

GRAND SUMMARY

BOQ FOR COMPLETE WORKS OF SINGLE STOREY COUNCIL OFFICE

Local Government Authority

Revised: 18th June 2023

BILL NO	DESCRIPTION	AMOUNT (MRF)
1	PRELIMINARIES	-
2	WORKS BELOW GROUND	-
3	CONCRETE WORKS	-
4	METAL AND CARPENTRY WORKS	-
5	MASONARY AND PLASTERING	-
6	DOORS AND WINDOWS	-
7	PAINTING WORKS	-
8	FLOOR FINISHES	-
9	FIRE PROTECTION AND DETECTION	-
10	HYDRAULICS & DRAINAGE	-
11	ELECTRCIAL INSTALATIONS	-
12	MECHANICAL SYSTEMS	-
13	ADDITIONS	-
14	OMISSIONS	-
	PROJECT VALUE TOTAL	-
	GST 6%	-
	GRAND TOTAL	-
	DURATION (DAYS)	

NO	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
1	PRELIMINARIES				-
1.0	General Notes				
	m - meter				
	No - Numbers				
	M ³ - cubic meter				
	m ² - square meter				
	Lm - linear meter				
	t - tonnes				
	incl - including				
	mm - millimeter				
	dia - diameter				
	SS - Stainless steel				
	GI - galvanized iron				
	thk - thick				
1.1	Site Management Costs				
1	Allow for all on and off site management cost including costs of foreman and assistants, temporary electricity, water supply, hoardings and include for hire equipment, plant, props, etc.	1	item		
	Allow for site protection, site supervisors, hire of machinery and equipment	1	item		
1.2	Sign Board				
1	Allow for sign board.	1	no		
1.3	Clean Up				
1	Allow for clean-up of completed works and site upon completion.	1	item		
END OF BILL NO 01: CARRIED OVER TO GENERAL SUMMARY					

NO	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
2 WORKS BELOW FROUND					
2.1 General					
	Rates shall include for: levelling, grading, trimming, compacting to faces of excavation, keep sides plumb, backfilling, consolidating and disposing surplus soil				
WORKS BELOW GROUND					-
2.2 Excavation, upto 1.95m					
	Excavation, upto 0.85m for pad footing	37.50	m ³		
	Excavation, upto 0.65m for foundation beam	11.09	m ³		
	Disposal of Excess Sand	22.17	m ³		
2.3 Water supply and sewage disposal					
	Ground water well 1.2m dia to client required depth	1.00	item		
	Installation and consruction of septic tank as per given drawing.	1.00	item		
	Installation and consruction of soak pit as per given drawing.	1.00	item		
2.4 Dewatering					
	Allow for clean-up of completed works and site upon completion.	1	item		
2.5 Backfilling					
	Backfilling and compacting after concrete curing	26.42	m ³		
END OF BILL NO 02: CARRIED OVER TO GENERAL SUMMARY					

NO	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
3 CONCRETE WORKS					
3.1 General					
a	Rates shall include for: placing in position; making good after removal of formwork and casting in all required items; additional concrete required to conform to structural and excavated tolerances.				
b	Concrete quantity is measured to the edges of concrete foundation members. Rates shall be inclusive for any additional concrete required to place the formwork.				
c	Formwork rates shall include for: all necessary boarding, supports, erecting, framing, temporary cambering, cutting, perforations for reinforcing bars, bolts, straps, ties, hangers, pipes and removal of formwork.				
d	Reinforcement rates shall include for: cleaning, fabrication, placing, the provision for all necessary temporary fixings, and supports including tie wire and chair supports, laps, distribution bars, spacer bar and wastage.				
e	All reinforcing bars shall be high strength bars and over lap should be 45 x diameter.				
f	Install slurry type water proofing to top surfaces of balcony slabs and external surfaces of underground concrete work.				
g	Mix ratio for concrete shall be 1:2:3; unless stated otherwise				
h	Concrete shall be castes using non-ageed structural steel and cement and such shall be newly purchased for this project and all concrete materials shall be subjected to inspection by the client				
1)	Allow for concrete testing	1.00	item	-	-

