

ITEM	DESCRIPTION	UNIT	QTY.	UNIT COST	TOTAL
A	GENERAL REQUIREMENTS				
A.1	Projects				
A.1.1	<i>To provide the required sets of signed and sealed plans by certified engineers (see "Ayala 6789 building Construction Guidelines") according with the given Architectural project and its proposed layouts for the following subjects:</i>				
A.1.1.1	Civil (Plumbing/ Sanitary)	Ls	1,00		
A.1.1.2	Structural <i>Note: The Structural Project refers exclusively to the double height areas, namely their ceilings and walls' supports. The proposed solution as per represented in the Architectural drawings and the BoQ's items implied must be revised</i>	Ls	1,00		
A.1.1.3	Electrical/ Telecommunications <i>Note: Building Electrical provision circuit breakers are 2(150AT) and 2(200AT). Load schedule with single line diagram must be provided</i>	Ls	1,00		
A.1.1.4	Mechanical (Air conditioning and Ventilation) <i>Note: Provided SPU units have a capacity of 2(13TR) and 2(11TR), 3phase at 400volts:</i>	Ls	1,00		
A.1.1.5	Fire Protection and Safety	Ls	1,00		
A.2	Permits, Certificates and As Built Plans				
A.2.1	<i>Ensure the delivery and approval of the following documents and drawings to Makati City Hall and PMO (Project Management Office) of 6789 building, accordingly:</i>				
A.2.1.1	Building permits	Ls	1,00		
A.2.1.2	Certificates of completion, Fire protection and Occupancy	Ls	1,00		
A.2.1.3	As Built Signed and sealed Plans.	Ls	1,00		
A.3	Bonds and Insurance				
A.3.1	<i>Assure Surety Bonds and obligatory Insurances for the whole construction period.</i>				
A.3.1.1	Surety Bonds	Ls	1,00		
A.3.1.2	Construction/ work Insurances	Ls	1,00		

ITEM	DESCRIPTION	UNIT	QTY.	UNIT COST	TOTAL
A.4	Mobilization/ demobilization				
A.4.1	Mobilization and demobilization of the contractor's forces and equipment necessary for performing the work required under the contract.	Ls	1,00		
B	CIVIL WORKS				
B.1	Dry walls				
B.1.1	Supply and install 12mm double face gypsum partition walls (pw), including light steel framing with rock wool insulation according to given design. <i>See drawing - IOM-6789-CD.04/05/06/07</i>	m ²	523,41		
B.1.2	Supply and install 12mm single face gypsum lining walls (lw), including light steel framing according to given design. <i>See drawing - IOM-6789-CD.04/05/06/07</i>	m ²	262,31		
B.1.3	Supply and install 12mm double face fiber cement partition walls (fw), including light steel framing with rock wool insulation according to given design. <i>See drawing - IOM-6789-CD.04</i>	m ²	37,86		
B.1.4	Supply and install 12mm double face gypsum / fiber cement partition walls (mw), including light steel framing with rock wool insulation according to given design. <i>See drawing - IOM-6789-CD.04</i>	m ²	127,89		
B.1.5	<i>Supply and install (50x100)mm section steel profiles to assure the structure of the partition and lining walls at the double height areas. See drawing - IOM-6789-CD.06/07</i>				
B.1.5.1	Vertical elements	lm	158,30		
B.1.5.2	Horizontal elements	lm	158,23		
B.1.6	Supply and apply (30x60)cm ceramic tiles over fiber cement walls inside the Bathroom area (BR01). Height 180cm. Color and pattern to be defined.	m ²	26,82		

