



BILL OF QUANTITIES RESTORATION WORKS SUMMARY		
Job No: 0342(137)		Date
Job Address: Torri Qalet Marku, Qalet Marku, Baħar iċ-Ċagħaq		Jul-22
Bill No.	Description	Total Amount excl. VAT (€)
1.00	Preliminaries	
2.00	Restoration of External Façades	
4.00	Miscellaneous	
Subtotal excluding VAT (€) and including contingency		
18% VAT		
Grand Total including VAT (€) <i>subject to measurement of works</i>		

	<p>SCOPE OF WORK</p> <p>The Works included in these Bills of Quantities consist of civil, construction and restoration works of a seafront watch tower. The quantities can be referred to the architectural/structural drawings package.</p> <p>PREAMBLES</p> <p>These Bills of Quantities are to be read in conjunction with the Drawings and Restoration Method Statement.</p> <p>a Any discrepancies between any of these documents shall be promptly communicated in writing to the Architect-In-Charge (AIC).</p> <p>b The Bidder is advised to inspect the site prior to pricing this document and submitting his offer. No claims resulting from lack of information regarding the site will be entertained at any stage. Any queries can be clarified with the AIC prior to pricing.</p> <p>c The absence of any sum against any item in this bill will not relieve the Contractor from any obligation. The cost attributed to that item will be assumed as included elsewhere in this bill or in the unit rates for the works priced in the Bills of Quantities. No sums will be paid for any unpriced items at any stage of the Contract.</p> <p>d All costs involved in preparing and submitting this Offer shall be borne by the Bidder.</p> <p>e Any damages to third party properties and/or surrounding roads resulting from the carrying out of the works must be made good by the Contractor at his own expense. All remedial works shall be completed prior to the Release of Retention.</p> <p>f The Contractor shall not assign or sublet any part of the Works without the prior written consent of the AIC. If any proposal is reasonably not approved, the Contractor may submit alternatives at his own cost.</p> <p>g No rubbish, debris or any other materials shall be deposited and / or stored outside the boundary / hoarding enclosing the site and / or on public or third party properties.</p> <p>h All rates and lump sums included in these bills shall be exclusive of VAT.</p> <p>i Rates included hereunder shall include for all the ancillary materials and / or works required to fully complete the works as envisaged by the item description.</p> <p>j Works shall be measured and paid for according the respective unit rates. No lump sum values shall be inserted where rates per unit are requested.</p> <p>k All the cited rates are to be deemed inclusive of all the necessary formwork, propping and compensation for working at heights exceeding 9 metres above ground level. No claims for extra compensation for working at heights or for formwork for thicker slabs shall be entertained.</p>	
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Item	Description	Qty	Units	Rate (EXC.VAT)	Rate (Exc.VAT)
1.00	Preliminaries				
1.01	Allow for all insurances specified in this contract mainly, insurance against risk of damage to public property (own surrounding property), insurance against damage to third parties and insurance against each parties liability for any loss, damage, death or bodily harm, that may be caused to third parties, property belonging to third parties, and any person that is authorised to be onsite at any given time.	-	-	included	included
1.02	Contractor shall allow for all setting out and surveys required through out the contract period. The Contractor shall be responsible for taking detailed measurements on site. The dimensions given on the drawing / schedule are only indicative and shall not be used for manufacturing purposes.	-	-	included	included
1.03	Allow for the daily cleaning of the passages, client's and third party properties, etc from dust and/ or other materials generated by the works and for maintaining a dust-free environment, particularly by using appropriate industrial vacuum systems on site where and as required. No rubbish, debris or any other materials shall be deposited and/or stored outside the boundary/hoarding enclosing the site and/or on public or third party properties. Stockpiles at low-level sources shall be screened. Vehicles with an open load carrying area shall be covered by tarpaulin.	-	-	included	included
1.04	Contractor shall make sure that any equipment used (compressors, generators, cranes, etc) during any stage of the project, does not cause disruption by excessive noise, vibration, fumes (exhaust) etc.	-	-	included	included
