

SIMMERPAN COMPLEX: MAJOR REFURBISHMENT OF VLI MAIN BUILDING (HALL, KITCHEN, DINNING, BOARDROOMS AND ACCOMMODATION)

DESCRIPTION	UOM	QUANTITY	RATE	AMOUNT
PROVISIONAL BILL OF QUANTITIES				
<u>PRICING OF RATES</u>				
<u>All rates inserted in the Pricelist shall cover all costs, charges and profit that may be considered necessary for the carrying out and observance for the provisions of these "Preambles to all Trades".</u>				
<u>The Tenderer shall insert the amount required against each item which he wishes to price and not insert a lump sum covering a series of items. Only such priced items shall be considered in respect of any adjustment to the Contract Sum. Items left unpriced will be understood to be covered in the rates for other items throughout this Pricelist.</u>				
<u>The Tenderers are advised that the following works may be done during normal working hours. Tenderers must make due allowance for these working hours in the pricing as no claims will be entertained in this regard.</u>				
<u>ALTERATIONS</u>				
<u>SUPPLEMENTARY PREAMBLES:</u>				
<u>The breaking down and demolition of existing block walls, hacking off existing plaster, etc. is to be executed with care so as to prevent damage to remaining floor and wall surface and finishes. The contractor must allow for any necessary protection of the existing surfaces as may be necessary.</u>				
<u>Particular care is required to protect the existing timber doors, door frames, and windows. Repairing any existing work will be for the contractor's account.</u>				
<u>The rates for breaking down and removal of brick walls is deemed to include for plaster finishes on walls.</u>				
<u>All existing items taken out from the works unless otherwise stated are to be handed over to the appointed Project Manager/ Supervisor. Representative who shall direct where on the site such items are to be stored.</u>				
<u>Rubble resulting from breaking down, demolishing, etc. is to be removed from the site by the Contractor on an on going basis to avoid accumulation of mounds of such rubble or earth.</u>				
Proprietary items or materials:				
<u>Proprietary items or materials are to be of the brand specific- or other approved- by the NTCSA Project Manager/ Supervisor prior to tender closing.</u>				
General				
<u>Unless otherwise described the Preambles and full descriptions of the other sections shall apply equally to this section.</u>				
<u>All voids in ground consequent upon the pulling or cutting are to be filled in with clean earth well consolidated and rammed up to ground level and made good with the required finish to the satisfaction of the NTCSA Project Manager/ Supervisor.</u>				
<u>Allow for watering the works by spraying to prevent any nuisance from dust etc., and supply, ct, maintain and remove on completion all temporary dust screens, etc. required.</u>				
<u>Allow for protecting all existing work liable to suffer damage (i.e. walls, finishes, floors, windows, etc.) from damage during the building operations, alterations, etc., and from make good all work damaged with new material to match existing to the approval of NTCSA Project Manager/ Supervisor</u>				
Measurement:				
<u>The measurement that are referred to in this section is are provisional, final measurements to be taken after the work has been executed</u>				
Contractor to visit the site				
<u>The contractor is advised that alterations work is to be done with utmost of care. The contractor is encouraged to visit the site and view all buildings to determine the extent of demolition and alteration works. The prices for the items requiring scaffolding shall make an allowance for such. No separate claim will be entertained for scaffolding</u>				
SECTION NO: 1				
Bill No: 1				
PRELIMINARY AND GENERAL				
FIXED CHARGE ITEMS				
Storage for Materials	Sum	1		
Sanitation and change rooms	Sum	1		
Relocation of existing two containers size 6m x 2.5m to the area allocated by the employer not exceeding 5km	Sum	1		
Site barricading	Sum	1		
<u>Sign Board Labour</u>				
Contractor shall erect on site, maintain throughout the construction duration	Sum	1		

Health and Safety measures (In terms of NTCSA Policy 34-333)

SHEQ File	Sum	1	
Health & safety requirements (Personal Protective Clothing/Equipment & ensure use thereof for full compliance with company logo)	Per Person	1	Rate Only
Police clearance certificate	Per Person	1	Rate only
<u>Disposal of rubble (Contractor to provide a disposal certificate)</u>			
Building rubble / waste material from alteration	Sum	1	

TIME RELATED ITEMS

Site Establishment

Site office	Monthly	12	
<u>Electricity (Temporary if no Electricity Available on Site)</u>			
Provision of portable generator 14 Kva (Diesel elsewhere measured)	Daily	1	Rate Only
Diesel	Per Litre	1	Rate Only
Generator operator	Hr	1	Rate Only

Accommodation

Accommodation Allowance is for the Contractors Staff excluding the casual labourers which are assumed to be residing in the area where the works are executed. To be pre approved by NTCSA Project Manager or Supervisor. Only considered where required work exceeded the normal day work time due to complexity and travelling exceeds 500km return trip.

Per person payment where round trip is exceeding 500km (3 star or equivalent)	Per Night	1	Rate Only
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Transport

Transport of resources to and from site will be done in terms of OHS Act (T). The cost to the Contractor to provide safe transport for his employees should be in terms of the Construction Regulations Clause 21 (2) (a) and (i) & adhere to Eskom Life Saving rules. The transport rates includes for both the fixed and running cost components.

