



STAFF QUARTER - BUILDING NO. 10

**M.H.B. Colony Chaitanya Nagar, Near Vakola
Bridge,**

Santacruz (East), Mumbai - 400 055

FOR

THE ORIENTAL INSURANCE COMPANY LTD

Mumbai Regional Office No.1, Oriental House, 2nd Floor,

7, J. Tata Road, Churchgate,

Mumbai. 400 020

Tel No. 22820369

CIN - U66010DL1947G01007158

TENDER DOCUMENT

PART -II (FINANCIAL BID)

PROJECT MANAGEMENT CONSULTANT



**D/210, 2nd Floor, CRYSTAL PLAZA, New Link Road,
Andheri (West), Mumbai 400 053.**

☎ 2673 2769 / 2673 5329 / 6570 4709 / 2673 4863



BOQ FOR ORIENTAL INSURANCE COMPANY LIMITED STAFF QUARTERS BLDG. NO. 10

SECTION I – REPAIR WORKS:

Notes:

1. All dismantled stuff shall be carted away outside the building premises and disposed as per BMC regulations.
2. For all internal works, the rate shall include the cost of scaffolding, if any.
3. For all patch work repairs (whether of plaster or concrete), after marking out of repairs area, only mechanical cutters/chisels shall be used to remove loose plaster/concrete. All such costs shall be deemed to have been included in the rates.
4. Prior approval shall have to be obtained for use of any repair materials such as polymers or epoxy.

Before using, all repair materials brought at site shall be tested whenever required for properties specified in manufacturer’s catalogue. Manufacturer’s certificate will not be accepted. All cost of such testing shall be deemed to have been included in the rates.

Preparatory work for treatment on damaged RCC members :

Removing at all levels by chipping the existing loose, damaged and unsound concrete, if required around the reinforcing bars, cleaning the reinforcement bars with rust remover and treating with approved neutral rust passivator and applying on the thoroughly prepared and clean concrete surface, bonding agent as per specifications and repairing with approved polymer modified mortar etc, for following items of works:

Providing & laying **Polymer Modified Cement Mortar (PMCM)** for damaged **R.C.C member viz. COLUMN, BEAM (External)** , as per TS3 using “Acrylic based



polymer" with the procedure given below. Remove all the loose concrete/cover completely and clean the reinforcement with wire brush.

- Apply "RUST REMOVER" by means of cotton waste swab to the reinforcement. Wash with water jet after 4 hours of this application.
- After 24 hours clean the reinforcement with wire brush or tap very gently with wooden strip or inverted chisel. Apply a passivating coat of "passivator" & cement slurry in 1:1 proportion to the chemically derusted surface of steel. Repeat the same coat after 4 hours of the first coat.
- Apply a priming cum bonding coat of "Acrylic based polymer" & cement slurry in 1:1 to the concrete by brush.

Immediately place **Polymer Modified Cement Mortar (PMCM)** in C:S 1:3, prepared by mixing "Acrylic based polymer" of specified proportion.[Water shall be added for desired consistency]

NOTE: **Polymer Modified Cement Mortar** should be applied by hands in layers of thickness not exceeding 10-12mm. Apply bond coat on every layer. Rust Remover, passivator & bond coat shall be paid separately under relevant items. **(The payment will be made on the consumption of Acrylic based polymer alone.** The rate shall include the cost of all other constituent materials such as cement, river sand, admixtures, or premixed powders, labour, overheads etc.)



