

Revised Activity Schedule for AU Old New York Office Maintenance

Items	Description	Unit Measurement	Qty	Unit price	Amount
	<u>General Notes</u>				
I	<p>The purpose of the maintenance work is to reinstate the building to office use by creating a safe and conducive work environment that satisfies the local code and standards. The type of contract shall be design and build lump-sum contract to be implemented in two phases.</p> <p>The 1st Phase shall cover parts of the work to undertake urgent and critical maintenance works to avoid further damage to the building. Phase 2 covers the remaining parts of the work which are not covered under phases 1. The works under each Phase are clearly described and identified in this BOQ. It shall be noted that based on the availability of budget for phase 1, some of the works identified under Phase 1 could be carried over to phase 2 to after due consultation and negotiations with the most responsive bidder.</p> <p>In line with this arrangement, bidders are required to give quotation for both phases with bid validity of 6 months and 12 months for Phase 1 and Phase 2 works respectively.</p>				
II	Contractor shall submit complete detailed shop/working drawings, including requested materials samples (e.g., equipment for installation, Electrical and plumbing fixtures, treatments, paint, etc.)				
III	The contractor is required to facilitate the process to acquire municipality permit to carry out the maintenance work.				
IV	The contractor is required to facilitate the process to acquire certificate of occupancy which may include issuing test and commissioning certificates and any other relevant document in accordance with municipality regulation, codes and standards.				
V	All works and designs shall follow local regulations, codes and standards.				
VI	The contractor shall submit drawings, material samples and equipment catalogue for review and approval before commencement of maintenance work.				
	The contractor shall submit list of subcontractors for approval.				
VII	The contractor shall consider all direct and indirect work and relevant expenses required for project implementation need including for temporary facilities, safety related items. The contractor will assume the cost, and be accountable for, the procurement and installation of necessary equipment, materials and activities and any costs related to ensure the safety of, contractor's staff, AU staff and adjacent residents.				
VIII	All works and installations must be carried out, tested and commissioned by specialized responsible skilled workers in full coordination with the Africa Union engineering office, all in accordance with approved shop drawings, technical specifications and relevant standards. AU has the right to reject any component of the work not complying with the specifications and the terms of the contract.				
IX	The contractor shall submit detailed implementation work plan and method of statement of work and coordination with the AU, including request for work to be performed outside of AU core business hours and weekends.				

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BILL No-1 Maintenance Activities.					
A. PHASE 1					
A	Preliminaries				
A.1	Prepare and issue all documents required by the municipality to commence the project. This includes drawings, Asbestos inspection and assesment reports, etc.	LS	1.00		
A.2	Remove and cart away all furniture and garbage in the house. Price shall include all related costs such as desposal fees at dumping sites or fees required by the municipaity.	LS	1.00		
1	External Works				
1.1	Maintain the cracked external city concrete pedestrian walkway as per the standards of the city. The specification of concrete, procedure and finishing quality shall meet the city standards. Price shall include all related costs of sidewalk closure and permit processing.	LS	1.00		
1.2	Repair and grout joints of the front yards paved with 4x4 tiles. Work includes deep cleaning of the floor tiles to remove stains using spin scrubber machine and approved type chemical and cleaning of the floor drain pipe from any clogging.	Sq. ft	XX		
1.3	Remove the existing backyard floor tiles and replace with similar and apprvd type tiles with proper grouting.	Sq. ft	XX		
1.3 a	Provide provisional price for waterproofing works under the floor tile if required	Sq. ft	XX		
1.4	Replace the front metal guardrail/fence with similar type with the existing one. Price includes cart away of the removed fence.	Ft	xx		
1.5	Back Yard guardrail: replace the wooden backyard wooden guardrails/fence with new and approved type pressure treated wood fence of similar height and pattern. Work includes cart away of removed wooden rails.	Ft	xx		
1.6	Repair damaged plastering/stucco(such as cracks, peeling, flaking, window and door joints, air and water voids)	LS	1		
1.7	Remove and reapply the cement stucco plaster on the front internal roof parapet causing water seepage and damage to the fifth floor ceiling.	LS	1		
1.8	Clean the painted front facade to remove heavy soiling and stains including window sill sand stone copings and paint the front facade with approved type paint.	LS	1		
1.9	Remove climbing plants from the rear exposed brick façade and repaint joints where damaged.	Ls	1		
1.10	Remove and replace existing main entrance door with similar type metal door including door frame. Work includes all accessories and cart away of removed door.	Pcs	1		
1.11	Supply and Install security iron grill for the two front windowns on the ground floor. Design of the grill shall be approved by the client.	Pcs	2		
1.12	Front yard greenary area: maintain cracked curbstone, remove greenary and spread white marble gravel on top of the soil	Ls	1		
1.13	Inspect for external window leakages and re-caulk identified leakage points including changing of window gaskets, fixing of hinges and changing of broken windows.	LS	1		
2	Roof Work				
2.1	Identify leakage points and apply appropriate water proofing works including pointing of copping.	LS	1		
2.2	Supply and fix broken skylight glass on the roof slap	LS	1		
2.3	Removal of air pockets under the existing waterproofing membrain and resealing. Apply approved type roof waterproofing silicon coat to the entire roof on the existing membrain. The silicon coating shall have a minimum of 5 years warranty.	LS	1		
Sub Total Sum					
3	Plumbing Work				
3.1	Check and test by a certified professional the domestic water supply and drainage systems of the entire building both internally and externally in accordance with local standards. If any accessories are damaged/missing fix and/or replace as needed. Work include entire system testing, commissioning and issuance of certificate. Report if there are major defects.	LS	1		

