

SECTION 1: Civil Works

Item No	Description	Unit	Quantity
1.0	PRELIMINARIES		
1.1	Mobilization / Demobilization	L.S.	
1.2	Site Establishment	L.S.	
1.3	Temporary Facilities & Services	L.S.	
1.4	Insurance and Bonds	L.S.	
1.5	Health & Safety Provisions	L.S.	
1.6	Testing & Commissioning	L.S.	
1.7	Site Survey and Layout	L.S.	

2.0 SITE WORKS & EARTHWORK

Item No	Description	Unit	Quantity
2.1	Site Clearance and Grubbing	sqm	
2.2	Removal of Trees/Stumps	nos	
2.3	Excavation in Soft Soil	cum	
2.4	Excavation in Hard Soil/Rock	cum	
2.5	Trench Excavation for Services	m	
2.6	Dewatering	L.S.	
2.7	Backfilling and Compaction - General	cum	
2.8	Backfilling Under Floors	cum	
2.9	Carting Away Surplus Material	cum	
2.10	Imported Fill Material Supply & Placement	cum	
2.11	Final Leveling and Grading	sqm	

3.0 CONCRETE WORKS

Item No	Description	Unit	Quantity
3.1	Plain Cement Concrete (PCC) - Blinding	cum	

Item No	Description	Unit	Quantity
3.2	RCC for Footings	cum	
3.3	RCC for Grade Beams	cum	
3.4	RCC for Columns	cum	
3.5	RCC for Beams	cum	
3.6	RCC for Slabs	cum	
3.7	RCC for Stairs	cum	
3.8	RCC for Lintels and Parapets	cum	
3.9	Concrete Curing	sqm	
3.10	Formwork - General	sqm	
3.11	Reinforcement - Supply and Fixing	kg	
3.12	Grouting Works	L.S.	
3.13	Construction / Expansion Joints	m	

4.0 MASONRY WORKS

Item No	Description	Unit	Quantity
4.1	Brickwork in Foundations	cum	
4.2	Brickwork in Superstructure	cum	
4.3	Blockwork - Solid Concrete Blocks	cum	
4.4	Blockwork - Hollow Blocks	cum	
4.5	AAC Blocks	cum	
4.6	Stone Masonry - Random Rubble	cum	
4.7	Stone Masonry - Ashlar	cum	
4.8	DPC (Damp Proof Course)	sqm	
4.9	Mortar Mixing and Supply	L.S.	

5.0 PLASTERING & RENDERING

Item No	Description	Unit	Quantity
5.1	Internal Wall Plaster - Single Coat	sqm	
5.2	Internal Wall Plaster - Double Coat	sqm	

Item No	Description	Unit	Quantity
5.3	Smooth Finish Plaster	sqm	
5.4	External Wall Render - Sand/Cement	sqm	
5.5	External Waterproof Render	sqm	
5.6	Textured / Patterned Render	sqm	
5.7	Ceiling Plastering	sqm	
5.8	Decorative Cornices / Mouldings	m	

6.0 INTERNAL FINISHES

Item No	Description	Unit	Quantity
6.1	Wall Primer	sqm	
6.2	Emulsion Paint	sqm	
6.3	Enamel Paint	sqm	
6.4	Texture Paint	sqm	
6.5	Wallpaper Installation	sqm	
6.6	Wall Panels (Wood / PVC)	sqm	
6.7	Gypsum False Ceiling	sqm	
6.8	Suspended Grid Ceiling	sqm	
6.9	PVC Ceiling Panels	sqm	
6.10	Acoustic Ceiling Panels	sqm	
6.11	Cement Screed Flooring	sqm	
6.12	Ceramic / Porcelain Tiling	sqm	
6.13	Marble / Granite Flooring	sqm	
6.14	Vinyl / Laminate Flooring	sqm	
6.15	Epoxy Flooring	sqm	
6.16	Carpet Tiles	sqm	
6.17	Skirting - Ceramic / Marble / PVC	m	
6.18	Internal Stairs - Tiling	sqm	
6.19	Internal Handrails / Nosings	m	
6.20	Internal Doors - Wooden / PVC / Metal	nos	

Item No	Description	Unit	Quantity
6.21	Windows - Wooden / UPVC / Aluminum	nos	
6.22	Cabinets / Wardrobes	nos	
6.23	Shelving Units	nos	