**BOQ FOR ORIENTAL INSURANCE
COMPANY LIMITED STAFF QUARTERS
BLDG. NO. 10**

Sr	Description	Appro x Qty.	Unit	Rate	Amount
A]	STRUCTURAL REPAIRS [EXTERNAL]				
1	POLYMER TREATMENT : Removal of existing loose damage concrete from structural members, Removal of rust from steel bars, scrubbing the surface with wire brush, cleaning with water. Providing and applying rust inhibitor as per manufactures specification. Applying approved "Rust Passivator / Inhibitor coat" over the treated reinforcement bars with ratio 1:1 of polymer and cement. Providing and applying Bonding coat to exposed concrete surface with mixture of cement and polymer in ratio 1:1, Providing and applying Acrylic based Polymer cement mortar to exposed structural members in ratio 1:5:15 (Polymer:Cement:Sand) and shall be applied in layers.	460	Sq.Mt		
2	Joint stitching between RCC member and wall junction	650	RMT		
3	Providing injection grouting.	375	Nos		
4	Providing and applying dash coat.	325	Sq.Mt		
5	Non polymer built up for purdhies and chajja ceiling.	60	Sq.Mt		
6	Recasting of RCC Members in M - 20 concrete including shuttering, supporting props etc complete.	100	Sq.Mt		
7	Providing and fixing reinforcement steel.	1000	Kg		
8	Providing " Jacketing " of columns/beams (in M20) including excavation & earth filling	20	Cu.Mt		
9	Providing and laying Micro Concrete for	6500	Kgs.		



	Heavily Deteriorated Columns complete with shuttering.				
10	Providing and fixing supporting props with wooden stiffener -				
A]	Steel jack props	70	Nos.		
B]	Wooden props	110	Nos.		
11	Breaking of existing brick work including plaster surrounding the columns and constructing 9" thk brick work in C:S 1:5, curing etc.	40	Sq.Mt		
12	Providing and fixing shear connector with lock fix of FOSROC .	175	Nos.		
TOTAL - A(incl. All taxes)					
B]	STRUCTURAL REPAIRS [INTERNAL STAIRCASE / FLAT AREA & STILT]				
1	POLYMER TREATMENT : Removal of existing loose damage concrete from structural members, Removal of rust from steel bars, scrubbing the surface with wire brush, cleaning with water. Providing and applying rust inhibitor as per manufactures specification. Applying approved "Rust Passivator / Inhabitor coat" over the treated reinforcement bars with ratio 1:1 of polymer and cement. Providing and applying Bonding coat to exposed concrete surface with mixture of cement and polymer in ratio 1:1, Providing and applying SBR based Polymer cement mortar to exposed structural members in ratio 1:5:15 (Polymer:Cement:Sand) and shall be applied in layers. [INCLUDING FLOOR PROTECTION BY POP / TARPAULINE]	652	Sq.Mt		
TOTAL - B (incl. All taxes)					



C] CIVIL WORKS					
1	Providing & erecting Double Bamboo Scaffolding for entire building & removing the same after completion of work. (In Totality)	1750	Sq.Mt		
2	Breaking the existing plaster including gunniting with G.I. weld mesh, carting away the debris. Providing & laying sand face plaster in cement:sand of proportion 1:4 on external walls. (on identified areas only)	1125	Sq.Mt		
3	Providing & laying POP finish plaster over the PCM areas including breaking old plaster for the staircase / Passage area & within flats. (on identified areas only)	950	Sq.Mt		
4	Breaking the existing plaster of Compound wall, pump room carting away the debris.Providing & laying sand face plaster in cement:sand of proportion 1:4 on external walls. (on identified areas only)	165	Sq.Mt		
5	POP floor protection during the internal plaster.	200	Sq.mtr		
6	Wall protection with tarpaulin or plastic sheet during the internal plaster.	150	Sq.mtr		
TOTAL - C(incl. All taxes)					-

D] WATER PROOFING WORKS					
1a	Removing loose pockets carting away debris , Providing and laying IPS treatment on required areas including WP coating over the surface. (main terrace)	100	Sq. Mt.		
1b	P/ L cement slurry mix with waterproofing chemical and spreading the by brooming over entire surface including carck filling, removing of nails and filling the holes etc complete. (main terrace)	320	Sq. Mt.		
1c	Providing & laying APP Modified Membrane torch waterproofing over base coat of primer including welding /tacking etc. complete over existing surface of chips/IPS as the case may be (Main terrace). (SERVICE LIFE OF 5 - 7 YEARS.)	320	Sq. Mt.		
2	Providing and laying cementeous brick bat coba waterproofing treatment finished with china chips for Canopy Top (In totality)	8	Sq. Mt.		
3	Breaking the existing treatment , lowering and carting away the debris. Providing new waterproofing treatment, to Tops Of Chajjas with brick pieces in 1:5 mortar finished in cement finish 1:4 mortar with half round wattas etc. complete.	45	Sq.Mt		



