

ITEM NO		QUANTITY	RATE	AMOUNT
	<u>BILL NO. 1</u>			
	<u>PRELIMINARIES</u>			
	<u>PRELIMINARIES</u>			
	<u>BUILDING AGREEMENT AND PRELIMINARIES</u>			
	<p>The JBCC Principal Building Agreement (Edition 6.2 - May 2018) prepared by the Joint Building Contracts Committee shall be the applicable building agreement, amended as hereinafter described</p> <p>The JBCC Principal Building Agreement contract data form an integral part of this agreement</p> <p>The JBCC General Preliminaries (May 2018) published by the Joint Building Contracts Committee for use with the JBCC Principal Building Agreement (Edition 6.2 - May 2018) shall be deemed to be incorporated in these bills of quantities, amended as hereinafter described</p> <p>The contractor is deemed to have referred to the above mentioned documents for the full intent and meaning of each clause</p> <p>The clauses in the above mentioned documents are hereinafter referred to by clause number and heading only</p>			
	<u>PREAMBLES FOR TRADES</u>			
	<p>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 and no claims arising from brevity of description of items fully described in the said General Preambles will be entertained</p> <p>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</p> <p>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 and in any supplementary preambles and/or specifications</p>			
	<u>SPECIFIC REQUIREMENTS</u>			
1	The standard clauses of the agreement have not been listed in the Preliminaries Bill and only those clauses which have been expanded on have been listed. The contractor is to provide a lump sum amount for the Preliminaries against the final item of this bill.			
	Carried to Collection			R

PRICING OF PRELIMINARIES

Should the contractor select Option A in the contract data for the adjustment of preliminaries, the amounts entered against the relevant items in these preliminaries are to be divided into one or more of the three categories provided namely fixed (F), value related (V) and time related (T)

SECTION A: PRINCIPAL BUILDING AGREEMENT

2 Clause 2.0 - Law, regulations and notices

Statutory and other notices

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

Health and safety

3 Without limiting the generality of the provisions of clause 2.0, the contractor's attention is drawn to the provisions of Construction Regulations 2014 (as amended June 2017) issued in terms of the Occupational Health and Safety Act, 1993. It is specifically stated that the employer shall prepare a documented health and safety specification for the works 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 reasonable provisions of the aforementioned health and safety specification [2.1]

4 Clause 11.0 - Securities

5 Clause 11.2.1 A variable or fixed guarantee is not required by the employer A payment reduction shall apply as per Clause 11.4.1 in lieu of a fixed or variable guarantee

Execution (A12 - A17)

6 Clause 12.0 - Obligations of the parties

7 12.2.6 Programme: The tenderer is to submit a detailed construction programme with the tender

8 12.2.13 Designate a competent person: Details of the contracts manager and foreman are to be submitted with the tender. If for any reason the contracts manager or foreman are not available at site hand over the contractor must submit the CV of the alternative contract staff for approval by the Principal Agent

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Completion (A18 - A24)

9 Clause 19.0 - Practical completion: On the morning of the date of Practical Completion, the building will be handed over to the Principal Agent ready for use by the Employer. The Works shall look at first glance entirely complete and there shall be no work being undertaken at the time, The Works shall be clean and tidy with all services operational. The Principal Agent will inspect the Works for Practical Completion and will issue a Final Completion List that shall not comprise more than 50 items.

10 Clause 23.0 - Revision of the date for practical completion: Substitution of materials and goods 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; 23.1 & 2]

11 Clause 25.0 - Payment

Prices submitted: 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

12 Clause 26.0 - Adjustment of the contract value and final account

Fluctuations in costs: All fluctuations in costs, with the exception of fluctuations in the rate of Value Added Tax, shall be for the account of the contractor [26.9.5]

Cost of claims: 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

Claims from subcontractors: 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 [26.6]

SECTION B: GENERAL PRELIMINARIES**Attendance on subcontractors (B10)**

13 Clause 10.1 - General attendance: General attendance is defined as being the duties of the contractor in terms of clause 12.2 of the JBCC n/s subcontract agreement

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SECTION C: SPECIFIC PRELIMINARIES

- 14 Warranties for materials and workmanship: 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.
- 15 Overtime: 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.
- 16 Cooperation of the contractor for cost management: 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.
- 17 Overloading: 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.
- 18 Confidentiality: 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.

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SUMMARY OF CATEGORIES

19	Category Fixed : R.....	item	1	R0,00
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Category Value : R.....

Category Time : R.....

Total for Preliminaries Carried to final summary

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CONTRACT DATA**A PROJECT INFORMATION****A 1.0 Works (1.1)****Project Name:** NECSA P1000 Office Renovation**Description:** The renovation of building P1000, including a portion of the First Floor roof terrace**A 2.0 Site (1.1)****Erf Number:** N/A**Site Address:** R104 Elias Motsoaledi Street (Church Street West Ext), Pelindaba, Brits Magisterial District, Madibeng Municipality, North West**A 3.0 Employer (1.1)****NTP Radioisotopes** Tel: Fhatuwani Mukwevho (+27) 12 305 5531 E-mail: Fhatuwani.Mukwevho@ntp.co.za**B CONTRACT INFORMATION****B 1.0 Definitions (1.1)**

Bills of quantities system of measurement: Standard System of Measuring Building Work 7th Edition 2017

B 2.0 Law, regulations and notices (2.0)

Law applicable to the works: Republic of South Africa

B 3.0 Offer and acceptance (3.0)

Currency applicable to this agreement (3.2) ZAR

B 4.0 Documents (5.0)

The priced bills of quantities and the project programme are to be submitted with the tender. The bills of quantities in excel are issued with the tender document - the tenderer is only required to enter the rates as all formulas are in place. The priced Excel bills of quantities on a flash drive must be submitted with the tender. Hand written rates and extensions will result in the invalidation of the tender.