ITEM	DESCRIPTION	UNIT	QTY.	UNIT COST	TOTAL
B.2	Ceiling				
B.2.1	Supply and install 9mm single face gypsum ceiling, including light steel framing anchored to the slab. <i>See drawing - IOM-6789-CD.05</i>	m ²	486,00		
B.2.2	Supply and install Fine Fissured Mineral Fibre (High NRC) ceiling acoustic tiles, including light steel framing anchored to the slab. Approx.. Dim: (600 x 600 x 19)mm <i>See drawing - IOM-6789-CD.05</i>	m ²	504,10		
B.2.3	Supply and install 9mm single face gypsum ceiling drops, next to the exterior windows, including light steel framing anchored to the slab. Drop's height is 60cm. <i>See drawing - IOM-6789-CD.05</i>	m ²	81,96		
B.2.4	Supply and install ceiling coves, next to the perimeter windows, including steel framing anchored to the slab. <i>See drawing - IOM-6789-CD.05</i>	lm	136,60		
B.2.5	Supply and install 600x600mm manhole with ladder rung at AT02 to access existing building AC valves <i>See drawing - IOM-6789-CD.04/05</i>	un	1,00		
B.2.6	Supply and install manholes in gypsum ceilings to ensure the access to sanitary pipes.				
B.2.6.1		OS05 un	1,00		
B.2.6.2		OS08 un	1,00		
B.3	Flooring				
B.3.1	Supply and apply a cement mortar floor layer over the existing slab to level and rectify the existing finish floor level. Average thickness (20mm)	m ²	956,53		
B.3.2	Supply and apply concrete barrier rows to enclose the triple-layered waterproofing membrane surfaces.				
B.3.2.1	10cm height at PT01	lm	2,90		
B.3.2.2	25cm height at BR01	lm	3,80		
B.3.3	Supply and apply building common area identical granite tiles in AT01 <i>See drawing - IOM-6789-CD.04</i>	m ²	2,70		

ITEM	DESCRIPTION	UNIT	QTY.	UNIT COST	TOTAL
B.3.4	Supply and install raised technical flooring with adjustable pedestal and stringers with chipboard core and galvanized steel sheet (0.5mm) bottom surface. <i>See drawings - IOM-6789-CD.04/06/07</i>	m ²	212,93		
B.3.4	Supply and install (300x300)mm plain vinyl floor tiles. Finish and colour to be defined upon the provision of samples. <i>See drawing - IOM-6789-CD.04</i>	m ²	100,75		
B.3.5	Supply a cold-applied waterproofing compound in the following concrete flooring areas: <i>See drawing - IOM-6789-CD.04</i>				
B.3.5.1		AC01	m ²	9,52	
B.3.5.2		AC02	m ²	9,43	
B.3.5.3		AC03	m ²	9,24	
B.3.5.4		AC04	m ²	9,24	
B.3.5.5		PT01	m ²	6,06	
B.3.6	Supply and apply a triple-layered waterproofing membrane below vinyl flooring in the following areas: <i>See drawing - IOM-6789-CD.04</i>				
B.3.6.1		BR01	m ²	10,45	
B.3.6.2		PT01	m ²	2,76	
B.3.7	Supply and install carpet floor tiles. Size, finish and colour to be defined upon the provision of samples. <i>See drawing - IOM-6789-CD.04</i>	m ²	1.053,98		
B.3.8	Steps' finish termination, (3mm thk. X 150mm width) stainless steel strip, inclusive of fixing and adhesive at the following areas:				
B.3.81		FY01	lm	2,90	
B.3.82		OF01	lm	1,06	
B.3.83		OS01	lm	1,40	

ITEM	DESCRIPTION	UNIT	QTY.	UNIT COST	TOTAL
B.4	Painting				
B.4.1	Supply and apply two coats of water based paint over the following partition walls: Colour: Off	m ²			
B.4.1.1	gypsum partition walls (pw)	m ²	1.046,83		
B.4.1.2	gypsum lining walls (lw)	m ²	262,31		
B.4.1.3	fiber cement partition walls (fw)	m ²	64,53		
B.4.1.4	gypsum/ fiber cement partition walls (mw)	m ²	249,91		
B.4.1.5	existing concrete walls (cw)	m ²	74,10		
B.4.2	Supply and apply two coats of water based paint over existing building columns. Colour: Off white	m ²	55,12		
B.4.3	Supply and apply two coats of water based paint over gypsum ceiling surfaces. Colour: White	m ²	486,00		
B.4.4	Supply and apply two coats of water based paint over gypsum ceiling drops, next to the exterior windows. Colour: White	m ²	81,96		
B.4.5	Supply and apply two coats of water based paint over exposed slabs as its condition. (no smoothing and plastering included). Colour: to be defined	m ²	168,57		
B.4.6	Supply and apply two coats of water based paint over exposed beams as its condition. (no smoothing and plastering included). Colour: to be defined	m ²	62,42		

