

WATERFALL BARRACKS SIMONSTOWN**Renovations and revamp of the Annex 01- Building 933, K - Block and J- Block****- Annex 01 - Building 933**

Building layout has 54 single and double cabins over the 3 floors including duty rooms & lounges. Each cabin totalling approximately 12m2 on average per cabin. Each floor has its own bathrooms, etc..

- K- Block

K -Block Houses 18 single cabins over the 3 floors with each floor accommodating 6 cabins and has communal or shared bathrooms and lounge areas

- J- Block

J- Block is a multi storey building with a basement that needs to be revamped and renovated

Section 1: PRELIMINARIES

Contractor to allow and price for all Fixed, Value related and Time related preliminaries items, including but not limited to site establishment costs, management of the works, de-establishment costs, etc. It is brought to the contractor's attention that the contractor must, in its pricing and allowances, include pricing for a PROFESSIONALLY REGISTERED OHS OFFICER (SACPMP), to be fully and completely based on site at all times for the duration of the project. The contractor must fully comply to the Building Regulations at all times. Failure to comply and provide for an OHS Offer may lead to site closures and eventually termination or cancellation of the contract.

Unit

Rate

Amount

1

Sum

SECTION TOTAL [Carried to Summary]**Section 2: ROOF STRUCTURE**

Contractor to allow for the removal of all existing asbestos roof sheets complete and including handling and disposal of asbestos material. Certificate for disposal to be kept in file for record purposes

1

Sum

K- Block

Sum

Annex 01 - Building 933

2

Take down and removal of damaged timber roof trusses

K- Block

Sum

Annex 01 - Building 933

Sum

3

Contractor to allow for the repair and salvage existing timber trusses

K- Block

Sum

4

Supply and install new timber roof trusses,

K- Block

Sum

Annex 01 - Building 933

Sum

5

Supply and install aluminium roof sheets including sisalation verge and eaves closures

K- Block

Sum

Annex 01 - Building 933

Sum

6

Take down and remove damaged ceiling, branderings, etc

K- Block

Sum

Annex 01 - Building 933

Sum

7

Waterproof concrete ledge including necessary finishes at Annex 01-Building 933

sum

8

Take out and remove damaged gutters and downpipes

K- Block

Sum

Annex 01 - Building 933

Sum

9

Supply and install aluminium seamless gutters and downpipes

sum

SECTION TOTAL [Carried to Summary]**Section 3: SUBSTRUCTURE****Foundations and Surface Beds**

Pump out and dry up all ingress water in basement, including removing and replacing concrete screeds on basement floor to prepare for new floor finishes

1

Sum

J- Block

2

Repair concrete screeds in patches to prepare for new floor finishes

K- Block

Sum

Annex 01 - Building 933

Sum

SECTION TOTAL [Carried to Summary]

Section 4: SUPERSTRUCTURE

A Demolitions and Alterations

Floors

1 Take up and remove existing vinyl floor finishes from concrete screed

K- Block

Annex 01 - Building 933

2 Take up and remove existing carpet floor finishes from concrete screed/timber/vinyl floors

K- Block

Annex 01 - Building 933

3 Take up and remove damage timber floor finishes in patches from concrete screed

K- Block

Annex 01 - Building 933

4 Take out and remove existing timber skirtings from walls

K- Block

Annex 01 - Building 933

J- Block

5 Contractor to allow for pressure cleaning, sealing and restoring or polishing all grano and tiled finishes in bathrooms, stairways, etc

K- Block

Annex 01 - Building 933

6 Contractor to allow for cleaning, sealing and restoring or polishing all timber floor finishes that are being retained

K- Block

Annex 01 - Building 933

7 Contractor to Supply and install matching timber floor finishes in patches

J- Block (Basement)

Annex 01 - Building 933

Walls

8 Remove all existing curtain rails, power skirtings, etc

K- Block

Annex 01 - Building 933

J- Block (Basement)

9 Repair/ replace damaged window seals

K- Block

Annex 01 - Building 933

J- Block (Basement)

10 Repair damaged windows

Annex 01 - Building 933

11 Take out and remove existing timber windows from brick wall

K- Block

J- Block (Basement)