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The original signed agreement is to be held by the Employer (5.2)

Number of construction document copies to be supplied to the contractor at no cost (5.6): Three copies

Documents comprising the agreement

The JBCC PBA Edition 6,2 May 2018; The JBCC PBA - Contract Data, Edition 6,2 May 2018

Provisional bills of quantities

Annexure A - Interior designers drawings

Interior Designer's Drawings and Specifications

INT056 P1000_W100 - GA LAYOUTS - GROUND FLOOR_REV A

INT056 P1000_W101 - GA LAYOUTS - FIRST FLOOR_REV A

INT056 P1000_W110 - DEMOLITION LAYOUTS - GROUND FLOOR_REV A

INT056 P1000_W111 - DEMOLITION LAYOUTS - FIRST + SECOND FLOOR_REV A

INT056 P1000_W140 - WALL FINISHES_REV A

INT056 P1000_W600 - JOINERY DETAILS_REV A

INT056 P1000_W601 - JOINERY DETAILS_REV A

INT056 P1000_W602 - JOINERY DETAILS_REV A

INT056 P1000_W800 - DOOR SCHEDULE_REV A

INT056 P1000_W810 - SHOPFRONT SCHEDULE_REV A

INT056 P1000_W900- FINISHING SCHEDULE_REV A

INT056 P1000_W901- SANITARYWARE SCHEDULE_REV A

INT056 P1000_W902- LIGHTING SCHEDULE_REV A

B 5.0 Employers agents (6.0)

Authority is delegated to the following agents to issue contract instructions and perform duties for specific aspects of the works (6.2) Architect, Mechanical Engineer, Fire Engineer, Quantity Surveyor & Health and Safety Consultant

Principal agent's and agents' interest or involvement in the works other than a professional interest (6.3) No interest

B 6.0 Insurances (10.0)

Insurances by contractor

New works (10.1.1) Contract Sum 25% (including VAT) .

Supplementary insurance (10.1.2) Contract Sum 25% (including VAT) .

Public liability insurance (10.1.3) R10,000,000 including VAT

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B 7.0 Obligations of the employer (12.1)

Existing premises will be occupied (12.1.2) Yes

Restriction of working hours (12.1.2) The contractor will be provided with a separate access route onto the site and may work regular business hours. Any overtime will have to be arranged and approved by the Building Manager

All known services are to be preserved by the contractor (12.1.3) It is the intention to incorporate where possible the existing mechanical, electrical and fire detection services and care must be taken not to damage the infrastructure

Restrictions to the site or areas that the contractor may not occupy (12.1.4) Material deliveries must only be transported in the goods lift The contractor and material deliveries must use the delivery entrance at the back of the building

B 9.0 Direct contractors (16.0)B11.0 Possession of site (12.1.5), practical completion (19.0;20.0) and penalties (24.0)

Intended date of possession of the site (12.1.5)

Period for the commencement of the works after contractor takes possession of the site

Date for practical completion (12.2.7;24.1)

Penalty (24.1)

B 12.0 Payment (25.0)

Date of the month for regular payment certificates (25.2)

Cost fluctuations (25.3.4; 26.9.5) **The contractor is to fix the tender rates from the date of the tender and no escalation shall apply**

B 13.0 Dispute resolution (30.0)

The method of dispute resolution shall be agreed between the employer and contractor on signing of the contract

B14.0 JBCC General Preliminaries - selections

Provisional bills of quantities (P2.2)**yes**

Availability of construction information (P2.3)**yes**

Inspection of adjoining properties (P3.3) **Before commencing with the works a photographic record must be made of any damage to the existing structure**

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B 15.0 Changes made to the JBCC documents

PAYMENT REDUCTIONA Payment reduction shall apply as per Clause 11.4.1 in lieu of a fixed or variable guaranteeClause 11.4.1Hand over the site to the contractor and withhold an amount of 10% on each interim payment certificate to the contractor until the total amount withheld is equal to ten per cent (10%) of the contract sum. The amount withheld shall be reduced at practical completion to two and half per cent (2,5%) of the contract sum and to zero per cent (0%) in the final payment certificateInterest shall not apply to the 10% payment reduction

PAYMENT Clause 25.10 The employer shall pay the contractor the amount certified in an issued payment certificate within 30 calendar days of the date of issue of the payment certificate including default interest and compensatory interest

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ITEM NO	QUANTITY	RATE	AMOUNT
<p><u>BILL NO. 2</u></p> <p><u>ALTERATIONS & DEMOLITIONS</u></p> <p><u>NOTE:</u> Tenderers are advised to study the Model Preambles for Trades before pricing this bill</p> <hr/> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Old materials to become property of the Contractor</u></p> <p>Old materials from alterations except where described to be re-used or handed over, become the property of the Contractor who must allow credit for same in the Final Summary.</p> <p><u>Old material to be carted away</u></p> <p>Old material from the alterations except where described to be re-used or handed over, as well as all rubbish, etc. must be regularly carted away from the site and not be allowed to accumulate on or around the site</p> <p><u>Old materials not to be used</u></p> <p>None of the old materials are to be used for new work except where specially described as being set aside for re-use</p> <p><u>Handing over of old materials</u></p> <p>Where certain materials or articles from demolitions or articles are described as to be handed over by the Contractor to the Regional Representative or Representative/Agent, such materials or articles shall be properly stored by the contractor, until handing over thereof. The contractor must obtain as official receipt listing the materials or articles and dates of handing over. If the contractor fails to submit the receipt when requested, it shall be deemed that the materials or articles are still in his possession and he will be held liable to the Department for the full replacement value thereof, which amount will be deducted from any monies due to the contractor.</p> <p><u>Work in existing buildings</u></p> <p>The electrical light and power, air conditioning and telephone systems and fittings shall not be disconnected or disturbed in any way by the Contractor, but due notice shall be given to the Engineer's representative, who will make the necessary arrangements for the removal, alterations, etc. thereto. The Contractor shall be liable for any damage to this work and shall make same good at his own expense.</p> <p style="text-align: right;">Carried to Collection</p>			

The removal of and alterations to the electrical and air conditioning installations shall be executed by a subcontractor (as elsewhere provided) and the Contractor shall be responsible for the co-ordination of such with his own work.