NO	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
3	CONCRETE WORKS				
3.2	WORKS BELOW GROUND				-
	Boundary Wall				
	Lean concrete, Concrete, Reinforcement and Formwork	1.00	item		
	Lean concrete				
	Lean concrete	2.36	m ³		
	Pad footing F2				
	Concrete	0.82	m ³		
	Reinforcement				
	Steel deformed bars, 10 mm dia	14.06	Kg		
	Water proofing	5.45	m ²		
	Formwork				
	Plywood, Nuts Bolts, Screws, Mould oil, and Supports, pvc through beam for threaded bars included in price for formwork	5.94	m ²		
	Pad footing F2				
	Concrete	1.14	m ³		
	Reinforcement				
	Steel deformed bars, 10 mm dia	20.22	Kg		
	Water proofing	7.61	m ²		
	Formwork				
	Plywood, Nuts Bolts, Screws, Mould oil, and Supports, pvc through beam for threaded bars included in price for formwork	7.02	m ²		
	Foundation Beam FB				
	Concrete	20.21	m ³		
	Reinforcement				
	Steel ring bars 6mm dia	0.39	t		
	Steel deformed bars, 12mm dia	1.23	t		
	Binding Wire	1.00	Item		
	Formwork				
	Plywood, Nuts Bolts, Screws, Mould oil, and Supports, pvc through beam for threaded bars included in price for formwork	161.68	m ²		
	Wall Footing WF				
	Concrete	0.17	m ³		
	Reinforcement				
	Steel ring bars 6mm dia	3.79	Kg		
	Steel deformed bars, 12mm dia	9.57	Kg		
	Binding Wire	1.00	Item		
	Formwork				
	Plywood, Nuts Bolts, Screws, Mould oil, and Supports, pvc through beam for threaded bars included in price for formwork	1.34	m ²		

NO	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
3	CONCRETE WORKS				
3.3	GROUND FLOOR				-
	Ground slab, 100mm thickness				
	Concrete	57.40	m ³		
	Reinforcement				
	Steel deformed bars, 10mm dia	2.93	t		
	Polythene sheet	474.02	m ²		
	Column C1				
	Concrete	4.96	m ³		
	Reinforcement				
	Steel ring bars 6mm dia	0.51	t		
	Steel deformed bars, 12mm dia	0.44	t		
	Binding Wire	1.00	Item		
	Formwork				
	Plywood, Nuts Bolts, Screws, Mould oil, and Supports, pvc through beam for threaded bars included in price for formwork	98.33	m ²		
	Column C2				
	Concrete	0.29	m ³		
	Reinforcement				
	Steel ring bars 6mm dia	10.80	Kg		
	Steel deformed bars, 12mm dia	38.79	Kg		
	Binding Wire	1.00	Item		
	Formwork				
	Plywood, Nuts Bolts, Screws, Mould oil, and Supports, pvc through beam for threaded bars included in price for formwork	5.15	m ²		
	Column C3				
	Concrete	0.44	m ³		
	Reinforcement				
	Steel ring bars 6mm dia	12.96	Kg		
	Steel deformed bars, 12mm dia	51.84	Kg		
	Binding Wire	1.00	Item		
	Formwork				
	Plywood, Nuts Bolts, Screws, Mould oil, and Supports, pvc through beam for threaded bars included in price for formwork	10.21	m ²		

NO	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
3	CONCRETE WORKS				
3.4	ROOF				-
	Roof Slab				
	Concrete	2.55	m ³		
	Reinforcement				
	Steel deformed bars, 10mm dia	436.08	Kg		
	Formwork				
	Plywood, Nuts Bolts, Screws, Mould oil, and Supports, pvc through beam for threaded bars included in price for formwork	23.37	m ²		
	Roof Beam RB1				
	Concrete	6.97	m ³		
	Reinforcement				
	Steel ring bars 6mm dia	0.12	t		
	Steel deformed bars, 12mm dia	0.18	t		
	Steel deformed bars, 16mm dia	0.63	t		
	Binding Wire	1.00	Item		
	Formwork				
	Plywood, Nuts Bolts, Screws, Mould oil, and Supports, pvc through beam for threaded bars included in price for formwork	89.62	m ²		
	Roof Beam RB2				
	Concrete	1.02	m ³		
	Reinforcement				
	Steel ring bars 6mm dia	16.92	Kg		
	Steel deformed bars, 16mm dia	0.12	t		
	Binding Wire	1.00	Item		
	Formwork				
	Plywood, Nuts Bolts, Screws, Mould oil, and Supports, pvc through beam for threaded bars included in price for formwork	7.61	m ²		
	Roof Beam RB3				
	Concrete	8.85	m ³		
	Reinforcement				
	Steel ring bars 6mm dia	0.15	t		
	Steel deformed bars, 16mm dia	0.81	t		
	Binding Wire	1.00	Item		
	Formwork				
	Plywood, Nuts Bolts, Screws, Mould oil, and Supports, pvc through beam for threaded bars included in price for formwork	69.65	m ²		
	Roof Beam RB4				
	Concrete	1.54	m ³		
	Reinforcement				
	Steel ring bars 6mm dia	50.60	Kg		
	Steel deformed bars, 12mm dia	0.12	t		
	Binding Wire	1.00	Item		
	Formwork				
	Plywood, Nuts Bolts, Screws, Mould oil, and Supports, pvc through beam for threaded bars included in price for formwork	15.37	m ²		
	Stiffener Column				

