

Site Preparation Works

FIDIC RED BOOK

SCHEDULES SECTION

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[...insert logo...]	Schedules Site Preparation - Pricing	Document Number S-1.1
Project: [...] Contract: [...]		Date: XX-XX-XXX Revision: 01

SITE PREPARATION WORKS

PRICING SCHEDULE

[...INSERT PROJECT NAME...] PROJECT

AT

[...INSERT LOCATION...]

IN

[...INSERT COUNTRY...]

[Drafting Note: use and adjust this template to your specific construction scope, bill of quantities, unit rates, temporary facilities (incl. utilities) and site specific arrangement and conditions.]

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1 Introduction

This document describes the Contract Price, price breakdown, pricing basis, Rates for Variations, and price adjustment methods to the extent applicable.

2 Contract Price

The Contract Price breakdown is described in this section.

Section	Description	Amount
Section 1	Direct Works (Remeasurable)	€ -
Section 2	Indirect Costs (Lump Sum)	€ -
Total Contract Price		€ -

2.1 Direction Works – Unit Prices

No.	Description	Unit	Quantity	Unit Rate	Amount
1.0 Site Clearance			0	€ -	€ -
1.1	Clearing and grubbing (vegetation, debris)	m ²	0	€ -	€ -
1.2	Topsoil stripping and stockpiling	m ³	0	€ -	€ -
1.3	Disposal of cleared materials	m ³	0	€ -	€ -
2.0 Demolition Works (if applicable)			0	€ -	€ -
2.1	Demolition of existing structures	m ³	0	€ -	€ -
2.2	Removal of pavements/hardstanding	m ²	0	€ -	€ -
2.3	Disposal of demolition materials	m ³	0	€ -	€ -
3.0 Earthworks			0	€ -	€ -
3.1	Excavation in common material	m ³	0	€ -	€ -
3.2	Excavation in unsuitable material	m ³	0	€ -	€ -
3.3	Excavation in rock (if applicable)	m ³	0	€ -	€ -
3.4	Filling with approved material	m ³	0	€ -	€ -
3.5	Compaction of fill	m ³	0	€ -	€ -
3.6	Disposal of surplus excavated material	m ³	0	€ -	€ -
4.0 Ground Improvement & Soil Remediation			0	€ -	€ -
4.1	Excavation of contaminated/unsuitable soil	m ³	0	€ -	€ -
4.2	Handling and temporary stockpiling (segregated)	m ³	0	€ -	€ -
4.3	Transport and disposal at approved facility	m ³	0	€ -	€ -
4.4	Supply and placement of clean backfill	m ³	0	€ -	€ -
4.5	Compaction of replacement material	m ³	0	€ -	€ -
4.6	In-situ soil treatment (stabilization/solidification)	m ³	0	€ -	€ -
4.7	Environmental protection measures (dust, runoff control)	prov.	0	€ -	€ -
4.8	Testing and validation (geotechnical & environmental)	prov.	0	€ -	€ -
5.0 Temporary Works			0	€ -	€ -
5.1	Temporary access roads	m ²	0	€ -	€ -
5.2	Temporary drainage systems	item	0	€ -	€ -
5.3	Temporary fencing and protection	m	0	€ -	€ -
6.0 Drainage and Dewatering			0	€ -	€ -
6.1	Dewatering of excavations	item	0	€ -	€ -
6.2	Temporary drainage installation	item	0	€ -	€ -
7.0 Utilities Identification and Protection			0	€ -	€ -
7.1	Utility detection and survey	item	0	€ -	€ -
7.2	Protection of existing services	item	0	€ -	€ -
7.3	Utility relocation (provisional)	item	0	€ -	€ -
8.0 Site Levelling and Formation			0	€ -	€ -
8.1	Final trimming to formation level	m ²	0	€ -	€ -
8.2	Proof rolling and testing	m ²	0	€ -	€ -
Total				€ -	€ -