1.05	Allow for coordinating with service utilities (Enemalta, WSC, GO plc, etc) for making all necessary arrangements to locate/re-route/terminate/protect any existing functional services that might be servicing the site and/or passing through and/or over the site, and shall be retained.	-	-	included	included
1.06	Allow for the provision of adequate first aid arrangements for site staff and authorised visitors, including signage, safety wear, etc, as required by law, and to ensure safety of the public around the site boundaries.	-	-	included	included
1.07	Allow for adequate storage of materials on site or off site as instructed by the AIC, including all handling and transportation costs.	-	-	included	included
1.08	The provision, fixing maintenance and eventual removal of temporary signboards , including all the necessary details about the project, which shall comply to PA specifications and L.N. 295 of 2007 (or latest equivalent). Rate shall also include for the provision, fixing and maintenance of Health & Safety signs.	1.00	L.Sum		
1.09	Supply, erect, and eventually dismantle scaffolding for vertical and inclined exterior surfaces , within tight spaces, where and as directed by the Architect in Charge. Given the battered profile of the walls assembly and footing will be along a 3.5m offset from the tower's building line along which a canvas will be placed to protect the terrain. The scaffolding will also be hoarded with an appropriate canvas. Rate shall include for floor boards, toe boards, netting, plastic sheeting and all the required fittings. Certification of scaffolding, by a competent person, shall be provided.	467.12	Sq.m.		

<p>1.10</p> <p>1.11</p>	<p>Appointing a Health and Safety Project Supervisor for both the design and the construction stages in accordance with current legislation; and for complying with the safety precautions as laid down in the contract documents and including for all safety personal clothing and equipment for all of the workers involved. The said officer shall provide:</p> <p>a) A detailed risk assessment of the works involved to complete the project from initial stages up to delivery for approval by client, prior to commencement of works.</p> <p>b) A weekly report to be presented to the AIC for onward submission to client. The report shall include all detailed information relating to site inspections carried out, health and safety interventions requested and an on-going follow up of health and safety issues raised during site inspections.</p> <p>Allow for the daily cleaning of the property, surrounding areas and roads, etc from dust and/ or other materials generated by the works and for maintaining a dust-free environment, particularly by using appropriate industrial vacum systems on site where and as required.</p>	<p>1.00</p> <p>1.00</p>	<p>L.Sum</p> <p>L.Sum</p>		
TOTAL CARRIED DOWN TO SUMMARY					

Item	Description	Qty	Units	Rate (EXC.VAT)	Rate (Exc.VAT)
2.00	Restoration of External Façades				
A	Outer Façades of Main Elevations				
2.01	Using methods approved by the architect in charge, carefully remove all metal inserts , dead cables, and all other accretions, fixed to or embedded/ chased into the masonry from any area of the façades, etc. Damaged stonework is to be repaired with a resin-based filler (as per item 2.07). Rate is to include safe disposal of resultant material.	1.00	L.Sum		
2.02	Using methods approved by the architect in charge, remove all vegetation using non-saline herbicide which is to be applied as per manufacturer's recommendations. Plant growth is to be removed by hand and the use of manual tools to eradicate roots from the joints and cavities.	11.61	Sq.m.		
2.03	Using methods approved by the architect in charge, carefully open joints to remove all loose and unsound pointing and pointing deemed to contain a high level of cement, ensuring no damage is sustained by the surrounding masonry, from any area of the façades, etc. The raking out and repointing of mortar joints will be limited to those entities that are failing or which are cementitious.	103.12	Sq.m.		
2.04	Using a stiff bristle/nylon brush as directed by AIC, brush by hand one section at a time, to remove flaky stone, dirt, soot, etc., on any area of the wall. Patina and lichen growth shall be retained.	378.40	Sq.m.		
2.05	Using a stiff bristle/ nylon brush and clean soft water free from salts having conductivity inferior to 60µs wet brush one section at a time, dirt on any area of the wall. Patina and lichen growth shall be retained. (PROVISIONAL)	189.20	Sq.m.		