In taking down and removing existing work, the utmost care shall be observed to avoid any structural or other damage to the remaining portions of the building. The Contractor shall cover up and protect from damage all work not removed and shall make good at his own expense any damage that may occur.

The Contractor shall provide and erect all casings and protection for and cover up all existing fittings, doors, windows, joinery work, walls, floors, etc. not disturbed during the alterations and clear away and make good on completion.

Prices for the demolition of any portion of the structure, shall include for its demolition complete, with all surface finishes such as plaster, screeds, etc., all attached items of joinery such as skirting, etc. and all reinforcement, conduits, pipes, lintels, etc. built into that portion of the structure

Prices for the removal of doors and frames shall include for the removal of fanlights, ironmongery, architraves and other associated trims.

Prices for the removal of windows shall include for the removal of glass, louvres, burglar bars attached to the windows, curtain rails, pelmets and louvres.

TEMPORARY BARRIERS, SCREENS, ETC.

Temporary barriers, screens, etc. including removal

1 Drywall dust screen 2800mm high between concrete floor and wall lintel formed of drywall studding and gypsum board including sealant to all intersection, corners, ends, etc.	m	N/A
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2 Semi solid single door size 813 x 2032mm high including aluminium frame and ironmongery		N/A
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REMOVAL OF EXISTING WORK

Breakdown and removing existing drywall partitions including framing

3 Full height drywall partitions	m	12
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Hack off existing plaster from brick walls, concrete soffits, etc with cracks and chips

4 On brick walls	m ²	2100
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<u>Taking up and removing tiles</u>			
5	On floors	m ²	350
6	On walls	m ²	261
<u>Taking out and removing skirtings, cornices, etc</u>			
7	Timber skirting from brickwork	m	645
<u>Taking out and removing joinery fittings etc.</u>			
8	Existing kitchen cupboards	m	6
9	Existing timber cladding	m	5
<u>Taking up and removing carpeting, etc. including scabbling of floors to prepare for new finish</u>			
10	Existing Carpet tiles	m ²	290
<u>Taking out and removing plumbing fittings</u>			
11	Existing toilet fittings	No	6
12	Existing basins and taps	No	6
13	Existing urinal trough	No	4
14	Existing kitchen sink and tap	No	1
<u>Carefully take down and set aside for re-use fittings etc.</u>			
15	Fire extinguisher and backing board	t.b.c	
<u>MAKING GOOD OF FINISHES ETC.</u>			
<u>Apply rhinolite to existing painted walls</u>			
16	On painted walls	m ²	2100
<u>Making good existing brickwork with one coat plaster and polycell finishing plaster</u>			
17	On walls where conduits chased	t.b.c	
18	Chicken wire mesh over chasing in walls	t.b.c	
<u>Making good floors</u>			
19	Making good defects in existing screeded floors with pavelite to falls and currents	t.b.c	
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<u>Breaking out for and forming openings through brick walls for new doors and frames, including prestressed concrete lintels, making good cement plaster on both sides and into reveals and with 20 MPa concrete thresholds with steel trowelled finish (new doors and frames and making good paintwork elsewhere)</u>			
20	Opening for door with steel frame 813mm x 2032mm high overall through half brick wall	No	1
Carried to final summary			

ITEM NO		QUANTITY	RATE	AMOUNT
	<u>BILL NO 3</u>			
	<u>MASONRY</u>			
	NOTE: Tenderers are advised to study the Model Preambles for Trades before pricing this bill			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	The Standard Preambles and the Notes in the various trade bills are to, and do, apply equally to this section.			
	<u>DESCRIPTIONS</u>			
	Proprietary products shall be used as specified. Substitute products of similar quality and specification may only be used with prior approval by the Principal Agent			
	<u>SIZES IN DESCRIPTIONS</u>			
	Where sizes in descriptions are given in brick units, "one brick" shall be the length and "half brick" the width of a brick			
	<u>CEMENT MORTAR</u>			
	Unless otherwise described, all brickwork shall be built in 1:6 cement mortar			
	<u>SAMPLES, ETC</u>			
	Unless otherwise described, all brickwork shall be built in 1:6 cement mortar			
	<u>BRICKWORK</u>			
	<u>SUPERSTRUCTURE</u>			
	<u>Brickwork of NFP bricks in class II mortar</u>			
1	Half brick wall	m ²	8	
	<u>Brick reinforcement</u>			
2	115mm Wide reinforcement built in horizontally	m	12	
	<u>Precast Prestressed Vibrated Cement Concrete (30MPa) Lintols Including Moulds, Reinforcement, Propping, Etc</u>			
3	Lintol 110mm wide x 75mm deep in lengths not exceeding 3000mm.	m	1	
	Carried to final summary			

- 14 -

CUBICLE SOLUTIONS LOCKERS

4 Door Lockers with dimensions 1800h x 300w x 450d (code: CSCHPLL4D).
Carcass manufactured using 12mm Compact High Pressure Laminate in white, doors in 12mm Compact High Pressure Laminate (colour: to be confirmed).

Ironmongery to include auto return hinge (code: CSHNGFLCK) and D-shaped keep (code: CSCHPL/K) for individuals own padlocks (no locking mechanism included), lock cover plate and handle (code: CSLCKNBNPLT).
Lockers are numbered using 2mm Rowmark brushed aluminium rectangle discs. Numbering sequence to be confirmed.

