

DESCRIPTION	Unit	Quantity	Material rate	Labour rate	Total
SECTION 02: BUILDING WORKS					
ALTERATIONS					
SUPPLEMENTARY PREAMBLES					
<u>Nature of the work</u>					
Tenderers are advised to visit the site and to satisfy themselves as to the nature and extent of the work to be done and provide in their tenders for any items not specifically mentioned which they may deem necessary for the proper completion of the work. Tenderers are advised that the existing building will be in occupation during the progress of the work and due allowance must be made for the work being carried out at such times and in such manner as will least interfere with the routine of the occupants and as may be directed by the Project Manager					
<u>General</u>					
The Contractor shall carry out the work with as little mess and noise possible and with a minimum of disturbance to the occupants. The Contractor shall provide proper protection and provide and erect any temporary tarpaulins that may be necessary during the progress of the works, all to the satisfaction of the Principal Agent, and remove when directed					
Where doors, windows, etc are described as taken out, this shall be understood to include for removal of all beads, architraves, ironmongery, etc. Doors, windows, etc that are to be re-fixed are to be provided with new architraves					
Doors, fanlights, fittings, frames, linings, windows, etc which are to be re-used shall be thoroughly overhauled before re-fixing including taking off, easing and re-hanging, cramping up, re-wedging as required and making good cramps, dowels, etc and easing, oiling, adjusting and repairing ironmongery if necessary, replacing any glass damaged in removal or subsequently and stopping up all nails and scrow holes with tinted plastic wood filler to match timber, unless otherwise described					
Prices for taking out and removing doors and frames shall include for removing door stops, cabin hooks, etc and making good to match existing					
With regard to building up openings in existing walls, cement screeds and pavings, granolithic, etc shall be levelled and prepared for the raising of brickwork					
Making good of finishes shall be deemed to include making good of the brick and concrete surfaces onto which the new finishes are applied, where necessary					
<u>Pipes, etc</u>					
Special care is to be taken not to interfere unnecessarily with any water supply pipes or other piping that may be met with and found necessary to disconnect or cut, are to be effectively stopped off and any new connections that may be necessary are to be made with proper fittings and to the satisfaction of the Project Manager to whom due notice must be given of any alterations to the existing services					
<u>Protection</u>					
In taking down and removing existing work the utmost care is to be observed to avoid any structural or other damage to the remaining portions of the buildings. The contractor must also protect all work not removed such as walls, floors, doors, windows or other joinery, loose and fixed fittings and electrical appliances, etc., from damage during the progress of the work and provide all necessary materials for so doing. The contractor will be held solely responsible for any damage to persons or property and for the safety of the structure throughout the whole of this contract and must make good at his own expense any damage that may occur					
<u>Credits, etc</u>					

Old materials from the pulling down (except such as are described to be re-used or handed over) are to become the property of the contractor who shall allow credit in his/her unit prices for the old material obtained. Old materials for re-use are to be carefully removed, stored and protected from injury including making good any damaged or defective parts as required before refixing. Old materials described to be handed over are to be carefully removed and neatly stacked on site where directed. The remainder of the old materials and all rubbish to be immediately carted away and the site left clean and unencumbered. None of the old stock bricks form the pulling down are to be re-used for any new work					
Materials, etc					
The materials to be used and work to be done to be similar in all respects to that described for new work insofar as they concur. All work in making good is to be properly jointed to the existing					
Conversion of Garankuwa Mabopane into open plan offices					
Outside Area					
Take out and relocate a 2,3m diamond mesh fence	m	20			R0.00
Re-mark parking lines 18 spaces at 3m per line	m ²	6			R0.00
Sand down and paint under coat for steel 8 carport structure	m ²	72			R0.00
Paint 2 coats on steel 8 carport structure	m ²	72			R0.00
Refurbish guard house	m ²	6.2			R0.00
Remove steel palisade fence from Mabopane site and reinstall at Garankuwa	m	30			R0.00
Supply and install paving bricks for parking area	m ²	50			R0.00
Office Area					
Supply and install 18000 BTU air conditioner	each	1			R0.00
Remove glass door, supply and brick up the opening.	m ²	4.08			R0.00
Sand down and paint primer on interior walls and ceilings	m ²	600			R0.00
Paint 2 coats Eskom approved spec PVA on interior walls and ceiling	m ²	600			R0.00
Paint doors and frames	each	20			R0.00
Repair carpet tiles and replace where need be	each	100			R0.00
Provide toilet seats as needed	each	20			R0.00
					R0.00

Parkhome -					
Take out old airconditioners and use the additional wall that was taken out to repair the wholes in the walls of 500mm by 400mm	sum	7			R0.00
Take out all old showers	sum	2			R0.00
Remove an existing toilet and install in the place of a shower area.	sum	2			R0.00
Replace toilet seats and flushing mechanisms	sum	2			R0.00
Replace existing window blinds 650mm x 650mm	sum	8			R0.00
Replace light fittings and install LED flourescent 1500 lights and electrical DB and repair where necessary.	sum	13			R0.00
Replace all door mechanisms and supply keys	sum	7			R0.00
Prepare ground and pave	m ²	50			R0.00
Remove and replace broken windows, match existing	sum	3			R0.00
Remove damaged window handles and replace	sum	12			R0.00
Subtotal					R0.00

Sundry Items					
Electrical					
Supply and install extractor fans	n	2			R0.00
COC certificate	sum	1			R0.00
Supply and install 5 litre Hydroboil	n	1			R0.00
Supply and install inside office LED emergency lights	n	6			R0.00
Supply and install 100W heavy duty LED flood lights	n	4			R0.00
Subtotal					R0.00

Plumbing					
Supply and install new PVC (110mm) pipeline (waste)	m	50			R0.00
10 x30 degree elbows	n	10			R0.00
12x90degree elbow	n	12			R0.00
10 x45 degree elbows	n	10			R0.00
4x breather pipes	n	4			R0.00
4x straight connectors	n	4			R0.00
4Xopen/shut water valves	n	4			R0.00
Supply and install new gully for kitchen	sum	1			R0.00
Digging and recovering of all trenches	sum	50			R0.00

Supply and install Double sink and sink mixer incl. all fittings	sum	1			R0.00
Subtotal					
					R0.00
Total					R0.00