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2.2 Indirect Cost

No.	Description	Unit	Amount
A.0	Mobilization and Demobilization		€ -
A.1	Mobilization of personnel, plant, equipment, and resources	LS	€ -
A.2	Demobilization and site clearance upon completion	LS	€ -
B.0	Site Establishment and Temporary Facilities		€ -
B.1	Site offices, storage, workshops, laydown areas	LS	€ -
B.2	Temporary utilities (power, water, telecoms)	LS	€ -
B.3	Welfare facilities and sanitation	LS	€ -
B.4	Site fencing, security systems, access control	LS	€ -
C.0	Project Management and Supervision		€ -
C.1	Site management, supervision, administration	LS	€ -
C.2	Quality assurance and quality control systems	LS	€ -
D.0	HSE and Environmental Management		€ -
D.1	HSE implementation and compliance	LS	€ -
D.2	Environmental protection and monitoring	LS	€ -
E.0	Survey and Setting Out		€ -
E.1	Survey works, benchmarks, and setting out	LS	€ -
F.0	Coordination and Reporting		€ -
F.1	Programme preparation and updates	LS	€ -
F.2	Coordination meetings and reporting	LS	€ -
		Total	€ -

3 Pricing Basis

The descriptions in this Pricing Schedule do not attempt to detail every operation involved in carrying out and performance of the Works. The Works is more fully described in the Specification, Drawings and other parts of the Contract. Any description of Work or any part thereof contained within this Pricing Schedule will not limit or qualify the Works and any omission from the description of Work which may reasonably be ascribed to Works will be deemed to be included within that item. No Variation will be accepted on the grounds of defective description that further operations other than those described are necessary to complete the Works item described, shown, or inferred in the drawings, specifications or elsewhere in the Contract.

Unless otherwise specified, all lump sums, prices, amounts, rates, charges, and percentages included in this Pricing Schedule are fixed and not subject to any fluctuation or revision due to any reasons including but not limited to fluctuation of exchange rates or change of laws and regulations in any country where the services and goods are sourced or provided for the duration of the Contract inclusive of possible extensions thereto.

Unless otherwise specified, currency of all rates and prices under this contract is [...Euro...].

All rates and prices shall be based on the use of new Materials, Plant (equipment) and Goods only.

The Contractor shall take into account all factors that may incur cost in fulfilling its obligations under the Contract and shall be deemed to have included sufficient contingency provision in all aspects of the

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Contract Price to cover risk and all resources necessary to perform and complete the Works in accordance with the Contract.

The rates and prices shall apply to all degrees of difficulty encountered during the performance of the Works which may include working around, over, under or through existing roads, pipes, racks, cables, equipment, etc. The rates and prices shall include all costs arising from the difficulty of access to new work and for working in and around existing installations whilst in full operation as may be applicable.

All rates and prices shall include for executing the Works in large or small quantities and difficult or easy situations regardless of the proportion of the Works actually falling into these categories. No liability shall be accepted by the Employer for the amount of Work being called-off under the Contract being smaller or greater than, that which may be inferred within the Contract.

By agreement between Employer and the Contractor, Contractor shall provide additional Plant, Materials, Goods and/or Personnel not expressly specified in the Contract which is required for the performance and completion of the Works.

In relation to Variations or Claims any additional Plant, Materials. Goods, services and/or Personnel provided without prior written agreement shall be deemed to be supplied free of charge.

Where the Contractor is compensated on a reimbursable basis, Contractor shall ensure that Employer has approved in writing the procurement process before embarking on it. Contractor shall also provide Employer with any details requested by Employer relating to the procurement process for the items provided on a reimbursable basis.

A deviation between estimated quantities and actual quantities shall not cause any variations or changes to the lump sums, unit prices, unit rates and time rates listed in this Contract, nor shall this be a valid ground for Variation or Claim.

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4 Preambles and Measurement Principles

4.1 General

This Bill of Quantities shall be read in conjunction with the Conditions of Contract, Specifications, Drawings, and all other Contract Documents.

The Bill of Quantities is prepared in accordance with:

- **FIDIC Conditions of Contract for Construction (Red Book)** – remeasurement basis
- **CESMM4 (Civil Engineering Standard Method of Measurement)** principles
- **POMI (Principles of Measurement – International)** where applicable.

The quantities stated in this Bill are **estimated** and shall be subject to remeasurement in accordance with the Contract. Payment shall be based on the actual quantities of work executed and measured.

4.2 Pricing Principles

Rates and prices entered by the Contractor shall be deemed to include:

- all labour, materials, plant, and equipment
- transport, loading, unloading, handling, storage
- temporary works and constructional plant/equipment
- testing, quality control, and compliance
- overheads, risks, liabilities, and profit
- all obligations under the Contract whether expressly stated or reasonably inferred.