NO	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
3 CONCRETE WORKS					
	Concrete	0.45	m ³		
	Reinforcement				
	Steel ring bars 6mm dia	8.28	Kg		
	Steel deformed bars, 12mm dia	39.72	Kg		
	Binding Wire	1.00	Item		
	Formwork				
	Plywood, Nuts Bolts, Screws, Mould oil, and Supports, pvc through beam for threaded bars included in price for formwork	0.45	m ²		
END OF BILL NO 03: CARRIED OVER TO GENERAL SUMMARY					

NO	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
4 METAL AND CARPENTRY WORKS					
General					
a	Rates shall include for: all fabrication work, welding, marking, drilling for bolts including those securing timbers, steel plates, bolts, nuts and any type of washer, riveted work, counter sinking and tapping for bolts or machine screws.				
b	contractor shall submit for approval shop draings for all ceiling works for apartments including ceilings for bedrooms, sitting rooms and toilets. The ceilings shall be as specified by the dlient and are subjected to written spproval by the client				
c	Rates shall include for all painting and finishing as specified in the specification.				
d	Rates shall include for fabrication and erection and temporary supports and fixing into position.				
e	Stair Case, Balcony and parapet railing shall be made as shown in the drawing				
f	Lift Machine room stars shall be incl. in the lift supply and installation				
4.1 GROUND FLOOR					
	Ramp Railing on both sides	1.00	item		
	Service counter as per given drawing	1.00	item		
	Ceiling works	396.16	m2		
	100mm Thick Dry Wall	132.00	m2		
4.2 ROOF					
	Roofing as per given drawing	396.16	m2		-
END OF BILL NO 04: CARRIED OVER TO GENERAL SUMMARY					

NO	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
5 MASONRY AND PLASTERING					
General					
a	Rates shall include for: cleaning out cavities, forming rebated reveals and pointing and cleaning down to reveals where necessary; fractional size blocks, all necessary machine cutting, cutting or forming chases or edges of floor slabs, cutting or leaving holes and openings as recesses for and building in pipes, conduits, sleeves and similar as required for all trades; leaving surfaces rough or raking out joints for plastering and flashings, bedding, frames or plates, building in joists, bearers or similar, temporary supports to openings, templates, reinforcement in walls and for all necessary making good				
b	Cement solid block, laid on and incl. mortar tie rods, compression joint gap filler, nylon/plastic mesh as specified				
c	Cement plastering on walls and concrete surfaces as specified incl. wire mesh at the joints of concrete surfaces and walls				
d	Masonry brick should be salt free PWS / Municipalty solid bricks.				
5.1 GROUND FLOOR					
1 Masonry					
1	External Blockwork (150x150x300)	342.82	m2		
2	Internal Blockwork (150x150x300)	52.41	m2		
2 Plastering & Screeding					
1	Plastering external surface of walls	342.82	m2		
2	Plastering internal surface of walls	710.07	m2		
3	Floor screed	475.68	m2		
3 Boundary Wall					
1	Masonry and Plastering works	1.00	Item		
END OF BILL NO 05: CARRIED OVER TO GENERAL SUMMARY					

NO	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
6 DOOR AND WINDOW SCHEDULE					
General					
a	Rates shall include for: Locks (mortise double Locks), Latches, Closers, Bolts, Puch Plates, Pull Handles, Kick Plates, Hinges and all door and window hardware.				
b	Locks (mortise double Locks), Latches, Closers, Bolts, Puch Plates and all Doors and windows shall be as specified in drawings and subjected to written approval by the client				
c	The contractor shall take delivery and complete installation				
6.1 GROUND FLOOR					
D1		1	nos		
D2		4	nos		
D3		18	nos		
D4		7	nos		
D5		1	nos		
D6		1	nos		
W1		2	nos		
W2		15	nos		
W3		8	nos		
W4		2	nos		
GT		2	nos		
END OF BILL NO 06: CARRIED OVER TO GENERAL SUMMARY					

