

- 2.3 Rates (prices) are to be current market rates (prices) at the date stated and are to include for the cost of materials, waste, duties, transport, labour, plant and contractor's overheads and profit but should exclude any allowance for fluctuation (escalation), preliminaries, contingencies and VAT (or general sales tax)
- 2.4 The pricing levels should be for contractors who are capable of erecting a building of this size in a reasonable time whilst adhering to international quality
- 2.5 Note that information on preliminaries charges are called for separately

3. BILLS OF QUANTITIES RATES

		Rate (excl VAT)
The following are rates (prices) related to typical bills of quantities items:		
3.1	Excavation in earth for basement and deposit on site	m ³ 30,00
3.2	30MPa/19mm reinforced concrete slabs including beams and inverted beams (excluding reinforcement and formwork)	m ³ 295,00
3.3	Rough formwork to soffits of concrete slabs approximately 250mm thick including propping up (excluding concrete and reinforcement)	m ² 53,00
3.4	High tensile steel reinforcement for concrete structure (excluding concrete and formwork)	ton 3 860,00
3.5	One brick/225mm blockwork (or usual external wall thickness) superstructure walling (excluding reinforcement)	m ² 48,00
3.6	Bituminous membrane waterproofing to flat roofs	m ² 75,00
3.7	Partitions comprising aluminium frame with gypsum plasterboard both sides (excluding doors)	m ² 142,00
3.8	500 x 500mm Superior quality carpet tiles on screeded floors (excluding screed)	m ² 135,00
3.9	Steel roof trusses including rafters, rails, struts, braces, etc	ton 10 100,00
3.10	Internal cement plaster with gypsum or equivalent finish to brick or blockwork walls	m ² 32,00
3.11	"Marmoran"/"Gamma Zenith" or similar sprayed on finish to external plastered walls (excluding external plaster)	m ² 85,00
3.12	600 x 600mm Glazed porcelain floor tiles fixed with adhesive to screed (excluding screed)	m ² 105,00
3.13	One coat plaster primer and two coats acrylic (waterbased) paint on internal plastered walls	m ² 15,00
3.14	Profit and attendance (together) on subcontracts nominated or selected by the employer (this is not for domestic subcontracts)	15,0 %

4. COMPONENT RATES

The following items are not related to typical bills of quantities items but are derived from groupings of items:

- | | | |
|-----|--|-------|
| 4.1 | Allowance for preliminaries including the cost of site | 7,0 % |
|-----|--|-------|

establishment, plant and equipment and site management
(expressed as a percentage of the total contract sum)

4.2	Powder coated aluminium shopfronts with clear laminated safety glass, including doors (but excluding rotating doors), ironmongery, sealant strips, etc	m ²	595,00
4.3	Complete electrical installation for the entire development including generators where generally applicable but excluding electronic installations such as access control, CCTV installations and building management systems, etc (expressed as a price (rate) per the gross building <u>area of the offices only</u>)	m ²	285,00
4.4	Complete internal plumbing installation including geysers, sanitary fittings with taps, service pipes, traps, etc and including all water and waste pipes but excluding external plumbing and drainage (expressed as a price (rate) per sanitary point)	No	1 690,00
4.5	Lift with 6 stops, approximately 1,60m/s speed and 13 person capacity	No	92 000,00
4.6	Complete central VRV (variable refrigerant volume) air conditioning installation to offices (expressed as a price (rate) per <u>air conditioned office area</u>) (excluding mechanical ventilation to basements)	m ²	175,00