

The contractor shall take all precautions necessary to prevent any nuisance from dust whilst carrying out the work

Leave in good condition

The contractor must leave the existing building, in which the alterations are executed, clean and neat at completion

Price shall include removal and disposal of rubble from site

REMOVAL OF EXISTING WORK

Taking down and removing ceiling

1 Rhino Board

m² 80

Taking down and removing doors

2 Timber single door 813 x 2032

No. 4

Taking out and removing glass, beads, etc

3 Broken window pane from steel frame including upgrading, cleaning and preparation to receive new

m² 10

Hacking up/off and removing ceramic tile floor and wall finishes including removing mortar bed or backing and preparing concrete or brick surface for new screed, plaster or tile finishes

4 150 x 150mm tiles to walls

m² 5

5 500 x 500mm tiles to floors

m² 5

Taking out and removing piping, sanitary fittings, etc including disconnection piping from fittings

6 9l Ceramic pan and cistern

No 7

7 9l Ceramic cistern

No 1

8 Flushing mechanism for 9l Ceramic cistern

No 2

9 Wash hand basin including all fittings

No 2

10 Taps

No 5

11 Down pipes all sizes

m 150

12 Gutters all sizes

m 200

Taking out and removing roof tiles

13 Redland roof tiles

m² 50

Taking out and removing locks

14 3 lever union locks with handles

No. 2

15 Large ultra locks

No. 2

16 Cylinder security gate locks

No. 6

Taking out and removing manhole covers and frames

17 600 x 900mm steel manhole frame including surface preparation to receive new

No. 5

Clean down existing box gutters, flashings. Etc apply de-rusting compound to surfaces, prepare area for paint application and allow for re-fixing, replacing and waterproofing of necessary roof screws, fixing screws, etc

18 150 x 150mm sheet steel box gutters in fair condition

m 100

19 300 x 200mm sheet steel box gutters in fair condition

m 100

Clean out and service gutters

20 150 x 150mm eaves gutter

m 100

21	300 x 200mm industrial eaves gutter	m	100		
Upgrading of stormwater and Sewer network					
22	High pressure jetting and cleaning of 300mm diameter stormwater underground pipe	m	350		
23	High pressure jetting and cleaning of 110mm diameter sewer underground pipe	m	350		
Carried to final summary					
Item	Description	Unit	Quantity	Rate	Amount
BILL NO 2					
CONCRETE WORK					
Patching of concrete surfaces					
1	Cleaning the damaged area, apply a bonding agent to ensure proper adhesion, and filling the void with suitable concrete repair material (patching compound, etc).	m ²	15		
Carried to final summary					
Item	Description	Unit	Quantity	Rate	Amount
BILL NO 3					
ROOF COVERING ETC					
CONCRETE ROOF TILES					
1	Re-install the removed concrete interlocking redland roof tiles	m ²	30		
2	Supply and install new concrete interlocking redland roof tiles as per manufacture specification	m ²	20		
WATERPROOFING					
Prepare surface by power wash the roof tiles to remove dirt and loose material. Repair cracks by sealing any cracks or gabs in the tiles or mortar with appropriate material such as silicon sealant and roof cement. Apply primer recommended specialized primer to improve adhesion of topcoat. For porous tiles apply a penetrating sealant to bind dust and strengthen the concrete. For overall protection the contractor polyurethane and elastomeric coating designed for outdoor roof use. the contractor to pay attention to ridges, mortar joins, peak tiles, and edge tiles					
3	Waterproofing to concrete roof tile with	m ²	50		
Carried to final summary					
Item	Description	Unit	Quantity	Rate	Amount
BILL NO. 4					
CARPENTRY AND JOINERY					
TIMBER					
All softwood to be South African Pine					
DOORS, ETC					
Wrought meranti doors hung to steel frames					
44mm thick interior grade flush solid core timber single door with 3mm thick commercial ply on both sides with consolidated edges fitted and complying with SABS 545 in pressed steel frame. All painted in accordance with architect's colour schedules					
1	813 x 2032 x 44mm single leaf solid core with commercial veneer for paint. pricing shall include painting as per manufactures specification	No.	5		