ITEM	DESCRIPTION	UNIT	QTY.	UNIT COST	TOTAL
B.5	Doors, Windows and Glass panels				
B.5.1	<i>Supply and install the following doors/ windows, including all needful hardware required to its best functioning. See drawing - IOM-6789-CD.08/09</i>				
B.5.1.1	D01 - Double tempered glass door with side fixed glass panels and timber frames.	un	1,00		
B.5.1.2	D02 - Double tempered glass door with side fixed glass panels and timber frames.	un	1,00		
B.5.1.3	D03 - Single tempered glass door with top fixed glass panel and timber frames.	un	3,00		
B.5.1.4	D04 - Single tempered glass door with top and side fixed glass panel and timber frames.	un	2,00		
B.5.1.5	D05 - Single tempered glass door with top and side fixed glass panel and timber frames.	un	1,00		
B.5.1.6	D06 - Single tempered glass door with top and side fixed glass panel and timber frames.	un	3,00		
B.5.1.7	D07 - Hollow core flush door in melamine finish with top fixed glass panel and timber frames.	un	4,00		
B.5.1.8	D08 - Hollow core flush door in melamine finish with top fixed glass panel and timber frames.	un	10,00		
B.5.1.9	D09 - Hollow core flush door in melamine finish with side and top fixed glass panels and timber frames.	un	2,00		
B.5.1.10	D10 - Hollow core flush door in melamine finish with side and top fixed glass panels and timber frames.	un	2,00		
B.5.1.11	D11 - Hollow core flush door in melamine finish with side and top fixed glass panels and timber frames.	un	20,00		
B.5.1.12	D12 - Hollow core flush door in melamine finish and solid timber frames.	un	6,00		
B.5.1.13	D13 - Hollow core flush door in melamine finish with side fixed glass panel and solid timber frames.	un	2,00		
B.5.1.14	D14 - 2 hollow core flush panel doors and 2 fixed panels in melamine finish and solid timber	un	1,00		
B.5.1.14	D14 - 4 hollow core flush panel doors in melamine finish and solid timber frames.	un	1,00		
B.5.2	<i>Supply and install tempered glass fixed windows and solid timber frames with the following dimensions: See drawing - IOM-6789-CD.06/07</i>				
B.5.2.1	(1425 x 1600)mm	un	2,00		
B.5.2.2	(1450 x 1600)mm	un	4,00		

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B.6	Electrical				
B.6.1	Supply and install isolation breakers at Building EE room for each SPU unit.	un	4,00		
B.6.2	<i>Supply and install the following electrical fittings considering also the provision and installation of all necessary electrical wiring according with its location. See drawing - IOM-6789-CD.10</i>				
B.6.2.1	Wall mounted single power socket	un	86,00		
B.6.2.2	Wall mounted double power socket	un	75,00		
B.6.2.3	Wall mounted single power socket (GFCI type)	un	2,00		
B.6.2.4	Desk mounted single power socket	un	4,00		
B.6.2.5	Desk mounted double power socket	un	99,00		
B.6.2.6	Floor mounted double power socket	un	26,00		
B.6.3	Supply and installation of aluminum split tube with cover (raceway) for outlets along perimeter walls; powder coated gray to match approved color	lm	45,64		
B.6.4	<i>Supply and install, the following lighting fixtures considering also the provision and installation of all necessary electrical wiring according with its location. See drawing - IOM-6789-CD.11</i>				
B.6.4.1	Supply and install fluorescent lighting fixtures in acoustic ceiling. Approx. Dim: (120X60)cm	un	70,00		
B.6.4.2	Supply and install fluorescent lighting fixtures in acoustic ceiling. Approx. Dim: (60X60)cm	un	19,00		
B.6.4.3	Supply and install LED suspended lamps. Type brand: Lucendi (approx. Dim. Ø60cm)	un	12,00		
B.6.4.4	Supply and install LED suspended lamps. Type brand: Infinite Lights (3 color temperatures changing)	un	3,00		
B.6.4.5	Supply and install suspended double linear LED lamps. Type brand: Illumitech (approx. Dim 120cm)	un	17,00		
B.6.4.6	Supply and install wall mounted single linear LED fixture lamp. Approx. Dim: 120cm	un	6,00		
B.6.4.7	Supply and install top cabinets rope LED lights at PT01	lm	2,90		
B.6.4.8	Supply and install LED ring downlights. Approx. Dim. Ø15cm	un	88,00		
B.6.4.9	Supply and install in suspended ceiling frames a set of 2 directional LED light (3000 kelvin), including track bar 1m length	un	14,00		