Lockers to sit on 100mm plinth. Plinth 100mm and locker 1800mm, finishing height 1900mm

-or equal and approved

4	4 Door locker unit x 1900mm high (code CSCHPLL4D) including ironmongery and numbering	No	11
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SHOPFITTING, ETC

5	New shop fitted kitchen cupboards as per Joinery Details (W600_KITCHEN A/W600)	No	1
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6	New shop fitted kitchen cupboards as per Joinery Details (W600_KITCHEN B/W600)	No	1
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7	New shop fitted filing cupboards as per Joinery Details (W601_FILING A/W601)	No	1
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8	New shop fitted filing cupboards as per Joinery Details (W601_FILING B/W601)	No	1
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9	New shop fitted timber screen as per Joinery Details (W602_SCREEN A/W602)	No	1
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10	New shop fitted timber screen as per Joinery Details (W602_SCREEN B/W602)	No	1
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11	New shop fitted bathroom vanity as per Joinery Details (W602_VANITY A /W602)	No	2
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12	New shop fitted bathroom vanity as per Joinery Details (W602_VANITY B /W602)	No	1
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13	New shop fitted bathroom vanity as per Joinery Details (W602_VANITY C /W602)	No	1
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WALL CLADDING, ETC

14	Custom made 32x80mm slatted cladding panels with acoustic backing - slats at maximum 120mm c/c spacing. Fixed to manufacturer's spec.		
	Cladding 2 700mm high	m	14

Carried to final summary

ITEM NO		QUANTITY	RATE	AMOUNT
	<u>BILL NO 5</u>			
	<u>CEILINGS, PARTITIONS AND ACCESS FLOORING</u>			
	NOTE: Tenderers are advised to study the Model Preambles for Trades before pricing this bill			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	Prices for openings for light fittings, ventilation grilles, air conditioning diffusers, etc are to include for any necessary additional support, trimming around, etc			
	<u>FLUSH PLASTERED CEILINGS</u>			
	<u>12,5mm Gyproc rhinoboard or equal and approved with taper edge fixed by means of a Donn ceiling grid and tee system, including galvanised main tees and cross tees, necessary hangers, grids, corner beads, etc with rhinotape fixed over joints and the whole finished with 6mm thick rhinolite gypsum skim plaster applied as per manufacturers instructions - (or equal and approved by Designer)</u>			
1	Ceilings suspended not exceeding 1m below concrete soffits	m ²	65	
2	Extra over ceiling for Pelican Flushline (or equal and approved) access panel comprising matt white powdercoated aluminium access panel (580x580mm), fitted with and including screw fixing through the access panel into the branderling	No.	1	
3	200mm high vertical bulkhead	m	42	
4	480mm high vertical bulkhead	m	18	
	<u>Sundries</u>			
5	Opening for electrical light fittings not exceeding 100mm diameter.	No.	32	
	Carried to Collection			

ACCOUSTIC CEILING TILE

1200 x 600 x 15mm Thick Owacoustic Brillianto A or equal and approved acoustic ceiling tiles on Owacoustic type S3 exposed suspension grid system including main and cross tees, holding down clips, necessary hangers, grids, etc, all in accordance with the manufacturer's instructions - (or equal and approved by Designer)

6	Ceilings suspended not exceeding 1m below concrete soffits	m ²	310
7	Opening for electrical light fittings not exceeding 100mm diameter.	No.	11

SHADOWLINE CORNICES

8	OWA 20X15mm Plaster trim - (or equal and approved by Designer)	m	82
9	OWA Shadowline W-trim wall angle - (or equal and approved by Designer)	m	350

PARTITIONS ETC

Note: Wall paper and/or paint finishes are measured elsewhere

Soundproof Partition: Gyproc Sound Resistant Wall System or equal and approved comprising of 2 layers Gyproc SoundBloc 15mm fixed to both sides of Donn UltraSTEEL™ studding formed of 63.5mm top and bottom tracks using Gyproc RhinoBoard Sharp Point Screws 3.5mm diameter x 25mm (for base layer), and 3.5mm diameter x 42mm (for face layer) spaced at maximum 220mm centres. Boards are to be butt jointed, finished with Rhino tape and skimmed with one layer of Gyproc RhinoLite. Intersections and abutments are measured separately and descriptions shall be deemed to include any additional studs, corner beads, jointing compound, tape, etc. - floor to soffit height

Insulation: Isover or equal and approved 63mm thick self-supporting noncombustible lightweight, glass tissue faced Glasswool "Cavitybatt insulation", offering a thermal resistance value of (1.34/1.66/2.68)m².K/W for heat and/ or acoustic control. Install strictly in accordance to manufacturer's detail and specification.

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<u>Gyproc Rhinowall Soundblock drywall partitions or equal and approved including 63mm thick self supporting lightweight glass tissue Glasswool insulation - (or equal and approved by Designer)</u>			
10	Partitions 3 300mm high with bottom and top tracks plugged	m	20
<u>Extra over partitions</u>			
11	Extra over partition 3 300mm high for vertical abutment	m	3
<u>Classic Partition:</u> Gyproc Classic Wall System or equal and approved partitioning comprising of 1 layer Gyproc Rhinobaord 12.5mm fixed to one side only, of Donn UltraSTEEL™ studding formed of 63.5mm top and bottom tracks using Gyproc RhinoBoard Sharp Point Screws 3.5mm diameter x 25mm (for base layer), and 3.5mm diameter x 42mm (for face layer) spaced at maximum 220mm centres. Boards are to be butt jointed, finished with Rhino tape and skimmed with one layer of Gyproc RhinoLite. Intersections and abutments are measured separately and descriptions shall be deemed to include any additional studs, corner beads, jointing compound, tape, etc - (or equal and approved by Designer) - floor to ceiling height			
<u>Gyproc Classic Wall drywall partitions or equal and approved - floor to ceiling height</u>			
12	Partitions 2 700mm high with bottom and top tracks plugged	m	11
<u>Extra over partitions</u>			
13	Extra over partition 2 700mm high for vertical abutment	m	3,6
Carried to final summary			