7.0 EXTERNAL FINISHES & CLADDING

Item No	Description	Unit	Quantity
7.1	External Wall Plaster - Smooth Finish	sqm	
7.2	Textured / Patterned Render	sqm	
7.3	Waterproof Exterior Render	sqm	
7.4	Exterior Paint - Acrylic / Weatherproof	sqm	
7.5	Vinyl Siding - Horizontal Lap	sqm	
7.6	Vinyl Siding - Vertical Board & Batten	sqm	
7.7	Vinyl Siding - Shake / Shingle Style	sqm	
7.8	Vinyl Siding Accessories - J-Channels	m	
7.9	Vinyl Siding Accessories - Corner Posts	m	
7.10	Vinyl Siding Accessories - Starter Strips	m	
7.11	Vinyl Siding Accessories - Finish Trim	m	
7.12	Vinyl Siding Accessories - Undersill Trim	m	
7.13	Vinyl Siding Accessories - Soffit	sqm	
7.14	Vinyl Siding Accessories - Fascia	m	
7.15	Vinyl Siding Accessories - Drip Caps	m	
7.16	Fiber Cement Siding - Planks	sqm	
7.17	Fiber Cement Panels	sqm	
7.18	Fiber Cement Trim Boards	m	
7.19	Metal Cladding - Corrugated Panels	sqm	
7.20	Metal Cladding - Standing Seam	sqm	
7.21	Wood Siding - Horizontal / Vertical	sqm	
7.22	Stone Veneer Cladding	sqm	
7.23	Brick Veneer Cladding	sqm	

Item No	Description	Unit	Quantity
7.24	Composite / ACM Panels	sqm	
7.25	EIFS System	sqm	
7.26	Decorative Screens / Louvers	sqm	
7.27	Weatherproof Membrane	sqm	
7.28	Flashings	m	
7.29	Soffit and Fascia Panels	m	
7.30	Gutters and Downpipes	m	

8.0 ROOFING WORKS

Item No	Description	Unit	Quantity
8.1	RCC Slab Roofing	sqm	
8.2	Metal Sheet Roofing	sqm	
8.3	Tile Roofing - Clay / Concrete	sqm	
8.4	Asphalt Shingles	sqm	
8.5	Bituminous Membrane Waterproofing	sqm	
8.6	APP Membrane Waterproofing	sqm	
8.7	Liquid Applied Waterproofing	sqm	
8.8	Thermal Insulation	sqm	
8.9	Vapor Barrier	sqm	
8.10	Roof Drainage - Gutters / Downpipes / Scuppers	m	
8.11	Roof Flashings	m	
8.12	Roof Access Hatch	nos	
8.13	Skylights	nos	

9.0 CARPENTRY & JOINERY

Item No	Description	Unit	Quantity
9.1	Wooden Doors	nos	
9.2	Flush Doors	nos	
9.3	Fire Rated Doors	nos	

Item No	Description	Unit	Quantity
9.4	Windows - Wooden / Aluminum / UPVC	nos	
9.5	Glazing - Single / Double	sqm	
9.6	Kitchen Cabinets	m	
9.7	Wardrobes	m	
9.8	Vanities	nos	
9.9	Shelving Units	nos	
9.10	Staircase Handrails	m	
9.11	Pergolas / Gazebos	sqm	

10.0 STEEL WORKS

Item No	Description	Unit	Quantity
10.1	Structural Steel Frames	tonne	
10.2	Beams and Columns	tonne	
10.3	Steel Staircases	nos	
10.4	Railings & Balustrades	m	
10.5	Gates	nos	
10.6	Grills & Security Screens	sqm	
10.7	Rolling Shutters	sqm	
10.8	Ladders	nos	
10.9	Canopies / Awnings	sqm	

11.0 PAINTING & DECORATIVE FINISHES

Item No	Description	Unit	Quantity
11.1	Internal Wall Primer	sqm	
11.2	Emulsion Paint	sqm	
11.3	Enamel Paint	sqm	
11.4	Texture Paint	sqm	
11.5	External Weatherproof Paint	sqm	
11.6	Woodwork Staining / Varnishing	sqm	

