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Item No	Quantity	Rate	Amount
<u>BILL NO. 2</u>			
<u>ALTERATIONS</u>			
Note: Tenderers are advised to study the General Preambles for Trades before pricing this Bill.			
Unless otherwise stated herein, all items in this Bill shall be deemed to be a fixed price for the duration of this project.			

<u>SUPPLEMENTARY PREAMBLES</u>			
<u>View site</u>			
Before submitting his tender the contractor 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 contained in the buildings or portions of the buildings to be demolished. 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			
<u>General</u>			
The contractor shall carry out the whole of the works with as little mess and noise as possible and with a minimum of disturbance to adjoining premises and their tenants. He shall provide proper protection and provide, erect and remove when directed, any temporary tarpaulins that may be necessary during the progress of the works, all to the satisfaction of the principal agent			
Water supply pipes and other piping that may be encountered and found necessary to disconnect or cut, shall be effectually stopped off or grubbed up and removed, and any new connections that may be necessary shall be made with proper fittings, to the satisfaction of the principal agent			
Carried to Collection		R	
Bill No. 2 Alterations ISAM Foyer Renovation Part 2.3			



Doors, fanlights, fittings, frames, linings, etc. which are to be re-used shall be thoroughly overhauled before re-fixing including taking off, easing and rehang, cramping up, re-wedging as required and making good cramps, dowels, etc, and easing, oiling, adjusting and repairing ironmongery as necessary, replacing any glass damaged in removal or subsequently and stopping up all nail and screw holes with tinted plastic wood to match timber, unless otherwise described. Re-painting or re-varnishing is given separately

Prices for taking out of doors, windows, etc shall include for removal of all beads, architraves, ironmongery, etc

Prices for taking out and removing doors and frames shall include for removing door stops, cabin hooks, etc and making good floor and wall finishes to match existing

With regard to building up of openings in existing walls, cement screeds and pavings, granolith, tops of walls, etc, shall be levelled and prepared for raising of brickwork

Making good of finishes shall include making good of the brick and concrete surfaces onto which the new finishes are applied, where necessary

The contractor will be required to take all dimensions affecting the existing buildings on the site and he will be held solely responsible for the accuracy of all such dimensions where used in the manufacture of new items (doors, windows, fittings, etc)

References to sizes in descriptions

All sizes referred to hereunder are approximate and reasonable variations shall be deemed to be accepted

REMOVAL OF EXISTING WORK

Take out and remove sundry joinery work, fittings, etc

A	Timber skirtings	m	47
B	800mm wide circular timber reception desk, including cupboards, credenzas, counter tops, etc.	m	12
<u>Take out/off and remove metalwork, glazing, etc</u>			
C	Glass double doors including, frame, ironmongery, etc.	No	1

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Alterations
**ISAM Foyer Renovation
Part 2.3**

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MAKE GOOD OF FINISHES ETC		
	<u>Make good floor tiles</u>	
A	Floors in patches where desk was removed	m² 10
CLEANING, MAINTENANCE, SERVICING, ETC		
	<u>Pressure wash and deep cleaning to historical floor tiles</u>	
B	On historical floor tiles	m² 101
BUDGETARY ALLOWANCES		
	<u>Sundry building work</u>	
C	Provide the sum of R20,000.00 (Twenty Thousand Rand) for the builders work in connection with services	Item 20,000.00
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Bill No. 2

Alterations

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Bill No. 2
Alterations
**ISAM Foyer Renovation
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Item No		Quantity	Rate	Amount
	BILL NO. 3			
	CARPENTRY AND JOINERY			
	Note: Tenderers are advised to study the General Preambles for Trades before pricing this Bill. Unless otherwise stated herein, all items in this Bill shall be deemed to be a fixed price for the duration of this project. -----			
	SUPPLEMENTARY PREAMBLES			
	<u>Fixing</u>			
	Items described as "nailed" shall be deemed to be fixed with hardened steel nails or pins, or to be 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 500mm centres, and where described as "bolted", the bolts have been given elsewhere			
	Notwithstanding Clause 5, Rule 10 on page 55 of the Standard System of Measuring Building Work, pelleting shall be deemed to be included in the descriptions of the relevant work			
	<u>Decorative thermosetting plastic laminate covering</u>			
	Laminate covering shall be glued under pressure and edge strips of same shall be butt jointed at junctions with adjacent similar finish			
	SKIRTING AND CORNICES			
	<u>Modern Isowall or similar and approved</u>			
A	20 x 100mm high skirtings	m	47	
			R	
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	Bill No. 3 Carpentry and Joinery ISAM Foyer Renovation Part 2.3			



