

Description	Unit	Quantity	Rate (R)	Amount (R)
PRELIMINARIES AND GENERAL				
Fixed and value-related preliminaries, site establishment, supervision, temporary services, insurances, security, protection and contract compliance	Item	1.00		
Health and safety requirements, H&S file, PPE, signage, statutory notices and compliance	Item	1.00		
Setting out of the works and survey control	Item	1.00		
EARTHWORKS				
Clear site of grass, vegetation, rubbish and loose material and cart away	m ²	300.00		
Excavate in earth for strip foundations not exceeding 2.00 m deep	m ³	45.00		
Excavate in earth for isolated/pad foundations	m ³	8.00		
Return, fill and compact selected excavated material around foundations in layers not exceeding 150 mm	m ³	25.00		
Imported selected filling under floors, spread, level, water and compact to 95% MOD AASHTO	m ³	60.00		
Cart away surplus excavated material to approved spoil site	m ³	28.00		
CONCRETE, FORMWORK AND REINFORCEMENT				
15 MPa mass concrete blinding under foundations, 50 mm thick	m ³	3.00		
25 MPa reinforced concrete strip foundations to engineer's details	m ³	18.00		
25 MPa reinforced concrete pad foundations to engineer's details	m ³	4.00		
25 MPa reinforced concrete surface bed/slab to engineer's specification	m ³	18.00		
High tensile reinforcement to reinforced concrete foundations and slabs	kg	2400.00		
Formwork to sides of foundations, edges and concrete upstands	m ²	75.00		
600 mm wide x 85 mm thick concrete apron around building including preparation and joints	m ²	55.00		
MASONRY				
230 mm thick brick walls in approved stock bricks in Class II mortar	m ²	310.00		
330 mm thick reinforced cavity retaining wall to engineer's design	m ²	42.00		
Prestressed concrete lintels over openings including bearing and making good	m	28.00		
SABS approved Brickgrip damp-proof course to walls	m ²	28.00		
Facebrick lintel treatment where indicated, complete	m	8.00		
WATERPROOFING				
Tanking to retaining walls: one layer Derbigum CG4 and one layer Derbigum CG3 torch-fused membrane including primer, 100 mm side laps and 150 mm end laps	m ²	48.00		
250 micron approved polyethylene damp-proof membrane under floor slabs, lapped and sealed	m ²	210.00		
ROOF COVERINGS, CARPENTRY AND JOINERY				
0.50 mm Safintra SAFLOK 410 Colorplus AZ150 interlocking roof sheeting including clips, screws, flashings and accessories	m ²	300.00		
Prefabricated SA pine roof trusses including specified members, specialist design and engineer approval	m ²	300.00		
50 x 76 mm timber purlins at approximately 1200 mm centres	m	320.00		
Exposed truss treatment/finish where indicated	m ²	85.00		
150 mm diameter treated pine pergola poles at 1500 mm centres including fixing and treatment	m	95.00		
3050 x 1500 mm timber screen on 100 x 50 mm treated pine framing with 10 mm gaps, complete	No	1.00		
CEILINGS AND INSULATION				
50 mm IsoBoard high density rigid extruded polystyrene insulation, 600 mm wide, IsoPine/edge bevelled finish, fixed over trusses and painted white matte acrylic underside	m ²	185.00		
Ceiling system to indicated areas including brandering, trims and access panels	m ²	65.00		

RAINWATER GOODS				
Commercial Ogee profile aluminium seamless gutter approximately 200 x 160 x 0.6 mm fixed to fascia	m	62.00		
Crimped round aluminium rainwater downpipe to match gutter including offsets, shoes and brackets	m	30.00		
4.6 x 225 x 12 mm white PVC fascia board including fixing and jointing	m	70.00		
WINDOWS, DOORS AND METALWORK				
Black powder-coated aluminium windows including glazing, ironmongery, sealing and fixing	m ²	38.00		
Precast concrete external window sills including bedding and pointing	m	26.00		
Everite Nutec internal window sills including fixing and making good	m	26.00		
External quality doors and frames complete with ironmongery	No	8.00		
Grade 316 polished stainless steel safety railing complete with posts, brackets, anchors and fittings	m	22.00		
PLASTERING AND PAINTING				
Cement plaster to internal faces of brick walls, steel trowelled smooth	m ²	260.00		
Cement plaster to external faces of brick walls, finished to receive paint	m ²	230.00		
Approved acrylic paint system to internal plastered walls	m ²	260.00		
Approved exterior-grade paint system to external plastered walls	m ²	230.00		
Paint to exposed timber and miscellaneous timberwork	m ²	95.00		
FLOOR FINISHES				
Floor screed to receive finishes, average 30 mm thick	m ²	210.00		
Approved floor finish to reception, shops, guard house, multipurpose hall and associated spaces including adhesive, grout and trims	m ²	210.00		
EXTERNAL AND MISCELLANEOUS WORKS				
Wall-mounted information display board complete with brackets and fixings	No	1.00		
Information display board complete including frame, supports, lettering/graphics allowance and fixing	No	1.00		
Flow drain system adjacent retaining wall, complete; provisional allowance pending civil engineer's details	m	35.00		
Geodrain/geocomposite drainage pipe system behind retaining wall, complete; provisional allowance pending civil engineer's details	m	35.00		
Testing, commissioning, cleaning, making good and handover documentation	Item	1.00		
		Subtotal		
		Retention (10%)		
		Contingencies (10%)		
		VAT		
		Total		