

ANNEXURE D

Bills of Quantities

PROVISIONAL BILLS OF QUANTITIES

FOR THE :

PROPOSED MAINTENANCE AND ALTERATIONS TO EIGHT POST DOC
HOUSES IN HATFIELD, PRETORIA

AT :

1. 1139 Prospect Street House
2. 1135 Prospect Street House
3. 525 Grosvenor Street House
4. 533 Grosvenor Street House
5. 1120 South Street House
6. 545 Glyn Street House
7. 1294 Boundary Street House
8. 1146 South Street House

PREPARED FOR :

UNIVERSITY OF PRETORIA



PREPARED BY:

PE Mahapa Development Consultants

MARCH 2025

CONTENTS

ANNEXURE "D"

PROVISIONAL BILLS OF QUANTITIES

Page/s

Building Works

Bill 1	Preliminaries	17 pages
Bill 2	Section 1 - 1139 Prospect Street House	19 pages
Bill 3	Section 2 - 1135 Prospect Street House	12 pages
Bill 4	Section 3 - 525 Grosvenor Street House	12 pages
Bill 5	Section 4 - 533 Grosvenor Street House	13 pages
Bill 6	Section 5 - 1220 South Street House	18 pages
Bill 7	Section 6 - 545 Glyn Street House	18 pages
Bill 8	Section 7 - 1294 Boundary Street House	32 pages
Bill 9	Section 8 - 1149 South Street House	14 pages
	Final Summary for Building Works	1 page

ADDITIONS AND CHANGES TO PRELIMINARIES

SECTION A : PRINCIPAL BUILDING AGREEMENT

- Clause 1 as varied on Page 3 - 4
- Clause 5 as varied on Page 4
- Clause 11 as varied on Page 5
- Clause 12 as varied on Page 5 - 6
- Clause 19 as varied on Page 7
- Clause 23 as varied on Page 7
- Clause 25 as varied on Page 8
- Clause 26 as varied on Page 8
- Additional documents as on Page 9

**UP Post Doc Houses
Provisional Bills of Quantities**

Item No		Quantity	Rate	Amount
	<p><u>PRELIMINARIES APPLICABLE TO ALL SECTIONS</u></p> <p><u>BUILDING AGREEMENT AND PRELIMINARIES</u></p> <p>The JBCC Principal Building Agreement (Edition 6.2 - May 2018) prepared by the Joint Building Contracts Committee shall be the applicable building agreement, amended as hereinafter described</p> <p>The JBCC Principal Building Agreement contract data (<i>Annexure B</i>) form an integral part of this agreement</p> <p>The JBCC General Preliminaries (May 2018) (<i>Annexure C</i>) published by the Joint Building Contracts Committee for use with the JBCC Principal Building Agreement (Edition 6.2 - May 2018) shall be deemed to be incorporated in these bills of quantities, amended as hereinafter described</p> <p>The contractor is deemed to have referred to the abovementioned documents for the full intent and meaning of each clause</p> <p>The clauses in the abovementioned documents are hereinafter referred to by clause number and heading only</p> <p>Where any item is not relevant to this agreement such item is marked N/A signifying "not applicable"</p> <p>Where standard clauses or alternatives are not entirely applicable to this agreement such amendments, modifications, corrections or supplements as will apply are given under each relevant clause heading and such amendments, modifications, corrections or supplements shall take precedence notwithstanding anything to the contrary contained in the abovementioned documents</p> <p><u>PREAMBLES FOR TRADES</u></p> <p>The General Preambles for Trades 2017 published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claims arising from brevity of description of items fully described in the said General Preambles will be entertained</p>			
	Carried to Collection		R	
	Preliminaries			

UP Post Doc Houses
Provisional Bills of Quantities

Supplementary preambles and/or specifications are incorporated in these **bills of quantities** to satisfy the requirements of this project. Such supplementary preambles and/or specifications shall take precedence over the provisions of the General Preambles

The **contractor's** prices for all items throughout these **bills of quantities** shall take account of and include where applicable for all of the obligations, requirements and specifications given in the General Preambles and in any supplementary preambles and/or specifications

STRUCTURE OF THIS PRELIMINARIES BILL

Section A : A recital of the headings of the individual clauses in the aforementioned **JBCC** Principal Building Agreement

Section B : A recital of the headings of the individual clauses in the aforementioned **JBCC** General Preliminaries

Section C : Any special clauses to meet the particular circumstances of the project

PRICING OF PRELIMINARIES

Should the **contractor** select Option A in the **contract data** for the adjustment of **preliminaries**, the amounts entered against the relevant items in these **preliminaries** are to be divided into one or more of the three categories provided namely fixed (F), value related (V) and time related (T)

Carried to Collection

Preliminaries

R

**UP Post Doc Houses
Provisional Bills of Quantities**

SECTION A: PRINCIPAL BUILDING AGREEMENT

Interpretation (A1-A7)

1 Clause 1.0 - Definitions and interpretation

Pricing of bills of quantities

The **contractor** is to allow opposite each item for all costs in connection therewith. All prices to include, unless otherwise stated, for all materials, fabrication, conveyance and delivery, unloading, storing, unpacking, hoisting, labour, setting, fitting and fixing in position, cutting and waste (except where to be measured in accordance with the standard system of measurement), patterns, models and templates, plant, temporary works, returning of packaging, duties, taxes (other than Value Added Tax), imposts, establishment charges, overheads, profit and all other obligations arising out of this **agreement**. Value Added Tax (VAT) is to be separately stated on the summary page of these **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

Prices for all **construction equipment**, temporary works, services and other items shall include for the supply, maintenance, operating cost and subsequent removal and making good as necessary

Abbreviated descriptions

The items in these **bills of quantities** utilise abbreviated descriptions. It is the intention that the abbreviated descriptions be fully described when read with the applicable measuring system and the relevant preambles and/or specifications. However, should the full intent and meaning of any description not be clear, the **contractor** shall, before submission of his tender, call for a written directive from the **principal agent**, failing which it shall be assumed that the **contractor** has allowed in his pricing for materials and workmanship in terms of international best practice

Carried to Collection

Preliminaries

R

**UP Post Doc Houses
Provisional Bills of Quantities**

	<p>Legal status of contractor</p> <p>If the contractor constitutes a joint venture, consortium or other unincorporated grouping of two or more persons then:</p> <ol style="list-style-type: none"> 1. These persons are deemed to be jointly and severally liable to the employer for the performance of this agreement 2. These persons shall notify the employer of their leader who has assigned authority to bind the contractor and each of these persons 3. The contractor shall not alter its composition or legal status without the prior written consent of the employer <p>F:..... V:..... T:.....</p>			
2	<p>Clause 2.0 - Law, regulations and notices</p> <p>F:..... V:..... T:.....</p>	Item		Rate Only
3	<p>Clause 3.0 - Offer and acceptance</p> <p>F:..... V:..... T:.....</p>	Item		Rate Only
4	<p>Clause 4.0 - Cession and assignment</p> <p>F:..... V:..... T:.....</p>	Item		Rate Only
5	<p>Clause 5.0 - Documents</p>			
	<p>Value Added Tax</p> <p>Provision is made in the summary page of these bills of quantities for the inclusion of Value Added Tax (VAT)</p> <p>Clause 5.6 is amended by the addition of the following:</p> <p>Electronic issue of drawings</p> <p>All drawings for this project will be issued electronically and the contractor shall be deemed to have received such drawings on the date that such drawings have been dispatched electronically</p> <p>F:..... V:..... T:.....</p>			
	Carried to Collection		R	
Preliminaries				

UP Post Doc Houses
Provisional Bills of Quantities

6	<p>Clause 6.0 - Employer's agents</p> <p>F:..... V:..... T:.....</p>	Item	Rate Only
7	<p>Clause 7.0 - Design responsibility</p> <p>F:..... V:..... T:.....</p>	Item	Rate Only
<u>Insurances and securities (A8-A11)</u>			
8	<p>Clause 8.0 - Works risk</p> <p>F:..... V:..... T:.....</p>	Item	Rate Only
9	<p>Clause 9.0 - Indemnities</p> <p>F:..... V:..... T:.....</p>	Item	Rate Only
10	<p>Clause 10.0 - Insurances</p> <p>F:..... V:..... T:.....</p>	Item	Rate Only
11	<p>Clause 11.0 - Securities</p> <p>Clause 11.5 is deleted Clause 11.6 is deleted Clause 11.7 is deleted</p> <p><i>(The employer does not issue a payment guarantee)</i></p> <p>F:..... V:..... T:.....</p>	Item	Rate Only
<u>Execution (A12 - A17)</u>			
12	<p>Clause 12.0 - Obligations of the parties</p> <p>Clause 12.2.6 & Clause 12.2.10 is amended by the addition of the following:</p> <p>The programme shall be produced by the contractor as follow:</p> <ul style="list-style-type: none"> A programme for the totality of the works and the order in which the contractor proposes to execute the works shall be submitted to the principal agent for acceptance. If the principal agent does not accept such a programme, it shall be revised and amended until the principal agent accepts it. Programme resubmissions for approval must be within 		
Carried to Collection			R
Preliminaries			

<p>five (5) working days. This programme will then be regarded as the baseline programme. The baseline programme shall have regard to the agreement completion dates, any other milestones and any restraints set out in the agreement.</p> <ul style="list-style-type: none"> • This baseline programme shall be updated with actual progress monthly or on any more frequent basis as necessitated by construction events. The contractor may submit to the principal agent for acceptance revisions to the baseline programme. • Acceptance by the principal agent of any programme submitted by the contractor does not make such programme a contract document, nor does it mandate that the works shall be constructed strictly in accordance therewith. The contractor always remains responsible for the construction of the works. • The programme shall also be used by the principal agent as the sole basis for the assessment of revisions of the date for practical completion • The contractor shall supply the principal agent with an electronic copy of each programme. All programmes shall be prepared and submitted using either Microsoft Project software, CCS Candy or Primavera. <p>F:..... V:..... T:.....</p> <p>Clause 13.0 - Setting out</p> <p>F:..... V:..... T:.....</p> <p>Clause 14.0 - Nominated subcontractors</p> <p>F:..... V:..... T:.....</p> <p>Clause 15.0 - Selected subcontractors</p> <p>F:..... V:..... T:.....</p>	<p>Item</p> <p>Item</p> <p>Item</p> <p>Item</p>	<p>Rate Only</p> <p>Rate Only</p> <p>Rate Only</p> <p>Rate Only</p>
<p>Carried to Collection</p>		R
<p>Preliminaries</p>		

UP Post Doc Houses
Provisional Bills of Quantities

16	Clause 16.0 - Direct contractors F:..... V:..... T:.....	Item	Rate Only
17	Clause 17.0 - Contract instructions F:..... V:..... T:.....	Item	Rate Only
<u>Completion (A18 - A24)</u>			
18	Clause 18.0 - Interim completion F:..... V:..... T:.....	N/A	
19	Clause 19.0 - Practical completion Refer to specific requirements necessary to achieve practical completion as stated in the contract data F:..... V:..... T:.....	Item	Rate Only
20	Clause 20.0 - Completion in sections F:..... V:..... T:.....	Item	Rate Only
21	Clause 21.0 - Defects liability period and final completion F:..... V:..... T:.....	Item	Rate Only
22	Clause 22.0 - Latent defects liability period F:..... V:..... T:.....	Item	Rate Only
23	Clause 23.0 - Revision of the date for practical completion Clause 23.1.1 is amended by the addition of the following : The adverse effect of weather conditions will exclude for normal weather conditions in region of the works of this agreement F:..... V:..... T:.....	Item	Rate Only
24	Clause 24.0 - Penalty for late or non-completion F:..... V:..... T:.....	Item	Rate Only
Carried to Collection			R
Preliminaries			

Payment (A25 - A27)

Clause 25.3.2 is amended by the addition of the following:

Clause 25.3.4 is deleted and substituted with the following clause:

Clause 25.10 is deleted and substituted with the following clause:

F:..... V:..... T:.....

Rate Only

Clause 26.9.5 is deleted (*Adjustment for cost fluctuations*)

F:..... V:..... T:.....

Rate Only

F:..... V:..... T:.....

Rate Only

28 | Clause 28.0 - Suspension by the **contractor**

F:..... V:..... T:.....

Rate Only

F:..... V:..... T:.....

Rate Only

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-8-

**UP Post Doc Houses
Provisional Bills of Quantities**

	<u>Dispute resolution (A30)</u>			
30	Clause 30.0 - Dispute resolution			
	F:..... V:..... T:.....	Item		Rate Only
	<u>AGREEMENT</u>			
	<u>Form of Offer & Acceptance and Contract Data</u>			
31	Form of Offer & Acceptance			
	The required information of the parties and the amount of the contract sum shall be inserted in the Form of Offer & Acceptance (<i>Refer to Annexure E</i>) for signature of the agreement by the parties			
	F:..... V:..... T:.....	Item		Rate Only
32	Contract data			
	Before submission of his tender the contractor is to complete the tenderer's selection in the contract data			
	F:..... V:..... T:.....	Item		Rate Only
	Carried to Collection		R	
Preliminaries				

UP Post Doc Houses
Provisional Bills of Quantities

SECTION B: GENERAL PRELIMINARIES

Definitions and interpretation (B1)

33	Clause 1.1 - Definitions F:..... V:..... T:.....	Item	Rate Only
34	Clause 1.2 - Interpretation F:..... V:..... T:.....	Item	Rate Only

Documents (B2)

35	Clause 2.1 - Checking of documents F:..... V:..... T:.....	Item	Rate Only
36	Clause 2.2 - Provisional bills of quantities F:..... V:..... T:.....	Item	Rate Only
37	Clause 2.3 - Availability of construction information F:..... V:..... T:.....	Item	Rate Only
38	Clause 2.4 - Ordering of materials and goods F:..... V:..... T:.....	Item	Rate Only

Previous work and adjoining properties (B3)

39	Clause 3.1 - Previous work - dimensional accuracy F:..... V:..... T:.....	Item	Rate Only
40	Clause 3.2 - Previous work - defects F:..... V:..... T:.....	Item	Rate Only
41	Clause 3.3 - Inspection of adjoining properties F:..... V:..... T:.....	Item	Rate Only

The site (B4)

42	Clause 4.1 - Handover of site in stages F:..... V:..... T:.....	Item	Rate Only
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Carried to Collection

Preliminaries

R

**UP Post Doc Houses
Provisional Bills of Quantities**

43	Clause 4.2 - Enclosure of the works F:..... V:..... T:.....	Item	Rate Only
44	Clause 4.3 - Geotechnical and other investigations F:..... V:..... T:.....	Item	Rate Only
45	Clause 4.4 - Encroachments F:..... V:..... T:.....	Item	Rate Only
46	Clause 4.5 - Existing premises occupied F:..... V:..... T:.....	Item	Rate Only
47	Clause 4.6 - Services - known F:..... V:..... T:.....	Item	Rate Only
<u>Management of contract (B5)</u>			
48	Clause 5.1 - Management of the works F:..... V:..... T:.....	Item	Rate Only
49	Clause 5.2 - Progress meetings F:..... V:..... T:.....	Item	Rate Only
50	Clause 5.3 - Technical meetings F:..... V:..... T:.....	Item	Rate Only
<u>Samples, shop drawings and manufacturer's instructions (B6)</u>			
51	Clause 6.1 - Samples of materials F:..... V:..... T:.....	Item	Rate Only
52	Clause 6.2 - Workmanship samples F:..... V:..... T:.....	Item	Rate Only
53	Clause 6.3 - Shop drawings F:..... V:..... T:.....	Item	Rate Only
Carried to Collection			R
Preliminaries			

Clause 6.4 - Compliance with manufacturer's instructions				
F:..... V:..... T:.....	Item			Rate Only
<u>Deposits and fees (B7)</u>				
Clause 7.1 - Deposits and fees				
F:..... V:..... T:.....	Item			Rate Only
<u>Temporary services (B8)</u>				
Clause 8.1 - Water				
F:..... V:..... T:.....	Item			Rate Only
Clause 8.2 - Electricity				
F:..... V:..... T:.....	Item			Rate Only
Clause 8.3 - Ablution and welfare facilities				
F:..... V:..... T:.....	Item			Rate Only
Clause 8.4 - Communication facilities				
F:..... V:..... T:.....	Item			Rate Only
<u>Prime cost amounts (B9)</u>				
Clause 9.1 - Responsibility for prime cost amounts				
F:..... V:..... T:.....	Item			Rate Only
<u>Attendance on subcontractors (B10)</u>				
Clause 10.1 - General attendance				
F:..... V:..... T:.....	Item			Rate Only
Clause 10.2 - Special attendance				
F:..... V:..... T:.....	Item			Rate Only
<u>General (B11)</u>				
Clause 11.1 - Protection of the works				
F:..... V:..... T:.....	Item			Rate Only
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Carried to Collection				
Preliminaries				

<p>Clause 11.2 - Protection/isolation of existing works and works occupied in sections</p> <p>F:..... V:..... T:.....</p>	Item	Rate Only
<p>Clause 11.3 - Security of the works</p> <p>F:..... V:..... T:.....</p>	Item	Rate Only
<p>Clause 11.4 - Notice before covering work</p> <p>F:..... V:..... T:.....</p>	Item	Rate Only
<p>Clause 11.5 - Disturbance</p> <p>F:..... V:..... T:.....</p>	Item	Rate Only
<p>Clause 11.6 - Environmental disturbance</p> <p>F:..... V:..... T:.....</p>	Item	Rate Only
<p>Clause 11.7 - Works cleaning and clearing</p> <p>F:..... V:..... T:.....</p>	Item	Rate Only
<p>Clause 11.8 - Vermin</p> <p>F:..... V:..... T:.....</p>	Item	Rate Only
<p>Clause 11.9 - Overhand work</p> <p>F:..... V:..... T:.....</p>	Item	Rate Only
<p>Clause 11.10 - Tenant installations</p> <p>F:..... V:..... T:.....</p>	Item	Rate Only
<p>Clause 11.11 - Advertising</p> <p>F:..... V:..... T:.....</p>	Item	Rate Only

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**UP Post Doc Houses
Provisional Bills of Quantities**

SECTION C: SPECIFIC PRELIMINARIES

74	<p>As built drawings</p> <p>The position of construction breaks and the extent of individual concrete pours are to be recorded by the contractor on the structural engineer's drawings and are to be submitted to the principal agent and the structural engineer for their records</p> <p>As built drawings of all services etc should be kept up to date and hand over to principal agent at practical completion</p> <p>F:..... V:..... T:.....</p>	Item	Rate Only
75	<p>Contract instructions</p> <p>Contract instructions issued on site are to be recorded in triplicate in a contract instruction book which is to be supplied by the contractor and maintained by the contractor</p> <p>F:..... V:..... T:.....</p>	Item	Rate Only
76	<p>Drawings and dimensions</p> <p>Upon receipt of detail drawings for any works, the contractor shall, before putting that work in hand, ascertain that the dimensions given on the detail drawings correspond with the dimensions of any work already built</p> <p>In the event of a discrepancy between the detail drawings and the work already built, the discrepancy shall be brought to the principal agent's attention who shall decide the procedure</p> <p>F:..... V:..... T:.....</p>	Item	Rate Only
Preliminaries		Carried to Collection	R

UP Post Doc Houses
Provisional Bills of Quantities

77	<p>Overtime</p> <p>Should overtime be required to be worked for any reason whatsoever, the cost of such overtime is to be borne by the contractor unless the principal agent has specifically authorised, prior to execution thereof, that costs for such overtime are to be borne by the employer</p> <p>F:..... V:..... T:.....</p>	Item		Rate Only
78	<p>Warranties for materials and workmanship</p> <p>Where warranties for materials and/or workmanship are called for, the contractor shall obtain a written warranty, addressed to the employer, from the entity supplying the materials and/or executing the work and shall deliver same to the principal agent on final completion of the contract</p> <p>F:..... V:..... T:.....</p>	Item		Rate Only
Preliminaries	Carried to Collection		R	

UP Post Doc Houses
Provisional Bills of Quantities

79

Health and safety

Without limiting the generality of the provisions of clause 2.0, the **contractor's** attention is drawn to the provisions of the Construction Regulations issued in terms of the Occupational Health and Safety Act, 1993 as amended. It is specifically stated that the **employer** shall prepare a documented health and safety specification for the **works** (refer to Annexure G : Health and Safety Specification for a copy of the relevant specifications) and that the **employer** shall ensure that the **contractor** has made provision for the cost of health and safety measures during the execution of the **works**. The **contractor** shall price opposite this item for compliance with the act and the regulations and the provisions of the aforementioned health and safety specification [2.1]

The **contractor** shall:

1. Comply with the health and safety specifications for the **works**
2. Prepare and agree with the health and safety consultant the health and safety plan for the **works**
3. Cooperate with the health and safety consultant in all respects
4. Manage the compliance of all subcontractors with the regulations and with the health and safety plan and specifications
5. Conform to the conditions contained in the **employer's** health and safety specification

F:..... V:..... T:.....

Item

Rate Only

SUMMARY OF CATEGORIES

Category : Fixed R.....

Category : Value R.....

Category : Time R.....

Carried to Collection

Preliminaries

R

UP Post Doc Houses
Provisional Bills of Quantities

General

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 tenants in the building and 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

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

With regard to building up of openings in existing walls, cement screeds and pavings, granolithic, 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)

The term **"removing"** shall deem to include for loading, removing from site, cleaning and taking demolished item/rubble to a site located by Contractor

REMOVAL OF EXISTING WORK

Taking out and removing sundry pre-cast concrete work, fittings, etc, setting aside for re-use and later refixing in similar new position

4	Fix existing precast concrete boundary wall with the panels removed at 1135 Prospect Street	m2	18
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Taking out doors, windows, etc, including thresholds, sills, etc, setting aside for re-use and later refixing in similar new position

5	Single shower door, average size 900 x 2100mm high	No	3
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Carried to Collection

Section 1 - 1139 Prospect Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

<u>Re-install existing shower doors to openings where removed from previously</u>					
6	Single shower door, average size 900 x 2100mm high	No	3		
<u>Existing ironmongery</u>					
7	Service existing ironmongery on doors	No	4		
<u>Taking up and removing existing waterproofing to concrete roofs and preparing screeds for new torch-on waterproofing</u>					
8	Torch-on waterproofing	m2	3		
<u>Hacking up/off and removing granolithic, screeds, plaster, etc from concrete or brickwork and preparing surfaces for new screeds, plaster, etc</u>					
9	Internal paint and plaster from walls and prepare for waterproofing	m2	14		
<u>Hacking up/off and removing ceramic tile floor and wall finishes including removing mortar bed or backing and preparing concrete or brick surfaces for new screed, plaster or tile finishes</u>					
10	Tiles to walls	m2	17		
11	Tiles to floors	m2	3		
<u>Taking out and removing piping, sanitary fittings, taps, etc including disconnecting piping from fittings and making good floor and wall finishes (making good tiling and paintwork elsewhere)</u>					
12	Vitreous china wash hand basin, including taps, etc.	No	2		
13	Vitreous china WC pan with cistern	No	2		
14	Shower - Remove existing shower head and arm only	No	3		
15	Shower - Remove existing taps only	No	3		
<u>PREPARATORY WORK TO EXISTING SURFACES</u>					
Carried to Collection				R	
Section 1 - 1139 Prospect Street Housing					

UP Post Doc Houses
Provisional Bills of Quantities

<u>Existing roofs</u>			
16	Allow to inspect existing metal roof sheeting including removing all existing waterproofing, fasten all loose bolts and replace bolts where necessary, fasten all roof sheets, ridges, flashings, etc. (waterproofing / sealing and painting measured elsewhere)	m2	202
<u>Existing walls</u>			
17	Hacking face of existing painted and plastered brickwork to receive new tiles	m2	16
<u>Existing Floors</u>			
18	Sand and polish existing timber floor	m2	4
<u>SUNDRIES</u>			
<u>Budgetary allowance</u>			
19	Allow the amount of R10 000.00 (Ten Thousand Rand) for work or cost which cannot entirely foreseen, defined or detailed	Item	10 000.00
<u>WATERPROOFING</u>			
<u>PREAMBLES</u>			
For preambles refer to "General Preambles for Trades 2017"			
<u>SUPPLEMENTARY PREAMBLES</u>			
<u>Waterproofing</u>			
Waterproofing of roofs, basements, etc shall be laid under a ten year guarantee. Waterproofing to roofs shall be laid to even falls to outlets etc with necessary ridges, hips and valleys. Descriptions of sheet or membrane waterproofing shall be deemed to include additional labour to turn-ups and turn-downs			
<u>DAMPPROOFING OF WALLS AND FLOORS</u>			
Carried to Collection			R
Section 1 - 1139 Prospect Street Housing			

**UP Post Doc Houses
Provisional Bills of Quantities**

	<u>Three coats "Elastocrete P8J OR Materflex 550 OR similar approved" cementitious coating with and including an "Ecofelt" membrane waterproofing system strictly in accordance with the manufacturer's specification</u>		
20	On plastered brick walls	m2	38
21	On shower floors	m2	3
	<u>WATERPROOFING TO ROOFS, BASEMENTS, ETC</u>		
	<u>Allow to seal existing metal roof sheeting by applying one coat super saturator or duraflex sealant, one layer SBP membrane and two coats waterproofing sealant, laid with 100mm side and 150mm end laps</u>		
22	To all roof bolts, flashings and roof overlaps of existing metal roofs	m2	202
	<u>Prime with one coat bitumen primer and one layer 4mm fully bonded waterproof membrane comprising two bitumen layers reinforced with woven spunbonded polyester fabric and coated with polyethelene film for heat bonding, laid with 100mm side and 150mm end laps</u>		
23	On concrete roofs to falls	m2	3
	<u>PROTECTIVE ROOFING PAINT</u>		
	<u>Two coats bituminous aluminium paint</u>		
24	On waterproofing to roofs	m2	3
	<u>PLASTERING</u>		
	<u>PREAMBLES</u>		
	For preambles refer to "General Preambles for Trades 2017"		
	Carried to Collection		
	Section 1 - 1139 Prospect Street Housing		

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**UP Post Doc Houses
Provisional Bills of Quantities**

INTERNAL PLASTER

Note: Prices for internal plaster to walls to include for cutting of 3mm V-joints for full thickness of plaster at all internal corners including finishing and sealing with an appropriate type silicone sealant to painted walls and an appropriate type acrylic sealant to vinyl/tiled walls

Cement plaster on brickwork

25	On existing walls in patches (Provisional)	m2	48
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EXTERNAL PLASTER

Cement plaster on brickwork

26	On existing walls in patches (Provisional)	m2	20
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27	On existing narrow widths (Provisional)	m2	1
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TILING

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Fixing

Unless described as "fixed with adhesive to plaster (plaster elsewhere)" descriptions of tiling on brick or concrete walls, columns, etc shall be deemed to include 1:4 cement plaster backing and descriptions of tiling on concrete floors etc shall be deemed to include 1:3 plaster bedding

Tiling described as "fixed with adhesive on power floated concrete" shall be deemed to include for approved tiling key-coat

Ceramic, porcelain, marble and granite tiles are to be fixed and grouted with suitable adhesives and grouts as recommended by the manufacturer of the tiles

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Section 1 - 1139 Prospect Street Housing

R

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Provisional Bills of Quantities

WALL TILING

NOTE: The prices for the tiles must include for the forming of sufficient movement joints

Wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to plaster (plaster elsewhere) and flush pointed with approved waterproof jointing compound

28	On bathroom walls	m2	9
29	Labour, waste, fixing material, etc on the above	m2	9
30	Profit and attendance on the above	m2	9

Shower wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to waterproofing (measured elsewhere) to plaster (elsewhere) and flush pointed with approved waterproof jointing compound

31	On shower walls	m2	24
32	Labour, waste, fixing material, etc on the above	m2	24
33	Profit and attendance on the above	m2	24

FLOOR TILING

NOTE: The prices for the tiles must include for the forming of sufficient movement joints as per above mentioned specification

NOTE: The price for labour, waste, fixing material must include for all skirtings to be sealed next to walls and floors with an appropriate type silicone sealant

Shower floor tiles (PC amount of R850.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to waterproofing (elsewhere) on screed (elsewhere) and flush pointed with approved waterproof jointing compound

34	On shower floors	m2	3
35	Labour, waste, fixing material, etc on the above	m2	3

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Section 1 - 1139 Prospect Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

36	Profit and attendance on the above	m2	3	
	<p><u>PLUMBING AND DRAINAGE</u></p> <p><u>PREAMBLES</u></p> <p>For preambles refer to "General Preambles for Trades 2017"</p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Wire gratings</u></p> <p>Descriptions of gutter outlets etc shall be deemed to include wire balloon gratings</p> <p><u>Stainless steel basins, sinks, wash troughs, urinals, etc</u></p> <p>Stainless steel for economy basins, domestic sinks and worktops shall be Type 430 (17/0)</p> <p>Stainless steel for urinals, basins, quality sinks, wash troughs, institutional equipment, etc shall be Type 304 (18/8)</p> <p>Stainless steel for laboratory sinks, photographic equipment, etc shall be Type 316 (18/8)</p> <p>Units shall have standard aprons on all exposed edges and tiling keys against walls where applicable</p> <p><u>Sealing of edges</u></p> <p>Outer edges of sinks, basins, baths, urinals, etc are to be sealed against adjacent surfaces with approved silicone</p> <p><u>PVC-U pipes and fittings</u></p> <p>Sewer and drainage pipes and fittings shall be jointed and sealed with butyl rubber rings</p> <p>Soil, waste and vent pipes and fittings shall be solvent weld jointed or sealed with butyl rubber rings</p>			
	Carried to Collection			
	Section 1 - 1139 Prospect Street Housing			R

UP Post Doc Houses
Provisional Bills of Quantities

PVC-U pressure pipes and fittings

Pipes of 50mm diameter and smaller shall be plain ended with solvent welded PVC-U loose sockets and fittings

Pipes of 63mm diameter and greater shall have sockets and spigots with push-in type integral rubber ring joints. Bends shall be PVC-U and all other fittings shall be cast iron, all with similar push-in type joints

High density polyethylene (HDPE) pipes and fittings

Pipes shall be type IV and of the class specified with compression fittings

Polypropylene pipes

Polypropylene pipes 54mm diameter and smaller shall be seamless copper coloured Class 16 pipes jointed with heat welded thermoplastic or where so described compression fittings

Pipes shall be firmly fixed to walls, etc with coloured nylon snap-in pipe clips with provision for accommodating thermal movement and jointed and fixed strictly in accordance with the manufacturer's instructions

Copper pipes

Pipes shall be hard drawn and half-hard pipes of the class described. Class 0 (thin walled hard drawn) pipes shall not be bent. Class 1 (thin walled half-hard), Class 2 (half-hard) and Class 3 (heavy walled half-hard) pipes shall only be bent with benders with inner and outer formers. Fittings to copper waste, vent and anti-syphon pipes, capillary solder fittings and compression fittings shall be an approved type. Capillary solder fittings shall comply with ISO 2016

Copper pipes are to be installed in accordance with the latest revision of the Code of Practice for Copper Plumbing soldering techniques. Flux, solder, etc to be strictly in accordance with the manufacturer's requirements with special attention to copper flux composition

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Section 1 - 1139 Prospect Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

Reducing fittings

Where fittings have reducing ends or branches they are described as "reducing" and only the largest end or branch size is given. Should the contractor wish to use other fittings and bushes or reducers he may do so on the understanding that no claim in this regard will be entertained

Fixing of pipes

Unless specifically otherwise stated, descriptions of pipes shall be deemed to include fixing to walls, etc, casting in, building in or suspending not exceeding 1m below suspension level

Paper wrapping to pipes

Pipes chased into brickwork must be wrapped with two layers of stout brown paper tied with wire. Rates are to include for wrapping around joints and fittings

Disinfection of water pipework

Water pipework is to be disinfected at completion

Petrolatum anti-corrosion tape

Pipes to be taped shall be coated with the appropriate primer and the tape shall be applied in the appropriate widths and with 10% overlaps

Couplings and fittings to pipes shall be taped in strict accordance with the manufacturer's instructions

Prices for wrapping of pipes shall include for all work as described to couplings in the length

Excavations

No claim for rock excavation will be entertained unless the contractor has timeously notified the quantity surveyor thereof prior to backfilling

"Soft rock" and "Hard rock" shall be as defined in "Earthworks"

Carried to Collection

Section 1 - 1139 Prospect Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

Laying, backfilling, bedding, etc of pipes

Pipes shall be laid and bedded in accordance with manufacturers' instructions and trenches shall be carefully backfilled

Where no manufacturers' instructions exist, pipes shall be laid in accordance with the relevant section of SANS 2001

General

Descriptions of cast iron roof outlets shall be deemed to include joints to pipes and casting into concrete (adaptors for joints to PVC pipes, etc are given separately)

Descriptions of overflow pipes where measured in number, shall be deemed to include joints to cisterns and splay cut ends

Descriptions of pipes laid in and including trenches and of inspection chambers, catchpits, etc shall be deemed to include excavation, bedding, backfilling, compaction to a minimum of 95% Mod AASHTO density and disposal of surplus material on site

Descriptions of service pipes and flexible connecting pipes shall be deemed to include connections to taps, cisterns, etc and to steel pipes (adaptors for connections to copper pipes, etc are given separately)

Descriptions of WC pans, slop hoppers, etc shall be deemed to include for joints to soil pipes (pan connectors are separately measured)

As-built drawings

Where required, the contractor shall prepare an updated set of as-built drawings. At completion of the contract the contractor shall hand these drawings to the principal agent for reproducing onto the originals for handing over to the employer (provision for allowance of as-built drawings elsewhere)

RAINWATER DISPOSAL

0,6mm Galvanised sheet steel gutters and rainwater pipes with powder coated finish on outside

37	150 x 100mm Roof gutters with beaded front edge	m	56
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Carried to Collection

Section 1 - 1139 Prospect Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

38	100 x 75mm Rainwater down pipes	m	42
39	Extra over rainwater pipe for bend	No	36
40	Extra over rainwater pipe for shoe	No	12
41	Extra over eaves gutter for angle	No	4
42	Extra over eaves gutter for stop end	No	4
43	Extra over eaves gutter for outlet for 100 x 75mm down pipe	No	12

SANITARY FITTINGS

NOTE: The price for labour, waste, fixing material must include for all sanitary fittings to be sealed next to walls and floors with an appropriate type silicone sealant

"Cobra"

44	"Welcome" close-coupled WC suite comprising pan with double flap heavy duty plastic seat and matching 6 litre cistern (code: 6002194040477) complete with push down top dual flush back inlet, valve's, flush pipe, etc.	No	2
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"Vaal"

45	"Weaver" white vitreous china counter top rectangular washbasin, size 450 x 350mm with one tap hole and integrated overflow	No	2
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WASTE UNIONS ETC

Waste unions for basins, sinks, etc shall comprise of a chromium plated waste union with grating, rubber washers and locknut

Approved

46	Allow the PC amount of R200.00/No nett, delivered to site and excluding VAT for 32mm chromium plated basin waste union (Supply & Delivery)	No	2
47	Labour, waste, fixing material, etc on the above	No	2
48	Profit and attendance on above		

%

Carried to Collection

R

Section 1 - 1139 Prospect Street Housing

**UP Post Doc Houses
Provisional Bills of Quantities**

TRAPS, ETC

Approved

49	Allow the PC amount of R675.00/No nett, delivered to site and excluding VAT for 32mm chromium bottle trap (Supply & Delivery)	No	2	
50	Labour, waste, fixing material, etc on the above	No	2	
51	Profit and attendance on above			%

TAPS, VALVES, ETC

"Cobra Watertech"

52	15mm "Alto" chromium plated round shower head complete with "Cobra" Tubular shower arm, 400mm long	No	3	
53	"Zambezi" chromium plated single lever, single tap hole basin mixer	No	2	

Approved

54	Allow the PC amount of R950.00/No nett, delivered to site and excluding VAT for 15mm chromium plated shower mixer (Supply & Delivery)	No	3	
55	Labour, waste, fixing material, etc on the above	No	3	
56	Profit and attendance on above			%
57	Allow the PC amount of R135.00/No nett, delivered to site and excluding VAT for flexible connector 350mm long (Supply & Delivery)	No	6	
58	Labour, waste, fixing material, etc on the above	No	6	
59	Profit and attendance on above			%

Carried to Collection

Section 1 - 1139 Prospect Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

60	Allow the PC amount of R135.00/No nett, delivered to site and excluding VAT for angle valve 15x15mm (Supply & Delivery)	No	6		
61	Labour, waste, fixing material, etc on the above	No	6		
62	Profit and attendance on above			%	
<u>SANITARY PLUMBING</u>					
<u>Plumbing</u>					
63	Allow to connect new fitting to existing drainage point	No	4		
<u>WATER SUPPLIES</u>					
<u>Water Supply</u>					
64	Allow to connect new fitting to existing cold water point	No	4		
65	Allow to connect new fitting to existing hot water point	No	2		
<u>PAINTWORK</u>					
<u>PREAMBLES</u>					
For preambles refer to "General Preambles for Trades 2017"					
<u>SUPPLEMENTARY PREAMBLES</u>					
<u>Descriptions</u>					
Description of paintwork shall be deemed to include for the preparation of surfaces, including filling, stopping, sanding, priming, of nail heads and screws and for all cutting in					
Carried to Collection				R	
Section 1 - 1139 Prospect Street Housing					

**UP Post Doc Houses
Provisional Bills of Quantities**

Paint specification

All painting shall be done in accordance with "PLASCON" specifications and rates must include for all primers undercoats and final coats.