Item No	Description	Unit	Quantity
11.7	Metalwork Anti-Corrosive Paint	sqm	
11.8	Decorative Finishes	sqm	

12.0 MISCELLANEOUS CONCRETE WORKS

Item No	Description	Unit	Quantity
12.1	Kerbs	m	
12.2	Channels	m	
12.3	Bollards	nos	
12.4	Ramps	sqm	
12.5	Steps	nos	
12.6	Planter Boxes	nos	
12.7	Concrete Benches	nos	

13.0 EXTERNAL / SITE DEVELOPMENT

Item No	Description	Unit	Quantity
13.1	Interlock Paving	sqm	
13.2	Concrete Pavement	sqm	
13.3	Gravel Paths	sqm	
13.4	Asphalt Paving	sqm	
13.5	Boundary Wall - Masonry / Precast / Metal	m	
13.6	Main Gates - Sliding / Swing	nos	
13.7	Landscaping - Grass / Turf	sqm	
13.8	Landscaping - Trees / Plants	nos	
13.9	Irrigation System	L.S.	
13.10	External Drainage Works	m	
13.11	External Water Supply Lines	m	
13.12	External Electrical Conduits / Ducts	m	
13.13	Street / Garden Lighting	nos	
13.14	Road Markings	m	

Item No	Description	Unit	Quantity
13.15	Signage	nos	
13.16	Retaining Walls	m	

SECTION 2: Electrical Works

1.0 PRELIMINARIES

Item No	Description	Unit	Quantity
1.1	Mobilization / Demobilization	L.S.	
1.2	Site Establishment	L.S.	
1.3	Testing & Commissioning	L.S.	
1.4	Shop Drawings & Submittals	L.S.	

2.0 CONDUITS & TRUNKING SYSTEM

Item No	Description	Unit	Quantity
2.1	PVC Conduit - Concealed	m	
2.2	PVC Conduit - Surface Mounted	m	
2.3	Flexible Conduit	m	
2.4	Metal Conduit	m	
2.5	Cable Trunking / Trays	m	
2.6	Junction Boxes	nos	
2.7	Pull Boxes	nos	

3.0 WIRING & CABLING

Item No	Description	Unit	Quantity
3.1	Light Circuit Wiring (Copper)	m	
3.2	Power Circuit Wiring	m	
3.3	Socket Circuit Wiring	m	
3.4	AC Unit Wiring	m	
3.5	Main Incoming Cable	m	

Item No	Description	Unit	Quantity
3.6	Sub-main Cable	m	
3.7	Control Wiring	m	
3.8	Data / Telephone Cables	m	

4.0 SWITCHES & SOCKETS

Item No	Description	Unit	Quantity
4.1	Light Switch - 1 gang	nos	
4.2	Light Switch - 2 gang	nos	
4.3	Light Switch - 3 gang	nos	
4.4	Light Switch - 4 gang	nos	
4.5	13A Socket Outlet	nos	
4.6	15/16A Socket Outlet	nos	
4.7	20A DP Switch	nos	
4.8	Fan Regulator	nos	
4.9	Weatherproof Outdoor Socket	nos	

5.0 DISTRIBUTION BOARDS & PANELS

Item No	Description	Unit	Quantity
5.1	Main Distribution Board (MDB)	nos	
5.2	Sub Distribution Board (SDB)	nos	
5.3	Consumer Unit	nos	
5.4	Isolator Switch	nos	
5.5	Circuit Breakers (MCB, MCCB, RCD)	nos	
5.6	Busbar Chambers	nos	
5.7	Meter Box	nos	

6.0 LIGHTING FIXTURES

Item No	Description	Unit	Quantity
6.1	Ceiling-mounted LED Light	nos	

Item No	Description	Unit	Quantity
6.2	Surface-mounted Light	nos	
6.3	Recessed Downlight	nos	
6.4	Pendant Light Fixture	nos	
6.5	Wall Light Fixture	nos	
6.6	Floodlight	nos	
6.7	Street Light	nos	
6.8	Emergency / Exit Light	nos	
6.9	Bollard / Landscape Lighting	nos	

7.0 FANS & EXHAUST SYSTEMS

Item No	Description	Unit	Quantity
7.1	Ceiling Fan	nos	
7.2	Exhaust Fan	nos	
7.3	Inline Duct Fan	nos	
7.4	Ventilation Louvers	nos	

8.0 EARTHING SYSTEM

Item No	Description	Unit	Quantity
8.1	Earth Electrode / Rod	nos	
8.2	Earth Pit Construction	nos	
8.3	Earth Cable - Copper	m	
8.4	Earth Busbar	nos	
8.5	Testing and Commissioning of Earthing System	L.S.	