JOINERY TO KITCHENS, BATHROOMS, ETC

SUPPLEMENTARY PREAMBLES

General

The following cupboard fittings are given as complete units i.e. the components of the units have not been given separately. Descriptions of such units shall, therefore, be deemed to include all components, assembling, housing, notching, gluing, blocking, planting-on and screwing with countersunk screws, edge strips, thermosetting plastic laminate, glass, ironmongery, metalwork, paint or varnish finishes, etc

Prices are to include for all necessary filler pieces against walls etc

References

References given in descriptions refer to the respective types of fittings detailed on the architect's drawings accompanying these bills of quantities for tender purposes

RECEPTION DESK

Reception desk consisting of all the components, subframes, glass panels, "Eezi quartz" or similar and approved panels and counter top, etc.

- A Desk of size 3,000 x 3,500 x 1,200mm high including undercounter credenzas, cupboards etc. (refer to ISAM 2025 Foyer Upgrade Architectural Drawings - revision 02.pdf)

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Bill No. 3
Carpentry and Joinery
ISAM Foyer Renovation
Part 2.3

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Item No	Quantity	Rate	Amount
<u>BILL NO. 4</u>			
<u>CEILINGS, PARTITIONS AND ACCESS FLOORING</u>			
Note: Tenderers are advised to study the General Preambles for Trades before pricing this Bill.			
Unless otherwise stated herein, all items in this Bill shall be deemed to be a fixed price for the duration of this project.			

<u>SUPPLEMENTARY PREAMBLES</u>			
<u>Fixing</u>			
Items described as "nailed" shall be deemed to be fixed with hardened steel nails or pins, or to be 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 500mm centres, and where described as "bolted", the bolts have been given elsewhere			
<u>Ceilings</u>			
Unless otherwise described ceilings shall be deemed to be horizontal			
<u>Bulkheads</u>			
Bulkheads are defined as those portions of ceilings which are stepped down from the general ceiling level in a particular room or area and which generally occur along the perimeter. Their purpose is either to conceal services or to create architectural features			
Bulkheads have only been described as such where they conform to the above definition and where the horizontal or vertical dimensions do not exceed 1,200mm. Where these dimensions are more than 1,200mm such portions of ceilings have been included in the appropriate general items of ceilings			
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Ceilings, partitions and access flooring			
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Bulkheads shall be grouped in 100mm categories for both horizontal and vertical portions

Unless otherwise described bulkheads shall be deemed to be horizontal along the length

Steel components

All steel components for ceilings, partitions, etc are to be galvanised in accordance with SANS 121

PARTITIONS ETC

DRYWALL PARTITIONS

SUPPLEMENTARY PREAMBLES

"Gyproc Classic Wall" or similar and approved system

Partitions consisting of 102mm galvanised steel studs at 600mm centres as vertical support secured in matching galvanised steel floor and ceiling channels, clad on one or both sides as described, including additional studs as necessary at abutments, ends, etc. Board cladding shall be fixed and jointed in strict accordance with the manufacturer's instructions

Unless otherwise described, prices for partitions shall be deemed to include for standard flat section aluminium skirting on boarded sides

Wall paper and paint or varnish finishes are given separately

"Gyproc Classic Wall" or similar and approved partitions with one 12.5mm thick "Gyproc classic" or similar and approved board cladding on both sides

A	Partitions 4,000mm high with bottom and top tracks plugged, studs 4,000mm high	m	3
B	Extra over partition 4,000mm high for vertical abutment	No	2
C	Extra over partition 4,000mm high for corner	No	2

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Bill No. 4
Ceilings, partitions and access flooring
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Bill No. 4
Ceilings, partitions and access flooring

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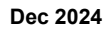
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Bill No. 4
Ceilings, partitions and access flooring
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Item No	Quantity	Rate	Amount
BILL NO. 6			
METALWORK			
Note: Tenderers are advised to study the General Preambles for Trades before pricing this Bill.			
Unless otherwise stated herein, all items in this Bill shall be deemed to be a fixed price for the duration of this project.			

