

Item	Description	Unit	Quantity	Rate	Amount
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BILL NO 1

PRELIMINARIES

Note: Tenderers are advised to study the General Preambles for Trades before pricing this Bill.

Unless otherwise stated herein, all items in this Bill shall be deemed to be a fixed price for the duration of this project.

BUILDING AGREEMENT AND PRELIMINARIES

The JBCC General Preliminaries (May 2018) published by the Joint Building Contracts Committee for use with the JBCC Building Agreement shall be deemed to be incorporated in these bills of quantities, amended as hereinafter described

The contractor is deemed to have referred to the above mentioned documents for the full intent and meaning of each clause

PREAMBLES FOR TRADES

The General Preambles for Trades 2017 published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities

Supplementary preambles and/or specifications are incorporated in these bills of quantities to satisfy the requirements of this project. Such supplementary preambles and/or specifications shall take precedence over the provisions of the General Preambles/Model Preambles

The contractor's prices for all items throughout these bills of quantities shall take account of and include where applicable for all of the obligations, requirements and specifications given in the General Preambles/ Model Preambles and in any supplementary preambles and/or specifications

STRUCTURE OF THIS PRELIMINARIES BILL

Section A : A recital of the headings of the individual clauses in the aforementioned JBCC Building Agreement

Section B : A recital of the headings of the individual clauses in the aforementioned JBCC General Preliminaries

Section C : Any special clauses to meet the particular circumstances of the project

SECTION A: PRINCIPAL BUILDING AGREEMENT

Interpretation (A1-A7)

1 Clause 1.0 - Definitions and interpretation

The following changes/additions are made to the definitions:
Compensatory interest: Is hereby amended by the substitution of the words "practical completion" by the words "final completion"

The following new clauses are hereby added:

1.2.6 The contractor is to allow opposite each item for all costs in connection therewith. All prices to include, unless otherwise stated, for all materials, fabrication, conveyance and delivery, unloading, storing, unpacking, hoisting, labour, setting, fitting and fixing in position, cutting and waste (except where to be measured in accordance with the standard system of measurement), patterns, models and templates, plant, temporary works, returning of packaging, duties, taxes (other than Value Added Tax), imposts, establishment charges, overheads, profit and all other obligations arising out of this agreement

Items left unpriced will be deemed to be covered in prices against other items throughout these bills of quantities and no claim for any extras arising out of the contractor's omission to price any item will be entertained

Prices for all construction equipment, temporary works, services and other items shall include for the supply, maintenance, operating cost and subsequent removal and making good as necessary

1.2.7 The items in these bills of quantities utilise abbreviated descriptions. It is the intention that the abbreviated descriptions be fully described when read with the applicable measuring system and the relevant preambles and/or specifications. However, should the full intent and meaning of any description not be clear, the contractor shall, before submission of his tender, call for a written directive from the principal agent, failing which it shall be assumed that the contractor has allowed in his pricing for materials and workmanship in terms of international best practice

1.2.8 If the contractor constitutes a joint venture, consortium or other ~~un~~incorporated grouping of two or more persons then:

1. These persons are deemed to be jointly and severally liable to the employer for the performance of this agreement

2. These persons shall notify the employer of their leader who has assigned authority to bind the contractor and each of these persons

3. The contractor shall not alter its composition or legal status without the prior written consent of the employer

Item 1

2 Clause 2.0 - Law, regulations and notices Item 1

3 Clause 3.0 - Offer and acceptance Item 1

4 Clause 4.0 - Cession and assignment Item 1

5 Clause 5.0 - Documents

Clause 5.4 is hereby deleted and replaced with the following:

The principal agent shall decide which portion of the priced document may be used as a specification of materials and goods or methods, if any

The following is added to clause 5.6: All drawings for this project will be issued electronically and the contractor shall be deemed to have received such drawings on the date that such drawings have been dispatched electronically

6 Clause 6.0 - Employer's agents Item 1

7 Clause 7.0 - Design responsibility The following new clause is hereby added: 7.4 Notwithstanding the provisions of 7.1, the Item 1

Insurances and securities (A8-A11)

8 Clause 8.0 - Works risk Item 1

9 Clause 9.0 - Indemnities Item 1

10 Clause 10.0 - Insurances Item 1

11

Clause 11.0 - Securities Clause 11.5 is hereby deleted and no guarantee for payment will thus be provided by the employer. The following new clause is hereby added: 11.11 In the event that the value of the works (inclusive of tax but excluding adjustments in terms of contract price adjustments were to increase during the course of the contract by an amount of fifteen percent (15%) or more of the contract sum, the contractor shall, upon written request from the principal agent, immediately arrange to have the guarantee for construction (guaranteed sum) increased accordingly, the verified cost of which shall be added to the contract value

Item 1

Execution (A12 - A17)

12 Clause 12.0 - Obligations of the parties

The following is added to clause 12.2.18: The contractor shall provide, maintain and remove on practical completion air-conditioned office accommodation with suitable tables and chairs for meetings to be held on the site. Such offices shall be kept clean and fit for use at all times