NO	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
7 PAINTING					
General					
a	Rates shall include for: the provision, erection and removal of scaffolding, preparation, rubbing down between coats and similar work, the protection and/or masking floors, fittings and similar work, removing and replacing door and window				
b	All painting work shall be carried in accordance with the Specifications				
c	Paint system shall be approved paint from client and consultant.				
7.1 GROUND FLOOR					
1	Paint on Walls (External Surfaces)	342.82	m2		
2	Paint on Walls (Internal Surfaces)	710.07	m2		
3	Paint on Ceilings and exposed slab	475.68	m2		
4	Paint on boundary walls	1.00	Item		
END OF BILL NO 07: CARRIED OVER TO GENERAL SUMMARY					

NO	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
8 FLOOR FINISHES					
General					
a	Rates shall include for: motar, fixing, bedding, grouting, and pointing materials; making good around pipes, sanitary fixtures, and similar; cleaning down and polishing.				
b	Tiles for general areas such as rooms, sittingroom and kitchen shall be 600x600 ceramic glazed tiles or sizes approved by client and tiles for wet area such as toilets balconies shall be of 450x450 ceramic non-skid tiles on floor and 450x600 ceramic ties up to ceiling or as approved by the client, also tiling addon such as borders and decorative tiles for bathroom shall be included and all materials for floor finishes shall be subjected to written sproval by client				
8.1 GROUND FLOOR					
Floor Tiles					
1.0	600x600 homogenous floor tiles fixed with tile adhesive	459.81	m2		
2.0	300x300 homogenous non skid floor tiles fixed with water proof tile adhesive	15.87	m2		
Wall Tiles					
3.0	wall tiles fixed with tile adhesive	75.87	m2		
END OF BILL NO 08: CARRIED OVER TO GENERAL SUMMARY					

NO	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
9 FIRE DETECTION AND PROTECTION					
General					
a	Rates shall include for: wirerin with 2.5mm2 fire retardant low smoke (FRLS) cables in FRLS conduits and instalation				
b	all dry riser pipes should be galvanized				
c	all dry riser pipes should be painted in red as per regulation				
d	all support/brackets shall be hot dippedd galvanized to 100mm				
e	all fire extinguishers shall be in cabinets (cabinets should be provided)				
9.1 GROUND FLOOR					-
1	CO2 Extinguisher (load 2kg) In Polycarbonate	2.00	nos		
2	H2O Extinguisher (load 9L) In Polycarbonate	2.00	nos		
3	Manual Call Point	2.00	nos		
4	Smoke Detector	15.00	nos		
5	Beacon	1.00	nos		
6	Sounder Bell	1.00	nos		
7	Fire Alarm Control Panel	1.00	nos		
END OF BILL NO 09: CARRIED OVER TO GENERAL SUMMARY					

NO	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
10 HYDRAULICS AND DRAINAGE					
A: General					
1	Rates shall include for: valves, sockets, running joints, connectors, elbows, junctions, reducers, expansion joints; backnuts and similar; incidental fittings, clips, saddles, brackets, straps, hangers, screws, nails and fixing complete, including cutting and forming holes; excavating, laying pipes and backfilling trenches.				
2	Sanitary fixtures complete including brackets, flush pipes, valves, overflows, plugs and washers, as specified. All fixtures and fittings shall be newly purchased for this project and subjected to inspection by the client				
3	Toilet fittings to be stainless steel or chrome plated and fixtures to be cotto or equivalent or the fittings shall be approved by writing by the client				
4	The contractor shall take delivery and fixing				
10.1 GROUND FLOOR					
Supply and Drainage					
1	Running Internal fresh water pipes followed from Shut-off valves to all Toilets, Kitchens & Laundrys which reduces from 25mmØ to 20mmØ and finally 16mmØ to the outlet fixtures or mixer as given in the detail drawings	1	item		
2	Complete Rainwater Drainage pipework, required trays, chains and ducting as given in the drawing	1	item		
3	Complete Rainwater Drainage pipework, required trays and ducting as given in the drawing	1	item		
4 Plumbing fixtures and accessories					
	Floor Drain	3	nos		
	Floor Gully	1	nos		
	Gully Trap	1	nos		
	Bottle Trap	5	nos		
	Clean Out Point	2	nos		
	Wash Basin with Faucet	4	nos		
	Bidet Shower	4	nos		
	Sink with Sink Tap	1	nos		
	Water Closet	4	nos		
	Gate Valve	13	nos		
	MWSC Meter	1	nos		
	16Ø Ground Water Supply Provision To Cistern	4	nos		
	Ground Water Supply - Sink Tap	2	nos		
	Well Water Pump	1	nos		
	Foot Valve With Strainer	1	nos		
END OF BILL NO 10: CARRIED OVER TO GENERAL SUMMARY					

