Unit Rates

The unit rates provided herewith were compiled from inputs obtained from a few leading quantity surveying firms in Singapore. In view of the data limitations, the unit rates should be regarded as reference only and are not suitable to be adopted for managing contract variations and contracts involving Schedule of Rates. BCA makes no representation, expressed or implied, with regard to the accuracy of the information herein and cannot accept any responsibility or liability for any errors or omissions that may be made.

The unit rates include allowances for contractor's overheads and profit and all necessary labour, goods and materials, and plant & equipment costs unless stated otherwise.

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Unit Rates

[The data will be updated on a quarterly basis]

ITEM	DESCRIPTION	UNIT	YYYYQQ MEAN
I	**EXCAVATION**		
1	**SITE CLEARANCE**		
1.1	**Clear Site Vegetation**		
	Clearing shrubs, bushes, undergrowth, grass, rubbish and small trees not exceeding 600mm girth at a height of 1.00m above ground and grubbing up roots and disposal of materials off site		
A	generally	m2	
2	**GENERAL EXCAVATION**		
2.1	**Oversite Excavation**		
	Excavate over site, commencing from ground level, to reduce level		
A	average 100mm deep	m2	
B	average 200mm deep	m2	
C	average 300mm deep	m2	
D	exceed average 300mm deep	m3	
2.2	**Pit/Trench Excavation**		
	Excavate to form pit or trench, commencing from reduced level		
A	ne 2.00m deep	m3	
B	2.00 - 4.00m deep	m3	
C	4.00 - 6.00m deep	m3	
D	extra over for each 2.00m deep	m3	
2.3	**Basement Excavation**		
	Excavate to form basement, commencing from reduced level		
A	ne 2.00m deep	m3	
B	2.00 - 4.00m deep	m3	
C	4.00 - 6.00m deep	m3	
D	extra over for each 2.00m deep	m3	
2.4	**Break Up Obstruction**		
	Extra over excavation for breaking up obstruction below ground level using mechanical means		
A	rock	m3	
3	**FILLING**		
3.1	**Backfilling**		

ITEM	DESCRIPTION	UNIT	YYYYQQ MEAN
	Backfill around trench, column base, pile cap, foundation, beam and pier hole		
A	excavated material obtained within the site	m3	
B	earthfilling obtained from contractor's own source	m3	
3.2	**Filling and Forming Embankments**		
	Deposit, spread, level, compact and consolidate in layers of 150mm thick to make up levels		
A	excavated material obtained within the site	m3	
B	earthfilling obtained from contractor's own source	m3	
3.3	**Hardcore and Aggregate**		
	Spread, level, compact, ram and consolidate		
A	hardcore, including blinding with sand	m3	
4	**DISPOSAL**		
4.1	**Excavated Material**		
	Remove excavated material off site		
A	to contractor's own dumping site	m3	
II	**CONCRETE WORK**		
1	**IN-SITU CONCRETE**		
1.1	**Lean/Mass Concrete**		
	Lean or Mass concrete binding to any location		
A	grade 15	m3	
B	grade 20	m3	
1.2	**Reinforced Concrete**		
	Reinforced concrete to any location		
A	grade 25	m3	
B	grade 30	m3	
C	grade 35	m3	
D	grade 40	m3	
E	grade 50	m3	
F	Extra over for waterproofing additive	m3	
1.3	**Green Concrete**		
	Eco Green Concrete to any location		
A	30 Eco Green Conc	m3	
B	35 Eco Green Conc	m3	
C	40 Eco Green Conc	m3	
2	**REINFORCEMENT**		
2.1	**Bar reinforcement**		
	Mild steel bar reinforcement to any location		
A	6 to 20mm diameter	kg	

ITEM	DESCRIPTION	UNIT	YYYYQQ MEAN
	High tensile steel bar reinforcement; to structure in any location		
B	10 to 13mm diameter	kg	
C	16 to 32mm diameter	kg	
D	40 to 50mm diameter	kg	
2.2	**Fabric Reinforcement**		
	Welded fabric reinforcement; well lapped (measured net)		
A	Reference No A7 - 3.02kg/m2	m2	
B	Reference No A8 - 3.95kg/m2	m2	
C	Reference No A9 - 4.99kg/m2	m2	
D	Reference No A10 - 6.16kg/m2	m2	
E	Reference No A13 - 10.42kg/m2	m2	
F	Reference No B10 - 8.14kg/m2	m2	
G	Reference No B13 - 13.50kg/m2	m2	
H	Reference No D10 - 12.32kg/m2	m2	
I	Reference No D13 - 20.84kg/m2	m2	
3	**FORMWORK**		
3.1	**Timber Formwork**		
	Timber formwork to in-situ concrete including strutting ne 3.50m high		
A	flat surface of suspended slab	m2	
B	vertical surface of pilecap, ground beam, etc.	m2	
C	vertical surface of column, walls	m2	
D	vertical curved surface of column, wall	m2	
E	sides and soffits of beams	m2	
F	slopping surfaces to soffit of slabs and staircases	m2	
G	vertical edge for each 100mm high	m	
	Extra over formwork for strutting exceeding 3.50m		
H	each 1.50m high	m2	
3.2	**Metal Formwork**		
	Metal formwork to in-situ concrete with strutting not exceeding 3.50m high		
A	vertical surface	m2	
B	vertical curved surface	m2	
C	horizontal surface	m2	
D	left in formwork to soffits of suspended slab	m2	
	Extra over formwork for strutting exceeding 3.50m high		
E	every successive 1.50m high	m2	
4	**PRECAST CONCRETE COMPONENTS**		
4.1	**Precast Concrete Components**		
	Precast concrete components complete with steel reinforcement, the whole hoisted, fixed and casted in place including all labour and materials, formwork, accessories and jointing		
A	column	m3	
B	beam	m3	

