VOLUME 4.2

FINANCIAL OFFER TEMPLATES

**LUMP SUM CONTRACTS**

**Introduction**

1. The breakdown of the lump-sum price (Volume 4.2.3) is the itemised list of prices showing the build-up of the price in a lump-sum contract. This breakdown of the lump-sum price does not derogate in any way to the clause stating that, in a lump-sum contract, the total contract price remains fixed irrespective of the quantity of work actually carried out.

The amounts due will be calculated:

The breakdown must coincide with the payment-definition chosen in Article 49 of the special conditions:

2. The item description given in the breakdown of the lump-sum price in no way limits the contractor’s obligations under the contract to provide all the works described elsewhere.

3. The prices of the breakdown of the lump-sum price include all incidental and contingent expenses and all risks necessary to construct, complete and maintain all works in accordance with the contract. Unless separate items are provided in the breakdown of the lump-sum price, prices include all costs involved in the various items of the breakdown.

4. The lump–sum price and the prices of the breakdown of the lump-sum price are all-inclusive and include any non-exonerated tax or fiscal duty.

**VOLUME 4.2.3 — BREAKDOWN OF THE LUMP-SUM PRICE**

**Bill of Quantity for Construction works**

1. **ARCHITECTURAL WORKS**

General

All unit prices should include the cost of materials, transport, labor and all necessary aids (scaffolding, formwork, etc.), as well as the cost of proving the quality of materials and work performed (in accordance with technical regulations), as well as the removal of your rubble, except unless specifically emphasized in a particular position.

All costs of proving the quality of the installed material and work prescribed by the relevant technical regulations (certificates, sampling on the construction site and their laboratory tests) are the responsibility of the contractor.

The calculation of works is performed according to carefully determined quantities. All works must be reported in accordance with the applicable norms, standards and design required by the type of work.

The materials used are the designer's recommendations, and other products from another manufacturer with equivalent or better properties can be used instead.

The planned works on the building should be reported with solid, tested and certified materials that can be found on the domestic market and during the works to adhere to the General Conditions for construction and construction and craft works.

Before starting work, be sure to check all measures on the spot.

