

				2010 - 2012 Prices	
Annex Ai: Estimate for the Construction and Finishing a typical Terraced House					
Item	Description	Qty	Unit	Rate including Taxes & Other Duties but exclusive of VAT	Amount including Taxes & Other Duties but exclusive of VAT
General project description					
A	This Estimate represents the cost for the construction and finishing of a standard type of local terraced house that incorporates a ground, first and roof level. The internal floor area is about 174sq.mtrs				
B	The type of design for this terraced house is based on the Flat Roof method and constructed with load bearing masonry walls (soft stone blocks and hollow concrete blocks) and reinforced concrete material				
C	Rates including all the local and foreign taxes and duties but exclude VAT also rates are based on the current market rate for a two-storey terraced house				
D	For the purpose of this estimate the soil excavation is split in three categories. i.e. Vegetable soil, loose material and hard rock.				
Item	Description	Qty	Unit	Rate including Taxes & Other Duties but exclusive of VAT	Amount including Taxes & Other Duties but exclusive of VAT
Bill A : Site Preparation and Ground Works					
A1	Excavate to remove all vegetable soil average depth 500mm, load and transport to an approved storage site.	95	cu.mtr.	€10.00	€950.00
A2	Excavate in loose material average depth 500mm, load and transport to an approved dumping site. Rate is to include for the local dumping fee charge	95	cu.mtr.	€14.00	€1,330.00
A3	Excavate in solid rock to bring up the required levels average depth 500mm, load and transport to an approved dumping site. Rate is to include for the local dumping fee charge	95	cu.mtr.	€17.25	€1,638.75
A4	Supply, transport to site, unload, level and compact selected hard core material	180	cu.mtr.	€14.00	€2,520.00
A	Site Preparation and ground works carried forward to General Summary:				€6,438.75
Item	Description	Qty	Unit	Rate including Taxes & Other Duties but exclusive of VAT	Amount including Taxes & Other Duties but exclusive of VAT
Bill B : Concrete Works below DPC					
Rates for all concrete items requiring formwork are to include all necessary formwork, scaffolding and reinforcement (measured separately).					
Provide and lay in situ concrete Grade C25, reinforced in forming:					
B1	50mm average thickness of blinding layer to receive strip foundations	115	sq.mtr.	€8.00	€920.00
B2	Levelling strip foundations	12	cu.mtr.	€160.00	€1,920.00
B3	100mm thick sub floor	115	sq.mtr.	€11.25	€1,293.75
B	Concrete works below DPC carried forward to General Summary:				€4,133.75
Item	Description	Qty	Unit	Rate including Taxes & Other Duties but exclusive of VAT	Amount including Taxes & Other Duties but exclusive of VAT
Bill C : Reinforcement below DPC					
Supply and lay mesh fabric steel reinforcement including all the necessary lapping					
C1	Mesh C503	60	sq.mtr.	€5.04	€302.40
C2	Mesh A98	114	sq.mtr.	€2.92	€332.88
C	Reinforcement below DPC carried forward to General Summary:				€635.28

Item	Description	Qty	Unit	Rate including Taxes & Other Duties but exclusive of VAT	Amount including Taxes & Other Duties but exclusive of VAT
Bill D : Masonry and block works below DPC					
Provide and construct walls, set and bedded in gauged mortar (1:1:6) cement: sand : xahx. Rate is also to include the pointing of wall joints to;					
D1	230mm thick soft stone walls quarry faced both sides	103	sq.mtr.	€12.20	€1,256.60
D2	-Ditto- but 175mm thick	8	sq.mtr.	€11.90	€95.20
D	Masonry and block works below DPC carried forward to General Summary :				€1,351.80
Item	Description	Qty	Unit	Rate including Taxes & Other Duties but exclusive of VAT	Amount including Taxes & Other Duties but exclusive of VAT
Bill E : DPC and Waterproofing works					
E1	Supply and lay hyload type, in horizontal damp proof course to comply with the Sanitary Laws.	25	sq.mtr.	€14.00	€350.00
E2	Supply, lay and torch weld 5Kg/m ² thick spun bound non-woven polyester mesh reinforced bituminous and mineral slated chipping waterproof membrane to blinding layer. The rate shall include the removal of dust or loose material from the existing concrete surface and apply two coats of spirit based bituminous solution as primer. The primer has to penetrate and seal surface and provide a base to the waterproofing membrane. It should be applied according to the manufacturer's specifications.	114	sq.mtr.	€9.08	€1,035.12
E	DPC and Waterproofing works carried forward to General Summary :				€1,385.12
Item	Description	Qty	Unit	Rate including Taxes & Other Duties but exclusive of VAT	Amount including Taxes & Other Duties but exclusive of VAT
Bill F : Masonry and Block works above DPC					
Provide and construct walls, set and bedded in gauged mortar (1:1:6) cement: sand : xahx. Rate is also to include the pointing of wall joints to;					
F1	230 mm thick single skin soft stone wall, fair faced both sides.	650	sq.mtr.	€14.32	€9,308.00
F2	-Ditto- but 175mm thick	36	sq.mtr.	€13.53	€487.08
F3	230 mm thick precast hollow concrete block walls, single density type.	139	sq.mtr.	€15.38	€2,137.82
Extra over plain stonework for:-					
F4	Formation of vertical members, projection n.e. 75mm.	14	mtrs.	€9.55	€133.70
F5	Formation of horizontal band n.e. 150mm wide.	10	mtrs.	€11.46	€114.60
F	Masonry and block works above DPC carried forward to General Summary :				€12,181.20
Item	Description	Qty	Unit	Rate including Taxes & Other Duties but exclusive of VAT	Amount including Taxes & Other Duties but exclusive of VAT
Bill G : Concrete works above DPC					
Rates for all concrete items requiring formwork are to include all necessary formwork, scaffolding and reinforcement (measured separately).					
