

ROYAL INSURANCE CORPORATION OF BHUTAN LIMITED

Maintenance of RICB units at Babesa-2023

Sl No	Item Description	Unit	Qty	Rate (Nu)		Amount (Nu.)
				Figure	Words	
Necessary Demolition Works						
1	Dismantling wooden flooring including stacking useful materials & disposal of rubbish within 50m lead. (This work will be as per the direction of engineer in charge)	Sq.m	1,463.67			
2	Taking out doors, windows, and clerestory windows shutters <3sq.m (steel, wood) including stacking within 50m lead (Only main door with poor condition shall be removed as per the direction of engineer-in-charge. Same rate shall apply to taking out of broken toilet pots, wash basin, kitchen sinks).	each	33.00			
3	Dismantling wood work of sectional area <40 sq.cm in frames, trusses including stacking within 50m lead. (Removal of Skirting).	m	1,541.80			
4	Lifting and disposal of all the demolished materials, rubbish and others to the area specified by Thimphu Thromde. The final look must be clean of all unwanted materials and ready to occupy by tenants. (Inclusive of disposal of all the rubbish i.e., SL. NO. 1-3 and other waste which as per the direction of engineer in charge).	Lump Sum	1.00			
Flooring Works						
1	Providing & fixing Class 'B' (conifer) Flooring including fixing with iron screws etc. complete, excluding the cost of frame - 25mm thick, half-lapped. (All the woods must be dried) <i>(The quantity may change as per the direction of engineer in charge. All the woods must be dried)</i>	Sq.m	917.11			
2	Providing & fixing wooden joist, and other necessary items complete - 60mmX40mm @600mm C/C wooden joist, (All the woods must be dried)-Rough-sawn timber (urban rate) - Class 'B', (Broad Leaf).	Cu.m	5.28			
3	Providing & fixing wooden skirting in Class 'B', (conifer) having height of 100mm with necessary nails or screws complete - 20 mm	Sq.m	96.85			
Partition works						
1	Providing & laying Second-Class Brick work in superstructure above plinth level (same rate for all the floors above plinth level). The thickness of the wall should be as same as existing wall.- In cement mortar 1:6	Cu.m	1.93			
2	Providing & laying 12mm cement plaster-C:M 1:6. (The work also includes the repair of all damaged edges of internal/exterior wall).	Sq.m	15.40			
3	Extra for providing and fixing plain glass panes on wooden section complete including other accessories. (The rate includes providing and fixing of glass to the existing wooden frame and other necessary works)	Sq.m	0.66			
4	Repairing, providing, and fixing of the main door of each unit. The rate is inclusive of door Frames and shutter of Timber (1st class), including a coat of wood primer and two coats of synthetic enamel paint, repair of the wall and all its accessories and fittings as specified in the drawings complete excluding the interlock key. (It is recommended to visit the site before quoting the rate).	set	24.00			
5	Providing & fixing M.S. round or square bars with M.S. flats in window frames to secure the window glass on the ground floor windows. (The design must be as it is on the site)	kg	150.00			
6	Providing and fixing Foora Entry 2in1 Door Interlock 3 Keys with A Tower Bolt, 8 Lever Operated Both Sides of The Door Lock (Brown, Polished Finish) and other necessary materials to fix the interlock complete.	each	31.00			
7	Making ventilation on all the floors by drilling brick walls of 80mm dia @ 1m C/C distance underneath the wooden floor and cover the hole with perforated MS-Cover as per the direction of the engineer in charge. The rate. The rate is inclusive of all the necessary items and repair of walls for the ventilation work.	Lumpsum	1.00			
Painting Works						
1	Surface preparation removing by scraping, sand papering, including scratch repairs (The work includes all the area to be painted as per the direction of the engineer-in-charge.)	Lump Sum	1.00			
3	Providing and applying wood preservatives/coat of wood primer and two coats of synthetic enamel paint or prime coat for all the wooden window frames, doors, kachens, wooden skirting, wooden floors. etc. for new/old works as per the direction of engineer in charge. The rate is inclusive of all the necessary items including scaffoldings. (Brown color for door, window and prime coat for wooden floor, inner window parts or the colour code shall be same as existing one).	Lump Sum	1.00			
4	Providing and applying finishing coats-Acrylic washable distemper, one coat on old work. (Includes all the internal walls, exterior walls, and ceilings and the color code and design shall be approved by the engineer-in-charge)	Sq.m	8,193.26			
5	Re-painting of all the windows, doors, kachens, traditional cornices, etc. as it is. (The rate is inclusive of all the material required for painting including scaffolding works. Refer. Specification for Building and Road Works-2022)	Lumpsum	1.00			
6	Providing and applying finishing coats-Red corrugal, ready mixed, on G.I. sheets/one coat on old work. (Roof painting)	Sq.m	824.31			
7	Providing & applying one coat of primers-Metal work - synthetic red oxide primer. (Roof painting)	Sq.m	824.31			



