

**DOCUMENTACIÓN
COMPLEMENTARIA**

**CARACTERÍSTICAS
DEL
CONTRATO**

Bernat Ferrer Pons
Juan P. Cotoner Cerdó
ARQUITECTOS

PROGRAMA DE TRABAJO

Planning adjunto.

TERMINO DE EJECUCIÓN PREVISTO

Los trabajos previstos se ejecutarán durante los años 2014, 2015 y 2016 y el plazo total para finalizar las obras, será de 19 meses.

PROPUESTA DE CLASIFICACIÓN DEL CONTRATISTA

Por las características de la obra el contratista general debe pertenecer al Grupo C EDIFICACIONES, Subgrupo 2.

Por el volumen de la obra a facturar en cada anualidad, la empresa debe ser de categoría D.

De categoría D cuando la anualidad media exceda de 360.000 euros y no sobrepase los 840.000 euros.

FÓRMULA DE REVISIÓN DE PRECIOS

No procede revisar precios.

TERMINO DE GARANTÍA

1 AÑO.

ADAPTACIÓN DE PRECIOS AL MERCADO

Los precios contenidos en el presente proyecto, se adaptan a los precios de mercado que son normales en las Islas Baleares.

Se ha empleado la base del Colegio de Aparejadores de Baleares.

CARÁCTER DE LA OBRA

El proyecto y su anexo de instalaciones, comprende la obra completa.

Inicio: 27/10/2014

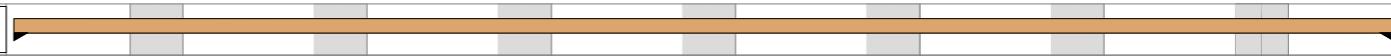
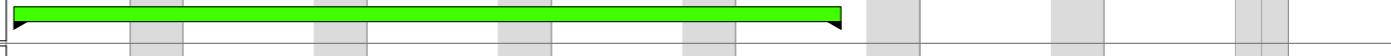
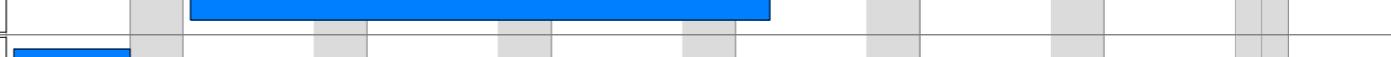
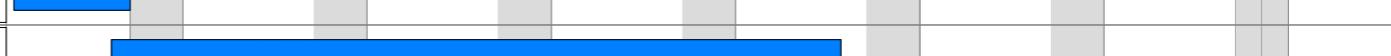
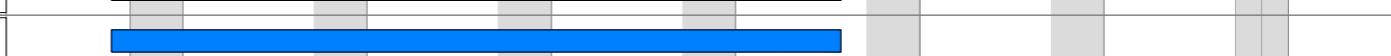
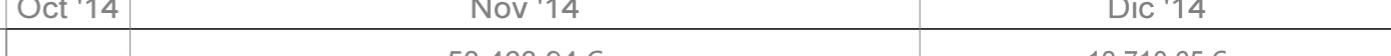
Fin: 19/12/2014