The contractor shall erect in a position approved by the principal agent, maintain and remove on practical completion a notice board recommended by the South African Institute of Architects and as approved by the principal agent listing the names and logos of the employer, the contractor and the professional consultants. No subcontractor or supplier notice boards may be erected unless permission is granted by the principal agent for such notice boards to be erected

The following new clause is hereby added:

12.2.23 The contractor shall submit and/or comply with all statutory and other notices that may be required by any local or other authority in order not to cause any delay to the commencement of the works by the contractor. The contractor shall pay all deposits or fees in this regard

It is, however, specifically recorded that the employer shall be responsible for the timeous approval of building plans by any local or other authorities and the payment of any fees or charges related thereto

13 Clause 13.0 - Setting out Item 1

14 Clause 14.0 - Nominated subcontractors Item 1

15 Clause 15.0 - Selected subcontractors Item 1

16 Clause 16.0 - Direct contractors

Details of direct contractors: - ICT equipment The following new clauses are hereby added:

16.1.4. Designate an area for the direct contractor to establish a temporary office and workshop and storage of equipment and materials

16.1.5. Allow the use of personnel welfare facilities, where provided

16.1.6 Provide water, lighting and single phase electric power to a position within 50m of the place where the direct contract work is to be carried out, other than fuel or power for commissioning of any installation

17

16.1.7 Permit the direct contractor to use erected scaffolding, hoisting facilities, etc provided by the contractor, in common with others having the like right, while it remains erected on the site

Item 1

18

Clause 17.0 - Contract instructions The following new clause is hereby added: 17.6 Instructions issued on site are to be recorded in a site instruction book which is to be supplied and maintained on site by the contractor

Item 1

Completion (A18 - A24)

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Clause 18.0 - Interim completion

N/A

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Clause 19.0 - Practical completion

Item 1

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Clause 20.0 - Completion in sections Refer to scope of works and contract data for details of sections

Item 1

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Clause 21.0 - Defects liability period and final completion

Item 1

23

Clause 22.0 - Latent defects liability period

Item 1

24 Clause 23.0 - Revision of the date for practical completion The following new clause is hereby added before clause 23.1:
23.A The removal or substitution of any materials and goods which do not conform to the specification or the contract drawings shall not constitute grounds for the extension of the construction period nor for the adjustment of the contract value [17.1.8]

	Item	1
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25 Clause 24.0 - Penalty for late or non-completion

	Item	1
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Payment (A25 - A27)

26 Clause 25.0 - Payment

Clause 25.10 is hereby amended by the substitution of the words "fourteen (14) calendar days" in the first line by the words "thirty (30) calendar days"

The following new clause is hereby added: 25.18 Where prices are submitted by the contractor or subcontractor during the progress of the works in respect of contract instructions or in regard to a claim under the terms of this agreement and notwithstanding the fact that such prices may be used in an interim payment certificate, there is to be no presumption of acceptance. Should the principal agent wish to accept any such prices prior to the issue of the certificate of final completion, it shall be in writing

	Item	1
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27 Clause 26.0 - Adjustment of the contract value and final account

Clause 26.9.5 is hereby deleted and replaced with the following:
All fluctuations in costs, with the exception of fluctuations in the rate of Value Added Tax, shall be for the account of the contractor

The following new clauses are hereby added: 26.14 There is a possibility that phase 3 of the works may be omitted from the scope of works, subject to available funding

The employer reserves the right to omit such work without compensation to the contractor for loss of profit or any other loss which the contractor may suffer as a result of such omission

26.15 All costs incurred by the contractor in the preparation of claims shall be borne by the contractor. This provision shall not preclude an adjudicator or an arbitrator appointed in terms of this agreement [30.6 & 7] from making a determination on costs

26.16 The contractor shall review, assess and adjudicate any claims received by him from any subcontractor and thereafter submit same to the principal agent with a recommendation in order to assist the principal agent in adjudicating the claim

Item 1

28 Clause 27.0 - Recovery of expense and/or loss Item 1

Suspension and termination (A28 - A29)

29 Clause 28.0 - Suspension by the contractor Item 1

30 Clause 29.0 - Termination Item 1

Dispute resolution (A30)

31 Clause 30.0 - Dispute resolution Item 1

32 Agreement

The required information of the parties and the amount of the contract sum shall be inserted in the agreement for signature of the agreement by the parties

Item 1

33 Contract data

Before submission of his tender the contractor is to complete the tenderer's selections in the contract data

SECTION B: GENERAL PRELIMINARIES

Definitions and interpretation (B1)

34 Clause 1.1 - Definitions Item 1

35 Clause 1.2 - Interpretation Item 1

Documents (B2)

36 Clause 2.1 - Checking of documents Item 1

37 Clause 2.2 - Provisional bills of quantities Item 1

38 Clause 2.3 - Availability of construction information Item 1

39 Clause 2.4 - Ordering of materials and goods Item 1

Previous work and adjoining properties (B3)