All contractors and projects to be registered with "Plascon".

PREPARATORY WORK TO EXISTING WORK

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 suitable filler and finished smooth

PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK

ON INTERNAL FLOATED PLASTER SURFACES

Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Double Velvet" paint

66	On internal walls	m2	257	
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Carried to Collection

Section 1 - 1139 Prospect Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

<u>Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one "Plascon Plaster Primer" and two coats "Plascon Kitchens & Bathrooms Interior Matt" paint</u>			
67	On internal walls in bathrooms and kitchens	m2	97
<u>ON EXTERNAL FLOATED PLASTER SURFACES</u>			
<u>Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint</u>			
68	On external walls	m2	211
69	On window cills	m2	8
<u>ON PLASTERBOARD SURFACES</u>			
<u>Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Super Acrylic Polvin" paint</u>			
70	On ceilings and cornices	m2	102
<u>Treat ceilings with 'TFC Mould Buster'. Strip/sand, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Super Acrylic Polvin" paint</u>			
71	On ceilings and cornices in bathrooms and kitchens	m2	32
<u>ON FIBRE-CEMENT BOARD SURFACES</u>			
<u>Strip, wash down with soap solution, fill where necessary with suitable stopping material, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint</u>			
72	On fascias and barge boards	m2	25
<u>ON METAL SURFACES</u>			

Carried to Collection

Section 1 - 1139 Prospect Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

<u>Strip down to bare metal including removing all rust, treat with approved rust inhibitor, prime with "Plascon Epiwash Strontium Chromate Primer" and two coats "Plascon Nuroof Cool" roof paint</u>					
73	On corrugated iron roof sheeting (measured on flat)	m2	202		
<u>Strip down to bare metal, repair frame, treat with approved rust inhibitor, prime with "Plascon Metalcare Metal WB Primer" and two coats "Plascon Super Universal Enamel" paint</u>					
74	On burglars bars (both sides)	m2	47		
<u>ON WOOD SURFACES</u>					
<u>Sand down, wash, repair, service and apply three coats "Woodoc" exterior clear varnish to specification</u>					
75	On doors	m2	14		
76	On door frames	m2	6		
<u>PROVISIONAL SUMS</u>					
<u>Note:</u>					
All cost price items and provisional sums will be net and no Builder's discount will be applicable					
<u>BUILDERS WORK</u>					
<u>Extractor Fans</u>					
77	Allow the amount of R10 000.00 (Ten Thousand Rand) for the supply and installation of extractor fans to bathrooms		Item		10 000.00
78	Profit and attendance on above			%	
<u>Joinery</u>					
79	Allow the amount of R5 000.00 (Five Thousand Rand) to service existing cupboards in Kitchens		Item		5 000.00
80	Profit and attendance on above			%	
Carried to Collection				R	
Section 1 - 1139 Prospect Street Housing					

Vanities, etc.

82	Profit and attendance on above
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10 000.00

84	Profit and attendance on above
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25 000.00

86	Profit and attendance on above
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R

-35-

**UP Post Doc Houses
Provisional Bills of Quantities**

Section 1 - 1139 Prospect Street Housing

COLLECTION

Total Brought Forward from Page No.

**Page
No**

Amount

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

Carried Forward to Summary - Building Works

Section 1 - 1139 Prospect Street Housing

R

Provisional Bills of Quantities

Item No		Quantity	Rate	Amount
<u>SECTION 2 - 1135 PROSPECT STREET HOUSE</u>				
<u>PRELIMINARIES</u>				
<u>PRICING OF PRELIMINARIES</u>				
The Contractor is referred to Bill - PRELIMINARIES FOR ALL SECTIONS for the full descriptions of all the items which will apply equally to the Preliminaries for Section 2				
<u>Preliminaries & General</u>				
1	Category : Fixed	Item		
2	Category : Time	Item		
3	Category : Value	Item		
<u>ALTERATIONS (PROVISIONAL)</u>				
<u>PREAMBLES</u>				
For preambles refer to "General Preambles for Trades 2017"				
<u>SUPPLEMENTARY PREAMBLES</u>				
<u>View site</u>				
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				
Carried to Collection			R	
Section 2 - 1135 Prospect Street Housing				

UP Post Doc Houses
Provisional Bills of Quantities

General

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 tenants in the building and 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

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

With regard to building up of openings in existing walls, cement screeds and pavings, granolithic, 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)

The term "**removing**" shall deem to include for loading, removing from site, cleaning and taking demolished item/rubble to a site located by Contractor

REMOVAL OF EXISTING WORK

Taking out and removing sundry pre-cast concrete work, fittings, etc, setting aside for re-use and later refixing in similar new position

4	Precast concrete panel wall and save panels	m2	31	
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Taking out doors, windows, etc, including thresholds, sills, etc, setting aside for re-use and later refixing in similar new position

5	Single shower door, average size 900 x 2100mm high	No	2	
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Carried to Collection

Section 2 - 1135 Prospect Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

<u>Re-install existing shower doors to openings where removed from previously</u>			
6	Single shower door, average size 900 x 2100mm high	No	2
<u>Existing ironmongery</u>			
7	Service existing ironmongery on doors	No	3
<u>Hacking up/off and removing granolithic, screeds, plaster, etc from concrete or brickwork and preparing surfaces for new screeds, plaster, etc</u>			
8	Internal paint and plaster from walls and prepare for waterproofing	m2	17
<u>Hacking up/off and removing ceramic tile floor and wall finishes including removing mortar bed or backing and preparing concrete or brick surfaces for new screed, plaster or tile finishes</u>			
9	Tiles to walls	m2	13
10	Tiles to floors	m2	2
<u>Taking out and removing piping, sanitary fittings, taps, etc including disconnecting piping from fittings and making good floor and wall finishes (making good tiling and paintwork elsewhere)</u>			
11	Shower - Remove existing shower head and arm only	No	2
<u>PREPARATORY WORK TO EXISTING SURFACES</u>			
<u>Existing roofs</u>			
12	Allow to inspect existing metal roof sheeting including removing all existing waterproofing, fasten all loose bolts and replace bolts where necessary, fasten all roof sheets, ridges, flashings, etc. (waterproofing / sealing and painting measured elsewhere)	m2	180
<u>Existing walls</u>			
13	Hacking face of existing painted and plastered brickwork to receive new tiles	m2	38
Carried to Collection			
Section 2 - 1135 Prospect Street Housing			

R

**UP Post Doc Houses
Provisional Bills of Quantities**

MAKING GOOD OF FINISHES ETC

Making good face brickwork

14	Clean existing face bricks	m2	21	
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SUNDRIES

Budgetary allowance

15	Allow the amount of R5 000.00 (Five Thousand Rand) for work or cost which cannot entirely foreseen, defined or detailed		Item	5 000.00
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WATERPROOFING

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Waterproofing

Waterproofing of roofs, basements, etc shall be laid under a ten year guarantee. Waterproofing to roofs shall be laid to even falls to outlets etc with necessary ridges, hips and valleys. Descriptions of sheet or membrane waterproofing shall be deemed to include additional labour to turn-ups and turn-downs

DAMPPROOFING OF WALLS AND FLOORS

Three coats "Elastocrete P8J OR Materflex 550 OR similar approved" cementitious coating with and including an "Ecofelt" membrane waterproofing system strictly in accordance with the manufacturer's specification

16	On plastered brick walls	m2	36	
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17	On shower floors	m2	2	
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WATERPROOFING TO ROOFS, BASEMENTS, ETC

Carried to Collection

Section 2 - 1135 Prospect Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

<u>Allow to seal existing metal roof sheeting by applying one coat super saturator or duraflex sealant, one layer SBP membrane and two coats waterproofing sealant, laid with 100mm side and 150mm end laps</u>			
18	To all roof bolts, flashings and roof overlaps of existing metal roofs	m2	180
<u>PLASTERING</u>			
<u>PREAMBLES</u>			
For preambles refer to "General Preambles for Trades 2017"			
<u>INTERNAL PLASTER</u>			
<u>Note:</u> Prices for internal plaster to walls to include for cutting of 3mm V-joints for full thickness of plaster at all internal corners including finishing and sealing with an appropriate type silicone sealant to painted walls and an appropriate type acrylic sealant to vinyl/tiled walls			
<u>Cement plaster on brickwork</u>			
19	On existing walls in patches (Provisional)	m2	26
<u>EXTERNAL PLASTER</u>			
<u>Cement plaster on brickwork</u>			
20	On existing walls in patches (Provisional)	m2	16
21	On existing narrow widths (Provisional)	m2	1
<u>TILING</u>			
<u>PREAMBLES</u>			
For preambles refer to "General Preambles for Trades 2017"			
<u>SUPPLEMENTARY PREAMBLES</u>			
Carried to Collection			
Section 2 - 1135 Prospect Street Housing			

R

UP Post Doc Houses
Provisional Bills of Quantities

Fixing

Unless described as "fixed with adhesive to plaster (plaster elsewhere)" descriptions of tiling on brick or concrete walls, columns, etc shall be deemed to include 1:4 cement plaster backing and descriptions of tiling on concrete floors etc shall be deemed to include 1:3 plaster bedding

Tiling described as "fixed with adhesive on power floated concrete" shall be deemed to include for approved tiling key-coat

Ceramic, porcelain, marble and granite tiles are to be fixed and grouted with suitable adhesives and grouts as recommended by the manufacturer of the tiles

WALL TILING

NOTE: The prices for the tiles must include for the forming of sufficient movement joints

Wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to plaster (plaster elsewhere) and flush pointed with approved waterproof jointing compound

22	On bathroom walls	m2	32
23	Labour, waste, fixing material, etc on the above	m2	32
24	Profit and attendance on the above	m2	32

Shower wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to waterproofing (measured elsewhere) to plaster (elsewhere) and flush pointed with approved waterproof jointing compound

25	On shower walls	m2	19
26	Labour, waste, fixing material, etc on the above	m2	19
27	Profit and attendance on the above	m2	19

FLOOR TILING

NOTE: The prices for the tiles must include for the forming of sufficient movement joints as per above mentioned specification

Carried to Collection

Section 2 - 1135 Prospect Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

NOTE: The price for labour, waste, fixing material must include for all skirtings to be sealed next to walls and floors with an appropriate type silicone sealant

Showers floor tiles (PC amount of R850.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to waterproofing (elsewhere) on screed (elsewhere) and flush pointed with approved waterproof jointing compound

28	On shower floors	m2	2
29	Labour, waste, fixing material, etc on the above	m2	2
30	Profit and attendance on the above	m2	2

PLUMBING AND DRAINAGE

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

RAINWATER DISPOSAL

0,6mm Galvanised sheet steel gutters and rainwater pipes with powder coated finish on outside

31	150 x 100mm Roof gutters with beaded front edge	m	54
32	100 x 75mm Rainwater down pipes	m	35
33	Extra over rainwater pipe for bend	No	30
34	Extra over rainwater pipe for shoe	No	10
35	Extra over eaves gutter for angle	No	4
36	Extra over eaves gutter for stop end	No	4
37	Extra over eaves gutter for outlet for 100 x 75mm down pipe	No	10

TAPS, VALVES, ETC

Carried to Collection

Section 2 - 1135 Prospect Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

38	<p><u>"Cobra Watertech"</u></p> <p>15mm "Alto" chromium plated round shower head complete with "Cobra" Tubular shower arm, 400mm long</p> <p style="text-align: right;">No</p> <p><u>PAINTWORK</u></p> <p><u>PREAMBLES</u></p> <p>For preambles refer to "General Preambles for Trades 2017"</p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Descriptions</u></p> <p>Description of paintwork shall be deemed to include for the preparation of surfaces, including filling, stopping, sanding, priming, of nail heads and screws and for all cutting in</p> <p><u>Paint specification</u></p> <p>All painting shall be done in accordance with "PLASCON" specifications and rates must include for all primers undercoats and final coats.</p> <p>All contractors and projects to be registered with "Plascon".</p> <p><u>PREPARATORY WORK TO EXISTING WORK</u></p> <p><u>Previously painted plastered surfaces</u></p> <p>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</p> <p><u>Previously painted metal surfaces</u></p> <p>Surfaces shall be thoroughly rubbed and cleaned down. Blistered or peeling paint shall be completely removed down to bare metal</p>	2		
	<p style="text-align: right;">Carried to Collection</p> <p>Section 2 - 1135 Prospect Street Housing</p>		R	

**UP Post Doc Houses
Provisional Bills of Quantities**

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 suitable filler and finished smooth

PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK

ON INTERNAL FLOATED PLASTER SURFACES

Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Double Velvet" paint

39	On internal walls	m2	67
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Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Kitchens & Bathrooms Interior Matt" paint

40	On internal walls in bathrooms and kitchens	m2	40
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ON EXTERNAL FLOATED PLASTER SURFACES

Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint

41	On external walls	m2	176
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42	On window cills	m2	10
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ON PLASTERBOARD SURFACES

Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Super Acrylic Polvin" paint

43	On ceilings and cornices	m2	17
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Carried to Collection

Section 2 - 1135 Prospect Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

	<u>Treat ceilings with 'TFC Mould Buster'. Strip/sand, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Super Acrylic Polvin" paint</u>		
44	On ceilings and cornices in bathrooms and kitchens	m2	17
	<u>ON FIBRE-CEMENT BOARD SURFACES</u>		
	<u>Strip, wash down with soap solution, fill where necessary with suitable stopping material, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint</u>		
45	On fascias and barge boards	m2	24
	<u>ON METAL SURFACES</u>		
	<u>Strip down to bare metal including removing all rust, treat with approved rust inhibitor, prime with "Plascon Epiwash Strontium Chromate Primer" and two coats "Plascon Nuroof Cool" roof paint</u>		
46	On corrugated iron roof sheeting (measured on flat)	m2	180
	<u>Strip down to bare metal, repair frame, treat with approved rust inhibitor, prime with "Plascon Metalcare Metal WB Primer" and two coats "Plascon Super Universal Enamel" paint</u>		
47	On door frames	m2	13
48	On burglars bars (both sides)	m2	77
	<u>ON WOOD SURFACES</u>		
	<u>Strip/sand, wash down with soap solution, fill where necessary with suitable stopping material, spot prime and rub down, apply one coat "Plascon Wood Primer" and two coats "Plascon Super Universal Enamel" paint</u>		
49	On doors	m2	44

Carried to Collection

Section 2 - 1135 Prospect Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

Sand down, wash, repair, service and apply three coats "Woodoc" exterior clear varnish to specification

50	On doors	m2	12
51	On door frames	m2	5

PROVISIONAL SUMS

Note:

All cost price items and provisional sums will be net and no Builder's discount will be applicable

BUILDERS WORK

Extractor Fans

52	Allow the amount of R8 000.00 (Eight Thousand Rand) for the supply and installation of extractor fans to bathrooms	Item		8 000.00
53	Profit and attendance on above		%	

Joinery

54	Allow the amount of R5 000.00 (Five Thousand Rand) to service existing cupboards in Kitchens	Item		5 000.00
55	Profit and attendance on above		%	

Carried to Collection

Section 2 - 1135 Prospect Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

Section 2 - 1135 Prospect Street Housing

COLLECTION

Total Brought Forward from Page No.

**Page
No**

Amount

37

38

39

40

41

42

43

44

45

46

47

Carried Forward to Summary - Building Works

Section 2 - 1135 Prospect Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

Item No		Quantity	Rate	Amount
	<u>SECTION 3 - 525 GROSVENOR STREET HOUSE</u>			
	<u>PRELIMINARIES</u>			
	<u>PRICING OF PRELIMINARIES</u>			
	The Contractor is referred to Bill - PRELIMINARIES FOR ALL SECTIONS for the full descriptions of all the items which will apply equally to the Preliminaries for Section 3			
	<u>Preliminaries & General</u>			
	<u>SUMMARY OF CATEGORIES</u>			
1	Category : Fixed	Item		
2	Category : Time	Item		
3	Category : Value	Item		
	<u>ALTERATIONS (PROVISIONAL)</u>			
	<u>PREAMBLES</u>			
	For preambles refer to "General Preambles for Trades 2017"			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<u>View site</u>			
	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			
	Carried to Collection		R	
	Section 3 - 525 Grosvenor Street Housing			

UP Post Doc Houses
Provisional Bills of Quantities

General

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 tenants in the building and 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

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

With regard to building up of openings in existing walls, cement screeds and pavings, granolithic, 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)

The term **"removing"** shall deem to include for loading, removing from site, cleaning and taking demolished item/rubble to a site located by Contractor

REMOVAL OF EXISTING WORK

Taking out doors, windows, etc, including thresholds, sills, etc, setting aside for re-use and later refixing in similar new position

4	Single shower door, average size 900 x 2100mm high	No	2
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Re-install existing shower doors to openings where removed from previously

5	Single shower door, average size 900 x 2100mm high	No	2
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Carried to Collection

Section 3 - 525 Grosvenor Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

<u>Taking out/off and removing glass and mirrors</u>					
6	Remove putty from windows and replace with new	m2	16		
<u>Existing ironmongery</u>					
7	Service existing ironmongery on doors	No	2		
8	Service existing ironmongery on windows	No	10		
<u>Hacking up/off and removing granolithic, screeds, plaster, etc from concrete or brickwork and preparing surfaces for new screeds, plaster, etc</u>					
9	Internal paint and plaster from walls and prepare for waterproofing	m2	18		
<u>Hacking up/off and removing ceramic tile floor and wall finishes including removing mortar bed or backing and preparing concrete or brick surfaces for new screed, plaster or tile finishes</u>					
10	Tiles to walls	m2	17		
11	Tiles to floors	m2	2		
<u>Taking out and removing piping, sanitary fittings, taps, etc including disconnecting piping from fittings and making good floor and wall finishes (making good tiling and paintwork elsewhere)</u>					
12	Shower - Remove existing shower head and arm only	No	2		
<u>PREPARATORY WORK TO EXISTING SURFACES</u>					
<u>Existing roofs</u>					
13	Allow to inspect existing metal roof sheeting including removing all existing waterproofing, fasten all loose bolts and replace bolts where necessary, fasten all roof sheets, ridges, flashings, etc. (waterproofing / sealing and painting measured elsewhere)	m2	116		
<u>Existing walls</u>					
14	Hacking face of existing painted and plastered brickwork to receive new tiles	m2	14		
Carried to Collection				R	
Section 3 - 525 Grosvenor Street Housing					

**UP Post Doc Houses
Provisional Bills of Quantities**

SUNDRIES

Budgetary allowance

15	Allow the amount of R5 000.00 (Five Thousand Rand) for work or cost which cannot entirely foreseen, defined or detailed		Item	5 000.00
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WATERPROOFING

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Waterproofing

Waterproofing of roofs, basements, etc shall be laid under a ten year guarantee. Waterproofing to roofs shall be laid to even falls to outlets etc with necessary ridges, hips and valleys. Descriptions of sheet or membrane waterproofing shall be deemed to include additional labour to turn-ups and turn-downs

DAMPPROOFING OF WALLS AND FLOORS

Three coats "Elastocrete P8J OR Materflex 550 OR similar approved" cementitious coating with and including an "Ecofelt" membrane waterproofing system strictly in accordance with the manufacturer's specification

16	On plastered brick walls	m2	43	
17	On shower floors	m2	2	

WATERPROOFING TO ROOFS, BASEMENTS, ETC

Allow to seal existing metal roof sheeting by applying one coat super saturator or duraflex sealant, one layer SBP membrane and two coats waterproofing sealant, laid with 100mm side and 150mm end laps

18	To all roof bolts, flashings and roof overlaps of existing metal roofs	m2	116	
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Carried to Collection

Section 3 - 525 Grosvenor Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

PLASTERING

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

INTERNAL PLASTER

Note: Prices for internal plaster to walls to include for cutting of 3mm V-joints for full thickness of plaster at all internal corners including finishing and sealing with an appropriate type silicone sealant to painted walls and an appropriate type acrylic sealant to vinyl/tiled walls

Cement plaster on brickwork

19	On existing walls in patches (Provisional)	m2	23
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EXTERNAL PLASTER

Cement plaster on brickwork

20	On existing walls in patches (Provisional)	m2	14
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21	On existing narrow widths (Provisional)	m2	1
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TILING

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Fixing

Unless described as "fixed with adhesive to plaster (plaster elsewhere)" descriptions of tiling on brick or concrete walls, columns, etc shall be deemed to include 1:4 cement plaster backing and descriptions of tiling on concrete floors etc shall be deemed to include 1:3 plaster bedding

Carried to Collection

Section 3 - 525 Grosvenor Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

Tiling described as "fixed with adhesive on power floated concrete" shall be deemed to include for approved tiling key-coat

Ceramic, porcelain, marble and granite tiles are to be fixed and grouted with suitable adhesives and grouts as recommended by the manufacturer of the tiles

WALL TILING

NOTE: The prices for the tiles must include for the forming of sufficient movement joints

Wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to plaster (plaster elsewhere) and flush pointed with approved waterproof jointing compound

22	On kitchen walls	m2	6
23	Labour, waste, fixing material, etc on the above	m2	6
24	Profit and attendance on the above	m2	6

Shower wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to waterproofing (measured elsewhere) to plaster (elsewhere) and flush pointed with approved waterproof jointing compound

25	On shower walls	m2	25
26	Labour, waste, fixing material, etc on the above	m2	25
27	Profit and attendance on the above	m2	25

FLOOR TILING

NOTE: The prices for the tiles must include for the forming of sufficient movement joints as per above mentioned specification

NOTE: The price for labour, waste, fixing material must include for all skirtings to be sealed next to walls and floors with an appropriate type silicone sealant

Carried to Collection

Section 3 - 525 Grosvenor Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

Shower floor tiles (PC amount of R850.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to waterproofing (elsewhere) on screed (elsewhere) and flush pointed with approved waterproof jointing compound

28	On shower floors	m2	2
29	Labour, waste, fixing material, etc on the above	m2	2
30	Profit and attendance on the above	m2	2

PLUMBING AND DRAINAGE

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

RAINWATER DISPOSAL

0.6mm Galvanised sheet steel gutters and rainwater pipes with powder coated finish on outside

31	150 x 100mm Roof gutters with beaded front edge	m	47
32	100 x 75mm Rainwater down pipes	m	46
33	Extra over rainwater pipe for bend	No	36
34	Extra over rainwater pipe for shoe	No	12
35	Extra over eaves gutter for angle	No	6
36	Extra over eaves gutter for stop end	No	6
37	Extra over eaves gutter for outlet for 100 x 75mm down pipe	No	12

TAPS, VALVES, ETC

"Cobra Watertech"

38	15mm "Alto" chromium plated round shower head complete with "Cobra" Tubular shower arm, 400mm long	No	2
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Carried to Collection

Section 3 - 525 Grosvenor Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

GLAZING

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

GLAZING TO STEEL WITH PUTTY

4mm Clear glass

39	In panes	m2	2	
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PAINTWORK

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Descriptions

Description of paintwork shall be deemed to include for the preparation of surfaces, including filling, stopping, sanding, priming, of nail heads and screws and for all cutting in

Paint specification

All painting shall be done in accordance with "PLASCON" specifications and rates must include for all primers undercoats and final coats.

All contractors and projects to be registered with "Plascon".

PREPARATORY WORK TO EXISTING WORK

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

Carried to Collection

Section 3 - 525 Grosvenor Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

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 suitable filler and finished smooth

PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK

ON INTERNAL FLOATED PLASTER SURFACES

Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Double Velvet" paint

40	On internal walls	m2	34
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Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one "Plascon Plaster Primer" and two coats "Plascon Kitchens & Bathrooms Interior Matt" paint

41	On internal walls in bathrooms and kitchens	m2	32
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ON EXTERNAL FLOATED PLASTER SURFACES

Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint

42	On external walls	m2	147
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43	On window cills	m2	7
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ON PLASTERBOARD SURFACES

Carried to Collection

Section 3 - 525 Grosvenor Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

	<u>Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Super Acrylic Polvin" paint</u>		
44	On ceilings and cornices	m2	52
	<u>Treat ceilings with 'TFC Mould Buster'. Strip/sand, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Super Acrylic Polvin" paint</u>		
45	On ceilings and cornices in bathrooms and kitchens	m2	32
	<u>ON FIBRE-CEMENT BOARD SURFACES</u>		
	<u>Strip, wash down with soap solution, fill where necessary with suitable stopping material, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint</u>		
46	On fascias and barge boards	m2	21
	<u>ON METAL SURFACES</u>		
	<u>Strip down to bare metal including removing all rust, treat with approved rust inhibitor, prime with "Plascon Epiwash Strontium Chromate Primer" and two coats "Plascon Nuroof Cool" roof paint</u>		
47	On corrugated iron roof sheeting (measured on flat)	m2	116
	<u>Strip down to bare metal, repair frame, treat with approved rust inhibitor, prime with "Plascon Metalcare Metal WB Primer" and two coats "Plascon Super Universal Enamel" paint</u>		
48	On windows	m2	32
49	On burglars bars (both sides)	m2	32

ON WOOD SURFACES

Carried to Collection

Section 3 - 525 Grosvenor Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

Sand down, wash, repair, service and apply three coats "Woodoc" exterior clear varnish to specification

50	On doors	m2	7
51	On door frames	m2	3

PROVISIONAL SUMS

Note:

All cost price items and provisional sums will be net and no Builder's discount will be applicable

BUILDERS WORK

Extractor Fans

52	Allow the amount of R8 000.00 (Eight Thousand Rand) for the supply and installation of extractor fans to bathrooms	Item	8 000.00
53	Profit and attendance on above	%	

Joinery

54	Allow the amount of R5 000.00 (Five Thousand Rand) to service existing cupboards in Kitchens	Item	5 000.00
55	Profit and attendance on above	%	

Vanities, etc.

56	Allow the amount of R4 000.00 (Four Thousand Rand) for the supply and installation of vanities to bathrooms	Item	4 000.00
57	Profit and attendance on above	%	

Carried to Collection

Section 3 - 525 Grosvenor Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

Section 3 - 525 Grosvenor Street Housing

COLLECTION

Total Brought Forward from Page No.

**Page
No**

Amount

49

50

51

52

53

54

55

56

57

58

59

Carried Forward to Summary - Building Works

Section 3 - 525 Grosvenor Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

General

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 tenants in the building and 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

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

With regard to building up of openings in existing walls, cement screeds and pavings, granolithic, 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)

The term "**removing**" shall deem to include for loading, removing from site, cleaning and taking demolished item/rubble to a site located by Contractor

REMOVAL OF EXISTING WORK

Taking out doors, windows, etc, including thresholds, sills, etc, setting aside for re-use and later refixing in similar new position

4	Single shower door, average size 900 x 2100mm high	No	3
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Re-install existing shower doors to openings where removed from previously

5	Single shower door, average size 900 x 2100mm high	No	3
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Carried to Collection

Section 4 - 533 Grosvenor Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

<u>Taking out/off and removing glass and mirrors</u>			
6	Remove putty from windows and replace with new	m2	24
<u>Existing ironmongery</u>			
7	Service existing ironmongery on doors	No	3
8	Service existing ironmongery on windows	No	13
<u>Hacking up/off and removing granolithic, screeds, plaster, etc from concrete or brickwork and preparing surfaces for new screeds, plaster, etc</u>			
9	Internal paint and plaster from walls and prepare for waterproofing	m2	12
<u>Hacking up/off and removing ceramic tile floor and wall finishes including removing mortar bed or backing and preparing concrete or brick surfaces for new screed, plaster or tile finishes</u>			
10	Tiles to walls	m2	22
11	Tiles to floors	m2	7
<u>Taking out and removing piping, sanitary fittings, taps, etc including disconnecting piping from fittings and making good floor and wall finishes (making good tiling and paintwork elsewhere)</u>			
12	Shower - Remove existing shower head and arm only	No	3
<u>PREPARATORY WORK TO EXISTING SURFACES</u>			
<u>Existing roofs</u>			
13	Allow to inspect existing metal roof sheeting including removing all existing waterproofing, fasten all loose bolts and replace bolts where necessary, fasten all roof sheets, ridges, flashings, etc. (waterproofing / sealing and painting measured elsewhere)	m2	180
<u>Existing walls</u>			
14	Hacking face of existing painted and plastered brickwork to receive new tiles	m2	24
Carried to Collection			
Section 4 - 533 Grosvenor Street Housing			

R

**UP Post Doc Houses
Provisional Bills of Quantities**

SUNDRIES

Sundries

15 Sand timber windows

m2

4

Budgetary allowance

16 Allow the amount of R5 000.00 (Five Thousand Rand) for work or cost which cannot entirely foreseen, defined or detailed

Item

5 000.00

WATERPROOFING

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Waterproofing

Waterproofing of roofs, basements, etc shall be laid under a ten year guarantee. Waterproofing to roofs shall be laid to even falls to outlets etc with necessary ridges, hips and valleys. Descriptions of sheet or membrane waterproofing shall be deemed to include additional labour to turn-ups and turn-downs

DAMPPROOFING OF WALLS AND FLOORS

Three coats "Elastocrete P8J OR Materflex 550 OR similar approved" cementitious coating with and including an "Ecofelt" membrane waterproofing system strictly in accordance with the manufacturer's specification

17 On plastered brick walls

m2

44

18 On shower floors

m2

7

WATERPROOFING TO ROOFS, BASEMENTS, ETC

Carried to Collection

Section 4 - 533 Grosvenor Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

Allow to seal existing metal roof sheeting by applying one coat super saturator or duraflex sealant, one layer SBP membrane and two coats waterproofing sealant, laid with 100mm side and 150mm end laps

19	To all roof bolts, flashings and roof overlaps of existing metal roofs	m2	180
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FLOOR COVERINGS, WALL LININGS, ETC

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Fixing

Floor coverings, wall linings, etc shall, where applicable, be fixed with adhesive as recommended by the manufacturers of the flooring, linings, etc

FLOOR COVERINGS

"Wanabiwood lperform 70" heterogeneous vinyl floor sheeting (Colour: TBC) with welded joints fixed with approved adhesive to a screed (screed elsewhere) floor, laid according to manufacturer's instructions

20	On floors	m2	9
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21	Turn-ups over to and including coves and up against wall not exceeding 500mm girth	m	11
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PLASTERING

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SCREEDS

Carried to Collection

Section 4 - 533 Grosvenor Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

Screeds on concrete

22	25mm Thick on floors and landings	m2	9	
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INTERNAL PLASTER

Note: Prices for internal plaster to walls to include for cutting of 3mm V-joints for full thickness of plaster at all internal corners including finishing and sealing with an appropriate type silicone sealant to painted walls and an appropriate type acrylic sealant to vinyl/tiled walls

Cement plaster on brickwork

23	On existing walls in patches (Provisional)	m2	51	
24	On existing narrow widths (Provisional)	m2	11	

EXTERNAL PLASTER

Cement plaster on brickwork

25	On existing walls in patches (Provisional)	m2	17	
26	On existing narrow widths (Provisional)	m2	1	

TILING

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Fixing

Unless described as "fixed with adhesive to plaster (plaster elsewhere)" descriptions of tiling on brick or concrete walls, columns, etc shall be deemed to include 1:4 cement plaster backing and descriptions of tiling on concrete floors etc shall be deemed to include 1:3 plaster bedding

Tiling described as "fixed with adhesive on power floated concrete" shall be deemed to include for approved tiling key-coat

Carried to Collection

Section 4 - 533 Grosvenor Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

Ceramic, porcelain, marble and granite tiles are to be fixed and grouted with suitable adhesives and grouts as recommended by the manufacturer of the tiles

WALL TILING

NOTE: The prices for the tiles must include for the forming of sufficient movement joints

Wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to plaster (plaster elsewhere) and flush pointed with approved waterproof jointing compound

27	On bathroom walls	m2	13
28	Labour, waste, fixing material, etc on the above	m2	13
29	Profit and attendance on the above	m2	13

Shower wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to waterproofing (measured elsewhere) to plaster (elsewhere) and flush pointed with approved waterproof jointing compound

30	On shower walls	m2	32
31	Labour, waste, fixing material, etc on the above	m2	32
32	Profit and attendance on the above	m2	32

FLOOR TILING

NOTE: The prices for the tiles must include for the forming of sufficient movement joints as per above mentioned specification

NOTE: The price for labour, waste, fixing material must include for all skirtings to be sealed next to walls and floors with an appropriate type silicone sealant

Carried to Collection

Section 4 - 533 Grosvenor Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

Shower floor tiles (PC amount of R850.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to waterproofing (elsewhere) on screed (elsewhere) and flush pointed with approved waterproof jointing compound

33	On shower floors	m2	7
34	Labour, waste, fixing material, etc on the above	m2	7
35	Profit and attendance on the above	m2	7

PLUMBING AND DRAINAGE

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

RAINWATER DISPOSAL

0.6mm Galvanised sheet steel gutters and rainwater pipes with powder coated finish on outside

36	150 x 100mm Roof gutters with beaded front edge	m	11
37	100 x 75mm Rainwater down pipes	m	10
38	Extra over rainwater pipe for bend	No	6
39	Extra over rainwater pipe for shoe	No	2
40	Extra over eaves gutter for outlet for 100 x 75mm down pipe	No	2

TAPS, VALVES, ETC

"Cobra Watertech"

41	15mm "Alto" chromium plated round shower head complete with "Cobra" Tubular shower arm, 400mm long	No	3
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GLAZING

Carried to Collection

Section 4 - 533 Grosvenor Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

GLAZING TO STEEL WITH PUTTY

4mm Clear glass

42	In panes	m2	2	
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PAINTWORK

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Descriptions

Description of paintwork shall be deemed to include for the preparation of surfaces, including filling, stopping, sanding, priming, of nail heads and screws and for all cutting in

Paint specification

All painting shall be done in accordance with "PLASCON" specifications and rates must include for all primers undercoats and final coats.