NO	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
11	ELECTRICAL INSTALLATIONS				
	General				
a	Rates shall include for: screws, nails, bolts, nuts, standard cable fixing or supporting clips, brackets, straps, rivets, plugs and all incidental accessories				
b	Rates for work in trench shall include for: excavation, maintaining faces of excavations, backfilling, compaction, appropriate cable covers, warning tape and disposal of surplus spoil				
c	Rates shall include for electrical conduits, fittings, equipment and similar all fixings to various building surfaces				
c	Lighting fixture and electrical wires and other electrical equipment such as fans and such shall comply with STELCO standard and all fixtures and fitting shall be subjected to written approval by the client				
d	Each Light/ light fixture and its switch is measured as one point; similarly each fan or each socket outlet is measured as one point;				
e	The contractor shall take delivery and complete installation				

NO	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
11	ELECTRICAL INSTALLATIONS				
11.1	Ground floor				-
1	Electrical Wiring				
1	Main Electrical Connection	1	item		
2	Electrical wiring with copper conductor cable in conduites in wall and slabs as specified to 2.5mm ² wiring to sockets and 1.5mm ² wiring to light fixtures, fans and its switches	1	item		
3	Cabling for internet and medianet	1	item		
2	Lighting and electrical accessories				
1	13A Power Socket	18	nos		
2	13A Twin Socket	84	nos		
3	15A Switched Socket at High Level	18	nos		
4	15A Socket In Polycarbonate Box	1	nos		
5	Distribution Board	1	nos		
6	VGA Inlet Socket for Ceiling Mounted Projector	2	nos		
7	VGA Outlet Socket for Ceiling Mounted Projector	2	nos		
8	Computer Network Outlet	38	nos		
9	Emergency Light	10	nos		
10	Telephone Extension	21	nos		
11	Telephone Outlet	7	nos		
12	Angular Camera	8	nos		
13	Digital or Network Video Recorder	1	nos		
14	Security Monitor	1	nos		
15	Internet Switchboard	1	nos		
16	Private Automatic Branch Exchange	1	nos		
17	Wall Mounted Speaker	4	nos		
18	Ceiling Down Light (18W) - Weather Proof	9	nos		
19	Ceiling Light (12W)	58	nos		
20	Recessed Ceiling Light (12W)	8	nos		
21	Decorative Pendent Light	1	nos		
22	Ceiling Mount Spot Light (5W)	2	nos		
23	Indoor Wall Light (18W)	2	nos		
24	150 X 1200 Ceiling Recessed LED Panel	9	nos		
25	29 inch To 36 inch Ceiling Fan	12	nos		
26	42 inch To 48 inch Ceiling Fan	14	nos		
27	Oscillating Ceiling Fan	1	nos		
28	Wall Mounted Exhaust Fan	8	nos		
29	Outdoor Lamp for Boundary wall	4	nos		
30	Light Switch (1 Gang)	6	nos		
31	Light Switch (2 Gang)	22	nos		
32	Light Switch (3 Gang)	9	nos		
33	Light Switch (4 Gang)	10	nos		
34	Ceiling Fan Switch With Controller	26	nos		
END OF BILL NO 11: CARRIED OVER TO GENERAL SUMMARY					

NO	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
12 Mechanical Systems					
12.1 AIR-CONDITIONING SYSTEM					
a	Rate shall include for signal cables for each unit, which has to be laid above the ceiling. copper tubes and refnet joints refnet header needed for completion. electrical connection required for all indoor units and isolator switches for out door units				
1 Ground Floor					
	4 way cassette Air Conditioner 22,000 BTU with out-door condensing unit	3	item		
	Wall mount Air conditioner 7,000 BTU with out-door condensing unit	2	item		
	Wall mount Air conditioner 9,000 BTU with out-door condensing unit	6	item		
	Wall mount Air conditioner 12,000 BTU with out-door condensing unit	2	item		
	Wall mount Air conditioner 18,000 BTU with out-door condensing unit	1	item		
	Wall mount Air conditioner 20,000 BTU with out-door condensing unit	3	item		
	Wall mount Air conditioner 22,000 BTU with out-door condensing unit	3	item		
	Wall mount Air conditioner 25,000 BTU with out-door condensing unit	1	item		
END OF BILL NO 12: CARRIED OVER TO GENERAL SUMMARY					

