



**MAJOR REPAIR AND RESTORATION WORKS OF :**

**THE ORIENTAL INSURANCE CO. LTD [MAGNET HOUSE, Ballard Estate , Mumbai ],”**

Mumbai Regional Office No.1, Oriental House, 2<sup>nd</sup> Floor, 7, J. Tata Road, Churchgate,  
Mumbai. 400 020

**Tel No. 22820369**

**CIN – U66010DL1947GO1007158**

**TENDER DOCUMENT**  
**PART –II ( FINANCIAL BID)**



**PROJECT MANAGEMENT CONSULTANT**

**S.P.CIVIL ENGINEERS PVT LTD**

D/210, 2<sup>nd</sup> Floor, CRYSTAL PLAZA, New Link Road,

Andheri (West), Mumbai 400 053.

**2673 2769 / 2673 4863 / 6570 4709**

**NO OF PAGES IN FINANCIAL BID - 10**



<b>ESTIMATE FOR MAGNET HOUSE AT BALLARD ESTATE</b>					
<b>Sr</b>	<b>Description</b>	<b>Approx Qty.</b>	<b>Unit</b>	<b>Rate</b>	<b>Amount</b>
	<p><b>SECTION I – REPAIR WORKS:</b></p> <p><b>Notes:</b></p> <ol style="list-style-type: none"><li>1. All dismantled stuff shall be carted away outside the building premises and disposed as per BMC regulations.</li><li>2. For all internal works, the rate shall include the cost of scaffolding, if any.</li><li>3. For all patch work repairs (whether of plaster or concrete), after marking out of repairs area, only mechanical cutters/chisels shall be used to remove loose plaster/concrete. All such costs shall be deemed to have been included in the rates.</li><li>4. Prior approval shall have to be obtained for use of any repair materials such as polymers or epoxy.</li><li>5. Before using, all repair materials brought at site shall be tested whenever required for properties specified in manufacturer's catalogue. Manufacturer's certificate will not be accepted. All cost of such testing shall be deemed to have been included in the rates.</li></ol>				



<b>A]</b>	<b>STRUCTURAL REPAIRS [ EXTERNAL ]</b>				
1	POLYMER TREATMENT : Removal of existing loose damage concrete from structural members, Removal of rust from steel bars, scrubbing the surface with wire brush, cleaning with water. Providing and applying rust inhibitor as per manufactures specification. Applying approved "Rust Passivator / Inhabitor coat" over the treated reinforcement bars with ratio 1:1 of polymer and cement. Providing and applying Bonding coat to exposed concrete surface with mixture of cement and polymer in ratio 1:1, Providing and applying Acrylic based Polymer cement mortar to exposed structural members in ratio 1:5:15 (Polymer:Cement:Sand) and shall be applied in layers.	110	Sq.Mt		
2	Joint stitching between RCC member and wall junction	150	RMT		
3	Providing injection grouting.	100	Nos		
4	Providing and applying dash coat.	145	Sq.Mt		
5	Non polymer built up for purdhies and chajja ceiling.	75	Sq.Mt		
6	Recasting of RCC Members in <b>M - 20 concrete</b> including breaking & shuttering etc complete.	20	Sq.Mt		
7	Need base repair of existing ground pavement concrete including breaking and P/L M-20 Concrete and soling (if required) on identified areas only.	25	Sq.Mt		
8	Providing and fixing Safety Net during repairs.	300	Sq.Mt		
	<b>TOTAL - A</b>				
<b>B]</b>	<b>STRUCTURAL REPAIRS [ INT. STAIRCASE / PASSAGE &amp; UNITS / CABINS ]</b>				
1	POLYMER TREATMENT : Removal of existing loose damage concrete from structural members, Removal of rust from steel bars, scrubbing the surface with wire brush, cleaning with water. Providing and applying rust inhibitor as per manufactures specification. Applying approved "Rust Passivator / Inhabitor coat" over the treated reinforcement bars with ratio 1:1 of polymer and cement. Providing and applying Bonding coat to exposed concrete surface with mixture of cement and polymer in ratio 1:1, Providing and applying <b>SBR based</b> Polymer cement mortar to exposed structural members in ratio 1:5:15 (Polymer:Cement:Sand) and shall be applied in layers. <b>[INCLUDING FLOOR PROTECTION BY POP / TARPAULINE]</b>	495	Sq.Mt		