All contractors and projects to be registered with "Plascon".

PREPARATORY WORK TO EXISTING WORK

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

Carried to Collection

Section 4 - 533 Grosvenor Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

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 suitable filler and finished smooth

PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK

ON INTERNAL FLOATED PLASTER SURFACES

Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Double Velvet" paint

43	On internal walls	m2	381	
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Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one "Plascon Plaster Primer" and two coats "Plascon Kitchens & Bathrooms Interior Matt" paint

44	On internal walls in bathrooms and kitchens	m2	30	
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ON EXTERNAL FLOATED PLASTER SURFACES

Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint

45	On external walls	m2	178	
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46	On window cills	m2	10	
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ON PLASTERBOARD SURFACES

Carried to Collection

Section 4 - 533 Grosvenor Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

	<u>Treat ceilings with 'TFC Mould Buster'. Strip/sand, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Super Acrylic Polvin" paint</u>		
47	On ceilings and cornices in bathrooms and kitchens	m2	9
	<u>ON FIBRE-CEMENT BOARD SURFACES</u>		
	<u>Strip, wash down with soap solution, fill where necessary with suitable stopping material, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint</u>		
48	On fascias and barge boards	m2	25
	<u>ON METAL SURFACES</u>		
	<u>Strip down to bare metal including removing all rust, treat with approved rust inhibitor, prime with "Plascon Epiwash Strontium Chromate Primer" and two coats "Plascon Nuroof Cool" roof paint</u>		
49	On corrugated iron roof sheeting (measured on flat)	m2	180
	<u>Strip down to bare metal, repair frame, treat with approved rust inhibitor, prime with "Plascon Metalcare Metal WB Primer" and two coats "Plascon Super Universal Enamel" paint</u>		
50	On windows	m2	44
51	On burglars bars, gates, etc. (both sides)	m2	48
52	Eaves gutters not exceeding 300mm girth	m	56
53	Rainwater downpipes not exceeding 300mm girth	m	48
	<u>ON WOOD SURFACES</u>		
	<u>Sand down, wash, repair, service and apply three coats "Woodoc" exterior clear varnish to specification</u>		
54	On windows	m2	4
55	On doors	m2	10

Carried to Collection

Section 4 - 533 Grosvenor Street Housing

R

56	On door frames	m2	5		
<p><u>PROVISIONAL SUMS</u></p> <p><u>Note:</u></p> <p>All cost price items and provisional sums will be net and no Builder's discount will be applicable</p> <p><u>BUILDERS WORK</u></p> <p><u>Extractor Fans</u></p>					
57	Allow the amount of R5 000.00 (Five Thousand Rand) for the supply and installation of extractor fans to bathrooms		Item		5 000.00
58	Profit and attendance on above			%	
<p><u>Existing Timber Floor</u></p>					
59	Allow the amount of R10 000.00 (Ten Thousand Rand) to repair existing sagged timber floor by specialist		Item		10 000.00
60	Profit and attendance on above			%	
				R	
<p align="right">Carried to Collection</p>					
<p>Section 4 - 533 Grosvenor Street Housing</p>					

**UP Post Doc Houses
Provisional Bills of Quantities**

Section 4 - 533 Grosvenor Street Housing

COLLECTION

Total Brought Forward from Page No.

**Page
No**

Amount

61

62

63

64

65

66

67

68

69

70

71

72

Carried Forward to Summary - Building Works

Section 4 - 533 Grosvenor Street Housing

R

Provisional Bills of Quantities

Item No		Quantity	Rate	Amount
<u>SECTION 5 - 1220 SOUTH STREET HOUSE</u>				
<u>PRELIMINARIES</u>				
<u>PRICING OF PRELIMINARIES</u>				
The Contractor is referred to Bill - PRELIMINARIES FOR ALL SECTIONS for the full descriptions of all the items which will apply equally to the Preliminaries for Section 5				
<u>Preliminaries & General</u>				
1	Category : Fixed	Item		
2	Category : Time	Item		
3	Category : Value	Item		
<u>ALTERATIONS (PROVISIONAL)</u>				
<u>PREAMBLES</u>				
For preambles refer to "General Preambles for Trades 2017"				
<u>SUPPLEMENTARY PREAMBLES</u>				
<u>View site</u>				
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				
Carried to Collection			R	
Section 5 - 1220 South Street Housing				

**UP Post Doc Houses
Provisional Bills of Quantities**

General

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 tenants in the building and 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

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

With regard to building up of openings in existing walls, cement screeds and pavings, granolithic, 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)

The term **"removing"** shall deem to include for loading, removing from site, cleaning and taking demolished item/rubble to a site located by Contractor

REMOVAL OF EXISTING WORK

Taking out doors, windows, etc, including thresholds, sills, etc, setting aside for re-use and later refixing in similar new position

4	Single shower door, average size 900 x 2100mm high	No	4	
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Re-install existing shower doors to openings where removed from previously

5	Single shower door, average size 900 x 2100mm high	No	4	
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Carried to Collection

Section 5 - 1220 South Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

<u>Taking out/off and removing glass and mirrors</u>			
6	Remove putty from windows and replace with new	m2	41
<u>Existing ironmongery</u>			
7	Service existing ironmongery on doors	No	3
8	Service existing ironmongery on windows	No	28
<u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc</u>			
9	Timber trusses and purlins, ceilings and cornices, eaves soffit covering, fascias, barge boards, gutters and rainwater pipes (Asbestos roof covering to be removed by specialist)	m2	113
<u>Hacking up/off and removing ceramic tile floor and wall finishes including removing mortar bed or backing and preparing concrete or brick surfaces for new screed, plaster or tile finishes</u>			
10	Tiles to walls	m2	37
11	Tiles to floors	m2	6
<u>Taking out and removing piping, sanitary fittings, taps, etc including disconnecting piping from fittings and making good floor and wall finishes (making good tiling and paintwork elsewhere)</u>			
12	Shower - Remove existing shower head and arm only	No	4
<u>PREPARATORY WORK TO EXISTING SURFACES</u>			
<u>Existing roofs</u>			
13	Allow to inspect existing metal roof sheeting including removing all existing waterproofing, fasten all loose bolts and replace bolts where necessary, fasten all roof sheets, ridges, flashings, etc. (waterproofing / sealing and painting measured elsewhere)	m2	158
<u>Existing walls</u>			
14	Hacking face of existing painted and plastered brickwork to receive new tiles	m2	48
Carried to Collection			
Section 5 - 1220 South Street Housing			

R

**UP Post Doc Houses
Provisional Bills of Quantities**

Pointing

Descriptions of recessed pointing to fair face brickwork and face brickwork shall be deemed to include square recessed, hollow recessed, weathered pointing, etc

Samples

Samples of all masonry building units, except those for walls described as "load bearing", shall consist of a minimum of 6 units. Samples of building units to be used in walls described as "load bearing" shall consist of 30 units from every 30 000 units delivered to site

BRICKWORK SUNDRIES

Repair work to cracks in walls

- | | |
|----|---|
| 17 | <p>Allow to fix crack in plastered brick walls by removing plaster 150mm wide on both sides of crack, cutting the crack 10mm wide x 30mm deep, cleaning the joint and filling it with 'SikaGrout-212' and then shotfix plaster chicken wire over exposed bricks and plaster and paint (Refer to "Specification for Repair of Cracks in Masonry - 2. Plastered Brick Walls" attached to the back of these bills of quantities) (Provisional)</p> |
|----|---|

m

4

WATERPROOFING

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Waterproofing

Waterproofing of roofs, basements, etc shall be laid under a ten year guarantee. Waterproofing to roofs shall be laid to even falls to outlets etc with necessary ridges, hips and valleys. Descriptions of sheet or membrane waterproofing shall be deemed to include additional labour to turn-ups and turn-downs

DAMPPROOFING OF WALLS AND FLOORS

Carried to Collection

Section 5 - 1220 South Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

<u>Three coats "Elastocrete P8J OR Materflex 550 OR similar approved" cementitious coating with and including an "Ecofelt" membrane waterproofing system strictly in accordance with the manufacturer's specification</u>			
18	On plastered brick walls	m2	55
19	On shower floors	m2	6

WATERPROOFING TO ROOFS, BASEMENTS, ETC

Allow to seal existing metal roof sheeting by applying one coat super saturator or duraflex sealant, one layer SBP membrane and two coats waterproofing sealant, laid with 100mm side and 150mm end laps

20	To all roof bolts, flashings and roof overlaps of existing metal roofs	m2	158
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ROOF COVERINGS ETC

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Straight cutting

Descriptions of all roof coverings are deemed to include for all straight cutting

Guarantee

The roof covering and cladding is to be carried out strictly in accordance with the manufacturer's instruction. On completion the roof covering and accessories are to be inspected by the Manufacturer who is to provide a 5 year guarantee against defective materials and faulty workmanship

The roof is to be guaranteed weather tight for a period of 5 years period, calculated from the handed over date of the completed project

Carried to Collection

Section 5 - 1220 South Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

PROFILED METAL SHEETING AND ACCESSORIES

0.6mm Z275 spelter galvanised corrugated steel sheets with "Chromadeck" finish of approved standard colour on one side and standard grey backing finish on reverse side, fixed to timber purlins

21	Roof covering with pitch not exceeding 25 degrees	m2	135
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0.6mm Z275 spelter galvanised steel sheets accessories to preceding roof covering with "Chromadeck" finish of approved standard colour on one side and standard grey backing finish on reverse side

22	Headwall flashings 308mm girth	m	21
23	Counter flashing 185mm girth	m	21
24	Side wall flashing 308mm	m	20
25	Stepped counter flashing 185mm girth	m	20
26	Serrated closers to ridges, hips, valleys, headwalls, etc	m	62

CARPENTRY AND JOINERY

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Joinery

Descriptions of frames shall be deemed to include frames, transoms, mullions, rails, etc

Descriptions of hardwood joinery shall be deemed to include pelleting of bolt holes

Carried to Collection

Section 5 - 1220 South Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

Fixing

Items described as "nailed" shall be deemed to be fixed with hardened steel nails or shot pins to brickwork or concrete

Items described as "plugged" shall be deemed to be the countersunk screwing to and including plastic plugs in brickwork or concrete

EAVES, VERGES, ETC

"MD Nutec" pressed nutec-cement

27	12 x 225mm Fascias and barge boards including galvanised steel H-profile jointing strips	m	58
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CEILINGS, PARTITIONS AND ACCESS FLOORING

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Fixing

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

Ceilings

Unless otherwise described ceilings shall be deemed to be horizontal

CEILING TIMBERS, BEADS, INSULATION, ETC

"Aerolite" or similar approved insulation

28	135mm Insulation in blanket form closely fitted and laid on top of branderling between roof timbers etc	m2	135
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Carried to Collection

Section 5 - 1220 South Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

NAILED UP CEILINGS

**6mm "Nutec" Fibre-cement plain ceiling boards with
H-profile galvanised steel jointing strips**

29	Ceilings including 38 x 38mm sawn softwood brandering at 600mm centre	m2	98
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"Nucornice" paper covered polystyrene cornices

NOTE: The price for cornices must include for all
cornices to painted wall to be sealed with an
appropriate type acrylic sealant and all
cornices to tiled wall to be sealed with an
appropriate type silicone sealant

30	75mm Coved cornices	m	112
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PLASTERING

PREAMBLES

For preambles refer to "General Preambles for Trades
2017"

EXTERNAL PLASTER

Cement plaster on brickwork

31	On existing walls in patches (Provisional)	m2	48
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32	On existing narrow widths (Provisional)	m2	2
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TILING

PREAMBLES

For preambles refer to "General Preambles for Trades
2017"

SUPPLEMENTARY PREAMBLES

Carried to Collection

Section 5 - 1220 South Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

Fixing

Unless described as "fixed with adhesive to plaster (plaster elsewhere)" descriptions of tiling on brick or concrete walls, columns, etc shall be deemed to include 1:4 cement plaster backing and descriptions of tiling on concrete floors etc shall be deemed to include 1:3 plaster bedding

Tiling described as "fixed with adhesive on power floated concrete" shall be deemed to include for approved tiling key-coat

Ceramic, porcelain, marble and granite tiles are to be fixed and grouted with suitable adhesives and grouts as recommended by the manufacturer of the tiles

WALL TILING

NOTE: The prices for the tiles must include for the forming of sufficient movement joints

Wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to plaster (plaster elsewhere) and flush pointed with approved waterproof jointing compound

33	On bathroom walls	m2	19
34	On kitchen walls	m2	12
35	Labour, waste, fixing material, etc on the above	m2	31
36	Profit and attendance on the above	m2	31

Shower wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to waterproofing (measured elsewhere) to plaster (elsewhere) and flush pointed with approved waterproof jointing compound

37	On shower walls	m2	55
38	Labour, waste, fixing material, etc on the above	m2	55
39	Profit and attendance on the above	m2	55

Carried to Collection

Section 5 - 1220 South Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

FLOOR TILING

NOTE: The prices for the tiles must include for the forming of sufficient movement joints as per above mentioned specification

NOTE: The price for labour, waste, fixing material must include for all skirtings to be sealed next to walls and floors with an appropriate type silicone sealant

Shower floor tiles (PC amount of R850.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to waterproofing (elsewhere) on screed (elsewhere) and flush pointed with approved waterproof jointing compound

40	On shower floors	m2	6
41	Labour, waste, fixing material, etc on the above	m2	6
42	Profit and attendance on the above	m2	6

PLUMBING AND DRAINAGE

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

RAINWATER DISPOSAL

0.6mm Galvanised sheet steel gutters and rainwater pipes with powder coated finish on outside

43	150 x 100mm Roof gutters with beaded front edge	m	30
44	100 x 75mm Rainwater down pipes	m	21
45	Extra over rainwater pipe for bend	No	18
46	Extra over rainwater pipe for shoe	No	6
47	Extra over eaves gutter for angle	No	6
48	Extra over eaves gutter for stop end	No	6

Carried to Collection

Section 5 - 1220 South Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

49	Extra over eaves gutter for outlet for 100 x 75mm down pipe	No	6		
	<u>TAPS, VALVES, ETC</u>				
	<u>"Cobra Watertech"</u>				
50	15mm "Alto" chromium plated round shower head complete with "Cobra" Tubular shower arm, 400mm long	No	4		
	<u>GLAZING</u>				
	<u>PREAMBLES</u>				
	For preambles refer to "General Preambles for Trades 2017"				
	<u>GLAZING TO STEEL WITH PUTTY</u>				
	<u>4mm Clear glass</u>				
51	In panes	m2	4		
	<u>PAINTWORK</u>				
	<u>PREAMBLES</u>				
	For preambles refer to "General Preambles for Trades 2017"				
	<u>SUPPLEMENTARY PREAMBLES</u>				
	<u>Descriptions</u>				
	Description of paintwork shall be deemed to include for the preparation of surfaces, including filling, stopping, sanding, priming, of nail heads and screws and for all cutting in				
	Carried to Collection			R	
	Section 5 - 1220 South Street Housing				

**UP Post Doc Houses
Provisional Bills of Quantities**

Paint specification

All painting shall be done in accordance with "PLASCON" specifications and rates must include for all primers undercoats and final coats.

All contractors and projects to be registered with "Plascon".

PREPARATORY WORK TO EXISTING WORK

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 suitable filler and finished smooth

PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK

ON EXTERNAL FLOATED PLASTER SURFACES

Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint

52	On external walls	m2	505
53	On window cills	m2	16

ON PLASTERBOARD SURFACES

Carried to Collection

Section 5 - 1220 South Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

	<u>Treat ceilings with 'TFC Mould Buster'. Strip/sand, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Super Acrylic Polvin" paint</u>		
54	On ceilings and cornices in bathrooms and kitchens	m2	6
	<u>ON FIBRE-CEMENT BOARD SURFACES</u>		
	<u>Strip, wash down with soap solution, fill where necessary with suitable stopping material, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint</u>		
55	On fascias and barge boards	m2	21
	<u>ON METAL SURFACES</u>		
	<u>Strip down to bare metal including removing all rust, treat with approved rust inhibitor, prime with "Plascon Epiwash Strontium Chromate Primer" and two coats "Plascon Nuroof Cool" roof paint</u>		
56	On corrugated iron roof sheeting (measured on flat)	m2	158
	<u>Strip down to bare metal, repair frame, treat with approved rust inhibitor, prime with "Plascon Metalcare Metal WB Primer" and two coats "Plascon Super Universal Enamel" paint</u>		
57	On windows	m2	83
58	On burglars bars (both sides)	m2	83
	<u>ON WOOD SURFACES</u>		
	<u>Sand down, wash, repair, service and apply three coats "Woodoc" exterior clear varnish to specification</u>		
59	On doors	m2	10
60	On door frames	m2	5
	<u>PAINTWORK ETC TO NEW WORK</u>		
	<u>ON PLASTERBOARD SURFACES</u>		

Carried to Collection

Section 5 - 1220 South Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

<u>One coat "Plascon Plaster Primer" and two coats "Plascon Super Acrylic Polvin" paint</u>				
61	On ceilings and cornices	m2	98	
<u>ON FIBRE-CEMENT BOARD SURFACES</u>				
<u>One coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint</u>				
62	On fascias and barge boards	m2	26	
<u>PROVISIONAL SUMS</u>				
<u>Note:</u>				
All cost price items and provisional sums will be net and no Builder's discount will be applicable				
<u>BUILDERS WORK</u>				
<u>Electrical Installation</u>				
63	Allow the amount of R45 000.00 (Forty Five Thousand Rand) for electrical installation that includes the move of the existing DB to a new position	Item		45 000.00
64	Allow the amount of R5 000.00 (Five Thousand Rand) for new light fittings	Item		5 000.00
65	Profit and attendance on above		%	
<u>Extractor Fans</u>				
66	Allow the amount of R10 000.00 (Ten Thousand Rand) for the supply and installation of extractor fans to bathrooms	Item		10 000.00
67	Profit and attendance on above		%	
<u>Removing Asbestos Roof Covering</u>				
68	Allow the amount of R45 000.00 (Forty Five Thousand Rand) to remove asbestos roof covering by specialist asbestos remover	Item		45 000.00
69	Profit and attendance on above		%	
Carried to Collection			R	
Section 5 - 1220 South Street Housing				

**UP Post Doc Houses
Provisional Bills of Quantities**

Timber Roof Trusses

70	Allow the amount of R50 000.00 (Fifty Thousand Rand) for the design, supply and installation of timber roof trusses	Item	50 000.00
71	Profit and attendance on above	%	

New Entrance Sliding Gate

72	Allow the amount of R20 000.00 (Twenty Thousand Rand) for the supply and installation of a new entrance sliding gate, including finishes, etc. (painting)	Item	20 000.00
73	Profit and attendance on above	%	

Gate Motor

74	Allow the amount of R25 000.00 (Twenty Five Thousand Rand) for the supply and installation of a gate motor to entrance gate, including all cables, remotes, etc.	Item	25 000.00
75	Profit and attendance on above	%	

EXTERNAL WORKS

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

The Contractor is referred to the previous Bills for the preambles and full descriptions of items and materials not described in this Bill which will apply equally to the work in this Bill unless otherwise described

FILLING ETC

Filling of gravel-soil material (G7) supplied by the contractor, compacted to 95% Mod AASHTO density

76	Under floors, steps, pavings, etc	m3	20
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Carried to Collection

Section 5 - 1220 South Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

Compaction of surfaces

77	Compaction of ground surface under floors etc including scarifying for a depth of 150mm, breaking down oversize material, adding suitable material where necessary and compacting to 93% Mod AASHTO density	m2	67
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WEED KILLERS, INSECTICIDES, ETC

Soil insecticide in accordance with SANS 5859

78	Under floors etc including forming and poisoning shallow furrows against foundation walls etc, filling in furrows and ramming	m2	67
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PAVING

60mm "Bosun" interlocking precast concrete paving blocks (colour: grey) laid with butt joints on 20mm thick river sand bed with sand-and-cement mixture swept into joints and hosed down (preparation of ground surface elsewhere)

79	Paving in herringbone bond to falls	m2	67
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Carried to Collection

Section 5 - 1220 South Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

Section 5 - 1220 South Street Housing

COLLECTION

Total Brought Forward from Page No.

**Page
No**

Amount

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

Carried Forward to Summary - Building Works

Section 5 - 1220 South Street Housing

R

Provisional Bills of Quantities

Item No		Quantity	Rate	Amount
<u>SECTION 6 - 545 GLYN STREET HOUSE</u>				
<u>PRELIMINARIES</u>				
<u>PRICING OF PRELIMINARIES</u>				
The Contractor is referred to Bill - PRELIMINARIES FOR ALL SECTIONS for the full descriptions of all the items which will apply equally to the Preliminaries for Section 6				
<u>Preliminaries & General</u>				
1	Category : Fixed	Item		
2	Category : Time	Item		
3	Category : Value	Item		
<u>ALTERATIONS (PROVISIONAL)</u>				
<u>PREAMBLES</u>				
For preambles refer to "General Preambles for Trades 2017"				
<u>SUPPLEMENTARY PREAMBLES</u>				
<u>View site</u>				
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				
Carried to Collection			R	
Section 6 - 545 Glyn Street Housing				

UP Post Doc Houses
Provisional Bills of Quantities

General

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 tenants in the building and 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

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

With regard to building up of openings in existing walls, cement screeds and pavings, granolithic, 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)

The term "**removing**" shall deem to include for loading, removing from site, cleaning and taking demolished item/rubble to a site located by Contractor

REMOVAL OF EXISTING WORK

Taking out/off and removing glass and mirrors

4	Remove putty from windows and replace with new	m2	39
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Existing ironmongery

5	Service existing ironmongery on doors	No	2
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6	Service existing ironmongery on windows	No	25
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Carried to Collection

Section 6 - 545 Glyn Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

<u>Taking up and removing existing waterproofing to concrete roofs and preparing screeds for new torch-on waterproofing</u>			
7	Torch-on waterproofing	m2	6
<u>Taking out and removing piping, sanitary fittings, taps, etc including disconnecting piping from fittings and making good floor and wall finishes (making good tiling and paintwork elsewhere)</u>			
8	Vitreous china wash hand basin, including taps, etc.	No	1
9	Shower - Remove existing shower head and arm only	No	1
10	Shower - Remove existing taps only	No	1
<u>PREPARATORY WORK TO EXISTING SURFACES</u>			
<u>Existing roofs</u>			
11	Allow to inspect existing metal roof sheeting including removing all existing waterproofing, fasten all loose bolts and replace bolts where necessary, fasten all roof sheets, ridges, flashings, etc. (waterproofing / sealing and painting measured elsewhere)	m2	192
<u>Existing walls</u>			
12	Hacking face of existing painted and plastered brickwork to receive new tiles	m2	17
<u>SUNDRIES</u>			
<u>Budgetary allowance</u>			
13	Allow the amount of R5 000.00 (Five Thousand Rand) for work or cost which cannot entirely foreseen, defined or detailed	Item	5 000.00
<u>MASONRY</u>			
Carried to Collection			R
Section 6 - 545 Glyn Street Housing			

**UP Post Doc Houses
Provisional Bills of Quantities**

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Sizes in descriptions

Where sizes in descriptions are given in brick units, "one brick" shall represent the length and "half brick" the width of a brick

Hollow walls etc

Descriptions of hollow walls are deemed to include for leaving every fifth preprend of the bottom course of the external skin open as a weep hole

Wall ties

Descriptions of solid walls (except if built in English bond) and cavity walls shall be deemed to include metal wall ties complying with SABS 28 and of the butterfly or of the modified PWD type, of the required length with each end built at least 75mm deep into brickwork, spaced at not more than 1m centres alternatively to every third course of brickwork

Pointing

Descriptions of recessed pointing to fair face brickwork and face brickwork shall be deemed to include square recessed, hollow recessed, weathered pointing, etc

Samples

Samples of all masonry building units, except those for walls described as "load bearing", shall consist of a minimum of 6 units. Samples of building units to be used in walls described as "load bearing" shall consist of 30 units from every 30 000 units delivered to site

BRICKWORK SUNDRIES

Carried to Collection

Section 6 - 545 Glyn Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

14	<p><u>Repair work to cracks in walls</u></p> <p>Allow to fix crack in plastered brick walls by removing plaster 150mm wide on both sides of crack, cutting the crack 10mm wide x 30mm deep, cleaning the joint and filling it with 'SikaGrout-212' and then shotfix plaster chicken wire over exposed bricks and plaster and paint (Refer to "Specification for Repair of Cracks in Masonry - 2. Plastered Brick Walls" attached to the back of these bills of quantities) (Provisional)</p>	m	5	
	<p><u>WATERPROOFING</u></p> <p><u>PREAMBLES</u></p> <p>For preambles refer to "General Preambles for Trades 2017"</p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Waterproofing</u></p> <p>Waterproofing of roofs, basements, etc shall be laid under a ten year guarantee. Waterproofing to roofs shall be laid to even falls to outlets etc with necessary ridges, hips and valleys. Descriptions of sheet or membrane waterproofing shall be deemed to include additional labour to turn-ups and turn-downs</p> <p><u>WATERPROOFING TO ROOFS, BASEMENTS, ETC</u></p> <p><u>Allow to seal existing metal roof sheeting by applying one coat super saturator or duraflex sealant, one layer SBP membrane and two coats waterproofing sealan, laid with 100mm side and 150mm end laps</u></p>			
15	<p>To all roof bolts, flashings and roof overlaps of existing metal roofs</p>	m2	192	
	<p style="text-align: right;">Carried to Collection</p> <p>Section 6 - 545 Glyn Street Housing</p>			R

UP Post Doc Houses
Provisional Bills of Quantities

	<u>Prime with one coat bitumen primer and one layer 4mm fully bonded waterproof membrane comprising two bitumen layers reinforced with woven spunbonded polyester fabric and coated with polyethelene film for heat bonding, laid with 100mm side and 150mm end laps</u>		
16	On concrete roofs to falls	m2	6
	<u>PROTECTIVE ROOFING PAINT</u>		
	<u>Two coats bituminous aluminium paint</u>		
17	On waterproofing to roofs	m2	6
	<u>CARPENTRY AND JOINERY</u>		
	<u>PREAMBLES</u>		
	For preambles refer to "General Preambles for Trades 2017"		
	<u>SUPPLEMENTARY PREAMBLES</u>		
	<u>Joinery</u>		
	Descriptions of frames shall be deemed to include frames, transomes, mullions, rails, etc		
	Descriptions of hardwood joinery shall be deemed to include pelleting of bolt holes		
	<u>Fixing</u>		
	Items described as "nailed" shall be deemed to be fixed with hardened steel nails or shot pins to brickwork or concrete		
	Items described as "plugged" shall be deemed to be the countersunk screwing to and including plastic plugs in brickwork or concrete		
	<u>EAVES, VERGES, ETC</u>		
	<u>"MD Nutec" pressed nutec-cement</u>		
18	12 x 225mm Fascias and barge boards including galvanised steel H-profile jointing strips	m	3
	Carried to Collection		
	Section 6 - 545 Glyn Street Housing		

R

**UP Post Doc Houses
Provisional Bills of Quantities**

PLASTERING

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

EXTERNAL PLASTER

Cement plaster on brickwork

19	On existing walls in patches (Provisional)	m2	49
20	On existing narrow widths (Provisional)	m2	44

TILING

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Fixing

Unless described as "fixed with adhesive to plaster (plaster elsewhere)" descriptions of tiling on brick or concrete walls, columns, etc shall be deemed to include 1:4 cement plaster backing and descriptions of tiling on concrete floors etc shall be deemed to include 1:3 plaster bedding

Tiling described as "fixed with adhesive on power floated concrete" shall be deemed to include for approved tiling key-coat

Ceramic, porcelain, marble and granite tiles are to be fixed and grouted with suitable adhesives and grouts as recommended by the manufacturer of the tiles

WALL TILING

NOTE:

The prices for the tiles must include for the forming of sufficient movement joints

Carried to Collection

Section 6 - 545 Glyn Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

Wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to plaster (plaster elsewhere) and flush pointed with approved waterproof jointing compound

21	On kitchen walls	m2	17
22	Labour, waste, fixing material, etc on the above	m2	17
23	Profit and attendance on the above	m2	17

PLUMBING AND DRAINAGE

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Wire gratings

Descriptions of gutter outlets etc shall be deemed to include wire balloon gratings

Stainless steel basins, sinks, wash troughs, urinals, etc

Stainless steel for economy basins, domestic sinks and worktops shall be Type 430 (17/0)

Stainless steel for urinals, basins, quality sinks, wash troughs, institutional equipment, etc shall be Type 304 (18/8)

Stainless steel for laboratory sinks, photographic equipment, etc shall be Type 316 (18/8)

Units shall have standard aprons on all exposed edges and tiling keys against walls where applicable

Sealing of edges

Outer edges of sinks, basins, baths, urinals, etc are to be sealed against adjacent surfaces with approved silicone

Carried to Collection

Section 6 - 545 Glyn Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

PVC-U pipes and fittings

Sewer and drainage pipes and fittings shall be jointed and sealed with butyl rubber rings

Soil, waste and vent pipes and fittings shall be solvent weld jointed or sealed with butyl rubber rings

PVC-U pressure pipes and fittings

Pipes of 50mm diameter and smaller shall be plain ended with solvent welded PVC-U loose sockets and fittings

Pipes of 63mm diameter and greater shall have sockets and spigots with push-in type integral rubber ring joints. Bends shall be PVC-U and all other fittings shall be cast iron, all with similar push-in type joints

High density polyethylene (HDPE) pipes and fittings

Pipes shall be type IV and of the class specified with compression fittings

Polypropylene pipes

Polypropylene pipes 54mm diameter and smaller shall be seamless copper coloured Class 16 pipes jointed with heat welded thermoplastic or where so described compression fittings

Pipes shall be firmly fixed to walls, etc with coloured nylon snap-in pipe clips with provision for accommodating thermal movement and jointed and fixed strictly in accordance with the manufacturer's instructions

Copper pipes

Pipes shall be hard drawn and half-hard pipes of the class described. Class 0 (thin walled hard drawn) pipes shall not be bent. Class 1 (thin walled half-hard), Class 2 (half-hard) and Class 3 (heavy walled half-hard) pipes shall only be bent with benders with inner and outer formers. Fittings to copper waste, vent and anti-syphon pipes, capillary solder fittings and compression fittings shall be an approved type. Capillary solder fittings shall comply with ISO 2016

Carried to Collection

Section 6 - 545 Glyn Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

Copper pipes are to be installed in accordance with the latest revision of the Code of Practice for Copper Plumbing soldering techniques. Flux, solder, etc to be strictly in accordance with the manufacturer's requirements with special attention to copper flux composition

Reducing fittings

Where fittings have reducing ends or branches they are described as "reducing" and only the largest end or branch size is given. Should the contractor wish to use other fittings and bushes or reducers he may do so on the understanding that no claim in this regard will be entertained

Fixing of pipes

Unless specifically otherwise stated, descriptions of pipes shall be deemed to include fixing to walls, etc, casting in, building in or suspending not exceeding 1m below suspension level

Paper wrapping to pipes

Pipes chased into brickwork must be wrapped with two layers of stout brown paper tied with wire. Rates are to include for wrapping around joints and fittings

Disinfection of water pipework

Water pipework is to be disinfected at completion

Petrolatum anti-corrosion tape

Pipes to be taped shall be coated with the appropriate primer and the tape shall be applied in the appropriate widths and with 10% overlaps

Couplings and fittings to pipes shall be taped in strict accordance with the manufacturer's instructions

Prices for wrapping of pipes shall include for all work as described to couplings in the length

Excavations

No claim for rock excavation will be entertained unless the contractor has timeously notified the quantity surveyor thereof prior to backfilling

Carried to Collection

Section 6 - 545 Glyn Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

"Soft rock" and "Hard rock" shall be as defined in "Earthworks"

Laying, backfilling, bedding, etc of pipes

Pipes shall be laid and bedded in accordance with manufacturers' instructions and trenches shall be carefully backfilled

Where no manufacturers' instructions exist, pipes shall be laid in accordance with the relevant section of SANS 2001

General

Descriptions of cast iron roof outlets shall be deemed to include joints to pipes and casting into concrete (adaptors for joints to PVC pipes, etc are given separately)

Descriptions of overflow pipes where measured in number, shall be deemed to include joints to cisterns and splay cut ends

Descriptions of pipes laid in and including trenches and of inspection chambers, catchpits, etc shall be deemed to include excavation, bedding, backfilling, compaction to a minimum of 95% Mod AASHTO density and disposal of surplus material on site

Descriptions of service pipes and flexible connecting pipes shall be deemed to include connections to taps, cisterns, etc and to steel pipes (adaptors for connections to copper pipes, etc are given separately)

Descriptions of WC pans, slop hoppers, etc shall be deemed to include for joints to soil pipes (pan connectors are separately measured)

As-built drawings

Where required, the contractor shall prepare an updated set of as-built drawings. At completion of the contract the contractor shall hand these drawings to the principal agent for reproducing onto the originals for handing over to the employer (provision for allowance of as-built drawings elsewhere)

RAINWATER DISPOSAL

Carried to Collection

Section 6 - 545 Glyn Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

0.6mm Galvanised sheet steel gutters and rainwater pipes with powder coated finish on outside

24	150 x 100mm Roof gutters with beaded front edge	m	54		
25	100 x 75mm Rainwater down pipes	m	28		
26	Extra over rainwater pipe for bend	No	24		
27	Extra over rainwater pipe for shoe	No	8		
28	Extra over eaves gutter for angle	No	8		
29	Extra over eaves gutter for stop end	No	2		
30	Extra over eaves gutter for outlet for 100 x 75mm down pipe	No	8		

SANITARY FITTINGS

NOTE: The price for labour, waste, fixing material must include for all sanitary fittings to be sealed next to walls and floors with an appropriate type silicone sealant

"Vaal"

31	"Weaver" white vitreous china counter top rectangular washbasin, size 450 x 350mm with one tap hole and integrated overflow	No	1		
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WASTE UNIONS ETC

Approved

32	Allow the PC amount of R200.00/No nett, delivered to site and excluding VAT for 32mm chromium plated basin waste union (Supply & Delivery)	No	1		
33	Labour, waste, fixing material, etc on the above	No	1		
34	Profit and attendance on above			%	

TRAPS ETC

Carried to Collection

Section 6 - 545 Glyn Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

<u>Approved</u>				
35	Allow the PC amount of R675.00/No nett, delivered to site and excluding VAT for 32mm chromium bottle trap (Supply & Delivery)	No	1	
36	Labour, waste, fixing material, etc on the above	No	1	
37	Profit and attendance on above			%
<u>TAPS, VALVES, ETC</u>				
<u>"Cobra Watertech"</u>				
38	15mm "Alto" chromium plated round shower head complete with "Cobra" Tubular shower arm, 400mm long	No	1	
39	"Zambezi" chromium plated single lever, single tap hole basin mixer	No	1	
<u>Approved</u>				
40	Allow the PC amount of R950.00/No nett, delivered to site and excluding VAT for 15mm chromium plated shower mixer (Supply & Delivery)	No	1	
41	Labour, waste, fixing material, etc on the above	No	1	
42	Profit and attendance on above			%
43	Allow the PC amount of R135.00/No nett, delivered to site and excluding VAT for flexible connector 350mm long (Supply & Delivery)	No	2	
44	Labour, waste, fixing material, etc on the above	No	2	
45	Profit and attendance on above			%
46	Allow the PC amount of R135.00/No nett, delivered to site and excluding VAT for angle valve 15x15mm (Supply & Delivery)	No	2	
Carried to Collection				R
Section 6 - 545 Glyn Street Housing				

**UP Post Doc Houses
Provisional Bills of Quantities**

47	Labour, waste, fixing material, etc on the above	No	2	
48	Profit and attendance on above			%
<u>SANITARY PLUMBING</u>				
<u>Plumbing</u>				
49	Allow to connect new fitting to existing drainage point	No	1	
<u>WATER SUPPLIES</u>				
<u>Water Supply</u>				
50	Allow to connect new fitting to existing cold water point	No	1	
51	Allow to connect new fitting to existing warm water point	No	1	
<u>GLAZING</u>				
<u>PREAMBLES</u>				
For preambles refer to "General Preambles for Trades 2017"				
<u>GLAZING TO STEEL WITH PUTTY</u>				
<u>4mm Clear glass</u>				
52	In panes	m2	4	
<u>PAINTWORK</u>				
<u>PREAMBLES</u>				
For preambles refer to "General Preambles for Trades 2017"				
<u>SUPPLEMENTARY PREAMBLES</u>				
Carried to Collection				R
Section 6 - 545 Glyn Street Housing				

**UP Post Doc Houses
Provisional Bills of Quantities**

Descriptions

Description of paintwork shall be deemed to include for the preparation of surfaces, including filling, stopping, sanding, priming, of nail heads and screws and for all cutting in

Paint specification

All painting shall be done in accordance with "PLASCON" specifications and rates must include for all primers undercoats and final coats.