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Plumbing works						
1	Rectification, Providing & fixing European-type vitreous china w.c pedestal including seat and lid with c.p brass hinges, 15 lit white vitreous china low level cistern, fittings, brackets, repair walls - coloured, with plastic seat & lid.	set	4.00			
2	Rectification, Providing & fixing white vitreous china wash basin, including C.I brackets, 15mm C.P. brass pillar taps, c.p. chain & rubber plug, 32mm pvc waste, 32mm dia. trap & union, repair walls- Flat back wash basin 630x450mm with a pair of 15mm c.p. brass pillar taps.	Set	4.00			
3	Rectification, Providing & fixing Kitchen Sinks including all connections and fittings-Stainless steel, 580 x 480 x 175 mm, single bowl.	each	4.00			
4	Rectification, Providing & fixing C.P. Brass shower fittings-Flexible shower tube & shower.	each	4.00			
5	Rectification, Providing & fixing c.p. brass mixers, 15mm-For basin, single-hole, casted spout.	each	4.00			
6	Rectification, Providing & fixing C.P. Brass shower fittings	each	4.00			
7	Rectification, Providing & fixing toilet paper holder of Recessed ceramic, roll type, 150X150mm or as per the drawing complete.	each	4.00			
8	Rectification, Providing & fixing soap dish - Recessed ceramic, 200X100mm or as per the drawing complete.	each	4.00			
9	Rectification, Providing & fixing c.p. towel rail 450 x 20mm with c.p brass brackets fixed to wooden cleats	each	4.00			
10	Rectification, Providing & fixing Electric water heater including necessary fittings. (The existing Electric water heaters is working perfectly and the new shall be installed for toilets/kitchen where the electric heater is missing).		-			
10.1	10 litres (Vertical)-kintchen	each	2.00			
10.2	35 litres (Vertical)-bathroom	each	2.00			
11	Rectification, Providing & Fixing of leakage & connection of all the necessary CPVC pipes/PVC pipes/any fittings/connections/ traps in the toilet/kitchen or other necessary areas. The rate includes all items that are necessary for rectification work such as plumbing items(all the connection pipes in the toilet/kitchen) cutting off the wall/floor, and repairing that area by patching with the bricks/mortar/tiles/marble and the final look must be to the original shape/design as before. And it must be leakproof and satisfy the engineer in charge. (Note: the quoted rate shall be a lump sum for each unit and not the lump sum of individual toilets/kitchens. The quantity shall be varied accordingly. Visit the site or ask focal person for more detail).	Lumpsum	13.00			
12	Providing and fixing Chlorinated Polyvinyl Chloride (CPVC) pipes - class 1 (SDR11), having thermal stability for hot & cold water supply, including all CPVC plain & brass threaded fittings, including fixing the pipe with clamps at 1.00 m spacing. This includes jointing of pipes, installation of air vent, installation of valves at necessary point & fittings with one step CPVC solvent cement and testing of joints complete as per direction of Engineer in Charge. Internal work - Exposed on wall-25 mm nominal outer dia pipes.	m	486			
13	Providing and fixing on wall face PVC shoe for rigid rainwater pipes including jointing with seal ring leaving 10 mm gap for thermal expansion - complete - (75mm,90mm, or 110mm).	each	30.00			



Total Amount in Nu. (Civil works only):

Rebate Offer in Nu. (If any):

Final Amount in Nu. (Civil work only):
