

SEMI-PRICED BUDGETARY GUIDE

ATTORNEY GENERAL'S HOUSE RENOVATIONS
ROAD TOWN, TORTOLA
BRITISH VIRGIN ISLANDS
BILL OF QUANTITIES

3,229 sq. ft.

| ITEM | DESCRIPTION | UNIT | QTY | RATE | TOTAL COST |
|------|-------------|------|-----|------|------------|
|------|-------------|------|-----|------|------------|

DRAWINGS

A101 - Cover Sheet
A101.1 - Demolition Plan
A102 - Floor Plan
A103 - Roof Framing Plan
A104 - Section
A105 - Elevations
A106 - Details
A106.1 - Details
A107 - Window and Door Schedule
E101 - Ground Floor Ceiling Plan

A DEMOLITION WORKS

\$ 17,730.80

| | | | | | |
|-----|---|------|-----|----|---|
| A1 | Take down remainder of roof structure over the garage building with floor area 648 sq. ft. and cartaway | Item | | | |
| A2 | Take down remainder of roof structure over the dwelling structure with floor area 2,581sq. ft. and cartaway | Item | | | |
| A3 | Carefully take down window units from the inside without damage to edges of openings | No. | 17 | \$ | - |
| A4 | Temporary protection to toilet fixtures by enclosing with plywood box | No. | 2 | \$ | - |
| A5 | Temporary protection to bath tubs by enclosing with plywood box | No. | 2 | \$ | - |
| A6 | Temporary protection to double vanity by enclosing with plywood box | No. | 1 | \$ | - |
| A7 | Temporary protection to single vanity by enclosing with plywood box | No. | 1 | \$ | - |
| A8 | Carefully demolish block walls to create a unified height for the new roofs and cartaway debris | S.Y. | 25 | \$ | - |
| A9 | Take down gypsum board ceiling with timber frame and cartaway debris | S.Y. | 359 | \$ | - |
| A10 | Take down base and wall kitchen cabinets and dispose of selective components | Item | | | |

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| | | | | | |
|-----|---|------|-------|--|------|
| A11 | Take down single leaf external doors and cartaway | No. | 4 | | \$ - |
| A12 | Take down external door to the cooking gas store and cartaway | No. | 1 | | \$ - |
| A13 | Take down double leaf main entry door and cartaway | No. | 1 | | \$ - |
| A14 | Take down internal doors and cartaway | No. | 2 | | \$ - |
| A15 | Temporary protection of floor tiles throughout | S.Y. | 359 | | \$ - |
| A16 | Take down timber balustrade and cartaway | L.F. | 65 | | \$ - |
| A17 | Allow for pressure washing over walls and floor to eradicate mold growth | S.Y. | 1,509 | | \$ - |
| A18 | Allow for shifting kitchen appliances from existing to new locations. Salvaged items include cabinet doors. | Item | | | |
| A19 | Demolish existing gypsum board wall in kitchen and cartaway | S.Y. | 20 | | \$ - |