All contractors and projects to be registered with "Plascon".

PREPARATORY WORK TO EXISTING WORK

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 suitable filler and finished smooth

PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK

ON EXTERNAL FLOATED PLASTER SURFACES

Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint

53	On external walls	m2	532	
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Carried to Collection

Section 6 - 545 Glyn Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

54	On window cills	m2	13
<u>ON FIBRE-CEMENT BOARD SURFACES</u>			
<u>Strip, wash down with soap solution, fill where necessary with suitable stopping material, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint</u>			
55	On fascias and barge boards	m2	23
<u>ON METAL SURFACES</u>			
<u>Strip down to bare metal including removing all rust, treat with approved rust inhibitor, prime with "Plascon Epiwash Strontium Chromate Primer" and two coats "Plascon Nuroof Cool" roof paint</u>			
56	On corrugated iron roof sheeting (measured on flat)	m2	192
<u>Strip down to bare metal, repair frame, treat with approved rust inhibitor, prime with "Plascon Metalcare Metal WB Primer" and two coats "Plascon Super Universal Enamel" paint</u>			
57	On windows	m2	79
58	On burglars bars (both sides)	m2	79
59	On palisades (both sides)	m2	31
60	On gates (both sides)	m2	32
<u>ON WOOD SURFACES</u>			
<u>Sand down, wash, repair, service and apply three coats "Woodoc" exterior clear varnish to specification</u>			
61	On doors	m2	7
62	On door frames	m2	3

PAINTWORK ETC TO NEW WORK

ON FIBRE-CEMENT BOARD SURFACES

Carried to Collection

Section 6 - 545 Glyn Street Housing

R

One coat "Plascon Professional Plaster Primer" and two coats "Plascon Double Velvet" emulsion paint

-108-

**UP Post Doc Houses
Provisional Bills of Quantities**

Section 6 - 545 Glyn Street Housing

COLLECTION

Total Brought Forward from Page No.

**Page
No**

Amount

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

Carried Forward to Summary - Building Works

Section 6 - 545 Glyn Street Housing

R

Provisional Bills of Quantities

Item No		Quantity	Rate	Amount
<u>SECTION 7 - 1294 BOUNDARY STREET HOUSE</u>				
<u>PRELIMINARIES</u>				
<u>PRICING OF PRELIMINARIES</u>				
The Contractor is referred to Bill - PRELIMINARIES FOR ALL SECTIONS for the full descriptions of all the items which will apply equally to the Preliminaries for Section 7				
<u>Preliminaries & General</u>				
1	Category : Fixed	Item		
2	Category : Time	Item		
3	Category : Value	Item		
<u>ALTERATIONS (PROVISIONAL)</u>				
<u>PREAMBLES</u>				
For preambles refer to "General Preambles for Trades 2017"				
<u>SUPPLEMENTARY PREAMBLES</u>				
<u>View site</u>				
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				
Carried to Collection			R	
Section 7 - 1294 Boundary Street Housing				

UP Post Doc Houses
Provisional Bills of Quantities

General

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 tenants in the building and 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

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

With regard to building up of openings in existing walls, cement screeds and pavings, granolithic, 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)

The term "**removing**" shall deem to include for loading, removing from site, cleaning and taking demolished item/rubble to a site located by Contractor

REMOVAL OF EXISTING WORK

Breaking down and removing brickwork from site etc

4	One brick wall	m2	17
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Taking out and removing doors, windows, etc from brickwork to be demolished

5	Timber single door and steel frame, size 813 x 2032mm high	No	1
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6	Glazed steel window, size 500 x 900mm high	No	1
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Carried to Collection

Section 7 - 1294 Boundary Street Housing

R

Taking out doors, windows, etc, including thresholds, sills, etc, setting aside for re-use and later refixing in similar new position

Carried to Collection

Section 7 - 1294 Boundary Street Housing

-112-

UP Post Doc Houses
Provisional Bills of Quantities

17	Joinery cupboards, shelving etc. to Kitchen and Lounge. etc.		Item
	<u>Hacking up/off and removing granolithic, screeds, plaster, etc from concrete or brickwork and preparing surfaces for new screeds, plaster, etc</u>		
18	Internal paint and plaster from walls and prepare for waterproofing	m2	37
	<u>Hacking up/off and removing ceramic tile floor and wall finishes including removing mortar bed or backing and preparing concrete or brick surfaces for new screed, plaster or tile finishes</u>		
19	Tiles to walls	m2	60
20	Tiles to floors	m2	36
	<u>Taking out and removing piping, sanitary fittings, taps, etc including disconnecting piping from fittings and making good floor and wall finishes (making good tiling and paintwork elsewhere)</u>		
21	Stainless steel double bowl sink, including taps, etc.	No	1
22	Shower - Remove existing shower head and arm only	No	8
	<u>PREPARATORY WORK TO EXISTING SURFACES</u>		
	<u>Existing roofs</u>		
23	Allow to inspect existing metal roof sheeting including removing all existing waterproofing, fasten all loose bolts and replace bolts where necessary, fasten all roof sheets, ridges, flashings, etc. (waterproofing / sealing and painting measured elsewhere)	m2	74
24	Allow to inspect existing concrete roof tiles including removing all existing waterproofing, fasten all loose tiles, ridges, flashings, etc. (waterproofing / sealing and painting measured elsewhere)	m2	93
	<u>Existing walls</u>		
25	Hacking face of existing painted and plastered brickwork to receive new tiles	m2	19
Carried to Collection			R
Section 7 - 1294 Boundary Street Housing			

**UP Post Doc Houses
Provisional Bills of Quantities**

MAKING GOOD OF FINISHES ETC

Making good face brickwork

26	Clean existing face bricks	m2	36	
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SUNDRIES

Sundries

27	Sand timber windows	m2	68	
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Budgetary allowance

28	Allow the amount of R20 000.00 (Twenty Thousand Rand) for work or cost which cannot entirely foreseen, defined or detailed			Item	20 000.00
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EARTHWORKS

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Nature of ground

The nature of the ground is assumed to be compacted fill material and below fill natural gravel, therefore "earth", but possibly interspersed with "hard rock" or "soft rock"

Subterranean water

No information regarding subterranean water is available. The tenderer must acquaint himself of the presence and depth of subterranean water and allow there for in his prices

Filling

Notwithstanding the reference to prescribed multiple handling in clause 1 page 6 of the Standard System of Measuring Building Work, prices for filling and backfilling shall include for all selection and any multiple handling of material

Carried to Collection

Section 7 - 1294 Boundary Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

Carting away of excavated material

Descriptions of carting away of excavated material shall be deemed to include loading excavated material onto trucks directly from the excavations or, alternatively, from stock piles situated on the building site

Testing

Prices for filling are to include for all necessary density and other tests

EXCAVATION, FILLING, ETC OTHER THAN BULK

"Hard rock" shall mean granite, quartzitic sandstone or other rock of similar hardness, the removal of which requires drilling, wedging and splitting or the use of explosives.

"Soft rock" shall mean hard material the removal of which warrants the use of pneumatic tools and includes hard shale, ferricite, compact oukclip and material of similar hardness.

"Earth" shall mean all ground other than that classified as "hard rock" or "soft rock" and shall include madeup ground and any loose stones or pieces of concrete not exceeding 0,03 m3 in volume.

FILLING ETC

Filling of natural gravel material (G5) supplied by the contractor, compacted to 93% Mod AASHTO density

29	Under floors, steps, pavings, etc	m3	1
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SOIL POISONING

Soil insecticide

30	Under floors etc including forming and poisoning shallow furrows against foundation walls etc, filling in furrows and ramming	m2	4
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CONCRETE, FORMWORK AND REINFORCEMENT

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Section 7 - 1294 Boundary Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Cost of tests

The costs of making, storing and testing of concrete test cubes as required under clause 7 "Tests" of SABS 1200 G shall include the cost of providing cube moulds necessary for the purpose, for testing costs and for submitting reports on the tests for approval. The testing shall be undertaken by an approved independent firm or institution nominated by the contractor (test cubes are measured separately)

Formwork

Descriptions of formwork shall be deemed to include use and waste only (except where described as "left in" or "permanent"), for fitting together in the required forms, wedging, plumbing and fixing to true angles and surfaces as necessary to ensure easy release during stripping and for reconditioning as necessary before re-use

The vertical strutting shall be carried down to such construction as is sufficiently strong to afford the required support without damage and shall remain in position until the newly constructed work is able to support itself

Formwork to soffits of solid slabs etc shall be deemed to be to slabs not exceeding 250mm thick unless otherwise described

Formwork to soffits of slabs, beams, etc shall be deemed to be propped up exceeding 1,5m and not exceeding 3,5m high unless otherwise described

Formwork to sides of bases, pile caps, ground beams, etc will only be measured where it is prescribed by the engineer for design reasons. Formwork necessitated by irregularity or collapse of excavated faces will not be measured and the cost thereof shall be deemed to be included in the allowance for taking the risk of collapse of the sides of the excavations, provision for which is made in "Earthworks"

Carried to Collection

Section 7 - 1294 Boundary Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

**REINFORCED CONCRETE CAST AGAINST
EXCAVATED SURFACES**

25MPa/19mm concrete

31	Surface beds on waterproofing	m3	0.4	
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TEST BLOCKS

32	Making and testing 150 x 150 x 150mm concrete strength test cube (Provisional)	No	3	
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CONCRETE SUNDRIES

Finishing top surfaces of concrete smooth with a power float (degree of accuracy I (SABS 1200-G))

33	Surface beds, etc	m2	4	
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MOVEMENT JOINTS ETC

Expansion joints with impregnated softboard between vertical concrete and brick surfaces

34	10mm Joints not exceeding 300mm high	m	9	
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REINFORCEMENT

Fabric reinforcement

35	Type Ref 193 fabric reinforcement in concrete surface beds, slabs, etc (Provisional)	m2	4	
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MASONRY

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Sizes in descriptions

Where sizes in descriptions are given in brick units, "one brick" shall represent the length and "half brick" the width of a brick

Carried to Collection

Section 7 - 1294 Boundary Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

Face bricks

Bricks shall be ordered timeously to obtain uniformity in size and colour

Pointing

Descriptions of recessed pointing to fair face brickwork and face brickwork shall be deemed to include square recessed, hollow recessed, weathered pointing, etc

SUPERSTRUCTURE

Brickwork in NFP bricks (7MPa nominal compressive strength) in class II mortar with all joints grouted in solid with liquid cement mortar

36	One brick walls	m2	16
37	Brick on edge sill set sloping and slightly projecting	m	1

BRICKWORK SUNDRIES

Brickwork reinforcement

38	150mm Wide reinforcement built in horizontally	m	48
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"Fabcon" prestressed fabricated lintels

39	110 x 75mm Lintels in lengths not exceeding 3m	m	3
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Repair work to cracks in walls

40	Allow to fix crack in face brick walls by removing all loose mortar between bricks 30mm deep, cleaning the joint and filling it with 'SikaGrout-212' (Refer to "Specification for Repair of Cracks in Masonry - 1. Face brick Walls" attached to the back of these bills of quantities) (Provisional)	m	4
41	Allow to fix crack in plastered brick walls by removing plaster 150mm wide on both sides of crack, cutting the crack 10mm wide x 30mm deep, cleaning the joint and filling it with 'SikaGrout-212' and then shotfix plaster chicken wire over exposed bricks and plaster and paint (Refer to "Specification for Repair of Cracks in Masonry - 2. Plastered Brick Walls" attached to the back of these bills of quantities) (Provisional)	m	14

FACE BRICKWORK

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Section 7 - 1294 Boundary Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

Provide the sum of R2500/1000 for face bricks to match existing pointed with recessed horizontal and vertical joints

42	Extra over brickwork for face brickwork	m2	9
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WATERPROOFING

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Waterproofing

Waterproofing of roofs, basements, etc shall be laid under a ten year guarantee. Waterproofing to roofs shall be laid to even falls to outlets etc with necessary ridges, hips and valleys. Descriptions of sheet or membrane waterproofing shall be deemed to include additional labour to turn-ups and turn-downs

DAMPPROOFING OF WALLS AND FLOORS

One layer of 375 micron "Consol Plastics Brikgrip DPC" embossed damp proof course

43	In walls	m2	1
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One layer of 250 micron "Consol Plastics Gunplas USB Green" waterproof sheeting sealed at laps with "Gunplas Pressure Sensitive Tape"

44	Under surface beds	m2	4
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Three coats "Elastocrete P8J OR Materflex 550 OR similar approved" cementitious coating with and including an "Ecofelt" membrane waterproofing system strictly in accordance with the manufacturer's specification

45	On plastered brick walls	m2	95
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46	On shower floors	m2	9
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WATERPROOFING TO ROOFS, BASEMENTS, ETC

Carried to Collection

Section 7 - 1294 Boundary Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

<u>Allow to seal existing metal roof sheeting by applying one coat super saturator or duraflex sealant, one layer SBP membrane and two coats waterproofing sealant, laid with 100mm side and 150mm end laps</u>			
47	To all roof bolts, flashings and roof overlaps of existing metal roofs	m2	74
<u>Allow to seal existing concrete roof tiles by applying one coat super saturator or duraflex sealant, one layer SBP membrane and two coats waterproofing sealant, laid with 100mm side and 150mm end laps</u>			
48	To all roof flashings and roof overlaps of existing concrete tile roofs	m2	93
<u>Prime with one coat bitumen primer and one layer 4mm fully bonded waterproof membrane comprising two bitumen layers reinforced with woven spunbonded polyester fabric and coated with polyethelene film for heat bonding, laid with 100mm side and 150mm end laps</u>			
49	On concrete roofs to falls	m2	108
<u>PROTECTIVE ROOFING PAINT</u>			
<u>Two coats bituminous aluminium paint</u>			
50	On waterproofing to roofs	m2	108

CARPENTRY AND JOINERY

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Joinery

Descriptions of frames shall be deemed to include frames, transoms, mullions, rails, etc

Descriptions of hardwood joinery shall be deemed to include pelleting of bolt holes

Carried to Collection

Section 7 - 1294 Boundary Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

Fixing

Items described as "nailed" shall be deemed to be fixed with hardened steel nails or shot pins to brickwork or concrete

Items described as "plugged" shall be deemed to be the countersunk screwing to and including plastic plugs in brickwork or concrete

EAVES, VERGES, ETC

"MD Nutec" pressed nutec-cement

51	12 x 225mm Fascias and barge boards including galvanised steel H-profile jointing strips	m	23	
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SKIRTINGS

NOTE: The price for labour, waste, fixing material must include for all skirtings to be sealed next to walls and floors with an appropriate type non-fungal sustaining sealant

Wrought Meranti

52	75 x 19mm Skirting with and including bull nose top edge, plugged	m	27	
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DOORS ETC

Wrought hardwood doors hung to pressed steel frames

53	44mm Purpose made framed and ledged single door, size 813 x 2 032mm high with flush hardboard back including weatherbar	No	1	
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CEILINGS, PARTITIONS AND ACCESS FLOORING

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Carried to Collection

Section 7 - 1294 Boundary Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

Fixing

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

Ceilings

Unless otherwise described ceilings shall be deemed to be horizontal

CEILING TIMBERS, BEADS, INSULATION, ETC

"Aerolite" or similar approved insulation

54	135mm Insulation in blanket form closely fitted and laid on top of branderling between roof timbers etc.	m2	28
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NAILED UP CEILINGS

6mm "Nutech" Fibre-cement plain ceiling boards with H-profile galvanised steel jointing strips

55	Ceilings including 38 x 38mm sawn softwood branderling at 600mm centre	m2	28
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"Nucornice" paper covered polystyrene cornices

NOTE: The price for cornices must include for all cornices to painted wall to be sealed with an appropriate type acrylic sealant and all cornices to tiled wall to be sealed with an appropriate type silicone sealant

56	75mm Coved cornices	m	27
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IRONMONGERY

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Carried to Collection

Section 7 - 1294 Boundary Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

Finishes to ironmongery

Where applicable finishes to ironmongery are indicated by suffixes in accordance with the following list: BC Satin bronze lacquered CH Chromium plated SC Satin chromium plated SE Silver enamelled GE Grey enamelled AS Anodised silver AB Anodised bronze AG Anodised gold ABL Anodised black PB Polished brass PL Polished and lacquered PT Epoxy coated SD Sanded

IRONMONGERY SETS

Lock Sets

57	Allow the amount of R850.00/No for ironmongery set to single door	No	1
58	Labour, waste, fixing material, etc on the above	No	1
59	Profit and attendance on the above	No	1

METALWORK

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Descriptions

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

Metalwork described as "holed for bolt(s)" shall be deemed to exclude the bolts unless otherwise described

PRESSED STEEL DOOR FRAMES

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Section 7 - 1294 Boundary Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

<u>1,2mm Double rebated frames suitable for 220mm brick walls (to suite wall thickness inclusive of plaster) complete with two pairs of brass butt hinges</u>			
60	Frame for single door, size 813 x 2 032mm high	No	1
<u>PLASTERING</u>			
<u>PREAMBLES</u>			
For preambles refer to "General Preambles for Trades 2017"			
<u>SCREEDS</u>			
<u>Screeds on concrete</u>			
61	25mm Thick on floors and landings	m2	28
<u>INTERNAL PLASTER</u>			
<u>Note:</u> Prices for internal plaster to walls to include for cutting of 3mm V-joints for full thickness of plaster at all internal corners including finishing and sealing with an appropriate type silicone sealant to painted walls and an appropriate type acrylic sealant to vinyl/tiled walls			
<u>Cement plaster on brickwork</u>			
62	On walls	m2	12
63	On narrow widths	m2	1
64	On existing walls in patches (Provisional)	m2	47
65	On existing narrow widths (Provisional)	m2	1
<u>EXTERNAL PLASTER</u>			
<u>Cement plaster on brickwork</u>			
66	On walls	m2	12
67	On existing walls in patches (Provisional)	m2	25
68	On existing narrow widths (Provisional)	m2	2
Carried to Collection			R
Section 7 - 1294 Boundary Street Housing			

69	On sloping top, front edge and projecting soffit of sills 300mm girth	m	1
<p><u>CORNER PROTECTORS, DIVIDING STRIPS, ETC</u></p>			
70	25 x 3mm Brass dividing strips in varying lengths, embedded on edge at junction between different floor finishes (Provisional)	m	3
<p><u>TILING</u></p>			
<p><u>PREAMBLES</u></p>			
<p>For preambles refer to "General Preambles for Trades 2017"</p>			
<p><u>SUPPLEMENTARY PREAMBLES</u></p>			
<p><u>Fixing</u></p>			
<p>Unless described as "fixed with adhesive to plaster (plaster elsewhere)" descriptions of tiling on brick or concrete walls, columns, etc shall be deemed to include 1:4 cement plaster backing and descriptions of tiling on concrete floors etc shall be deemed to include 1:3 plaster bedding</p>			
<p>Tiling described as "fixed with adhesive on power floated concrete" shall be deemed to include for approved tiling key-coat</p>			
<p>Ceramic, porcelain, marble and granite tiles are to be fixed and grouted with suitable adhesives and grouts as recommended by the manufacturer of the tiles</p>			
<p><u>WALL TILING</u></p>			
<p><u>NOTE:</u> The prices for the tiles must include for the forming of sufficient movement joints</p>			
<p><u>Wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to plaster (plaster elsewhere) and flush pointed with approved waterproof jointing compound</u></p>			
71	On kitchen walls	m2	19
<p>Carried to Collection</p>			R
<p>Section 7 - 1294 Boundary Street Housing</p>			

UP Post Doc Houses
Provisional Bills of Quantities

72	Labour, waste, fixing material, etc on the above	m2	19
73	Profit and attendance on the above	m2	19
<u>Shower wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to waterproofing (measured elsewhere) to plaster (elsewhere) and flush pointed with approved waterproof jointing compound</u>			
74	On shower walls	m2	58
75	Labour, waste, fixing material, etc on the above	m2	58
76	Profit and attendance on the above	m2	58

FLOOR TILING

NOTE: The prices for the tiles must include for the forming of sufficient movement joints as per above mentioned specification

NOTE: The price for labour, waste, fixing material must include for all skirtings to be sealed next to walls and floors with an appropriate type silicone sealant

600 x 600mm Full bodied porcelain floor tiles (PC amount of R250.00/m2 nett, delivered to site and excluding VAT) lay at 90 degree angle and fixed with approved adhesive on screed (elsewhere) and flush pointed with approved waterproof jointing compound

77	On floors	m2	28
78	Labour, waste, fixing material, etc on the above	m2	28
79	Profit and attendance on the above	m2	28

Shower floor tiles (PC amount of R850.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to waterproofing (elsewhere) on screed (elsewhere) and flush pointed with approved waterproof jointing compound

80	On shower floors	m2	9
81	Labour, waste, fixing material, etc on the above	m2	9

Carried to Collection

Section 7 - 1294 Boundary Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

82	<p>Profit and attendance on the above</p> <p style="text-align: right;">m2</p> <p><u>PLUMBING AND DRAINAGE</u></p> <p><u>PREAMBLES</u></p> <p>For preambles refer to "General Preambles for Trades 2017"</p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Wire gratings</u></p> <p>Descriptions of gutter outlets etc shall be deemed to include wire balloon gratings</p> <p><u>Stainless steel basins, sinks, wash troughs, urinals, etc</u></p> <p>Stainless steel for economy basins, domestic sinks and worktops shall be Type 430 (17/0)</p> <p>Stainless steel for urinals, basins, quality sinks, wash troughs, institutional equipment, etc shall be Type 304 (18/8)</p> <p>Stainless steel for laboratory sinks, photographic equipment, etc shall be Type 316 (18/8)</p> <p>Units shall have standard aprons on all exposed edges and tiling keys against walls where applicable</p> <p><u>Sealing of edges</u></p> <p>Outer edges of sinks, basins, baths, urinals, etc are to be sealed against adjacent surfaces with approved silicone</p> <p><u>PVC-U pipes and fittings</u></p> <p>Sewer and drainage pipes and fittings shall be jointed and sealed with butyl rubber rings</p> <p>Soil, waste and vent pipes and fittings shall be solvent weld jointed or sealed with butyl rubber rings</p> <p style="text-align: right;">Carried to Collection</p> <p>Section 7 - 1294 Boundary Street Housing</p>	9	
			R

UP Post Doc Houses
Provisional Bills of Quantities

PVC-U pressure pipes and fittings

Pipes of 50mm diameter and smaller shall be plain ended with solvent welded PVC-U loose sockets and fittings

Pipes of 63mm diameter and greater shall have sockets and spigots with push-in type integral rubber ring joints. Bends shall be PVC-U and all other fittings shall be cast iron, all with similar push-in type joints

High density polyethylene (HDPE) pipes and fittings

Pipes shall be type IV and of the class specified with compression fittings

Polypropylene pipes

Polypropylene pipes 54mm diameter and smaller shall be seamless copper coloured Class 16 pipes jointed with heat welded thermoplastic or where so described compression fittings

Pipes shall be firmly fixed to walls, etc with coloured nylon snap-in pipe clips with provision for accommodating thermal movement and jointed and fixed strictly in accordance with the manufacturer's instructions

Copper pipes

Pipes shall be hard drawn and half-hard pipes of the class described. Class 0 (thin walled hard drawn) pipes shall not be bent. Class 1 (thin walled half-hard), Class 2 (half-hard) and Class 3 (heavy walled half-hard) pipes shall only be bent with benders with inner and outer formers. Fittings to copper waste, vent and anti-siphon pipes, capillary solder fittings and compression fittings shall be an approved type. Capillary solder fittings shall comply with ISO 2016

Copper pipes are to be installed in accordance with the latest revision of the Code of Practice for Copper Plumbing soldering techniques. Flux, solder, etc to be strictly in accordance with the manufacturer's requirements with special attention to copper flux composition

Carried to Collection

Section 7 - 1294 Boundary Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

Reducing fittings

Where fittings have reducing ends or branches they are described as "reducing" and only the largest end or branch size is given. Should the contractor wish to use other fittings and bushes or reducers he may do so on the understanding that no claim in this regard will be entertained

Fixing of pipes

Unless specifically otherwise stated, descriptions of pipes shall be deemed to include fixing to walls, etc, casting in, building in or suspending not exceeding 1m below suspension level

Paper wrapping to pipes

Pipes chased into brickwork must be wrapped with two layers of stout brown paper tied with wire. Rates are to include for wrapping around joints and fittings

Disinfection of water pipework

Water pipework is to be disinfected at completion

Petrolatum anti-corrosion tape

Pipes to be taped shall be coated with the appropriate primer and the tape shall be applied in the appropriate widths and with 10% overlaps

Couplings and fittings to pipes shall be taped in strict accordance with the manufacturer's instructions

Prices for wrapping of pipes shall include for all work as described to couplings in the length

Excavations

No claim for rock excavation will be entertained unless the contractor has timeously notified the quantity surveyor thereof prior to backfilling

"Soft rock" and "Hard rock" shall be as defined in "Earthworks"

Carried to Collection

Section 7 - 1294 Boundary Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

Laying, backfilling, bedding, etc of pipes

Pipes shall be laid and bedded in accordance with manufacturers' instructions and trenches shall be carefully backfilled

Where no manufacturers' instructions exist, pipes shall be laid in accordance with the relevant section of SANS 2001

General

Descriptions of cast iron roof outlets shall be deemed to include joints to pipes and casting into concrete (adaptors for joints to PVC pipes, etc are given separately)

Descriptions of overflow pipes where measured in number, shall be deemed to include joints to cisterns and splay cut ends

Descriptions of pipes laid in and including trenches and of inspection chambers, catchpits, etc shall be deemed to include excavation, bedding, backfilling, compaction to a minimum of 95% Mod AASHTO density and disposal of surplus material on site

Descriptions of service pipes and flexible connecting pipes shall be deemed to include connections to taps, cisterns, etc and to steel pipes (adaptors for connections to copper pipes, etc are given separately)

Descriptions of WC pans, slop hoppers, etc shall be deemed to include for joints to soil pipes (pan connectors are separately measured)

As-built drawings

Where required, the contractor shall prepare an updated set of as-built drawings. At completion of the contract the contractor shall hand these drawings to the principal agent for reproducing onto the originals for handing over to the employer (provision for allowance of as-built drawings elsewhere)

RAINWATER DISPOSAL

0,6mm Galvanised sheet steel gutters and rainwater pipes with powder coated finish on outside

83	150 x 100mm Roof gutters with beaded front edge	m		34
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Carried to Collection

Section 7 - 1294 Boundary Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

84	100 x 75mm Rainwater down pipes	m	22
85	Extra over rainwater pipe for bend	No	12
86	Extra over rainwater pipe for shoe	No	4
87	Extra over eaves gutter for angle	No	2
88	Extra over eaves gutter for stop end	No	2
89	Extra over eaves gutter for outlet for 100 x 75mm down pipe	No	4

SANITARY FITTINGS

NOTE: The price for labour, waste, fixing material must include for all sanitary fittings to be sealed next to walls and floors with an appropriate type silicone sealant

"Franke" stainless steel

90	"Quinline 621" satin stainless steel 18/10 standard single centre bowl drop-in sink, size 1200 x 500mm wide with safety edge fitted in to joinery cupboard (cupboard measured elsewhere)	No	1
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WASTE UNIONS ETC

Waste unions for basins, sinks, etc shall comprise of a chromium plated waste union with grating, rubber washers and locknut

"Cobra Watertech"

91	40mm "Unslotted" chromium plated bath or sink waste union	No	1
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TRAPS, ETC

92	40mm Rubber "P" or "S" trap	No	1
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TAPS, VALVES, ETC

"Cobra Watertech"

93	15mm "Alto" chromium plated round shower head complete with "Cobra" Tubular shower arm, 400mm long	No	8
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Carried to Collection

Section 7 - 1294 Boundary Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

94	15mm "Nile" chromium plated pillar, single lever sink mixer with aerated swivel outlet	No	1	
<u>SANITARY PLUMBING</u>				
<u>Plumbing</u>				
95	Allow to connect new fitting to new drainage point	No	1	
96	Allow to inspect and service existing external drainage pipes and fittings and replace where necessary		Item	
<u>WATER SUPPLIES</u>				
<u>Water Supply</u>				
97	Allow to connect new fitting to new cold water point	No	1	
98	Allow to connect new fitting to new warm water point	No	1	
<u>GLAZING</u>				
<u>PREAMBLES</u>				
For preambles refer to "General Preambles for Trades 2017"				
<u>GLAZING TO STEEL WITH PUTTY</u>				
<u>4mm Clear glass</u>				
99	In panes	m2	6	
<u>PAINTWORK</u>				
<u>PREAMBLES</u>				
For preambles refer to "General Preambles for Trades 2017"				
<u>SUPPLEMENTARY PREAMBLES</u>				
Carried to Collection				
Section 7 - 1294 Boundary Street Housing				

R

**UP Post Doc Houses
Provisional Bills of Quantities**

Descriptions

Description of paintwork shall be deemed to include for the preparation of surfaces, including filling, stopping, sanding, priming, of nail heads and screws and for all cutting in

Paint specification

All painting shall be done in accordance with "PLASCON" specifications and rates must include for all primers undercoats and final coats.

All contractors and projects to be registered with "Plascon".

PREPARATORY WORK TO EXISTING WORK

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 suitable filler and finished smooth

PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK

ON INTERNAL FLOATED PLASTER SURFACES

Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Double Velvet" paint

100

On internal walls

m2

145

Carried to Collection

Section 7 - 1294 Boundary Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

ON EXTERNAL FLOATED PLASTER SURFACES

Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint

101	On external walls	m2	278
102	On window cills	m2	17

ON ROUGH CONCRETE SURFACES

Strip, wash down with soap solution, fill where necessary with suitable stopping or patching material, spot prime, one coat undercoat and coats "Plascon Nuroof Cool" roof paint

103	On concrete roof tiles (measured on flat)	m2	93
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ON PLASTERBOARD SURFACES

Treat ceilings with "TFC Mould Buster". Strip/sand, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Super Acrylic Polvin" paint

104	On ceilings and cornices in bathrooms and kitchens	m2	26
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ON FIBRE-CEMENT BOARD SURFACES

Strip, wash down with soap solution, fill where necessary with suitable stopping material, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint

105	On fascias and barge boards	m2	27
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ON METAL SURFACES

Strip down to bare metal including removing all rust, treat with approved rust inhibitor, prime with "Plascon Epiwash Strontium Chromate Primer" and two coats "Plascon Nuroof Cool" roof paint

106	On corrugated iron roof sheeting (measured on flat)	m2	74
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Carried to Collection

Section 7 - 1294 Boundary Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

<u>Strip down to bare metal, repair frame, treat with approved rust inhibitor, prime with "Plascon Metalcare Metal WB Primer" and two coats "Plascon Super Universal Enamel" paint</u>			
107	On windows	m2	34
108	On burglars bars (both sides)	m2	68
109	Eaves gutters not exceeding 300mm girth	m	54
110	Rainwater downpipes not exceeding 300mm girth	m	42
<u>ON WOOD SURFACES</u>			
<u>Strip/sand, wash down with soap solution, fill where necessary with suitable stopping material, spot prime and rub down, apply one coat "Plascon Wood Primer" and two coats "Plascon Super Universal Enamel" paint</u>			
111	On windows	m2	68
<u>Sand down, wash, repair, service and apply three coats "Woodoc" exterior clear varnish to specification</u>			
112	On doors	m2	24
113	On door frames	m2	9
<u>PAINTWORK ETC TO NEW WORK</u>			
<u>ON INTERNAL FLOATED PLASTER SURFACES</u>			
<u>One coat "Plascon Plaster Primer" and two coats "Plascon Double Velvet" paint</u>			
114	On internal walls	m2	12
<u>ON EXTERNAL FLOATED PLASTER SURFACES</u>			
<u>One coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint</u>			
115	On external walls	m2	12
116	On window cills	m2	0.3
<u>ON PLASTERBOARD SURFACES</u>			

Carried to Collection

Section 7 - 1294 Boundary Street Housing

R

One coat "Plascon Plaster Primer" and two coats "Plascon Super Acrylic Polvin" paint

ON FIBRE-CEMENT BOARD SURFACES

ON METAL SURFACES

ON WOOD SURFACES

PROVISIONAL SUMS

BUILDERS WORK

UP Post Doc Houses
Provisional Bills of Quantities

<u>Extractor Fans</u>				
125	Allow the amount of R20 000.00 (Twenty Thousand Rand) for the supply and installation of extractor fans to bathrooms	Item		20 000.00
126	Profit and attendance on above		%	
<u>Joinery</u>				
127	Allow the amount of R4 000.00 (Four Thousand Rand) for built-in cupboards to bedrooms	Item		4 000.00
128	Allow the amount of R35 000.00 (Thirty Five Thousand Rand) for cupboards to Kitchen including granite tops	Item		35 000.00
129	Profit and attendance on above		%	
<u>Stove</u>				
130	Allow the amount of R6 500.00 (Six Thousand Five Hundred Rand) for new free standing stove (supplied and installed)	Item		6 500.00
131	Profit and attendance on above		%	
<u>EXTERNAL WORKS</u>				
<u>PREAMBLES</u>				
For preambles refer to "General Preambles for Trades 2017"				
<u>SUPPLEMENTARY PREAMBLES</u>				
The Contractor is referred to the previous Bills for the preambles and full descriptions of items and materials not described in this Bill which will apply equally to the work in this Bill unless otherwise described				
<u>THE FOLLOWING IN DEMOLITIONS</u>				
<u>Demolish and remove from site</u>				
132	Old Carport Structure, size 3m x 5m	m2	12	
<u>REMOVAL OF EXISTING WORK</u>				
Carried to Collection			R	
Section 7 - 1294 Boundary Street Housing				

Lifting up and removing brick paving, kerbs, etc and store on site for re-use (re-use measured elsewhere)

FILLING ETC

134	Under floors, steps, pavings, etc	m3	31
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135	Compaction of ground surface under floors etc including scarifying for a depth of 150mm, breaking down oversize material, adding suitable material where necessary and compacting to 93% Mod AASHTO density	m2	102
-----	---	----	-----

136	Under floors etc including forming and poisoning shallow furrows against foundation walls etc, filling in furrows and ramming	m2	102
-----	---	----	-----

137	10mm Joints not exceeding 300mm wide or high	m	61
-----	--	---	----

138	Paving in herringbone bond to falls	m2	102
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139	Allow the amount of R20 000.00 (Twenty Thousand Rand) for 2no new shade net carports	Item
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R

-138-

UP Post Doc Houses

Provisional Bills of Quantities

[illegible]

**UP Post Doc Houses
Provisional Bills of Quantities**

Section 7 - 1294 Boundary Street Housing

COLLECTION

Total Brought Forward from Page No.