ITEM	DESCRIPTION	UNIT	YYYYQQ MEAN
C	100mm thick partition wall	m2	
D	100mm thick light weight partition wall	m2	
5	**EXPANSION JOINTS**		
5.1	**Joint Fillers**		
	Compressible non-extruding bitumen impregnated fibreboard to joint, including all necessary formwork		
A	10mm thick	m2	
B	12mm thick	m2	
C	25mm thick	m2	
5.2	**Joint Sealant**		
	Polyurethane / polysulphide sealer squeezed into joint		
A	25 x 15mm joint	m	
B	25 x 25mm joint	m	
5.3	**Prestressing Cables**		
	Tendons to prestressed concrete complete with all necessary fixing accessories and grouts		
A	12.9mm tendon	kg	
6	**WATERPROOFING**		
6.1	**Damp Proof Membrane**		
	Waterproofing sheet laid to top,side or underside of concrete structure		
A	0.6mm thick polyethylene moisture barrier	m2	
B	0.8mm thick polyethylene moisture barrier	m2	
C	approved bituminous	m2	
6.2	**Waterproofing System to Ground Slab / Basement**		
	Bituminous waterproof membrane		
A	to vertical surfaces	m2	
B	to horizontal surfaces	m2	
	Homogeneous thermoplastic waterproof membrane		
C	to vertical surfaces	m2	
D	to horizontal surfaces	m2	
	Polyurethane waterproof membrane		
E	to vertical surfaces	m2	
F	to horizontal surfaces	m2	
6.3	**Waterproofing System to Interior/Exterior Wet Areas**		
	Cementitious waterproof coating		
A	to vertical surfaces	m2	
B	to horizontal surfaces	m2	
	Homogeneous thermoplastic waterproof membrane		
C	to vertical surfaces	m2	
D	to horizontal surfaces	m2	

ITEM	DESCRIPTION	UNIT	YYYYQQ MEAN
	Acrylic waterproof membrane		
E	to vertical surfaces	m2	
F	to horizontal surfaces	m2	
6.4	**Waterproofing System to Water-retaining Structure**		
	Cementitious waterproof coating		
A	to vertical surfaces	m2	
B	to horizontal surfaces	m2	
	Polyurethane elastomeric waterproof membrane		
C	to vertical surfaces	m2	
D	to horizontal surfaces	m2	
7	**INTEGRATED FINISH**		
	Power floated finish to concrete slab		
A	generally	m2	
B	with non-metallic hardener; generally	m2	
III	**BRICKWORK AND BLOCKWORK**		
1	**CLAY BRICKS**		
1.1	**Common Brickwork**		
	Common clay brick laid in cement mortar (1:4) with approved plasticiser and mesh reinforcement at every fourth course;		
A	102.5mm thick	m2	
B	215mm thick	m2	
1.2	**Facing Brickwork**		
	First quality facing brick laid in cement mortar (1:4) with approved plasticiser and mesh reinforcement at every fourth course;		
A	102.5mm thick	m2	
B	215mm thick	m2	
2	**CONCRETE BLOCKS**		
2.1	**Hollow Concrete Blockwork**		
	Hollow concrete block laid in cement mortar (1:4) with approved plasticiser and mesh reinforcement at every fourth course;		
A	90mm thick	m2	
B	190mm thick	m2	
2.2	**Autoclaved Aerated Concrete Blockwork**		
	Autoclaved aerated concrete block laid in cement mortar (1:4) with approved plasticiser and mesh reinforcement at every fourth course;		
A	100mm thick	m2	

ITEM	DESCRIPTION	UNIT	YYYYQQ MEAN
B	200mm thick	m2	
3	**GLASS BLOCKS**		
3.1	**Glass Blockwork**		
	Glass block laid in cement mortar (1:4) with approved plasticiser and mesh reinforcement at every fourth course;		
A	80mm thick	m2	
IV	**ROOFING**		
1	**TILE ROOFING**		
1.1	**Clay Roof Tiles**		
	Standard colour interlocking clay roof tiles laid to slope not exceeding 30º (measured nett with no allowance for laps); fixed to battens (measured separately) according to manufacturer's specifications and recommendations		
A	generally	m2	
B	ridge or hip tiles	m	
1.2	**Concrete Roof Tiles**		
	Standard colour interlocking concrete roofing tile laid to slope not exceeding 30º (measured nett with no allowance for laps); fixed to battens (measured separately) according to manufacturer's specifications and recommendations		
A	generally	m2	
B	ridge tile	m	
2	**BUILT-UP ROOFING**		
2.1	**Insitu Finishes**		
	Cement and sand (1:3) screed with waterproofing additive; finished with steel trowel to receive waterproofing membrane (measured separately)		
A	25mm (average) thick; finished to falls	m2	
B	50mm (average) thick; finished to falls	m2	
C	add or deduct for each 10mm thickness	m2	
	Cement and sand (1:3) screed finished with steel trowel to receive waterproofing membrane (measured separately)		
D	25mm (average) thick; finished to falls	m2	
E	50mm (average) thick; finished to falls	m2	
F	add or deduct for each 10mm (average) thickness	m2	
2.2	**Waterproofing Membranes**		
	Preparing surfaces, priming, applying roof waterproofing membrane in accordance to manufacturer's recommendation on screeded bed (measured separately)		

ITEM	DESCRIPTION	UNIT	YYYYQQ MEAN
	Bituminous waterproof membrane		
A	to flat surface; finished to falls	m2	
B	to vertical surface	m2	
	Homogeneous thermoplastic waterproof membrane		
C	to flat surface; finished to falls	m2	
D	to vertical surface	m2	
	Polyurethane waterproof membrane		
E	to flat surface; finished to falls	m2	
F	to vertical surface	m2	
2.3	**Panel Roofing**		
	50mm thick precast concrete slab in maximum panel size not exceeding 1000 x 1000mm; complete with 1 layer of wire mesh Ref No 3315 infilled joints with approved PU sealant.		
A	Concrete grade 20 to roof slabs; finished to falls	m2	
B	Concrete grade 25 to roof slabs; finished to falls	m2	
3	**METAL ROOFING**		
3.1	**Steel Roofing**		
	Corrugated steel roof covering complete with all necessary fixing accessories; fixed to steel structural framing (measured separately)		
A	0.42mm thick; Zincalume Steel	m2	
B	0.48mm thick; Zincalume Steel	m2	
C	0.42mm thick; Colourbond Steel	m2	
D	0.48mm thick; Colourbond Steel	m2	
	Curve corrugated steel roof covering complete with all necessary fixing accessories; fixed to steel structural framing (measured separately)		
E	0.60mm thick; Zincalume Steel	m2	
F	0.80mm thick; Zincalume Steel	m2	
G	0.60mm thick; Colourbond Steel	m2	
H	0.80mm thick; Colourbond Steel	m2	
4	**RAINWATER GOODS**		
4.1	**Flashings**		
	0.61mm thick galvanised steel with Zincalume coating (unpainted) metal flashing including fixing accessories		
A	girth not exceeding 300mm girth	m	
B	girth exceeding 300mm but n.e. 600mm girth	m	
	1.0 mm thick galvanised steel with Zincalume coating (unpainted) metal flushing including fixing accessories		
C	girth not exceeding 300mm girth	m	
D	girth exceeding 300mm but n.e. 600mm girth	m	
	1mm thick colourbond metal flushing including fixing accessories		