9.0 LIGHTNING PROTECTION SYSTEM

Item No	Description	Unit	Quantity
9.1	Air Terminals / Rods	nos	
9.2	Down Conductors	m	
9.3	Test Joints	nos	

Item No	Description	Unit	Quantity
9.4	Lightning Arrestor	nos	
9.5	Earth Termination Network	L.S.	

10.0 GENERATOR / BACKUP SYSTEM

Item No	Description	Unit	Quantity
10.1	Generator Supply & Installation	nos	
10.2	Automatic Transfer Switch (ATS)	nos	
10.3	Generator Fuel Tank	nos	
10.4	Generator Foundation Works	L.S.	
10.5	Cabling from Generator to MDB	m	

11.0 EXTERNAL ELECTRICAL WORKS

Item No	Description	Unit	Quantity
11.1	Underground Power Cabling	m	
11.2	External Conduits / Duct Banks	m	
11.3	External Lighting Poles	nos	
11.4	Bollard Lights	nos	
11.5	External DB / Pillar Box	nos	
11.6	Road / Pathway Lighting	nos	
11.7	Garden / Landscape Lighting	nos	

12.0 LOW VOLTAGE / SPECIAL SYSTEMS

Item No	Description	Unit	Quantity
12.1	Fire Alarm Control Panel	nos	
12.2	Smoke / Heat Detectors	nos	
12.3	Manual Call Points	nos	
12.4	Sounders / Beacons	nos	
12.5	Emergency Voice Evacuation System	L.S.	
12.6	Structured Cabling / Data Points	nos	

Item No	Description	Unit	Quantity
12.7	Telephone Outlets	nos	
12.8	TV / MATV Outlets	nos	
12.9	CCTV Cameras	nos	
12.10	CCTV Control Equipment	L.S.	
12.11	Access Control Readers	nos	
12.12	Intruder Alarm Sensors	nos	
12.13	Public Address Speakers	nos	
12.14	Building Management System (BMS)	L.S.	

13.0 MISCELLANEOUS

Item No	Description	Unit	Quantity
13.1	Testing and Commissioning - Whole Electrical System	L.S.	
13.2	As-Built Drawings	L.S.	
13.3	Operation & Maintenance Manuals	L.S.	

SECTION 3: Plumbing Works

1.0 PRELIMINARIES

Item No	Description	Unit	Quantity
1.1	Mobilization / Demobilization	L.S.	
1.2	Site Establishment	L.S.	
1.3	Shop Drawings & Submittals	L.S.	
1.4	Testing & Commissioning	L.S.	

2.0 WATER SUPPLY PIPING SYSTEM

Item No	Description	Unit	Quantity
2.1	uPVC Cold Water Pipes	m	
2.2	CPVC Pipes	m	
2.3	PPR Pipes	m	

Item No	Description	Unit	Quantity
2.4	HDPE Pipes	m	
2.5	Galvanized Iron (GI) Pipes	m	
2.6	Copper Pipes	m	
2.7	Pipe Sleeves	nos	
2.8	Insulation of Pipes	m	
2.9	Pipe Clamps / Supports	nos	

3.0 WATER SUPPLY FITTINGS & VALVES

Item No	Description	Unit	Quantity
3.1	Elbows / Bends / Tees	nos	
3.2	Couplings / Unions	nos	
3.3	Reducers	nos	
3.4	Ball Valves	nos	
3.5	Gate Valves	nos	
3.6	Check Valves	nos	
3.7	Pressure Reducing Valves	nos	
3.8	Strainers	nos	
3.9	Air Release Valves	nos	

4.0 DRAINAGE / SEWER PIPING SYSTEM

Item No	Description	Unit	Quantity
4.1	uPVC Drainage Pipes	m	
4.2	PVC Soil / Waste Pipes	m	
4.3	HDPE / PE Drain Pipes	m	
4.4	Cast Iron Drain Pipes	m	
4.5	Pipe Sleeves	nos	
4.6	Pipe Clamps / Supports	nos	
4.7	Flexible Rubber Couplings	nos	
4.8	Vent Pipes	m	