Mini-bus 14 Seater	Monthly	12	
Mini-bus 22 Seater	Monthly	12	
Site De-Establishment	Item	1	

Bill Total

SECTION NO : 2

BUILDING WORKS

Bill No. 1

ALTERATIONS

REMOVAL OF EXISTING DOORS, WINDOWS, ETC FROM BRICKWRK

Taking out and removing doors, windows, etc including a frame (new door and frame, building up or altering openings elsewhere measured)

Glazed steel window not exceeding 2,5m ²	No.	49	
Glazed steel window exceeding 7,5m ² not exceeding 10m ²	No.	1	
Glazed steel window exceeding 10m ² not exceeding 12,5m ²	No.	2	
<u>Taking off and removing doors, etc. from frames to remain (new door, building up or altering openings elsewhere measured)</u>			
Timber door not exceeding 2,5m ²	No.	53	
Steel door not exceeding 2,5m ²	No.	50	
Steel sliding door exceeding 2,5m ² and not exceeding 5m ²	No.	2	
Steel sliding door exceeding 5m ² and not exceeding 7,5m ²	No.	2	
Steel sliding door exceeding 7,5m ² and not exceeding 10m ²	No.	5	
Steel sliding door exceeding 10m ² and not exceeding 12,5m ²	No.	1	

BUILDING UP OPENINGS

Brickwork in NFP bricks in cement mortar in building up openings in:

Half brick walls.	m ²	5	
One brickwalls	m ²	5	

MAKING GOOD OF BRICKWORK FINISHES, ETC

Making good brickwork:

Making good damaged face brick wall, rake out mortar and build in new face brick to match existing with colour matched tinted mortar	m ²	24.29
PREPARATORY WORK TO EXISTING BRICKWORK SURFACES		
<u>Preparation to existing vertical surfaces:</u>		
Clean existing walls using water pressure cleaning system and steel brushes and remove all dirt and loose particles	m ²	597.36
REMOVAL OF EXISTING ROOF COVERING SUNDRIES		
<u>Taking down and removing sundry roof items:</u>		
Fibre cement or timber fascias and barge boards	m	91.2
Cut out and remove rotten timber sprockets, including cutting back into brickwork to allow for joining with new (Elsewhere measured)	m	20
REMOVAL OF EXISTING ROOF COVERINGS		
<u>Taking down and removing pitched roof not exceeding 50 Degree complete with ridge and hip cappings, fittings, flashing, etc:</u>		
Concrete or clay roof tiles from metal roof sheeting	m ²	319.2
PREPARATORY WORK TO EXISTING ROOF COVERING SURFACES		
<u>Clean existing roof covering using high pressure water cleaning system and steel brushes removing all loose paint, spawl and deleterious matter:</u>		
Roof tiles	m ²	319.2
Inspection of the existing roof for leaks	m ²	319.2
<u>Service and make good existing roof coverings:</u>		
Service and make good the existing roof coverings including refixing/ replacing cement roof tiles to match existing where necessary, patching all roof leaks with approved waterproofing compound, and leave roof in fully functional state for end user	m ²	319.2
REMOVAL OF EXISTING JOINERY		
<u>Taking out and removing built in cupboard doors, frames, shelves cleats, bearers and shelving from brickwork including making good as necessary</u>		
Timber boards (cover above doors) size 813 x 300 approximately	No.	40
Timber wall table/top and unbolt from the wall	No.	40
Timber wall pigeon holes cupboards size 800 x 500mm including making good to plaster	No	40
REMOVAL OF EXISTING JOINERY SUNDRIES		
<u>Taking down and removing sundry joinery</u>		
Timber cornice	m	1479.2
Timber skirtings	m	739.6
REMOVAL OF EXISTING CEILINGS, PARTITIONING AND FLOORING		
<u>Taking down and removing ceiling, partitioning, and flooring etc.</u>		
Gypsum plasterboard ceilings including cornices, cover strips from brandering to remain, including preparing branders for new ceiling (Elsewhere measured)	m ²	618
Fibre cement ceilings including cornices, cover strips from brandering to remain, including preparing branders for new ceiling (Elsewhere measured)	m ²	486
19 x 44mm Timber cornice and prepare surface to receive new (elsewhere measured).	m	1479.2
PLASTER CRACK REPAIRS		
<u>Repairs to cracks in existing plaster:</u>		
Cut out plaster at crack on vertical wall or beam face for full depth and minimum 5mm to maximum 10mm wide, prepare and fill with "Sikacryl" or other approved acrylic sealant to finish flush	m	150
MAKING GOOD OF CEILING FINISHES, ETC		
<u>Making good Rhino gypsum plasterboard ceilings and branderings:</u>		
Ceilings in small areas	m ²	88
Refixing coved cornice	m	147.92
REMOVAL OF EXISTING FLOOR COVERINGS		
<u>Taking up and removing vinyl floor coverings, carpeting, and making good to receive new finish (New finish elsewhere measured) etc:</u>		
Carpet tile floor covering including preparing screed for new floor finish	m ²	636
REMOVAL OF EXISTING IRONMONGERY		

Taking out and removing ironmongery, lockers, blinds, etc

Pelmets and curtain tracks, including making good to plaster	m	150
Mortice lock and furniture from timber door and steel frame	No.	130
Mortice lock and furniture from a steel door (storerooms)	No.	4
Toilet roll holder including making good to plaster or tiling	No.	50
Towel rails including making good to plaster or tiling	No.	50
Floor spring and hinges	No.	50
Shower head and mixer	No.	50

Carefully taking out and removing ironmongery, lockers, letters, nameplates, etc and setting aside for re-use:

Perspex sign boards	No	8
Mirror size 500 x 750mm	No.	128

REFIXING OF PREVIOUSLY SET ASIDE IRONMONGERY FOR REUSE

Refixing of ironmongery

Perspex sign boards	No	8
Mirror size 500 x 750mm	No.	50

REMOVAL OF EXISTING TILING

Hacking up/off and removing tiled floor and wall finishes including removing mortar bed or backing and preparing concrete or brick surfaces for new finishes (elsewhere measured)

Ceramic soap dish	No	50
Shower tub size 780 x 780mm approximately	No.	50
Ceramic tiles to floors	m ²	527
Ceramic tiles to wall	m ²	716.45
Mosaic tiles to floors	m ²	181.50