**Page
No**

Amount

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

Carried Forward

R

Section 7 - 1294 Boundary Street Housing

Section 7 - 1294 Boundary Street Housing

Amount

Brought Forward

R

Total Brought Forward from Page No.

133

134

135

136

137

138

139

Carried Forward to Summary - Building Works

R

Section 7 - 1294 Boundary Street Housing

UP Post Doc Houses

Provisional Bills of Quantities

Item No		Quantity	Rate	Amount
<u>SECTION 8 - 1146 SOUTH STREET HOUSING</u>				
<u>PRELIMINARIES</u>				
<u>PRICING OF PRELIMINARIES</u>				
The Contractor is referred to Bill - PRELIMINARIES FOR ALL SECTIONS for the full descriptions of all the items which will apply equally to the Preliminaries for Section 8				
<u>Preliminaries & General</u>				
1	Category : Fixed	Item		
2	Category : Time	Item		
3	Category : Value	Item		
<u>ALTERATIONS (PROVISIONAL)</u>				
<u>PREAMBLES</u>				
For preambles refer to "General Preambles for Trades 2017"				
<u>SUPPLEMENTARY PREAMBLES</u>				
<u>View site</u>				
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				
Carried to Collection			R	
Section 8 - 1146 South Street Housing				

UP Post Doc Houses
Provisional Bills of Quantities

General

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 tenants in the building and 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

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

With regard to building up of openings in existing walls, cement screeds and pavings, granolithic, 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)

The term "**removing**" shall deem to include for loading, removing from site, cleaning and taking demolished item/rubble to a site located by Contractor

REMOVAL OF EXISTING WORK

Taking out doors, windows, etc, including thresholds, sills, etc, setting aside for re-use and later refixing in similar new position

4	Single shower door, average size 900 x 2100mm high	No	3
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Re-install existing shower doors to openings where removed from previously

5	Single shower door, average size 900 x 2100mm high	No	3
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Carried to Collection

Section 8 - 1146 South Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

<u>Taking out/off and removing glass and mirrors</u>			
6	Remove putty from windows and replace with new	m2	32
<u>Existing ironmongery</u>			
7	Service existing ironmongery on doors	No	2
8	Service existing ironmongery on windows	No	12
<u>Hacking up/off and removing granolithic, screeds, plaster, etc from concrete or brickwork and preparing surfaces for new screeds, plaster, etc</u>			
9	Internal paint and plaster from walls and prepare for waterproofing	m2	4
<u>Hacking up/off and removing ceramic tile floor and wall finishes including removing mortar bed or backing and preparing concrete or brick surfaces for new screed, plaster or tile finishes</u>			
10	Tiles to walls	m2	13
11	Tiles to floors	m2	2
<u>Taking out and removing piping, sanitary fittings, taps, etc including disconnecting piping from fittings and making good floor and wall finishes (making good tiling and paintwork elsewhere)</u>			
12	Shower - Remove existing shower head and arm only	No	3
<u>PREPARATORY WORK TO EXISTING SURFACES</u>			
<u>Existing roofs</u>			
13	Allow to inspect existing metal roof sheeting including removing all existing waterproofing, fasten all loose bolts and replace bolts where necessary, fasten all roof sheets, ridges, flashings, etc. (waterproofing / sealing and painting measured elsewhere)	m2	276
<u>Existing walls</u>			
14	Hacking face of existing painted and plastered brickwork to receive new tiles	m2	20
Carried to Collection			
Section 8 - 1146 South Street Housing			

R

**UP Post Doc Houses
Provisional Bills of Quantities**

MAKING GOOD OF FINISHES ETC

Making good face brickwork

15	Clean existing face bricks	m2	311	
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SUNDRIES

Budgetary allowance

16	Allow the amount of R10 000.00 (Ten Thousand Rand) for work or cost which cannot entirely foreseen, defined or detailed		Item	10 000.00
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WATERPROOFING

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Waterproofing

Waterproofing of roofs, basements, etc shall be laid under a ten year guarantee. Waterproofing to roofs shall be laid to even falls to outlets etc with necessary ridges, hips and valleys. Descriptions of sheet or membrane waterproofing shall be deemed to include additional labour to turn-ups and turn-downs

DAMPPROOFING OF WALLS AND FLOORS

Three coats "Elastocrete P8J OR Materflex 550 OR similar approved" cementitious coating with and including an "Ecofelt" membrane waterproofing system strictly in accordance with the manufacturer's specification

17	On plastered brick walls	m2	22	
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18	On shower floors	m2	2	
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WATERPROOFING TO ROOFS, BASEMENTS, ETC

Carried to Collection

Section 8 - 1146 South Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

19	<p><u>Allow to seal existing metal roof sheeting by applying one coat super saturator or duraflex sealant, one layer SBP membrane and two coats waterproofing sealant, laid with 100mm side and 150mm end laps</u></p> <p>To all roof bolts, flashings and roof overlaps of existing metal roofs</p>	m2	276	
<p><u>CARPENTRY AND JOINERY</u></p> <p><u>PREAMBLES</u></p> <p>For preambles refer to "General Preambles for Trades 2017"</p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Joinery</u></p> <p>Descriptions of frames shall be deemed to include frames, transomes, mullions, rails, etc</p> <p>Descriptions of hardwood joinery shall be deemed to include pelleting of bolt holes</p> <p><u>Fixing</u></p> <p>Items described as "nailed" shall be deemed to be fixed with hardened steel nails or shot pins to brickwork or concrete</p> <p>Items described as "plugged" shall be deemed to be the countersunk screwing to and including plastic plugs in brickwork or concrete</p> <p><u>EAVES, VERGES, ETC</u></p> <p><u>"MD Nutec" pressed nutec-cement</u></p>				
20	<p>12 x 225mm Fascias and barge boards including galvanised steel H-profile jointing strips</p>	m	10	
<p><u>PLASTERING</u></p>				
<p>Carried to Collection</p> <p>Section 8 - 1146 South Street Housing</p>				<p>R</p>

UP Post Doc Houses
Provisional Bills of Quantities

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

INTERNAL PLASTER

Note: Prices for internal plaster to walls to include for cutting of 3mm V-joints for full thickness of plaster at all internal corners including finishing and sealing with an appropriate type silicone sealant to painted walls and an appropriate type acrylic sealant to vinyl/tiled walls

Cement plaster on brickwork

21	On existing walls in patches (Provisional)	m2	13
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TILING

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Fixing

Unless described as "fixed with adhesive to plaster (plaster elsewhere)" descriptions of tiling on brick or concrete walls, columns, etc shall be deemed to include 1:4 cement plaster backing and descriptions of tiling on concrete floors etc shall be deemed to include 1:3 plaster bedding

Tiling described as "fixed with adhesive on power floated concrete" shall be deemed to include for approved tiling key-coat

Ceramic, porcelain, marble and granite tiles are to be fixed and grouted with suitable adhesives and grouts as recommended by the manufacturer of the tiles

WALL TILING

NOTE: The prices for the tiles must include for the forming of sufficient movement joints

Carried to Collection

Section 8 - 1146 South Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

Wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to plaster (plaster elsewhere) and flush pointed with approved waterproof jointing compound

22	On bathroom walls	m2	7
23	On kitchen walls	m2	7
24	Labour, waste, fixing material, etc on the above	m2	14
25	Profit and attendance on the above	m2	14

Shower wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to waterproofing (measured elsewhere) to plaster (elsewhere) and flush pointed with approved waterproof jointing compound

26	On shower walls	m2	19
27	Labour, waste, fixing material, etc on the above	m2	19
28	Profit and attendance on the above	m2	19

FLOOR TILING

NOTE: The prices for the tiles must include for the forming of sufficient movement joints as per above mentioned specification

NOTE: The price for labour, waste, fixing material must include for all skirtings to be sealed next to walls and floors with an appropriate type silicone sealant

Shower floor tiles (PC amount of R850.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to waterproofing (elsewhere) on screed (elsewhere) and flush pointed with approved waterproof jointing compound

29	On shower floors	m2	2
30	Labour, waste, fixing material, etc on the above	m2	2
31	Profit and attendance on the above	m2	2

Carried to Collection

Section 8 - 1146 South Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

PLUMBING AND DRAINAGE

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

RAINWATER DISPOSAL

0.6mm Galvanised sheet steel gutters and rainwater pipes with powder coated finish on outside

32	150 x 100mm Roof gutters with beaded front edge	m	11
33	100 x 75mm Rainwater down pipes	m	8
34	Extra over rainwater pipe for bend	No	4
35	Extra over rainwater pipe for shoe	No	2
36	Extra over eaves gutter for outlet for 100 x 75mm down pipe	No	2

TAPS, VALVES, ETC

"Cobra Watertech"

37	15mm "Alto" chromium plated round shower head complete with "Cobra" Tubular shower arm, 400mm long	No	3
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GLAZING

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

GLAZING TO STEEL WITH PUTTY

4mm Clear glass

38	In panes	m2	3
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PAINTWORK

Carried to Collection

Section 8 - 1146 South Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Descriptions

Description of paintwork shall be deemed to include for the preparation of surfaces, including filling, stopping, sanding, priming, of nail heads and screws and for all cutting in

Paint specification

All painting shall be done in accordance with "PLASCON" specifications and rates must include for all primers undercoats and final coats.

All contractors and projects to be registered with "Plascon".

PREPARATORY WORK TO EXISTING WORK

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 suitable filler and finished smooth

PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK

ON INTERNAL FLOATED PLASTER SURFACES

Carried to Collection

Section 8 - 1146 South Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

	<u>Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Double Velvet" paint</u>		
39	On internal walls	m2	35
	<u>ON EXTERNAL FLOATED PLASTER SURFACES</u>		
	<u>Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint</u>		
40	On external walls	m2	66
41	On window cills	m2	13
	<u>ON PLASTERBOARD SURFACES</u>		
	<u>Treat ceilings with "TFC Mould Buster". Strip/sand, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Super Acrylic Polvin" paint</u>		
42	On ceilings and cornices in bathrooms and kitchens	m2	10
	<u>ON FIBRE-CEMENT BOARD SURFACES</u>		
	<u>Strip, wash down with soap solution, fill where necessary with suitable stopping material, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint</u>		
43	On fascias and barge boards	m2	9
	<u>ON METAL SURFACES</u>		
	<u>Strip down to bare metal including removing all rust, treat with approved rust inhibitor, prime with "Plascon Epiwash Strontium Chromate Primer" and two coats "Plascon Nuroof Cool" roof paint</u>		
44	On corrugated iron roof sheeting (measured on flat)	m2	276

Carried to Collection

Section 8 - 1146 South Street Housing

R

UP Post Doc Houses
Provisional Bills of Quantities

Strip down to bare metal, repair frame, treat with approved rust inhibitor, prime with "Plascon Metalcare Metal WB Primer" and two coats "Plascon Super Universal Enamel" paint

45	On door frames	m2	2
46	On windows	m2	64
47	On burglars bars (both sides)	m2	49
48	Eaves gutters not exceeding 300mm girth	m	56
49	Rainwater downpipes not exceeding 300mm girth	m	40

ON WOOD SURFACES

Sand down, wash, repair, service and apply three coats "Woodoc" exterior clear varnish to specification

50	On doors	m2	13
51	On door frames	m2	2

PAINTWORK ETC TO NEW WORK

ON FIBRE-CEMENT BOARD SURFACES

One coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint

52	On fascias and barge boards	m2	5
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PROVISIONAL SUMS

Note:

All cost price items and provisional sums will be net and no Builder's discount will be applicable

BUILDERS WORK

Extractor Fans

53	Allow the amount of R7 500.00 (Seven Thousand Five Hundred Rand) for the supply and installation of extractor fans to bathrooms	Item	7 500.00
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Carried to Collection

Section 8 - 1146 South Street Housing

R

**UP Post Doc Houses
Provisional Bills of Quantities**

54	Profit and attendance on above			%
<u>EXTERNAL WORKS</u>				
<u>PREAMBLES</u>				
For preambles refer to "General Preambles for Trades 2017"				
<u>SUPPLEMENTARY PREAMBLES</u>				
The Contractor is referred to the previous Bills for the preambles and full descriptions of items and materials not described in this Bill which will apply equally to the work in this Bill unless otherwise described				
<u>THE FOLLOWING IN DEMOLITIONS</u>				
<u>Demolish and remove from site</u>				
55	Old Carport Structure, size 3m x 5m	m2	15	
<u>REMOVAL OF EXISTING WORK</u>				
<u>Lifting up and removing brick paving, kerbs, etc and store on site for re-use (re-use measured elsewhere)</u>				
56	Paving, etc.	m2	72	
<u>FILLING ETC</u>				
<u>Filling of gravel-soil material (G7) supplied by the contractor, compacted to 95% Mod AASHTO density</u>				
57	Under floors, steps, pavings, etc	m3	22	
<u>Compaction of surfaces</u>				
58	Compaction of ground surface under floors etc including scarifying for a depth of 150mm, breaking down oversize material, adding suitable material where necessary and compacting to 93% Mod AASHTO density	m2	72	
<u>WEED KILLERS, INSECTICIDES, ETC</u>				
Carried to Collection				R
Section 8 - 1146 South Street Housing				

Soil insecticide in accordance with SANS 5859

**UP Post Doc Houses
Provisional Bills of Quantities**

Section 8 - 1146 South Street Housing

COLLECTION

Total Brought Forward from Page No.

**Page
No**

Amount

142

143

144

145

146

147

148

149

150

151

152

153

154

Carried Forward to Summary - Building Works

Section 8 - 1146 South Street Housing

R

BUILDING WORKS SUMMARY - BUILDING WORKS

Carried to Form of Offer and Acceptance

**UP Post Doc Houses
Provisional Bills of Quantities**

Section No	<u>FINAL SUMMARY</u>	Page No	Amount
1	PRELIMINARIES APPLICABLE TO ALL SECTIONS	17	
2	BUILDING WORKS	156	
	Sub - Total		R
	Add VAT @ 15%		R
	Carried to Form of Offer and Acceptance		R

ITEM NO	QUANTITY	RATE	AMOUNT
<u>PRELIMINARIES APPLICABLE TO ALL SECTIONS</u>			
<u>BUILDING AGREEMENT AND PRELIMINARIES</u>			
<p>The JBCC Principal Building Agreement (Edition 6.2 - May 2018) prepared by the Joint Building Contracts Committee shall be the applicable building agreement, amended as hereinafter described</p>			
<p>The JBCC Principal Building Agreement contract data (Annexure B) form an integral part of this agreement</p>			
<p>The JBCC General Preliminaries (May 2018) (Annexure C) published by the Joint Building Contracts Committee for use with the JBCC Principal Building Agreement (Edition 6.2 - May 2018) shall be deemed to be incorporated in these bills of quantities, amended as hereinafter described</p>			
<p>The contractor is deemed to have referred to the abovementioned documents for the full intent and meaning of each clause</p>			
<p>The clauses in the abovementioned documents are hereinafter referred to by clause number and heading only</p>			
<p>Where any item is not relevant to this agreement such item is marked N/A signifying "not applicable"</p>			
<p>Where standard clauses or alternatives are not entirely applicable to this agreement such amendments, modifications, corrections or supplements as will apply are given under each relevant clause heading and such amendments, modifications, corrections or supplements shall take precedence notwithstanding anything to the contrary contained in the abovementioned documents</p>			
<u>PREAMBLES FOR TRADES</u>			
<p>The General Preambles for Trades 2017 published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claims arising from brevity of description of items fully described in the said General Preambles will be entertained</p>			
<p>Supplementary preambles and/or specifications are incorporated in these bills of quantities to satisfy the requirements of this project. Such supplementary preambles and/or specifications shall take precedence over the provisions of the General Preambles</p>			
<p>The contractor's prices for all items throughout these bills of quantities shall take account of and include where applicable for all of the obligations, requirements and specifications given in the General Preambles and in any supplementary preambles and/or specifications</p>			
<u>STRUCTURE OF THIS PRELIMINARIES BILL</u>			
<p>Section A : A recital of the headings of the individual clauses in the aforementioned JBCCPrincipal Building Agreement</p>			

Section B : A recital of the headings of the individual clauses in the aforementioned JBCC General Preliminaries

Section C : Any special clauses to meet the particular circumstances of the project

PRICING OF PRELIMINARIES

Should the contractor select Option A in the contract data for the adjustment of preliminaries, the amounts entered against the relevant items in these preliminaries are to be divided into one or more of the three categories provided namely fixed (F), value related (V) and time related (T)

SECTION A: PRINCIPAL BUILDING AGREEMENT

Interpretation (A1-A7)

1	Clause 1.0 - Definitions and interpretation	CONT	0.00
	Pricing of bills of quantities	CONT	0.0
	The contractor is to allow opposite each item for all costs in connection therewith. All prices to include, unless otherwise stated, for all materials, fabrication, conveyance and delivery, unloading, storing, unpacking, hoisting, labour, setting, fitting and fixing in position, cutting and waste (except where to be measured in accordance with the standard system of measurement), patterns, models and templates, plant, temporary works, returning of packaging, duties, taxes (other than Value Added Tax), imposts, establishment charges, overheads, profit and all other obligations arising out of this agreement. Value Added Tax (VAT) is to be separately stated on the summary page of these bills of quantities	CONT	0.0
	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	CONT	0.0
	Prices for all construction equipment, temporary works, services and other items shall include for the supply, maintenance, operating cost and subsequent removal and making good as necessary	CONT	0.0
	Abbreviated descriptions	CONT	0.0
	The items in these bills of quantities utilise abbreviated descriptions. It is the intention that the abbreviated descriptions be fully described when read with the applicable measuring system and the relevant preambles and/or specifications. However, should the full intent and meaning of any description not be clear, the contractor shall, before submission of his tender, call for a written directive from the principal agent, failing which it shall be assumed that the contractor has allowed in his pricing for materials and workmanship in terms of international best practice	CONT	0.0
	Legal status of contractor	CONT	0.0
	If the contractor constitutes a joint venture, consortium or other unincorporated grouping of two or more persons then:	CONT	0.0

	1. These persons are deemed to be jointly and severally liable to the employer for the performance of this agreement	CONT	0.0	
	2. These persons shall notify the employer of their leader who has assigned authority to bind the contractor and each of these persons	CONT	0.0	
	3. The contractor shall not alter its composition or legal status without the prior written consent of the employer	CONT	0.00	
	F:..... V:..... T:.....	Item	1.00	Rate Only
2	Clause 2.0 - Law, regulations and notices F:..... V:..... T:.....	Item	1.00	Rate Only
3	Clause 3.0 - Offer and acceptance F:..... V:..... T:.....	Item	1.00	Rate Only
4	Clause 4.0 - Cession and assignment F:..... V:..... T:.....	Item	1.00	Rate Only
5	Clause 5.0 - Documents	CONT	0.00	
	Value Added Tax	CONT	0.0	
	Provision is made in the summary page of these bills of quantities for the inclusion of Value Added Tax (VAT)	CONT	0.0	
	Clause 5.6 is amended by the addition of the following: Electronic issue of drawings All drawings for this project will be issued electronically and the contractor shall be deemed to have received such drawings on the date that such drawings have been dispatched electronically	CONT	0.0	
	F:..... V:..... T:.....	Item	1.00	Rate Only
6	Clause 6.0 - Employer's agents F:..... V:..... T:.....	Item	1.00	Rate Only
7	Clause 7.0 - Design responsibility F:..... V:..... T:.....	Item	1.00	Rate Only
	Insurances and securities (A8-A11)			
8	Clause 8.0 - Works risk F:..... V:..... T:.....	Item	1.00	Rate Only
9	Clause 9.0 - Indemnities F:..... V:..... T:.....	Item	1.00	Rate Only
10	Clause 10.0 - Insurances F:..... V:..... T:.....	Item	1.00	Rate Only
11	Clause 11.0 - Securities Clause 11.5 is deleted Clause 11.6 is deleted Clause 11.7 is deleted (The employer does not issue a payment guarantee) F:..... V:..... T:.....	Item	1.00	Rate Only
	Execution (A12 - A17)			

Clause 12.0 - Obligations of the parties Clause 12.2.6 & Clause 12.2.10 is amended by the addition of the following: The programme shall be produced by the contractor as follows: A programme for the totality of the works and the order in which the contractor proposes to execute the works shall be submitted to the principal agent for acceptance. If the principal agent does not accept such a programme, it shall be revised and amended until the principal agent accepts it. Programme resubmissions for approval must be within five (5) working days. This programme will then be regarded as the baseline programme. The baseline programme shall have regard to the agreement completion dates, any other milestones and any restraints set out in the agreement. This baseline programme shall be updated with actual progress monthly or on any more frequent basis as necessitated by construction events. The contractor may submit to the principal agent for acceptance revisions to the baseline programme. Acceptance by the principal agent of any programme submitted by the contractor does not make such programme a contract document, nor does it mandate that the works shall be constructed strictly in accordance therewith. The contractor always remains responsible for the construction of the works. The programme shall also be used by the principal agent as the sole basis for the assessment of revisions of the date for practical completion. The contractor shall supply the principal agent with an electronic copy of each programme. All programmes shall be prepared and submitted using either Microsoft Project software, CCS Candy or Primavera. F:..... V:..... T:.....

		Item	1.00	Rate Only
13	Clause 13.0 - Setting out F:..... V:..... T:.....	Item	1.00	Rate Only
14	Clause 14.0 - Nominated subcontractors F:..... V:..... T:.....	Item	1.00	Rate Only
15	Clause 15.0 - Selected subcontractors F:..... V:..... T:.....	Item	1.00	Rate Only
16	Clause 16.0 - Direct contractors F:..... V:..... T:.....	Item	1.00	Rate Only
17	Clause 17.0 - Contract instructions F:..... V:..... T:.....	Item	1.00	Rate Only
Completion (A18 - A24)				
18	Clause 18.0 - Interim completion F:..... V:..... T:.....	N/A	0.0	
19	Clause 19.0 - Practical completion Refer to specific requirements necessary to achieve practical completion as stated in the contract data F:..... V:..... T:.....	Item	1.00	Rate Only
20	Clause 20.0 - Completion in sections F:..... V:..... T:.....	Item	1.00	Rate Only
21	Clause 21.0 - Defects liability period and final completion F:..... V:..... T:.....	Item	1.00	Rate Only
22	Clause 22.0 - Latent defects liability period F:..... V:..... T:.....	Item	1.00	Rate Only

23	<p>Clause 23.0 - Revision of the date for practical completion Clause 23.1.1 is amended by the addition of the following : The adverse effect of weather conditions will exclude for normal weather conditions in region of the works of this agreement F:..... V:..... T:.....</p>	Item	1.00	Rate Only
24	<p>Clause 24.0 - Penalty for late or non-completion F:..... V:..... T:.....</p>	Item	1.00	Rate Only
	Payment (A25 - A27)			
25	<p>Clause 25.0 - Payment</p> <p>Clause 25.3.2 is amended by the addition of the following: Material and goods stored off site shall not be included in the amount authorised for payment in terms of 25.5</p> <p>Clause 25.3.4 is deleted and substituted with the following clause: All fluctuations in cost, with the exception of fluctuations in the rate of Value Added Tax, shall be for the account of the contractor. (Fixed Price Contract)</p> <p>Clause 25.10 is deleted and substituted with the following clause: Clause 25.10 - The employer shall pay the contractor the amount certified in an issued payment certificate within twenty one (21) calendar days of the date of receipt of both the payment certificate [CD], including default and/or compensatory interest</p> <p>F:..... V:..... T:.....</p>	CONT	0.00	
26	<p>Clause 26.0 - Adjustment of the contract value and final account Clause 26.9.5 is deleted (Adjustment for cost fluctuations) F:..... V:..... T:.....</p>	Item	1.00	Rate Only
27	<p>Clause 27.0 - Recovery of expense and/or loss F:..... V:..... T:.....</p>	Item	1.00	Rate Only
	Suspension and termination (A28 - A29)			
28	<p>Clause 28.0 - Suspension by the contractor F:..... V:..... T:.....</p>	Item	1.00	Rate Only
29	<p>Clause 29.0 - Termination F:..... V:..... T:.....</p>	Item	1.00	Rate Only
	Dispute resolution (A30)			
30	<p>Clause 30.0 - Dispute resolution F:..... V:..... T:.....</p>	Item	1.00	Rate Only
	AGREEMENT Form of Offer & Acceptance and Contract Data			
31	<p>Form of Offer & Acceptance The required information of the parties and the amount of the contract sum shall be inserted in the Form of Offer & Acceptance (Refer to Annexure E) for signature of the agreement by the parties F:..... V:..... T:.....</p>	Item	1.00	Rate Only
32	<p>Contract data Before submission of his tender the contractor is to complete the tenderer's selection in the contract data F:..... V:..... T:.....</p>	Item	1.00	Rate Only
	SECTION B: GENERAL PRELIMINARIES			

Definitions and interpretation (B1)						
33	Clause 1.1 - Definitions	F:..... V:..... T:.....	Item	1.00		Rate Only
34	Clause 1.2 - Interpretation	F:..... V:..... T:.....	Item	1.00		Rate Only
Documents (B2)						
35	Clause 2.1 - Checking of documents	F:..... V:..... T:.....	Item	1.00		Rate Only
36	Clause 2.2 - Provisional bills of quantities	F:..... V:..... T:.....	Item	1.00		Rate Only
37	Clause 2.3 - Availability of construction information	F:..... V:..... T:.....	Item	1.00		Rate Only
38	Clause 2.4 - Ordering of materials and goods	F:..... V:..... T:.....	Item	1.00		Rate Only
Previous work and adjoining properties (B3)						
39	Clause 3.1 - Previous work - dimensional accuracy	F:..... V:..... T:.....	Item	1.00		Rate Only
40	Clause 3.2 - Previous work - defects	F:..... V:..... T:.....	Item	1.00		Rate Only
41	Clause 3.3 - Inspection of adjoining properties	F:..... V:..... T:.....	Item	1.00		Rate Only
The site (B4)						
42	Clause 4.1 - Handover of site in stages	F:..... V:..... T:.....	Item	1.00		Rate Only
43	Clause 4.2 - Enclosure of the works	F:..... V:..... T:.....	Item	1.00		Rate Only
44	Clause 4.3 - Geotechnical and other investigations	F:..... V:..... T:.....	Item	1.00		Rate Only
45	Clause 4.4 - Encroachments	F:..... V:..... T:.....	Item	1.00		Rate Only
46	Clause 4.5 - Existing premises occupied	F:..... V:..... T:.....	Item	1.00		Rate Only
47	Clause 4.6 - Services - known	F:..... V:..... T:.....	Item	1.00		Rate Only
Management of contract (B5)						
48	Clause 5.1 - Management of the works	F:..... V:..... T:.....	Item	1.00		Rate Only
49	Clause 5.2 - Progress meetings	F:..... V:..... T:.....	Item	1.00		Rate Only
50	Clause 5.3 - Technical meetings	F:..... V:..... T:.....	Item	1.00		Rate Only

Samples, shop drawings and manufacturer's instructions (B6)					
51	Clause 6.1 - Samples of materials F:..... V:..... T:.....	Item	1.00		Rate Only
52	Clause 6.2 - Workmanship samples F:..... V:..... T:.....	Item	1.00		Rate Only
53	Clause 6.3 - Shop drawings F:..... V:..... T:.....	Item	1.00		Rate Only
54	Clause 6.4 - Compliance with manufacturer's instructions F:..... V:..... T:.....	Item	1.00		Rate Only
Deposits and fees (B7)					
55	Clause 7.1 - Deposits and fees F:..... V:..... T:.....	Item	1.00		Rate Only
Temporary services (B8)					
56	Clause 8.1 - Water F:..... V:..... T:.....	Item	1.00		Rate Only
57	Clause 8.2 - Electricity F:..... V:..... T:.....	Item	1.00		Rate Only
58	Clause 8.3 - Ablution and welfare facilities F:..... V:..... T:.....	Item	1.00		Rate Only
59	Clause 8.4 - Communication facilities F:..... V:..... T:.....	Item	1.00		Rate Only
Prime cost amounts (B9)					
60	Clause 9.1 - Responsibility for prime cost amounts F:..... V:..... T:.....	Item	1.00		Rate Only
Attendance on subcontractors (B10)					
61	Clause 10.1 - General attendance F:..... V:..... T:.....	Item	1.00		Rate Only
62	Clause 10.2 - Special attendance F:..... V:..... T:.....	Item	1.00		Rate Only
General (B11)					
63	Clause 11.1 - Protection of the works F:..... V:..... T:.....	Item	1.00		Rate Only
64	Clause 11.2 - Protection/isolation of existing works and works occupied in sections F:..... V:..... T:.....	Item	1.00		Rate Only
65	Clause 11.3 - Security of the works F:..... V:..... T:.....	Item	1.00		Rate Only
66	Clause 11.4 - Notice before covering work F:..... V:..... T:.....	Item	1.00		Rate Only
67	Clause 11.5 - Disturbance F:..... V:..... T:.....	Item	1.00		Rate Only

68	Clause 11.6 - Environmental disturbance F:..... V:..... T:.....	Item	1.00	Rate Only
69	Clause 11.7 - Works cleaning and clearing F:..... V:..... T:.....	Item	1.00	Rate Only
70	Clause 11.8 - Vermin F:..... V:..... T:.....	Item	1.00	Rate Only
71	Clause 11.9 - Overhand work F:..... V:..... T:.....	Item	1.00	Rate Only
72	Clause 11.10 - Tenant installations F:..... V:..... T:.....	Item	1.00	Rate Only
73	Clause 11.11 - Advertising F:..... V:..... T:.....	Item	1.00	Rate Only
<u>SECTION C: SPECIFIC PRELIMINARIES</u>				
74	As built drawings The position of construction breaks and the extent of individual concrete pours are to be recorded by the contractor on the structural engineer's drawings and are to be submitted to the principal agent and the structural engineer for their records As built drawings of all services etc should be kept up to date and hand over to principal agent at practical completion F:..... V:..... T:.....	Item	1.00	Rate Only
75	Contract instructions Contract instructions issued on site are to be recorded in triplicate in a contract instruction book which is to be supplied by the contractor and maintained by the contractor F:..... V:..... T:.....	Item	1.00	Rate Only
76	Drawings and dimensions Upon receipt of detail drawings for any works, the contractor shall, before putting that work in hand, ascertain that the dimensions given on the detail drawings correspond with the dimensions of any work already built In the event of a discrepancy between the detail drawings and the work already built, the discrepancy shall be brought to the principal agent's attention who shall decide the procedure F:..... V:..... T:.....	Item	1.00	Rate Only
77	Overtime Should overtime be required to be worked for any reason whatsoever, the cost of such overtime is to be borne by the contractor unless the principal agent has specifically authorised, prior to execution thereof, that costs for such overtime are to be borne by the employer F:..... V:..... T:.....	Item	1.00	Rate Only
78	Warranties for materials and workmanship Where warranties for materials and/or workmanship are called for, the contractor shall obtain a written warranty, addressed to the employer, from the entity supplying the materials and/or executing the work and shall deliver same to the principal agent on final completion of the contract F:..... V:..... T:.....	Item	1.00	Rate Only

Health and safety Without limiting the generality of the provisions of clause 2.0, the contractor's attention is drawn to the provisions of the Construction Regulations issued in terms of the Occupational Health and Safety Act, 1993 as amended. It is specifically stated that the employer shall prepare a documented health and safety specification for the works (refer to Annexure G : Health and Safety Specification for a copy of the relevant specifications) and that the employer shall ensure that the contractor has made provision for the cost of health and safety measures during the execution of the works. The contractor shall price opposite this item for compliance with the act and the regulations and the provisions of the aforementioned health and safety specification [2.1]The contractor shall:

1. Comply with the health and safety specifications for the works
2. Prepare and agree with the health and safety consultant the health and safety plan for the works
3. Cooperate with the health and safety consultant in all respects
4. Manage the compliance of all subcontractors with the regulations and with the health and safety plan and specifications
5. Conform to the conditions contained in the employer's health and safety specification

F:.....
V:..... T:.....

Item

1.00

Rate Only

SUMMARY OF CATEGORIES

Category : Fixed R..... Category : Value
R..... Category : Time
R.....