ITEM NO		QUANTITY	RATE	AMOUNT
	<u>BILL NO 6</u>			
	<u>FLOOR COVERINGS, WALL LININGS, ETC</u>			
	NOTE: Tenderers are advised to study the Model Preambles for Trades before pricing this bill			
	<u>Fixing</u>			
	Floor coverings, wall linings, etc shall, where applicable, be fixed with adhesive as recommended by the manufacturers of the flooring, linings, etc			
	<u>FLOOR COVERINGS</u>			
	<u>Polyflor Silentflor PUR PVC sheet flooring in 3.7mm thickness, heterogeneous in construction with a 0.65mm clear PVC wear layer, shall incorporate a specially formulated polyurethane reinforcement, to significantly reduce maintenance costs, in accordance with ISO 26986 (EN 653) and installed with a Polyflor recommended adhesive which has been spread using an A2 notched trowel on a previously prepared Class 1 subfloor in accordance with SANS 10070, using a Polyflor recommended self-leveller and moisture barrier when required, including cutting and waste, rolling the installed sheeting in both directions with a 68kg three-sectional roller immediately after it has been laid into the adhesive, joints must be butted, U-shape grooved and heat welded using Polyflor's matching welding rod ensuring that the welding rod bonds to more than 2/3rds of the sheet in thickness - (or equal and approved by Designer)</u>			
1	On floors	m ²	346	
	<u>500 x 500mm BELGOTEX "Accelerate - Pivot" (Humble Green) tufted multi-scroll loop pile carpet tile with EcoBac S3 backing. Fixed with adhesive to suitably prepared screeded floors and with butt joints, all strictly in accordance with the manufacturer's instructions - (or equal and approved by Designer)</u>			
2	On floors	m ²	50	
	Carried to Collection			

SCREEDS

Prepare floor and apply ABE SLC P or equal and approved single component cement based self levelling screed primed with ABE prime SLC acrylic primer

- 3 5mm Thick on floors to receive vinyl sheeting and carpet with a tolerance level in strict accordance with the vinyl sheeting and carpet manufacturers instructions

m²

400

DECKING

5800x140mm "THE COMPOSITE COMPANY" composite decking planks with UV & stain resistant capping technology and non-slip surface, colour Antique Brown wood look (or equal and approved). On galvanized steel substructure fixed to roof slab with compression rubbers under base plates to manufacture spec. Fixed with stainless steel fixings. Max 1000mm spacing for vertical footings and bearer supports. Maximum 300mm spacing for support joists. With fascias and finishing profiles to match.

- 4 On roof slab

m²

95

Carried to final summary

ITEM NO		QUANTITY	RATE	AMOUNT
	<u>BILL NO 7</u>			
	<u>IRONMONGERY</u>			
	NOTE: Tenderers are advised to study the Model Preambles for Trades before pricing this bill			
	<u>HANDLES</u>			
	<u>Assa Abloy or equal and approved</u>			
1	UNION - 6272-06SSBLK Bontebok Black Lever Handle on Rose (Matte Black finish)	No	17	
2	UNION-5209BBSSBLK Black Series 350mm Pull Handle, back to back (Matte Black finish)	No	11	
	<u>LOCKS</u>			
	<u>Assa Abloy or equal and approved</u>			
3	UNION-SS5305-05SSBLK Black Series Euro profile Round Escutcheon (pair) (Matte Black finish)	No	12	
4	UNION-2X18BL Black Series Euro Profile Double Cylinder, grand master keyed (matt black finish)	No	22	
5	UNION-2X20BL Black Series Euro Profile Single Cylinder, grand master keyed (matt black finish)	No	6	
6	QH50X85MM-SS Euro Cylinder Hook Lock (s/s finish)	No	4	
7	UNION-Q60X85MM-SS Euro SpringCylinder Latch and Dead Lock (s/s finish)	No	23	
8	ASSA ABLOY (or equal and approved) S/S emergency exit push bar with vertical bolts for single door	No	1	
9	ASSA ABLOY (or equal and approved) S/S emergency exit outside access device with single euro profile cylinder	No	1	
	<u>Assa Abloy or equal and approved</u>			
10	SS5305-73 W/C Bathroom Escutcheon (stainless steel finish)	No	6	
11	37651AS Accessible Facility Indicator Bolt (anodised silver)	No	1	
	Carried to Collection			

PUSH PLATES AND KICK PLATES

Assa Abloy or equal and approved

12	SS5089-300W Kick Plate 300X800X1.2mm (stainless steel finish) six times countersunk holed for and screwed to door with and including chromium plated steel screws	No	11
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DOOR CLOSERS