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|-----------|---|------|-------|------|---------------------|
| B | CONSTRUCTION WORKS | | | | |
| B1 | Masonry Walls | | | | \$ 24,264.33 |
| B1.1 | 6" thick blockwork built up to accommodate Parapet Wall | S.Y. | 20 | \$ | - |
| B1.2 | Cement and sand plasterwork over new blockwork | S.Y. | 75 | \$ | - |
| B1.3 | Allow for repairs to damaged plasterwork | Item | | | |
| B1.4 | Scrape, patch and re paint existing & new masonry walls | S.Y. | 1,190 | \$ | - |
| B1.5 | 6" thick blockwork built up to accommodate Gable End | S.Y. | 15 | \$ | - |
| B1.6 | Concrete capping beam over the New Blockwork | CY | 1 | \$ | - |
| B1.7 | Allow for Formwork for capping Beam | S.Y. | 11 | \$ | - |
| B1.8 | Allow for Reinforcement in the Parapet, Beam and Gable End | LBS | 239 | \$ | - |
| B1.9 | 3,000 PSI Concrete Infill for the New Blockwork | CY | 1 | \$ | - |
| B2.0 | Grout and Epoxy Reinforcement in to the existing Concrete Beam | No. | 75 | \$ | - |
| B2.1 | 3/8" Anchor Bolts required at 2 Feet on Centre for Bolting Beams | No. | 201 | \$ | - |
| B2.2 | UV rated Silicon for Joint sealing | Sum | | | |
| B2.3 | Topcon screws and Accessories | Sum | | | |
| B2 | Drywall Partitions | | | | \$ 2,850.00 |
| B2.1 | New 5" thick gypsum board wall in kitchen | S.Y. | 20 | \$ | - |
| B3 | Exterior Doors | | | | \$ 16,245.00 |
| B3.1 | D2 - 36" x 80" single-entry 4 steel entry door manufactured by Masonite | No. | 6 | \$ | - |
| B3.2 | D3 - Fabricate and install 36" x 54" door for cooking gas compartment door | No. | 1 | \$ | - |
| B3.3 | D4 - 32" x 80" single-entry 4 steel entry door manufactured by Masonite | No. | 1 | \$ | - |
| B3.4 | D5 - 60" x 84" aluminum framed sliding door 3843 with impact glass manufactured by Masonite | No. | 1 | \$ | - |

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|-----------|---|------|-----|------|--------------------|
| B4 | Interior Doors | | | | \$ 8,645.00 |
| B4.1 | Take down interior doors, sand down, re finish and re install | No. | 6 | | \$ - |
| B4.2 | D1 - 30" x 80" single flush solid core door manufactured by Masonite | No. | 2 | | \$ - |
| B4.3 | D6 - 60" x 80" aluminum double door with impact glazing manufactured by PGT | No. | 1 | | \$ - |
| B5 | Ironmongery | | | | \$ 3,135.00 |
| B5.1 | Keyed lockset | No. | 4 | | \$ - |
| B5.2 | Keyed lockset with dead bolt | No. | 7 | | \$ - |
| B5.3 | Stainless steel hinges | No. | 30 | | \$ - |
| B6 | Door frames and trimmings | | | | \$ 3,215.75 |
| B6.1 | 2" x 6" wpp door frame plugged into blockwalls | L.F. | 170 | | \$ - |
| B6.2 | 1" x 2" wpp door stop | L.F. | 340 | | \$ - |
| B6.3 | 1" x 3" wpp architraves | L.F. | 340 | | \$ - |
| B6.4 | Oil based paint over door frames and trimmings | S.Y. | 19 | | \$ - |

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|-----------|---|------|-----|------|---------------------|
| B7 | Windows | | | | \$ 26,657.00 |
| B7.1 | W1 - 60" x 60" double casement window with hurricane resistance manufactured by PGT | No. | 4 | | \$ - |
| B7.2 | W2 - 30" x 60" casement window with hurricane resistance manufactured by PGT | No. | 2 | | \$ - |
| B7.3 | W3 - 36" x 36" casement window with hurricane resistance manufactured by PGT | No. | 1 | | \$ - |
| B7.4 | W4 - 24" x 60" casement window with hurricane resistance manufactured by PGT | No. | 1 | | \$ - |
| B7.5 | W5 - 36" x 24" double casement window with hurricane resistance manufactured by PGT | No. | 1 | | \$ - |
| B7.6 | W5 - 48" x 48" double casement window with hurricane resistance manufactured by PGT | No. | 4 | | \$ - |
| B7.7 | W6 - 36" x 48" casement window with hurricane resistance manufactured by PGT | No. | 2 | | \$ - |
| B7.8 | W7 - 48" x 60" double casement window with hurricane resistance manufactured by PGT | No. | 1 | | \$ - |
| B7.9 | W8 - 72" x 48" triple casement window with hurricane resistance manufactured by PGT | No. | 1 | | \$ - |
| B7.10 | W10 - 30" x 24" casement window with hurricane resistance manufactured by PGT | No. | 2 | | \$ - |
| B8 | Kitchen Cupboards | | | | \$ 14,725.00 |
| B8.1 | Client to salvage the kitchen cabinets doors, etc for reuse | Item | | | |
| B8.2 | Contractor to build kitchen from new Design with countertop | Item | | | |
| B9 | Balustrading | | | | \$ 5,866.25 |
| B9.1 | New metal railing along steps and verandah | L.F. | 65 | | \$ - |