	Level G3 bullet resistant Anti-bandit door, complete with 100 x 50 x 3mm gauge mild steel rectangular frame and 25 x 25 x 3mm MS anlg rebates, overall size 930 x 2100mm high in powder coating and or galvanised cladding with peep hole, supplied with a 6 pin tumbler key system, mortice dead lock with an additional heavy duty magnetic lock and striker including key switch and surface mounted casing, 6 Amp power supply, push buttons and interlock system, heavy duty aluminium continuous hinge, aluminium slam bar with heavy duty door closer and D-style pull handles. Door to comply to SABS 1658-1996			
2	Level G3 bullet resistant anti-bandit external door	No.	1	
	<u>Wrought softwood</u>			
3	50 x 75mm purlins at 900mm center's to sides of trusses	m	35	
	<u>Sundries</u>			
4	Two coats creosote on sawn timbers	m ²	20	
		Carried to final summary		
Item	Description	Unit	Quantity	Rate
	BILL NO 5			
	CEILING WORK			
	SUPPLEMENTARY PREAMBLES			
	Description			
	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 not exceeding 600mm centres, and where described as "bolted", bolts priced elsewhere			
	Finishes to suspended ceilings:			
	All finishes to be applied at the factory during the manufacturing process and to be delivered on site "pre-finished" as described. No applying of finishes on site will be allowed			
	NAILED UP CEILING			
	6mm "Everite Nutec" fibre cement boards with H-type pressed steel jointing including painting with one coat of alkali resistance primer , one undercoat and two coat eggshell enamel paint			
1	Ceiling generally 600mm wide including 38 x 38mm sawn softwood brander at maximum 600mm centres nailed to and including 75 x 50mm sawn softwood bearers at 900mm centres suspended approximately 250mm below timber trusses with 75 x 38mm vertical bearers at 600mm centres nailed to tie beams of trusses	m ²	80	
2	Extra over ceiling for 800 x 800mm trap door of 38 50mm wrought softwood rebated framing with one 38 x 38mm sawn softwood cross brander covered with ceiling board and fitted flush in opening	No.	1	
	"Rhino" gypsum plasterboard cornice			
3	75mm coved cornices fixed to ceiling	m	35	
		Carried to final summary		
Item	Description	Unit	Quantity	Rate
	BILL NO 6			
	IRONMONGERY			
	LOCKS			
	Supply and install			
1	Ultra-security heavy duty double pin locks	No	3	
2	3 liver mortice lockset with handles	No	3	

3	Indicator door lock chrome plated	No	8		
4	D-style pull handles set for anti-bandit	No	1		
5	Cylinder security gate locks	No	10		
				Carried to final summary	
Item	Description	Unit	Quantity	Rate	Amount
	BILL NO 7				
	PLUMBING WORK				
	SANITARY FITTINGS				
	Vandal resistance low level High traffic suite complete (Front flush), suite to includes CC white Cistern made from high strength technoplast polymer with concealed mounting bracket, heavy duty securing bolts, concealed tamper proof lid screws and hiflo MK3 flush valve, including CC Pan and and heavy duty seat.	No	6		
1					
2	Close coupled suite colour White , comprising 90° outlet open rim pan with matching 9 litre front single flush cistern including lid and fitments and Jazz Thermoset seat.	No	2		
3	Ceramic wash hand basin colour White, size 510 x 405mm with one tap hole including integrated overflow and chain stay hole bolted to wall with two x 10mm bolts and including Classic floor mounted pedestal and sealed with silicone sealant where basin meets wall.	No	2		
4	Elf Cistern mechanism LL front flush	No	1		
5	Jazz Thermoset seat	No	4		
	TAPS, VALVES, ETC				
	Supply and install				
6	Self-closing push button tap	No.	5		
7	Exposed type urinal flush valve with ball-o-stop, wall flange, chrome plate finish and non-hold open feature	No.	1		
8	15mm Ø BSP built-in sleeve, DZR brass urinal flush valve with internal flow control, strainer and no-hold feature for single bowl urinal.	No.	1		
9	Flexi connector	No	13		
10	15 Brass Gate Valve	No	2		
11	Mini Ball Valve	No	13		
	WASTE UNINON ETC				
12	Basin waste, plug, chain, stay and backnut	No.	10		
	TRAPS ETC				
13	38mm sink "P" trap	No.	5		
14	110mm pan connector completely	No.	8		
	WATER SUPPLIERS				
	Class "O" copper pipe				
15	15mm pipes	m	5		
16	15mm pipes chased into brick walls and make good	m	5		
17	22mm pipes	m	5		
18	22mm pipes chased into brick walls	m	5		
	Extra over class "O" copper pipes for capillary fittings				
19	15mm fitting	No.	2		
20	22mm fitting	No.	2		
21	15mm Tee	No.	2		

	PLATFORM WASTE BINS				
	Hot dipped galvanised perforated swing bin manufactured on a base plate to be bolted down to the ground.				
5	Supply and deliver bins to match the existing	No.	4		
		Carried to final summary			
Item	Description	Unit	Quantity	Rate	Amount
	BILL NO.9				
	GLAZING				
	GLAZING TO STEEL WITH PUTTY				
	4mm clear float glass				
1	Panes exceeding 0.1 m2 and not exceeding 0.5m2	m ²	10		
	Mirrors				
	6mm silver float glass copper backed mirrors with polished edges holed for and fixed with chromium plated dome capped mirror screws with rubber buffers to plugs in brickwork				
2	Mirror 1000 x 1000mm with four screws	No.	5		
		Carried to final summary			
Item	Description	Unit	Quantity	Rate	Amount
	BILL NO.10				
	PAINTWORK				
	For preambles see "Model Preambles for Trades" 2008 edition published by the Association of South African Quantity Surveyors				
	SUPPLEMENTARY PREAMBLES				
	Previously painted plastered surfaces				
	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				
	Previously painted metal surfaces				
	Surfaces shall be thoroughly rubbed and cleaned down. Blistered or peeling paint shall be completely removed down to bare metal				
	Previously painted wood surfaces				
	Surfaces shall be thoroughly cleaned down. Blistered or peeling paint shall be completely removed and cracks and crevices shall be primed, filled with a suitable filler and finished smooth				
	PAINTWORK, ETC TO NEW WORK				
	ON FLOATED PLASTER				
	One coat professional plaster primer and two coats of white Professional Superior Low Sheen				
1	On ceiling and cornices	m ²	100		
	ON WOOD				
	One coat wood primer, one Universal Undercoat and two coats Prasa Oakley Brown enamel paint				
2	On doors	m ²	30		
	ON METAL				
	One coat zinc chromate primer, one under coat and two coats professional white gloss enamel paint				