SUPPLEMENTARY PREAMBLES			
<u>Descriptions of bolts, anchors, etc</u>			
Descriptions of bolts shall be deemed to include nuts and washers			
Descriptions of expansion anchors and bolts and chemical anchors and bolts shall be deemed to include nuts, washers and mortices in brickwork or concrete			
Items described as "holed for bolt(s)" shall be deemed to exclude the bolts unless otherwise described			
Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 600mm centres			
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Metalwork			
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<u>Aluminium doors, windows, etc</u>			
Doors and windows shall comply with AAAMSA design criteria			
Glazing shall comply with SAGGA regulations. Glass shall be toughened safety glass as shown on the window/shopfront schedules/drawings appended to these bills of quantities. Glass thickness shall comply with SAGGA regulations irrespective of thicknesses shown on the schedules/drawings			
Doors and windows shall be supplied with protective tape and plastic and shall be removed only once surrounding trades have been completed			
For purpose made windows and doors, refer to drawings annexed to these bills of quantities			
The following certificates shall be provided prior to commencement of site work:			
1	A copy of the relevant AAAMSA Performance Test Certificate from the manufacturer/contractor supplying the architectural aluminium product		
2	A Certificate of Conformance confirming that anodising or powder coating has been processed in accordance with SANS 999 and SANS 1796 respectively		
3	A powder guarantee of not less than 15 years issued by the powder manufacturer. The specific conditions contained in this guarantee shall form part of the powder coating process		
4	A Certificate of Conformance confirming that glazing has been installed in accordance with SANS 0137, ensuring that safety glazing materials have been installed in the mandatory areas and that each individual pane of safety glazing materials has been permanently marked		
5	A warranty from the manufacturer of the laminated safety glass and/or hermetically sealed glazing units guaranteeing the products against delamination and colour degradation for a period of not less than five years		
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Bill No. 6 Metalwork ISAM Foyer Renovation Part 2.3		R	

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Item No	Quantity	Rate	Amount
<u>BILL NO. 8</u>			
<u>PAINTWORK</u>			
Note: Tenderers are advised to study the General Preambles for Trades before pricing this Bill.			
Unless otherwise stated herein, all items in this Bill shall be deemed to be a fixed price for the duration of this project.			

<u>SUPPLEMENTARY PREAMBLES</u>			
<u>PREPARATORY WORK TO EXISTING WORK</u>			
<u>Previously painted plastered surfaces</u>			
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			
<u>Previously painted metal surfaces</u>			
Surfaces shall be thoroughly rubbed and cleaned down. Blistered or peeling paint shall be completely removed down to bare metal			
<u>Previously painted wood surfaces</u>			
Surfaces shall be thoroughly cleaned down. Blistered or peeling paint shall be completely removed and cracks and crevices shall be primed, filled with suitable filler and finished smooth			
<u>PAINT SPECIFICATIONS</u>			
All painting shall be done in accordance with "Plascon" or similar and approved specifications unless otherwise described			
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Bill No. 8 Paintwork ISAM Foyer Renovation Part 2.3			



COLOURS

Unless otherwise described paintwork on ceilings shall be deemed to be in the "White" colour group and paintwork on all other components shall be deemed to be in the "Pastel" colour group in accordance with the Natural Colour System (NCS) adopted by the SA National Standards

PAINTWORK ETC TO NEW WORK

ON METAL SURFACES

One coat "Plascon Metalcare" or similar and approved primer, one coat "Plascon Universal Undercoat" or similar and approved and two coats "Plascon Water-Based" or similar and approved enamel paint

A	Door frames	m ²	6
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ON WOOD SURFACES

One coat "Plascon Wood" or similar and approved primer, one coat "Plascon Universal Undercoat" or similar and approved and two coats "Plascon Water-Based" or similar and approved enamel paint

B	Doors	m ²	27
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PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK

ON INTERNAL FLOATED PLASTER SURFACES

One coat "Plascon Professional Damp" or similar and approved plaster primer and three coats "Plascon Professional Bridging Compound" or similar and approved and two coats "Plascon Professional Damp Plaster" or similar and approved paint for interior use

C	Walls	m ²	260
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ON INTERNAL FLOATED PLASTER SURFACES

One coat "Plascon" or similar and approved plaster primer or equivalent and two coats "Plascon Kitchen & Bathroom Matt" or similar and approved paint for interior use

A	Ceilings and beams	m ²	203
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SIGNAGE

B	Provide the sum of R10,000.00 (Ten Thousand Rand) for Signage	Item	10,000.00
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Bill No. 8

Paintwork

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Paintwork
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