No separate payment shall be made for items not specifically measured unless explicitly stated in the Bill of Quantities/Pricing Tables.

Rates for excavation shall be deemed to include:

- excavation regardless of method
- trimming, levelling, and preparation
- temporary support and protection
- dewatering unless separately measured.

4.3 Measurement Rules (CESMM / POMI Alignment)

4.3.1 Units of Measurement

- m³: Excavation, fill, disposal, remediation
- m²: Clearance, trimming, surfaces
- m: Linear works (fencing, utilities protection)
- item / sum: Discrete or provisional works

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4.3.2 Earthworks

- Measured in m³ based on in-situ volumes.
- Classification (if applicable): common excavation, rock, unsuitable material.
- Disposal distances shall be deemed included unless otherwise stated.

4.3.3 Site Clearance

- Measured in m² irrespective of depth unless otherwise specified.

4.3.4 Ground Improvement / Remediation

- Measured in m³ for excavation, disposal, and backfill.
- Testing and environmental controls may be measured as provisional items.

4.3.5 Temporary Works

- Measured only where explicitly included otherwise deemed included in rates.

4.3.6 Dewatering

- Measured as item, time-related, or lump sum as specified.

4.4 Method-Related Charges (FIDIC Alignment)

Items related to mobilization, site establishment, and Contractor's overheads are included under **Lump Sum (Section 2)** and shall not be remeasured.

The Contractor shall be deemed to have allowed for all method-related costs within the relevant items.

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5 Pricing for Variations

The price of Variations shall be calculated in accordance with the provisions of the Contract and Contractor shall price a Variation using the applicable unit prices, unit rates and/or time rates as included in Contractor's Proposal. Where no prices or rates are listed or available the price of the Variation will be determined based on actual Cost (*i.e., open book*).

5.1 Variation Rates – Staff

Item No.	Job Titles - Staff	VARIATION RATES		
		Regular Hourly Rate	Overtime Hourly Rate	Holiday Hourly Rate
1	Project Manager			
2	Construction Manager	€ -	€ -	€ -
3	Construction Superintendent	€ -	€ -	€ -
4	Discipline Construction Supervisor	€ -	€ -	€ -
5	HSE Manager	€ -	€ -	€ -
6	HSE Officer	€ -	€ -	€ -
7	Quality Manager	€ -	€ -	€ -
8	Quality Engineer	€ -	€ -	€ -
9	Field Engineer	€ -	€ -	€ -
10	Scheduler / Planner	€ -	€ -	€ -
11	Document Controller	€ -	€ -	€ -
12	Clerk	€ -	€ -	€ -
13	Secretarial Staff	€ -	€ -	€ -
14	Planning Manager	€ -	€ -	€ -
15	Cost Manager	€ -	€ -	€ -
16	Procurement Manager	€ -	€ -	€ -
17	Field Buyer / Expediter	€ -	€ -	€ -
18	Contracts Manager	€ -	€ -	€ -
19	Subcontracts Manager	€ -	€ -	€ -
20	IT Manager	€ -	€ -	€ -
21	Interface Manager	€ -	€ -	€ -
TF	Construction Temporary Facilities	Unit Size	Move In/Out	Per Week
22	Construction Office Unit	€ -	€ -	€ -
23	Warehouse	€ -	€ -	€ -
24	Laydown Area	€ -	€ -	€ -
25	Workers Accommodation	€ -	€ -	€ -
26	Temporary Power Generation	€ -	€ -	€ -

Notes:

1	Regular hourly rates shall apply to the first 10 hours worked each day Monday through Friday except official holidays designated in the Country
2	Overtime hourly rates shall apply to hours worked in excess of 10 hours per day Monday through Friday and all hours worked on Saturday & Sunday except official holidays designated in the Country
3	Holiday hourly rates shall apply to all hours worked on official holidays designated in the Country

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5.2 Variation Rates – Trades