52 días

27/10/2014

19/12/2014

| 27 Oct '14 | 3 Nov '14 | 10 Nov '14 | 17 Nov '14 | 24 Nov '14 | 1 Dic '14 | 8 Dic '14 | |
|---|-----------|------------|------------|------------|-----------|-----------|--|
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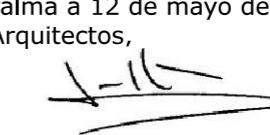
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|---------------------------------|---------|-------------------------|-------------|---|
| REFORMA Y AMPLIACION INS... | 38 días | 27/10/2014 - 19/12/2014 | 70.418,58 € |  |
| Demoliciones | 38 días | 27/10/2014 - 27/10/2014 | 56.507,93 € |  |
| Demol muro rev mamp c/martillo | 14 días | 27/10/2014 - 14/11/2014 | 809,80 € |  |
| Demol fijo vig-bov-H c/martillo | 12 días | 03/11/2014 - 19/11/2014 | 8.547,17 € |  |
| Demol est H-armado c/martillo | 10 días | 10/11/2014 - 24/11/2014 | 1.521,38 € |  |
| Demol solera H-masa manual | 11 días | 05/11/2014 - 20/11/2014 | 4.423,00 € |  |
| Demolición pav asf mec | 16 días | 12/11/2014 - 04/12/2014 | 426,64 € |  |
| Demol mr BH 20cm mec | 18 días | 28/10/2014 - 21/11/2014 | 13.713,67 € |  |
| Levnt carp 3m2 sin aprov | 4 días | 03/11/2014 - 07/11/2014 | 124,22 € |  |
| Levnt inodoro | 4 días | 03/11/2014 - 07/11/2014 | 97,02 € |  |
| Levnt lavabo | 4 días | 03/11/2014 - 07/11/2014 | 86,83 € |  |
| Desm inst font 120m2 s/recu | 4 días | 03/11/2014 - 07/11/2014 | 429,49 € |  |
| Demol pav terrazo mec | 17 días | 31/10/2014 - 25/11/2014 | 5.978,32 € |  |
| Demol peldaños mec | 6 días | 29/10/2014 - 06/11/2014 | 106,97 € |  |
| Picado cal y cto param vert | 15 días | 24/11/2014 - 15/12/2014 | 1.064,38 € |  |
| Apuntalamiento estructura | 16 días | 03/11/2014 - 25/11/2014 | 11.487,70 € |  |
| Desmontaje tela metálica | 4 días | 27/10/2014 - 31/10/2014 | 128,84 € |  |
| Crg mec resid escom en cmn | 35 días | 31/10/2014 - 19/12/2014 | 966,18 € |  |
| Transp escom 40km cmn 15t c/crg | 35 días | 31/10/2014 - 19/12/2014 | 6.499,71 € |  |
| Acondicionamiento del terreno | 15 días | 27/11/2014 - 19/12/2014 | 13.910,65 € |  |
| Excv medios pala c/carga | 10 días | 27/11/2014 - 11/12/2014 | 3.560,87 € |  |
| Excv zanja medios retro | 10 días | 27/11/2014 - 11/12/2014 | 837,26 € |  |
| Ref y niv tierras med meca | 5 días | 12/12/2014 - 19/12/2014 | 49,50 € |  |
| Relleno extendido gravas mtvn | 5 días | 12/12/2014 - 19/12/2014 | 8.173,63 € |  |
| Relleno extendido prestamo mtvn | 5 días | 12/12/2014 - 19/12/2014 | 1.289,39 € |  |

Plan de pagos

| Mes | Oct '14 | Nov '14 | Dic '14 |
|------------------|-----------------------|-------------------------|-------------------------|
| Pago mensual | 4.243,99 € (6,02%) | 53.463,94 € (75,93%) | 12.710,65 € (18,05%) |
| Pagos acumulados | 4.243,99 € (6,02%) | 57.707,93 € (81,95%) | 70.418,58 € (100,0%) |

El PEM por contrata del Estudio de Seguridad y Salud asciende a la cantidad de 26.393,37€. Esto supone un gasto mesual de esta partida de 1.389,13 € (se incluye el B.I., los G.G. y I.V.A.)