40 Clause 3.1 - Previous work - dimensional accuracy Item 1

41 Clause 3.2 - Previous work - defects Item 1

42	Clause 3.3 - Inspection of adjoining properties	Item	1
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The site (B4)

43	Clause 4.1 - Handover of site in stages	Item	1
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44	Clause 4.2 - Enclosure of the works		
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Clause 4.2 is hereby deleted and replaced with the following:

The contractor shall enclose the site along the street frontages over a total length of 400m by means of a new galvanised ribbed sheet hoarding, having rib of sheeting horizontal, and 2,0m high with matching gates. Hoardings shall be maintained, repainted periodically, kept clean and free from unauthorised posters, graffiti, etc and finally removed, including making good

45	Clause 4.3 - Geotechnical and other investigations	Item	1
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46	Clause 4.4 - Encroachments	Item	1
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47	Clause 4.5 - Existing premises occupied	Item	1
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48	Clause 4.6 - Services - known	Item	1
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Management of contract (B5)

49	Clause 5.1 - Management of the works	Item	1
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50	Clause 5.2 - Progress meetings	Item	1
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51	Clause 5.3 - Technical meetings	Item	1
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Samples, shop drawings and manufacturer's instructions (B6)

52	Clause 6.1 - Samples of materials		
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The following is added to clause 6.1:

The principal agent may reject any materials or colours not corresponding with the approved samples. The approved samples shall be kept on site until completion of the works. Should any materials or items specified prove to be either unavailable, in poor supply or likely to cause delay to the works, the contractor shall notify the principal agent in sufficient time for suitable alternatives to be considered. Any claims for delays resulting from the contractor not conforming with the terms of this clause will not be entertained or allowed

53	Clause 6.2 - Workmanship samples	Item	1
54	Clause 6.3 - Shop drawings	Item	1
55	Clause 6.4 - Compliance with manufacturer's instructions	Item	1
Deposits and fees (B7)			
56	Clause 7.1 - Deposits and fees	Item	1
Temporary services (B8)			
57	Clause 8.1 - Water	Item	1
58	Clause 8.2 - Electricity	Item	1
59	Clause 8.3 - Ablution and welfare facilities	Item	1
60	Clause 8.4 - Communication facilities	Item	1
Prime cost amounts (B9)			
61	Clause 9.1 - Responsibility for prime cost amounts	Item	1
Attendance on subcontractors (B10)			
62	Clause 10.1 - General attendance	Item	1
63	Clause 10.2 - Special attendance	Item	1
General (B11)			
65	Clause 11.2 - Protection/isolation of existing works and works occupied in sections	Item	1
66	Clause 11.3 - Security of the works	Item	1
67	Add the following to clause 11.3 The contractor shall provide and maintain twenty-four hour site security and loss control systems all to the satisfaction of the principal agent. It is envisaged that these procedures will incorporate, inter alia, gate control for personnel and vehicles, individual entry permits, regular security patrols and the like	Item	1
68	Clause 11.4 - Notice before covering work	Item	1
69	Clause 11.5 - Disturbance	Item	1

70 Add the following to clause 11.5: All work is to be carried out in such a manner as to cause no unacceptable or unreasonable dust, noise, vibrations, nuisance, inconvenience, annoyance and the like to the public, others, other properties and traffic in so far as the exceed the permissible limitations set by government legislation or by the local authority. Any delays, stoppages and the like arising from or in order to comply with the above will not constitute grounds for an adjustment to the construction period or contract value whatsoever

Item 1

71 Clause 11.6 - Environmental disturbance

Add the following to clause 11.6: The contractor shall be responsible for and take all precautions in controlling by whatever means necessary all forms of pollution emanating from the site during the construction period due inter alia to noise, artificial light, wind-blown sand, dust, deposits of mud, etc

The contractor is to ensure that all roads which border the site and are used by the contractor during the execution of the works are kept clean and free of any dirt or debris caused by the execution of the works

The employer has prepared an environmental management plan (EMP) (refer to Annexures for the SHEQ spec). The contractor shall price opposite this item for compliance with all the requirements of such EMP/ SHEQ

Item 1

72 Clause 11.7 - Works cleaning and clearing

Item 1

73 Clause 11.8 - Vermin

Item 1

74 Clause 11.9 - Overhand work

Item 1

75 Clause 11.10 - Tenant installations

Item 1

76 Clause 11.11 - Advertising

Item 1

SECTION C: SPECIFIC PRELIMINARIES

Warranties for materials and workmanship

77 Where warranties for materials and/or workmanship are called for, the contractor shall obtain a written warranty, addressed to the employer, from the entity supplying the materials and/or executing the work and shall deliver same to the principal agent on final completion of the contract

The warranty shall state that workmanship, materials and installation are warranted for a specific period from the date of practical completion and that any defects that may arise during the specified period shall be made good at the expense of the entity supplying the materials and/or doing the work, upon written notice to do so

The warranty will not be enforced if the work is damaged by defects in the execution of the works, in which case the responsibility for replacement shall rest entirely with the contractor