No.	Job Titles - Trades	VARIATION RATES		
		Regular Hourly Rate	Overtime Hourly Rate	Holiday Hourly Rate
1	General Foreman	€ -	€ -	€ -
2	Foreman	€ -	€ -	€ -
3	Survey Party Chief	€ -	€ -	€ -
4	Survey Rodman/Helper	€ -	€ -	€ -
5	Carpenter	€ -	€ -	€ -
6	Carpenter Helper	€ -	€ -	€ -
7	Rebar Worker	€ -	€ -	€ -
8	Rebar Helper	€ -	€ -	€ -
9	Concrete Finisher	€ -	€ -	€ -
10	Concrete Helper	€ -	€ -	€ -
11	Brick/Block Mason	€ -	€ -	€ -
12	Brick/Block Mason Helper	€ -	€ -	€ -
13	Iron Worker	€ -	€ -	€ -
14	Iron Worker Helper	€ -	€ -	€ -
15	Iron Welder	€ -	€ -	€ -
16	Pipe Fitter	€ -	€ -	€ -
17	Pipe Fitter Helper	€ -	€ -	€ -
18	Pipe Welder	€ -	€ -	€ -
19	Welder Helper	€ -	€ -	€ -
20	Electrician	€ -	€ -	€ -
21	Instr./Controls Technician	€ -	€ -	€ -
22	Instr./Controls Helper	€ -	€ -	€ -
23	Milwright	€ -	€ -	€ -
24	Milwright Helper	€ -	€ -	€ -
25	Plumber	€ -	€ -	€ -
26	Plumber Helper	€ -	€ -	€ -
27	Scaffold Builder	€ -	€ -	€ -
28	Scaffold Builder Helper	€ -	€ -	€ -
29	Roofer - Engineer	€ -	€ -	€ -
30	Heavy Equipment Operator	€ -	€ -	€ -
31	General Equipment Operator	€ -	€ -	€ -
32	Rigger	€ -	€ -	€ -
33	Rigger Helper	€ -	€ -	€ -
34	Mechanic	€ -	€ -	€ -
35	Mechanic Helper	€ -	€ -	€ -
36	Painter	€ -	€ -	€ -
37	Painter Helper	€ -	€ -	€ -
38	Insulator	€ -	€ -	€ -
39	Insulator Helper	€ -	€ -	€ -
40	Roofer	€ -	€ -	€ -
41	Roofer Helper	€ -	€ -	€ -
42	HVAC/Tinsmith (sheet metal) technician	€ -	€ -	€ -
43	General Operator	€ -	€ -	€ -

Notes:

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5.3 Variations Rates – Equipment

Item No.	Equipment Type - and, General Description	Rated Capacity	Move In & Out Rate	Hourly Rate	Standby Hourly Rate
1.0	Hydraulic cranes				
1.1	Over 0 thru 20t		€ -	€ -	€ -
1.2	Over 15 thru 30t		€ -	€ -	€ -
1.3	Over 25 thru 50t		€ -	€ -	€ -
1.4	Over 50 thru 60t		€ -	€ -	€ -
1.5	Over 60 thru 75t		€ -	€ -	€ -
1.6	Over 75 thru 90t		€ -	€ -	€ -
1.7	Over 90 thru 110t		€ -	€ -	€ -
1.8	Over 110 thru 150t		€ -	€ -	€ -
2.0	Lattice boom cranes				
2.1	Over 90 thru 110t		€ -	€ -	€ -
2.2	Over 110 thru 150t		€ -	€ -	€ -
2.3	Over 150 thru		€ -	€ -	€ -
3.0	Transportation				
3.1	Flat bed trailer		€ -	€ -	€ -
3.2	Truck with Hiab Crane		€ -	€ -	€ -
3.3	Fork-Lift		€ -	€ -	€ -
3.4	Rough Terrain Fork-Lift		€ -	€ -	€ -
3.5	Dump truck, 5t		€ -	€ -	€ -
3.6	Dump truck, 7t		€ -	€ -	€ -
3.7	Dump truck, 12t		€ -	€ -	€ -
3.8	Dump truck, 15t		€ -	€ -	€ -
3.9	Pick-up truck, 1t		€ -	€ -	€ -
3.10	Personnel Transport Bus		€ -	€ -	€ -
4.0	Air compressors				
4.1	Over 0 thru 30 m³/h		€ -	€ -	€ -
4.2	Over 30 thru 60 m³/h		€ -	€ -	€ -
5.0	Pumps				
5.1	Centrifugal pump 2"		€ -	€ -	€ -
5.2	Centrifugal pump 3"		€ -	€ -	€ -
5.3	Centrifugal pump 4"		€ -	€ -	€ -
5.4	Test pump		€ -	€ -	€ -
6.0	Welding equipment				
6.1	Diesel generator		€ -	€ -	€ -
6.2	Electric welding machine		€ -	€ -	€ -
6.3	Gas/oxygen set		€ -	€ -	€ -
6.4	Argon arc set		€ -	€ -	€ -

