

Item	Description	Quantity	Unit	Rate	Price
	PRELIMINARIES / GENERAL CONDITIONS				
1	Description of the work				
1.1	The exterior and interior replacement and repairs to a single storey, two (2) Bedroom domestic dwelling house in Lookout.				
2	<u>Employers insurance responsibility</u>				
2.1	Minimum Amount of third Party Insurance EC\$ 145,000				
3	<u>Security</u>				
3.1	The site of the proposed Works shall be under the Contractor's sole charge from the date of possession to the date of completion of the Contract. Provide all necessary measures to effectively protect the new Works, the existing building and its surroundings, materials used and/or stored on site and accept all risks for and damage or loss to the same. Provide all necessary temporary hoardings, barricades, planked footways, gantries, screens, etc., for the protection of the work people, general public, adjoining property and existing services, alter, adapt and maintain them as necessary and clear away on completion and reinstate all work disturbed to the satisfaction of the Government Architect and any Statutory body.				
4	<u>Nuisance</u>				
4.1	Take all reasonable precautions to prevent nuisance from smoke, dust, rubbish, noise, and other causes during the execution of the works.				

5	<u>Fire prevention</u>				
5.1	Smoking will not be permitted on the site, or on any equipment. The Contractor must make himself and all workers aware of fire prevention regulations, equipment and their responsibility to guard against risk of fire. Burning of materials arising from the work will not be permitted anywhere on the site.				
	<u>Contractors general cost items: Services and facilities</u>				
6	<u>Safety, health and welfare</u>				
6.1	Include for complying with all local statutes and regulations in force relating to the safety, health and welfare of work people employed in connection with the works on site or in places where work is being prepared for incorporation into the works, and those of the General Public and for keeping and maintaining at all times an adequate First Aid kit on the site. Allow for adherence to all Government of Montserrat COVID-19 requirements.				
7	<u>Rubbish disposal</u>				
7.1	Provide for removing all rubbish from the site and deposit in an approved dump site both as it accumulates from time to time and on completion of the works, and for generally keeping the Works and the site clean and tidy at all times.				
8	<u>Cleaning</u>				
8.1	The Contractor shall keep and maintain the site in a neat and tidy condition for the duration of the Contract.				
9	<u>Protection of work in all sections</u>				

9.1	Allow for protecting all the Works, by whatever means necessary from any kind of damage or injury. Provide all necessary tarpaulins, screens, planks and general protection that may be required and clear away when no longer needed and reinstate any work which has become damaged or stained.				
10	<u>Maintain public and private roads</u>				
10.1	The Contractor shall be responsible for maintaining and protecting public and private roads and that of drainage. The Contractor shall indemnify the Employer against any claim for damage to public and private roads and that of drainage caused by the execution of the Works.				
11	<u>Signage</u>				
11.1	The Contractor shall be responsible for providing and maintaining clear and visible information and warning signs, caution tapes etc. highlighting the works and areas of exclusion particularly around scaffolding.				
	<u>Contractors general cost items: Mechanical plant</u>				
12	<u>Scaffolding</u>				
12.1	Provide all scaffolding necessary for the proper execution and completion of the Works including altering, adapting and maintaining during the progress of the works				
13	<u>Hoists</u>				
13.1	Provide all the necessary safety harnesses, hard hats, safety equipment and the like for the proper execution and safe completion of the Works.				
	<u>Contractors general cost items: The Works</u>				

14	Verandah				
14.1	Carefully remove existing rotten timber handrail and supply and replace with new pressure treated timber sections (3'-0" high x 25'-0") to match the existing	25	L. FT.		
14.2	Carefully remove external wall mounted light fixture and replace with new.	1	no		
15	Living Room				
15.1	Carefully remove existing aluminium louvre window size (4'-0" x 4'-0") and replace with new aluminium window with 3" inch louvre blade include for all accessories.	1	no		
15.2	Carefully remove existing aluminium door and frame (6'-8" x 3'-0") and replace with new aluminium door and frame with top (4'-0" x 4'-0") 3 inch louvre blade insert, include for dead bolt and handle lock.	1	no		
15.3	Carefully remove existing damaged floor tiles and replace with new ceramic non-skid tiles (1'-0" x 1'-0"), include for thin set and grout application.	162.56	sq.ft.		
15.4	Carefully remove damaged wall render and replace with new mortar mix (1:3), allow for trowel finish.	58.26	sq.ft.		
15.5	Carefully remove internal wall mounted light fixture and replace with new.	2	no		
15.6	Carefully remove damaged roof render and replace with new, allow for trowel finish.	121.92	sq.ft.		
16	Bedroom 1				