ITEM	DESCRIPTION	UNIT	YYYYQQ MEAN
E	girth not exceeding 300mm girth	m	
F	girth exceeding 300mm but n.e. 600mm girth	m	
	2mm thick colourbond metal flushing including fixing accessories		
G	girth not exceeding 300mm girth	m	
H	girth exceeding 300mm but n.e. 600mm girth	m	
4.3	**UPVC Downpipes**		
	Unplasticied polyvinyl chloride rainwater pipes and fittings; SS213 Class B; jointing in accordance to manufacturer's recommendation		
	Pipes; casting inside reinforced concrete columns		
A	100mm diameter	m	
B	150mm diameter	m	
C	200mm diameter	m	
	Pipes; fixing to masonry walls; including brackets		
D	100mm diameter	m	
E	150mm diameter	m	
F	200mm diameter	m	
	Pipes; suspending from concrete soffits including hangers		
G	100mm diameter	m	
H	150mm diameter	m	
I	200mm diameter	m	
5	**SUNDRIES**		
5.1	**Insulation**		
	Insulation material to roof slabs; finished to falls		
A	50mm thick fibreglass insulation, density 16 kg/m3	m2	
B	25mm thick, ditto	m2	
C	double-sided reinforced aluminum foil insulation paper with 150mm laps	m2	
D	25mm thick extruded polystyrene insulation board of density 32kg/m2	m2	
E	50mm thick, ditto	m2	
5.2	**Wire Mesh**		
	Wire mesh to roof space including dressing over purlins (measured net)		
A	Wire mesh Ref No 3315 (75 x 75 x 1.5mm diameter)	m2	
5.3	**Protection fleece**		
	1 layer of approved geotextile fleece with side lapped edges (measured nett); laid in accordance with manufacturer's recommendation		
A	to roof slab; finished to falls	m2	
V	**CARPENTRY AND JOINERY**		

ITEM	DESCRIPTION	UNIT	YYYYQQ MEAN
1	**CARCASSING**		
1.1	**Structural Timber**		
	Sawn timber in carpenter's works		
A	kapur	m3	
B	balau	m3	
C	kempas	m3	
D	chengal	m3	
1.2	**Timber Preservation**		
	Extra over structural timber for pressure impregnation with a suitable wood preservative to an average dry salt retention of 5.6kg/m3 and complying with SS 72 and treated in accordance with SS CP 1		
A	generally	m3	
2	**FRAMING**		
2.1	**Roof Framing**		
	Carpentry framing in roofs; complete with all necessary fixing accessories		
A	100 x 50mm tanalised kapur rafter	m	
B	150 x 50mm tanalised kapur rafter	m	
3	**LININGS**		
3.1	**Calcium Silicate Boards**		
	Calcium silicate board reinforced with selected fibres and fillers (Class 0) including pointing		
A	6mm thick	m2	
B	9mm thick	m2	
C	12mm thick	m2	
3.2	**Cement Building Boards**		
	Cement building board including pointing		
A	6mm thick	m2	
B	12mm thick	m2	
3.3	**Gypsum Boards**		
	Bare finish gypsum board including pointing		
A	10mm thick	m2	
B	13mm thick	m2	
3.4	**Plywoods**		
	Non-waterproofed plywood complying with SS1		
A	6mm thick	m2	
B	12mm thick	m2	
C	18mm thick	m2	
D	25mm thick	m2	
	Waterproofed plywood type WBP		
E	6mm thick	m2	

ITEM	DESCRIPTION	UNIT	YYYYQQ MEAN
F	12mm thick	m2	
G	18mm thick	m2	
H	25mm thick	m2	
3.5	**Laminated Plastics**		
	Laminated plastic sheet to BS 3796 including compatible adhesive		
A	0.8mm thick Formica	m2	
B	0.8mm thick Print	m2	
C	1.0mm thick Formica	m2	
	Laminated plastic sheet to BS 3796 including compatible adhesive		
D	1.0mm thick Print	m2	
E	1.2mm thick Print	m2	
F	1.3mm thick Print	m2	
G	1.3mm thick Formica	m2	
4	**WALL INSULATION**		
4.1	**Fibreglass Insulation**		
	Supply and fix fibreglass insulation		
A	50mm thick, 48 kg/m3	m2	
B	75mm thick, 48 kg/m3	m2	
4.2	**Mineral Wool Insulation**		
	Supply and fix mineral wool insulation		
A	25mm thick, 48 kg/m3	m2	
B	50mm thick, 48 kg/m3	m2	
C	25mm thick, 80 kg/m3	m2	
5	**PANELLING**		
5.1	**Timber Panelling**		
	100mm wide tongued and grooved wrought boarding fixed to battens (measured separately)		
A	19mm thick kapur	m2	
B	25mm thick kapur	m2	
C	13mm thick chengal	m2	
D	19mm thick chengal	m2	
E	25mm thick chengal	m2	
5.2	**Woodwool Slab Wall Panelling**		
	Supply and fix woodwool slab to wall		
A	50mm thick	m2	
6	**FLOORING**		
6.1	**Floor Boards**		
	100mm wide wrought plain edge floor board fixed to bearers (measured separately)		
A	19mm thick Indonesia teak	m2	
B	25mm thick Indonesia teak	m2	