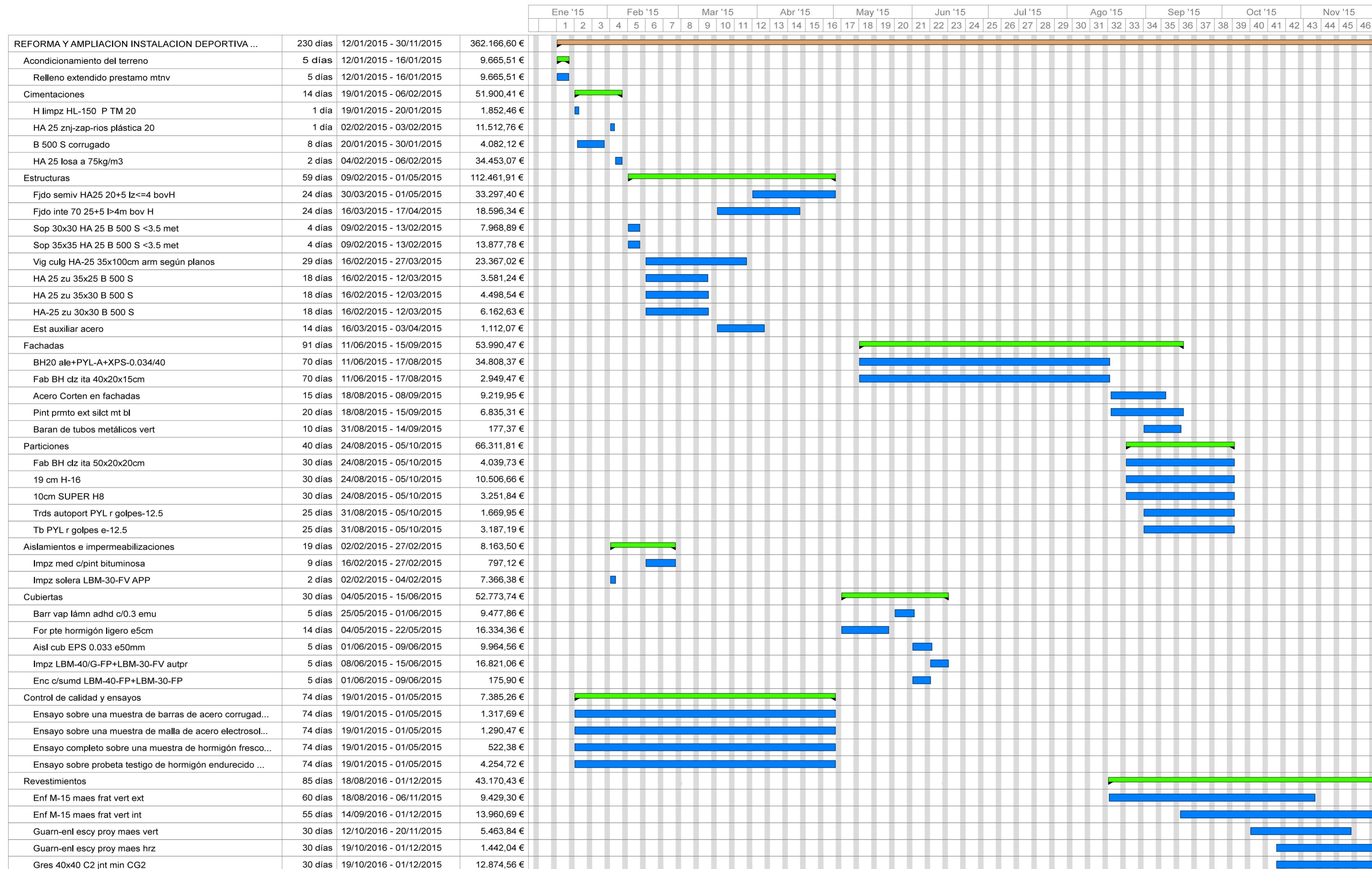
Palma a 12 de mayo de 2014
Arquitectos,



Fdo. Juan P. Cotoner Cerdó



Fdo. Bernat Ferrer Pons



Plan de pagos

| Mes | Ene '15 | Feb '15 | Mar '15 | Abr '15 | May '15 | Jun '15 | Jul '15 | Ago '15 | Sep '15 | Oct '15 | Nov '15 |
|------------------|------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Pago mensual | 16.598,19 € (4,58%) | 93.942,93 € (25,94%) | 34.245,50 € (9,46%) | 44.791,39 € (12,37%) | 19.203,22 € (5,30%) | 37.749,52 € (10,42%) | 18.879,00 € (5,21%) | 12.565,57 € (3,47%) | 28.304,06 € (7,82%) | 18.690,21 € (5,16%) | 37.197,01 € (10,27%) |
| Pagos acumulados | 16.598,19 € (4,58%) | 110.541,12 € (30,52%) | 144.786,62 € (39,98%) | 189.578,01 € (52,35%) | 208.781,23 € (57,65%) | 246.530,75 € (68,07%) | 265.409,75 € (73,28%) | 277.975,32 € (76,75%) | 306.279,38 € (84,57%) | 324.969,59 € (89,73%) | 362.166,60 € (100,0%) |

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Palma a 12 de mayo de 2014
Arquitectos,