5.0 DRAINAGE FITTINGS & ACCESSORIES

Item No	Description	Unit	Quantity
5.1	Bends / Tees / Junctions	nos	
5.2	Cleanouts	nos	
5.3	Inspection Chambers	nos	
5.4	Floor Traps	nos	
5.5	Floor Drains	nos	
5.6	Gully Traps	nos	
5.7	Grease Trap	nos	
5.8	Manholes	nos	
5.9	Catch Basins	nos	

6.0 SANITARY FIXTURES

Item No	Description	Unit	Quantity
6.1	Water Closets (European / Asian)	nos	
6.2	Wash Basins	nos	
6.3	Pedestal Basins	nos	
6.4	Countertop Basins	nos	
6.5	Urinals	nos	
6.6	Shower Sets	nos	
6.7	Bath Tubs	nos	
6.8	Kitchen Sinks	nos	
6.9	Utility / Laundry Sinks	nos	
6.10	Bidet	nos	
6.11	Mixing Taps / Faucets	nos	
6.12	Health Faucets	nos	
6.13	Flush Valves / Cisterns	nos	

7.0 WATER STORAGE & PUMPING SYSTEM

Item No	Description	Unit	Quantity
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Item No	Description	Unit	Quantity
7.1	Overhead Water Tank	nos	
7.2	Underground Water Tank	nos	
7.3	Sump Tank	nos	
7.4	Booster Pump Set	nos	
7.5	Submersible Pump	nos	
7.6	Transfer Pump	nos	
7.7	Control Panel for Pumps	nos	
7.8	Level Sensors	nos	
7.9	Float Valves	nos	
7.10	Non-Return Valves	nos	

8.0 ROOF & SURFACE DRAINAGE

Item No	Description	Unit	Quantity
8.1	Roof Rainwater Downpipes	m	
8.2	Roof Rainwater Outlets / Hoppers	nos	
8.3	Gutter Systems	m	
8.4	Channel Drains	m	
8.5	Site Storm Water Pipes	m	
8.6	Site Drainage Channels	m	
8.7	Catch Pits / Sumps	nos	

9.0 GAS PIPING SYSTEM (if applicable)

Item No	Description	Unit	Quantity
9.1	Gas Pipes - Medium / Low Pressure	m	
9.2	Gas Valves	nos	
9.3	Flexible Connectors	nos	
9.4	Gas Meters	nos	
9.5	Pressure Regulators	nos	
9.6	Gas Leak Detection System	L.S.	

10.0 FIRE FIGHTING PIPING (Basic Plumbing Scope)

Item No	Description	Unit	Quantity
10.1	Fire Water Supply Pipes	m	
10.2	Landing Valves	nos	
10.3	Fire Hose Reels	nos	
10.4	Fire Hydrants	nos	
10.5	Sprinkler Heads	nos	
10.6	Sprinkler Branch Piping	m	
10.7	Pump Connection Piping	m	
10.8	Isolation Valves	nos	

11.0 MISCELLANEOUS ITEMS

Item No	Description	Unit	Quantity
11.1	Pipe Sleeving through Walls/Floors	nos	
11.2	Core Drilling for Pipes	nos	
11.3	Pipe Supports & Hangers	nos	
11.4	Identification Labels / Markers	nos	
11.5	Pipe Insulation	m	

12.0 TESTING & COMMISSIONING

Item No	Description	Unit	Quantity
12.1	Hydrostatic Pressure Testing	L.S.	
12.2	Disinfection / Flushing of Water System	L.S.	
12.3	Testing of Drainage System	L.S.	
12.4	Gas Piping Pressure Test (if applicable)	L.S.	
12.5	Commissioning Reports & Certificates	L.S.	

SECTION 4: Other / Miscellaneous Works

1.0 PRELIMINARIES & SITE FACILITIES

Item No	Description	Unit	Quantity
1.1	Mobilization / Demobilization	L.S.	
1.2	Temporary Site Office	nos	
1.3	Temporary Toilets	nos	
1.4	Temporary Fencing / Hoarding	m	
1.5	Site Access Control / Gate	nos	
1.6	Site Water Connection	L.S.	
1.7	Site Electricity Connection	L.S.	