ITEM	DESCRIPTION	UNIT	YYYYQQ MEAN
C	19mm thick chengal	m2	
D	25mm thick chengal	m2	
	100mm wide wrought tongued and grooved floor board fixed to bearers (measured separately)		
E	12mm thick Indonesia teak	m2	
F	19mm thick Indonesia teak	m2	
G	25mm thick Indonesia teak	m2	
H	19mm thick chengal	m2	
I	25mm thick chengal	m2	
J	20mm thick white oak	m2	
6.2	**Parquet Flooring**		
	Teak parquet flooring laid to approved pattern, including levelling, spreading, filling, sanding, cleaning and 3 coats of clear finish varnish; laid on cement and sand screed (m/s)		
A	12mm thick x 50mm wide x 300-400mm randon length Indonesia teak	m2	
B	12mm thick x 50mm wide x 300-400mm randon length Burmese teak	m2	
6.3	**Timber Flooring**		
	Teak strip flooring laid to approved pattern, including levelling, spreading, filling, sanding, cleaning and 3 coats of clear finish varnish; laid on plywood backing (m/s)		
A	12mm thick x 70mm wide x 400-1200mm randon length Indonesia teak	m2	
B	12mm thick x 70mm wide x 400-1200mm randon length Burmese teak	m2	
C	Extra over for 9mm thick WBP plywood to underside of teak strip flooring (m/s) laid on prepared screed (m/s)	m2	
D	Extra over for 9mm thick MR plywood to underside of teak strip flooring (m/s) laid on prepared screed (m/s)	m2	
7	**TIMBER DOORS**		
7.1	**Non Fire-rated Timber Doors; Kapur core**		
	Solid core flush door faced both sides with timber veneer; complete with hardwood lipping all round vertical core strips glued and well cramped together (including supply and installation of sub-frame, frame / architrave and installation of ironmongery)		
A	overall size: 900 x 2100 x 38mm thick; single leaf	No	
B	overall size: 900 x 2100 x 45mm thick; single leaf	No	
	Hollow core flush door panel faced both sides with timber veneer; complete with hardwood lipping all round (including supply and installation of sub-frame, frame / architrave and installation of ironmongery)		
C	overall size: 900 x 2100 x 38mm thick; single leaf	No	
D	overall size: 900 x 2100 x 45mm thick; single leaf	No	
7.2	**Fire-rated Timber Doors**		

ITEM	DESCRIPTION	UNIT	YYYYQQ MEAN
	Fire-rated timber door panel faced both sides with timber veneer; including supply and installation of frame / architrave and installation of ironmongery and all accessories to FSB requirements and PSB testing and labelling		
A	1/2 hour fire-rated single leaf door; to suit structural opening of 1040 x 2220mm high	No	
B	1/2 hour fire-rated double leaf door; to suit structural opening of 1640 x 2220mm high	No	
C	1 hour fire-rated single leaf door; to suit structural opening of 1040 x 2220mm high	No	
D	1 hour fire-rated double leaf door; to suit structural opening of 1640 x 2220mm high	No	
E	2 hour fire-rated single leaf door; to suit structural opening of 1040 x 2220mm high	No	
F	2 hour fire-rated double leaf door; to suit structural opening of 1640 x 2220mm high	No	
	Fire-rated timber door panel faced both sides with plywood in paint finish (measured separately); including supply and installation of metal frame, installation of ironmongery and accessories to FSB requirements complete with PSB testing and labelling		
G	1/2 hour rated single leaf door; to suit structural opening of 1040 x 2220mm high	No	
H	1/2 hour rated double leaf door; to suit structural opening of 1640 x 2220mm high	No	
I	1 hour rated single leaf door; to suit structural opening of 1040 x 2220mm high	No	
J	1 hour rated double leaf door; to suit structural opening of 1640 x 2220mm high	No	
K	2 hour rated single leaf door; to suit structural opening of 1040 x 2220mm high	No	
L	2 hour rated double leaf door; to suit structural opening of 1640 x 2220mm high	No	
	INTERNAL WALLS		
8	**PARTITIONS**		
	Drywall partition covered both sides with boards complete with metal studs support, jointing and finishing to give a flush seamless surface ready for decoration		
A	75mm thick walls with gypsum plasterboard on both sides	m2	
B	75mm thick walls with fibrous plasterboard on both sides	m2	
C	75mm thick walls with calcium silicate board on both sides	m2	

ITEM	DESCRIPTION	UNIT	YYYYQQ MEAN
	One hour fire-rated drywall partition covered both sides with boards complete with insulation, metal studs support, jointing and finishing to give a flush seamless surface ready for decoration		
D	100mm thick walls with gypsum plasterboard on both sides	m2	
E	100mm thick walls with fibrous plasterboard on both sides	m2	
F	100mm thick walls with calcium silicate board on both sides	m2	
	Acoustic drywall partition; achieving STC 48 rating, covered both sides with boards complete with insulation, metal studs support, jointing and finishing to give a flush seamless surface ready for decoration		
G	100mm thick walls with gypsum plasterboard on both sides	m2	
H	100mm thick walls with fibrous plasterboard on both sides	m2	
I	100mm thick walls with calcium silicate board on both sides	m2	
VI	**STRUCTURAL STEELWORK**		
1	**Structural Steel**		
1.1	**Mild Steel Members**		
	Bolted and welded structural steel conforming to EN10025 Grade S275 to building		
A	universal columns	kg	
B	universal beams	kg	
C	square or rectangular hollow sections	kg	
D	circular hollow sections	kg	
E	connection plates	kg	
F	composite beam	kg	
1.2	**Off-Site Surface Treatment**		
	Surface treatment to structural steel members in factory		
A	hot dip galvanising	kg	
B	one coat of primer	kg	
1.3	**Surface Treatment After Erection**		
	Preparing and applying on structural steel surfaces		
A	one coat of red lead primer	m2	
B	one coat of zinc chromate primer	m2	
VII	**METAL WORK**		
1	**ALUMINIUM WINDOWS AND DOORS**		
1.1	**Aluminium Window Frames**		