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|------------|---|------|-----|------|---------------------|
| B10 | Mono Pitch Roof over Garage Building | | | | \$ 23,579.00 |
| B10.1 | 2" x 6" treated wood rafters | L.F. | 615 | | \$ - |
| B10.2 | 2" x 10" treated wood fascia | L.F. | 133 | | \$ - |
| B10.3 | 2" x 4" treated wood battens | L.F. | 448 | | \$ - |
| B10.4 | 3/4" treated plywood sheathing | S.Y. | 94 | | \$ - |
| B10.5 | 24 Gauge pre painted galvalume sheet | S.Y. | 94 | | \$ - |
| B10.6 | Metal flashing | L.F. | 108 | | \$ - |
| B10.7 | #4 Bar running through rafters | L.F. | 112 | | \$ - |
| B10.8 | #3 rafter ties anchored in concrete | No. | 108 | | \$ - |
| B10.9 | 6" wide aluminum continuous guttering | L.F. | 54 | | \$ - |
| B10.10 | Exterior grade paintable caulking where fascia meets the wa | L.F. | 142 | | \$ - |
| B10.11 | Rainwater downpipes fastened to the external walls | L.F. | 15 | | \$ - |
| B10.12 | Ice and water shield roofing membrane | S.Y. | 94 | | \$ - |
| B10.13 | Break off top of ringbeam to expose rebar and reconstruct after placing rafter ties | L.F. | 108 | | \$ - |
| B10.14 | Concrete fill in between rafters | C.Y. | 1 | | \$ - |
| B10.15 | Temporary formwork to sides of concrete fill 6" high | L.F. | 108 | | \$ - |

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|------------|---|------|-------|------|----------------------|
| B11 | Gable & Part Hip Roof over Dwelling Structure | | | | \$ 111,686.75 |
| B11.1 | 3" x 8" treated hip rafter | L.F. | 34 | | \$ - |
| B11.2 | 3" x 8" treated valley rafter | L.F. | 60 | | \$ - |
| B11.3 | 3" x 6" treated wood rafters | L.F. | 2,438 | | \$ - |
| B11.4 | 2" x 10" treated wood verge and fascia | L.F. | 301 | | \$ - |
| B11.5 | 3" x 8" treated ridge board | L.F. | 10 | | \$ - |
| B11.6 | 1 1/2" rigid insulation sheets | S.Y. | 536 | | \$ - |
| B11.7 | 2" x 4" treated wood battens | L.F. | 2,446 | | \$ - |
| B11.8 | 2" x 6" treated wood battens | L.F. | 1,224 | | \$ - |
| B11.9 | 3/4" treated plywood sheathing | S.Y. | 536 | | \$ - |
| B11.10 | 24 Gauge pre painted galvalume sheet | S.Y. | 536 | | \$ - |
| B11.11 | Ridge capping | L.F. | 20 | | \$ - |
| B11.12 | Hip capping | L.F. | 34 | | \$ - |
| B11.13 | Valley covering | L.F. | 60 | | \$ - |
| B11.14 | #4 Bar running through rafters | L.F. | 284 | | \$ - |
| B11.15 | #3 rafter ties anchored in concrete | No. | 280 | | \$ - |
| B11.16 | 6" wide aluminum continuous guttering | L.F. | 195 | | \$ - |
| B11.17 | Rainwater downpipes fastened to the external walls | L.F. | 60 | | \$ - |
| B11.18 | Ice and water shield roofing membrane | S.Y. | 536 | | \$ - |
| B11.19 | Roofing Accessories | Item | | | |
| B10.13 | Break off top of ringbeam to expose rebar and reconstruct after placing rafter ties | L.F. | 280 | | \$ - |
| B10.14 | Concrete fill in between rafters | C.Y. | 3 | | \$ - |
| B10.15 | Temporary formwork to sides of concrete fill 6" high | L.F. | 280 | | \$ - |