16.1	Carefully remove existing aluminium louvre window size (4'-0" x 2'-0") and replace with new aluminium window with 3" inch louvre blade include for all accessories.	1	no		
16.2	Carefully remove existing aluminium louvre window size (4'-0" x 4'-0") and replace with new aluminium window with 3" inch louvre blade include for all accessories.	1	no		
16.3	Carefully remove existing semi-solid flush door and frame and replace with new (6'-8" x 3'-0") solid flush door and pressure treated door frame, casing and stop, include for 2 number 3" inch hinge and handle lock.	1	no		
16.4	Carefully remove existing damaged floor tiles and replace with new ceramic non-skid tiles (1'-0" x 1'-0"), include for thin set and grout application.	121.92	sq.ft.		
16.5	Carefully remove damaged wall render and replace with new and replace with new mortar mix (1:3), allow for trowel finish.	58.26	sq.ft.		
16.6	Carefully remove existing damaged close closet unit (8'-0"x 5'-6") and 2 number bifold-doors (2'-0"x 6'-8"), include for unit handles, knobs, drawer tracks and unit shelves all to match existing.	1	no.		
16.7	Carefully remove existing shelf unit (8'-0" high x 3'-6" wide x 1'-8" deep) and construct and erect new unit to match existing.	1	no.		
16.8	Carefully remove internal wall mounted light fixture and replace with new.	2	no		
16.9	Carefully remove damaged roof render and replace with new, allow for trowel finish.	121.92	sq.ft.		
16.10	Carefully remove existing extractor fan frame and mesh and replace with new.	1	no.		
17	Kitchen				

17.1	Carefully remove existing aluminium louvre window size (2'-6" x 3'-0") and replace with new aluminium window with 3" inch louvre blade include for all accessories.	1	no		
17.2	Carefully remove existing aluminium door and frame (6'-8" x 3'-0") and replace with new aluminium door and frame with top (4'-0" x 4'-0") 3 inch louvre blade insert, include for dead bolt and handle lock.	1	no		
17.3	Carefully remove existing damaged floor tiles and replace with new ceramic non-skid tiles (1'-0" x 1'-0"), include for thin set and grout application.	98.34	sq.ft.		
17.4	Carefully remove existing floor mounted damaged kitchen cupboard unit and replace with new unit 10'-6" long x 2'-0" wide x 3'-0" high fixing to masonry with screws and consisting of ¾" plywood floor, ¾" cypress doors, and ¾" side panels. Framed with ¾" x 1½" soft wood supports and hard wood frame with 1 no. ¾" thick plywood shelve and ¾" top panel with corean countertop, with ¾" x 1½" bevelled yellow pine lips, faced with 3 doors and 3 drawers including space for single bowl sink.	10.50	ft.		
17.5	Carefully remove existing wall mounted damaged kitchen cupboard unit and replace with new high level unit 6'-0" long x 2'-0" wide x 1'-0" high fixing to masonry with screws and consisting of ¾" plywood floor, ¾" cypress doors, and ¾" side panels. Framed with ¾" x 1½" soft wood supports and hard wood frame with 1 no. ¾" thick plywood shelve and ¾" top panel, with ¾" x 1½" bevelled yellow pine lips, faced with 4 doors.	6	ft.		
18	Bathroom				

18.1	Carefully remove existing semi-solid flush door and frame and replace with new (6'-8" x 3'-0")solid flush door and pressure treated door frame, casing and stop, include for 2 number 3" inch hinge and handle lock.	1	no		
18.2	Carefully remove existing damaged floor tiles and replace with new ceramic non-skid tiles (1'-0" x 1'-0"), include for thin set and grout application.	34.50	sq.ft.		
18.3	Carefully remove existing WC and replace with new American standard single flush elongated toilet in white	1	no.		
18.4	Carefully remove existing vanity sink and replace with new American standard face basin complete with faucet.	1	no.		
18.5	Replace missing shower head with new	1	no		
Sub-Total					
Contingency					
Total					