ITEM	DESCRIPTION	UNIT	YYYYQQ MEAN
	Anodised aluminium section frames in single light, complete with ironmongery, fixing straps, vinyl weather strips including building-in and pointing frame (glass measured separately)		
A	side-hunged window and casement frames	m2	
B	top-hung window frame and sash	m2	
C	sliding window frame and sash	m2	
D	fixed panel window frame	m2	
E	fixed louvred window frame including clips	m2	
F	adjustable louvred window frame including clips	m2	
	Powder coated aluminium section frames in single light, complete with ironmongery, fixing straps, vinyl weather strips including building-in and pointing frame (glass measured separately)		
G	side-hunged window and casement frames	m2	
H	top-hung window frame and sash	m2	
I	sliding window frame and sash	m2	
J	fixed panel window frame	m2	
K	fixed louvred window frame including clips	m2	
L	adjustable louvred window frame including clips	m2	
	Flurocarbon coating aluminium section frames in single light, complete with ironmongery, fixing straps, vinyl weather strips including building-in and pointing frame (glass measured separately)		
M	side-hunged window and casement frames	m2	
N	top-hung window frame and sash	m2	
O	sliding window frame and sash	m2	
P	fixed panel window frame	m2	
Q	fixed louvred window frame including clips	m2	
R	adjustable louvred window frame including clips	m2	
1.2	**Aluminium Louvre Window**		
	Louvred blades with both ends fixed to metal clips, in single light; complete with fixing accessories		
A	in anodised aluminium finish	m2	
B	in aluminium flurocarbon finish	m2	
1.3	**Aluminium Door Frames**		
	Anodised aluminium section frames in single light, complete with ironmongery, fixing straps, vinyl weather strips including building-in and pointing frame; with height not exceeding 3m high (glass measured separately)		
A	side-hunged door and casement frames	m2	
B	sliding door frame and sash	m2	
C	fixed panel door frame	m2	
	Powder coated aluminium section frames in single light, complete with ironmongery, fixing straps, vinyl weather strips including building-in and pointing frame; with height not exceeding 3m high (glass measured separately)		
D	side-hunged door and casement frames	m2	
E	sliding door frame and sash	m2	

ITEM	DESCRIPTION	UNIT	YYYYQQ MEAN
F	fixed panel door frame	m2	
2	**Metal Cladding**		
2.1	**Aluminium**		
	Aluminium cladding panels complete with all necessary fixing accessories		
A	2mm thick panel in flurocarbon coated finish; generally	m2	
B	2mm thick panel in powder coated finish; generally	m2	
	Perforated aluminium cladding panels complete with all necessary fixing accessories		
C	2mm thick panel in flurocarbon coated finish; generally	m2	
D	2mm thick panel in powder coated finish; generally	m2	
2.2	**Stainless Steel**		
	Stainless steel grade 316 cladding panels complete with all necessary fixing accessories		
A	2mm thick panel in mirror finish; generally	m2	
B	2mm thick panel in hairline finish; generally	m2	
C	2mm thick panel in 2B finish; generally	m2	
3	**Metal Doors**		
3.1	**Blast Door**		
	Air tight blast door consist of door leaf, frame, ironmongery, stainless steel ventilation sleeves including fragmentation plate; coated with 1 coat of cathodic electro deposition (CED) primer complete with all fixing accessories and commissioning		
A	single leaf; size: 900 x 1900mm high	no	
B	single leaf; size: 1000 x 2055mm high	no	
3.2	**Refuse Hoppers and Refuse Chute Doors**		
	1/2 hr fire rated air tight self-closing single leaf refuse hopper complete with ironmongery, PSB label and fixing accessories		
A	size: 450 x 350mm in aluminium finish	no	
B	size: 450 x 350mm in stainless steel finish	no	
3.3	**Roller Shutter**		
	Manually operated roller shutter, in non-corrosive aluminium finish; complete with ironmongery, PSB label and fixing accessories		
A	non fire-rated; generally	m2	
B	1/2 hour fire-rated; generally	m2	
	Electric motorised operated roller shutter, in non-corrosive aluminium finish; complete with operating gear, casing, ironmongery, PSB label and fixing accessories		
C	non fire-rated; generally	m2	
D	1/2 hour fire-rated; generally	m2	

ITEM	DESCRIPTION	UNIT	YYYYQQ MEAN
3.4	**Fire-rated Metal Door**		
	Single leaf metal flush door consisting of door leaf and frames with primer finish, ironmongery and fixing accessories to F.S.B. requirements and PSB labelling		
A	1/2 hour fire-rated; generally	m2	
B	1 hour fire-rated; generally	m2	
C	2 hour fire-rated; generally	m2	
3.5	**Non Fire-rated Metal Door**		
	Metal flush door consisting of door leaf and frames, complete with ironmongery and fixing accessories		
A	single leaf mild steel door with primer finish	m2	
B	double leaves mild steel door with primer finish	m2	
C	single leaf powder coated aluminium door	m2	
D	double leaves powder coated aluminium door	m2	
4	**RAILINGS**		
4.1	**Stainless Steel**		
	1100mm high x 12.76mm thick clear tempered laminated glass railing complete with top railing; glass framed in 'c' channel all round and fixed to vertical support anchor embeded in concrete; the whole constructed using stainless steel (grade 304) flat bar in hairline finish		
A	horizontal balustrades	m	
B	raking balustrades	m	
	1000mm high stainless steel (grade 304) railing in hairline finish constructed of top railing fixed on vertical support anchor to concrete kerb (measured separately); infill with vertical baluster welded to horizontal rail at top and bottom; the whole constructed using flat bar		
C	horizontal balustrades	m	
D	raking balustrades	m	
	Stainless steel (grade 304) wall mounted tubular railing in hairline finish welded to 'L' shape steel bracket bolted onto wall		
E	horizontal balustrades	m	
F	raking balustrades	m	
4.2	**Mild Steel**		
	1000mm high hot dipped galvanised mild steel railing constructed of handrail fixed on vertical support anchor to concrete kerb (measured separately); infill with vertical balusters welded to horizontal rail at top and bottom; the whole constructed using flat bar		
A	horizontal balustrades	m	
B	raking balustrades	m	