Assa Abloy or equal and approved

13	ASSA ABLOY-DC500 DC500 Door Closer	No	5
14	ASSA ABLOY “DC120” S/S EN1154 fire rated door closer	No	1

Carried to final summary

ITEM NO		QUANTITY	RATE	AMOUNT
	<u>BILL NO 8</u>			
	<u>TILING</u>			
	NOTE: Tenderers are advised to study the Model Preambles for Trades before pricing this bill			
	<u>WALL TILING</u>			
	<u>300 x 600mm Glazed ceramic wall tile, (to be approved by Designer), colour white, glossy. With 3mm grout joints and fixed with Tal Goldstar 6 adhesive to walls and flush pointed with waterproof tinted jointing compound</u>			
1	On walls	m ²	160	
	<u>100 x 200mm Glazed ceramic subway wall tile, (to be approved by Designer), colour white, glossy. With 3mm grout joints and fixed with Tal Goldstar 6 adhesive to walls and flush pointed with waterproof tinted jointing compound</u>			
2	On splashbacks	m ²	8	
	<u>FLOOR TILING</u>			
	<u>ITAL TILE 600 X 1200mm "Spazio Gris Matt" Glazed EcoTec Porcelain Tile floor tile, colour Grey (matt finish) with 3mm grout joints and fixed with Tal Goldstar 6 adhesive to floors and flush pointed with waterproof tinted jointing compound to manufacturer's spec. (or equal and approved by Designer)</u>			
3	On floors	m ²	245	
4	80mm High cut tile skirting	m	298	
	<u>TRIMS, DIVIDING STRIPS, ETC</u>			
	<u>Kirk Marketing or equal and approved</u>			
5	M-TRIM 30x10x5mm grade 430 stainless steel transition ramp cover (SKU: STRC050) - (or equal and approved by Designer)	m	16	
6	M-TRIM grade 430 stainless steel straight edge trim (SKU: SSE100) - (or equal and approved by Designer)	m	250	
7	M-TRIM grade 430 stainless steel movement joint (SKU: SMJ100) - (or equal and approved by Designer)	m	22	
	Carried to final summary			

ITEM NO		QUANTITY	RATE	AMOUNT
	<u>BILL NO 9</u>			
	<u>PAINTWORK</u>			
	NOTE: Tenderers are advised to study the Model Preambles for Trades before pricing this bill			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<u>Previously painted plastered surfaces</u>			
	Surfaces shall be thoroughly washed down and allowed to dry completely before any paint is applied. Blistered or peeling paint shall be completely removed and cracks shall be opened, filled with a suitable filler and finished smooth			
	<u>Previously painted plasterboard surfaces</u>			
	Surfaces shall be thoroughly cleaned before any paint is applied. Blistered or peeling paint shall be completely removed and cracks shall be opened, filled with a suitable filler and finished smooth. Steel H-strips and nails to be reprimed with calcium plumbate primer.			
	<u>Previously painted metal and wood surfaces</u>			
	Surfaces shall be thoroughly rubbed and cleaned down. Blistered or peeling paint shall be completely removed down to original surface.			
	<u>Previously painted wood surfaces</u>			
	Surfaces shall be thoroughly cleaned down. Blistered or peeling paint shall be completely removed and cracks and crevices shall be primed, filled with suitable filler and finished smooth			
	<u>PAINTWORK ETC. TO PREVIOUSLY PAINTED WORK ON PLASTERED SURFACES</u>			
	<u>Prepare and apply one coat Plascon PU 800 undercoat and two coats Plascon Double Velvet paint</u>			
1	On internal walls	m ²	243	
	Carried to Collection			

<u>ON CONCRETE</u>		
<u>Prepare and apply one coat Plascon PU 800 undercoat and two coats Plascon Double Velvet paint</u>		
2 On columns	m ²	25
3 On exposed concrete soffits	m ²	275
<u>ON WOOD</u>		
<u>Sand down and prepare and apply one full even coat of "PLASCON" WOOD PRIMER (UC 2) and two coats "PLASCON" DOUBLE VELVET paint to finish</u>		
4 On doors	No	12
<u>Sand down and prepare and apply two coats "WOODOC 10" INTERIOR POLYWAX SEALER to finish - apply with brush .</u>		
5 On handrails	m	14
<u>ON METAL</u>		
<u>Spot prime bare areas with PLASCON WATERBASED METAL PRIMER (UC 56). Apply two coats of "PLASCON" WATERBASED VELVAGLO (VLW 1) paint to finish</u>		
6 On door frames	No	1
<u>PAINTWORK ETC TO NEW WORK</u>		
<u>ON PLASTERBOARD & MASONRY</u>		
<u>Prepare and apply one coat Plascon PU 800 undercoat and two coats Plascon Double Velvet paint</u>		
7 On drywall partitions and masonry walls	m	472,5
8 On internal plasterboard ceilings and cornices	m ²	150
<u>ON WOOD</u>		
<u>Sand down and prepare and apply one coat "PLASCON" WOOD PRIMER (UC 2) and two coats "PLASCON" DOUBLE VELVET paint to finish</u>		
9 On doors	No	3
<u>Sand down and prepare and apply two coats "WOODOC 10" INTERIOR POLYWAX SEALER to finish - apply with brush .</u>		
10 On skirting	m	235
Carried to Collection		

<u>ON METAL</u>			
<u>Prepare, touch up factory primer and apply one coat Plascon</u>			
<u>Acrylic Sealer Undercoat UC2 primer and two coats Plascon</u>			
<u>Velvagro paint</u>			
11	On door frames	No	1
Carried to final summary			

ITEM NO		QUANTITY	RATE	AMOUNT
	<u>BILL NO 10</u>			
	<u>PLUMBING AND DRAINAGE</u>			
	NOTE: Tenderers are advised to study the Model Preambles for Trades before pricing this bill			
	<u>SANITARY FITTINGS</u>			
1	LECICO "Comfort" Square Shape Close Couple Toilet Suite with soft closing seat (COMBOXDFLQSCSBE) - (or equal and approved by Designer)	No	6	
2	LECICO "Comfort" Square Shape Close Couple Toilet Suite with side paddle handle flush with soft closing seat (COMPARSETSQUARE) - (or equal and approved by Designer)	No	1	
3	VAAL "Weaver" 575(L) x 455mm(W) Rectangular Countertop Basin (704201WH) - (or equal and approved by Designer)	No	7	
4	VAAL "Weaver" 450(L) x 350mm(W) Midi Rectangular Wall hung Basin (706601WH) - (or equal and approved by Designer)	No	1	
5	LECICO "BS 60" wall hung urinal with top entry spreader (ATLBOXURIOT60UE) - (or equal and approved by Designer)	No	4	
6	FRANKE "Cascade CDX611" 925 x 500mm single bowl sink, supplied with 90mm basket strainer waste fittings. (Code: 1990032) - (or equal and approved by Designer)	No	2	
7	COBRA "Seine" Deck type basin mixer with swivel spout, Ebony matt black. (5819EB/N) - (or equal and approved by Designer)	No	7	
8	BLUTIDE Elbow action medical basin mixer, chrome. (BD00011) - (or equal and approved by Designer)	No	1	
9	COBRA "Seine" Deck type sink mixer with swivel spout, Ebony matt black. (5837EB/N) - (or equal and approved by Designer)	No	2	
10	ITALTILE "ItalCare" Grab Rail 32 x 320 x 320 x 320mm (Code: SBA2130BS) (or equal and approved by Designer) - (or equal and approved by Designer)	No	1	
11	SPLASHWORKS Grab Rail 750mm (or equal and approved by Designer) - (or equal and approved by Designer)	No	1	
12	ZIP "HYDROBOIL" 3l instant boiling water unit. (Stainless steel finish) (Code: 2610029) - (or equal and approved by Designer)	No	2	
	Carried to final summary			

