

BILL OF QUANTITIES - BUILDING WORK
PROJECT NAME BUILDING 46A OFFICE UPGRADE
DEPARTMENT: FACILITIES DEPARTMENT -PROJECT SECTION


ITEM No.	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
A	<u>PRELIMINARY AND GENERAL ITEMS</u>				
	<p>Note: Tenderers are advised to study the Model Preambles for Trades before pricing the Bill.</p> <p>Unless otherwise stated herein, all items in the Bill shall be deemed to be a fixed price for the duration of this project</p> <p>Bill to be read in conjunction with scope document and drawings</p> <p>Tenderers to allow for all Certificates of compliance according to various trade applicable</p> <p>Pricing of Bills of quantities 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</p> <p>Viewing site The tenderers are required to familiarise themselves on site with the dimensions, material and work required in order to price each item correctly in this bill of quantities</p> <p>Before submitting his tender the tenderer shall visit the site and satisfy himself as to the nature and extent of the work to be done and the value of the materials salvageable from the alterations. No claim for any variations of the contract sum in respect of the nature and extent of the work or of inferior or damaged materials will be entertained</p> <p>Tenderers to allow for the protection of existing finishes. Any damage to existing finishes will be remedies at the contractor's cost</p> <p>Allow for Preliminary and General including all health and safety requirements as per Occupational Health and Safety Act 85 of 1993</p>	Sum	1.0		
1)	Site establishment	Sum	1.0		
2)	Tools & equipment	Sum	1.0		
3)	Site De- establishment (Allowance for making good, cleaning up and rubble removal)	Sum	1.0		
	<u>PRELIMINARY AND GENERAL ITEMS</u>				
B	<u>DEMOLITION AND ALTERATION</u>				
1)	Remove existing carpets and cart to spoil	m ²	304.0		
2)	Remove existing vinyl tile and cart to spoil	m ²	258.6		
3)	Make good the existing floor in the passage, level to prepare for new flooring	m ²	184.5		
4)	Remove existing ceiling and cart to spoil	m ²	26.8		
5)	Strip existing chanel lights and cart to spoil	No	64.0		
6)	Remove existing redundant laboratory infrastructure and cart to spoil	Sum	1.0		
7)	Remove existing blinds and cart off site	Sum	1.0		
8)	Remove existing chemical wash area along the passage and plumbing	No	1.0		
9)	Removing existing double compartment electrical skirting cover (excluding cables)	m	112.0		
10)	Remove existing window sill tiles and make good	m ²	28.0		
11)	Demolish the steps and raised areas to make the floor level in room A140	m ²	28.7		
12)	Allow for structural engineer to assess the slab's structural integrity and recommend construction method to reduce the floor level	ProvSum	1.0	R65 000.00	
13)	Breakdown the raised floor to make the floor level as instructed by the engineer	Sum	1.0		
14)	Apply self levelling screed and prepare the floor to receive new flooring	m ²	52.0		
	Remove overhead redundant pipeline and make walls good (refer to visual scope document)	Sum	1.0		
16)	Remove existing shopfronts in room No. A140	Sum	1.0		
17)	Remove existing cupboard, redundat plumbing, sanitary fittings (A140)	Sum	1.0		
18)	Remove existing cupboards in all offices and cart off site	Sum	1.0		
19)	Brick up the existing door opening and make good (room A 140)	m ²	1.7		

C	GENERAL MAINTENANCE ON WINDOWS				
	Remove all loose and flaking paint by scraping and sanding. Carefully remove and replace all loose and cracked window putty and re-apply new putty in preparation to receive new paint repaint (only interior side)	Sum		1.0	
	2) Allow for cleaning of windows (interior side only)	Sum		1.0	
D	PAINTWORK				
	<u>Note:</u> Paint spec to be presented to the project manager for approval prior to contractor procuring larger quantities				
	Prepare surfaces and remove all loose materials, make good with Rhinolite , apply one coat 'Plascon Merit Resistant Plaster Primer' (UC56), one coat 'Plascon or equivalent Universal Undercoat' (UC1), and two coats 'Plascon or equivalent Double Velvet Paint - (Colour - Amazon mist)				
	Deem to comply specification: High quality washable sheen finish paint suitable for exterior use to plastered wall and complying with SANS 1586 and 103055. Applied to Manufactures specifications.				