2	Providing and laying <b>Micro Concrete</b> for Heavily Deteriorated Columns complete with shuttering.	8500	Kgs.		
3	Providing and fixing Structural Steel incl. cutting /welding of required size and shape as per CE instructions.	750	Kg.		
4	Providing " <b>Jacketing</b> " of columns/beams in <b>M-20</b> concrete including shuttering including fixing of reinforcement etc .	2	Cu.Mt		
5	P/F shear connector of reqd. dia with Hilti or equivalent.	25	Nos		
6	Providing and fixing props with wooden stiffener				
a]	Steel Jack Props	75	Nos		
b]	Wooden Props	25	Nos		
7	Providing and fixing reinforcement steel.	1500	Kg		
<b>TOTAL - B</b>					
<b>C] CIVIL WORKS</b>					
1	Providing & erecting <b>Double Bamboo scaffolding</b> to reach any place of work on external façade of building including approaches, extensions, working platform / protection platform, anchorages and covering the entire surface with jute (kantan) curtains ,plastic waterproof tarpaulins(only at terrace level). Dismantling & removing the same from site on completion of works. (area of fins, drop purdhi, chajjas is not considered for measurement of scaffolding)	3200	Sq.Mt		
2	Dry brush cleaning (wire brush) and spray jet / mist curing / washing to old stone masonry surface. Providing & applying Lime mortar for pointing and joint filling as per CE's instructions.	2900	Sq.Mt		
3	Breaking / Removing existing loose plaster from external façade above 4th floor level & parapet wall, shifting & Carting away debris from premises <b>(On identified area only)</b>	450	Sq.Mt		
4	Providing & laying sand face plaster in CS 1:4 in 02 coats on external walls above fourth floor & parapet walls at terraces. <b>(On identified area only)</b>	450	Sq.Mt		
5	Providing injection grouting with Aluminium nipples to existing stone joint.	210	Nos		
6	Providing and applying bonding coat to the surfaces during Ext. / Int. plaster as approved by CE.	1200	Sq.Mt		
7	Erecting Bamboo Scaffolding during <b>int. repair</b> along with reqd. platform & removing the same after completion of work including protection of floor with POP / Tarpoulin.	750	Sq.Mt		



8	Breaking / Removing existing loose plaster from internal areas & shifting & carting away debris.	750	Sq.Mt		
9	Providing & laying POP finish plaster avg. 15-20 mm takeover the PCM areas for the staircase, internal Units & Common passage area including application of dash coat wherever required and finally finish with POP.	750	Sq.Mt		
10	Removing existing plants and acid treatment to its roots	JOB			
11	Removing the existing damage stones, providing & fixing new stones or masonry in required cement sand ratio including filling of the joints matching to the existing stones wherever required.	155	Sq.Mt		
12	Providing & laying <b>Silicon Sealant</b> to the existing wooden window frames including cleaning / washing of the same. <b>( In Totality )</b>	25	Bottel		
13	Providing and Laying Ferro cement chajja at top floor level on top of windows and doors as per design and drawing given by CE.	25	Sq.Mt		
14	Demolition of window side damaged wall below O/H water tank including removal/carting away debris.	40	Sq.Mt		
15	Providing & constructing 9" thk brick wall in C:S 1:5 below OH/WT, racking out joints, curing etc.	40	Sq.Mt		
<b>TOTAL - C</b>					
<b>D] WATER PROOFING WORKS</b>					
1	Cleaning the existing surface, opening and filling the cracks. Providing & applying waterproof coating of Flexicrete,/New Coat of Pidilite/ Damp proof coat of Asian or equivalent over the existing surface of chips/IPS including both side and top of parapet wall as per Manufacturers specification & instruction by CE including <b>gabrial area (upper and lower terrace area) . (SERVICE LIFE OF 5-7 YEARS).</b>	1265	Sq. Mt		
2	Providing & injecting cement slurry grouts through the nozzles including drilling & fixing pvc nipples including <b>Gabrial area (Upper and Lower level).</b>	105	Nos.		
3	P/ L WP coating as per Item No. D-1 above for CANOPY TOP including need base repair & crack filling.	35	Sq. Mt.		
4	Breaking the existing treatment , lowering and carting away the debris. Providing new waterproofing treatment, to <b>Tops Of CORNICES</b> with brick pieces in 1:5 mortar finished in cement finish 1:4 mortar with half round waatas etc. complete. including removing existing waterproofing & WP coating. <b>( In Totality )</b>	150	Sq.Mt		