Item 1

Overtime

- 78 Should overtime be required to be worked for any reason whatsoever, the cost of such overtime is to be borne by the contractor unless the principal agent has specifically authorised, prior to execution thereof, that costs for such overtime are to be borne by the employer

Item

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Cooperation of the contractor for cost management

- 79 It is specifically agreed that the contractor accepts the obligation of assisting the principal agent in implementing proper cost management. The contractor will be advised by the principal agent of all cost management procedures which will be implemented to ensure that the contract value does not exceed the budget

Item

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Overloading

- 80 The contractor shall take all necessary steps to ensure that no damage occurs due to overloading of any portion of the works or temporary works eg scaffolding, etc. The contractor shall submit details of his proposed loading, storage, plant erection, etc to the principal agent for approval prior to proceeding with such loading, storing or erecting and shall comply with and pay for the principal agent's requirements in connection with the provision of temporary support work, etc. Any damage caused to the works by overloading shall be made good by the contractor at his sole expense

Item

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As-built drawings

- 81 The position of construction breaks and the extent of individual concrete pours are to be recorded by the contractor on the structural engineer's drawings and are to be submitted to the principal agent and the structural engineer for their records

Item

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Contract instructions

- 82 Contract instructions issued on site are to be recorded in triplicate in an instruction book which is to be maintained on site by the contractor

Item

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Control of sand, dust, mud, light and noise pollution on site,
public spaces, public road, etc

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Notwithstanding any further requirements stated elsewhere, the contractor shall be responsible for and take all precautions in controlling all forms of pollution during the construction period due to noise, artificial light, wind-blown sand, dust, deposits of mud etc by whatever means necessary. All work shall be executed without unacceptable and unreasonable dust, noise, vibrations, nuisance, inconvenience, annoyance and the like to the public, others, other properties and traffic. Any delays, stoppages and the like arising from or in order to comply with the above will not constitute grounds for an adjustment to the construction period or contract value whatsoever. The contractor indemnifies the employer against and accepts entire responsibility for any claims, costs, damages and all other loss of whatsoever nature or delays which may arise on the above grounds.

The contractor shall take every precaution to protect buildings, etc on adjoining sites against damage and shall be held solely responsible for any damage to persons or property caused by inadequate precautions. All existing access roads to and from the site shall be cleaned on a daily basis. No claims for clearing or carting away any rubbish or superfluous materials, including that of any subcontractor shall be accepted. Should the contractor fail to carry out any or all clearing and cleaning, the principal agent will arrange for such clearing and cleaning to be carried out by others and shall recover the cost from the contractor.

Item

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Copyright

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The ownership of the copyright in and to: all drawings, specifications, models and documents of any nature delivered to the contractor or produced by or on behalf of the contractor in connection with the works; and, the artistic character and/or artistic design of the works, shall remain vested in and/or is hereby assigned to the employer by the contractor.

Item

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Confidentiality

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As the project is of a highly confidential nature, the contractor shall: treat all drawings, specifications, models and documents of any nature delivered to the contractor or produced by or on behalf of the contractor in connection with the works as being confidential; keep secret and not directly or indirectly disclose or divulge to any person (except insofar as may be necessary in connection with the project) any information contained in the contract documents without the previous written consent of the principal agent; not copy, photograph and/or repeat either wholly or in part any of the contract documents referred to above (except insofar as may be necessary in connection with the project); return to the principal agent all contract documents issued herewith upon submission of the tender; and, upon completion of the works deliver to the principal agent all contract documents of any nature pertaining to the project

Item

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Health and safety

Without limiting the generality of the provisions of clause 2.0, the contractor's attention is drawn to the provisions of the Construction Regulations issued in terms of the Occupational Health and Safety Act, 1993 as amended. It is specifically stated that the employer shall prepare a documented health and safety specification for the works (refer to Annexures for a copy of the relevant SHEQ specification) and that the employer shall ensure that the contractor has made provision for the cost of health and safety measures during the execution of the works. The contractor shall price opposite this item for compliance with the act and the regulations and the provisions of the aforementioned health and safety specification

86

The contractor shall: 1. Comply with the health and safety specification for the works 2. Prepare and agree with the health and safety consultant the health and safety plan for the works 3. Cooperate with the health and safety consultant in all respects 4. Manage the compliance of all subcontractors with the regulations and with the health and safety plan and specification 5. Conform to the conditions contained in the employer's health and safety specification

Item

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Green Building Specification

87

The employer has prepared a Green Building Specification (refer to Annexures for a copy of the relevant specification). The contractor shall price opposite this item for compliance with all the requirements of the aforementioned specification

Item

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Advertising rights

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The employer may elect to contract with advertising agencies for the erection of advertising hoardings, banners, wraps or the like for the duration of the contract. The contractor shall not prevent such an arrangement and will assist in the facilitation of same. The position and type of advertising structure to be agreed with the principal agent so as not to hinder the contractor in meeting his obligations under this agreement

Item 1

Confidentiality

89

The contractor undertakes to maintain in confidence any and all information regarding this project and shall obtain appropriate similar undertakings from all subcontractors and suppliers. Such information shall not be used in any way except in connection with the execution of the works. No information regarding this project shall be published or disclosed without the prior written consent of the employer

Item 1

Media releases

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All rights of publication of articles in the media, together with any advertising relating thereto or in any way connected with this project, shall vest with the employer. The contractor together with his subcontractors shall not, without the prior written consent of the employer, cause any statement or advertisement connected with this project to be printed, screened or aired by the media

Item 1

SUMMARY OF CATEGORIES

Category : Fixed R..... Category : Value
R..... Category : Time R.....