	1) Walls and concrete columns	m ²		1392.0	
	Prepare surfaces and remove all loose materials, make good with Rhinolite , apply one coat 'Plascon Merit Resistant Plaster Primer' (UC56), one coat 'Plascon or equivalent Universal Undercoat' (UC1), and two coats 'Plascon or equivalent Double Velvet Paint - (Colour - White)				
	Deem to comply specification: High quality washable sheen finish paint suitable for exterior use to plastered wall and complying with SANS 1586 and 103055. Applied to Manufactures specifications.				
	2) Concrete ceiling	m ²		681.4	
	Prepare surfaces and remove loose materials, sanddown and prepare wood surface with Pink 'Plascon or equivalent Wood Primer' and two coats 'Plascon or equivalent Washable Double Velvet with sheen finish Paint				
	2) office single doors (inside & out): color- Amazon mist darker shade	m ²		127.6	
	3) office double doors (inside & out): color- Amazon mist darker shade	m ²		20.0	
	Prepare surfaces and remove loose materials, sand-down and prepare surface with Pink 'Plascon or equivalent Primer' and two coats 'Plascon or equivalent Washable Double Velvet /matt finish Paint - (Colour - dark grey)				
	4) Existing window frames (in all offices & common areas)	Psum		1.0	
	5) Existing door frames (single doors)	No		39.0	
	6) Existing door frames (double doors)	No		6.0	
	6) Electrical skirting	m		113.4	
E	BLINDS				
	"Aluvert" fabric vertical blinds in the colour Kent Grey 11 with 90mm wide vanes, manual controls, left / right hand stacking head and bottom rails, blinds to be fitted inside reveal / or fixed face (dark grey)	m ²		201.0	
	50mm Basswood venetian horizontal blinds as per specification Colour: Ice white	m ²		11.5	
F	CARPENTRY				
	Cupboards				
	Melamine floor cupboards in all offices and boardroom fitted below the windows against the wall with doors, handles, complete all as per the Drawing.				
	Carcass: 16mm Bisonboard melawood Manufacturer: PG Bison, colour: grey with matching edging. Kickplate: to be bisonboard moisture resistant chipboard with formica laminate face, Manufacturer: PG Bison, colour: Formica storm/ dove grey Doors: 16mm Bisonboard laminated in four sided post form full wrap in formica laminate manufacturer: PG Bison, Color Formica storm/ dove grey Top : 30mm thick Bisonboard laminated in four sided post form full wrap in formica laminate manufacturer: PG Bison, Color: light grey				
	Service door size: 2185mm heigh x 1440mm wide (room A119, A130, A133, A149, A163, A156, A164, A148)	No		8.0	
	2) Cupboard size 2 157mm long x 965mm high x 500mm deep (room A119)	No		1.0	
	3) Cupboard size 4 765mm long x 965mm high x 500mm deep (room A121)	No		1.0	
	Cupboard size: 3 545mm long x 965mm high x 500 deep (room A125,A127,A133,A137, A139,A143,A147, A157, A161)	No		9.0	
	Cupboard size 10 865mm long x 965mm high x 500mm deep (room A149, A153, A157)	No		1.0	
	6) Cupboard size 2 207mm long x 965mm high x 500mm deep (room A163)	No		1.0	
	7) Cupboard size 3 427mm long x 965mm high x 500mm deep (room A164)	No		1.0	
	8) Cupboard size 3 320mm long x 965mm high x 500mm deep (room A160)	No		1.0	
	9) Cupboard size 3 170mm long x 965mm high x 500mm deep (room A156)	No		1.0	
	10) Cupboard size: 3 372mm long x 965mm heigh x 500mm deep (room A148)	No		2.0	