12 Strip and apply new facebrick dressing to internal face brick appertures

Annex 01 - Building 933

13 Take out and remove existing ducts from walls

Annex 01 - Building 933

14 Take out and remove existing sink and cupboard

Annex 01 - Building 933

15 Repair internal division drywall partitions

Annex 01 - Building 933

Waterfall Barracks_ Simonstown

- 16 **Remove and replace damage windows by the stairway**
Annex 01 - Building 933
- 17 **Take down and remove all timber single and double doors and shower doors**
Annex 01 - Building 933
K- Block
J- Block
- 18 **Hack off and remove wall tiles including soap holders, etc**
K- Block
Annex 01 - Building 933
- 19 **Remove paint from plastered walls and prepare surfaces to receive new.**
Annex 01 - Building 933
K- Block
J- Block
- 20 **Take down and remove mirrors**
Annex 01 - Building 933
K- Block
- 21 **Break down and remove damaged drywall partitions**
Annex 01 - Building 933
- 22 **Cut and remove damaged steel burglars to ground floor**
Annex 01 - Building 933
K- Block
- Remove and replace glazing to fanlights complete with repairing timber door frames, including paint to door frames**
- 23 **Annex 01 - Building 933**
- Bathrooms
- 23 **Take out and remove existing sanitaryware**
Annex 01 - Building 933
K- Block
- 24 **Sand down and repair existing wooden seating benches including vanishing, etc**
Annex 01 - Building 933
K- Block
- 25 **Take out and remove existing plumbing (pipes, etc)**
Annex 01 - Building 933
K- Block
- 26 **Take out, remove and clean floor drains (new floor drains elsewhere)**
Annex 01 - Building 933
K- Block
- 27 **Clean existing wash troughs (new floor drains elsewhere)**
Annex 01 - Building 933
K- Block
- TOTAL - Demolitions and Alterations[Carried to Section Summary]**
- New Works**
- Doors & Ironmongery
- Supply and install new Fire rated double timber doors and frames to entrances/ fire escape including painting doors.**
- 28 **Annex 01 - Building 933**
K- Block
- Supply and install new Fire rated single timber doors and frames to entrances/ fire escape including painting doors.**
- 29 **J-Block (Basement)**
K- Block
- Supply and install new double timber doors and frames to entrances including painting doors and frames.**
- 30 **Annex 01 - Building 933**

- 31 **Supply and install new solid internal timber single doors including painting doors and frames.**
Annex 01 - Building 933
K- Block
J- Block
- 32 **Supply and install security burglar gates (aluminium) to all external entrances**
Annex 01 - Building 933
K- Block
J- Block
- 33 **Supply and install new glazed aluminium frosted shower doors and frames.**
Annex 01 - Building 933
K- Block
- 34 **Supply and install new 3 lever cylinder locksets, door handles, hinges, indicator bolts, striking plates, kick and push plates, door steps, door closures, etc., to timber doors and door frames.**
Annex 01 - Building 933
K- Block
J- Block
- 35 **Contractor to Prepare and apply applicable Paint coats to new timber doors (Single and Double).**
Annex 01 - Building 933
K- Block
J- Block
- Windows
- 36 **Supply and install new glazed aluminium windows complete to existing walls**
K- Block
J- Block
- 37 **Supply and install new glazing (panes) to existing steel windows**
Annex 01 - Building 933
- 38 **Contractor to apply necessary paint coats to existing steel windows**
Annex 01 - Building 933
- 39 **Supply and install galvanised steel burglars to ground floor windows externally**
Annex 01 - Building 933
K- Block
- 40 **Supply and install wall mirrors in bathrooms**
Annex 01 - Building 933
K- Block
- 41 **Supply and install wall hung medicine cabinets with mirrors in cabins**
Annex 01 - Building 933
K- Block
J- Block (Basement)
- 42 **Supply and install curtain rails in cabins**
Annex 01 - Building 933
K- Block
J- Block (Basement)
- Walls - internal and external
- 43 **Paint to existing previously painted and plastered internal walls**
Annex 01 - Building 933
K- Block
J- Block (Basement)
- 44 **Paint to existing previously painted drywalls**
Annex 01 - Building 933
- 45 **Paint to existing previously painted window seals**
Annex 01 - Building 933
K- Block
J- Block (Basement)
- 46 **Face brick dressing and repair**
Annex 01 - Building 933