2.0 BOUNDARY WALLS & GATES

Item No	Description	Unit	Quantity
2.1	Masonry Boundary Wall	m	
2.2	Precast Concrete Wall	m	
2.3	Metal Fence	m	
2.4	Main Vehicular Gate	nos	
2.5	Pedestrian Gate	nos	
2.6	Decorative Gate / Archway	nos	

3.0 LANDSCAPING & GARDENING

Item No	Description	Unit	Quantity
3.1	Excavation / Grading for Landscaping	sqm	
3.2	Topsoil Supply & Spreading	cum	
3.3	Grass / Turf Laying	sqm	
3.4	Planting of Trees	nos	
3.5	Planting of Shrubs / Bushes	nos	
3.6	Flower Beds	sqm	
3.7	Irrigation System - Main Lines	m	
3.8	Sprinkler Heads / Emitters	nos	
3.9	Garden Edging	m	
3.10	Mulch / Bark Coverage	sqm	

4.0 HARDSCAPE / PAVING

Item No	Description	Unit	Quantity
4.1	Concrete Paving	sqm	
4.2	Interlock Block Paving	sqm	
4.3	Gravel Pathways	sqm	
4.4	Asphalt Pathways / Roads	sqm	
4.5	Kerbstone Installation	m	
4.6	Ramps for Disabled Access	sqm	
4.7	Steps / Stairs - External	nos	

5.0 EXTERNAL FURNITURE & FITTINGS

Item No	Description	Unit	Quantity
5.1	Benches	nos	
5.2	Picnic Tables	nos	
5.3	Pergolas / Gazebos	sqm	
5.4	Planters / Pots	nos	
5.5	Bicycle Racks	nos	
5.6	Bollards	nos	
5.7	Trash Bins	nos	
5.8	Drinking Fountains	nos	

6.0 SIGNAGE & WAYFINDING

Item No	Description	Unit	Quantity
6.1	Main Entrance Sign	nos	
6.2	Directional Signs	nos	
6.3	Informational / Map Boards	nos	
6.4	Safety / Warning Signs	nos	
6.5	Road / Parking Markings	m	

7.0 EXTERNAL LIGHTING (if not in electrical)

Item No	Description	Unit	Quantity
7.1	Pole Lights	nos	
7.2	Bollard Lights	nos	
7.3	Wall-mounted External Lights	nos	
7.4	Floodlights	nos	
7.5	Uplights / Spotlights	nos	
7.6	In-ground / Recessed Path Lights	nos	
7.7	Power Cabling for External Lights	m	

8.0 WATER FEATURES

Item No	Description	Unit	Quantity
8.1	Decorative Fountain	nos	
8.2	Waterfall Feature	nos	
8.3	Reflecting Pool / Pond	sqm	
8.4	Water Circulation Pump	nos	
8.5	Filtration System	nos	

9.0 PLAYGROUNDS & SPORTS AREAS

Item No	Description	Unit	Quantity
9.1	Playground Equipment	set	
9.2	Safety Surfacing	sqm	
9.3	Sports Court Markings	sqm	
9.4	Goalposts / Hoops	nos	
9.5	Exercise / Fitness Equipment	nos	

10.0 EXTERNAL SERVICES / UTILITIES

Item No	Description	Unit	Quantity
10.1	Underground Ducts / Conduits	m	
10.2	Utility Trenches	m	
10.3	Inspection Chambers / Boxes	nos	

Item No	Description	Unit	Quantity
10.4	External Drainage Channels	m	
10.5	Water Supply Lines	m	
10.6	Sewer / Storm Drain Lines	m	

11.0 WASTE MANAGEMENT

Item No	Description	Unit	Quantity
11.1	Waste Collection Area Slab	sqm	
11.2	Garbage Storage Bins	nos	
11.3	Enclosure Walls / Screens	sqm	

12.0 FINAL CLEANING & HANDOVER

Item No	Description	Unit	Quantity
12.1	General Site Cleaning	L.S.	
12.2	Removal of Construction Debris	L.S.	
12.3	Handover Documentation	L.S.	
12.4	Maintenance Manual Preparation	L.S.	