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Sub Total Sum					
4	Internal Spaces				
4.1	Repairs to window casements with identified damage to stop water leaks and make weather tight by replacement/fixing of rubber seals and/or other application of silicone-based sealants.	LS	1		
Sub Total Sum					
B. PHASE 2					
2	Internal Spaces				
4.2	Remove existing floor and stair carpets and replace with approved type interlocking commercial grade wooden color PVC plank flooring. Samples has to be provided for approval.	Sq. ft	xx		
	Remove and replace floor tiles of the toilet and base skirting on the ground floor with simmlar type mosaic tiles. Price shall include desmantling and reinstallation of the partition and all related works.				
4.3	Deep clean toilet ceramic tiles and base skirting to remove stains using spin scrubber machine and approved type chemical/detergent in all toilets above the ground floor.	LS	1		
4.4	Inspect all office wall surfaces for damage and repair. Apply a proper coat of approved paint to the areas repaired, as well as any wall surface indicating prior water damage. Match color to existing wall paint.	LS	1		
4.5	Apply proper coat of approved paint with compressor spray to all walls excluding basement wall.	LS	1		
4.6	Apply proper coat of approved paint with compressor spray to all toilet walls.	LS	1		
4.7	Replace damaged ceiling tiles and clean the ceiling runners. Work includes strengthening of the suspension systems of the ceiling tile runners in all offices, hallway and toilets. Clean all suspension frame and runners.	LS	1		
4.8	Repair damaged drywall ceilings and apply a proper coat of approved paint to the areas repaired. Work doesn't include basement floor.	LS	1		
4.9	Apply proper coat of approved paint with compressor spray to all drywall ceilings excluding basement floor ceiling.	LS	1		
4.10	Ensure all doors open smoothly; adjust as needed.	LS	1		
4.11	Replace all door knobs and locks.	Pcs	XX		
4.12	Ensure all windows open smoothly; adjust as needed.	LS	1		
Sub Total Sum					