| **Item** | **Description** | **Unit** | **Firm quantities** | **Unit price (RSD or EUR)** | **Lump-sum price**  **(RSD or EUR)** |
| --- | --- | --- | --- | --- | --- |
|  |  |  |  |  |  |
| I. | **DEMOLITION** |  |  |  |  |
| 1. | Removal of windows and doors from the walls, loading onto trucks and transport to a landfill up to 3 km away |  |  |  |  |
|  | window-120/260 | pcs | 1.00 |  |  |
|  | window-110/220 | pcs | 1.00 |  |  |
|  | window-310/250 | pcs | 1.00 |  |  |
|  | door-160/240+100 | pcs | 1.00 |  |  |
|  | portal-315/370 | pcs | 1.00 |  |  |
|  | door-70/195 | pcs | 1.00 |  |  |
|  |  |  |  |  |  |
| 2. | Demolition of floors in the hallway made of stone tiles and concrete with a thickness of approx. 8 cm, loading and transportation of rubble to a landfill  up to 3 km away | m² | 43.74 |  |  |
|  |  |  |  |  |  |
| 3. | Demolition of base board floors in the kitchen, loading and transport of rubble to a landfill up to 3 km away | m² | 2.68 |  |  |
|  |  |  |  |  |  |
| 4. | Demolition of the ceramic tile bathroom floor, loading and transport of rubble to a landfill up to 3 km away | m² | 5.93 |  |  |
|  |  |  |  |  |  |
| 4. | Dismantling of sanitary equipment in the bathroom – toilette bowl, shower, sink,  water heater | flat rate | 1.00 |  |  |
|  |  |  |  |  |  |
| 5. | Removal of ceramic tiles from bathroom walls, loading and transport of rubble to a landfill, up to 3 km away  (3.55x2+1.67x2)x2 | m² | 20.88 |  |  |
|  |  |  |  |  |  |
| 6. | Removing board walls and ceiling cover in the kitchen, loading and transporting rubble to a landfill up to 3 km away | m² | 19,20 |  |  |
|  |  |  |  |  |  |
| 7. | Removing the wallpaper from the corridor walls, loading and transporting the rubble to a landfill located up to  3 km | m² | 60.00 |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  | **In total:** |  |  |  |  |
|  |  |  |  |  |  |
| II. | **EARTH WORK** |  |  |  |  |
|  |  |  |  |  |  |
| 1. | Excavation of soil for a new floor in the corridor, loading and transport of excess soil to a landfill up to 3m away, leveling and buffering the soil  by hand |  |  |  |  |
| a. | hallway | m² | 43.74 |  |  |
|  |  |  |  |  |  |
|  | **In total:** |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| **III.** | **MASONRY** |  |  |  |  |
|  |  |  |  |  |  |
| 1. | Repair and plastering of boards around the new doors and windows with  extension plaster | m | 54.00 |  |  |
|  |  |  |  |  |  |
| 2. | Masonry of walls from Ytong blocks in glue for Ytong blocks 25 cm thick with installation of waterproofing from condor V-4 mm and with the creation of a vaulted arch under the ceiling with a diameter of 160 cm - as an entrance door, with the simultaneous installation  of glass bricks on both sides of the door in dimensions of 20x160 cm. | m³ | 1.80 |  |  |
|  |  |  |  |  |  |
| 3. | Plastering of new walls with construction adhesive with installation  of glass mesh | m² | 8.00 |  |  |
|  |  |  |  |  |  |
|  | **In total:** |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| **IV.** | **CONCRETE WORK** |  |  |  |  |
|  |  |  |  |  |  |
| 1. | Concreting the floor of the corridor with concrete MB 20 with the installation of mesh reinforcement Q131 and placing a  PVC film under the concrete |  |  |  |  |
| a. | hallway | m² | 43.74 |  |  |
|  |  |  |  |  |  |
|  | **In total:** |  |  |  |  |
|  |  |  |  |  |  |
| **V.** | **CERAMIC WORK** |  |  |  |  |
|  |  |  |  |  |  |
| 1. | Installation of non-slip ceramic tiles in glue with grouting and skirting of the plinth if necessary. The price up to 2000 din/m2 includes putting up  the tiles |  |  |  |  |
| a. | corridor floors | m² | 43.74 |  |  |
| b. | bathroom floors | m² | 5.83 |  |  |
| c | kitchen floors | m² | 2.68 |  |  |
|  |  |  |  |  |  |
| 2. | Installation of ceramic tiles on walls in glue with grouting |  |  |  |  |
| a | bathroom | m² | 26.00 |  |  |
| b | kitchen | m² | 2.80 |  |  |
|  |  |  |  |  |  |
|  | **In total:** |  |  |  |  |
|  |  |  |  |  |  |
| **VI.** | **PLASTERING WORK** |  |  |  |  |
|  |  |  |  |  |  |
| 1. | Installation of moisture-resistant plasterboard on ceilings on a metal substructure with banding  connections |  |  |  |  |
|  | bathroom | m² | 5.93 |  |  |
|  | kitchen | m² | 2.68 |  |  |
|  |  |  |  |  |  |
| 2. | Installation of moisture-resistant plasterboard on the yids in the kitchen  on a metal substructure with bandaging connections | m² | 16.50 |  |  |
|  |  |  |  |  |  |
|  | **In total:** |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| **VII.** | **CARPENTERY** |  |  |  |  |
|  |  |  |  |  |  |
| 1. | Production, installation and fitting of windows from first-class fir according to the carpentry scheme, glazed with low- emission thermal insulation glass d=25mm filled with argon, hardware and handle made of metal-brass, painted with sadolin 2 times, installation and sealing  with polyurethane foam, fully executed and calculated each piece. |  |  |  |  |
|  | window-120/260 | pcs | 1.00 |  |  |
|  | window-110/220 | pcs | 1.00 |  |  |
|  | window-310/250 | pcs | 1.00 |  |  |
|  | door-160/240+100 | pcs | 2.00 |  |  |
|  |  |  |  |  |  |
|  | door-70/195 | pcs | 1.00 |  |  |
|  |  |  |  |  |  |
|  | **In total:** |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| VIII. | **PAINTING WORK** |  |  |  |  |
|  |  |  |  |  |  |
| 1. | Painting the existing interior doors (double-winged) made of fir wood, painted with lacquer paint, with the necessary preparatory work |  |  |  |  |
| a. | door-160/250 | pcs | 3.00 |  |  |
| b. | door-160/210 | pcs | 1.00 |  |  |
|  |  |  |  |  |  |
| 2. | Plastering the ceiling and part of the wall in the corridor with construction glue with the installation of a glass  mesh | m² | 94.00 |  |  |
|  |  |  |  |  |  |
| 3. | Repair, cleaning and painting with sadolin wood paneling on the wall in  the utility room | m | 9.00 |  |  |
|  |  |  |  |  |  |
| 4. | Painting the ceiling and part of the wall above the wallpaper in the corridor with a semi-dispersive paint, the color is chosen  by the investor | m² | 94.00 |  |  |
|  |  |  |  |  |  |
| 5. | Procurement and gluing of wallpaper on the walls of the corridor with preparatory work on the wall - repair if necessary | m² | 60.00 |  |  |
|  |  |  |  |  |  |
| 6. | Plastering and painting the ceiling with semi-dispersive  paint |  |  |  |  |
|  | bathroom | m² | 5.93 |  |  |
|  | kitchen | m² | 2.68 |  |  |
|  |  |  |  |  |  |
| 7. | Painting the kitchen walls with semi- dispersive paint with smoothing | m² | 16.50 |  |  |
|  |  |  |  |  |  |
| 8. | Gluing 10 cm thick styrofoam on new walls with glue with smoothing and installation of glass mesh | m² | 8.00 |  |  |
|  |  |  |  |  |  |
|  | **In total:** |  |  |  |  |
|  |  |  |  |  |  |
| **IX.** | **OTHER WORKS** |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| 1. | Creation of a new electrical installation with new switches and connectors in the radiator | flat rate | 1.00 |  |  |
|  |  |  |  |  |  |
| 2. | Procurement and installation of sanitary equipment |  |  |  |  |
|  | WC with water tank | pcs | 1.00 |  |  |
|  | shower cabin with battery | pcs | 1.00 |  |  |
|  | sink with battery | pcs | 1.00 |  |  |
|  | el. Boiler of 80 lit | pcs | 1.00 |  |  |
|  | sink with battery | pcs | 1.00 |  |  |
|  |  |  |  |  |  |
|  | **In total:** |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  | **Summary:** |  |  |  |  |
| I. | DEMOLITION |  |  |  |  |
| II. | EARTH WORK |  |  |  |  |
| III. | MASONRY |  |  |  |  |
| IV. | CONCRETE WORK |  |  |  |  |
| V. | CERAMIC WORK |  |  |  |  |
| VI. | PLASTERING WORK |  |  |  |  |
| VII. | CARPENTERY |  |  |  |  |
| VIII. | PAINTING WORK |  |  |  |  |
| IX. | OTHER WORKS |  |  |  |  |
|  |  |  |  |  |  |
|  | Total without VAT |  |  |  |  |
|  |  |  |  |  |  |
|  | **Total lump-sum price** |  |  |  |  |
|  |  |  |  |  |  |