REMOVAL OF EXISTING SANITARY FITTINGS

Carefully taking out and removing sanitary fittings including making good wall and floor finishes and temporarily stop off services:

Vitreous china low level cistern and flush pipe	No.	57
Vitreous china wash hand basin	No.	57

REMOVAL OF EXISTING METALWORK

Cutting ot and removing steel louvre section:

Size 813. x 600 approximately (Above doors)	No.	50
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REMOVAL OF EXISTING GLAZING

Taking out and removing glass and mirrors:

Glass from fixed door panel/louvre	m ²	68.016
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REPAIRS OF EXISTING ELECTRIC WATER HEATERS

Heat pumps water heater repair and replacement:

Inspect water heaters and provide a report	No.	4
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REMOVAL OF EXISTING ELECTRICAL FITTINGS

Taking out and removing:

Bulk head	No.	100
Plugs	No.	100

Re-positioning of existing light fittings:

Bulkhead	No.	100
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Taking out and removing existing light switches

1- way switch	No.	200
2-way switch	No.	200

Bill Total

Bill No. 2

WATERPROOFING

The Tenderer is referred to the relevant Clauses in the separate document Standard Preambles for Trades (WB20) and to the Supplementary Preambles which are incorporated into these Bills of Quantities

SUPPLEMENTARY PREAMBLES

Proprietary items or materials

Proprietary items or materials where specified are to be of the brand specified - or other approved - by the Project Manager

Waterproofing of roofs, basements, etc shall be done by a specialist and laid under a ten year guarantee. Waterproofing to roofs shall be laid to even falls to outlets, etc., with necessary ridges, hips and valleys. Descriptions of sheet or membrane waterproofing shall be deemed to include additional labour to turn-ups and turn-downs

Waterproofing:

Derbigum or other bitumen membrane type waterproofing is to be laid in accordance with Derbigum's Code of Practice by an Approved Derbigum Contractor.

Preparation of substrata:

Screeded roof surfaces shall be firm, dry and clean. Corners shall be coved or arris rounded. All surfaces to receive Derbigum are to be fully primed with a solvent based bitumen primer.

Timber boarded roof surfaces shall be dry, clean and even. All internal angles are to receive a timber triangular fillet. Corners and edges shall be arris rounded.

CPAP WORK GROUP

Unless otherwise stated all items in this bill will be Work Group 120

PROTECTING ROOFING PAINT

Two coats of "silvakote" Bituminous Aluminium Paint on or other approved:

To roofs m² 319.2

JOINT SEALANTS, ETC

"Fosroc Thioflex 600" two - part polysulphide sealing compound including backing cord, bond breaker, primer, etc:

10 x 10mm in expansion joints in floors or walls including raking out expansion joint filler as necessary (Provisional). m 91.2

Bill Total

Bill No. 3

CAPENTRY AND JOINERY

The Tenderer is referred to the relevant Clauses in the separate document Standard Preambles and Trades (WB20) and to the Supplementary Preambles which are incorporated into these Bills of Quantities.

SUPPLEMENTARY PREAMBLES

Proprietary items or materials

Proprietary items or materials where specified are to be of the brand specified- or other approved- by the Project Manager

CPAP WORK GROUP

Unless otherwise stated all items in this bill will be Work Group 126

ROOF CONSTRUCTION

Sawn softwood:

38 x 114mm Rafters in lengths not exceeding 2,4m. m 20

ROOF SUNDRIES

Sundries:

Two coats creosote on sawn timbers. m² 20

EAVES, VERGES, ETC

Everite Nutec pressed fibre-cement:

12 x 225mm Fascia boards including galvanised steel H- jointing strips. m 91.2

80 x 200mm Barge boards including aluminium steel H- jointing strips. m 45.6

SKIRTINGS

Wrought meranti:

Contractor to be aware of the specified sizes of timber skirtings and not assume that it can be obtained from the shelf.

70 x 20mm skirting with 19mm quarter round nailed to walls m 1207.6

SOLID CORE FLUSH DOORS

Solid core doors with hardwood veneer both sides for painting and with hardwood edge strips all round hung to steel frames.

44mm Door, size 813 x 2032mm high. No 40

44mm Door, size 950 x 2032mm high. No 2

MASONITE FLUSH PANEL DOORS

Flush panel doors with hardwood veneer both sides for painting and with hardwood edge strips all round hung to steel

40mm Door, size 762 x 2032mm high. No. 53

Bill Total

Bill No. 4**CEILINGS, PARTITIONS AND ACCESS FLOORING**

The Tenderer is referred to the relevant Clauses in the separate document Standard Preambles for trades (WB20) and to the Supplementary Preambles which are incorporated into these Bills of Quantities.

SUPPLEMENTARY PREAMBLES

Proprietary items of materials

Proprietary items of materials where specified are to be of the brand specified - or other approved - by the Project Manager

Descriptions

Items described as nailed shall be deemed to be fixed with hardened steel nails or pins or shot pinned to brickwork or concrete.

Branderings

Branderings shall be nailed and in addition be tied with a wire tie at every third junction to the support structure.