Fdo. Juan P. Cotoner Cerdó

Fdo. Bernat Ferrer Pons

| Descripción | Duración | Periodos de ejecución | | | | | | | | | | | | Total | | | | | | | | | | | | | | | | | |
|---|----------|-------------------------|---------|--------------|---------|---------|---------|---|---|---|---|---|---|-------|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| | | Ene '16 | Feb '16 | Mar '16 | Apr '16 | May '16 | Jun '16 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| REFORMA Y AMPLIACION INSTALACION DEPORTIVA ... | 100 días | 11/01/2016 - 23/05/2016 | | 185.104,05 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revestimientos | 85 días | 11/01/2016 - 06/05/2016 | | 126.941,86 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gres 40x40 C2 jnt min CG2 | 40 días | 11/01/2016 - 08/03/2016 | | 19.115,14 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Alic 20x20 MC jnt min CG1 | 10 días | 11/01/2016 - 22/01/2016 | | 5.434,98 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Apta pie Santanyi e/3 mto cola | 25 días | 11/01/2016 - 12/02/2016 | | 9.787,23 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pint plast acril lis int hzr bl | 20 días | 14/03/2016 - 08/04/2016 | | 2.118,17 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Trat fung inc trans | 10 días | 14/03/2016 - 06/05/2016 | | 3.593,18 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gres 30x30 MC jnt min CG1 | 5 días | 15/02/2016 - 19/02/2016 | | 2.697,22 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Porc 40x40 C2 jnt min CG2 | 10 días | 15/02/2016 - 26/02/2016 | | 18.012,60 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pav PVC antiesfático adh cond | 15 días | 15/02/2016 - 19/02/2016 | | 15.783,12 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pav piedra Santanyi e 3 cm | 20 días | 15/02/2016 - 11/03/2016 | | 16.703,41 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rodap madera roble agl 70x10 | 10 días | 15/02/2016 - 26/02/2016 | | 437,79 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Teh susp y est e/12,5mm msm ni | 30 días | 15/02/2016 - 25/03/2016 | | 12.416,55 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fals ich panel fenólico | 15 días | 15/02/2016 - 19/02/2016 | | 18.879,33 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Carpintería | 30 días | 29/03/2016 - 10/05/2016 | | 49.780,60 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Prt a met corr 4600x2500mm | 5 días | 29/03/2016 - 05/03/2016 | | 945,62 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Prt a met 2 h/ abatible 2400x2000mm | 2 días | 29/03/2016 - 31/03/2016 | | 434,64 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Puerta 1hj acero Corten | 1 día | 30/03/2016 - 31/03/2016 | | 236,12 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Prt a ab 1hj | 5 días | 31/03/2016 - 06/03/2016 | | 9.024,69 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Vent oscilobatiente 1hj | 10 días | 07/03/2016 - 18/03/2016 | | 6.564,21 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Vent fija 1hj 225x270 | 3 días | 07/03/2016 - 10/03/2016 | | 1.722,01 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Vent oscilobatiente 1hj | 4 días | 07/03/2016 - 11/03/2016 | | 2.463,61 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Vent fija 1hj | 4 días | 07/03/2016 - 12/03/2016 | | 851,73 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Prt a melm 1hj 82,5 bl | 12 días | 08/03/2016 - 25/03/2016 | | 6.459,75 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fren lis 2420x406-1hj naya | 20 días | 12/04/2016 - 10/05/2016 | | 3.427,16 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Prt vdr Seguridad 2500x1215mm | 4 días | 14/03/2016 - 18/03/2016 | | 2.158,98 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Puerta RF-60 | 1 dia | 14/03/2016 - 15/03/2016 | | 507,50 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Precreco pino | 2 días | 15/03/2016 - 17/03/2016 | | 453,36 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Db acris seg 44,1-6-44,1 inc | 10 días | 18/04/2016 - 29/04/2016 | | 11.815,06 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Acris lmd seg 44,1 inc | 5 días | 18/04/2016 - 22/04/2016 | | 2.119,79 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Urbanización interior de la parcela | 15 días | 03/05/2016 - 23/05/2016 | | 5.381,65 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pavimento continuo de hormigón HM-10(B20)I fabricado... | 1 dia | 03/05/2016 - 04/05/2016 | | 1.260,78 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bordillo prefabricado de hormigón, 40x20x10 cm, para j... | 5 días | 17/05/2016 - 23/05/2016 | | 911,17 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cierre de tubos metálicos vert | 6 días | 03/05/2016 - 10/05/2016 | | 1.645,75 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cierre de tubos metálicos vert | 8 días | 05/05/2016 - 17/05/2016 | | 1.563,95 € | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Plan de pagos

| Mes | Ene '16 | Feb '16 | Mar '16 | Abr '16 | May '16 | Jun '16 |
|------------------|-------------------------|-------------------------|-------------------------|-------------------------|-----------------------|---------|
| Pago mensual | 22.475,50 € (12,14%) | 75.182,08 € (40,62%) | 32.263,22 € (17,43%) | 48.498,67 € (26,20%) | 6.687,58 € (3,61%) | |
| Pagos acumulados | 22.475,50 € (12,14%) | 97.657,58 € (52,76%) | 129.920,80 € (7 | | | |