	<b>WATERPROOFING TREATMENT TO O/H WATER TANK</b>				
5	Breaking the existing water proofing layer over the <b>top slab of Overhead water tank</b> , carting away debris & providing waterproofing treatment over WP coating with IPS finish, as directed by CE.	35	Sq.Mt		
6	Breaking the existing water proofing layer over the <b>Bottom Slab &amp; Side wall Of Overhead Water Tank</b> & providing waterproofing treatment with PCC in 1:1:2 with float finish(Aggregate metal No.1 only) at bottom & smooth finish single coat plaster on side walls over WP coating.	115	Sq.Mt		
7	Injection grouting for Overhead water tanks internal area.	50	Nos.		
8	Temporary connection of OH/WT, Storage & Supply of water.	JOB	LS		
9	Removing existing Sintex tanks (Nos. 02) and fixing over M S platform followed with cudappa and required pedestals by locating columns position including making and plastering pedestal and required temporary & permanent connections.	15	Sq.Mt		
10	Breaking the existing water proofing layer over the <b>top slab of Under ground water tank</b> & providing waterproofing treatment with IPS finish, as directed by CE	20	Sq.Mt		
	<b>TOTAL - D</b>				-
<b>E]</b>	<b>PLUMBING WORKS</b>				
1	<b>Removing the existing drainage pipe lines &amp; fittings on walls &amp; replacing them using new std. PVC Fittings &amp; pipes of ISI mark away from the wall including clamping, filling the holes with concrete, patchwork plastering on the same, testing as directed by CE complete. (Including Clamping )</b>				
a	<b>PVC PIPES WITH FITTINGS (In Totality)</b>				
	3" dia (Vent FOR WC)	65	RMT		
	3" dia (Ch. Vent)	25	RMT		
	3" dia (WW)	120	RMT		
	4" dia (WC )	210	RMT		
	4" dia (RW)	378	RMT		
2	<b>Removing the existing Downtake lines and replacing with new UPVC pipe (ASTM- schedule - 80) along with GI fittings, including necessary preparatory work, making the holes in the slab, fixing PVC sleeves over connector &amp; filling the holes with concrete &amp; finishing the surface etc. complete (Including Clamping )</b>				
	1/2" dia	60	RMT		
	3/4" dia	75	RMT		
	1" dia	158	RMT		
	1 1/4" dia	75	RMT		



	1 1/2" dia	25	RMT		
	2" dia	25	RMT		
3	<b>Removing the existing G.I. Loop lines and replacing with new UPVC pipe (ASTM- schedule - 120) along with GI fittings, including necessary preparatory work, making the holes in the slab, fixing PVC sleeves over connector &amp; filling the holes with concrete &amp; finishing the surface etc. complete (Including Clamping )</b>				
	2" dia	40	RMT		
	1 1/2" dia	25	RMT		
	1 1/4" dia	15	RMT		
	1" dia	15	RMT		
	3/4" dia	10	RMT		
	1/2" dia	20	RMT		
4	Removing the existing G.I.Connectors and replacing them with standard G.I.Connectors along with PVC sleeves. <b>( In Totality )</b>				
	1/2" dia	75	Nos		
	3/4" dia	5	Nos		
	1" dia	10	Nos		
	1 1/4" dia	10	Nos		
	1 1/2" dia	5	RMT		
5	Providing and fixing PVC temporary drainage lines				
	3" dia	150	RMT		
	4" dia	250	RMT		
6	Providing and fixing Gate Valves of ISI marks				
	2" dia	5	Nos		
	1 1/2" dia	7	Nos		
	1 1/4" dia	10	Nos		
	1" dia	10	Nos		
	3/4" dia	5	Nos		
	1/2" dia	75	Nos		
7	Need base repair and cleaning of existing sewerage drainage lines including fixing of heavy duty RCC cover for inspection chambers and gully traps wherever required.	100	RMT		
	<b>TOTAL - E</b>				