ITEM	DESCRIPTION	UNIT	YYYYQQ MEAN
	Hot dipped galvanised mild steel wall mounted tubular railing welded to 'L' shape steel bracket bolted onto wall		
C	horizontal balustrades	m	
D	raking balustrades	m	
5	**PROPRIETORY DEMOUNTABLE PARTITIONS**		
5.1	**Proprietory Toilet Cubicle**		
	Toilet cubicles complete with door and partition constructed of solid phenolic core face both sides with laminated plastic complete with aluminium framing and nylon fixing accessories and ironmongery		
A	Floor mounted system	cubicle	
B	Ceiling hung system	cubicle	
VIII	**FLOOR FINISHES**		
1	**IN-SITU FINISHES**		
1.1	**Plain Paving**		
	Cement and sand (1:3) paving trowelled smooth		
A	average 25mm thick; generally	m2	
B	average 30mm thick; generally	m2	
C	average 38mm thick; generally	m2	
D	average 50mm thick; generally	m2	
E	add or deduct each 10mm thickness	m2	
1.2	**Waterproofed Paving**		
	Cement and sand (1:3) paving trowelled smooth including approved waterproofing additive		
A	average 25mm thick; generally	m2	
B	average 30mm thick; generally	m2	
C	average 38mm thick; generally	m2	
D	average 50mm thick; generally	m2	
1.3	**Hardened Paving**		
	Cement and sand (1:3) paving trowelled smooth; including approved light duty metallic hardener (0.25kg of hardener per kg of cement)		
A	average 25mm thick; generally	m2	
B	average 50mm thick; generally	m2	
	Cement and sand (1:3) paving trowelled smooth; including approved heavy duty metallic hardener (0.5kg of hardener per kg of cement)		
C	average 25mm thick; generally	m2	
D	average 50mm thick; generally	m2	
1.4	**Liquid applied floor hardener**		

ITEM	DESCRIPTION	UNIT	YYYYQQ MEAN
	Supply and apply 3 coats of liquid applied hardener to concrete surface		
A	to floor; generally	m2	
1.5	**Anti-skid Coating**		
	Supply and apply epoxy coatings to concrete surface		
A	to floor; generally	m2	
1.6	**Granolithic Paving**		
	Granolithic paving in cement, sand and granite chippings (2:1:5) mortar to concrete surface; including scrubbing to produce exposed aggregate finish		
A	average 25mm thick; generally	m2	
B	average 32mm thick; generally	m2	
C	average 50mm thick; generally	m2	
1.7	**Screed Bed**		
	Cement and sand (1:3) screed to receive floor finishes (measured separately)		
A	13mm thick	m2	
B	20mm thick	m2	
C	25mm thick	m2	
D	32mm thick	m2	
E	38mm thick	m2	
F	50mm thick	m2	
G	add or deduct each 10mm thickness	m2	
2	**CARPET FINISHES**		
2.1	**Labour**		
	Supply labour and compatible adhesive for laying carpet; on smooth and levelled surface (measured separately)		
A	carpet tile to floor; generally	m2	
B	broadloom carpet to floor; generally	m2	
C	Extra over for supply and install of foam rubber underlay	m2	
3	**VINYL FINISHES**		
3.1	**Labour**		
	Supply labour and compatible adhesive for laying vinyl tiles; on smooth and levelled surface (measured separately)		
A	to floor; generally	m2	
4	**STONE FINISHES**		
4.1	**Labour**		

ITEM	DESCRIPTION	UNIT	YYYYQQ MEAN
	Supply labour and compatible adhesive for laying granite / marble slab including pointing with coloured grout		
A	to floor; generally	m2	
B	to skirting ne 150mm high, generally	m	
C	to skirting 150-300mm high, generally	m	
5	**TILE FINISHES**		
5.1	**Labour**		
	Supply labour and compatible adhesive for laying ceramic / homogeneous / porecelain tiles including pointing with coloured grout		
A	to floor; generally	m2	
B	to skirting ne 150mm high, generally	m	
C	to skirting 150-300mm high, generally	m	
	Supply labour and compatible adhesive for laying mosaic tiles including pointing with coloured grout		
D	to floor; generally	m2	
E	to skirting ne 150mm high, generally	m	
F	to skirting 150-300mm high, generally	m	
6	**BRICK / BLOCK PAVING**		
6.1	**Interlocking Pavers**		
	Supply and lay interlocking pavers complete with matching colour pointing, interlocked together and laid to patterns including levelling and compacting sand bed		
A	80mm thick brick paver to floor; generally	m2	
B	80mm thick concrete paver to floor; generally	m2	
7	**GLASS BLOCKS**		
7.1	**Glass Block Floors**		
	Supply and lay standard glass blocks with compactible adhesive including pointing with coloured grout		
A	95mm thick to floor; generally	m2	
8	**RAISED FLOORING**		
8.1	**Raised Floor System**		
	Supply and install raised accessed floor system with bare finish		
A	overall 150mm high	m2	
B	overall 300mm high	m2	
9	**SUNDRIES**		
9.1	**Dividing Strip**		
	Supply and fix 25mm high dividing strip to edge of floor finish		

ITEM	DESCRIPTION	UNIT	YYYYQQ MEAN
A	2mm thick aluminium	m	
B	2mm thick stainless steel	m	
9.2	**Tactile floor**		
	Supply and install tactile tiles; on cement and sand screed (measured separately)		
A	300 x 300mm tactile tiles to floor; generally	m2	
IX	**WALL FINISHES**		
1	**IN-SITU FINISHES**		
1.1	**Smooth Finished Plaster**		
	Plastering in cement and sand (1:4) mortar plasticiser finished with a steel trowel to concrete or brick surface		
A	6mm thick; internal	m2	
B	13mm thick; internal	m2	
C	20mm thick; internal	m2	
D	20mm thick; external	m2	
1.2	**Skim Coat Plaster**		
	Skim coat plaster finished smooth to concrete surfaces		
A	to wall/column, generally	m2	
1.3	**Screed Backing**		
	Cement and sand (1:3) screeded backing finished with wood float to concrete or brick surface to receive tiling (measured separately)		
A	13mm thick; generally	m2	
B	20mm thick; generally	m2	
1.4	**Aggregate Plaster**		
	Granite aggregate plaster in cement and granite chippings (1:2) mortar with plasticiser to concrete or brick surface; including scrubbing to produce exposed aggregate finish		
A	20mm thick; generally	m2	
B	25mm thick; generally	m2	
2	**TILE FINISHES**		
2.1	**Labour**		
	Supply labour and compatible adhesive for laying ceramic / homogenous / porcelain tiles including pointing with coloured grout		
A	to walls; generally	m2	
	Supply labour and compatible adhesive for laying mosaic tiles including pointing with coloured grout		
B	to walls; generally	m2	