SECTION 1 - 1139 PROSPECT STREET HOUSE

PRELIMINARIES

PRICING OF PRELIMINARIES

The Contractor is referred to Bill - PRELIMINARIES FOR ALL SECTIONS for the full descriptions of all the items which will apply equally to the Preliminaries for Section 1

Preliminaries & General

1	Category : Fixed	Item	1.00	#VALUE!
2	Category : Time	Item	1.00	#VALUE!
3	Category : Value	Item	1.00	#VALUE!

ALTERATIONS (PROVISIONAL)

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

View site

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

General

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 tenants in the building and 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

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

With regard to building up of openings in existing walls, cement screeds and pavings, granolithic, 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)

The term "removing" shall deem to include for loading, removing from site, cleaning and taking demolished item/rubble to a site located by Contractor

REMOVAL OF EXISTING WORK

Taking out and removing sundry pre-cast concrete work, fittings, etc, setting aside for re-use and later refixing in similar new position

4	Fix existing precast concrete boundary wall with the panels removed at 1135 Prospect Street	m ²	18	0,00
	Taking out doors, windows, etc, including thresholds, sills, etc, setting aside for re-use and later refixing in similar new position			
5	Single shower door, average size 900 x 2100mm high	No	3	0,00
	Re-install existing shower doors to openings where removed from previously			
6	Single shower door, average size 900 x 2100mm high	No	3	0,00
	Existing ironmongery			
7	Service existing ironmongery on doors	No	4	0,00
	Taking up and removing existing waterproofing to concrete roofs and preparing screeds for new torch-on waterproofing			
8	Torch-on waterproofing	m ²	3	0,00

	Hacking up/off and removing granolithic, screeds, plaster, etc from concrete or brickwork and preparing surfaces for new screeds, plaster, etc				
9	Internal paint and plaster from walls and prepare for waterproofing	m ²	14		0,00
	Hacking up/off and removing ceramic tile floor and wall finishes including removing mortar bed or backing and preparing concrete or brick surfaces for new screed, plaster or tile finishes				
10	Tiles to walls	m ²	17		0,00
11	Tiles to floors	m ²	3		0,00
	Taking out and removing piping, sanitary fittings, taps, etc including disconnecting piping from fittings and making good floor and wall finishes (making good tiling and paintwork elsewhere)				
12	Vitreous china wash hand basin, including taps, etc.	No	2		0,00
13	Vitreous china WC pan with cistern	No	2		0,00
14	Shower - Remove existing shower head and arm only	No	3		0,00
15	Shower - Remove existing taps only	No	3		0,00
	<u>PREPARATORY WORK TO EXISTING SURFACES</u>				
	Existing roofs				
16	Allow to inspect existing metal roof sheeting including removing all existing waterproofing, fasten all loose bolts and replace bolts where necessary, fasten all roof sheets, ridges, flashings, etc. (waterproofing / sealing and painting measured elsewhere)	m ²	202		0,00
	Existing walls				
17	Hacking face of existing painted and plastered brickwork to receive new tiles	m ²	16		0,00
	Existing Floors				
18	Sand and polish existing timber floor	m ²	4		0,00
	<u>SUNDRIES</u>				
	Budgetary allowance				
19	Allow the amount of R10 000.00 (Ten Thousand Rand) for work or cost which cannot entirely foreseen, defined or detailed	Item	1.00	10 000.00	#VALUE!
	<u>WATERPROOFING</u>				
	<u>PREAMBLES</u>				
	For preambles refer to "General Preambles for Trades 2017"				
	<u>SUPPLEMENTARY PREAMBLES</u>				
	Waterproofing				

Waterproofing of roofs, basements, etc shall be laid under a ten year guarantee. Waterproofing to roofs shall be laid to even falls to outlets etc with necessary ridges, hips and valleys. Descriptions of sheet or membrane waterproofing shall be deemed to include additional labour to turn-ups and turn-downs

DAMPPROOFING OF WALLS AND FLOORS

Three coats "Elastocrete P8J OR Materflex 550 OR similar approved" cementitious coating with and including an "Ecofelt" membrane waterproofing system strictly in accordance with the manufacturer's specification

20	On plastered brick walls	m ²	38	0,00
21	On shower floors	m ²	3	0,00

WATERPROOFING TO ROOFS, BASEMENTS, ETC

Allow to seal existing metal roof sheeting by applying one coat super saturator or duraflex sealant, one layer SBP membrane and two coats waterproofing sealant, laid with 100mm side and 150mm end laps

22	To all roof bolts, flashings and roof overlaps of existing metal roofs	m ²	202	0,00
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Prime with one coat bitumen primer and one layer 4mm fully bonded waterproof membrane comprising two bitumen layers reinforced with woven spunbonded polyester fabric and coated with polyethelene film for heat bonding, laid with 100mm side and 150mm end laps

23	On concrete roofs to falls	m ²	3	0,00
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PROTECTIVE ROOFING PAINT

Two coats bituminous aluminium paint

24	On waterproofing to roofs	m ²	3	0,00
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PLASTERING

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

INTERNAL PLASTER

Note: Prices for internal plaster to walls to include for cutting of 3mm V-joints for full thickness of plaster at all internal corners including finishing and sealing with an appropriate type silicone sealant to painted walls and an appropriate type acrylic sealant to vinyl/tiled walls

Cement plaster on brickwork

25	On existing walls in patches (Provisional)	m ²	48	0,00
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EXTERNAL PLASTER

Cement plaster on brickwork

26	On existing walls in patches (Provisional)	m ²	20	0,00
27	On existing narrow widths (Provisional)	m ²	1	0,00

TILING

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Fixing

Unless described as "fixed with adhesive to plaster (plaster elsewhere)" descriptions of tiling on brick or concrete walls, columns, etc shall be deemed to include 1:4 cement plaster backing and descriptions of tiling on concrete floors etc shall be deemed to include 1:3 plaster bedding

Tiling described as "fixed with adhesive on power floated concrete" shall be deemed to include for approved tiling key-coat

Ceramic, porcelain, marble and granite tiles are to be fixed and grouted with suitable adhesives and grouts as recommended by the manufacturer of the tiles

WALL TILING

NOTE: The prices for the tiles must include for the forming of sufficient movement joints

Wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to plaster (plaster elsewhere) and flush pointed with approved waterproof jointing compound

28	On bathroom walls	m ²	9	0,00
29	Labour, waste, fixing material, etc on the above	m ²	9	0,00
30	Profit and attendance on the above	m ²	9	0,00

Shower wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to waterproofing (measured elsewhere) to plaster (elsewhere) and flush pointed with approved waterproof jointing compound

31	On shower walls	m ²	24	0,00
32	Labour, waste, fixing material, etc on the above	m ²	24	0,00
33	Profit and attendance on the above	m ²	24	0,00

FLOOR TILING

NOTE: The prices for the tiles must include for the forming of sufficient movement joints as per above mentioned specification

NOTE: The price for labour, waste, fixing material must include for all skirtings to be sealed next to walls and floors with an appropriate type silicone sealant

Shower floor tiles (PC amount of R850.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to waterproofing (elsewhere) on screed (elsewhere) and flush pointed with approved waterproof jointing compound

34	On shower floors	m ²	3	0,00
35	Labour, waste, fixing material, etc on the above	m ²	3	0,00
36	Profit and attendance on the above	m ²	3	0,00

PLUMBING AND DRAINAGE

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Wire gratings

Descriptions of gutter outlets etc shall be deemed to include wire balloon gratings

Stainless steel basins, sinks, wash troughs, urinals, etc

Stainless steel for economy basins, domestic sinks and worktops shall be Type 430 (17/0) Stainless steel for urinals, basins, quality sinks, wash troughs, institutional equipment, etc shall be Type 304 (18/8) Stainless steel for laboratory sinks, photographic equipment, etc shall be Type 316 (18/8) Units shall have standard aprons on all exposed edges and tiling keys against walls where applicable

Sealing of edges

Outer edges of sinks, basins, baths, urinals, etc are to be sealed against adjacent surfaces with approved silicone

PVC-U pipes and fittings

Sewer and drainage pipes and fittings shall be jointed and sealed with butyl rubber rings Soil, waste and vent pipes and fittings shall be solvent weld jointed or sealed with butyl rubber rings

PVC-U pressure pipes and fittings

Pipes of 50mm diameter and smaller shall be plain ended with solvent welded PVC-U loose sockets and fittings Pipes of 63mm diameter and greater shall have sockets and spigots with push-in type integral rubber ring joints. Bends shall be PVC-U and all other fittings shall be cast iron, all with similar push-in type joints

High density polyethylene (HDPE) pipes and fittings

Pipes shall be type IV and of the class specified with compression fittings

Polypropylene pipes

Polypropylene pipes 54mm diameter and smaller shall be seamless copper coloured Class 16 pipes jointed with heat welded thermoplastic or where so described compression fittings Pipes shall be firmly fixed to walls, etc with coloured nylon snap-in pipe clips with provision for accommodating thermal movement and jointed and fixed strictly in accordance with the manufacturer's instructions

Copper pipes

Pipes shall be hard drawn and half-hard pipes of the class described. Class 0 (thin walled hard drawn) pipes shall not be bent. Class 1 (thin walled half-hard), Class 2 (half-hard) and Class 3 (heavy walled half-hard) pipes shall only be bent with benders with inner and outer formers. Fittings to copper waste, vent and anti-syphon pipes, capillary solder fittings and compression fittings shall be an approved type. Capillary solder fittings shall comply with ISO 2016

Copper pipes are to be installed in accordance with the latest revision of the Code of Practice for Copper Plumbing soldering techniques. Flux, solder, etc to be strictly in accordance with the manufacturer's requirements with special attention to copper flux composition

Reducing fittings

Where fittings have reducing ends or branches they are described as "reducing" and only the largest end or branch size is given. Should the contractor wish to use other fittings and bushes or reducers he may do so on the understanding that no claim in this regard will be entertained

Fixing of pipes

Unless specifically otherwise stated, descriptions of pipes shall be deemed to include fixing to walls, etc, casting in, building in or suspending not exceeding 1m below suspension level

Paper wrapping to pipes

Pipes chased into brickwork must be wrapped with two layers of stout brown paper tied with wire. Rates are to include for wrapping around joints and fittings

Disinfection of water pipework

Water pipework is to be disinfected at completion

Petrolatum anti-corrosion tape

Pipes to be taped shall be coated with the appropriate primer and the tape shall be applied in the appropriate widths and with 10% overlaps Couplings and fittings to pipes shall be taped in strict accordance with the manufacturer's instructions

Prices for wrapping of pipes shall include for all work as described to couplings in the length

Excavations

No claim for rock excavation will be entertained unless the contractor has timeously notified the quantity surveyor thereof prior to backfilling

"Soft rock" and "Hard rock" shall be as defined in "Earthworks"

Laying, backfilling, bedding, etc of pipes

Pipes shall be laid and bedded in accordance with manufacturers' instructions and trenches shall be carefully backfilled

Where no manufacturers' instructions exist, pipes shall be laid in accordance with the relevant section of SANS 2001

General

Descriptions of cast iron roof outlets shall be deemed to include joints to pipes and casting into concrete (adaptors for joints to PVC pipes, etc are given separately) Descriptions of overflow pipes where measured in number, shall be deemed to include joints to cisterns and splay cut ends

Descriptions of pipes laid in and including trenches and of inspection chambers, catchpits, etc shall be deemed to include excavation, bedding, backfilling, compaction to a minimum of 95% Mod AASHTO density and disposal of surplus material on site

Descriptions of service pipes and flexible connecting pipes shall be deemed to include connections to taps, cisterns, etc and to steel pipes (adaptors for connections to copper pipes, etc are given separately)

Descriptions of WC pans, slop hoppers, etc shall be deemed to include for joints to soil pipes (pan connectors are separately measured)

As-built drawings

Where required, the contractor shall prepare an updated set of as-built drawings. At completion of the contract the contractor shall hand these drawings to the principal agent for reproducing onto the originals for handing over to the employer (provision for allowance of as-built drawings elsewhere)

RAINWATER DISPOSAL

0,6mm Galvanised sheet steel gutters and rainwater pipes with powder coated finish on outside

37	150 x 100mm Roof gutters with beaded front edge	m	56	0,00
38	100 x 75mm Rainwater down pipes	m	42	0,00
39	Extra over rainwater pipe for bend	No	36	0,00
40	Extra over rainwater pipe for shoe	No	12	0,00
41	Extra over eaves gutter for angle	No	4	0,00
42	Extra over eaves gutter for stop end	No	4	0,00
43	Extra over eaves gutter for outlet for 100 x 75mm down pipe	No	12	0,00

SANITARY FITTINGS

NOTE: The price for labour, waste, fixing material must include for all sanitary fittings to be sealed next to walls and floors with an appropriate type silicone sealant

"Cobra"

44	"Welcome" close-coupled WC suite comprising pan with double flap heavy duty plastic seat and matching 6 litre cistern (code: 6002194040477) complete with push down top dual flush back inlet, valve's, flush pipe, etc.	No	2	0,00
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"Vaal"

45	"Weaver" white vitreous china counter top rectangular washbasin, size 450 x 350mm with one tap hole and integrated overflow	No	2	0,00
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WASTE UNIONS ETC

Waste unions for basins, sinks, etc shall comprise of a chromium plated waste union with grating, rubber washers and locknut

Approved

46	Allow the PC amount of R200.00/No nett, delivered to site and excluding VAT for 32mm chromium plated basin waste union (Supply & Delivery)	No	2	0,00
47	Labour, waste, fixing material, etc on the above	No	2	0,00
48	Profit and attendance on above	%IT		

TRAPS, ETC**Approved**

49	Allow the PC amount of R675.00/No nett, delivered to site and excluding VAT for 32mm chromium bottle trap (Supply & Delivery)	No	2	0,00
50	Labour, waste, fixing material, etc on the above	No	2	0,00
51	Profit and attendance on above	%IT		

TAPS, VALVES, ETC**"Cobra Watertech"**

52	15mm "Alto" chromium plated round shower head complete with "Cobra" Tubular shower arm, 400mm long	No	3	0,00
53	"Zambezi" chromium plated single lever, single tap hole basin mixer	No	2	0,00

Approved

54	Allow the PC amount of R950.00/No nett, delivered to site and excluding VAT for 15mm chromium plated shower mixer (Supply & Delivery)	No	3	0,00
55	Labour, waste, fixing material, etc on the above	No	3	0,00

56	Profit and attendance on above	%IT		
57	Allow the PC amount of R135.00/No nett, delivered to site and excluding VAT for flexible connector 350mm long (Supply & Delivery)	No	6	0,00
58	Labour, waste, fixing material, etc on the above	No	6	0,00
59	Profit and attendance on above	%IT		
60	Allow the PC amount of R135.00/No nett, delivered to site and excluding VAT for angle valve 15x15mm (Supply & Delivery)	No	6	0,00
61	Labour, waste, fixing material, etc on the above	No	6	0,00
62	Profit and attendance on above	%IT		
	<u>SANITARY PLUMBING</u>			
	Plumbing			
63	Allow to connect new fitting to existing drainage point	No	4	0,00
	<u>WATER SUPPLIES</u>			
	Water Supply			
64	Allow to connect new fitting to existing cold water point	No	4	0,00
65	Allow to connect new fitting to existing hot water point	No	2	0,00
	<u>PAINTWORK</u>			
	<u>PREAMBLES</u>			
	For preambles refer to "General Preambles for Trades 2017"			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	Descriptions			
	Description of paintwork shall be deemed to include for the preparation of surfaces, including filling, stopping, sanding, priming, of nail heads and screws and for all cutting in			
	Paint specification			
	All painting shall be done in accordance with "PLASCON" specifications and rates must include for all primers undercoats and final coats. All contractors and projects to be registered with "Plascon".			
	<u>PREPARATORY WORK TO EXISTING WORK</u>			
	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 suitable filler and finished smooth

PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK**ON INTERNAL FLOATED PLASTER SURFACES**

Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Double Velvet" paint

66	On internal walls	m ²	257	0,00
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Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one "Plascon Plaster Primer" and two coats "Plascon Kitchens & Bathrooms Interior Matt" paint

67	On internal walls in bathrooms and kitchens	m ²	97	0,00
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ON EXTERNAL FLOATED PLASTER SURFACES

Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint

68	On external walls	m ²	211	0,00
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69	On window cills	m ²	8	0,00
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ON PLASTERBOARD SURFACES

Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Super Acrylic Polvin" paint

70	On ceilings and cornices	m ²	102	0,00
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Treat ceilings with "TFC Mould Buster". Strip/sand, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Super Acrylic Polvin" paint

71	On ceilings and cornices in bathrooms and kitchens	m ²	32	0,00
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ON FIBRE-CEMENT BOARD SURFACES

Strip, wash down with soap solution, fill where necessary with suitable stopping material, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint

72	On fascias and barge boards	m ²	25	0,00
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ON METAL SURFACES

	Strip down to bare metal including removing all rust, treat with approved rust inhibitor, prime with "Plascon Epiwash Strontium Chromate Primer" and two coats "Plascon Nuroof Cool" roof paint			
73	On corrugated iron roof sheeting (measured on flat)	m ²	202	0,00
	Strip down to bare metal, repair frame, treat with approved rust inhibitor, prime with "Plascon Metalcare Metal WB Primer" and two coats "Plascon Super Universal Enamel" paint			
74	On burglars bars (both sides)	m ²	47	0,00
	<u>ON WOOD SURFACES</u>			
	Sand down, wash, repair, service and apply three coats "Woodoc" exterior clear varnish to specification			
75	On doors	m ²	14	0,00
76	On door frames	m ²	6	0,00
	<u>PROVISIONAL SUMS</u>			
	Note:			
	All cost price items and provisional sums will be net and no Builder's discount will be applicable			
	<u>BUILDERS WORK</u>			
	Extractor Fans			
77	Allow the amount of R10 000.00 (Ten Thousand Rand) for the supply and installation of extractor fans to bathrooms	Item	1.00	10 000.00
78	Profit and attendance on above	%IT		#VALUE!
	Joinery			
79	Allow the amount of R5 000.00 (Five Thousand Rand) to service existing cupboards in Kitchens	Item	1.00	5 000.00
80	Profit and attendance on above	%IT		#VALUE!
	Vanities, etc.			
81	Allow the amount of R4 000.00 (Four Thousand Rand) for the supply and installation of vanities to bathrooms	Item	1.00	4 000.00
82	Profit and attendance on above	%IT		#VALUE!
	Existing Timber Floor			
83	Allow the amount of R10 000.00 (Ten Thousand Rand) to repair existing sagged timber floor by specialist	Item	1.00	10 000.00
84	Profit and attendance on above	%IT		#VALUE!
	Gate Motor			
85	Allow the amount of R25 000.00 (Twenty Five Thousand Rand) for the supply and installation of a gate motor to entrance gate, including all cables, remotes, etc.	Item	1.00	25 000.00
				#VALUE!

SECTION 2 - 1135 PROSPECT STREET HOUSE**PRELIMINARIES****PRICING OF PRELIMINARIES**

The Contractor is referred to Bill - PRELIMINARIES FOR ALL SECTIONS for the full descriptions of all the items which will apply equally to the Preliminaries for Section 2

Preliminaries & General

1	Category : Fixed	Item	1.00	#VALUE!
2	Category : Time	Item	1.00	#VALUE!
3	Category : Value	Item	1.00	#VALUE!

ALTERATIONS (PROVISIONAL)**PREAMBLES**

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES**View site**

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

General

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 tenants in the building and 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

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

With regard to building up of openings in existing walls, cement screeds and pavings, granolithic, 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)

The term "removing" shall deem to include for loading, removing from site, cleaning and taking demolished item/rubble to a site located by Contractor

REMOVAL OF EXISTING WORK

Taking out and removing sundry pre-cast concrete work, fittings, etc, setting aside for re-use and later refixing in similar new position

4	Precast concrete panel wall and save panels	m ²	31	0,00
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Taking out doors, windows, etc, including thresholds, sills, etc, setting aside for re-use and later refixing in similar new position

5	Single shower door, average size 900 x 2100mm high	No	2	0,00
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Re-install existing shower doors to openings where removed from previously

6	Single shower door, average size 900 x 2100mm high	No	2	0,00
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Existing ironmongery

7	Service existing ironmongery on doors	No	3	0,00
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Hacking up/off and removing granolithic, screeds, plaster, etc from concrete or brickwork and preparing surfaces for new screeds, plaster, etc

8	Internal paint and plaster from walls and prepare for waterproofing	m ²	17	0,00
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Hacking up/off and removing ceramic tile floor and wall finishes including removing mortar bed or backing and preparing concrete or brick surfaces for new screed, plaster or tile finishes

9	Tiles to walls	m ²	13	0,00
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10	Tiles to floors	m ²	2	0,00
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Taking out and removing piping, sanitary fittings, taps, etc including disconnecting piping from fittings and making good floor and wall finishes (making good tiling and paintwork elsewhere)

11	Shower - Remove existing shower head and arm only	No	2	0,00
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PREPARATORY WORK TO EXISTING SURFACES

Existing roofs

12	Allow to inspect existing metal roof sheeting including removing all existing waterproofing, fasten all loose bolts and replace bolts where necessary, fasten all roof sheets, ridges, flashings, etc. (waterproofing / sealing and painting measured elsewhere)	m ²	180	0,00
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Existing walls

13	Hacking face of existing painted and plastered brickwork to receive new tiles	m ²	38		0,00
	<u>MAKING GOOD OF FINISHES ETC</u>				
	Making good face brickwork				
14	Clean existing face bricks	m ²	21		0,00
	<u>SUNDRIES</u>				
	Budgetary allowance				
15	Allow the amount of R5 000.00 (Five Thousand Rand) for work or cost which cannot entirely foreseen, defined or detailed	Item	1.00	5 000.00	#VALUE!
	<u>WATERPROOFING</u>				
	<u>PREAMBLES</u>				
	For preambles refer to "General Preambles for Trades 2017"				
	<u>SUPPLEMENTARY PREAMBLES</u>				
	Waterproofing				
	Waterproofing of roofs, basements, etc shall be laid under a ten year guarantee. Waterproofing to roofs shall be laid to even falls to outlets etc with necessary ridges, hips and valleys. Descriptions of sheet or membrane waterproofing shall be deemed to include additional labour to turn-ups and turn-downs				
	<u>DAMPPROOFING OF WALLS AND FLOORS</u>				
	Three coats "Elastocrete P8J OR Materflex 550 OR similar approved" cementitious coating with and including an "Ecofelt" membrane waterproofing system strictly in accordance with the manufacturer's specification				
16	On plastered brick walls	m ²	36		0,00
17	On shower floors	m ²	2		0,00
	<u>WATERPROOFING TO ROOFS, BASEMENTS, ETC</u>				
	Allow to seal existing metal roof sheeting by applying one coat super saturator or duraflex sealant, one layer SBP membrane and two coats waterproofing sealant, laid with 100mm side and 150mm end laps				
18	To all roof bolts, flashings and roof overlaps of existing metal roofs	m ²	180		0,00
	<u>PLASTERING</u>				
	<u>PREAMBLES</u>				
	For preambles refer to "General Preambles for Trades 2017"				
	<u>INTERNAL PLASTER</u>				
	Note: Prices for internal plaster to walls to include for cutting of 3mm V-joints for full thickness of plaster at all internal corners including finishing and sealing with an appropriate type silicone sealant to painted walls and an appropriate type acrylic sealant to vinyl/tiled walls				

	Cement plaster on brickwork			
19	On existing walls in patches (Provisional)	m ²	26	0,00
	<u>EXTERNAL PLASTER</u>			
	Cement plaster on brickwork			
20	On existing walls in patches (Provisional)	m ²	16	0,00
21	On existing narrow widths (Provisional)	m ²	1	0,00
	<u>TILING</u>			
	<u>PREAMBLES</u>			
	For preambles refer to "General Preambles for Trades 2017"			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	Fixing			
	Unless described as "fixed with adhesive to plaster (plaster elsewhere)" descriptions of tiling on brick or concrete walls, columns, etc shall be deemed to include 1:4 cement plaster backing and descriptions of tiling on concrete floors etc shall be deemed to include 1:3 plaster bedding			
	Tiling described as "fixed with adhesive on power floated concrete" shall be deemed to include for approved tiling key-coat			
	Ceramic, porcelain, marble and granite tiles are to be fixed and grouted with suitable adhesives and grouts as recommended by the manufacturer of the tiles			
	<u>WALL TILING</u>			
	NOTE: The prices for the tiles must include for the forming of sufficient movement joints			
	Wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to plaster (plaster elsewhere) and flush pointed with approved waterproof jointing compound			
22	On bathroom walls	m ²	32	0,00
23	Labour, waste, fixing material, etc on the above	m ²	32	0,00
24	Profit and attendance on the above	m ²	32	0,00
	Shower wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to waterproofing (measured elsewhere) to plaster (elsewhere) and flush pointed with approved waterproof jointing compound			
25	On shower walls	m ²	19	0,00
26	Labour, waste, fixing material, etc on the above	m ²	19	0,00
27	Profit and attendance on the above	m ²	19	0,00
	<u>FLOOR TILING</u>			

NOTE: The prices for the tiles must include for the forming of sufficient movement joints as per above mentioned specification

NOTE: The price for labour, waste, fixing material must include for all skirtings to be sealed next to walls and floors with an appropriate type silicone sealant

Shower floor tiles (PC amount of R850.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to waterproofing (elsewhere) on screed (elsewhere) and flush pointed with approved waterproof jointing compound

28	On shower floors	m ²	2	0,00
29	Labour, waste, fixing material, etc on the above	m ²	2	0,00
30	Profit and attendance on the above	m ²	2	0,00

PLUMBING AND DRAINAGE

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

RAINWATER DISPOSAL

0,6mm Galvanised sheet steel gutters and rainwater pipes with powder coated finish on outside

31	150 x 100mm Roof gutters with beaded front edge	m	54	0,00
32	100 x 75mm Rainwater down pipes	m	35	0,00
33	Extra over rainwater pipe for bend	No	30	0,00
34	Extra over rainwater pipe for shoe	No	10	0,00
35	Extra over eaves gutter for angle	No	4	0,00
36	Extra over eaves gutter for stop end	No	4	0,00
37	Extra over eaves gutter for outlet for 100 x 75mm down pipe	No	10	0,00

TAPS, VALVES, ETC

"Cobra Watertech"

38	15mm "Alto" chromium plated round shower head complete with "Cobra" Tubular shower arm, 400mm long	No	2	0,00
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PAINTWORK

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Descriptions

Description of paintwork shall be deemed to include for the preparation of surfaces, including filling, stopping, sanding, priming, of nail heads and screws and for all cutting in

Paint specification

All painting shall be done in accordance with "PLASCON" specifications and rates must include for all primers undercoats and final coats. All contractors and projects to be registered with "Plascon".

PREPARATORY WORK TO EXISTING WORK

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 suitable filler and finished smooth

PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK

ON INTERNAL FLOATED PLASTER SURFACES

Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Double Velvet" paint

39	On internal walls	m ²	67	0,00
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Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one "Plascon Plaster Primer" and two coats "Plascon Kitchens & Bathrooms Interior Matt" paint

40	On internal walls in bathrooms and kitchens	m ²	40	0,00
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ON EXTERNAL FLOATED PLASTER SURFACES

Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint

41	On external walls	m ²	176	0,00
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42	On window cills	m ²	10	0,00
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ON PLASTERBOARD SURFACES

Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Super Acrylic Polvin" paint

43	On ceilings and cornices	m ²	17	0,00
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	Treat ceilings with "TFC Mould Buster". Strip/sand, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Super Acrylic Polvin" paint			
44	On ceilings and cornices in bathrooms and kitchens	m ²	17	0,00
	<u>ON FIBRE-CEMENT BOARD SURFACES</u>			
	Strip, wash down with soap solution, fill where necessary with suitable stopping material, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint			
45	On fascias and barge boards	m ²	24	0,00
	<u>ON METAL SURFACES</u>			
	Strip down to bare metal including removing all rust, treat with approved rust inhibitor, prime with "Plascon Epiwash Strontium Chromate Primer" and two coats "Plascon Nuroof Cool" roof paint			
46	On corrugated iron roof sheeting (measured on flat)	m ²	180	0,00
	Strip down to bare metal, repair frame, treat with approved rust inhibitor, prime with "Plascon Metalcare Metal WB Primer" and two coats "Plascon Super Universal Enamel" paint			
47	On door frames	m ²	13	0,00
48	On burglars bars (both sides)	m ²	77	0,00
	<u>ON WOOD SURFACES</u>			
	Strip/sand, wash down with soap solution, fill where necessary with suitable stopping material, spot prime and rub down, apply one coat "Plascon Wood Primer" and two coats "Plascon Super Universal Enamel" paint			
49	On doors	m ²	44	0,00
	Sand down, wash, repair, service and apply three coats "Woodoc" exterior clear varnish to specification			
50	On doors	m ²	12	0,00
51	On door frames	m ²	5	0,00
	<u>PROVISIONAL SUMS</u>			
	Note:			
	All cost price items and provisional sums will be net and no Builder's discount will be applicable			
	<u>BUILDERS WORK</u>			
	Extractor Fans			
52	Allow the amount of R8 000.00 (Eight Thousand Rand) for the supply and installation of extractor fans to bathrooms	Item	1.00	8 000.00
				#VALUE!

53	Profit and attendance on above	%IT			
	Joinery				
54	Allow the amount of R5 000.00 (Five Thousand Rand) to service existing cupboards in Kitchens	Item	1.00	5 000.00	#VALUE!
55	Profit and attendance on above	%IT			
	<u>SECTION 3 - 525 GROSVENOR STREET HOUSE</u>				
	<u>PRELIMINARIES</u>				
	<u>PRICING OF PRELIMINARIES</u>				
	The Contractor is referred to Bill - PRELIMINARIES FOR ALL SECTIONS for the full descriptions of all the items which will apply equally to the Preliminaries for Section 3				
	Preliminaries & General				
	<u>SUMMARY OF CATEGORIES</u>				
1	Category : Fixed	Item	1.00		#VALUE!
2	Category : Time	Item	1.00		#VALUE!
3	Category : Value	Item	1.00		#VALUE!
	<u>ALTERATIONS (PROVISIONAL)</u>				
	<u>PREAMBLES</u>				
	For preambles refer to "General Preambles for Trades 2017"				
	<u>SUPPLEMENTARY PREAMBLES</u>				
	View site				
	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				
	General				
	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 tenants in the building and 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				
	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				
	With regard to building up of openings in existing walls, cement screeds and pavings, granolithic, 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)

The term "removing" shall deem to include for loading, removing from site, cleaning and taking demolished item/rubble to a site located by Contractor

REMOVAL OF EXISTING WORK

Taking out doors, windows, etc, including thresholds, sills, etc, setting aside for re-use and later refixing in similar new position

4	Single shower door, average size 900 x 2100mm high	No	2	0,00
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Re-install existing shower doors to openings where removed from previously

5	Single shower door, average size 900 x 2100mm high	No	2	0,00
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Taking out/off and removing glass and mirrors

6	Remove putty from windows and replace with new	m ²	16	0,00
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Existing ironmongery

7	Service existing ironmongery on doors	No	2	0,00
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8	Service existing ironmongery on windows	No	10	0,00
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Hacking up/off and removing granolithic, screeds, plaster, etc from concrete or brickwork and preparing surfaces for new screeds, plaster, etc

9	Internal paint and plaster from walls and prepare for waterproofing	m ²	18	0,00
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Hacking up/off and removing ceramic tile floor and wall finishes including removing mortar bed or backing and preparing concrete or brick surfaces for new screed, plaster or tile finishes

10	Tiles to walls	m ²	17	0,00
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11	Tiles to floors	m ²	2	0,00
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Taking out and removing piping, sanitary fittings, taps, etc including disconnecting piping from fittings and making good floor and wall finishes (making good tiling and paintwork elsewhere)

12	Shower - Remove existing shower head and arm only	No	2	0,00
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PREPARATORY WORK TO EXISTING SURFACES

Existing roofs

13	Allow to inspect existing metal roof sheeting including removing all existing waterproofing, fasten all loose bolts and replace bolts where necessary, fasten all roof sheets, ridges, flashings, etc. (waterproofing / sealing and painting measured elsewhere)	m ²	116		0,00
	Existing walls				
14	Hacking face of existing painted and plastered brickwork to receive new tiles	m ²	14		0,00
	<u>SUNDRIES</u>				
	Budgetary allowance				
15	Allow the amount of R5 000.00 (Five Thousand Rand) for work or cost which cannot entirely foreseen, defined or detailed	Item	1.00	5 000.00	#VALUE!
	<u>WATERPROOFING</u>				
	<u>PREAMBLES</u>				
	For preambles refer to "General Preambles for Trades 2017"				
	<u>SUPPLEMENTARY PREAMBLES</u>				
	Waterproofing				
	Waterproofing of roofs, basements, etc shall be laid under a ten year guarantee. Waterproofing to roofs shall be laid to even falls to outlets etc with necessary ridges, hips and valleys. Descriptions of sheet or membrane waterproofing shall be deemed to include additional labour to turn-ups and turn-downs				
	<u>DAMPPROOFING OF WALLS AND FLOORS</u>				
	Three coats "Elastocrete P8J OR Materflex 550 OR similar approved" cementitious coating with and including an "Ecofelt" membrane waterproofing system strictly in accordance with the manufacturer's specification				
16	On plastered brick walls	m ²	43		0,00
17	On shower floors	m ²	2		0,00
	<u>WATERPROOFING TO ROOFS, BASEMENTS, ETC</u>				
	Allow to seal existing metal roof sheeting by applying one coat super saturator or duraflex sealant, one layer SBP membrane and two coats waterproofing sealant, laid with 100mm side and 150mm end laps				
18	To all roof bolts, flashings and roof overlaps of existing metal roofs	m ²	116		0,00
	<u>PLASTERING</u>				
	<u>PREAMBLES</u>				
	For preambles refer to "General Preambles for Trades 2017"				
	<u>INTERNAL PLASTER</u>				

Note: Prices for internal plaster to walls to include for cutting of 3mm V-joints for full thickness of plaster at all internal corners including finishing and sealing with an appropriate type silicone sealant to painted walls and an appropriate type acrylic sealant to vinyl/tiled walls

Cement plaster on brickwork

19	On existing walls in patches (Provisional)	m ²	23	0,00
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EXTERNAL PLASTER

Cement plaster on brickwork

20	On existing walls in patches (Provisional)	m ²	14	0,00
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21	On existing narrow widths (Provisional)	m ²	1	0,00
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TILING

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Fixing

Unless described as "fixed with adhesive to plaster (plaster elsewhere)" descriptions of tiling on brick or concrete walls, columns, etc shall be deemed to include 1:4 cement plaster backing and descriptions of tiling on concrete floors etc shall be deemed to include 1:3 plaster bedding

Tiling described as "fixed with adhesive on power floated concrete" shall be deemed to include for approved tiling key-coat

Ceramic, porcelain, marble and granite tiles are to be fixed and grouted with suitable adhesives and grouts as recommended by the manufacturer of the tiles

WALL TILING

NOTE: The prices for the tiles must include for the forming of sufficient movement joints

Wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to plaster (plaster elsewhere) and flush pointed with approved waterproof jointing compound

22	On kitchen walls	m ²	6	0,00
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23	Labour, waste, fixing material, etc on the above	m ²	6	0,00
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24	Profit and attendance on the above	m ²	6	0,00
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Shower wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to waterproofing (measured elsewhere) to plaster (elsewhere) and flush pointed with approved waterproof jointing compound

25	On shower walls	m ²	25	0,00
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26	Labour, waste, fixing material, etc on the above	m ²	25	0,00
27	Profit and attendance on the above	m ²	25	0,00
<u>FLOOR TILING</u>				
NOTE: The prices for the tiles must include for the forming of sufficient movement joints as per above mentioned specification				
NOTE: The price for labour, waste, fixing material must include for all skirtings to be sealed next to walls and floors with an appropriate type silicone sealant				
Shower floor tiles (PC amount of R850.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to waterproofing (elsewhere) on screed (elsewhere) and flush pointed with approved waterproof jointing compound				
28	On shower floors	m ²	2	0,00
29	Labour, waste, fixing material, etc on the above	m ²	2	0,00
30	Profit and attendance on the above	m ²	2	0,00
<u>PLUMBING AND DRAINAGE</u>				
<u>PREAMBLES</u>				
For preambles refer to "General Preambles for Trades 2017"				
<u>RAINWATER DISPOSAL</u>				
0,6mm Galvanised sheet steel gutters and rainwater pipes with powder coated finish on outside				
31	150 x 100mm Roof gutters with beaded front edge	m	47	0,00
32	100 x 75mm Rainwater down pipes	m	46	0,00
33	Extra over rainwater pipe for bend	No	36	0,00
34	Extra over rainwater pipe for shoe	No	12	0,00
35	Extra over eaves gutter for angle	No	6	0,00
36	Extra over eaves gutter for stop end	No	6	0,00
37	Extra over eaves gutter for outlet for 100 x 75mm down pipe	No	12	0,00
<u>TAPS, VALVES, ETC</u>				
"Cobra Watertech"				
38	15mm "Alto" chromium plated round shower head complete with "Cobra" Tubular shower arm, 400mm long	No	2	0,00
<u>GLAZING</u>				
<u>PREAMBLES</u>				
For preambles refer to "General Preambles for Trades 2017"				
<u>GLAZING TO STEEL WITH PUTTY</u>				
4mm Clear glass				

39	In panes	m ²	2	0,00
<u>PAINTWORK</u>				
<u>PREAMBLES</u>				
For preambles refer to "General Preambles for Trades 2017"				
<u>SUPPLEMENTARY PREAMBLES</u>				
Descriptions				
Description of paintwork shall be deemed to include for the preparation of surfaces, including filling, stopping, sanding, priming, of nail heads and screws and for all cutting in				
Paint specification				
All painting shall be done in accordance with "PLASCON" specifications and rates must include for all primers undercoats and final coats. All contractors and projects to be registered with "Plascon".				
<u>PREPARATORY WORK TO EXISTING WORK</u>				
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 suitable filler and finished smooth				
<u>PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK</u>				
<u>ON INTERNAL FLOATED PLASTER SURFACES</u>				
Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Double Velvet" paint				
40	On internal walls	m ²	34	0,00
Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one "Plascon Plaster Primer" and two coats "Plascon Kitchens & Bathrooms Interior Matt" paint				
41	On internal walls in bathrooms and kitchens	m ²	32	0,00
<u>ON EXTERNAL FLOATED PLASTER SURFACES</u>				

	Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint			
42	On external walls	m ²	147	0,00
43	On window cills	m ²	7	0,00
	<u>ON PLASTERBOARD SURFACES</u>			
	Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Super Acrylic Polvin" paint			
44	On ceilings and cornices	m ²	52	0,00
	Treat ceilings with "TFC Mould Buster". Strip/sand, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Super Acrylic Polvin" paint			
45	On ceilings and cornices in bathrooms and kitchens	m ²	32	0,00
	<u>ON FIBRE-CEMENT BOARD SURFACES</u>			
	Strip, wash down with soap solution, fill where necessary with suitable stopping material, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint			
46	On fascias and barge boards	m ²	21	0,00
	<u>ON METAL SURFACES</u>			
	Strip down to bare metal including removing all rust, treat with approved rust inhibitor, prime with "Plascon Epiwash Strontium Chromate Primer" and two coats "Plascon Nuroof Cool" roof paint			
47	On corrugated iron roof sheeting (measured on flat)	m ²	116	0,00
	Strip down to bare metal, repair frame, treat with approved rust inhibitor, prime with "Plascon Metalcare Metal WB Primer" and two coats "Plascon Super Universal Enamel" paint			
48	On windows	m ²	32	0,00
49	On burglars bars (both sides)	m ²	32	0,00
	<u>ON WOOD SURFACES</u>			
	Sand down, wash, repair, service and apply three coats "Woodoc" exterior clear varnish to specification			
50	On doors	m ²	7	0,00
51	On door frames	m ²	3	0,00
	<u>PROVISIONAL SUMS</u>			
	Note:			

All cost price items and provisional sums will be net and no Builder's discount will be applicable

BUILDERS WORK

Extractor Fans

52	Allow the amount of R8 000.00 (Eight Thousand Rand) for the supply and installation of extractor fans to bathrooms	Item	1.00	8 000.00	#VALUE!
53	Profit and attendance on above	%IT			

Joinery

54	Allow the amount of R5 000.00 (Five Thousand Rand) to service existing cupboards in Kitchens	Item	1.00	5 000.00	#VALUE!
55	Profit and attendance on above	%IT			

Vanities, etc.

