

VRYBURG ROOF REPAIR AND REINSTATEMENT PROJECT

PHOKU DT  
Zuma

Item No.	Description	Unit	Qty	RATE	Amount
	The tenderer is advised that the bills of quantities must be read in conjunction with the technical specification, NEC Scope of works and layout drawing				
	<b><u>VRYBURG-ESKOM</u></b>				
<b>1</b>	<b><u>PRELIMINARY AND GENERALS</u></b>				
1.1	Fixed P&G including Establishment	Sum	1		
1.2	Time related P&G	Sum	1		
1.3	SHEQ requirements	Sum	1		
1.4	De-Establishment	Sum	1		
	<b>Carried to final summary</b>				
<b>2</b>	<b><u>MANAGEMENT AND PROFESSIONAL FEES</u></b>				
2.1	Provision For all management and professional fees associated with the successful planning, coordination, and execution of the project. This shall include, but not be limited to, costs for project management, supervision, and the engagement of professional services such as engineering, architectural, quantity surveying, and any other specialist consultants required.	Sum	1		
	<b>Carried to final summary</b>				
<b>3</b>	<b><u>INSPECTIONS AND DESIGNS</u></b>				
3.1	<b><u>Inspection Report</u></b>				
	<b><u>Roof and Ceiling</u></b>				
3.1.1	Roof and ceiling condition inspection of all roof sections and ceiling types, including detailed assessment, identification of defects and water damage, preparation of an inspection report, all relevant Certificate of Compliances and provision of drawings indicating all findings	Sum	1		
3.2	<b><u>Structural Works</u></b>				
3.2.1	Structural works condition inspection of all roof sections , including civil works, all relevant Certificates of Compliance and detailed assessment in alignment with relevant structural standards, as directed by the structural engineer.	Sum	1		
3.3	<b><u>General electrical installation</u></b>				
3.3.1	Electrical works condition inspection of all electrical installations, including detailed assessment, rewiring where required, replacement of non-compliant conduits and cabling, and issuance of relevant Certificates of Compliance, in accordance with applicable electrical regulations and safety standards.	Sum	1		
3.4	<b><u>Asbestos</u></b>				
3.4.1	Asbestos condition inspection including detailed assessment ,removal and disposal should asbestos be confirmed, establishment of controlled work areas, safe removal, handling, transportation and disposal at an approved facility, clearance certification, and compliance with all relevant health, safety and environmental regulations.	Sum	1		
	<b><u>Designs</u></b>				
3.5	<b><u>Roof</u></b>				
3.5.1	Roof design based on technical reports, and drawings indicating all findings and proposed remedial interventions, together with specifications to guide repair or replacement works and achieve regulatory compliance. The design shall be informed by condition inspections	Sum	1		
3.6	<b><u>Structural Works</u></b>				
3.6.1	Structural engineering design services based on condition inspections of all roof structures and associated structural and civil elements. The design shall include assessment of structural integrity, load paths, and compliance with applicable structural standards. Prepare structural design reports, calculations, and drawings detailing identified defects, required strengthening or remedial works, and compliance measures, certified by a registered Professional Structural Engineer	Sum	1		