CPAP WORK GROUP

Unless otherwise stated all items in this bill will be Work Group 129

DECORATIVE MOULDINGS AND CORNICES

Lafarge Gypsum XPS Deco Classic 110:

110 x 110mm High polystyrene cornice m 912

Lafarge Gypsum XPS Deco Classic 190:

135 x 135mm High polystyrene cornice m 912

Nutec:

75mm Coved cornices. m 1479.2

NAILED UP CEILINGS

6.4mm 'Rhino-board' gypsum plastered board ceiling with 2mm diameter steel wire tie at every third fixing connection, standard galvanised metal "H" profile strip joints:

Ceilings including 38 x 38 mm sawn softwood branderings at 900mm centres in one direction. m² 618

Extra over ceiling for opening and including 650 x 650mm trap door complete with trimmers, frame, cross branders, ceiling board, hinges, etc as described. No. 8

6mm 'Everite Nutec' or similar approved pressed fibre cement ceiling board with standard galvanised metal "H" profile strip joints:

Ceilings including 38 x 38mm sawn softwood branderings at 400mm centres in one direction. m² 243

Ceilings including 38 x 38mm sawn softwood branderings at 400mm centres in one direction, dropped with 250mm for services m² 243

Bill Total

Bill No. 5**FLOOR COVERINGS, WALL LININGS, ETC**

The Tenderer is referred to the relevant Clauses in the separate document Standard Preambles for Trades (WB20) and to the Supplementary Preambles which are incorporated into these Bills of Quantities.

SUPPLEMENTARY PREAMBLES

Proprietary items or materials

Proprietary items or materials where specified are to be of the brand specified or other approved by Project Manager

Preparatory work to existing/new surfaces:

Surfaces shall be dry, free of dirt, grease and oils.

Products are not to be applied to damp substrates.

Descriptions:

Floor sealers, porous surface treatment, etc., to be applied by sponge, brush or roller (e.g. mohair, lambswool, etc.) in accordance with the manufacturer's instructions unless otherwise described. Where the manufacturer allows the option of spray application then any thinning of the floor sealers, porous surface treatments, etc., is to be in strict accordance with the manufacturer's instruction.

CPAP WORK GROUP

Unless otherwise stated all items in this bill will be Work Group 130

VINYL FLOOR COVERINGS, WALL LININGS, ETC.

Van Dyck or similar approved 500 x 500mm Maestro collection tufted tiles with enduroback KR4 and lain in accordance with the code of practice for the installation of textile floor coverings (SANS 10186)

On floors. m² 636.00

Anti-slip tape:

Install Croc Grip CG0236 100mm High anti slip tape in all the stairs m 200.00

Bill Total

Bill No.6

IRONMONGERY

The Tenderer is referred to the relevant clauses in the separate document Standard Preambles for Trades (WB20) and to the Supplementary Preambles which are incorporated into these Bills of Quantities.

SUPPLEMENTARY PREAMBLES

Proprietary items or materials

Proprietary items or materials where specified are to be of the brand specified - or other approved - by the Project Manager

Finishes to ironmongery:

Where applicable finishes to ironmongery are indicated by suffixes in accordance with the following list: BS Satin bronze lacquered : CH Chromium plated : SC Satin chromium plated : SE Silver enamelled : GE Grey enamelled : AS Anodised silver : AB Anodised bronze : AG Anodised gold : ABL Anodised black : PB Polished brass : PL Polished and lacquered : PT Epoxy coated.

Descriptions of wall mounted and floor standing ironmongery items shall be deemed to include for fixing in position and all fixing accessories

Descriptions of proprietary items shall be deemed to include fixing in position and all fixing accessories as specified by the manufacturer

CPAP WORK GROUP

Unless otherwise stated all items in this bill will be Work Group 132

HINGES, FLOOR SPRING HINGES, BOLTS, PANIC BOLTS, ETC

Union:

CP WC indicator bolt with keep fixed to metal (External Toilet Doors) No. 7

Stainless steel

Butt hinges No. 120

HANDLES

Stainless steel

Tubular rose straight - EXT No. 130

LOCKS

Union:

2241-78 Oval cylinder upright lock with striking double cylinder. Storerooms No. 4

2241-78 Oval cylinder upright lock with striking rebated double cylinder. Storerooms No. 93

PELMETS AND CURTAIN TRACK

"Kirtan Kirsch":

Medium duty double curtain track for face fixing with metal brackets, runners, stopped ends, etc. m 150

"Pelmet":

Wooden pelmet fixed to wall including brackets, stopped ends, etc. m 150

BATHROOM FITTINGS

Grohe 'Bau Cosmopolitan'

GRO-40664001 soap dish or similar approved.	No.	49.00
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Grohe 'Essentials'

GRO-4068900 Toilet roll holder (without cover)	No.	49.00
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"Chairman Industries":

DL2 Stainless steel wall mounted side grab rail.	No.	3.00
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SR2 Stainless steel wall mounted rear grab rail around cistern.	No.	2.00
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SR2 Stainless steel wall mounted side grab rail around cistern.	No.	1.00
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SR5 Stainless steel wall mounted side grab Vertical around cistern.	No.	1.00
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"Franke" Grade 304 18/10 stainless steel

Code 359880 - 32mm Diameter angle bar with franke fine grip, size 415 x 415 x 95mm deep, plugged and screwed to the wall with stainless steel screws	No.	4.00
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Code 359827 - 32mm Diameter straight grab rail with franke fine grip, size 600mm x 95mm deep, plugged and screwed to the wall with stainless steel screws (To be fixed vertically as per drawing)	No.	4.00
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SUNDRIES

Grohe 'essentials'

GRO-40364001 Bathrobe hook	No.	40.00
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HONEYCOMB BLINDS

Manually operated Du Series 10 Model A Duette® Honeycomb Blind with 32mm block out light reduction, privacy and light control Fixé fabric, recess fixed to walls controlled with hand operated lift cords. Fabric treated with Dust block. Blinds to match the existing installed at Block B

Windows size 520 x 650mm high top hung.	No.	2.00
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Windows size 1015 x 650mm high top hung.	No.	5.00
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Windows size 800 x 1980mm high top hung.	No.	2.00
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Windows size 1455 x 1190mm high	No.	115.00
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Windows size 1506 x 1230mm high top hugh with fix window	No.	115.00
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Windows size 4100 x 2100mm high top hugh with fix window	No.	1.00
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Windows size 5490 x 2100mm high with fixed section.	No.	2.00
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Bill Total**Bill No.7****METALWORK**

The Tenderer is referred to the relevant Clauses in the separate document Standard Preambles for Trades (WB20) and to the Supplementary Preambles which are incorporated into these Bills of Quantities.