56	Allow the amount of R4 000.00 (Four Thousand Rand) for the supply and installation of vanities to bathrooms	Item	1.00	4 000.00	#VALUE!
57	Profit and attendance on above	%IT			

SECTION 4 - 533 GROSVENOR STREET HOUSE

PRELIMINARIES

PRICING OF PRELIMINARIES

The Contractor is referred to Bill - PRELIMINARIES FOR ALL SECTIONS for the full descriptions of all the items which will apply equally to the Preliminaries for Section 4

Preliminaries & General

1	Category : Fixed	Item	1.00		#VALUE!
2	Category : Time	Item	1.00		#VALUE!
3	Category : Value	Item	1.00		#VALUE!

ALTERATIONS (PROVISIONAL)

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

View site

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

General

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 tenants in the building and 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

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

With regard to building up of openings in existing walls, cement screeds and pavings, granolithic, 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)

The term "removing" shall deem to include for loading, removing from site, cleaning and taking demolished item/rubble to a site located by Contractor

REMOVAL OF EXISTING WORK

Taking out doors, windows, etc, including thresholds, sills, etc, setting aside for re-use and later refixing in similar new position

4	Single shower door, average size 900 x 2100mm high	No	3	0,00
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Re-install existing shower doors to openings where removed from previously

5	Single shower door, average size 900 x 2100mm high	No	3	0,00
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Taking out/off and removing glass and mirrors

6	Remove putty from windows and replace with new	m ²	24	0,00
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Existing ironmongery

7	Service existing ironmongery on doors	No	3	0,00
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8	Service existing ironmongery on windows	No	13	0,00
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Hacking up/off and removing granolithic, screeds, plaster, etc from concrete or brickwork and preparing surfaces for new screeds, plaster, etc

9	Internal paint and plaster from walls and prepare for waterproofing	m ²	12	0,00
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Hacking up/off and removing ceramic tile floor and wall finishes including removing mortar bed or backing and preparing concrete or brick surfaces for new screed, plaster or tile finishes

10	Tiles to walls	m ²	22		0,00
11	Tiles to floors	m ²	7		0,00
	Taking out and removing piping, sanitary fittings, taps, etc including disconnecting piping from fittings and making good floor and wall finishes (making good tiling and paintwork elsewhere)				
12	Shower - Remove existing shower head and arm only	No	3		0,00
	<u>PREPARATORY WORK TO EXISTING SURFACES</u>				
	Existing roofs				
13	Allow to inspect existing metal roof sheeting including removing all existing waterproofing, fasten all loose bolts and replace bolts where necessary, fasten all roof sheets, ridges, flashings, etc. (waterproofing / sealing and painting measured elsewhere)	m ²	180		0,00
	Existing walls				
14	Hacking face of existing painted and plastered brickwork to receive new tiles	m ²	24		0,00
	<u>SUNDRIES</u>				
	Sundries				
15	Sand timber windows	m ²	4		0,00
	Budgetary allowance				
16	Allow the amount of R5 000.00 (Five Thousand Rand) for work or cost which cannot entirely be foreseen, defined or detailed	Item	1.00	5 000.00	#VALUE!
	<u>WATERPROOFING</u>				
	<u>PREAMBLES</u>				
	For preambles refer to "General Preambles for Trades 2017"				
	<u>SUPPLEMENTARY PREAMBLES</u>				
	Waterproofing				
	Waterproofing of roofs, basements, etc shall be laid under a ten year guarantee. Waterproofing to roofs shall be laid to even falls to outlets etc with necessary ridges, hips and valleys. Descriptions of sheet or membrane waterproofing shall be deemed to include additional labour to turn-ups and turn-downs				
	<u>DAMPPROOFING OF WALLS AND FLOORS</u>				
	Three coats "Elastocrete P8J OR Materflex 550 OR similar approved" cementitious coating with and including an "Ecofelt" membrane waterproofing system strictly in accordance with the manufacturer's specification				
17	On plastered brick walls	m ²	44		0,00
18	On shower floors	m ²	7		0,00
	<u>WATERPROOFING TO ROOFS, BASEMENTS, ETC</u>				

	Allow to seal existing metal roof sheeting by applying one coat super saturator or duraflex sealant, one layer SBP membrane and two coats waterproofing sealant, laid with 100mm side and 150mm end laps			
19	To all roof bolts, flashings and roof overlaps of existing metal roofs	m ²	180	0,00
	<u>FLOOR COVERINGS, WALL LININGS, ETC</u>			
	<u>PREAMBLES</u>			
	For preambles refer to "General Preambles for Trades 2017"			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	Fixing			
	Floor coverings, wall linings, etc shall, where applicable, be fixed with adhesive as recommended by the manufacturers of the flooring, linings, etc			
	<u>FLOOR COVERINGS</u>			
	"Wanabiwood lperform 70" heterogeneous vinyl floor sheeting (Colour: TBC) with welded joints fixed with approved adhesive to a screed (screed elsewhere) floor, laid according to manufacturer's instructions			
20	On floors	m ²	9	0,00
21	Turn-ups over to and including coves and up against wall not exceeding 500mm girth	m	11	0,00
	<u>PLASTERING</u>			
	<u>PREAMBLES</u>			
	For preambles refer to "General Preambles for Trades 2017"			
	<u>SCREEDS</u>			
	Screeds on concrete			
22	25mm Thick on floors and landings	m ²	9	0,00
	<u>INTERNAL PLASTER</u>			
	Note: Prices for internal plaster to walls to include for cutting of 3mm V-joints for full thickness of plaster at all internal corners including finishing and sealing with an appropriate type silicone sealant to painted walls and an appropriate type acrylic sealant to vinyl/tiled walls			
	Cement plaster on brickwork			
23	On existing walls in patches (Provisional)	m ²	51	0,00
24	On existing narrow widths (Provisional)	m ²	11	0,00
	<u>EXTERNAL PLASTER</u>			
	Cement plaster on brickwork			
25	On existing walls in patches (Provisional)	m ²	17	0,00

26	On existing narrow widths (Provisional)	m ²	1	0,00
<u>TILING</u>				
<u>PREAMBLES</u>				
For preambles refer to "General Preambles for Trades 2017"				
<u>SUPPLEMENTARY PREAMBLES</u>				
Fixing				
Unless described as "fixed with adhesive to plaster (plaster elsewhere)" descriptions of tiling on brick or concrete walls, columns, etc shall be deemed to include 1:4 cement plaster backing and descriptions of tiling on concrete floors etc shall be deemed to include 1:3 plaster bedding				
Tiling described as "fixed with adhesive on power floated concrete" shall be deemed to include for approved tiling key-coat				
Ceramic, porcelain, marble and granite tiles are to be fixed and grouted with suitable adhesives and grouts as recommended by the manufacturer of the tiles				
<u>WALL TILING</u>				
NOTE: The prices for the tiles must include for the forming of sufficient movement joints				
Wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to plaster (plaster elsewhere) and flush pointed with approved waterproof jointing compound				
27	On bathroom walls	m ²	13	0,00
28	Labour, waste, fixing material, etc on the above	m ²	13	0,00
29	Profit and attendance on the above	m ²	13	0,00
Shower wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to waterproofing (measured elsewhere) to plaster (elsewhere) and flush pointed with approved waterproof jointing compound				
30	On shower walls	m ²	32	0,00
31	Labour, waste, fixing material, etc on the above	m ²	32	0,00
32	Profit and attendance on the above	m ²	32	0,00
<u>FLOOR TILING</u>				
NOTE: The prices for the tiles must include for the forming of sufficient movement joints as per above mentioned specification				
NOTE: The price for labour, waste, fixing material must include for all skirtings to be sealed next to walls and floors with an appropriate type silicone sealant				

	Shower floor tiles (PC amount of R850.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to waterproofing (elsewhere) on screed (elsewhere) and flush pointed with approved waterproof jointing compound			
33	On shower floors	m ²	7	0,00
34	Labour, waste, fixing material, etc on the above	m ²	7	0,00
35	Profit and attendance on the above	m ²	7	0,00
	<u>PLUMBING AND DRAINAGE</u>			
	<u>PREAMBLES</u>			
	For preambles refer to "General Preambles for Trades 2017"			
	<u>RAINWATER DISPOSAL</u>			
	0,6mm Galvanised sheet steel gutters and rainwater pipes with powder coated finish on outside			
36	150 x 100mm Roof gutters with beaded front edge	m	11	0,00
37	100 x 75mm Rainwater down pipes	m	10	0,00
38	Extra over rainwater pipe for bend	No	6	0,00
39	Extra over rainwater pipe for shoe	No	2	0,00
40	Extra over eaves gutter for outlet for 100 x 75mm down pipe	No	2	0,00
	<u>TAPS. VALVES. ETC</u>			
	"Cobra Watertech"			
41	15mm "Alto" chromium plated round shower head complete with "Cobra" Tubular shower arm, 400mm long	No	3	0,00
	<u>GLAZING</u>			
	<u>PREAMBLES</u>			
	For preambles refer to "General Preambles for Trades 2017"			
	<u>GLAZING TO STEEL WITH PUTTY</u>			
	4mm Clear glass			
42	In panes	m ²	2	0,00
	<u>PAINTWORK</u>			
	<u>PREAMBLES</u>			
	For preambles refer to "General Preambles for Trades 2017"			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	Descriptions			
	Description of paintwork shall be deemed to include for the preparation of surfaces, including filling, stopping, sanding, priming, of nail heads and screws and for all cutting in			
	Paint specification			

All painting shall be done in accordance with "PLASCON" specifications and rates must include for all primers undercoats and final coats. All contractors and projects to be registered with "Plascon".

PREPARATORY WORK TO EXISTING WORK

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 suitable filler and finished smooth

PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK

ON INTERNAL FLOATED PLASTER SURFACES

Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Double Velvet" paint

43	On internal walls	m ²	381	0,00
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Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one "Plascon Plaster Primer" and two coats "Plascon Kitchens & Bathrooms Interior Matt" paint

44	On internal walls in bathrooms and kitchens	m ²	30	0,00
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ON EXTERNAL FLOATED PLASTER SURFACES

Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint

45	On external walls	m ²	178	0,00
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46	On window cills	m ²	10	0,00
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ON PLASTERBOARD SURFACES

Treat ceilings with "TFC Mould Buster". Strip/sand, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Super Acrylic Polvin" paint

47	On ceilings and cornices in bathrooms and kitchens	m ²	9	0,00
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ON FIBRE-CEMENT BOARD SURFACES

Strip, wash down with soap solution, fill where necessary with suitable stopping material, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint

48	On fascias and barge boards	m ²	25	0,00
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ON METAL SURFACES

Strip down to bare metal including removing all rust, treat with approved rust inhibitor, prime with "Plascon Epiwash Strontium Chromate Primer" and two coats "Plascon Nuroof Cool" roof paint

49	On corrugated iron roof sheeting (measured on flat)	m ²	180	0,00
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Strip down to bare metal, repair frame, treat with approved rust inhibitor, prime with "Plascon Metalcare Metal WB Primer" and two coats "Plascon Super Universal Enamel" paint

50	On windows	m ²	44	0,00
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51	On burglars bars, gates, etc. (both sides)	m ²	48	0,00
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52	Eaves gutters not exceeding 300mm girth	m	56	0,00
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53	Rainwater downpipes not exceeding 300mm girth	m	48	0,00
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ON WOOD SURFACES

Sand down, wash, repair, service and apply three coats "Woodoc" exterior clear varnish to specification

54	On windows	m ²	4	0,00
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55	On doors	m ²	10	0,00
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56	On door frames	m ²	5	0,00
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PROVISIONAL SUMS**Note:**

All cost price items and provisional sums will be net and no Builder's discount will be applicable

BUILDERS WORK**Extractor Fans**

57	Allow the amount of R5 000.00 (Five Thousand Rand) for the supply and installation of extractor fans to bathrooms	Item	1.00	5 000.00	#VALUE!
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58	Profit and attendance on above	%IT			
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Existing Timber Floor

59	Allow the amount of R10 000.00 (Ten Thousand Rand) to repair existing sagged timber floor by specialist	Item	1.00	10 000.00	#VALUE!
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60	Profit and attendance on above	%IT			
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SECTION 5 - 1220 SOUTH STREET HOUSE

PRELIMINARIES

PRICING OF PRELIMINARIES

The Contractor is referred to Bill - PRELIMINARIES FOR ALL SECTIONS for the full descriptions of all the items which will apply equally to the Preliminaries for Section 5

Preliminaries & General

1	Category : Fixed	Item	1.00	#VALUE!
2	Category : Time	Item	1.00	#VALUE!
3	Category : Value	Item	1.00	#VALUE!

ALTERATIONS (PROVISIONAL)

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

View site

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

General

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 tenants in the building and 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

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

With regard to building up of openings in existing walls, cement screeds and pavings, granolithic, 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)

The term "removing" shall deem to include for loading, removing from site, cleaning and taking demolished item/rubble to a site located by Contractor

REMOVAL OF EXISTING WORK

Taking out doors, windows, etc, including thresholds, sills, etc, setting aside for re-use and later refixing in similar new position

4	Single shower door, average size 900 x 2100mm high	No	4	0,00
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Re-install existing shower doors to openings where removed from previously

5	Single shower door, average size 900 x 2100mm high	No	4	0,00
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Taking out/off and removing glass and mirrors

6	Remove putty from windows and replace with new	m ²	41	0,00
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Existing ironmongery

7	Service existing ironmongery on doors	No	3	0,00
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8	Service existing ironmongery on windows	No	28	0,00
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Taking down and removing roofs, floors, panelling, ceilings, partitions, etc

9	Timber trusses and purlins, ceilings and cornices, eaves soffit covering, fascias, barge boards, gutters and rainwater pipes (Asbestos roof covering to be removed by specialist)	m ²	113	0,00
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Hacking up/off and removing ceramic tile floor and wall finishes including removing mortar bed or backing and preparing concrete or brick surfaces for new screed, plaster or tile finishes

10	Tiles to walls	m ²	37	0,00
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11	Tiles to floors	m ²	6	0,00
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Taking out and removing piping, sanitary fittings, taps, etc including disconnecting piping from fittings and making good floor and wall finishes (making good tiling and paintwork elsewhere)

12	Shower - Remove existing shower head and arm only	No	4	0,00
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PREPARATORY WORK TO EXISTING SURFACES

Existing roofs

13	Allow to inspect existing metal roof sheeting including removing all existing waterproofing, fasten all loose bolts and replace bolts where necessary, fasten all roof sheets, ridges, flashings, etc. (waterproofing / sealing and painting measured elsewhere)	m ²	158	0,00
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Existing walls

14	Hacking face of existing painted and plastered brickwork to receive new tiles	m ²	48	0,00
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MAKING GOOD OF FINISHES ETC

	Making good face brickwork				
15	Clean existing face bricks	m ²	113		0,00
	<u>SUNDRIES</u>				
	Budgetary allowance				
16	Allow the amount of R15 000.00 (Fifteen Thousand Rand) for work or cost which cannot entirely foreseen, defined or detailed	Item	1.00	15 000.00	#VALUE!
	<u>MASONRY</u>				
	<u>PREAMBLES</u>				
	For preambles refer to "General Preambles for Trades 2017"				
	<u>SUPPLEMENTARY PREAMBLES</u>				
	Sizes in descriptions				
	Where sizes in descriptions are given in brick units, "one brick" shall represent the length and "half brick" the width of a brick				
	Hollow walls etc				
	Descriptions of hollow walls are deemed to include for leaving every fifth prehend of the bottom course of the external skin open as a weep hole				
	Wall ties				
	Descriptions of solid walls (except if built in English bond) and cavity walls shall be deemed to include metal wall tiles complying with SABS 28 and of the butterfly or of the modified PWD type, of the required length with each end built at least 75mm deep into brickwork, spaced at not more than 1m centres alternatively to every third course of brickwork				
	Pointing				
	Descriptions of recessed pointing to fair face brickwork and face brickwork shall be deemed to include square recessed, hollow recessed, weathered pointing, etc				
	Samples				
	Samples of all masonry building units, except those for walls described as "load bearing", shall consist of a minimum of 6 units. Samples of building units to be used in walls described as "load bearing" shall consist of 30 units from every 30 000 units delivered to site				
	<u>BRICKWORK SUNDRIES</u>				
	Repair work to cracks in walls				
17	Allow to fix crack in plastered brick walls by removing plaster 150mm wide on both sides of crack, cutting the crack 10mm wide x 30mm deep, cleaning the joint and filling it with 'SikaGrout-212' and then shotfix plaster chicken wire over exposed bricks and plaster and paint (Refer to "Specification for Repair of Cracks in Masonry - 2. Plastered Brick Walls" attached to the back of these bills of quantities) (Provisional)	m	4		0,00

WATERPROOFING

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Waterproofing

Waterproofing of roofs, basements, etc shall be laid under a ten year guarantee. Waterproofing to roofs shall be laid to even falls to outlets etc with necessary ridges, hips and valleys. Descriptions of sheet or membrane waterproofing shall be deemed to include additional labour to turn-ups and turn-downs

DAMPPROOFING OF WALLS AND FLOORS

Three coats "Elastocrete P8J OR Materflex 550 OR similar approved" cementitious coating with and including an "Ecofelt" membrane waterproofing system strictly in accordance with the manufacturer's specification

18	On plastered brick walls	m ²	55	0,00
19	On shower floors	m ²	6	0,00

WATERPROOFING TO ROOFS, BASEMENTS, ETC

Allow to seal existing metal roof sheeting by applying one coat super saturator or duraflex sealant, one layer SBP membrane and two coats waterproofing sealant, laid with 100mm side and 150mm end laps

20	To all roof bolts, flashings and roof overlaps of existing metal roofs	m ²	158	0,00
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ROOF COVERINGS ETC

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Straight cutting

Descriptions of all roof coverings are deemed to include for all straight cutting

Guarantee

The roof covering and cladding is to be carried out strictly in accordance with the manufacturer's instruction. On completion the roof covering and accessories are to be inspected by the Manufacturer who is to provide a 5 year guarantee against defective materials and faulty workmanship. The roof is to be guaranteed weather tight for a period of 5 years period, calculated from the handed over date of the completed project

PROFILED METAL SHEETING AND ACCESSORIES

	0.6mm Z275 spelter galvanised corrugated steel sheets with "Chromadeck" finish of approved standard colour on one side and standard grey backing finish on reverse side, fixed to timber purlins			
21	Roof covering with pitch not exceeding 25 degrees	m ²	135	0,00
	0.6mm Z275 spelter galvanised steel sheets accessories to preceding roof covering with "Chromadeck" finish of approved standard colour on one side and standard grey backing finish on reverse side			
22	Headwall flashings 308mm girth	m	21	0,00
23	Counter flashing 185mm girth	m	21	0,00
24	Side wall flashing 308mm	m	20	0,00
25	Stepped counter flashing 185mm girth	m	20	0,00
26	Serrated closers to ridges, hips, valleys, headwalls, etc	m	62	0,00
	<u>CARPENTRY AND JOINERY</u>			
	<u>PREAMBLES</u>			
	For preambles refer to "General Preambles for Trades 2017"			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	Joinery			
	Descriptions of frames shall be deemed to include frames, transoms, mullions, rails, etc Descriptions of hardwood joinery shall be deemed to include pelleting of bolt holes			
	Fixing			
	Items described as "nailed" shall be deemed to be fixed with hardened steel nails or shot pins to brickwork or concrete			
	Items described as "plugged" shall be deemed to be the countersunk screwing to and including plastic plugs in brickwork or concrete			
	<u>EAVES, VERGES, ETC</u>			
	"MD Nutec" pressed nutec-cement			
27	12 x 225mm Fascias and barge boards including galvanised steel H-profile jointing strips	m	58	0,00
	<u>CEILINGS, PARTITIONS AND ACCESS FLOORING</u>			
	<u>PREAMBLES</u>			
	For preambles refer to "General Preambles for Trades 2017"			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	Fixing			
	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

Ceilings

Unless otherwise described ceilings shall be deemed to be horizontal

CEILING TIMBERS, BEADS, INSULATION, ETC

"Aerolite" or similar approved insulation

28	135mm Insulation in blanket form closely fitted and laid on top of branderling between roof timbers etc	m ²	135	0,00
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NAILED UP CEILINGS

6mm "Nutech" Fibre-cement plain ceiling boards with H-profile galvanised steel jointing strips

29	Ceilings including 38 x 38mm sawn softwood branderling at 600mm centre	m ²	98	0,00
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"Nucornice" paper covered polystyrene cornices

NOTE: The price for cornices must include for all cornices to painted wall to be sealed with an appropriate type acrylic sealant and all cornices to tiled wall to be sealed with an appropriate type silicone sealant

30	75mm Coved cornices	m	112	0,00
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PLASTERING

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

EXTERNAL PLASTER

Cement plaster on brickwork

31	On existing walls in patches (Provisional)	m ²	48	0,00
32	On existing narrow widths (Provisional)	m ²	2	0,00

TILING

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Fixing

Unless described as "fixed with adhesive to plaster (plaster elsewhere)" descriptions of tiling on brick or concrete walls, columns, etc shall be deemed to include 1:4 cement plaster backing and descriptions of tiling on concrete floors etc shall be deemed to include 1:3 plaster bedding

Tiling described as "fixed with adhesive on power floated concrete" shall be deemed to include for approved tiling key-coat

Ceramic, porcelain, marble and granite tiles are to be fixed and grouted with suitable adhesives and grouts as recommended by the manufacturer of the tiles

WALL TILING

NOTE: The prices for the tiles must include for the forming of sufficient movement joints

Wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to plaster (plaster elsewhere) and flush pointed with approved waterproof jointing compound

33	On bathroom walls	m ²	19	0,00
34	On kitchen walls	m ²	12	0,00
35	Labour, waste, fixing material, etc on the above	m ²	31	0,00
36	Profit and attendance on the above	m ²	31	0,00

Shower wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to waterproofing (measured elsewhere) to plaster (elsewhere) and flush pointed with approved waterproof jointing compound

37	On shower walls	m ²	55	0,00
38	Labour, waste, fixing material, etc on the above	m ²	55	0,00
39	Profit and attendance on the above	m ²	55	0,00

FLOOR TILING

NOTE: The prices for the tiles must include for the forming of sufficient movement joints as per above mentioned specification

NOTE: The price for labour, waste, fixing material must include for all skirtings to be sealed next to walls and floors with an appropriate type silicone sealant

Shower floor tiles (PC amount of R850.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to waterproofing (elsewhere) on screed (elsewhere) and flush pointed with approved waterproof jointing compound

40	On shower floors	m ²	6	0,00
41	Labour, waste, fixing material, etc on the above	m ²	6	0,00
42	Profit and attendance on the above	m ²	6	0,00

PLUMBING AND DRAINAGE

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

RAINWATER DISPOSAL

0,6mm Galvanised sheet steel gutters and rainwater pipes with powder coated finish on outside				
43	150 x 100mm Roof gutters with beaded front edge	m	30	0,00
44	100 x 75mm Rainwater down pipes	m	21	0,00
45	Extra over rainwater pipe for bend	No	18	0,00
46	Extra over rainwater pipe for shoe	No	6	0,00
47	Extra over eaves gutter for angle	No	6	0,00
48	Extra over eaves gutter for stop end	No	6	0,00
49	Extra over eaves gutter for outlet for 100 x 75mm down pipe	No	6	0,00
<u>TAPS, VALVES, ETC</u>				
"Cobra Watertech"				
50	15mm "Alto" chromium plated round shower head complete with "Cobra" Tubular shower arm, 400mm long	No	4	0,00
<u>GLAZING</u>				
<u>PREAMBLES</u>				
For preambles refer to "General Preambles for Trades 2017"				
<u>GLAZING TO STEEL WITH PUTTY</u>				
4mm Clear glass				
51	In panes	m ²	4	0,00
<u>PAINTWORK</u>				
<u>PREAMBLES</u>				
For preambles refer to "General Preambles for Trades 2017"				
<u>SUPPLEMENTARY PREAMBLES</u>				
Descriptions				
Description of paintwork shall be deemed to include for the preparation of surfaces, including filling, stopping, sanding, priming, of nail heads and screws and for all cutting in				
Paint specification				
All painting shall be done in accordance with "PLASCON" specifications and rates must include for all primers undercoats and final coats. All contractors and projects to be registered with "Plascon".				
<u>PREPARATORY WORK TO EXISTING WORK</u>				
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 suitable filler and finished smooth

PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK**ON EXTERNAL FLOATED PLASTER SURFACES**

Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint

52	On external walls	m ²	505	0,00
53	On window cills	m ²	16	0,00

ON PLASTERBOARD SURFACES

Treat ceilings with "TFC Mould Buster". Strip/sand, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Super Acrylic Polvin" paint

54	On ceilings and cornices in bathrooms and kitchens	m ²	6	0,00
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ON FIBRE-CEMENT BOARD SURFACES

Strip, wash down with soap solution, fill where necessary with suitable stopping material, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint

55	On fascias and barge boards	m ²	21	0,00
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ON METAL SURFACES

Strip down to bare metal including removing all rust, treat with approved rust inhibitor, prime with "Plascon Epiwash Strontium Chromate Primer" and two coats "Plascon Nuroof Cool" roof paint

56	On corrugated iron roof sheeting (measured on flat)	m ²	158	0,00
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Strip down to bare metal, repair frame, treat with approved rust inhibitor, prime with "Plascon Metalcare Metal WB Primer" and two coats "Plascon Super Universal Enamel" paint

57	On windows	m ²	83	0,00
58	On burglars bars (both sides)	m ²	83	0,00

ON WOOD SURFACES

	Sand down, wash, repair, service and apply three coats "Woodoc" exterior clear varnish to specification				
59	On doors	m²	10		0,00
60	On door frames	m²	5		0,00
	<u>PAINTWORK ETC TO NEW WORK</u>				
	<u>ON PLASTERBOARD SURFACES</u>				
	One coat "Plascon Plaster Primer" and two coats "Plascon Super Acrylic Polvin" paint				
61	On ceilings and cornices	m²	98		0,00
	<u>ON FIBRE-CEMENT BOARD SURFACES</u>				
	One coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint				
62	On fascias and barge boards	m²	26		0,00
	<u>PROVISIONAL SUMS</u>				
	Note:				
	All cost price items and provisional sums will be net and no Builder's discount will be applicable				
	<u>BUILDERS WORK</u>				
	Electrical Installation				
63	Allow the amount of R45 000.00 (Forty Five Thousand Rand) for electrical installation that includes the move of the existing DB to a new position	Item	1.00	45 000.00	#VALUE!
64	Allow the amount of R5 000.00 (Five Thousand Rand) for new light fittings	Item	1.00	5 000.00	#VALUE!
65	Profit and attendance on above	%IT			
	Extractor Fans				
66	Allow the amount of R10 000.00 (Ten Thousand Rand) for the supply and installation of extractor fans to bathrooms	Item	1.00	10 000.00	#VALUE!
67	Profit and attendance on above	%IT			
	Removing Asbestos Roof Covering				
68	Allow the amount of R45 000.00 (Forty Five Thousand Rand) to remove asbestos roof covering by specialist asbestos remover	Item	1.00	45 000.00	#VALUE!
69	Profit and attendance on above	%IT			
	Timber Roof Trusses				
70	Allow the amount of R50 000.00 (Fifty Thousand Rand) for the design, supply and installation of timber roof trusses	Item	1.00	50 000.00	#VALUE!
71	Profit and attendance on above	%IT			
	New Entrance Sliding Gate				

72	Allow the amount of R20 000.00 (Twenty Thousand Rand) for the supply and installation of a new entrance sliding gate, including finishes, etc. (painting)	Item	1.00	20 000.00	#VALUE!
73	Profit and attendance on above	%IT			
	Gate Motor				
74	Allow the amount of R25 000.00 (Twenty Five Thousand Rand) for the supply and installation of a gate motor to entrance gate, including all cables, remotes, etc.	Item	1.00	25 000.00	#VALUE!
75	Profit and attendance on above	%IT			
	<u>EXTERNAL WORKS</u>				
	<u>PREAMBLES</u>				
	For preambles refer to "General Preambles for Trades 2017"				
	<u>SUPPLEMENTARY PREAMBLES</u>				
	The Contractor is referred to the previous Bills for the preambles and full descriptions of items and materials not described in this Bill which will apply equally to the work in this Bill unless otherwise described				
	<u>FILLING ETC</u>				
	Filling of gravel-soil material (G7) supplied by the contractor, compacted to 95% Mod AASHTO density				
76	Under floors, steps, pavings, etc	m ³	20		0,00
	Compaction of surfaces				
77	Compaction of ground surface under floors etc including scarifying for a depth of 150mm, breaking down oversize material, adding suitable material where necessary and compacting to 93% Mod AASHTO density	m ²	67		0,00
	<u>WEED KILLERS, INSECTICIDES, ETC</u>				
	Soil insecticide in accordance with SANS 5859				
78	Under floors etc including forming and poisoning shallow furrows against foundation walls etc, filling in furrows and ramming	m ²	67		0,00
	<u>PAVING</u>				
	60mm "Bosun" interlocking precast concrete paving blocks (colour: grey) laid with butt joints on 20mm thick river sand bed with sand-and-cement mixture swept into joints and hosed down (preparation of ground surface elsewhere)				
79	Paving in herringbone bond to falls	m ²	67		0,00
	<u>SECTION 6 - 545 GLYN STREET HOUSE</u>				
	<u>PRELIMINARIES</u>				
	<u>PRICING OF PRELIMINARIES</u>				

The Contractor is referred to Bill - PRELIMINARIES FOR ALL SECTIONS for the full descriptions of all the items which will apply equally to the Preliminaries for Section 6

Preliminaries & General

1	Category : Fixed	Item	1.00	#VALUE!
2	Category : Time	Item	1.00	#VALUE!
3	Category : Value	Item	1.00	#VALUE!

ALTERATIONS (PROVISIONAL)

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

View site

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

General

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 tenants in the building and 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

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

With regard to building up of openings in existing walls, cement screeds and pavings, granolithic, 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)

The term "removing" shall deem to include for loading, removing from site, cleaning and taking demolished item/rubble to a site located by Contractor

REMOVAL OF EXISTING WORK

Taking out/off and removing glass and mirrors					
4	Remove putty from windows and replace with new	m ²	39		0,00
Existing ironmongery					
5	Service existing ironmongery on doors	No	2		0,00
6	Service existing ironmongery on windows	No	25		0,00
Taking up and removing existing waterproofing to concrete roofs and preparing screeds for new torch-on waterproofing					
7	Torch-on waterproofing	m ²	6		0,00
Taking out and removing piping, sanitary fittings, taps, etc including disconnecting piping from fittings and making good floor and wall finishes (making good tiling and paintwork elsewhere)					
8	Vitreous china wash hand basin, including taps, etc.	No	1		0,00
9	Shower - Remove existing shower head and arm only	No	1		0,00
10	Shower - Remove existing taps only	No	1		0,00
<u>PREPARATORY WORK TO EXISTING SURFACES</u>					
Existing roofs					
11	Allow to inspect existing metal roof sheeting including removing all existing waterproofing, fasten all loose bolts and replace bolts where necessary, fasten all roof sheets, ridges, flashings, etc. (waterproofing / sealing and painting measured elsewhere)	m ²	192		0,00
Existing walls					
12	Hacking face of existing painted and plastered brickwork to receive new tiles	m ²	17		0,00
<u>SUNDRIES</u>					
Budgetary allowance					
13	Allow the amount of R5 000.00 (Five Thousand Rand) for work or cost which cannot entirely foreseen, defined or detailed	Item	1.00	5 000.00	#VALUE!
<u>MASONRY</u>					
<u>PREAMBLES</u>					
For preambles refer to "General Preambles for Trades 2017"					
<u>SUPPLEMENTARY PREAMBLES</u>					
Sizes in descriptions					
Where sizes in descriptions are given in brick units, "one brick" shall represent the length and "half brick" the width of a brick					
Hollow walls etc					
Descriptions of hollow walls are deemed to include for leaving every fifth prehend of the bottom course of the external skin open as a weep hole					

Wall ties

Descriptions of solid walls (except if built in English bond) and cavity walls shall be deemed to include metal wall ties complying with SABS 28 and of the butterfly or of the modified PWD type, of the required length with each end built at least 75mm deep into brickwork, spaced at not more than 1m centres alternatively to every third course of brickwork

Pointing

Descriptions of recessed pointing to fair face brickwork and face brickwork shall be deemed to include square recessed, hollow recessed, weathered pointing, etc

Samples

Samples of all masonry building units, except those for walls described as "load bearing", shall consist of a minimum of 6 units. Samples of building units to be used in walls described as "load bearing" shall consist of 30 units from every 30 000 units delivered to site

BRICKWORK SUNDRIES

Repair work to cracks in walls

- 14 Allow to fix crack in plastered brick walls by removing plaster 150mm wide on both sides of crack, cutting the crack 10mm wide x 30mm deep, cleaning the joint and filling it with 'SikaGrout-212' and then shotfix plaster chicken wire over exposed bricks and plaster and paint (Refer to "Specification for Repair of Cracks in Masonry - 2. Plastered Brick Walls" attached to the back of these bills of quantities) (Provisional) m

5

0,00

WATERPROOFING

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Waterproofing

Waterproofing of roofs, basements, etc shall be laid under a ten year guarantee. Waterproofing to roofs shall be laid to even falls to outlets etc with necessary ridges, hips and valleys. Descriptions of sheet or membrane waterproofing shall be deemed to include additional labour to turn-ups and turn-downs

WATERPROOFING TO ROOFS, BASEMENTS, ETC

Allow to seal existing metal roof sheeting by applying one coat super saturator or duraflex sealant, one layer SBP membrane and two coats waterproofing sealant, laid with 100mm side and 150mm end laps

- 15 To all roof bolts, flashings and roof overlaps of existing metal roofs m²

192

0,00

	Prime with one coat bitumen primer and one layer 4mm fully bonded waterproof membrane comprising two bitumen layers reinforced with woven spunbonded polyester fabric and coated with polyethelene film for heat bonding, laid with 100mm side and 150mm end laps			
16	On concrete roofs to falls	m ²	6	0,00
	<u>PROTECTIVE ROOFING PAINT</u>			
	Two coats bituminous aluminium paint			
17	On waterproofing to roofs	m ²	6	0,00
	<u>CARPENTRY AND JOINERY</u>			
	<u>PREAMBLES</u>			
	For preambles refer to "General Preambles for Trades 2017"			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	Joinery			
	Descriptions of frames shall be deemed to include frames, transomes, mullions, rails, etc Descriptions of hardwood joinery shall be deemed to include pelleting of bolt holes			
	Fixing			
	Items described as "nailed" shall be deemed to be fixed with hardened steel nails or shot pins to brickwork or concrete			
	Items described as "plugged" shall be deemed to be the countersunk screwing to and including plastic plugs in brickwork or concrete			
	<u>EAVES, VERGES, ETC</u>			
	"MD Nutec" pressed nutec-cement			
18	12 x 225mm Fascias and barge boards including galvanised steel H-profile jointing strips	m	3	0,00
	<u>PLASTERING</u>			
	<u>PREAMBLES</u>			
	For preambles refer to "General Preambles for Trades 2017"			
	<u>EXTERNAL PLASTER</u>			
	Cement plaster on brickwork			
19	On existing walls in patches (Provisional)	m ²	49	0,00
20	On existing narrow widths (Provisional)	m ²	44	0,00
	<u>TILING</u>			
	<u>PREAMBLES</u>			
	For preambles refer to "General Preambles for Trades 2017"			
	<u>SUPPLEMENTARY PREAMBLES</u>			

Fixing

Unless described as "fixed with adhesive to plaster (plaster elsewhere)" descriptions of tiling on brick or concrete walls, columns, etc shall be deemed to include 1:4 cement plaster backing and descriptions of tiling on concrete floors etc shall be deemed to include 1:3 plaster bedding

Tiling described as "fixed with adhesive on power floated concrete" shall be deemed to include for approved tiling key-coat

Ceramic, porcelain, marble and granite tiles are to be fixed and grouted with suitable adhesives and grouts as recommended by the manufacturer of the tiles

WALL TILING

NOTE: The prices for the tiles must include for the forming of sufficient movement joints

Wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to plaster (plaster elsewhere) and flush pointed with approved waterproof jointing compound

21	On kitchen walls	m ²	17	0,00
22	Labour, waste, fixing material, etc on the above	m ²	17	0,00
23	Profit and attendance on the above	m ²	17	0,00

PLUMBING AND DRAINAGE

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Wire gratings

Descriptions of gutter outlets etc shall be deemed to include wire balloon gratings

Stainless steel basins, sinks, wash troughs, urinals, etc

Stainless steel for economy basins, domestic sinks and worktops shall be Type 430 (17/0) Stainless steel for urinals, basins, quality sinks, wash troughs, institutional equipment, etc shall be Type 304 (18/8) Stainless steel for laboratory sinks, photographic equipment, etc shall be Type 316 (18/8) Units shall have standard aprons on all exposed edges and tiling keys against walls where applicable

Sealing of edges

Outer edges of sinks, basins, baths, urinals, etc are to be sealed against adjacent surfaces with approved silicone

PVC-U pipes and fittings

Sewer and drainage pipes and fittings shall be jointed and sealed with butyl rubber rings Soil, waste and vent pipes and fittings shall be solvent weld jointed or sealed with butyl rubber rings

PVC-U pressure pipes and fittings

Pipes of 50mm diameter and smaller shall be plain ended with solvent welded PVC-U loose sockets and fittings. Pipes of 63mm diameter and greater shall have sockets and spigots with push-in type integral rubber ring joints. Bends shall be PVC-U and all other fittings shall be cast iron, all with similar push-in type joints.