Provide and lay in situ concrete Grade C25, reinforced in forming:					
G1	Beams/Lintols and flush beams	3	cu.mtr.	€452.44	€1,357.32
G2	150mm thick suspended slab including one layer BRC mesh C503	307	sq.mtr.	€22.81	€7,002.67
G3	Add for every 25 mm additional thickness of concrete in ground and suspended slab	153	sq.mtr.	€2.92	€446.76
G4	Suspended straight stairs, each step 300mm going and 165mm riser and required chasing in walls for concrete bearing including of Quarter landings.		Lump Sum		€1,600.00

G Concrete works above DPC carried forward to General Summary :										€10,406.75	
Item	Description	Qty	Unit	Rate including Taxes & Other Duties but exclusive of VAT	Amount including Taxes & Other Duties but exclusive of VAT						
Bill H : Reinforcement above DPC											
Supply and lay mesh fabric steel reinforcement including all the necessary lapping											
H1	Mesh C503	612	sq.mtr.	€5.07	€3,102.84						
High Tensile Steel Bar Reinforcement including cutting, bending and fixing											
H2	T20mm diameter	550	Kgs.	€1.68	€924.00						
H3	T25mm diameter	1200	Kgs.	€1.68	€2,016.00						
H4	T10mm diameter Links	160	Kgs.	€1.82	€291.20						
H5	T12mm diameter Links	88	Kgs.	€1.82	€160.16						
H Reinforcement above DPC carried forward to General Summary :										€6,494.20	
Item	Description	Qty	Unit	Rate including Taxes & Other Duties but exclusive of VAT	Amount including Taxes & Other Duties but exclusive of VAT						
Bill J : Roof works											
J1	Thoroughly clean surface of concrete and apply one coat primer and one full coat of approved tar as waterproofing. The waterproofing is to be carried up all upstands to a minimum of 300mm (12") in height.	140	sq.mtr.	€3.50	€490.00						
J2	Supply and lay 50mm thick expanded polystyrene insulation layer laid over concrete suspended slab and beneath "torba" and concrete screed.	140	sq.mtr.	€10.00	€1,400.00						
J3	Supply and spread,150mm (average) bed of "torba" laid to required falls on expanded polystyrene layer.	140	sq.mtr.	€4.00	€560.00						
J4	Supply and lay, 100mm thick C20 concrete in roof screed.	140	sq.mtr.	€12.00	€1,680.00						
J5	4mm thick bituminous waterproofing membrane, torch welded type, inclusive of turn-ups and overlaps.	140	sq.mtr.	€9.08	€1,271.20						
J6	Cement and sand (1:3) in triangular fillet between wall and concrete slab, approximate dimension 40 x 40mm.	65	mtrs.	€2.50	€162.50						
J7	Form chase in existing concrete roof screed, fill and sealed joints with approved material.	26	mtrs.	€12.25	€318.50						
J Roofing works carried forward to General Summary :										€5,882.20	
Item	Description	Qty	Unit	Rate including Taxes & Other Duties but exclusive of VAT	Amount including Taxes & Other Duties but exclusive of VAT						
Bill K : Finishing works											
<u>Rendering</u>											
K1	Render surfaces of concrete / brick walls externally, in 2 coats 3 mm thick base coat and setting coat cement: sand (1:6).	127	sq.mtr.	€7.42	€942.34						
K2	Rendering to walls / ceilings with gypsum plaster including basecoat and smooth finishing coat 'finitura'.Rate also include for cornerbeads to edges, jams, etc.	926	sq.mtr.	€7.63	€7,065.38						
K3	Render surfaces of walls externally using approved propriety cement based render in 2 coats including basecoat and quartz surface finish ("silicato").	57	sq.mtr.	€23.73	€1,352.61						
<u>Painting</u>											
K4	Apply one mist coat and two coats of approved quality air permeable water based paint to walls and ceilings.	926	sq.mtr.	€4.11	€3,805.86						
<u>Marble works</u>											
K5	Provide and lay white carrara marble, 25 mm thick, including laying, polishing and formation of splayed edge to threads of stairs and window sills		Lump Sum		€2,000.00						
K6	Manufacture and install red deal handrail with 125 diameter balusters. Sum is to include for the weathering of wood and all the approved types of polishing.		Lump Sum		€1,500.00						