Total Carried to Summary R

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
BILL NO 2					
CARPENTRY AND JOINERY					
Note to Tenderer					
The Tenderer is referred to the relevant Model Preambles for Trades (1999 Edition)					
EAVES, VERGES, ETC					
FIBRE-CEMENT FASCIAS AND BARGE BOARDS					
225mm x 10mm Fibre cement fascia boards fixed to 38mm x 38mm tilted batten and 38mm x 38mm support battens fixed to timber rafters, twice screwed with 12mm x 40mm countersunk brass screws and to 38mm x 38mm sawn softwood battens fixed to rafter sides. PVC H-profile fascia joiner between boards and PVC H-profile fascia corner joiners at board ends complete with 38mm x 38mm x114mm SA Pine rafter cleats skew nailed to					
1	rafter feet where rafters protrude to outer skin	m	101		
200mm x 80mm Fibre cement barge boards including PVC H-profile jointing strips					
2		m	73		
DOORS, ETC.					
Wrought meranti doors, etc					
44mm Framed double door size 1600mm x 2030mm high, each leaf of 44mm x 144mm top rail and stiles and 44mm x 219mm bottom rail in single pane rebated all round, including 19mm x 19mm glazing beads on one side, supplied and installed to					
3	manufacturer's specifications	No	1		
Solid laminated internal quality flush doors, hung to meranti frames					
813mm x 2032mm Heavy duty solid core door with exposed hardwood edges, with 8mm x 2mm routed horizontal grooves					
4	suitable for painting	No	12		
with 10mm tempered smooth faced hardboard placed horizontally for painting, with 200mm stainless steel protective push plates on both sides of door fixed with 20mm counter sunk s.s screws at max 200mm; and 300mm stainless steel protective kick plates on both sides of door fixed with 20mm counter sunk s.s screws at max 200mm; 300 x 300mm high powder coated aluminium fixed louvre both sides of door fixed with stainless					
5	steel self tapping screws.	No	8		

Solid-core flush doors with commercial veneer on both sides
hung to meranti frames

40mm Door 900 x 2125mm high solid core interior door, faced with 10mm tempered smooth faced hardboard placed horizontally for painting, with 200mm stainless steel protective push plates on both sides of door fixed with 20mm counter sunk s.s screws at max 200mm; and 300mm stainless steel protective kick plates on both sides of door fixed with 20mm counter sunk s.s screws at max 200mm; 300 x 300mm high powder coated aluminium fixed louvre both sides of door fixed with stainless steel self tapping screws	No	3
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FIRE DOORS ETC

Fire doors are to be in accordance with SANS 1253

"Bitcon" or equal and approved fire doors with 3.2mm plain hardboard on both sides

Class A fire door size 813mm x 2032mm high with exposed hardwood edges with 8mm x 2mm routed horizontal grooves, suitable for painting, including pressed steel frame for 220mm brick wall and preparing frame for door closer and lock	No	15
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Class A fire door size 936 x 2,032mm high including pressed steel frame for one brick wall and preparing frame for door closer and lock	No	15
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Class B fire double door 1,944 x 2,472mm high, including pressed steel frame for 280mm brick cavity wall and preparing frame for door closers	No	15
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FRAMED FRAMES, ETC

Wrought meranti

90mm x 55mm Meranti frame built into brickwork for 813mm x 2032mm high door including galvanised lugs for building in	No	20
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75 x 100mm Hardwood frame with 16mm hardwood quadrant trim both sides of door frame with galv lugs at every 5th brick course for building into either 220 or 110 plastered and paint brick walls, with 100x10mm diameter mild steel dowels to door frame styles	No	20
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FITTINGS

Kitchenette and Kitchen Joinery

Kitchen unit made up as follows: Counter Top:32mm Formica (or similar approved) in glazed finish solid with 5mm impact edgingCarcass Exposed:All exposed carcass faces to be 16mm white melamine Carcass Unexposed:All unexposed carcass faces to be 16mm white melamine Carcass Kick plate:All kickplates to receive 2mm Formica laminate, colour as per ArchitectCarcass Doors and Drawers:All doors and drawer faces to be edged with		
12 3mm PVC high impact edging	No	1

WC and Bathroom Joinery

WC Joinery made up as follows: Counter Top 600mm Wide, 30mm thick Rustenburg Granite counter top with 2mm bevel edge fixed to wall and joinery as per specialist manufacturer Shelves 16mm Veneer shelves fixed as per joinery Panel 22mm Wood veneer panels fixed as per specialist installer Doors 22mm Wood veneer doors Kickplate 70mm High Aluminium		
13 kickplate	No	1