Sum

Sum

Sum

Sum

Sum

Ceiling installations47 **Supply and install ceiling and cornices including insulation and branderings**

1 K- Block

Sum

2 Annex 01 - Building 933

Sum

J- Block (Basement)

Sum

48 **Paint to new ceilings and cornices**

1 K- Block

Sum

2 Annex 01 - Building 933

Sum

J- Block (Basement)

Sum

Floor Coverings49 **Apply new epoxy to floors on concrete srface beds at wash rooms**

K- Block

Sum

Annex 01 - Building 933

Sum

50 **Contractor to Supply and install self-levelling screed on concrete screed**

K- Block

Sum

Annex 01 - Building 933

Sum

J- Block (Basement)

Sum

51 **Contractor to Supply and install new vinyl tiles**

K- Block

Sum

Annex 01 - Building 933

Sum

J- Block (Basement)

Sum

52 **Contractor to Supply and install new non-slip ceramic/porcelain tiles in bathroom floors and showers floors**

K- Block

Sum

Annex 01 - Building 933

Sum

53 **Supply and install new timber skirting including quadrant**

K- Block

Sum

Annex 01 - Building 933

Sum

J- Block (Basement)

Sum

54 **Paint to new skirting and quadrant**

K- Block

Sum

Annex 01 - Building 933

Sum

J- Block (Basement)

Sum

Joinery55 **Supply and install new clothes cabinets in cabins**

K- Block

Sum

Annex 01 - Building 933

Sum

J- Block (Basement)

Sum

56 **Repairs to existing damaged clothes cabinets in cabins**

K- Block

Sum

Annex 01 - Building 933

Sum

57 **Repairs to existing damaged clothes cupboard**

Annex 01 - Building 933

Sum

58 **Remove and replace sink and mixer at duty rooms**

Annex 01 - Building 933

Sum

BathroomsSanitaryware59 **Supply and install new toilet pans complete with related accessories, etc**

K- Block

Sum

Annex 01 - Building 933

Sum

60 **Supply and install new handwash basins complete with related accessories, etc**

K- Block

Sum

Annex 01 - Building 933

Sum

61 **Supply and install new Urinals complete with related accessories, etc**

K- Block

Sum

Annex 01 - Building 933

Sum

62	Supply and install new roll holders K- Block Annex 01 - Building 933	Sum Sum
63	Supply and install new soap holder in showers complete with related accessories, etc K- Block Annex 01 - Building 933	Sum Sum
64	Supply and install new pvc coat hangs on new timber backboard K- Block Annex 01 - Building 933	Sum Sum
65	Supply and install new soap dispensors K- Block Annex 01 - Building 933	Sum Sum
66	Supply and fit new floor drain covers K- Block Annex 01 - Building 933	Sum Sum
67	Supply and fit new shower heads/rose K- Block Annex 01 - Building 933	Sum Sum
68	Supply and fit new signage internally and externally including door numbering, direction signs, fire compliance signs, naming signs, etc K- Block Annex 01 - Building 933 J- Block (Basement)	Sum Sum Sum
	<u>Plumbing and Drainage</u>	
69	Supply and install new taps, valves, piping and bends, couplings, etc K- Block Annex 01 - Building 933	Sum Sum
70	Supply and install new necessary piping and bends, couplings, for water supply, etc K- Block Annex 01 - Building 933	Sum Sum
71	Supply and install new necessary piping and bends, couplings, for waste, etc K- Block Annex 01 - Building 933	Sum Sum

TOTAL New Works[Carried to Section Summary]

SUPERSTRUCTURE SUMMARY

TOTAL Demolitions and Alterations[Carried to Section Summary]

TOTAL New Works[Carried to Section Summary]

SECTION TOTAL [Carried to Summary]