K7	Provide and lay slate tiles to stairs and landing from 1st floor to roof level		Lump Sum		€900.00						

K	Finishing works carried forward to General Summary :				€17,566.19
Item	Description	Qty	Unit	Rate including Taxes & Other Duties but exclusive of VAT	Amount including Taxes & Other Duties but exclusive of VAT
	<u>Bill L : Tiling works</u>				
	All tiling works shall include for laying/fixing with cement/sand mortar and grouting of joints with approved grouting material				
	<u>Beds</u>				
L1	Bed of 10 mm chippings/sand, 100 mm (average) thick spread and levelled over "torba" to receive ceramic tiles.	273	sq.mtr.	€3.10	€846.30
	<u>Floor Tiles</u>				
L2	Fully vitrified Gres ceramic floor tiles 450 mm x 450 mm.	253	sq.mtr.	€25.00	€6,325.00
L3	Fully vitrified non-slip Gres ceramic floor tiles 450 mm x 450mm	20	sq.mtr.	€30.00	€600.00
L	Tiling works carried forward to General Summary :				€7,771.30
Item	Description	Qty	Unit	Rate including Taxes & Other Duties but exclusive of VAT	Amount including Taxes & Other Duties but exclusive of VAT
	<u>Bill M : Joinery and metal works</u>				
	Rates for internal / external joinery are to include for the manufacture and fixing of doors with fittings and inclusive of all necessary frames/linings, architrave's and ironmongery.				
M1	Solid oak door with v-groove panel feature solid oak jambs and architraves. (dims. 1000 x 2200mm)	10	no.	€600.00	€6,000.00
M2	Solid eroko external door with panel features and eroko jambs and architraves	1	no.	€1,200.00	€1,200.00
	<u>Aluminium Windows</u>				
M3	Supply and fix in position Bianco Perla coloured various sizes aluminium window with double laminated clear glass.	7	no.	€350.00	€2,450.00
	<u>Aluminium doors</u>				
M4	Supply and fix in position Bianco Perla coloured various sizes aluminium doors with double laminated clear glass.	5	no.	€450.00	€2,250.00
	<u>Metal works</u>				
M5	Supply and fix in position approximately 2400mm x 2100mm 4 leaf galvanized steel door including all hinges, staples, lock etc.	1	no.	€500.00	€500.00
M	Joinery and metal works carried forward to General Summary :				€12,400.00
Item	Description	Qty	Unit	Rate including Taxes & Other Duties but exclusive of VAT	Amount including Taxes & Other Duties but exclusive of VAT
	<u>Bill N : Bathrooms en suite and Soffit works</u>				
	Supply and fix Grey non slip Gres ceramic floor tiles, 6mm thick, with and				
	including cement and sand bedding, including epoxy grouting. Rate to				
	include for laying in appropriate bays including approved expansion joints.				
	including 50 to 75mm thick bed of sand. floor tiles approx 18m² Supply and fix				
	White Wall tiles; Hack walls as necessary, supply and fix ceramic wall tiles,				
	6mm thick, inc. epoxy grouting ; wall tiles approx. 75m².. Supply and fix the				
	following coloured sanitary fittings and fixtures (including connecting up				
	where necessary) ; Vitreous china wash hand lavatory basin, normal type,				
	including pair of brackets, including normal type single lever combined for				
	hot and cold chrome dispenser which includes a lever operated waste outlet				
	and fitting, 40-50mm diameter plastic bottle trap, 2 in number chrome				
	plated angle valves and flexible connectors. (including half pedestal)				

	Vitreous china low level water closet suite, normal type, heavy duty cover				
	(seat) and water waste preventor, chrome plated angle valve and flexible				
	connectors Ceramic Shower Trays including connection of waste water				
	drains including wall mounted hot and cold mixer including wall mounted				
	shower head including flexible pipe between mixer and shower head ,				
	Stainless steel Towel rail, Toilet paper holder, Two (2) in nr. Soap holders				
	per bathroom, Shower cubicle 90 degrees approx 1000mm x 1000mm x				
	2000mm high (with sliding door), Electric water heater, medicine chest incl.				