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3.7	<b><u>General electrical installation</u></b>				
3.7.1	Electrical design services based on condition inspections of all existing electrical installations. The design shall address non-compliant and unsafe installations and include solutions for rewiring, replacement of defective or non-compliant cabling and conduits, and upgrading of electrical systems to meet current regulations. Prepare electrical design reports, layouts, and specifications necessary to achieve full compliance with applicable electrical regulations and safety standards, including provision for required certification.	Sum	1		
	Carried to final summary				
4	<b><u>REMOVAL OF EXISTING WORK</u></b>				
4.1	Remove and dismantle existing gutters and downpipes, including brackets, fixings and accessories, making good to affected surfaces, cart away	sum	1		
4.2	Demolish existing suspended ceiling complete with grid and cart away in affected areas. EST 65m2	m²	1		
4.3	Lift existing carpets tiles and adhesive, cart away-EST 870m2	m²	1		
	Carried to final summary				
5	<b><u>ROOFING WORKS</u></b>				
	<b><u>Option 4A: Retain existing roof structure (Repair &amp; Refurbishment)</u></b>				
5.1	Remove and replace damaged roof tiles with new tiles complete, including all cutting, fixing, and an allowance for wastage, followed by the supply and application of a protective roof coating/paint to all roof tiles, including gutters and fascia's, complete, for the full roof area]- EST 450m2	sum	1		
5.2	Replace all damaged roof trusses with new treated timber trusses, including propping, fixing, bracing, alignment, and making good all affected areas. Allow possible leaks resulting from roof damage or truss replacement. All work to be completed in accordance with the structural engineer's specifications. EST 65m²	sum	1		
	<b>Gutters &amp; Rainwater Goods</b>				
5.3	Supply & install new gutters, downpipes and outlets (including fall & connections to stormwater)	Sum	1		
5.4	Connect & commission to existing stormwater system including Certificate of Compliance	Sum	1		
	Carried to final summary				
6	<b><u>CEILING WORKS</u></b>				
	<b>Remove existing, supply and install new ceiling tile</b>				
6.1	Supply and install of 1200x600mm ceiling tiles - EST 25m2	m2	1		
6.2	Supply and install of 600x600mm ceiling tiles - EST 25m2	m2	1		
6.3	Supply and install of 350x350mm ceiling tiles - EST 25m2	m2	1		
	<b>Remove existing, supply and install new ceiling tile complete with grid</b>				
6.4	Supply and install new 12mm suspended ceiling complete with grid system 1200 x 600mm ceiling tiles -Est 65m2	m²	1		
	Carried to final summary				
7	<b><u>FINISHES</u></b>				
	<b>External Painting</b>				
7.1	Prepare and paint all roof gutters, fascia's, and external metalwork, including cleaning, removal of rust or loose coatings, application of suitable primer, and two coats of specified exterior paint, ensuring a durable and uniform finish-EST 300m	m	1		

Item No.	Description	Unit	Qty	RATE	Amount
	<b>Internal Painting (excluding office interiors) -PASSAGE</b>				
7.2	Repair existing cracked walls (plastered walls) where required-EST 75m2	m²	1		
7.3	Prepare, supply and paint internal plastered wall (including reveals and plastered cills) with two coats of specified interior paint to all prepared internal wall surfaces, ensuring full coverage, uniform finish, and compliance with manufacturer's specifications-EST 174m2	m²	1		
	<b>FLOOR FINISHES</b>				
7.4	Supply & install new carpet tiles (incl. adhesives, trims & thresholds)-EST 870m2	m²	1		
	<b>Carried to final summary</b>				
8	<b>DOORS &amp; SIGNAGE</b>				
8.1	Supply & install push/pull emergency external fire door with automatic hydraulic closer (incl. ironmongery)	No	1		
8.2	40 semi-solid flush doors with veneer, hung to steel frames and suppliers ironmongery complete	No	1		
8.3	Supply and installation of frosting film to reception main door-EST 25m2	m²	1		
8.4	New Tenant Logo to Entrance Door	No	1		
8.5	Supply and installation of tenant identification boards – wall mounted	No	2		
	<b>Carried to final summary</b>				
9	<b>ELECTRICAL INSTALLATION</b>				
9.1	Allow for conducting a post-illumination survey in accordance with SANS 10114 Parts 1 & 2, upgrading and replacing all light fittings with energy-efficient LED fittings including testing and commissioning, testing and assessment of all electrical cables with replacement of non-compliant cabling in accordance with SANS 10142-1 and related standards, and installation or replacement of compliant conduits, saddles, power trunking, and earthing and bonding systems complete with submission of all test results and compliance	Sum	1		
	<b>Carried to final summary</b>				
	<b>TOTAL</b>				
	<b>SUMMARY</b>				
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	<b>Sub-total</b>				

Item No.	Description	Unit	Qty	RATE	Amount
<b>1</b>	<b>Shorter Schedule of Cost Component</b>				
1.1	ENGINEER(STRUCTURAL,MECHANICAL ,ELECTRICAL,CIVIL,FIRE)	hour			
1.2	ARCHITECT	hour			
1.3	PLUMBER	hour			
1.4	DRAUGHTMAN	hour			
1.5	DOCUMENT CONTROLLER	hour			
	Technician, Semi Skilled, Skilled, General Worker				
	<b>Subtotal: Subcontract Work and Fee</b>				
	<b>Total Assessed Compensation Event Quotation</b>				