

## 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.
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 PRICES

Item No.	description of activities	unit measure	quantity	unit price	total price
<b>1</b>	<b>PRELIMINARY ACTIVITIES</b>				
	<p>GENERAL NOTES AND CONDITIONS            All positions include dismantling, loading and transport of all materials and elements that will be dismantled and removed from the permanent situation.  <b>Take into account everything in unit prices.</b></p>				
1.1.	Dismantling, loading and transport to the landfill of plastic paneling in the office, including construction.	m <sup>2</sup>	18.13		
1.2.	Dismantling, loading and transport to the landfill laminate flooring in the office.	m <sup>2</sup>	18.13		
1.3.	Dismantling, loading and transport to the landfill of ceramic tiles in the hallway.	m <sup>2</sup>	5.60		
	<b>TOTAL PRELIMINARY ACTIVITIES</b>				
<b>2</b>	<b>SCREED LAYERS</b>				
	<p>GENERAL NOTES AND CONDITIONS            All positions include procurement, transport and installation of a screed (cement) layer, prepared on site and reinforced with fiberglass as a percentage according to the manufacturer's recommendations. The top surface of the cement screed must be smooth, treated by a helicopter. When making cement screeds, they are separated from the walls and other vertical penetrations (pipes, channels, etc.) with Styrofoam strips d = 1cm, and with a height equal to the thickness of the screed.  <b>Take into account everything in unit prices.</b></p>				
2.1.	Procurement, transport and fabrication of cement screed for construction of ceramic tile floor in the main office with a thickness of 4 to 6 cm, together with hard-pressed Styrofoam 1 cm and PVC foil as a floor base.	m <sup>2</sup>	18.13		
2.2.	Procurement, transport and fabrication of cement screed for construction of ceramic tile floor in hallway with a thickness of 4 to 6cm, together with hard-pressed Styrofoam 1cm and PVC foil as a floor base.	m <sup>2</sup>	5.60		

2.3.	Procurement, transport and fabrication of cement screed for construction of ceramic tile floor in kitchen with a thickness of 4 to 6cm, together with hard-pressed Styrofoam 1cm and PVC foil as a floor base.	m <sup>2</sup>	4.20		
2.4.	Procurement, transport and fabrication of cement screed with glass fiber (or scrim in agreement with the Investor and the Supervising Engineer) with a slope of 1%, in a toilet with a thickness of 4 to 6cm, together with hard pressed Styrofoam 1cm and PVC foil as a floor base <b>Recommendation: If there are conditions, in agreement with the Investor, the Supervising Engineer and the Contractor, the water supply and sewerage installation should be performed on the floor in the sanitary facilities.</b>	m <sup>2</sup>	8.33		
2.5.	Procurement, transport and fabrication of cement screed under terrazzo tiles for a walk-in platform (balcony) in front of the office.	m <sup>2</sup>	22.00		
<b>TOTAL SCREED LAYERS</b>					
<b>3</b>	<b>WATERPROOFING ACTIVITIES</b>				
	<p>GENERAL NOTES AND CONDITIONS</p> <p>Waterproofing to be performed on properly prepared substrates of certified materials and following preparation and construction procedures prescribed by the manufacturers of the appropriate waterproofing with the specified number of operations and layers. For all waterproof concrete breaks, to prevent capillary moisture, the breaks should be primed with waterproofing prepared and performed according to the manufacturer's instructions.</p> <p><b>Take into account everything in unit prices.</b></p>				
3.1.	Procurement, transport and installation of horizontal and vertical two-component elastic waterproofing on a cement base in the toilet and kitchen set with processing of internal corners and sealing drains, all according to the manufacturer's recommendations. <b>Напомена:</b> <b>The horizontal waterproofing in the toilet should be performed above the cement screed for falling.</b> <b>Vertical waterproofing to be performed up to the ceiling on all walls.</b>	m <sup>2</sup>	46.61		