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B.6.4.10	Supply and install emergency lights according, including all necessary works and accessories to its proper functioning.	un	17,00		
B.6.5	<i>Supply and install, the following light switches fixtures considering also the provision and installation of all necessary electrical wiring according with its location. See drawing - IOM-6789-CD.11</i>				
B.6.5.1	Supply and install single wall mounted switch	un	42,00		
B.6.5.2	Supply and install double wall mounted switch	un	28,00		
B.6.5.3	Supply and install triple wall mounted switch	un	16,00		
B.6.6	<i>Supply and installation of Feeder line</i>				
B.6.4.1	wire 80mm2 THHN	Ls	1,00		
B.6.4.2	wire 50mm2 THHN	Ls	1,00		
B.6.4.3	wire 22mm2 THHN	Ls	1,00		
B.6.4.4	wire 14mm2 THHN	Ls	1,00		
B.6.4.5	IMC pipe 50mm dia.	Ls	1,00		
B.6.4.6	IMC fittings and supports	Ls	1,00		
B.7	Telecommunications				
B.7.1	<i>Supply and install the following items considering the provision and installation of appropriate wiring connected with server room SR01. See drawing - IOM-6789-CD.12</i>				
B.7.1.1	Wall mounted single LAN/PHONE sockets	un	66,00		
B.7.1.2	Desk mounted single LAN/PHONE sockets	un	101,00		
B.7.1.3	Floor mounted single LAN/PHONE sockets	un	18,00		

ITEM	DESCRIPTION	UNIT	QTY.	UNIT COST	TOTAL
B.8	Air Conditioning and ventilation				
B.8.1	Supply and install all necessary AC hidden conduits according with given AC grids layout. <i>See drawing - IOM-6789-CD.13</i>	Ls	1,00		
B.8.2	Supply and install all necessary AC visible conduits (circular section) according with given AC grids layout. <i>See drawing - IOM-6789-CD.13</i>	Ls	1,00		
B.8.3	Supply and install AC blower square grids according with given layout and including all necessary works and material to connect them to the network conduits. <i>See drawing - IOM-6789-CD.13</i>	un	91,00		
B.8.4	Supply and install AC blower circular terminal grids according with given layout and including all necessary works and material to connect them to the network conduits. <i>See drawing - IOM-6789-CD.13</i>	un	14,00		
B.8.5	Supply and install wall mounted AC blower rectangular grids according with given layout and including all necessary works and material to connect them to the network conduits. <i>See drawing - IOM-6789-CD.13</i>	un	6,00		
B.8.6	Supply and install ventilation return grids according with new layout. <i>See drawing - IOM-6789-CD.13</i>	un	49,00		
B.8.7	Supply and install 1HP AC portable unit, including all necessary works to assure its proper installation in SR01 <i>See drawing - IOM-6789-CD.13</i>	un	2,00		

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B.9	Plumbing				
B.9.1	<i>Provide all necessary works to supply cold water in PT01 and also cold and hot water in BR01 as well as its proper sewage drainage considering the following items. Note: Only HDPE and PVC piping are allowed for sewer and ventilation respectively.</i>				
B.9.2	Supply and install a complete toilet set including flush system and all necessary piping, valves and other accessories required to its proper functioning.	un	1,00		
B.9.3	Supply and install a shower base set (approx dim. 150x100cm), including all necessary piping, siphon, and other accessories required to proper functioning.	un	1,00		
B.9.4	Supply and install a hand-washbasin to be applied under a top counter (not to be provided), including all necessary piping, and other accessories required to its proper functioning.	un	1,00		
B.9.5	Supply and install a stainless steel kitchen sink including siphon and all necessary piping and accessories required to its proper functioning.	un	1,00		
B.9.6	Supply and install a shower mixer tap kit including all necessary piping, valves and other accessories required to its proper functioning.	un	1,00		
B.9.7	Supply and install hand-washbasin mixer tap including all necessary piping, valves and other accessories required to its proper functioning.	un	1,00		
B.9.8	Supply and install kitchen cold water tap including all necessary piping, valves and other accessories required to its proper functioning.	un	1,00		
B.9.9	Supply and install stainless steel floor drains including all necessary piping and accessories required to its proper functioning.	un	2,00		
B.9.10	Supply and Install 7gpm Stainless Steel Grease trap in PT01.	un	2,00		
B.9.11	Supply and Install electrical water heater system in BR01 including all necessary piping and accessories required to its proper functioning.				
B.9.12	Coring Works	Ls	1,00		