	(In Totality)				
4	Providing and carrying out brickbat waterproofing including IPS after removal of the existing water proofing for floors only including coating the surface with waterproofing chemical and removal debris of etc. including fixing of floor and wall tiles (12" X 12") up to existing height , Indian WC pan with flush tank, wash basin, plumbing work (drainage and water pipes with nahani trap) tap and required electric work etc complete. (WORK TO BE DONE ON REQUIRED AREAS ONLY). Basic Rate of Tiles Rs. 35/-)				
a	WC	5	Nos.		
b	Bath	5	Nos.		
c	Kitchen sink, including replacing Cudapa platform and daddo tiles.	5	Nos.		
d	Cleaning the tile joints in WC/ Bath and kitchen sink in balance flats and filling the same with tile grout for equivalent material and cleaning etc.	35	Flats		
5	WATERPROOFING TREATMENT TO O/H WATER TANK				
a	Breaking the existing water proofing layer over the top slab of Overhead water tank & providing waterproofing treatment with IPS finish, as directed by CE	33	Sq.Mt		
b	Breaking the existing water proofing layer over the Bottom Slab & Side wall Of Overhead Water Tank & providing waterproofing treatment with PCC in 1:1:2 with float finish(Aggregate metal No.1 only) (In totality)	92	Sq.Mt		
	TOTAL - D (incl. All taxes)				-
EJ	PLUMBING WORKS				
1	Removing the existing drainage pipe lines & fittings on walls & replacing them using new std. PVC Fittings & pipes of ISI mark away from the wall including clamping, filling the holes with concrete, patchwork plastering on the same, testing as directed by CE complete.				
	PVC PIPES WITH FITTINGS (In Totality)				
	3" dia (WW) & Gas Line	163	RMT		
	4" dia (WC)	140	RMT		
	4" dia (RW)	105	RMT		
2	Removing the existing G.I. Downtake and replacing with new UPVC schedule-80 pipes with G.I. fittings, including necessary preparatory work, making the holes in the slab, fixing PVC sleeves & filling the holes with concrete & finishing the surface etc. complete (Including Clamping)				
	1/2" dia	65	RMT		
	3/4" dia	132	RMT		
	1" dia	148	RMT		



	1 1/4" dia	5	RMT		
3	Removing the existing G.I. Loop lines and replacing with new UPVC schedule - 120 pipes with G.I. fittings, including necessary preparatory work, making the holes in the slab, fixing PVC sleeves & filling the holes with concrete & finishing the surface etc. complete (Including Clamping) (In totality)				
	1 1/4" dia	75	RMT		
	2" dia	61	RMT		
4	Removing the existing G.I.Connectors and replacing them with standard G.I.Connectors (In Totality)	0			
	1/2" dia	80	Nos		
5	Providing and fixing PVC temporary drainage lines	0			
	3" dia	211	RMT		
	4" dia	160	RMT		
6	Providing and fixing Gate Valve of ISI mark	0			
	1 1/2" dia	2	Nos		
TOTAL - E(incl. All taxes)					-
F]	ENABLING AND GENERAL WORKS				
1	Providing & laying ply protection to the window opening. (In Totality)	215	Sq.Mt		
2	Removing and refixing the M. S. Grills (In Totality)	120	Sq.Mt		
3	Providing and fixing new RCC grill including breaking of damaged existing RCC grills (on identified areas only)	50	Sq.Mt		
4	Removing existing door and rotten wooden frame and replacing them with new step cuddappa stone framing for Main terrace entrance, pump room refixing the new FRP door with necessary fittings	2	Nos		
5	Removing the existing risers and treads in staircase including cleaning of concrete surface, carting away the debris and cleaning the corroded steel with Rust Remover & providing & fixing of new Kotah stone riser & treads including bedding/backing coat plaster in 1:4 proportion and filling the joint with cement including polishing, cleaning etc. complete. (Riser and tread will be measured as one unit)	45	Nos		
6	Removing the existing flooring from the mid-landing & passage area including cleaning of concrete surface, carting away the debris and cleaning the corroded steel with Rust Remover & providing & fixing of new Kotah stone flooring including bedding material and filling the joint	55	Sq.Mt		



