

**PHASE 2 - ELEMENTAL COST PLAN AND SCHEDULE OF RATES
 ANNEX F**

GENERAL INSTRUCTIONS

ONLY PROPONENTS SELECTED AS FINALISTS ARE REQUIRED TO COMPLETE STAGE TWO PRICING FORMS.

At Stage Two, and after dialogue sessions with the Government, proponents are required to submit an elemental cost plan with their best and final offer (BAFO) for the Government. The Cost Plan shall be aligned with the developed design depicting each major element associated with the building phase of the project. In addition, Proponents shall provide a schedule of construction rates.

The Elemental Cost Plan will be evaluated on the following basis:

1. Duly and fully completed forms
2. Listing of appropriate elements
3. Alignment with the developed design
4. Listing and pricing of appropriate construction rates
5. The inclusion of all reasonably expected project costs in each item
6. Competitiveness under a comparison of proponent's pricing against the Government's cost estimate

ELEMENTAL COST PLAN

The following table is an example of the elements that shall be included in an elemental cost plan. The Government expects that cost plans will differ and proponents are invited to submit their format; notwithstanding, major elements of Work must be provided.

1.0	Main contractor's preliminaries/general conditions	Subtotal	Total
1.1	Site establishment	\$	
1.2	Temporary services	\$	
1.3	Security	\$	
1.4	Cleaning	\$	
1.5	Fees and charges	\$	
	Other	\$	
	Preliminaries total		\$

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	Subtotal	Total
preliminaries carried forward from p.1		\$
Work Elements		
1.0 Facilitating works		
1.1 Any specialists work that needs to be completed	\$	
1.2 prior to building works	\$	
Total cost of facilitating works		\$
2.0 Substructure		
Excavations and foundations required for		
2.1 support system		
Total substructure costs		\$
3.0 Superstructure		
3.1 Ancillary fixing components	\$	
Total superstructure costs		\$
4.0 Surface Finishes		
Surface preparation to exterior of		
4.1 lighthouse	\$	
4.2 Surface preparation to interior of lighthouse	\$	
4.4 Surface preparation to interior of lighthouse	\$	
Balance carried down		\$

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	Balance carried forward from p.2	
5.0	<u>Electrical installations</u>	
5.1	Electricity power supply and distribution	\$
5.2	Power installations	\$
5.3	Conduits and Cabling	\$
5.4	Lighting installations	
5.5	Testing and Commissioning	\$
5.6	Sundry items	
5.7	Specialist lighting installations	
5.8	Conduits and Cabling	
5.9	Testing and Commissioning	
5.1	Local electricity generation systems	\$
5.11	Sundry items	\$
5.12	Earthing and bonding systems	\$
6.0	Fire and lightening protection	\$
7.0		\$
	Communication systems (data transmission, fire and smoke detection,	
8.0	Security systems (Central control /building management systems)	\$
8.1	Testing and commissioning of systems (5.2 – 8.0)	\$
9.0	Sundry items associated with systems	\$
10.0	Builder's Work in connection with systems installation	\$
	Total Fixed Cost including contingencies, overhead and Profit	\$

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SCHEDULE OF RATES

Respondents shall provide a unit rate schedule and submit it along with their bid price. The unit rate shall be considered gross, that is, it shall include allowances for material, labour, tools, plant and equipment, importation, handling, waste etc. The unit rate shall also include the contractor's overhead and profit. Below are examples of what shall be included in the unit rate schedule

Component Description	Unit	Rate
Excavation		
Soil/sand	CY	\$ _____
Hard rock	CY	\$ _____
Concrete (3500 psi)	CY	\$ _____
Rebar		
12 mm	LF	\$ _____
Electrical fixture and connection		
Power outlets and connection	LF	\$ _____
Panel (power)	LF	\$ _____
Panel (communications)	LF	\$ _____
Panel (fire)	LF	\$ _____
	LF	\$ _____
	LF	\$ _____
	LF	\$ _____
	LF	\$ _____
	LF	\$ _____
	SF	\$ _____
	SF	\$ _____
Paint (enamel)	SF	\$ _____
4" PVC Gutters including fittings	LF	\$ _____
4" PVC piping including fittings	LF	\$ _____
Rigid/flexible conduit including fittings	LF	\$ _____