NOTICE BOARDS, KEYBOARDS, ETC

Pinning boards

900mm x 1200mm High "Bestboard" or Equally Approved carpet pinboard (Code: CA9012) plugged and screwed to wall as per manufacturer's recommendations.		
14	No	6

DADO RAILS AND ARCHITRAVES

Decorative trim

20mm x 40mm "Orac Decor Axxent Duropolymer" or Equally Approved polyurethane panel moulding (Code: PX120), fixed to surface with "DecoFix Pro"(Code: FDP500) or equally approved adhesive with all joints sealed with "DecoFix Extra" (Code: FX200) or Equally Approved, all in accordance with the		
15 manufacturer's recommendations.	m	35

TOTAL CARPENTRY

R

BILL NO 3

CEILINGS, PARTITIONS AND ACCESS FLOORING

Note to Tenderer

The Tenderer is referred to the relevant Model Preambles for Trades (1999 Edition)
Items described as "nailed" shall be deemed to be fixed with hardened steel nails or pins or shot pinned to brickwork or concrete

Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs at maximum 600mm centres, and where described as "bolted", these bolts have been given elsewhere

CEILINGS, ETC

NAILED UP CEILINGS

900mm Wide x 9mm thick gypsum plaster ceiling boards with and including 32mm x 6mm flat cover strips nailed on 38mm x 50mm branders on edge and including edge SA Pine branders at maximum 450mm centres nailed with 32mm galvanised semi-clout nails at 150mm centres with cross brandering at joints, ends of sheets, cornices and light fittings

1 Ceilings	m2	191
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Gypsum plaster coved cornice 75mm high or wide fixed with 38mm galvanised clout nails at 300mm centres into SA pine brandering joints finished with and including paintable acrylic sealant

2 75mm Coved cornices, nailed	m	249
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6mm Claddit boarding fixed to 38mm x 38mm SA pine battens with clout nails and flat cover strips

3 Eaves	m2	115
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SUSPENDED CEILINGS

Note:

Electrical light fittings, diffusers, panels, etc generally are "lay in" units of the same dimensions as the suspension grid described and allowance must be made accordingly for their support inclusive of any flexibility inseting out that may be required (ceiling panels have not been deducted and pricing is to take cognisance thereof)

600mm x 600mm nutec everite vinyl clad ceiling board on Donn-
T system to be fixed to underside of concrete slab

4 Ceilings suspended not exceeding 1m below concrete soffits	m2	938
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5 Shadowline cornices	m	282
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18mm "Nutec" fibre-cement boards with H-profile cover strips
over joints

6 Ceilings including 38 x 38mm sawn softwood brandering as per architect's specification	m2	8
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Gyproc 6,5mm Gypson "Rhino Ceil" (or similar approved) flush plastered ceiling with square edged rhino board fixed print side up to timber or aluminium sub frame

Soffit and side of horizontal bulkheads, size 300 x 600mm deep,		
7 suspended not exceeding 1m below concrete soffits	m	148
Soffit and side of horizontal bulkheads, size 790 x 300mm deep,		
8 suspended not exceeding 1m below trusses	m	11
Soffit and side of horizontal bulkheads, size 790 x 156mm deep,		
9 suspended not exceeding 1m below concrete soffits	m	7
Soffit and side of horizontal bulkheads, size 490 x 600mm deep,		
10 suspended not exceeding 1m below trusses	m	9

ROOF AND WALL INSULATION

Roof Insulation

Fit and install 135mm thick mineral wool blanket insulation cut to suit truss spacing where required installed between truss rafters under purlin on the rake, on wire supports fixed to the underside of truss at a minimum of 300mm centres and pulled taut. Product installed strictly in accordance to manufacturer's

11 instruction	m2	528
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TOTAL CEILINGS

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BILL NO 4

IRONMONGERY

Note to Tenderer

The Tenderer is referred to the relevant Model Preambles for Trades (1999 Edition)

SUPPLEMENTARY PREAMBLES

All signage to comply with SANS 1186-1 and SANS 1186-5 (where applicable) and to be SABS approved

No double sided tape may be used for permanent fixing of any signs as per SANS 1186-1. All emergency escape signage must to be mechanically screw-mounted to surfaces.