	mirror. Supply and installation of all plumbing (Pipes and fittings as				
	follows: From tanks – 28 mm pipes, In the rooms – 22mm pipes) and waste				
	Drains. Lump sum includes also soffit panels suitable for bathroom				
	environment		Lump sum		€6,000.00
N	Bathroom, Ensuite and soffit works carried forward to General Summary :				€6,000.00
Item	Description	Qty	Unit	Rate including Taxes & Other Duties but exclusive of VAT	Amount including Taxes & Other Duties but exclusive of VAT
	<u>Bill P : Plumbing works</u>				
P1	Supply and install 500ltr.roof tank including of ball and bronze valves in, supply and installation of all external and internal plastic pipes and fittings including brackets and supports where necessary, chasing in walls etc. Lump sum includes also the painting of exposed pipes in stone colour and the connection of storage tanks to mains water supply. This item shall include also for the connecting up to the mains supply, supply and installation of the pipes required up to the storage tank.		Lump sum		€1,900.00
P	Plumbing works carried forward to General Summary :				€1,900.00
Item	Description	Qty	Unit	Rate including Taxes & Other Duties but exclusive of VAT	Amount including Taxes & Other Duties but exclusive of VAT
	<u>Bill Q : Electrical works</u>				
Q1	Supply and install 6 Way Distribution Box with MCB's, provide all pvc conduit and necessary chasing and make good to walls, wiring, double and single socket outlets and different types of lighting points. Lump sum is to inclusive also for the Enemalta fee for the installation of meter and permit charges.		Lump sum		€3,000.00
Q	Electrical works carried forward to General Summary :				€3,000.00
Item	Description	Qty	Unit	Rate including Taxes & Other Duties but exclusive of VAT	Amount including Taxes & Other Duties but exclusive of VAT
	<u>Bill R : Stormwater and Sewer Drainage works</u>				
R1	Provide and lay vertical and horizontal heavy duty 110mm diameter uPVC pipes. Sum is to include for the fixing with galvanised steel hooks for vertical pipes and concrete grade C25 surround to the horizontal pipes. Sum to include also for all the necessary heavy duty uPVC fittings (gully, bends, y's etc) and the construction of two intercepting chambers complete with syphons. Lumps sum to include for the connection to the main sewer by excavation in existing road, lay 125mm diameter heavy duty uPVC pipe with concrete grade C25 surround up to 150mm above crown and backfilling with lean concrete up to road level.		Lump sum		€1,750.00
R2	Construct stormwater reservoir to achieve a capacity of circa 80 cu.mtrs. Lump sum to include for the excavation of pit in any type of ground and remove including dumping fees, reinforced concrete floor and slab and concrete hollow blocks filled with concrete grade C25 to holes, rendering with waterproofing material etc.		Lump sum		€2,500.00
R3	Supply and install vertical and horizontal 110mm diameter uPVC including of all the necessary fitting and concrete grade C25 surround		Lump Sum		€1,200.00

R	Stormwater and sewer drainage works carried forward to General Summary :				€5,450.00
Item	GENERAL SUMMARY				Amount including Taxes & Other Duties but exclusive of VAT
A	Site Preparation and ground works				€6,438.75
B	Concrete works below DPC				€4,133.75
C	Reinforcement below DPC				€635.28
D	Masonry and block works below DPC				€1,351.80
E	DPC and waterproofing works				€1,385.12
F	Masonry and block works above DPC				€12,181.20
G	Concrete works above DPC				€10,406.75
H	Reinforcement above DPC				€6,494.20
J	Roofing works				€5,882.20
K	Finishing works				€17,566.19
L	Tiling works				€7,771.30
M	Joinery and metal works				€12,400.00
N	Bathroom, ensuite and soffit works				€6,000.00
P	Plumbing works				€1,900.00
Q	Electrical works				€3,000.00
R	Stormwater and Sewer Drainage works				€5,450.00
S	Add the sum of € 5000 as contingency sum				€5,000.00
T	Professional Fee for the Architect				€4,480.00
	Grand Total				€112,476.54