ITEM	DESCRIPTION	UNIT	QTY.	UNIT COST	TOTAL
B.10	Fire Safety and Security				
B.10.1	<i>According with 6789 Ayala Building Administration requirements, Fire Protection works must be sub-contracted to its certified base building contractor.</i>				
B.10.1.1	Adjust existing sprinklers location according with ceiling layout including all necessary works to ensure its network perfect functioning. <i>See drawing - IOM-6789-CD.14</i>	un	93,00		
B.10.1.2	Supply and install new sprinklers, similar to existing ones, including all necessary works to connect them to its network. <i>See drawing - IOM-6789-CD.14</i>	un	25,00		
B.10.2	Supply and install portable Ceiling mounted 10lbs HCFC 123 Fire Extinguisher <i>See drawing - IOM-6789-CD.14</i>	un	3,00		
B.10.3	<i>According with 6789 Ayala Building Administration requirements, FDAS (Fire Detection Actuation System), namely smoke detectors and/or fire suppression systems will be supplied only by "Mafe Nacional of Pulser" (0922-822-5745)</i>				
B.10.3.1	Adjust existing smoke detectors according with ceiling layout including all necessary works to ensure its perfect functioning. <i>See drawing - IOM-6789-CD.14</i>	un	7,00		
B.10.3.2	Supply and install new smoke detectors according with ceiling layout including all necessary works to ensure its perfect functioning. <i>See drawing - IOM-6789-CD.14</i>	un	49,00		
B.10.3	Supply and install emergency exit indicators according with new layout, including all necessary works and accessories to its proper functioning.	un	24,00		
B.10.5	Supply and install Manual Pull Station and Speaker on stainless steel plate	un	2,00		

ITEM	DESCRIPTION	UNIT	QTY.	UNIT COST	TOTAL
B.11	Others				
B.11.01	Supply and apply aluminium profiles (approx. Height 3.20m) and Section (100 x 40)mm to fill the gaps between the existing mullions and new partition walls, including rubber sealing. Colour to match existing building perimeter mullions.	lm	51,20		
B.11.02	Supply and install suspended ceiling frame in aluminium profiles (section: 100x50mm) anchored to the slab. <i>See drawing - IOM-6789-CD.06/07</i>	lm	184,76		
B.11.02.		CR01	40,80		
B.11.02.		MR01	10,40		
B.11.02.		MR02	10,40		
B.11.03	Supply and apply 50x20mm MDF skirting over existing and new walls. Finish in enamel painting. Colour to be defined.	lm	8,70		
B.11.04	Supply and install decorative panel boards (MDF) over partition walls. <i>See drawing - IOM-6789-CD.06/07</i>	m ²	20,80		
B.11.05	Supply and install 5mm thk. mirror at BR01 (mw05)	m ²	1,26		
B.11.06	Supply and install tempered glass shower door at BR01, including all needful hardware required to its best functioning. Approximate dim: (80x180)cm	un	1,00		
B.11.07	Supply and Instal MDF boards (6mm thk.) lined with gray fabric to hide the insulation in bettween the mullions at CR, MR01 and MR02 with the approximate dimensions: (100 x 140)cm <i>See drawing - IOM-6789-CD.06/07</i>	un	16,00		

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B.11.08	<i>Supply and install roller blinds w/ chain mechanism and round bottom weight bar on exterior windows. Material and colour to be defined upon sample provision.</i>				
B.11.08.	Approx. window dim: 110w x 300h (cm)	un	6,00		
B.11.08.	Approx. window dim: 115w x 300h (cm)	un	4,00		
B.11.08.	Approx. window dim: 125w x 300h (cm)	un	2,00		
B.11.08.	Approx. window dim: 140w x 300h (cm)	un	86,00		
B.11.08.	Approx. window dim: 155w x 300h (cm)	un	2,00		
B.11.08.	Approx. window dim: 160w x 300h (cm)	un	2,00		
B.11.08.	Approx. window dim: 170w x 300h (cm)	un	4,00		
B.11.08.	Approx. window dim: 210w x 300h (cm)	un	2,00		
B.11.09	<i>Supply and install Venetian blinds (approx. Width 25mm) for interior windows: Material and colour to be defined upon sample provision.</i>				
B.11.09. 1	D06 - Approx. Venetian blind dim: 190w x 200h (cm)	un	3,00		
B.11.09. 2	D09 - Approx. Venetian blind dim: 155w x 200h (cm)	un	2,00		
B.11.09. 3	D10 - Approx. Venetian blind dim: 175w x 200h (cm)	un	2,00		
B.11.09. 4	D11 - Approx. Venetian blind dim: 195w x 200h (cm)	un	20,00		
B.11.09. 5	D13 - Approx. Venetian blind dim: 195w x 235h (cm)	un	2,00		