3.1.	Procurement, transport and installation of waterproofing coating of walls in the main office in the height of 150cm (including an item for removal of the other wall with a thickness of 5 to 15cm).	m <sup>2</sup>	7.05		
<b>TOTAL WATERPROOFING ACTIVITIES</b>					
<b>4</b>	<b>THERMAL INSULATION ACTIVITIES</b>				
GENERAL NOTES AND CONDITIONS All positions include procurement, transport and installation of thermal insulation material that meets the standards of thermal conductivity, non-flammability and appropriate thickness, to meet the thermal requirements of the building. <b>Take into account everything in unit prices.</b>					
4.1.	Procurement, transport and installation of thermal insulation from Styrofoam d = 3cm for walls in the main office, complete with all phases, painting and scaffolding.	m <sup>2</sup>	49.88		
4.2.	Procurement, transport and installation of thermal insulation from Styrofoam d = 3cm for walls in the kitchen, complete with all phases, painting and scaffolding.	m <sup>2</sup>	23.78		
4.3.	Procurement, transport and installation of thermal insulation from Styrofoam d = 3cm for walls in the hallway, complete with all phases, painting and scaffolding.	m <sup>2</sup>	27.84		
<b>TOTAL THERMAL INSULATION ACTIVITIES</b>					
<b>5</b>	<b>CERAMIC ACTIVITIES</b>				
GENERAL NOTES AND CONDITIONS Procurement of material, transport and coating of floors and walls with floor and wall tiles, glued with appropriate waterproof construction adhesive on cement basis with the following physical-mechanical characteristics (European standards for quality of granite, marble, artificial granite and ceramics DIN EN 14411 according to Suitable texts - anti-slip class R11 / B, resistance to chemicals and abrasives, maintenance - self-cleaning, strength of 42 N / mm <sup>2</sup> , glazed (GL) (DIN EN 14411), with the necessary fittings. The way of laying the tiles is at the choice of the Investor. The joints should be filled with a waterproof mixture for grout resistant, antibacterial and mould resistant.					
5.1.	Procurement, transport, unloading and delivery to the installation site, installation of ceramic floor tiles in the main office on a cement screed base. The choice of dimensions and colour to be made in accordance with the Investor.	m <sup>2</sup>	18.13		

5.2.	Procurement, transport, unloading and delivery to the place of installation, installation of ceramic tiles for floor and walls up to a height of 150cm from floor to floor, in the kitchen on a cement screed base. The choice of dimensions and colour to be made in accordance with the Investor.	m <sup>2</sup>	16.50		
5.3.	Procurement, transport, unloading and delivery to the installation site, installation of ceramic floor tiles in the hallway on a cement screed base. The choice of dimensions and colour to be made in accordance with the Investor.	m <sup>2</sup>	5.60		
5.4.	Procurement, transport, unloading and delivery to the installation site, installation of ceramic tiles for the floor and walls in the toilet on adhesive with glue joint. The choice of dimensions and colour to be made in accordance with the Investor.	m <sup>2</sup>	52.99		
5.5.	Procurement, transport, unloading and delivery to the installation site, installation of terrazzo tiles on a cement screed base (yard in front of the main office).	m <sup>2</sup>	22.00		
<b>TOTAL CERAMIC ACTIVITIES</b>					
<b>6</b>	<b>PROCESSING OF WALLS AND CEILINGS</b>				
<p><b>GENERAL NOTES AND CONDITIONS</b>  Painting works must be performed with quality materials for basic and finishing layers. Skimming surfaces should be smooth surfaces, flat, without traces of joints, the edges should be sharp and straight along the entire length. The price of items should include the procurement, transport and installation of aluminium angle L-molds and they should not be charged additionally. All positions include procurement, transport and installation of the material and use of scaffolding.  <b>Take into account everything in unit prices.</b></p>					
6.1.	Procurement of material, transport and processing of plastered interior walls in the main office, set with skimming, scraping and painting with paint in two layers. The choice of colour to be made in accordance with the Investor.	m <sup>2</sup>	49.88		
6.2.	Procurement of material, transport and processing of the ceiling in the main office, set with smoothing, scraping and painting with paint in two layers. The choice of colour to be made in accordance with the Investor.	m <sup>2</sup>	18.13		

6.3.	Procurement of material, transport and processing of plastered interior walls in the hallway, set with skimming, scraping and painting with paint in two layers. The choice of colour to be made in accordance with the Investor.	m <sup>2</sup>	27.84		
6.4.	Procurement of material, transport and processing of the ceiling in the hallway, set with skimming, scraping and painting with paint in two layers. The choice of colour to be made in accordance with the Investor.	m <sup>2</sup>	5.60		
6.5.	Procurement of material, transport and processing of plastered interior walls in the kitchen, set with skimming, scraping and painting with paint in two layers. The choice of colour to be made in accordance with the Investor.	m <sup>2</sup>	11.48		
6.6.	Procurement of material, transport and processing of the ceiling in the kitchen, complete with skimming, scraping and painting with two layers. The choice of colour to be made in accordance with the Investor.	m <sup>2</sup>	4.20		
6.7.	Procurement of material, transport and processing of the ceiling in the toilet, set with skimming, scraping and painting with paint in two layers. The choice of colour to be made in accordance with the Investor.	m <sup>2</sup>	8.33		
<b>TOTAL PROCESSING OF WALLS AND CEILINGS</b>					
<b>7</b>	<b>GYPSUM ACTIVITIES</b>				
	<p><b>GENERAL NOTES AND CONDITIONS</b>  When making the partition walls and wall coverings, use the details and recommendations of the system manufacturer. All measures to be checked on the spot. During the construction of the walls to leave openings for mechanical, electrical and plumbing installations, and at the same time to consult the projects for the same, the Designer and the Supervising Engineer. In the price of the specified walls to take a set with the installation of corner moldings on all breaches and banding of all joints of the slabs.</p>				
7.1.	Procurement of material, transport and installation of suspended ceiling in the main office, from gypsum boards d = 1cm with substructure (Knauf system) provided by the Manufacturer, together with scaffolding.	m <sup>2</sup>	18.13		