3	On buglers, gates, door frames, window frames, rainwater goods etc One coat professional plaster primer and two coats contractors Brick and Slasto Dressing/Brick seal	m ²	100		
4	On internal and external face brick walls PAINTWORK ETC TO PREVIOUSLY PAINTED WORK ON METAL Wash with polycell sugar soap and rinse with clean water to remove all traces of soap, remove all loose flaking paint and repair any cracks and defects, spot prime bare and repaired areas with bonding liquid and apply One coat of waterprime, one coat of universal undercoat, two coats of gloss Enamel of PRASA Grey	m ²	200		
5	All steel work ON FLOATED PLASTER Wash with polycell sugar soap and rinse with clean water to remove all traces of soap, remove all loose flaking paint and repair any cracks and defects, spot prime bare and repaired apply one coat sealer One coat primer, one under coat and two coats PRASA Neutral	m ²	150		
6	On internal walls Wash with polycell sugar soap and rinse with clean water to remove all traces of soap, remove all loose flaking paint and repair any cracks and defects, spot prime bare and repaired areas with bonding liquid and apply one coat sealer and two coats of white Professional Superior Low Sheen	m ²	200		
7	On ceiling PLATFORM MARKING Prepare and paint yellow road marking paint on tared platform surfaces	m ²	250		
8	Chevron	m	760		
					Carried to final summary
Item	Description	Unit	Quantity	Rate	Amount
	BILL NO.11				
	HOT MIX ASPHALT RESURFACING				
	The surface to be sprayed with primer (SS60), A 6.7mm continuous fine asphalt mix with a temperature not less than 1000C to be laid maintaining a thickness of 40mm after compaction including sealant. The completed surface to be carefully inspected for rough or low spots, surface irregularities, untidy edges, incomplete compaction or other faults and these will need to be rectified.				
1	Cutting, Scarify and removal of old tar surfaces	m ²	7800		
1	Apply tack coat	m ²	7800		
2	40mm thick after compaction hot mix asphalt resurfacing laid as per manufactures specification	m ²	7800		
					Carried to final summary
Item	Description	Unit	Quantity	Rate	Amount
	BILL NO. 12				
	PLASTERING				
	SUPPLEMENTARY PREAMBLES				
	Preparatory work for textured finishes:				
	Textured finishes to be applied to plaster (plaster elsewhere)				
	All surfaces are to be inspected and approved by Prasa representative before any work is commenced with				
	Price for texture finishes:				

	Prices are to include for all priming, preparatory work, etc				
	One coat wood trowelled smooth cement plaster on brickwork				
1	On walls	m ²	50		
2	On narrow widths	m ²	10		
					Carried to final summary
Item	Description	Unit	Quantity	Rate	Amount
	BILL NO. 13				
	TILING				
	SUPPLEMENTARY PREAMBLES				
	Items, materials or methods to be used specified by trade names or catalogue numbers are only indicated of the quality required. Items, materials or methods of similar quality may be used with prior approval from the Project Manager				
	WALL TILING				
	600 x 600mm Full Bodied Polished Porcelain tiles, fixed to internal wall plaster backing with TAL tile adhesive (elsewhere specified) mixed with TAL bonding liquid in lieu of water with joints continuous in both directions and grouted with TAL tile grout (elsewhere specified), excess grout on the surface to be cleaned with water as work proceeds.				
1	On walls	m ²	10		
	Full bodied porcelain tiles, size 600 x 600mm x 10mm fixed to internal floor screed with TAL tile adhesive (elsewhere specified) mixed with TAL bonding liquid in lieu of water with diagonal joints continuous in both directions and grouted with TAL tile grout, excess grout on the surface to be cleaned with water as work proceeds.				
2	On floors	m ²	10		
					Carried to final summary
Item	Description	Unit	Quantity	Rate	Amount
	BILL NO. 14				
	PROVISIONAL SUM				
	Allow for provisional sum of R100,000.00 (One hundred thousand) to be used upon instruction in writing by the Project Manager, who may decide that the sum may be expended or used in whole or in part in favour of any person or not at all				
1		Sum			R100,000.00
					Carried to final summary

FINAL SUMMARY

1	Preliminary and Generally				
2	Concrete work				
3	Roof Covering				
4	Carpentry and and Joiney				
5	Ceiling work				
6	Iron Mongery				
7	Plumbing work				R
8	Metal work				R
9	Glazing				R
10	Paint work				R