HINGES, BOLTS, ETC

Hinges

BUTT HINGE CERTIFIED NEW 100 x 88mm Bush Bearing Butt Hinge Manufactured to BS EN 1935:2002 Class 13 100mm x 88mm Bush Bearing Butt Hinge Manufactured to BS EN

1 1935:2002 Class 13	No	26
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2 Flush hinge (Code: HNFL-403020-SAA)	No	15
Bolts		
3 Aluminium flushbolt (SP(1379)ALFB)	No	8
4 900mm Single P-bolt Tbar (code: J-882T-SIL)	No	2
5 Union facility indicator bolt (Code: 37651AS)	No	1
6 Bishop furniture bathroom (Code: AL684TL-73AS)	No	1
7 Bathroom deadbolt (Code: SS2016SS)	No	3

CATCHES, CABIN HOOKS, ETC

Catches		
8 ARC1182 Stainless steel adjustable roller catches	No	14
Push Plates and Escutcheons		
9 Dust proof strike (Code: 8852SC)	No	4
10 Bishop furniture profile (Code: AL684-05AS0)	No	22
11 Escutcheon on rose bathroom (Code: SS5004-73SS)	No	3
12 Escutcheon on rose profile (Code: PZ-05SS)	No	1

HANDLES

13 Back to back pull handle (Code: 5928BBSS)	No	2
14 350mm Pull handle back to back (Code:5213BBSS)	No	1
22mm Diameter tubular stainless steel dove pull handle 228mm high x 152mm wide x 1,6mm thick stainless steel back plate with no sharp corners or edges	No	3
16 "Exidor" or similar fire escape latch push bar	Set	15
17 Besam BI parting unislide automatic operator	No	1

LOCKS

18 Union bathroom lock stainless steel (Code: 2226-78SS)	No	1
19 Multi-lock cylinder euro(Code: M72X18ASCMKD 7X7 SC MKD)	No	23
20 L-2209-78SS union euro cylinder lock stainless steel	No	18
21 L-2215-78SS/SL union mortice sash lock stainless steel	No	4

22 QR35 x 85mm-stainless steel roller latch & deadbolt lock	No	1
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PUSH PLATES AND KICKING PLATES

23 Push plate 152mm x 228mm works (Code: SS5023-228W)	No	3
24 Kick plate 250mm x 800mm works (Code: SS5089-250W)	No	8

DOOR CLOSERS

25 Door closer "Cisa" or similar	No	3
26 CAM action closer EN1-4 SIL (Code:DC500)	No	1

LETTERS, NAMEPLATES, ETC

27 Tea/kitchen sign (Code: SS5066-06SSE02)	No	2
28 Male indicator sign (Code:SS5066-06SSE10)	No	1
29 Female indicator sign (Code:SS5066-06SSE12)	No	1
30 Male and female sign (Code: SS5066-06SSE12)	No	2
31 Paraplegic toilet sign (Code: SS5066-06SSE14)	No	1
32 Cleaner mop & bucket sign (Code: SS5066-06SSE17)	No	1

SIGNS

PHOTO-LUMINESCENT SIGNS

33 380mm x 190mm High purpose-made photo-luminescent combination general instruction informative signage. Top of sign to be mounted at 1800mm from finished floor level pictogram in colour green on photo-luminescent white vinyl film on and including min 0.8mm thick aluminium backing sheet sign edges to be polished and sharp edges removed and SANS 1186-5 and SABS approved glued to wall	No	1
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34 380mm x 190mm High purpose-made photo-luminescent combination fire fighting informative signage. Top of sign to be mounted at 1800mm from finished floor level pictogram in colour red on photo-luminescent white vinyl film on and including min 0.8mm thick aluminium backing sheet sign edges to be polished and sharp edges removed and SANS 1186-5 and SABS approved glued to wall	No	1
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35	570mm x 190mm High purpose-made photo-luminescent combination fire fighting informative signage. Top of sign to be mounted at 1800mm from finished floor level pictogram in colour red on photo-luminescent white vinyl film on and including min 0.8mm thick aluminium backing sheet sign edges to be polished and sharp edges removed and SANS 1186-5 and SABS approved glued to wall	No	1
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PURPOSE MADE SIGNS

36	1100mm Diameter purpose-made and approved AIDC emblem - small sign	No	1
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37	4285mm x 500mm High purpose-made and approved "Automotive Supplier Park" nameplate sign	No	1
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CHROMADEK SIGNS

38	450mm x 600mm High disabled persons vehicle parking reservation sign mounted on and including 101mm x 2mm thick x minimum 2400mm long galvanised round tube minimum 1200mm above ground level with tube to be minimum 600mm deep into ground surface including excavation, backfilling and compaction thereafter complying with SABS 1519 and National Road Traffic Act 1996 and Traffic Regulations colours	No	1
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39	600mm Diameter chromadek "No Unauthorised Vehicles" prohibition sign with bottom of sign mounted on 101mm x 2mm thick x minimum 3300mm long galvanised round tube minimum 2100mm above ground level and tube to be minimum 600mm deep into ground surface including excavation, backfilling and compaction thereafter complying with SABS 1519 and National Road Traffic Act 1996 and Traffic Regulations colours	No	2
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ENGRAVED SIGNS

40	190mm x 190mm High standard engraved male pictogram (symbol in positive black) on 0.8mm thick stainless steel sign glued with and including suitable adhesive on door with top of sign to be 1800mm from finished floor level and edges of sign polished and all sharp edges removed	No	1
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41	190mm x 190mm High standard engraved female pictogram (symbol in positive black) on 0.8mm thick stainless steel sign glued with and including suitable adhesive on door with top of sign 1800mm from finished floor level with edges of sign polished and all sharp edges removed	No	1
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190mm x 190mm High standard engraved male and female pictogram (symbol in positive black) on 0.8mm thick stainless steel sign glued with and including suitable adhesive on door with top of sign 1800mm from finished floor level and edges of sign polished and all sharp edges removed.