7.2.	Procurement of material, transport and installation of a suspended ceiling in the toilet, from gypsum boards d = 1cm with substructure (Knauf system) provided by the Manufacturer, together with scaffolding.	m <sup>2</sup>	8.33		
<b>TOTAL GYPSUM ACTIVITIES</b>					
<b>8</b>	<b>CARPENTRY ACTIVITIES</b>				
	<p><b>GENERAL NOTES AND CONDITIONS</b>  All positions include procurement, fabrication, transportation and installation. All positions should be made of durable materials that do not require maintenance. Measures, number and opening for all positions to be checked on the spot. Installation and fastening of the positions to be performed in accordance with the manufacturer's instructions. The price should include the installation of quality hardware, locks, handles and keys.  <b>Take into account everything in unit prices.</b></p>				
8.1.	Procurement, transport and installation of toilet door. The choice of colour and material to be made in accordance with the Investor.	No.	1.00		
8.2.	Procurement, transportation and installation of a door for the main office. The choice of colour and material to be made in accordance with the Investor.	No.	1.00		
8.3.	Procurement, transport and installation of a kitchen door. The choice of colour and material to be made in accordance with the Investor.	No.	1.00		
<b>TOTAL CARPENTRY ACTIVITIES</b>					
<b>9</b>	<b>OTHER ACTIVITIES</b>				
9.1.	Procurement, transport and installation of a sink in the toilet.	No.	1.00		
9.2.	Procurement, transport and installation of a toilet bowl in the toilet.	No.	1.00		
9.3.	Procurement, transport and installation of a toilet tap.	No.	1.00		
9.4.	Procurement, transport of office chairs, selected by the Investor.	No.	6.00		
9.5.	Procurement, transport of office desk, selected by the Investor.	No.	1.00		
9.6.	Procurement, transport of club table to office, selected by the Investor.	No.	1.00		
9.7.	Procurement, transport of metal shelves in the office, selected by the Investor.	No.	1.00		
9.8.	Procurement, transport and installation of inverter split air conditioner for office with a minimum unit power of 3.5kW.	No.	1.00		
9.9.	Procurement, transport and installation of plywood kitchen elements, selected by the Investor.	No.	1.00		

9.10.	Procurement, transport and installation of 4 LED panels.	No.	4.00		
9.11.	Procurement, transport and installation of 5 sockets, selected by the Investor.	No.	5.00		
9.12.	Procurement, transport and installation of 5 switches, selected by the Investor.	No.	5.00		
9.13.	Procurement, transport and installation of electricity meter mask in the office.	No.	1.00		
9.14.	Procurement, transport and installation of light panel at the entrance.	No.	1.00		
9.15.	Procurement, transport and installation of venetian blinds interior, on the window in the office, selected by the Investor.	No.	1.00		
	<b>TOTAL OTHER ACTIVITIES</b>				
	<b>R E C A P I T U L A T I O N</b>				
<b>1</b>	<b>PRELIMINARY ACTIVITIES</b>				
<b>2</b>	<b>SCREED LAYERS</b>				
<b>3</b>	<b>WATERPROOFING ACTIVITIES</b>				
<b>4</b>	<b>THERMAL INSULATION ACTIVITIES</b>				
<b>5</b>	<b>CERAMIC ACTIVITIES</b>				
<b>6</b>	<b>PROCESSING OF WALLS AND CEILINGS</b>				
<b>7</b>	<b>GYPSUM ACTIVITIES</b>				
<b>8</b>	<b>CARPENTRY ACTIVITIES</b>				
<b>9</b>	<b>OTHER ACTIVITIES</b>				
		<b>Total of 1-18</b>			
<b>10</b>	<b>UNPREDICTABLE ACTIVITIES</b>		<b>15%</b>		
		<b>TOTAL</b>			
		<b>VAT 18%</b>			
		<b>TOTAL WITH VAT</b>			

Signature .....

*(person(s) authorised to sign on behalf of the tenderer)*



Date: .....