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5	Basement Floor				
5.1	Dismantle and remove all dry wall and ceilings in the assembly hall and interpretation booths at the rear of the building. Work includes cart away of removed materials.	LS	1		
5.2	Dismantle the fixed tables and furniture in the assembly hall and interpretation booths at the rear of the building. Work includes cart away of removed materials.	LS	1		
5.3	Remove/clean/treat basement mold as required	LS	1		
5.4	Supply and fix gypsum wall and ceiling with insulation using the existing steel studs and ceiling suspension system. Fix the existing Steel studs and ceiling suspension systems as required.	LS	2		
5.5	Apply proper coat of white paint with compressor spray to the walls and ceilings of the basement floor.	LS	1		
5.4	Change the fuse box which is rusted and damaged in the basment floor and clean the main supply line connections	LS	1		
5.4	remove and replace basment ceiling lights with Led downlights meeting stanndards for storage space illuminance.	LS	1		
Sub Total Sum					
6	Toilet Fixtures and Plumbing				
6.1	Toilet seat: Remove and replace toilet seat and all accessories, water supply hoses and seat cover with approved and similar size and standard seat with existing ones. Check and test drainage and water supply functioning and fix any problem.	Pcs	xx		
6.2	Toilet sink : Remove and replace existing toilet sinks and all accessories with approved and similar size/standard sink with existing ones. Change faucet, supply hoses, drain and p-trap. Check and test drainage and water supply for proper functioning and fix any problem. The faucet and p-trap shall be chrome plated and be approved. Work includes cart away of removed sinks and items.	Pcs	xx		
6.3	Replace the shower head in the 5th floor toilet. Check and test drainage and water supply for proper functioning fix any problem.	Pcs	1		
6.4	Remove and replace the handwash sink on the fifth floor. Fix base of the sink including the base ceramic skirting.	Pcs	1		
6.5	Remove and replace the central water heater on the ground floor with similar capacity heater. Price shall include all plumbing and electrical works and desposal of the old equipment.	Pcs	1		
6.6	Supply and fix toilet paper holders to replace the existing ones.	Pcs	1		
Sub Total sum					

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7	Electrical Works				
7.1	Inspection and testing by certified professional of the overall electrical system installation and operation for correct functioning in accordance with local standards and identify any existing safety hazards. Rectify any identified problem including fixing and replacing damaged parts such as breakers, cables etc. Affix a table chart to the inside of the power panel door and label as appropriate to allow proper maintenance. Work include entire system testing, commissioning and issuance of certificate. Report if there are major defects.	LS	1		
7.2	Testing and verification of the existing electrical surface fixtures for correct functioning. Clean all existing working fixtures.	LS	1		
7.3	Repair and replace damaged/non-functioning electrical sockets and switches as per required standards.	Pcs	xx		
7.4	Replace non-functioning recessed light fixtures with similar fixtures as the existing ones.	Pcs	xx		
7.5	Replace non-functioning florescent light fixtures with similar size LED Panels (23.74"x23.74") unit price	Pcs	1		
7.5	Replace non-functioning florescent light fixtures with similar size LED Panels (23.74"x47.75") unit price	Pcs	1		
7.6	Replace non-functioning lamps of the recessed fixtures with the same/equivalent type energy saver lamps. Unit Price	Pcs	1		
7.8	Replace non-functioning emergency lights with approved and similar types as existing.	LS	1		
7.9	Replace non-functioning emergency exit illumination lights with approved and similar types as existing ones.	LS	1		
Sub Total sum					
8	Fire Protection System				
8.1	Inspection and testing by certified professional of the overall fire protection system, such as sprinklers and smoke detectors, correct operation and installation in accordance with local standards and identify any existing safety hazards. Rectify any identified problem including fixing and replacing damaged parts. Work include entire system testing, commissioning and issuance of certificate. Report if there are major defects.	LS	1		
8.2	Replace all smoke detectors	Pcs	xx		
8.3	Replace defective sprinkler heads	Pcs	xx		
8.4	Maintain existing mobile fire extinguishers.	Pcs	xx		
8.5	Provide additional fire extinguisher to meet code requirements.	Pcs	xx		
Sub Total sum					
9	Elevator				
9.1	Inspection and testing by certified professional of the overall elevator system for correct operation and installation in accordance with local standards and identify any existing safety hazards. Rectify any identified problem including fixing and replacing damaged parts. Work include entire system testing, commissioning and issuance of certificate. Report if there are major defects.	LS	1		
Sub Total sum					
10	HVAC System				
10.1	Replace the Air Handler Unit and Air out unit on the roof with new equipment. The replacement shall use the existing duct installations in the building without requiring additional duct work. The Contractor is required to perform thorough survey of the existing system, design the HVAC system in accordance with local codes and standards and present the design and equipment catalogue for approval before implementation. The Work includes entire system testing, commissioning and issuance of certificate with warranty.	Ls	1		
Sub Total sum					
Grand total					
Contingency 10%					
Total Sum with Contingency 10%					