	with cement including polishing, cleaning etc. complete.				
7	Removing existing old rotten door frames of WC / bath and replacing with backlight door (5mm thk) with heavy duty aluminum section over step type kota stone frames including requires civil works etc complete (work to be done in required flats only).	20	Nos.		
8	Removing and replacing of old Window frames and loovers of W/C, bath over step type kota stone frames including requires civil works etc complete.	10	Nos.		
9	Providing & fixing glass loovers with aluminum frames on W/C and Bath windows over existing frames.	10	Nos.		
10	Removing the existing damaged mosaic floor tiles and P/F new mosaic tiles matching to the existing with required bedding materials and joint filling etc complete. (Basic Rate Rs. 20/- per sq.ft.)	650	Sq.mtr		
11	Removing existing plants and acid treatment to its roots		LS		
TOTAL – F(incl. All taxes)					-
G DRAINAGE WORKS					
1	P&L Under Ground SW drainage lines complete with excavation, PCC at bottom and top and earth filling .				
a.	6" dia	100	RMT		
b.	4" dia	460	RMT		
2	Const. of Ins. chamber including plaster and providing heavy duty RCC cover on top.	12	Nos		
3	Construction of Gully trap chamber including plaster and providing heavy duty RCC cover on top.	18	Nos		
TOTAL -G(incl. All taxes)					-

HJ] COMPOUND PAVEMENT & OTHER GENERAL WORKS					
1	Providing & laying M-15 grade concrete in compound pavement area after removing existing loose concrete pavement including 6"-9" thk soling, making grooves if required as per instruction of CE and filling the same with bituminous material, removal of debris and curing etc complete. (on identified areas)	300	Sq.Mt		
2	Providing & fixing barbed wire fencing on West side of compound wall including fixing of MS	75	RMT		



	bracket.				
3	Repairing of existing compound gate including replacement of damaged pipes, welding and applying 02 coat of Oil paint over the base coat of primer.			L.S.	
TOTAL - H(incl. All taxes)					-
I]	PAINTING WORKS				
1	P & A two coats of 100% Acrylic paint equivalent to Apex over one base coat of Acrylic primer to entire external surface including crack filling.	1585	Sq.Mt		
2	Providing and Applying Oil Bound Distemper to Ceiling & Side Wall of Staircase area (In Totality)	628	Sq.Mt		
3	Providing and Applying Oil Paint to M. S. grills. (In Totality)	205	Sq.Mt		
4	Providing and applying Snowcem paint to COMPOUND WALL, PUMP ROOM. (In totality)	429	Sq.Mt		
5	Providing and Applying White wash to Ceiling & Side wall of PUMP ROOM (Internal)	19	Sq.Mt		
6	Providing and Applying Oil Paint to M. S. Rare gate (In Totality)	9	Sq.Mt		
TOTAL - I (incl. All taxes)					-
TOTAL A TO I(incl. All taxes)				Rs.	-

SUMMARY

A]	STRUCTURAL REPAIRS [EXTERNAL]	
B]	STRUCTURAL REPAIRS [INTERNAL STAIRCASE / FLAT AREA & STILT]	
C]	CIVIL WORKS	
D]	WATER PROOFING WORKS	



E]	PLUMBING WORKS	
F]	ADDITIONAL WORKS	
G]	DRAINAGE WORKS	
H]	COMPOUND PAVEMENT & OTHER GENERAL WORKS	
I]	PAINTING WORKS	
	TOTAL - A TO I (INCLUDING OF ALL TAXES)	