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7.0	Other Equipment				
7.1	Dragline, 600 liters		€ -	€ -	€ -
7.2	Dragline, 800 liters		€ -	€ -	€ -
7.3	Dragline, 900 liters		€ -	€ -	€ -
7.4	Backhoe, 750 liters		€ -	€ -	€ -
7.5	Bulldozer, Caterpillar D4		€ -	€ -	€ -
7.6	Bulldozer, Caterpillar D6		€ -	€ -	€ -
7.7	Bulldozer, Caterpillar D7		€ -	€ -	€ -
7.8	Bulldozer, Caterpillar D8		€ -	€ -	€ -
7.9	Carry-all scraper, 12m³		€ -	€ -	€ -
7.10	Road grader, Caterpillar D12		€ -	€ -	€ -
7.11	Frontloader, 1m³		€ -	€ -	€ -
7.12	Frontloader, 1.5m³		€ -	€ -	€ -
7.13	Rubbertire roller, 5t		€ -	€ -	€ -
7.14	Rubbertire roller, 10t		€ -	€ -	€ -
7.15	Vibrating roller, 2t		€ -	€ -	€ -
7.16	Vibrating roller, 10t		€ -	€ -	€ -
7.17	Plate vibrator, 1t		€ -	€ -	€ -
7.18	Mobile masonry saw, electric		€ -	€ -	€ -
7.19	Mobile saw bench, electric		€ -	€ -	€ -
7.20	Vibrator beam, electric		€ -	€ -	€ -
7.21	Mobile concrete pump and boom		€ -	€ -	€ -
7.22	Submerged pump		€ -	€ -	€ -
7.23	Concrete pump		€ -	€ -	€ -
7.24	Re-bar cutter		€ -	€ -	€ -
7.25	Re-bar bender		€ -	€ -	€ -
7.26	Re-bar straightening machine		€ -	€ -	€ -
7.27	Screwing machine		€ -	€ -	€ -
7.28	Electrically driver pressure testing pump		€ -	€ -	€ -
7.29	AC arc welding machine		€ -	€ -	€ -
7.30	Flashing butt welding machine		€ -	€ -	€ -
7.31	Electroslag pressure welding		€ -	€ -	€ -
7.32	DC welding machine		€ -	€ -	€ -
7.33	Disc saw		€ -	€ -	€ -
7.34	Hand-held electric saw		€ -	€ -	€ -
7.35	Electric drill		€ -	€ -	€ -
7.36	Electric planer		€ -	€ -	€ -
7.37	Vibrator		€ -	€ -	€ -
7.38	Plate compactor		€ -	€ -	€ -
7.39	Air compressor		€ -	€ -	€ -
7.40	Total station		€ -	€ -	€ -
7.41	Laser plumb machine		€ -	€ -	€ -
7.42	Automatic level		€ -	€ -	€ -
7.43	Theodolite		€ -	€ -	€ -
7.44	Grinding wheel cutter		€ -	€ -	€ -
7.45	Table dill		€ -	€ -	€ -
7.46	Impact electric drill		€ -	€ -	€ -
7.47	Porecelain cutter		€ -	€ -	€ -
7.48	Mortar mixer		€ -	€ -	€ -
7.49	High pressure pump		€ -	€ -	€ -
7.50	Wind pipe processing		€ -	€ -	€ -
7.51	Electric folding machine		€ -	€ -	€ -

Notes

1	The rates are ALL IN and include each and every item of expense associated with the provisions & operation of the construction such as, but not necessarily limited to, fuel, lubricants, maintenance & repair, rental, insurance and taxes.
2	The rates shall be EXCLUSIVE of Time Rates for Drivers and/or Operators!!
3	Employer shall not be charged for Construction Equipment downtime due to breakdown or maintenance and Contractor shall promptly supply an equivalent substitute unless otherwise agreed to by the Employer
4	Move In/Out Rate will only be applicable when subject Construction Equipment is not already located on the Site.

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6 Appendices

[...to be provided by the Bidder /Tenderer / Contractor...]

Attachment 1 Tender Price Breakdown Tables

Attachment 2 *Price Adjustment Methods (if applicable)*

Attachment 3 *Planned Man-hour Histograms (if required)*