SUPPLEMENTARY PREAMBLES

Proprietary items or materials

Proprietary items or materials where specified are to be of the brand specified- or other approved- by the Project Manager

Descriptions:

Descriptions of bolts shall be deemed to include nuts and washers.

Descriptions of expansion anchors and bolts and chemical anchors and bolts shall be deemed to include nuts, washers and mortices in brickwork or concrete.

Metalwork described as holed for bolt(s) shall be deemed to exclude the bolts unless otherwise described.

CPAP WORK GROUP

Unless otherwise stated all items in this bill will be Work Group 136

HOT DIPPED GALVANISED PRESSED MILD STEEL DOOR FRAMES

Hot dipped galvanised mild steel door frames must be conform to SANS 121, SABS and ISO 1461 for galvanising. A galvanising certificate to be issued to the Project Manager

1.2mm Double rebated frames suitable for half brick walls:

Frame for door 1000 x 2064mm high.	No.	2.00
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1.6mm Rebated frames suitable for one brick walls:(DRAWING NUMBER A-T-6002)

Frame for door 1000 x 2064mm high.	No.	2.00
Frame for door 1500 x 2280mm high.	No.	1.00
Frame for door 1475 x 2520mm high.	No.	1.00

BATH SCREENS

Primador or other approved white powder coated aluminium bath screen (Code BS) glazed with GSA smarthglass obscure toughened safety glass, complying with SANS 1263 Part 1 fitted to wall over bath and sealed all round on both sides with clear silicone:

Size 800 x 1400mm High	No.	50.00
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Contemporary mosaic tile design shower curtain made with a durable, waterproof plastic, including 10 plastic curtain hooks.

Size 140 x 170cm	No.	50.00
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ALUMINIUM WINDOWS. (CPAP Work Group No 140) (DRAWING NUMBER A-T-6002)

Sheerline or other approved purpose made natural anodised aluminium windows, factory glazed with 4mm Low E glass, complete with furniture to bricwork:

Windows size 1506 x 1230mm high top hung with fix window	No.	40.00
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Windows size 4100 x 2100mm high top hung with fix window	No.	1.00
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Windows size 5490 x 2100mm high with fixed section.	No.	2.00
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Sheerline or other approved purpose made natural anodised aluminium windows, factory glazed with 4mm clear glass, complete with furniture to bricwork:

Windows size 800 x 300mm high top hung.	No.	50.00
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Windows size 520 x 650mm high top hung.	No.	2.00
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Windows size 800 x 1980mm high top hung.	No.	2.00
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Windows size 1015 x 650mm high top hung.	No.	5.00
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ALUMINIUM FRAMES

Matt Charcoal Powder Coating frame suitable for one brick wall, factory glazed with 4mm clear glass:

Door size 790 x 2100mm High single swing door	No.	2.00
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Door size 1420 x 2100mm High double swing door	No.	2.00
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Door size 1495 x 2100mm High sliding door	No.	1.00
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Door size 4200 x 1980mm High sliding door	No.	3.00
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Door size 5480 x 2100mm High consisting of 1800mm Wide Double Door with 920mm wide fixed window panels	No.	1.00
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Door size 5490 x 2100mm High consisting of 1800mm Wide Double Door with 922.5mm wide fixed window panels	No.	1.00
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Matt Charcoal Powder Coating frame suitable for one brick wall, factory glazed with 4mm low E glass:

Door size 4100 x 2100mm High consisting of 1800mm Wide Double Door with 575mm wide fixed window panels	No.	1.00
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T60/2 FSA62 fire door

Teckentrup door size 1420 x 2100mm high overall.	No.	1.00
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Teckentrup door size 1420 x 2100mm high overall, including fire resistant glass panel	No.	2.00
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Bill Total

Bill No.8

PLASTERING

The Tenderer is referred to the relevant Clauses in the separate document Standard Preambles for Trades (WB20) and to the Supplementary Preambles which are incorporated into these Bills of Quantities

SUPPLEMENTARY PREAMBLES

Proprietary items or materials

Proprietary items or materials where specified are to be of the brand specified- or approved- by the Project Manager

CPAP WORK GROUP

Unless otherwise stated all items in this bill will be Work Group 142

INTERNAL PLASTER

Cement plaster on brickwork:

On walls.	m ²	5.00
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On narrow widths.	m ²	10.00
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EXTERNAL PLASTER

On walls.	m ²	10.00
On narrow widths.	m ²	10.00

CORNER PROTECTORS, DIVIDING STRIPS, ETC

Corner protectors, dividing strips, etc (CPAP work group no 136):

5 x 40mm Flat section brass dividing strips between different floor finishes.	m	15.00
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Corner protectors, dividing strips, etc (CPAP work group no 136):

70 x 70 x 2mm Thick stainless steel corner protectors fixed to brickwork or concrete.	m	15.00
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Bill Total

Bill No. 9

TILING

The Tenderer is referred to the relevant Clauses in the separate document standard Preambles for Trades (WB20) and to the Supplementary Preambles which are incorporated into these Bills of Quantities.

SUPPLEMENTARY PREAMBLES.

Proprietary items or materials.