ITEM	DESCRIPTION	UNIT	YYYYQQ MEAN
3	**STONE FINISHES**		
3.1	**Labour**		
	Supply labour and compatible adhesive for laying granite / marble slabs including pointing with coloured grout		
A	to walls; generally	m2	
	Supply labour and compatible adhesive for laying granite / marble slabs including mechanical fixing and pointing with coloured grout		
B	to walls; generally	m2	
4	**SHEET FINISHES**		
4.1	**Labour**		
	Supply labour and compatible adhesive for fixing decorative fabric or vinyl paper including cutting border strips, corners and motifs to profile		
A	to walls; generally	m2	
X	**CEILING FINISHES**		
1	**IN-SITU FINISHES**		
1.1	**Skim Coat Plaster**		
	Skim coat plaster finished smooth to concrete surfaces		
A	to ceiling, generally	m2	
B	Extra over for every 1.5m high	m2	
2	**SUSPENDED CEILINGS**		
2.1	**Metal Framed Ceilings (Exposed Grid)**		
	Ceiling board fixed to an appoved pattern on exposed grid type suspended system and framing; complete with concealed galvanised nails including framing of board to all ends of grids along the boundaries; not exceeding 3.5m high		
A	600 x 600 x 15mm thick Mineral fibreboard, pre-finished face pattern panels with a white paint finish	m2	
B	600 x 600 x 15mm thick Acoustical mineral fibreboard, pre-finished face pattern panels with a white paint finish	m2	
C	600 x 600 x 20mm thick Acoustical mineral fibreboard, pre-finished face pattern panels with a white paint finish	m2	
D	600 x 600 x 9mm thick calcium silicate board	m2	
E	600 x 600 x 13mm thick calcium silicate board	m2	
F	600 x 600 x 9mm thick cement board	m2	
G	600 x 600 x 12mm thick cement board	m2	
H	600 x 600 x 9mm thick fibrous gypsum board	m2	
I	600 x 600 x 13mm thick fibrous gypsum board	m2	
J	Extra over for every 1.5m high	m2	

ITEM	DESCRIPTION	UNIT	YYYYQQ MEAN
2.2	**Metal Framed Ceilings (Concealed Grid)**		
	Ceiling board fixed to an approved pattern on concealed type suspended system and framing; jointing and finishing to give a flush seamless surface ready to receive decoration; not exceeding 3.5m high		
A	15mm thick acoustic fibreboard	m2	
B	20mm thick acoustic fibreboard	m2	
C	9mm thick fibrous gypsum board	m2	
D	12mm thick fibrous gypsum board	m2	
E	9mm thick moisture resistance fibrous gypsum board	m2	
F	12mm thick moisture resistance fibrous gypsum board	m2	
G	9mm thick calcium silicate board	m2	
H	13mm thick calcium silicate board	m2	
I	9mm thick cement building board	m2	
J	Extra over for every 1.5m high	m2	
2.3	**Metal Ceilings**		
	Metal panel ceiling fixed to an approved pattern; including metal sheet laid in proprietary system and concealed supports; not exceeding 3.5m high		
A	Aluminium strip ceiling of ribs with baked enamel finish fixed to suspended carrier rails 0.60mm thick x 100mm wide module	m2	
B	Steel strip ceiling of ribs with baked enamel finish fixed to suspended carrier rails 84mm wide module	m2	
C	Aluminium perforated ceiling system fixed to perforated clip-in system'	m2	
D	Aluminium open cell ceiling system comprising U shaped blades 9mm wide x 40mm thick and suspension system, blade at 100mm	m2	
E	Aluminium plank ceiling system fixed to perforated clip-in system	m2	
F	Extra over for every 1.5m high	m2	
XI	**GLAZING**		
1	**STANDARD GLASS**		
1.1	**In Panes**		
	Obscured glass fixed to metal frame (m/s)		
A	5mm thick	m2	
B	6mm thick	m2	
	Clear float glass fixed to metal frame (m/s)		
C	6mm thick	m2	
D	8mm thick	m2	
E	10mm thick	m2	
F	12mm thick	m2	
	Tinted float glass fixed to metal frame (m/s)		
G	5mm thick	m2	
H	6mm thick	m2	
I	8mm thick	m2	
J	10mm thick	m2	

ITEM	DESCRIPTION	UNIT	YYYYQQ MEAN
K	12mm thick	m2	
	Clear laminated tempered glass in metal frame (m/s)		
L	12.76mm thick (6mm tempered + 0.76mm PVB + 6mm float)	m2	
M	17.9mm thick (8mm tempered + 1.9mm PVB + 8mm float)	m2	
	Low emittance (Low-E) clear float glass to metal frame (m/s)		
N	6mm thick	m2	
O	8mm thick	m2	
	Low emittance (Low-E) clear tempered glass to metal frame (m/s)		
P	6mm thick	m2	
Q	8mm thick	m2	
	Clear tempered glass fixed onto metal frame (m/s)		
R	12mm thick	m2	
	Tinted wired glass fixed onto metal frame (m/s)		
S	6mm thick	m2	
1.2	**In Louvres**		
	Obscured glass with ends fixed to metal clips		
A	100mm wide x 600mm long x 6mm thick	No	
B	150mm wide x 600mm long x 6mm thick	No	
	Clear float glass with ends fixed to metal clips		
C	100mm wide x 600mm long x 6mm thick	No	
D	150mm wide x 600mm long x 6mm thick	No	
	Tinted float glass with ends fixed to metal clips		
E	100mm wide x 600mm long x 6mm thick	No	
F	150mm wide x 600mm long x 6mm thick	No	
	Tinted wired glass with ends fixed to metal clips		
G	100mm wide x 600mm long x 6mm thick	No	
H	150mm wide x 600mm long x 6mm thick	No	
1.3	**In Panels/Doors**		
	Clear float toughened glass fixed to metal frame (m/s)		
A	6mm thick	m2	
B	8mm thick	m2	
C	10mm thick	m2	
	Tinted float toughened glass fixed to metal frame (m/s)		
D	6mm thick	m2	
E	8mm thick	m2	
F	10mm thick	m2	
	Low emittance (Low-E) clear float glass fixed to metal frame (m/s)		
G	6mm thick	m2	
H	8mm thick	m2	
I	10mm thick	m2	