Section 5: SERVICES		Waterfall Barracks_ Simonstown	
A	ELECTRICAL INSTALLATIONS		
1	Contractor to provide for taking out and removing all existing redundant cables, damaged DB and sockets, light fittings and switches from walls and ceilings K- Block Annex 01 - Building 933	sum sum	
2	Contractor to provide for the complete Supply and Installation of Electrical works, i.e. DBs, conduits, cabling, any necessary and required upgrades K- Block Annex 01 - Building 933	sum sum	
B	FIREFIGHTING & FIRE DETECTION INSTALLATIONS		
3	Contractor to provide for the complete Supply and Installation of Fire Detection system K- Block Annex 01 - Building 933	sum sum	
4	Contractor to provide for the complete Supply and Installation Fire Fighting System including locating and servicing of all existing fire hydrants K- Block Annex 01 - Building 933	sum sum	
C	MECHANICAL INSTALLATIONS		
5	Contractor to provide for the complete supply and installation of wet services (cold and hot water supply) to the building K- Block Annex 01 - Building 933	sum sum	
6	Contractor to provide for the servicing of existing boiler Annex 01 - Building 933	sum	
7	Provision and installation of new suitable heat pumps Annex 01 - Building 933	sum	
8	Supply and installation of new suitable water heating system K- Block	sum	
D	CIVIL SERVICES		
9	Allowance for reconnection of fresh water supply to the building K- Block Annex 01 - Building 933	Sum Sum	
10	<u>Sewer line</u> Contractor to allow for investigation and repair of sewer line for blockages, damages, etc.	sum	
11	<u>Stormwater Management</u> Contractor to allow for repair and reinstatement of stormwater drainage (Concrete drains and Aprons), etc.	sum	
12	Contractor to allow for construction of new concrete aprons and drains around the buildings, etc.	sum	
E	Landscaping Services		
13	Allowance for Clearing bushes, overgrown grass, cut down and poisoning trees, re-assess and fix existing retaining walls and steps, aprons, fencing, etc. Around the Annex 01 - Building 933 Around the K- Block	Sum Sum	
SECTION TOTAL [Carried to Summary]			

		Waterfall Barracks_ Simonstown	
Section 6: PROVISIONAL SUMS			
<u>Treatment of Seepage or Ingress water</u>			
1	Contractor to allow for investigation and repair of water ingress in Block J basement foundation, etc	sum	150,000.00
<u>Sundry Builders' Work</u>			
2	Allowance for Sundry Builders' work	sum	150,000.00
<u>SECTION TOTAL [Carried to Summary]</u>			
Section 7: BUDGETARY ALLOWANCES			
<u>Investigations</u>			
1	Contractor to allow for the scanning and detection of existing underground services,	Sum	
2	Contractor to allow for necessary land and investigative surveys	Sum	
<u>SECTION TOTAL [Carried to Summary]</u>			
Section 8: DESIGN CONSULTANTS			
<u>Contractor to allow and provide for the Design consultants</u>			
1	Pr Architect/ Pr Senior Technologist (SACAP)	Sum	
2	Pr Engineer/ Pr Technologist Civil (ECSA)	Sum	
3	Pr Engineer/ Pr Technologist Structural (ECSA)	Sum	
4	Pr Engineer/ Pr Technologist Electrical (ECSA)	Sum	
5	Pr Engineer/ Pr Technologist Mechanical (ECSA)	Sum	
6	Pr Engineer/ Pr Technologist Fire Detection & Firefighting (ECSA)	Sum	
<i>Please Note : QS to compile the final activity schedule, conduct monthly and cost reports valuations and final account</i>			
7	Pr Quantity Surveyor (SACQSP)	Sum	
<u>SECTION TOTAL [Carried to Summary]</u>			

<u>SUMMARY OF PRICING SCHEDULE</u>		Waterfall Barracks_ Simonstown	
Section 1:	PRELIMINARIES		
Section 2:	ROOF STRUCTURE		
Section 3:	SUBSTRUCTURE		
Section 4:	SUPERSTRUCTURE		
Section 5:	SERVICES		
Section 6:	PROVISIONAL SUMS		
Section 7:	BUDGETARY ALLOWANCES		
Section 8:	DESIGN CONSULTANTS		
	SUB TOTAL		
	<u>Contingency Budget</u>		
	Allow 10% (of the bid price) for contingency which is a sum of		
	R.....		
	(..... <i>amount in words</i>) for Contingency to be used at the		
	descretion of the Implementing Agent and the Client and deducted in part or in full if so		
	required.	10%	
	SUB TOTAL		
	ADD: vat at 15%		
	TOTAL CARRIED TO FORM OF OFFER		