gauge as required including making groove, leveling etc. complete in all respect as per drawing and instructions of the Architect / Engineer-in-Charge. (upto any height in any floor)	150	Per Sft		
23	PAINTING ON ROUGH SURFACE Providing and applying plastic emulsion paint (3 coats) of approved make and shade over rough surface. Complete in all respect as per instructions of the Architect / Engineer-in-Charge. ICI, DULUX or approved equivalent. (upto any height in any floor)	150	Per Sft		

Item no	Description	Quantity	Unit	Rate	Amount
24	<p>WATER PROOFING Providing and laying water proofing treatment on roof after scraping, cleaning entire surface to remove complete dust and all other foreign particles to receive application of solvent based fast drying cold bituminous primer by means of brush over entire surface including installation of Bitumen Polyester reinforced water proofing membrane available in market as DERMABIT 4 mm thick slated membrane / KASALI / by means of gas blow torch as per manufacturer recommendation, membrane to be rolled over primed surface to full length and 6 cm side overlap allowed length wise and ensure bonding including at least 6" overlap at junction of parapet where necessary including final cleaning of site etc. complete as per direction of Architect / Engineer-in-Charge.</p>	1400	Per Sft		
25	<p>STONE CLADDING Providing and laying Stone Cladding slabs/tiles laid over under bed, pressed and tapped down with wooden mallet to the proper level, lifted and pressed again with thick cement slurry spread over the surface with fine joint finished including pigments, curing, grinding, granite polishing etc. all complete.</p>	200	Per Sft		
26	<p>LACQUER POLISHING Providing and applying Lacquer Polishing two renewal coats of approved make on doors and frames including cleaning the old surface as directed by the Engineer-in-Charge.</p>	2500	Per Sft		
27	<p>STRCUTRE 56' x 25'</p> <p>Package: Flat Pack (Panelized wall System Ready to Assemble) Specs: Corner & Load Bearing posts ms sq pipe 100 x 50mm 16g at 13 ft distance Connected with base plates Trusses: ms pipe Trusses 14"/24" as per span & Loads Note: I sections, Box Trusses can also be used if needed WALLS: In fills wall Frame 50 x 50mm Ms Steel Framing with 25mm Fireproof Glass wool Insulation for walls & 50mm roof Insulation Exterior Cladding Upvc Vinyl Panels Insulated, Fireproof & Waterproof Dray wall & Vinyl Interior with Complete Finishing Roofing: Single Sloped (Shed roof) with 50mm Glass wool Insulation Ceiling: 2 x2 Gypsum Boards 12 Ft From Floor Level with Concealed Wirings Doors & Windows: Flash Door with Water Proofed Teak Paint (36" x 81'-0" qty-1) & windows Economy Aluminum (3 x4 ft qty 4 No's Note: Electric Wirings Included but Electric Fittings, Air Conditioning provided by you</p>	1400	Sft		
Sub Total of Training Hall & Misc Works					