ITEM	DESCRIPTION	UNIT	YYYYQQ MEAN
2	**SPECIAL GLASS**		
2.1	**Mirrors**		
	Frameless mirror glass with copper backing in polished pencil edge; concealed fixing, plugging and screwing to walls		
A	6mm thick clear mirror	m2	
B	6mm thick tinted mirror	m2	
	Beveling to straight edges including internal mitres and scallops		
C	8mm wide	m	
D	10mm wide	m	
E	12mm wide	m	
	Aluminium framed mirror glass with copper backing; concealed fixing, plugging and screwing to walls		
F	6mm thick clear mirror	m2	
G	6mm thick tinted mirror	m2	
3	**SHOWER SCREEN**		
	Framed shower screen with clear tempered glass; comprising one fixed panel and one swing door complete with polished stainless steel L-shaped handle, ironmongeries and all necessary fixing accessories		
A	8mm thick glazing	m2	
B	10mm thick glazing	m2	
	Frameless clear tempered glass shower screen; comprising one fixed panel and one swing door complete with polished stainless steel L-shaped handle, ironmongeries and all necessary fixing accessories		
C	10mm thick glazing	m2	
D	12mm thick glazing	m2	
XII	**PAINTING**		
1	**INTERNAL PAINTING**		
1.1	**General Surfaces**		
	Preparing, sealing, applying paint on plastered or concrete surfaces		
A	one sealer coat and two finishing coats of acrylic emulsion paint	m2	
B	one sealer coat and two finishing coats of acrylic elastomeric paint	m2	
C	one sealer coat, one undercoat and two finishing coats of acrylic emulsion paint	m2	
D	one sealer coat, one undercoat and two finishing coats of acrylic elastomeric paint	m2	
E	one sealer coat, one texture coat and two finishing coats of emulsion paint	m2	

ITEM	DESCRIPTION	UNIT	YYYYQQ MEAN
F	one sealer coat, one texture coat and two finishing coats of acrylic elastomeric paint	m2	
1.2	**Timber Surfaces**		
	Preparing, priming, applying paint on timber surfaces		
A	two coats of aluminium wood primer	m2	
B	two coats of wood preservative painting	m2	
C	two coats of stain and two coats of wax polish	m2	
D	two coats of clear varnish	m2	
E	one coat of aluminium wood primer, one undercoat and two finishing coats of synthetic enamel paint	m2	
F	one coat of stain and three coats of clear polyurethane	m2	
G	two coats staining, varnishing three coats of translucent finish on wood	m2	
1.3	**Metal Surfaces**		
	Preparing, priming, applying paint on metal surfaces		
A	two coats of aluminium paint	m2	
B	one undercoat and two finishing coats of synthetic enamel paint	m2	
C	one coat of zinc chromate primer, one alkyd resin undercoat and two finishing coats of synthetic enamel paint	m2	
1.4	**Weldmesh Surfaces**		
	Preparing, priming, applying paint on metal surfaces (measured flat on one side)		
A	two coats of aluminium paint	m2	
B	one undercoat and two finishing coats of synthetic enamel paint	m2	
C	one coat of zinc chromate primer, one alkyd resin undercoat and two finishing coats of synthetic enamel paint	m2	
1.5	**Large Metal Pipe Surfaces**		
	Preparing, priming, applying paint on large metal pipes		
A	two coats of aluminium primer, one undercoat and two finishing coats of synthetic enamel paint	m	
B	two coats of zinc chromate primer, one undercoat and two finishing coats of synthetic enamel paint	m	
1.6	**Small Metal Pipe Surfaces**		
	Preparing, priming, applying paint on small metal pipes		
A	two coats of aluminium primer, one undercoat and two finishing coats of synthetic enamel paint	m	
B	two coats of zinc chromate primer, one undercoat and two finishing coats of synthetic enamel paint	m	
1.7	**Large UPVC Pipe Surfaces**		
	Preparing, priming, applying paint on large uPVC pipes		

ITEM	DESCRIPTION	UNIT	YYYYQQ MEAN
A	one coat of polyvinyl acetate primer, one undercoat and two finishing coats of synthetic enamel paint	m	
1.8	**Small UPVC Pipe Surfaces**		
	Preparing, priming, applying paint on small uPVC pipes		
A	one coat of polyvinyl acetate primer, one undercoat and two finishing coats of synthetic enamel paint	m	
1.9	**Fire Protection**		
	Supply and spray vermiculite to general surfaces		
A	13mm thick	m2	
B	25mm thick	m2	
C	50mm thick	m2	
2	**EXTERNAL PAINTING**		
2.1	**General Surfaces**		
	Preparing, sealing, applying paint on plastered or concrete surfaces		
A	one sealer coat and two finishing coats of weathershield emulsion paint	m2	
B	one sealer coat and two finishing coats of acrylic elastomeric paint	m2	
C	one sealer coat, one texture coat and two finishing coats of weathershield emulsion paint	m2	
D	one sealer coat, one texture coat and two finishing coats of acrylic elastomeric paint	m2	
E	three coats of water based high build acrylic resin texture coat incorporating natural granite chip c/w clear top coat	m2	
	Preparing, sealing, applying paint on fairface mansory surfaces		
F	two coats of water repellant solution	m2	
3	**GENERAL**		
3.1	**Labour**		
	Supply labour to prepare and apply paint on		
A	concrete or plastered surface	m2	
B	timber surface	m2	
C	metal surface	m2	
D	large pipe surface	m	
E	small pipe surface	m	