**BILL OF QUANTITIES FOR THE CONSTRUCTION AND FINISHING WORK**

**REGARDING DAMAGE REHABILITATION ON BUILDING ’A’ OF THE**

**OBRENOVAC HEALTH CARE CENTRE**

DESCRIPTION OF THE SITUATION AND REQUIRED REHABILITATION WORK

Building ’A’ of the Obrenovac Health Care Centre was built with solid brick in 1965; its longitudinal load bearing walls are 38cm thick, there are no vertical ring beams and the floor structure is one-way clay tile, cast on site. The building has a cellar (basement), ground floor and first floor. The building base is L-shaped. The flood affected the cellar and part of the ground floor because the water remained for an extended period of time above the ground floor elevation point, and therefore te cellar was completely submerged.

In the building cellar, net surface area 166.0 m2 housed the medical supplies storage facility, former central heating boiler room (which is now the sundries storage facilities) and he archive room with auxiliary facilities. The floors, walls, ceilings, doors and windows and installations were damaged. It is needed to chisel off the existing plaster from the walls, cut off capillary moisture rising up the walls and plaster the walls again. It is also needed to develop an entirely new electrical installation and perform repairs on the water and sewer lines, as well as on mechanical installations.

The building ground floor houses the domiciliary care service, interventions, GP doctors’ offices and the home care service with auxiliary rooms and facilities. The flood affected the walls, partially the floors and doors and windows. Heating and electrical installations have suffered minor damage. It is needed to replace all ground floor wooden doors and windows and cellar with new, higher quality PVC doors and windows.

Several years ago the building was coated with a ‘demit’ facade, so the new facade work was also damaged in the floods. Because of the ‘demit’ facade and interior wall cladding with grease paint or tile work, the capillary moisture rose to the height of 170cm in some rooms. Moisture is till present in cellar walls and foundation walls. Cutting off capillary moisture should be executed by injecting appropriate penetrates in all load bearing walls.

GENERAL CONDITIONS AND WORK EXECUTION CONDITIONS

* For all work that needs to be done it shall be assumed that the contractor has included in the unit price of the priced bill of quantities all required preparatory and finishing work, any surpluses and unforeseen work that shall have to be performed to ensure high quality of performed work and the completion of the assignment according to standing regulations, norms and standards.
* The contractor shall be obligated to get familiarized in a timely and detailed manner with the building, required work and the Bill of Quantities based on which the contracted work shall be performed and to ask the contracting authority in a timely manner for all and any clarifications regarding insufficiently specified items on the Bill of Quantities.
* The contractor shall be obligated to perform contracted work in a manner and within the deadlines specified in the contract, regulations and rules of the profession.
* The contractor shall be considered competent and experienced and that the examination of the building has provided him with a precise estimate of the scope and type of work that must be performed in order to hand over the building to the user in a fully functional state in terms of necessary rehabilitation work.
* The contractor shall also be obligated to perform all and any unforeseen work. The price established in the total amount shall not be changed due to surpluses or shortages or unforeseen work of any kind.
* All work must be fully completed and the building shall be handed over ready-to-use; this shall be considered as included in the contracted price.
* Entire work must be performed professionally and precisely. Prior to use all materials shall be checked and approved for use by the Supervisor, and all and any objections and orders the Supervisor shall have in view of the quality of work or materials shall be binding for the Contractor.
* It shall be considered that the Contractor has calculated all costs related to the finalisation of each work item including the value of all required material with distribution, human and machine work, interior and exterior work and transportation, manufacture and utilization of tools, scaffolding, formwork etc as well as all and any other costs and expenditures related to work execution such as: overheads, salaries, social contributions, taxes, fees and all other costs and expenditures conditioned by the standing regulations.
* It shall be considered that the Contractor, after having familiarised himself with the terrain and building in question, has included in the price all possible special conditions and circumstances under which the work in question shall be performed in compliance with the technical regulations for the performance of any type of work. Special care shall be taken regarding the humidity of the sublayers in flooring, tiling, bricklaying and paint work.