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|------------|--|------|-----|------|---------------------|
| B12 | Ceilings, Painting & Decorations | | | | \$ 51,518.71 |
| B12.1 | 1" x 6" tongue and grooved treated siding on timber frame | S.Y. | 85 | | \$ - |
| B12.2 | White wash finish over timber ceiling | S.Y. | 85 | | \$ - |
| B12.3 | 5/8" gypsum board ceiling on metal frame | S.Y. | 230 | | \$ - |
| B12.4 | Emulsion paint over new and existing gypsum board ceilings | S.Y. | 328 | | \$ - |
| B12.5 | Oil based paint over wood verge and fascia boards | S.Y. | 67 | | \$ - |
| C | Electrical Installations | | | | \$ 18,377.75 |
| C.1 | Recessed lighting | No | 29 | | \$ - |
| C.2 | Motion sensor security lights | No | 5 | | \$ - |
| C.3 | Wall lights | No | 2 | | \$ - |
| C.4 | Ceiling fans | No | 5 | | \$ - |
| C.5 | Provisional sum for Panel & Distribution | Sum | | | |
| C.6 | Provisional sum for Data & Internet | Sum | | | |
| D | Plumbing Installations | | | | \$ 5,225.00 |
| D.1 | Provisional sum for Supply | Sum | | | |
| D.2 | Provisional sum for Waste | Sum | | | |
| E | Air Conditioning Installations | | | | \$ 9,500.00 |
| E.1 | Provisional sum for Air Conditioning | Sum | | | |

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|----------|----------------------|--|--|--|---------------------|
| G | PRELIMINARIES | | | | \$ 17,100.00 |
|----------|----------------------|--|--|--|---------------------|

| | | | | | |
|----|--------------------------------|-----|--|--|--|
| G1 | Levels & setting out the works | Sum | | | |
|----|--------------------------------|-----|--|--|--|

| | | | | | |
|----|--|-----|--|--|--|
| G2 | Temporary sheds for storage of materials | Sum | | | |
|----|--|-----|--|--|--|

| | | | | | |
|----|-----------------|-----|--|--|--|
| G3 | Temporary water | Sum | | | |
|----|-----------------|-----|--|--|--|

| | | | | | |
|----|------------------------------|-----|--|--|--|
| G4 | Temporary Lighting and Power | Sum | | | |
|----|------------------------------|-----|--|--|--|

| | | | | | |
|----|-------------|-----|--|--|--|
| G5 | Scaffolding | Sum | | | |
|----|-------------|-----|--|--|--|

| | | | | | |
|----|----------------------------------|-----|--|--|--|
| G6 | Testing of materials and samples | Sum | | | |
|----|----------------------------------|-----|--|--|--|

| | | | | | |
|----|-----------------------------|-----|--|--|--|
| G7 | Removing Rubbish & Cleaning | Sum | | | |
|----|-----------------------------|-----|--|--|--|

| | | | | | |
|----|------------|-----|--|--|--|
| G8 | Insurances | Sum | | | |
|----|------------|-----|--|--|--|

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|-------------------|--|--|--|--|----------------------|
| TOTAL COST | | | | | \$ 360,321.34 |
|-------------------|--|--|--|--|----------------------|