42 No 3

190mm x 190mm High standard engraved Paraplegic pictogram (symbol in positive black) on 0.8mm thick stainless steel sign glued with and including suitable adhesive on door with top of sign 1800mm from finished floor level and edges of sign polished and all sharp edges removed

43 No 1

BLINDS

100mm Slat width, woven polyester fabric vertical blinds. Fabric to be treated with Teflon® Fabric Protector and Sanitized® Antimicrobial Protection. Track to be 45 mm deep by 25mm high with wall thickness 1.1mm extruded aluminium alloy AA6063 T5, colour to clients approval and shall be finished with insert to co-ordinate with self finished round front profile pelmet slat finishing bottom slats shall have chainless weights, track containing self-aligning mechanism to ensure vanes realign if disturbed, slats equally spaced to 1470mm x 1600mm high

44 windows No 11

100mm Slat width, woven polyester fabric vertical blinds. Fabric to be treated with Teflon® Fabric Protector and Sanitized® Antimicrobial Protection. Track to be 45 mm deep by 25mm high with wall thickness 1.1mm extruded aluminium alloy AA6063 T5, colour to clients approval and shall be finished with insert to co-ordinate with self finished round front profile pelmet slat finishing bottom slats shall have chainless weights, track containing self-aligning mechanism to ensure vanes realign if disturbed, slats equally spaced to 1960mm x 1195mm high wide

45 windows No 25

BATHROOM FITTINGS

Stainless Steel

Franke CNTXBR Grade 304 18/10 stainless steel 32mm diameter cistern & flush valve back rail with Franke fine grip (Code: 359912), size 750mm x 260mm, plugged and screwed to the wall with stainless steel screws

46 No 1

Franke CNTXPAR Grade 304 18/10 or Equally Approved stainless steel 32mm diameter paraplegic grab rail with Franke fine grip (Code: 359885), size 300mm x 300mm x 96mm deep, plugged and screwed to the wall with stainless steel screws

47 No 1

Towel Bin

300mm x 270mm x 520mm Paper towel bin surface mounted waste bin; manufactured from 18/10 Stainless Steel; surface satin finish; material thickness 1,2/1,5mm, with Franke cylinder lock and Franke standard key with a 34 litre capacity; including mounting kit	No	3
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Towel Paper Dispenser

Franke Stratos STRX600 or Equally Approved 1,2/1,5mm thick satin finished stainless steel paper towel dispenser (Code: 359700), size 300mm x 134mm x 305mm high with a capacity of 300-400 towels and cylinder lock with standard "Franke" key, plugged and screwed to the wall with stainless steel screws.	No	3
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Toilet Roll Holder

Franke Stratos STRX672 or Equally Approved 1,2/1,5mm thick satin finished stainless steel double toilet roll dispenser (Code: 359716), size 156mm x 141mm x 303mm high for 2 rolls maximum 108mm diameter with spindle system and cylinder lock with standard "Franke" key, plugged and screwed to the wall with stainless steel screws	No	5
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Sanitary Bin

Servest Hygiene solar sanitary bin large (Code: DIS-STAIN-080) or Equally Approved, overall size 180mm x 520mm x 345mm deep, plugged and screwed to wall with stainless steel screws as per manufacturers specification and instruction	No	3
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Soap Dispenser

Franke Stratos STRX618 or Equally Approved 1,2/1,5mm thick satin finished stainless steel soap dispenser (Code: 359705), size 100mm x 134mm x 304mm high with a replaceable and refillable 1 litre container, cylinder lock with standard "Franke" key, plugged and screwed to the wall with stainless steel screws	No	5
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Towel rails and towel rings

Chrome towel rail (code: XCPR) 1000mm long with header chrome pair of towel rail end brackets (code: BTE261) plugged and screwed to wall	No	1
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163mm Diameter x 57mm thick chrome plated towel ring, plugged and screwed to wall	No	1
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SUNDRIES

55 Door stop (Code: AL8730AS)	No	19
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56 Hat and coat hook with buffer (Code: SS8025SS)	No	3
150mm Cabin hook (Code :SP(78)CAB) or Equally Approved installed complete to manufacturer's instructions and 57 specifications	No	5
58 Red break glass box (Code: BGLASS-R)	No	1
59 Patent screws & nuts (Code: ART 500B30)	No	136
60 Outside access device (Code: J-885-SIL)	No	2

TOTAL IRONMONGERY

R

FINAL SUMMARY				AMOUNT
Item				
1	PRELIMINARIES AND GENERAL		R	
2	CARPENTRY AND JOINERY		R	
3	CEILINGS PARTITIONING		R	
4	IRONMONGERY		R	
		SUB - TOTAL	R	
		Add : Value Added Tax at 15%	15%	
		TOTAL TO FORM OF OFFER	R	