ITEM NO		QUANTITY	RATE	AMOUNT
BILL NO 11				
ELECTRICAL WORK				
NOTE: Tenderers are advised to study the Model Preambles for Trades before pricing this bill				
LUMINAIRES				
1	600x1200mm Recessed 72W LED panel with aluminium frame and polycarbonate diffuser (or equal and approved) - white finish	No	60	
2	SPAZIO "ONLY" 18W surface mount light with die-cast aluminium body and polycarbonate diffuser (or equal and approved by Designer) - Black finish	No	55	
3	SPAZIO "CHIARA" 1516mm Suspended 40W up and down LED linear light with extruded aluminium body and polycarbonate diffuser (or equal and approved) - White finish	No	7	
4	SPAZIO "AZUL" 60W pendant with aluminium shade and wooden stem (or equal and approved) - White finish	No	3	
5	7,5W Fixed downlight with die-cast aluminium body, for use with GU10 LED lamps (to be approved by Designer). - White finish	No	45	
6	Occupancy sensor (to designer's approval)	No	20	
Carried to final summary				

ITEM NO	QUANTITY	RATE	AMOUNT
<p><u>BILL NO 12</u></p> <p><u>METALWORK</u></p> <p>NOTE: Tenderers are advised to study the Model Preambles for Trades before pricing this bill</p> <hr/> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Preambles</u></p> <p>The Standard Preambles and the Notes in the various trade bills are to, and do, apply equally to this section.</p> <p><u>Proprietary Products In Descriptions</u></p> <p>Proprietary products shall be used as specified. Substitute products of similar quality and specification may only be used with prior approval by the Principal Agent</p> <p><u>Referencing</u></p> <p>Where items are given with type references, these references are to the drawings attached at the back of these Bills of Quantities.</p> <p><u>ALUMINIUM WINDOWS, DOORS, ETC ALL AS ATTACHED DRAWINGS</u></p> <p><u>General:</u></p> <p>All glazed aluminium windows, sliding doors, doors, shopfronts, skylights, etc. shall be designed, manufactured, supplied and installed in strict compliance with the 'Association of Architectural Aluminium Manufactures of South Africa (AAAMSA), General Specification for Architectural Aluminium and Glass Products February 2005 Edition' and SANS 10137.</p> <p>All descriptions shall be deemed to include transoms, mullions, etc. as per the Architect's drawings.</p> <p><u>Design and installation:</u></p> <p>The Sub-Contractor shall be required to design the entire installation, provide all labour, material, equipment and services required to complete the installation as specified herein.</p> <p>The Sub-Contractor shall ensure that the necessary wind pressure provisions have been incorporated within the design criteria. The Sub-Contractor shall submit his wind design criteria to the Architect for inspection.</p> <p style="text-align: right;">Carried to Collection</p>			

Design and installation:

The Sub-Contractor shall be required to design the entire installation, provide all labour, material, equipment and services required to complete the installation as specified herein.

The Sub-Contractor shall ensure that the necessary wind pressure provisions have been incorporated within the design criteria. The Sub-Contractor shall submit his wind design criteria to the Architect for inspection.

The Sub-Contractor shall allow for expansion of glass, framing, surrounding structures, etc.

The Sub-Contractor shall allow for and produce fully detailed workshop drawings including samples of all ironmongery within 14 working days of the Main Contractors request.

Fire resistance:

The installation shall conform to the local authorities resistance standards.

Protection and cleaning:

All aluminium must be protected against damage by covering with temporary casings (masking tape, plastic coatings, etc.) and against deterioration or discolouration caused by mortar, wax, paint, etc., all to the entire satisfaction of the Principal Agent. On completion all such protection shall be removed and work cleaned down and left in proper working order.

All glazing is to be protected from damage, breakage, scratches, etc. and allowances shall be made for polishing the glass as and when instructed by the Main Contractor.

SUNDRY METALWORK**PRIMED PRESSED STEEL DOOR FRAMES**

1,2mm Thick Single Rebated Frame For Half Brick Wall Complete With Butts, Etc And Including Setting Up, Building In, Filling Back Of Frame With Cement Mortar, Etc

1 Frame for single door size 877 x 2064mm.

No

1

Carried to Collection

ALUMINIUM DOOR FRAMES

76mm or 90mm Thick Aluminium Frame For Drywall, powdercoated black to finish

5 Frame for single door size 877 x 2064mm.

No

1

ALUMINIUM SHOPFRONTS, WINDOWS, DOORS, ETC

The following work to be undertaken by the specialist approved by AAMSA.