	Cupboard size 3 544 mm long x 965mm high x 500mm deep (room A 146, A144)	No	2.0	
12)	Cupboard size 6 909 mm long x 965mm high x 500mm deep (room A 140)	No	1.0	
13)	Sink cupboard size 1 600 mm long x 965mm high x 600mm deep (room A 140)	No	1.0	
14)	Cupboard size 2 135mm long x 965mm high x 600mm deep (room A 140) Top : 30mm thick "macadamia eezie quartz" fixes as per manufacture's specification , Color: white (room A140 kitchen cupboard)	No m ²	 1.0 2.7	
16)	Cupboard size 4 765mm long x 965mm high x 500mm deep (room A130)	No	1.0	
17)	Cupboard size 3 488 mm long x 965mm high x 500mm deep (room A124) Cupboard size 800mm wide x 700mm high to cover Distribution boxes (room A130, A148, A149, A124)	No No	 1.0 4.0	
G	TILING REMEDIAL WORKS Make good of window sills with approved self-levelling screed to receive new tiles.			
1)	window sills	m ²	13.6	
2)	120x120mm porcelain gark grey tile fixed with adhesive to window sill	m ²	13.6	
3)	600mm x 600mm splash back grey tiles to be fixed above the cupboard sink	m ²	7.0	
H	FLOOR COVERINGS " Avance 6" (AC- 06A), 500x500mm Bitumen backed tufted loop pile carpet tile manufactured from 100% solution dyed nylon, installed tessellated and to be laid in accordance with the SANS 10186 Code of practice (in all offices)	m ²	558.6	
1)	"Luxury wood vinyl with 5mm wear layer size 1219mm x 223mmx 5mm" (in the passage)	m ²	184.5	
2	Make good the passage floor with approved self-levelling screed to receive new luxury wood vinyl	m ²	184.5	
3)	"Luxury wood vinyl with 5mm wear layer size 1219mm x 223mmx 5mm" (in the passage)	m ²	184.5	
I	PLUMBING & DRAINAGE Budgetary allowances to be included for work which has not been fully designed. The work is to be executed as directed by the project manager. The work will be measured and priced at contract rates. The price includes removal of old pipes, chasing of pipes, connecting, testing and plumbing COC.			
1)	of old pipes, chasing of pipes, connecting, testing and plumbing COC.	Prov.Sum	1.0	R 50 000.00
2)	Kitchen sink "Grade 304 18/10 polished" stainless steel H4 -3/9/1 1 360mm x 500mm "Franke cascade model CDX671" sink with two 343mm x 410mm x 157mm deep and 160mm x 280mm x 139mm deep bowls fitted onto cupboard (cupboard elsewhere) including PVC traps (traps elsewhere) with two 90mm waste fittings (elsewhere) including installing and connecting to existing plumbing pipes Waste union etc. 90mm "Franke" chromium plated basin waste union Traps etc 40mm PVC "P" or "S" trap Taps, valve,etc. 15mm cobra "Watertech Karoo" chrome plated single lever raised basin mixer	 no no No	 1.0 1.0 1.0	
J	ELECTRICAL INSTALLATIONS Supply and install double compartment steel electrical skirting cover: Color:grey including the sockets (excluding cables)	m	113.4	
2)	Supply and install LED lights to specification	No	63.0	
3)	Allow for chasing the light switches wiring onto the walls and make good in all offices	Sum	1.0	
4)	Allow for certificate of compliance	Sum	1.0	
K	EXISTING FIRE DETECTORS Allow for the removal and re-installation of the existing fire detectors once the ceiling has been installed	Sum	1	
	Subtotal			
	20% Contingency			
	Contract Price excl. VAT			
	15% VAT			
	Total			