Proprietary items or materials where specified are to be of the brand specified - or other approved - by the Project Manager

Fixing

Tiling shall be fixed with approved tile epoxy adhesive to a plaster backing. Plaster backing is measured elsewhere

CPAP WORK GROUP

Unless otherwise stated all items in this bill will be Work Group 144

WALL TILING

300 x 600mm Matt ceramic tiles pointed with anti - bacterial grout:

On walls.	m ²	716.45
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FLOOR TILING

430 x 430mm Ceramic floor tiles or similar approved fixed with adhesive to screeded (elsewhere) concrete floors and flush pointed with tinted waterproof jointing compound including approved expansion joints:

On floors and landings.	m ²	583
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Skirting 100mm high of cut tiles.	m	162.6
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600 x 600mm Porcelain floor tiles or similar approved fixed with adhesive to screeded (elsewhere) concrete floors and flush pointed with tinted waterproof jointing compound including approved expansion joints:

On lobby's and stairs	m ²	527
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Skirting 100mm high of cut tiles.	m	162.6
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300 x 300mm Resin mosaics tiles or similar approved fixed with adhesive to screeded (elsewhere) concrete floors and flush pointed with tinted waterproof jointing compound including approved expansion joints:

On shower floors laid to falls.	m ²	181.50
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Bill Total

Bill No. 10

PLUMBING AND DRAINAGE

The Tenderer is referred to the relevant Clauses in the separate document Standard Preambles for Trades (WB20) and to the Supplementary Preambles which are incorporated into these Bills of Quantities.

SUPPLEMENTARY PREAMBLES

Proprietary items or materials

Proprietary items or materials where specified are to be of the brand specified or other approved - by the Project Manager

Fixing

Descriptions of wall mounted, floor standing, drop in, etc type sanitary fittings shall be deemed to include fixing in position and all fixing accessories

Descriptions of proprietary items shall include fixing in position and all fixing accessories as specified by the manufacturer

Chasing

Chasing pipes into new walls shall be regarded as " building in " and is not measured separately. The cost of chasing and making good shall be included in rates for pipes

Stainless steel sanitary fittings

Unist shall have standard aprons on all exposed edges and tiling keys against walls where applicable

Waste unions:

Descriptions of waste unions shall be deemed to include rubber or vulcanite plugs and chains fixed to fittings.

CPAP WORK GROUP

Unless otherwise stated all items in this bill will be Work group 148

RAINWATER DISPOSAL

0.7mm Baked enamel on aluminium gutter system in continuous lengths including brackets, etc:

100 x 125mm Ogee profile eaves gutters in continuous lengths, including 32 x 3.25mm aluminium brackets at 1m centres.	m	91.2
Extra over ditto for stopped end.	No.	16
Extra over ditto for outlet for 76 x 50mm pipe including wire grating.	No.	16.00
75 x 50mm Rainwater pipes in continuous lengths.	m	128.00
Extra over rainwater pipe for 635mm eaves offset projections.	No.	16.00
Extra over rainwater pipe for eaves bend.	No.	32.00
Extra over rainwater pipe for shoe.	No.	16.00

SANITARY FITTINGS

Melbourne Vitreous China pan and cistern:

748mm Height x 383mm Width x 635mm depth with push buttons loose 6/3L including P-Trap Code NSC150	No.	7.00
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Vaal Sanitaryware' Vitreous China wash hand basins:

450 x 350mm 'Midi Weaver' rectangular surface mounted basin with one taphole (Code 706601): fixing to be done to specification and manufacturer's recommendation	No.	49.00
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Vaal 'Hibiscus' Paraplegic Basin, Code VAA-702303AV (or equal and approved): With Vaal Universal Half Pedestal, Code VAA-715201: fixing to be done to specification and manufacturer's recommendation	No.	1.00
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Vaal' vitreous china WC suites:

Low level WC suite comprising 'Quartz' close coupled 900 outlet closed rim wash down pipe, code VA-771363 and matching 6 litre push button top dual cistern complete with lid, fittings and vaal 'Tuscany' toilet seat with stainless steel hinges, Cose VAA-851520 (or equal and approved): fixing to be done to specification and manufacturer's recommendation.	No.	49.00
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Low level WC suite comprising 'Vaal Pearl Paraplegic' Suite with seat code VAA-730103WH (or equal and approved) semi close 900 outlet open rim wash down pan and matching 9 litre cisterns complete with lid, fittings, and purpose made c.p side flush lever. Supplied with purpose made urea seat and cover plate	No.	1.00
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Franke shower seats:

Foldable wall mounted shower seat Code CNTX400A or equal and approved	No.	1.00
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WASTE UNIONS, ETC

Cobra Watertech':

32mm 301 CP waste union. (Or push down, to check with the team)	No.	49
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40mm 301 CP waste union Code: 323SQ/CP with 100mm shower grating	No.	1
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TAPS, VALVES, ETC

Cobra Watertech':

15mm chrome plated single lever basin mixer restricted to 6l/min maximum flow Code: LA-951 with anti theft plug Code: 309-32 and 400mm ling flexible inlets	No.	49
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Cobra 'Latis" bath mixer':

Shower/Bath mixer, Code COB-LA961	No.	50
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ISCA 'Chrome' bath filler:

Bath filler/overflow with non-return valve Code EX1811/CH), manufactured in accordance with SANS 1480:2005 and SANS 226:2004.	No.	1
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Grohe 'New Tempesta 100' handshower sets and accessories:

600mm shower set comprising ' 2 spray modes Code 27598000, hand shower, 600mm shower rail, 1.75m relexaflex shower hose plugged ans screwed	No.	50
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Franke:

CNTX21 Grade 304 18/10 stainless steel 32mm diameter angle bar with Franke fine grip (Code: 359880) size 415 x 415 x 95mm deep, plugged and screwed to the wall with stainless steel screws.	No.	3
CNTX600 Grade 304 18/10 stainless steel 32mm diameter straight grab rail with Franke fine grip (Code: 359872) 600mm x 95mm deep, plugged and screwed to the wall with stainless steel screws. (To be fixed vertically as per drawing)	No.	3
<u>304 Stainless steel</u>		
15mm mini ball valve	No.	150
15 mm shut off valve	No.	150
SANITARY PLUMBING		
<u>uPVC pipes:</u>		
110mm Vent pipes.	m	10
50mm Pipes laid in and including trenches not exceeding 1m deep under surface beds.	m	10
SEWER AND DRAIN PLUMBING (CPAP Work Group No 146)		
<u>uPVC Class 34 plain ended pipes:</u>		
110mm Pipes laid in and including trenches not exceeding 1m deep.	m	10
<u>Testing:</u>		
Heat pumps	No.	3
Certificate of Compliance	No	3
WATER BOILERS AND CHILLERS		
<u>Kwikot:</u>		
5 litre double (500 x 500) white powder coated water boiler plugged and screwed to wall including connections.	No.	4
<u>Testing:</u>		
Testing and issuing of plumbing COC certificate	Item	1
Bill Total		
Bill No.11		
ELECTRICAL WORK (PROVISIONAL)		
<u>The Tenderer is referred to the relevant Clauses in the separate document Standard Preambles for Trades (WB20) and to the Supplementary Preambles which are incorporated into these Bills of Quantities.</u>		
SUPPLEMENTARY PREAMBLES		
Proprietary items or materials		
<u>Proprietary items or materials where specified are to be of the brand specified - or other approved - by Project Manager</u>		
CPAP WORK GROUP		
Unless otherwise stated all items in this bill will be Work Group 160		
GALVANISED DRAW WIRES		
<u>Supply and install galvanised draw wires cut into relevant lengths and installed into conduits and sleeves</u>		
1.2mm.	m	50
1.5mm	m	50
2mm.	m	50
WIRING		
<u>Supply and install the following sizes of PVC insulated copper wire drawn into conduits, trunking or power skirting in random lengths:</u>		
1.5mm ² .	m	15
2.5mm ² .	m	15
4mm ² .	m	10
CONDUIT		
<u>Supply and install PVC Conduit including couplings, ends, round outlet/draw boxes, cutting, bending, waste, cleaned and ready for wiring:</u>		
20mm Built into brickwork.	m	16
20mm Fixed in suspended ceiling.	m	5

20mm Fixed to surface brickwork.	m	12
20mm In floor slab.	m	10
CABLE TRAYS AND LADDERS		
<u>Supply and install Medium Duty galvanised cable trays, as O-Line PT38 or other approved, inclusive of all necessary hangers, splices and supporting instruts and anchors and all other items necessary to form a complete installation:</u>		
100mm Wide Cable Tray.	m	1
100mm Horizontal Elbow.	No.	1
LIGHT SWITCHES		
<u>Supply and install 16A/250 V light switches in 100 x 50 galvanised conduit box including box and engraved cover plate. To match existing or other approved</u>		
1 lever 1 way.	No.	5.00
2 lever 1 way.	No.	5.00
3 lever 1 way.	No.	5.00
1 lever 2 way.	No.	5.00
1 lever (1 x 1way + 1 x 1 + 1 way Double Pole).	No.	5.00
<u>Supply and install legrand arteur white USB wall plugs to match with those installed in block B.</u>		
Size 125 x 125mm	No.	200.00
LIGHT FITTINGS		
<u>Supply and install the following light fittings including all necessary steel screws, fender washers, trunking adaptors, etc., Where required:</u>		
Bulkhead round white LED 25W 4000K	No.	200
TESTING		
Electrical compliance certificate	Item	1
Documentation (Manuals / schematics / architecture / data sheets)	Item	1
		Bill Total
Bill No.12		
GLAZING		
The Tenderer is referred to the relevant Clauses in the separate document Standard Preambles for Trades (WB20) and to the Supplementary Preambles which are incorporated into these Bills of Quantities.		
SUPPLEMENTARY PREAMBLES		
Proprietary items or materials Proprietary items or materials where specified are to be of the brand specified- or other approved- by the: Project Manager		
CPAP WORK GROUP		
Unless otherwise stated all items in this bill will be Work Group 150		
TOPS, SHELVES, DOORS, MIRRORS, ETC.		
<u>4 mm Silvered float glass copper backed mirrors with polished edges holed for and fixed with chromium plated dome capped mirror screws with rubber buffers to plugs in brickwork or concrete.</u>		
BSMR4060R 400 x 600mm x 10mm rectangular frameless bevelled mirror	No.	40
		Bill Total
Bill. No: 13		
PAINTWORK		
<u>The Tenderer is referred to the relevant clauses in the separate document Standard Preambles for Trades (WB20) and to the Supplementary Preambles which are incorporated into these Bills of Quantities</u>		
SUPPLEMENTARY PREAMBLES		
Proprietary items or materials <u>Proprietary tems or materials where specified are to be of the brand specified- or other approved- by the Project Manager</u>		
Mfundo to assist		
CPAP WORK GROUP		
Unless otherwise stated all items in this bill will be Work Group 152		

PAINTWORK ETC TO NEW SURFACES**ON FLOATED PLASTER**

Prepare surfaces and remove all loose material, apply one coat 'Plascon Merit Plaster Primer' and two coats 'Plascon Polvin Super Acrylic' paint or similar approved:

On interior walls.	m ²	5.00
On narrow widths	m ²	10.00

One coat sealer/undercoat and two coats 'Plascon Polvin Super Acrylic PVA (EPL)' paint or similar approved:

On ceilings and cornices	m ²	1104
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ON GALVANISED METAL

Prepare and apply red oxide primer and one coat universal under coat and two coats gloss enamel paint or other approved:

On doors and frames (bsm).	m ²	33.07
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ON WOOD

One coat wood primer and two coats eggshell enamel paint:

On doors.	m ²	264.32
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Two coats satin gloss varnish:

On skirtings	m	1207.6
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PAINTWORK ETC TO PREVIOUSLY PAINTED SURFACES**ON FLOATED PLASTER**

Rates to include surface preparation

Prepare and repair as specified, brush to remove all loose contaminants, rinse and apply suitable bonding liquid one coat approved alkali resistant primer to bare substrate areas and two coats high gloss enamel based painted surfaces:

On exterior walls	m ²	465.64
On interior walls.	m ²	2947.44
On interior ceilings.	m ²	97.2
On exterior ceilings and beams.	m ²	1

ON PLASTER BOARD

Prepare surfaces and remove all loose material, apply one coat 'Plascon Merit Plaster Primer' and two coats 'Plascon Professional Copolymer Acrylic' paint:

On partitions	m ²	2
On ceilings and cornices.	m ²	636.00

ON FIBRE-CEMENT, ETC.

Prepare surfaces and remove all loose material, apply one coat 'Plascon Wall and All Pure Acrylic' thinned 20% and one coat 'Plascon Wall and All Pure Acrylic' paint:

On ceilings and cornices	m ²	486
On exterior fascias and barge boards.	m ²	27.36

ON METAL

Prepare and apply one good coat of bitumen paint on steel or galvanised steel:

On door frames	m ²	23
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Spot priming defects in pre-primed surfaces with 'Plascon Namelcote Synthetic Metal' and apply one coat 'Plascon Merit Universal Undercoat' and two coats 'Plascon Magic Flow Eggshell Enamel' paint on steel:

On fireroom doors and frames.	m ²	10
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Wash down thoroughly, prepare surfaces and remove all loose material, dust, grease, salts and contamination with 'Plascon Aquasolve Degreaser GR1', rinse and apply one coat 'Plascon Galvogrip Metal Primer', apply one coat 'Plascon Merit Universal Undercoat' and two coats 'Plascon Magic Flow Eggshell Enamel' paint on galvanised steel or aluminium:

On door frames.	m ²	4
On glazed doors and frames (bsm).	m ²	23
On burglar doors	m ²	5
On balustrading	m ²	23

ON WOOD, WOOD BOARD

Clean, fill holes, sand down, and prepare wood surfaces and apply one coat wood primer:

On backs of frames, linings, skirtings, cornices, etc not exceeding 300 mm girth before fixing. m 174.2

Stop, fill, sand down and prepare wood surfaces and apply one coat 'Plascon Oil Wood Primer', one coat 'Plascon Merit Universal Undercoat' and two coats 'Plascon Super Universal Enamel' paint:

On interior / exterior doors. m² 2

On built-in cupboards m² 430.4

On interior / exterior skirtings, rails, etc not exceeding 300 mm girth. m 25

Bill Total

Section 3

Bill No. 1

EXTERNAL WORK

THE FOLLOWING IN PAVED WALKWAY (TURNSTILE TO THE ROAD AND EMERGENCY TOILET)

SITE CLEARANCE

Site clearance, etc:

Allow for clearing the area of the site to be built upon of all grass, weeds, shrubs, trees with trunk not exceeding 200mm girth, debris, etc., including grubbing up all roots, scoffling up as required and cartaway all vegetation and debris. m² 187.00

Strip average 100mm thick layer of topsoil and stockpile on site. m² 187.00

Excavation:

In soft material to reduce levels under parking area, roads, etc. m³ 84.15

Compaction of surfaces:

Ripping and re-compaction of ground surface under parking areas, roads, walkways, etc including scarifying for a depth of 150mm, breaking down oversize material, adding suitable material where necessary and compacting to 93% Mod AASTHO density including cost testing. m² 187.00

Soil poisoning under parking/ paving. m² 187.00

Filling:

G9 Fill material obtained from excavations and/or prescribed stockpiles on site laid in layers not exceeding 150mm thick under roadway, etc., compacted to 93% Mod AASTHO density including cost testing as page SP4. m³ 28.05

G7 Fill material supplied by contractor laid in layers not exceeding 150mm thick under roadways, etc., compacted to 93% Mod AASTHO density including cost testing as page SP4. m³ 28.05

C4 Fill material supplied by contractor stabilizer with 3% cement laid in layers not exceeding 150mm under roadways, etc., compacted to 93% Mod AASTHO density including cost testing as page SP4. m³ 28.05

Standard grey interlocking roadstone paving on and including 25mm thick layer of river sand:

60mm Thick paving to parking areas, etc to falls. m² 187.00

Precast concrete kerbing.

Kerb (SABS 927 Fig 6) with 45 x 125mm unreinforced concrete footing, 250 x 250mm concrete haunching at back of each and 300 x 100mm class 25/19 concrete infill in front with cement grouted joints, including excavation, backfilling, etc. m 188.00

Ditto, but laid circular to a radius exceeding 4m. m 20.00

Mountable Kerb:

Kerb (SABS 927 Fig 6) with 45 x 125mm unreinforced concrete footing class 15/19 concrete cast insitu, bedded in 25mm thick cement sand mortar grouted joints, including excavation, backfilling, etc. m 188.00

Ditto, but laid circular to a radius exceeding 4m. m 20.00

Unreinforced concrete 25Mpa edge beam size 425 x 300mm High, including excavation, formwork, etc. m 20.00

Bill Total

SUMMARY

SECTION NO: 1

Preliminary & General

SECTION NO:2

Alterations
Waterproofing
Carpentry & Joinery
Ceilings, Partitions & Access Flooring
Floor Coverings, Wall linings, etc
Ironmongery
Metalwork

Plastering
Tiling
Plumbing & Drainage
Electricalwork
Glazing
Paintwork

SECTION NO:3

External work

Total Estimated Cost Carried to the form of Offer and Acceptance