Purpose made Clip44 shopfronts powder coated in black (or equal and approved), glazed with and including 6,38mm thick clear laminated safety glass (unless specified otherwise - refer Shopfront Schedules) installed as per manufacturer's instructions

6 SF01 - Shopfront as per drawing SF01/W810, size 3000 x 2100mm high

No

1

7 SF02 - Shopfront as per drawing SF02/W810, size 3620 x 2700mm high

No

1

8 SFD1 - Shopfront as per drawing SFD1/W810, size 877 x 2100mm high

No

11

9 SFD2 - Shopfront as per drawing SFD2/W810, size 1400 x 2100mm high

No

4

10 SFD3 - Shopfront as per drawing SFD3/W810, size 2000 x 2100mm high

No

1

11 SFD4 - Shopfront as per drawing SFD4/W810, size 2300 x 2100mm high

No

2

12 SFD5 - Shopfront as per drawing SFD5/W810, size 1720 x 2100mm high

No

1

13 SFD6 - Shopfront as per drawing SFD6/W810, size 877 x 2100mm high

No

1

Carried to final summary

ITEM NO		QUANTITY	RATE	AMOUNT
	<u>BILL NO 13</u>			
	<u>PROVISIONAL SUMS</u>			
	<u>Notes</u>			
	<p>1. All provisional sums cover the supply of material and equipment and of installation where applicable by firms of specialists. Provisional sums are not and do not include for builder's discount, but the tenderer may allow under the item for "Profit" any profit he considers necessary. The tenderer is referred to item B7.1 and B7.2 in Section 1 ("Preliminaries") for the definitions and adjustment of "Attendance".</p> <p>2. Where special attendance includes the provision of hoisting facilities for a sub-contractor then the Contractor shall:-</p> <p>Ensure that the capacities of his hoisting equipment are sufficient to deal with the masses and the quantities of the items to be hoisted,</p> <p>Schedule the times of availability of the hoisting equipment for each sub-contractor,</p> <p>Provide all necessary personnel to operate the hoisting equipment,</p> <p>all to enable the sub-contractor to execute the hoisting or lowering of his material, etc using the facilities provided by the Contractor</p> <p>3. Under no circumstances may any Prime Cost or Provisional Sum, etc be extended at an amount lower than the amount given in this Bill</p> <p>Provisional Sums may be omitted or reduced at the Employer's sole discretion and the contractor shall not be entitled to claim for any loss by way of reductions or omissions of any discount, or percentage relating to Provisional Sums or P.C. Amounts or any loss of profit related thereto.</p> <p>4. The following provisional sums for work to be executed by selected sub-contractors.</p>			
	Carried to Collection			R

Plumbing and Drainage

- | | | |
|---|---|------|
| 1 | Provide the amount of R20 000.00 for supply and installation of plumbing and drainage to Kitchens and Bathrooms/ Change Rooms executed complete | Item |
| 2 | Profit | Item |
| 3 | Allow for general attendance | Item |

General electrical installation

- | | | |
|---|---|------|
| 4 | Provide the amount of R100 000.00 for general electrical installation | Item |
| 5 | Profit | Item |
| 6 | Allow for general attendance | Item |

Building and Fire Signage

- | | | |
|---|--|------|
| 7 | Provide the amount of R25 000.00 for supply of building and fire signage executed complete | Item |
| 8 | Profit | Item |
| 9 | Allow for general attendance | Item |

Fire protection installation

- | | | |
|----|---|------|
| 10 | Provide the amount of R20 000.00 for fire protection installation (domestic water, hose reels, fire hydrants and extinguishers) executed complete | Item |
| 11 | Profit | Item |
| 12 | Attendance | Item |

Bathroom Accessories

- | | | |
|----|---|------|
| 13 | Provide the amount of R20 000.00 for supply and installation of Bathroomaccessories | Item |
| 14 | Profit | Item |
| 15 | Allow for general attendance | Item |

Carried to Collection

R

Decals

22	Provide the amount of R50 000.00 for supply and installation of Decals executed complete	Item
23	Profit	Item
24	Allow for general attendance	Item

Blinds

25	Provide the amount of R200 000.00 for supply and installation of Roller Blinds executed complete	Item
26	Profit	Item
27	Allow for general attendance	Item
29	Profit	Item
30	Allow for general attendance	Item

Steel Screens/ Caging

34	Provide the amount of R20 000.00 for supply and installation of decorative Steel Screens executed complete	Item
35	Profit	Item
36	Allow for general attendance	Item

Carried to Collection

R

External Works

37 Provide the amount of R50 000.00 for Landscaping executed complete Item

38 Profit Item

39 Allow for general attendance Item

BUDGETARY ALLOWANCES**NOTES**

The items described hereunder cover work which is not fully defined at tender stage and is intended to be executed by the contractor at rates to be agreed with the contractor in accordance with clause B1.9 of the Preliminaries at the time the work is defined. The amounts shown shall be used as directed by the Representative/Agent and shall be deducted in whole or in part if not required.

Item

Refurbishment of Existing Shopfitting

40 Provide the Amount of R15 000.00 for the refurbishment of existing shopfitting to be used as directed by the Designer and deducted in whole or in part if not required Item

ICT

41 Provide the sum of R100,000 for ICT Item

The Following Monetary Provisions Are To Be Adjusted From The Contract Sum And Used As Directed Below:

42 Provide the Sum of R150 000,00 for Contingencies to be deducted in part or all if not required. Item

Carried to final summary

R

SUMMARY		
BILL NO		PAGE NO
1	Preliminaries	1
2	Alterations & Demolitions	9
3	Masonry	13
4	Carpentry and joinery	14
5	Ceilings, partitions and access flooring	16
6	Floor coverings, wall linings, etc	19
7	Ironmongery	21
8	Tiling	23
9	Paintwork	24
10	Plumbing and drainage	27
11	Electrical work	28
12	Metalwork	29
13	Provisional sums	32
Sub-total		
Value Added Tax (VAT) @ 15%		
TOTAL CARRIED TO FORM OF TENDER		