F]	PAINTING WORKS				
1	P & A two coats of <b>100% Acrylic paint equivalent to Apex</b> over one base coat of Acrylic primer over external surface.	1100	Sq.Mt		
2	P & A <b>Oil Bound Distemper</b> to Side Wall of Staircase & Common passage area above 3'0" including Lambi / Putty etc <b>(In Totality)</b>	855	Sq.Mt		
3	P & A <b>Enamel paint</b> to Side Wall of Staircase & passage area upto 3'0" height. <b>(In Totality)</b>	325	Sq.Mt		
4	P & A two coats of <b>Semi Acrylic paint</b> over one base coat of primer to duct side wall areas.	300	Sq.Mt		
5	Providing and Applying <b>Oil Bound Distemper</b> to Ceiling of Staircase & passage area including Lambi / Putty etc <b>(In Totality)</b>	350	Sq.Mt		
6	P & A <b>Oil Paint</b> to M. S. grills over primer coat. <b>( In Totality )</b>	150	Sq.Mt		
7	P and A <b>two coats of Oil paint to staircase handrail</b>	70	RMT		
8	P & A <b>two coat White wash to LIFT SHAFT / Pit area including scaffolding</b>	500	Sq.Mt		
9	Providing and Applying <b>Oil Paint</b> to M. S. Lift door over primer coat ( In Totality )	35	Sq.Mt		
10	Providing and Applying <b>Anti corrosive coating</b> to M. S. girders <b>( In Totality )</b>	150	Sq.Mt		
11	P & A Oil Paint to existing M. S. ladder on rear side staircase over one base coat of primer on both side.	200	Sq.Mt		
12	P & A 02 coats of <b>Synthetic Enamel paint</b> to wooden windows from external side including lambi/putti etc.	525	Sq.Mt		
<b>TOTAL - F</b>					





<b>G]</b>	<b>ADDITIONAL WORKS</b>				
1	Providing & laying ply protection to the window openings. <b>( on required areas only )</b>	175	Sq.Mt		
2	Removing and re-fixing the M. S. Grills <b>( on required areas only )</b>	85	Sq.Mt		
3	Removing existing Damaged M S grills and P/F new M S grills of required design as per approval by client/CE and existing gauge including oil paint over base coat.	30	Sq.Mtr		
4	Removing existing Damaged Boards & P/F new board as per existing and approval by client / CE.	45	Sq.Mtr		
5	Removing and re-fixing the Aluminium Weather Shed.	40	Sq.Mt		
6	Providing temporary bamboo platform over steel 'H' frame with cross supports for providing protection as a facilitation measure for protection to occupants / visitors of the premises to act as pathway /drive - way to avoid any injury and/or damage to human beings or parts of structure, using plywood and G.I. Sheets covered with Tarpaulin on top as per instructions.	240	Sq.Mt		
7	Repairing of existing M. S. ladder on rear side staircase including cutting , welding , fixing new M. S. plates & welding wherever required etc complete.	100	Sq.Mt		
8	Removing & Replacing existing damaged AC sheet roof on top with new on <b>required areas</b> only with required fittings over the existing frame work along with oil painting over base coat in totality.	290	Sq.Mt		
10	Removing existing <b>Rotten doors and frames</b> replacing them with new step type green marble stone frame for Terrace entrance/pump room & other areas & fixing new FRP door with all necessary fittings.	4	Nos.		
11	Repairing of existing damaged wooden windows. & frames on required areas only.	50	Sq.Mtr		
12	Providing and fixing Pigeon net in staircase area on back side over 'U' hooks.	45	Sq.Mt		
	<b>TOTAL - G</b>				
	<b>GRAND TOTAL INCLUSIVE OF ALL TAXES</b>				

**NOTE:** 1. RATE QUOTED MUST BE INCLUDING ALL TAXES.

2. ALL DEBRIS SHALL BE REMOVED TIME TO TIME FROM COMPOUND BY THE CONTRACTOR AT HIS OWN COST.



## SUMMARY

A]	STRUCTURAL REPAIRS [ EXTERNAL ]	
B]	STRUCTURAL REPAIRS [ INT. STAIRCASE / PASSAGE & UNITS / CABINS ]	
C]	CIVIL WORKS	
D]	WATER PROOFING WORKS	
E]	PLUMBING WORKS	
F]	PAINTING WORKS	
G]	ADDITIONAL WORKS	
	<b>GRAND TOTAL (A TO G) INCLUSIVE OF ALL TAXES</b>	

- NOTE:**
1. RATE QUOTED MUST BE INCLUDING ALL TAXES.
  2. ALL DEBRIS SHALL BE REMOVED TIME TO TIME FROM COMPOUND BY THE CONTRACTOR AT HIS OWN COST.