2.06	Removal and treatment of graffiti markings , following a thorough analysis to determine the best least destructive method and most suitable for the material present. Rate is to include for any necessary application of poulticing using methods approved by the AIC, and a coloured velatura over area affected by graffiti. Approximate area measured as 2sq.m.	1.00	L.Sum		
	<u>Stone and mortar repair</u>				
2.07	Carefully reinstate damaged, eroded or missing flat masonry surfaces on any area of the façades, using lime-based plastic repair . This shall also include making good to resulting cavities from removal of non-historical metal fixings. All plastic repairs shall be formed such as to match adjoining stonework in colour, texture and final profile. Rate is to include for anchoring with stainless steel and/or carbon fibre rods, piecing- in with hardstone and the addition of any mixture additive or fibre strands, etc.	22.15	Sq.m.		
2.08	Chisel out, up to a depth of 180mm, clean and reinstate damaged, decayed or missing masonry elements, using good quality hardstone (coralline limestone) of matching size, shaped to match existing profile and texture. Rate is to include for any propping, provision of oversize ashlar, provision and laying of lime-based mortar and/or epoxy resin required to glue the new insert with the original fabric, provision and setting of carbon fibre dowels (if necessary), as well as all carting away of spoil material. New stonework having the same dimensions, colour and texture as the original fabric shall be utilised for structural stone replacement. Workmanship is to approximate the original when rebuilding as much as possible. Rate is to include any required bond stones to the depth as indicated by the AIC. Safe disposal of building material to an approved dumping site, including dumping charges is to be also included.	5.56	Sq.m.		
	a. Extra over for formation of flat string course (<i>fascia</i>), as instructed by the AIC.	2.75	m		
2.09	Repoint all open joints , on any area of the façades, using an hydraulic lime-based mortar with limestone dust as filler, to ensure eventual homogenous patination and to match existing pointing in colour, texture and thickness as approved by the AIC. Pointing must be as neat as possible, flush with stone surfaces and the width must be kept to a minimum as far as is technically possible, and according to best practice standards ('skond is-sengha u l-arti') .	103.12	Sq.m.		

<p>B</p> <p>2.10</p> <p>2.11</p> <p>2.12</p> <p>2.13</p> <p>2.14</p> <p>2.15</p>	<p>Inner Faces of Parapet Walls and Turret</p> <p>Using methods approved by the architect in charge, carefully remove all metal inserts, dead cables, and all other accretions, fixed to or embedded/ chased into the masonry from any area of the inner and upper faces of the parapet walls. Damaged stonework is to be repaired with a resin-based filler (as per item 2.07). Rate is to include safe disposal of resultant material.</p> <p>Using methods approved by the architect in charge, carefully open joints to remove all loose and unsound pointing and pointing deemed to contain a high level of cement, ensuring no damage is sustained by the surrounding masonry, from any area of the inner and upper faces of the parapet walls. The raking out and repointing of mortar joints will be limited to those entities that are failing or which are cementitious.</p> <p>Using a stiff bristle/nylon brush as directed by AIC, brush by hand one section at a time, to remove flaky stone, dirt, soot, etc., from any area of the inner and upper faces of the parapet walls. Patina and lichen growth shall be retained.</p> <p>Using a stiff bristle/ nylon brush and clean soft water free from salts having conductivity inferior to 60µs wet brush one section at a time, dirt, from any area of the inner and upper faces of the parapet walls. Patina and lichen growth shall be retained. (PROVISIONAL)</p> <p>Carefully reinstate damaged, eroded or missing flat masonry surfaces from any area of the inner and upper faces of the parapet walls, using lime-based plastic repair. This shall also include making good to resulting cavities from removal of non-historical metal fixings. All plastic repairs shall be formed such as to match adjoining stonework in colour, texture and final profile. Rate is to include for anchoring with stainless steel and/or carbon fibre rods, piecing- in with hardstone and the addition of any mixture additive or fibre strands, etc.</p> <p>Repoint all open joints, on any area of the façades, using an hydraulic lime-based mortar with limestone dust as filler, to ensure eventual homogenous patination and to match existing pointing in colour, texture and thickness as approved by the AIC. Pointing must be as neat as possible, flush with stone surfaces and the width must be kept to a minimum as far as is technically possible, and according to best practice standards ('skond is-sengha u l-arti').</p>	<p>1.00</p> <p>3.69</p> <p>36.94</p> <p>1.00</p> <p>1.85</p> <p>3.69</p>	<p>L.Sum</p> <p>Sq.m.</p> <p>Sq.m.</p> <p>Sq.m.</p> <p>Sq.m.</p> <p>Sq.m.</p>		
TOTAL CARRIED DOWN TO SUMMARY					

Item	Description	Qty	Units	Rate (EXC.VAT)	Rate (Exc.VAT)
4.00	Miscellaneous				
A	Fixtures				
4.01	Maintenance works for existing flag pole . Rate to include stripping of paint, servicing of ironmongery, new chord, new hooks, repainting in white and securing in place.	1.00	No.		
4.02	Maintenance works/replacement of information sign , adjacent to main door or where guided by the Architect in Charge, measuring approx. 1100mm x 700mm, using material suitable for an exposed marine environment. Artwork shall be provided by Contracting Authority.	1.00	No.		
B	Timber				
4.03	Preserve arched external timber balcony door on South Elevation . Rate to include stripping, repairs, servicing of ironmongery, repainting in neutral colour as approved by AIC and reinstalling. The severely deteriorated components of ironmongery will be replicated. Dimensions of door are 2m(h) x 0.9m(w).	1.00	No.		
4.04	Preserve external timber windows on South Elevation . Rate to include stripping, repairs, servicing of ironmongery, repainting in neutral colour as approved by AIC and reinstalling. The severely deteriorated components of ironmongery will be replicated. Dimensions of door are 0.275m(h) x 0.2m(w).	2.00	No.		
4.05	Preserve external timber window on North Elevation . Rate to include stripping, repairs, servicing of ironmongery, repainting in neutral colour as approved by AIC and reinstalling. The severely deteriorated components of ironmongery will be replicated. Dimensions of door are 1.25m(h) x 0.93m(w).	1.00	No.		
4.06	Preserve external timber window on West Elevation . Rate to include stripping, repairs, servicing of ironmongery, repainting in neutral colour as approved by AIC and reinstalling. The severely deteriorated components of ironmongery will be replicated. Dimensions of door are 0.55m(h) x 0.3m(w).	1.00	No.		
4.07	Preserve external timber doors at turret at roof level . Rate to include stripping, repairs, servicing of ironmongery, repainting in neutral colour as approved by AIC and reinstalling. The severely deteriorated components of ironmongery will be replicated. Dimensions of door are 1.65m(h) x 0.65m(w).	2.00	No.		
4.08	Maintenance works for existing internal timber staircase . Rate to include stripping of varnish, servicing of ironmongery, new joinery where necessary, repainting in new varnish and securing in place.	1.00	No.		
4.09	Manufacture and install timber cover over cistern. Dimensions of cover are 0.4m(w) x 0.6m(l). Rate shall include for ironmongery, paint in neutral colour, installation and padlock with keys.	1.00	No.		
C	Metal				
4.10	Restoration of metal main door on South Elevation . Rate is to include thorough removal of existing paint layers, application of anti-corrosion protection and at least two coatings of semi-gloss in a neutral colour as directed and approved by AIC. Dimensions of window are 2.18m(h) x 1.06m(w).	1.00	No.		
4.11	Restoration of metal railing at First Floor balcony on South Elevation . Rate is to include application of anti-corrosion protection and at least two coatings of semi-gloss black finish. Dimensions of railing are 0.9m(w).	1.00	No.		
TOTAL CARRIED DOWN TO SUMMARY					