High density polyethylene (HDPE) pipes and fittings

Pipes shall be type IV and of the class specified with compression fittings.

Polypropylene pipes

Polypropylene pipes 54mm diameter and smaller shall be seamless copper coloured. Class 16 pipes jointed with heat welded thermoplastic or where so described compression fittings. Pipes shall be firmly fixed to walls, etc with coloured nylon snap-in pipe clips with provision for accommodating thermal movement and jointed and fixed strictly in accordance with the manufacturer's instructions.

Copper pipes

Pipes shall be hard drawn and half-hard pipes of the class described. Class 0 (thin walled hard drawn) pipes shall not be bent. Class 1 (thin walled half-hard), Class 2 (half-hard) and Class 3 (heavy walled half-hard) pipes shall only be bent with benders with inner and outer formers. Fittings to copper waste, vent and anti-siphon pipes, capillary solder fittings and compression fittings shall be an approved type. Capillary solder fittings shall comply with ISO 2016.

Copper pipes are to be installed in accordance with the latest revision of the Code of Practice for Copper Plumbing soldering techniques. Flux, solder, etc to be strictly in accordance with the manufacturer's requirements with special attention to copper flux composition.

Reducing fittings

Where fittings have reducing ends or branches they are described as "reducing" and only the largest end or branch size is given. Should the contractor wish to use other fittings and bushes or reducers he may do so on the understanding that no claim in this regard will be entertained.

Fixing of pipes

Unless specifically otherwise stated, descriptions of pipes shall be deemed to include fixing to walls, etc, casting in, building in or suspending not exceeding 1m below suspension level.

Paper wrapping to pipes

Pipes chased into brickwork must be wrapped with two layers of stout brown paper tied with wire. Rates are to include for wrapping around joints and fittings.

Disinfection of water pipework

Water pipework is to be disinfected at completion

Petrolatum anti-corrosion tape

Pipes to be taped shall be coated with the appropriate primer and the tape shall be applied in the appropriate widths and with 10% overlaps
Couplings and fittings to pipes shall be taped in strict accordance with the manufacturer's instructions

Prices for wrapping of pipes shall include for all work as described to couplings in the length

Excavations

No claim for rock excavation will be entertained unless the contractor has timeously notified the quantity surveyor thereof prior to backfilling

"Soft rock" and "Hard rock" shall be as defined in "Earthworks"

Laying, backfilling, bedding, etc of pipes

Pipes shall be laid and bedded in accordance with manufacturers' instructions and trenches shall be carefully backfilled

Where no manufacturers' instructions exist, pipes shall be laid in accordance with the relevant section of SANS 2001

General

Descriptions of cast iron roof outlets shall be deemed to include joints to pipes and casting into concrete (adaptors for joints to PVC pipes, etc are given separately) Descriptions of overflow pipes where measured in number, shall be deemed to include joints to cisterns and splay cut ends

Descriptions of pipes laid in and including trenches and of inspection chambers, catchpits, etc shall be deemed to include excavation, bedding, backfilling, compaction to a minimum of 95% Mod AASHTO density and disposal of surplus material on site

Descriptions of service pipes and flexible connecting pipes shall be deemed to include connections to taps, cisterns, etc and to steel pipes (adaptors for connections to copper pipes, etc are given separately)

Descriptions of WC pans, slop hoppers, etc shall be deemed to include for joints to soil pipes (pan connectors are separately measured)

As-built drawings

Where required, the contractor shall prepare an updated set of as-built drawings. At completion of the contract the contractor shall hand these drawings to the principal agent for reproducing onto the originals for handing over to the employer (provision for allowance of as-built drawings elsewhere)

RAINWATER DISPOSAL

	0,6mm Galvanised sheet steel gutters and rainwater pipes with powder coated finish on outside			
24	150 x 100mm Roof gutters with beaded front edge	m	54	0,00
25	100 x 75mm Rainwater down pipes	m	28	0,00
26	Extra over rainwater pipe for bend	No	24	0,00
27	Extra over rainwater pipe for shoe	No	8	0,00
28	Extra over eaves gutter for angle	No	8	0,00
29	Extra over eaves gutter for stop end	No	2	0,00
30	Extra over eaves gutter for outlet for 100 x 75mm down pipe	No	8	0,00
	<u>SANITARY FITTINGS</u>			
	NOTE: The price for labour, waste, fixing material must include for all sanitary fittings to be sealed next to walls and floors with an appropriate type silicone sealant			
	"Vaal"			
31	"Weaver" white vitreous china counter top rectangular washbasin, size 450 x 350mm with one tap hole and integrated overflow	No	1	0,00
	<u>WASTE UNIONS ETC</u>			
	Approved			
32	Allow the PC amount of R200.00/No nett, delivered to site and excluding VAT for 32mm chromium plated basin waste union (Supply & Delivery)	No	1	0,00
33	Labour, waste, fixing material, etc on the above	No	1	0,00
34	Profit and attendance on above	%IT		
	<u>TRAPS ETC</u>			
	Approved			
35	Allow the PC amount of R675.00/No nett, delivered to site and excluding VAT for 32mm chromium bottle trap (Supply & Delivery)	No	1	0,00
36	Labour, waste, fixing material, etc on the above	No	1	0,00
37	Profit and attendance on above	%IT		
	<u>TAPS, VALVES, ETC</u>			
	"Cobra Watertech"			
38	15mm "Alto" chromium plated round shower head complete with "Cobra" Tubular shower arm, 400mm long	No	1	0,00
39	"Zambezi" chromium plated single lever, single tap hole basin mixer	No	1	0,00
	Approved			

40	Allow the PC amount of R950.00/No nett, delivered to site and excluding VAT for 15mm chromium plated shower mixer (Supply & Delivery)	No	1	0,00
41	Labour, waste, fixing material, etc on the above	No	1	0,00
42	Profit and attendance on above	%IT		
43	Allow the PC amount of R135.00/No nett, delivered to site and excluding VAT for flexible connector 350mm long (Supply & Delivery)	No	2	0,00
44	Labour, waste, fixing material, etc on the above	No	2	0,00
45	Profit and attendance on above	%IT		
46	Allow the PC amount of R135.00/No nett, delivered to site and excluding VAT for angle valve 15x15mm (Supply & Delivery)	No	2	0,00
47	Labour, waste, fixing material, etc on the above	No	2	0,00
48	Profit and attendance on above	%IT		
	<u>SANITARY PLUMBING</u>			
	Plumbing			
49	Allow to connect new fitting to existing drainage point	No	1	0,00
	<u>WATER SUPPLIES</u>			
	Water Supply			
50	Allow to connect new fitting to existing cold water point	No	1	0,00
51	Allow to connect new fitting to existing warm water point	No	1	0,00
	<u>GLAZING</u>			
	<u>PREAMBLES</u>			
	For preambles refer to "General Preambles for Trades 2017"			
	<u>GLAZING TO STEEL WITH PUTTY</u>			
	4mm Clear glass			
52	In panes	m²	4	0,00
	<u>PAINTWORK</u>			
	<u>PREAMBLES</u>			
	For preambles refer to "General Preambles for Trades 2017"			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	Descriptions			
	Description of paintwork shall be deemed to include for the preparation of surfaces, including filling, stopping, sanding, priming, of nail heads and screws and for all cutting in			
	Paint specification			

All painting shall be done in accordance with "PLASCON" specifications and rates must include for all primers undercoats and final coats. All contractors and projects to be registered with "Plascon".

PREPARATORY WORK TO EXISTING WORK

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 suitable filler and finished smooth

PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK

ON EXTERNAL FLOATED PLASTER SURFACES

Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint

53	On external walls	m ²	532	0,00
54	On window cills	m ²	13	0,00

ON FIBRE-CEMENT BOARD SURFACES

Strip, wash down with soap solution, fill where necessary with suitable stopping material, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint

55	On fascias and barge boards	m ²	23	0,00
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ON METAL SURFACES

Strip down to bare metal including removing all rust, treat with approved rust inhibitor, prime with "Plascon Epiwash Strontium Chromate Primer" and two coats "Plascon Nuroof Cool" roof paint

56	On corrugated iron roof sheeting (measured on flat)	m ²	192	0,00
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Strip down to bare metal, repair frame, treat with approved rust inhibitor, prime with "Plascon Metalcare Metal WB Primer" and two coats "Plascon Super Universal Enamel" paint

57	On windows	m ²	79	0,00
58	On burglars bars (both sides)	m ²	79	0,00

59	On palisades (both sides)	m ²	31		0,00
60	On gates (both sides)	m ²	32		0,00
<u>ON WOOD SURFACES</u>					
Sand down, wash, repair, service and apply three coats "Woodoc" exterior clear varnish to specification					
61	On doors	m ²	7		0,00
62	On door frames	m ²	3		0,00
<u>PAINTWORK ETC TO NEW WORK</u>					
<u>ON FIBRE-CEMENT BOARD SURFACES</u>					
One coat "Plascon Professional Plaster Primer" and two coats "Plascon Double Velvet" emulsion paint					
63	On fascias and barge boards	m ²	1		0,00
<u>PROVISIONAL SUMS</u>					
Note:					
All cost price items and provisional sums will be net and no Builder's discount will be applicable					
<u>BUILDERS WORK</u>					
Extractor Fans					
64	Allow the amount of R7 500.00 (Seven Thousand Five Hundred Rand) for the supply and installation of extractor fans to bathrooms	Item	1.00	7 500.00	#VALUE!
65	Profit and attendance on above	%IT			
Vanities, etc.					
66	Allow the amount of R2 000.00 (Two Thousand Rand) for the supply and installation of vanities to bathrooms	Item	1.00	2 000.00	#VALUE!
67	Profit and attendance on above	%IT			
Gate Motor					
68	Allow the amount of R25 000.00 (Twenty Five Thousand Rand) for the supply and installation of a gate motor to entrance gate, including all cables, remotes, etc.	Item	1.00	25 000.00	#VALUE!
69	Profit and attendance on above	%IT			
<u>SECTION 7 - 1294 BOUNDARY STREET HOUSE</u>					
<u>PRELIMINARIES</u>					
<u>PRICING OF PRELIMINARIES</u>					
The Contractor is referred to Bill - PRELIMINARIES FOR ALL SECTIONS for the full descriptions of all the items which will apply equally to the Preliminaries for Section 7					
Preliminaries & General					

1	Category : Fixed	Item	1.00	#VALUE!
2	Category : Time	Item	1.00	#VALUE!
3	Category : Value	Item	1.00	#VALUE!
<u>ALTERATIONS (PROVISIONAL)</u>				
<u>PREAMBLES</u>				
For preambles refer to "General Preambles for Trades 2017"				
<u>SUPPLEMENTARY PREAMBLES</u>				
View site				
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				
General				
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 tenants in the building and 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				
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				
With regard to building up of openings in existing walls, cement screeds and pavings, granolithic, 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)				
The term "removing" shall deem to include for loading, removing from site, cleaning and taking demolished item/rubble to a site located by Contractor				
<u>REMOVAL OF EXISTING WORK</u>				
Breaking down and removing brickwork from site etc				
4	One brick wall	m ²	17	0,00

	Taking out and removing doors, windows, etc from brickwork to be demolished			
5	Timber single door and steel frame, size 813 x 2032mm high	No	1	0,00
6	Glazed steel window, size 500 x 900mm high	No	1	0,00
	Taking out doors, windows, etc, including thresholds, sills, etc, setting aside for re-use and later refixing in similar new position			
7	Glazed steel window 1000 x 1500mm high, including setting up and building in new brickwork and replacing any broken glass panes with 4mm clear float glass	No	1	0,00
8	Single shower door, average size 900 x 2100mm high	No	8	0,00
	Re-install existing shower doors to openings where removed from previously			
9	Single shower door, average size 900 x 2100mm high	No	8	0,00
	Taking down and removing timber doors from steel door frames (frame to remain)			
10	Single door, size 813 x 2032mm high	No	1	0,00
	Taking out/off and removing glass and mirrors			
11	Remove putty from windows and replace with new	m ²	60	0,00
	Existing ironmongery			
12	Service existing ironmongery on doors	No	6	0,00
13	Service existing ironmongery on windows	No	21	0,00
	Taking up and removing existing waterproofing to concrete roofs and preparing screeds for new torch-on waterproofing			
14	Torch-on waterproofing	m ²	108	0,00
	Taking down and removing roofs, floors, panelling, ceilings, partitions, etc			
15	Ceilings including branderling, light fittings, ceiling extractor fans, curtain tracts, suspended ceilings, bulkheads, etc	m ²	28	0,00
	Taking out and removing sundry joinery work			
16	Joinery cupboards, shelving etc. to bedrooms	Item	1.00	#VALUE!
17	Joinery cupboards, shelving etc. to Kitchen and Lounge. etc.	Item	1.00	#VALUE!
	Hacking up/off and removing granolithic, screeds, plaster, etc from concrete or brickwork and preparing surfaces for new screeds, plaster, etc			
18	Internal paint and plaster from walls and prepare for waterproofing	m ²	37	0,00
	Hacking up/off and removing ceramic tile floor and wall finishes including removing mortar bed or backing and preparing concrete or brick surfaces for new screed, plaster or tile finishes			
19	Tiles to walls	m ²	60	0,00

20	Tiles to floors	m ²	36		0,00
	Taking out and removing piping, sanitary fittings, taps, etc including disconnecting piping from fittings and making good floor and wall finishes (making good tiling and paintwork elsewhere)				
21	Stainless steel double bowl sink, including taps, etc.	No	1		0,00
22	Shower - Remove existing shower head and arm only	No	8		0,00
	<u>PREPARATORY WORK TO EXISTING SURFACES</u>				
	Existing roofs				
23	Allow to inspect existing metal roof sheeting including removing all existing waterproofing, fasten all loose bolts and replace bolts where necessary, fasten all roof sheets, ridges, flashings, etc. (waterproofing / sealing and painting measured elsewhere)	m ²	74		0,00
24	Allow to inspect existing concrete roof tiles including removing all existing waterproofing, fasten all loose tiles, ridges, flashings, etc. (waterproofing / sealing and painting measured elsewhere)	m ²	93		0,00
	Existing walls				
25	Hacking face of existing painted and plastered brickwork to receive new tiles	m ²	19		0,00
	<u>MAKING GOOD OF FINISHES ETC</u>				
	Making good face brickwork				
26	Clean existing face bricks	m ²	36		0,00
	<u>SUNDRIES</u>				
	Sundries				
27	Sand timber windows	m ²	68		0,00
	Budgetary allowance				
28	Allow the amount of R20 000.00 (Twenty Thousand Rand) for work or cost which cannot entirely foreseen, defined or detailed	Item	1.00	20 000.00	#VALUE!
	<u>EARTHWORKS</u>				
	<u>PREAMBLES</u>				
	For preambles refer to "General Preambles for Trades 2017"				
	<u>SUPPLEMENTARY PREAMBLES</u>				
	Nature of ground				
	The nature of the ground is assumed to be compacted fill material and below fill natural gravel, therefore "earth", but possibly interspersed with "hard rock" or "soft rock"				
	Subterranean water				

No information regarding subterranean water is available. The tenderer must acquaint himself of the presence and depth of subterranean water and allow there for in his prices

Filling

Notwithstanding the reference to prescribed multiple handling in clause 1 page 6 of the Standard System of Measuring Building Work, prices for filling and backfilling shall include for all selection and any multiple handling of material

Carting away of excavated material

Descriptions of carting away of excavated material shall be deemed to include loading excavated material onto trucks directly from the excavations or, alternatively, from stock piles situated on the building site

Testing

Prices for filling are to include for all necessary density and other tests

EXCAVATION, FILLING, ETC OTHER THAN BULK

"Hard rock" shall mean granite, quartzitic sandstone or other rock of similar hardness, the removal of which requires drilling, wedging and splitting or the use of explosives. "Soft rock" shall mean hard material the removal of which warrants the use of pneumatic tools and includes hard shale, ferricite, compact oukclip and material of similar hardness. "Earth" shall mean all ground other than that classified as "hard rock" or "soft rock" and shall include madeup ground and any loose stones or pieces of concrete not exceeding 0,03 m3 in volume.

FILLING ETC

Filling of natural gravel material (G5) supplied by the contractor, compacted to 93% Mod AASHTO density

29	Under floors, steps, pavings, etc	m ³	1	0,00
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SOIL POISONING

Soil insecticide

30	Under floors etc including forming and poisoning shallow furrows against foundation walls etc, filling in furrows and ramming	m ²	4	0,00
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CONCRETE, FORMWORK AND REINFORCEMENT

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Cost of tests

The costs of making, storing and testing of concrete test cubes as required under clause 7 "Tests" of SABS 1200 G shall include the cost of providing cube moulds necessary for the purpose, for testing costs and for submitting reports on the tests for approval. The testing shall be undertaken by an approved independent firm or institution nominated by the contractor (test cubes are measured separately)

Formwork

Descriptions of formwork shall be deemed to include use and waste only (except where described as "left in" or "permanent"), for fitting together in the required forms, wedging, plumbing and fixing to true angles and surfaces as necessary to ensure easy release during stripping and for reconditioning as necessary before re-use

The vertical strutting shall be carried down to such construction as is sufficiently strong to afford the required support without damage and shall remain in position until the newly constructed work is able to support itself

Formwork to soffits of solid slabs etc shall be deemed to be to slabs not exceeding 250mm thick unless otherwise described

Formwork to soffits of slabs, beams, etc shall be deemed to be propped up exceeding 1,5m and not exceeding 3,5m high unless otherwise described

Formwork to sides of bases, pile caps, ground beams, etc will only be measured where it is prescribed by the engineer for design reasons. Formwork necessitated by irregularity or collapse of excavated faces will not be measured and the cost thereof shall be deemed to be included in the allowance for taking the risk of collapse of the sides of the excavations, provision for which is made in "Earthworks"

REINFORCED CONCRETE CAST AGAINST EXCAVATED SURFACES

25MPa/19mm concrete

31	Surface beds on waterproofing	m ³	0.4	#VALUE!
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TEST BLOCKS

32	Making and testing 150 x 150 x 150mm concrete strength test cube (Provisional)	No	3	0,00
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CONCRETE SUNDRIES

Finishing top surfaces of concrete smooth with a power float (degree of accuracy I (SABS 1200-G))

33	Surface beds, etc	m ²	4	0,00
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MOVEMENT JOINTS ETC

Expansion joints with impregnated softboard between vertical concrete and brick surfaces

34	10mm Joints not exceeding 300mm high	m	9	0,00
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REINFORCEMENT

	Fabric reinforcement			
35	Type Ref 193 fabric reinforcement in concrete surface beds, slabs, etc (Provisional)	m ²	4	0,00
	<u>MASONRY</u>			
	<u>PREAMBLES</u>			
	For preambles refer to "General Preambles for Trades 2017"			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	Sizes in descriptions			
	Where sizes in descriptions are given in brick units, "one brick" shall represent the length and "half brick" the width of a brick			
	Face bricks			
	Bricks shall be ordered timeously to obtain uniformity in size and colour			
	Pointing			
	Descriptions of recessed pointing to fair face brickwork and face brickwork shall be deemed to include square recessed, hollow recessed, weathered pointing, etc			
	<u>SUPERSTRUCTURE</u>			
	Brickwork in NFP bricks (7MPa nominal compressive strength) in class II mortar with all joints grouted in solid with liquid cement mortar			
36	One brick walls	m ²	16	0,00
37	Brick on edge sill set sloping and slightly projecting	m	1	0,00
	<u>BRICKWORK SUNDRIES</u>			
	Brickwork reinforcement			
38	150mm Wide reinforcement built in horizontally	m	48	0,00
	"Fabcon" prestressed fabricated lintels			
39	110 x 75mm Lintels in lengths not exceeding 3m	m	3	0,00
	Repair work to cracks in walls			
40	Allow to fix crack in face brick walls by removing all loose mortar between bricks 30mm deep, cleaning the joint and filling it with 'SikaGrout-212' (Refer to "Specification for Repair of Cracks in Masonry - 1. Face brick Walls" attached to the back of these bills of quantities) (Provisional)	m	4	0,00
41	Allow to fix crack in plastered brick walls by removing plaster 150mm wide on both sides of crack, cutting the crack 10mm wide x 30mm deep, cleaning the joint and filling it with 'SikaGrout-212' and then shotfix plaster chicken wire over exposed bricks and plaster and paint (Refer to "Specification for Repair of Cracks in Masonry - 2. Plastered Brick Walls" attached to the back of these bills of quantities) (Provisional)	m	14	0,00

FACE BRICKWORK

Provide the sum of R2500/1000 for face bricks to match existing pointed with recessed horizontal and vertical joints

42	Extra over brickwork for face brickwork	m ²	9	0,00
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WATERPROOFING**PREAMBLES**

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES**Waterproofing**

Waterproofing of roofs, basements, etc shall be laid under a ten year guarantee. Waterproofing to roofs shall be laid to even falls to outlets etc with necessary ridges, hips and valleys. Descriptions of sheet or membrane waterproofing shall be deemed to include additional labour to turn-ups and turn-downs

DAMPPROOFING OF WALLS AND FLOORS

One layer of 375 micron "Consol Plastics Brikgrip DPC" embossed damp proof course

43	In walls	m ²	1	0,00
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One layer of 250 micron "Consol Plastics Gunplas USB Green" waterproof sheeting sealed at laps with "Gunplas Pressure Sensitive Tape"

44	Under surface beds	m ²	4	0,00
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Three coats "Elastocrete P8J OR Materflex 550 OR similar approved" cementitious coating with and including an "Ecofelt" membrane waterproofing system strictly in accordance with the manufacturer's specification

45	On plastered brick walls	m ²	95	0,00
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46	On shower floors	m ²	9	0,00
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WATERPROOFING TO ROOFS, BASEMENTS, ETC

Allow to seal existing metal roof sheeting by applying one coat super saturator or duraflex sealant, one layer SBP membrane and two coats waterproofing sealant, laid with 100mm side and 150mm end laps

47	To all roof bolts, flashings and roof overlaps of existing metal roofs	m ²	74	0,00
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Allow to seal existing concrete roof tiles by applying one coat super saturator or duraflex sealant, one layer SBP membrane and two coats waterproofing sealant, laid with 100mm side and 150mm end laps

48	To all roof flashings and roof overlaps of existing concrete tile roofs	m ²	93	0,00
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	Prime with one coat bitumen primer and one layer 4mm fully bonded waterproof membrane comprising two bitumen layers reinforced with woven spunbonded polyester fabric and coated with polyethelene film for heat bonding, laid with 100mm side and 150mm end laps			
49	On concrete roofs to falls	m ²	108	0,00
	<u>PROTECTIVE ROOFING PAINT</u>			
	Two coats bituminous aluminium paint			
50	On waterproofing to roofs	m ²	108	0,00
	<u>CARPENTRY AND JOINERY</u>			
	<u>PREAMBLES</u>			
	For preambles refer to "General Preambles for Trades 2017"			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	Joinery			
	Descriptions of frames shall be deemed to include frames, transomes, mullions, rails, etc Descriptions of hardwood joinery shall be deemed to include pelleting of bolt holes			
	Fixing			
	Items described as "nailed" shall be deemed to be fixed with hardened steel nails or shot pins to brickwork or concrete			
	Items described as "plugged" shall be deemed to be the countersunk screwing to and including plastic plugs in brickwork or concrete			
	<u>EAVES, VERGES, ETC</u>			
	"MD Nutec" pressed nutec-cement			
51	12 x 225mm Fascias and barge boards including galvanised steel H-profile jointing strips	m	23	0,00
	<u>SKIRTINGS</u>			
	NOTE: The price for labour, waste, fixing material must include for all skirtings to be sealed next to walls and floors with an appropriate type non-fungal sustaining sealant			
	Wrought Meranti			
52	75 x 19mm Skirting with and including bull nose top edge, plugged	m	27	0,00
	<u>DOORS ETC</u>			
	Wrought hardwood doors hung to pressed steel frames			
53	44mm Purpose made framed and ledged single door, size 813 x 2032mm high with flush hardboard back including weatherbar	No	1	0,00
	<u>CEILINGS, PARTITIONS AND ACCESS FLOORING</u>			
	<u>PREAMBLES</u>			

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Fixing

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

Ceilings

Unless otherwise described ceilings shall be deemed to be horizontal

CEILING TIMBERS, BEADS, INSULATION, ETC

"Aerolite" or similar approved insulation

54	135mm Insulation in blanket form closely fitted and laid on top of branderling between roof timbers etc.	m ²	28	0,00
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NAILED UP CEILINGS

6mm "Nutech" Fibre-cement plain ceiling boards with H-profile galvanised steel jointing strips

55	Ceilings including 38 x 38mm sawn softwood branderling at 600mm centre	m ²	28	0,00
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"Nucornice" paper covered polystyrene cornices

NOTE: The price for cornices must include for all cornices to painted wall to be sealed with an appropriate type acrylic sealant and all cornices to tiled wall to be sealed with an appropriate type silicone sealant

56	75mm Coved cornices	m	27	0,00
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IRONMONGERY

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Finishes to ironmongery

Where applicable finishes to ironmongery are indicated by suffixes in accordance with the following list: BC Satin bronze lacquered CH Chromium plated SC Satin chromium plated SE Silver enamelled GE Grey enamelled AS Anodised silver AB Anodised bronze AG Anodised gold ABL Anodised black PB Polished brass PL Polished and lacquered PT Epoxy coated SD Sanded

IRONMONGERY SETS

Lock Sets

57	Allow the amount of R850.00/No for ironmongery set to single door	No	1	0,00
58	Labour, waste, fixing material, etc on the above	No	1	0,00
59	Profit and attendance on the above	No	1	0,00
<u>METALWORK</u>				
<u>PREAMBLES</u>				
For preambles refer to "General Preambles for Trades 2017"				
<u>SUPPLEMENTARY PREAMBLES</u>				
Descriptions				
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 Metalwork described as "holed for bolt(s)" shall be deemed to exclude the bolts unless otherwise described				
<u>PRESSED STEEL DOOR FRAMES</u>				
1,2mm Double rebated frames suitable for 220mm brick walls (to suite wall thickness inclusive of plaster) complete with two pairs of brass butt hinges				
60	Frame for single door, size 813 x 2 032mm high	No	1	0,00
<u>PLASTERING</u>				
<u>PREAMBLES</u>				
For preambles refer to "General Preambles for Trades 2017"				
<u>SCREEDS</u>				
Screeds on concrete				
61	25mm Thick on floors and landings	m ²	28	0,00
<u>INTERNAL PLASTER</u>				
Note: Prices for internal plaster to walls to include for cutting of 3mm V-joints for full thickness of plaster at all internal corners including finishing and sealing with an appropriate type silicone sealant to painted walls and an appropriate type acrylic sealant to vinyl/tiled walls				
Cement plaster on brickwork				
62	On walls	m ²	12	0,00
63	On narrow widths	m ²	1	0,00
64	On existing walls in patches (Provisional)	m ²	47	0,00
65	On existing narrow widths (Provisional)	m ²	1	0,00
<u>EXTERNAL PLASTER</u>				
Cement plaster on brickwork				

66	On walls	m ²	12	0,00
67	On existing walls in patches (Provisional)	m ²	25	0,00
68	On existing narrow widths (Provisional)	m ²	2	0,00
69	On sloping top, front edge and projecting soffit of sills 300mm girth	m	1	0,00
<u>CORNER PROTECTORS, DIVIDING STRIPS, ETC</u>				
70	25 x 3mm Brass dividing strips in varying lengths, embedded on edge at junction between different floor finishes (Provisional)	m	3	0,00
<u>TILING</u>				
<u>PREAMBLES</u>				
For preambles refer to "General Preambles for Trades 2017"				
<u>SUPPLEMENTARY PREAMBLES</u>				
Fixing				
Unless described as "fixed with adhesive to plaster (plaster elsewhere)" descriptions of tiling on brick or concrete walls, columns, etc shall be deemed to include 1:4 cement plaster backing and descriptions of tiling on concrete floors etc shall be deemed to include 1:3 plaster bedding				
Tiling described as "fixed with adhesive on power floated concrete" shall be deemed to include for approved tiling key-coat				
Ceramic, porcelain, marble and granite tiles are to be fixed and grouted with suitable adhesives and grouts as recommended by the manufacturer of the tiles				
<u>WALL TILING</u>				
NOTE: The prices for the tiles must include for the forming of sufficient movement joints				
Wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to plaster (plaster elsewhere) and flush pointed with approved waterproof jointing compound				
71	On kitchen walls	m ²	19	0,00
72	Labour, waste, fixing material, etc on the above	m ²	19	0,00
73	Profit and attendance on the above	m ²	19	0,00
Shower wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to waterproofing (measured elsewhere) to plaster (elsewhere) and flush pointed with approved waterproof jointing compound				
74	On shower walls	m ²	58	0,00
75	Labour, waste, fixing material, etc on the above	m ²	58	0,00

76	Profit and attendance on the above	m ²	58	0,00
<u>FLOOR TILING</u>				
NOTE: The prices for the tiles must include for the forming of sufficient movement joints as per above mentioned specification				
NOTE: The price for labour, waste, fixing material must include for all skirtings to be sealed next to walls and floors with an appropriate type silicone sealant				
600 x 600mm Full bodied porcelain floor tiles (PC amount of R250.00/m2 nett, delivered to site and excluding VAT) lay at 90 degree angle and fixed with approved adhesive on screed (elsewhere) and flush pointed with approved waterproof jointing compound				
77	On floors	m ²	28	0,00
78	Labour, waste, fixing material, etc on the above	m ²	28	0,00
79	Profit and attendance on the above	m ²	28	0,00
Shower floor tiles (PC amount of R850.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to waterproofing (elsewhere) on screed (elsewhere) and flush pointed with approved waterproof jointing compound				
80	On shower floors	m ²	9	0,00
81	Labour, waste, fixing material, etc on the above	m ²	9	0,00
82	Profit and attendance on the above	m ²	9	0,00
<u>PLUMBING AND DRAINAGE</u>				
<u>PREAMBLES</u>				
For preambles refer to "General Preambles for Trades 2017"				
<u>SUPPLEMENTARY PREAMBLES</u>				
Wire gratings				
Descriptions of gutter outlets etc shall be deemed to include wire balloon gratings				
Stainless steel basins, sinks, wash troughs, urinals, etc				
Stainless steel for economy basins, domestic sinks and worktops shall be Type 430 (17/0) Stainless steel for urinals, basins, quality sinks, wash troughs, institutional equipment, etc shall be Type 304 (18/8) Stainless steel for laboratory sinks, photographic equipment, etc shall be Type 316 (18/8) Units shall have standard aprons on all exposed edges and tiling keys against walls where applicable				
Sealing of edges				
Outer edges of sinks, basins, baths, urinals, etc are to be sealed against adjacent surfaces with approved silicone				
PVC-U pipes and fittings				

Sewer and drainage pipes and fittings shall be jointed and sealed with butyl rubber rings. Soil, waste and vent pipes and fittings shall be solvent weld jointed or sealed with butyl rubber rings.

PVC-U pressure pipes and fittings

Pipes of 50mm diameter and smaller shall be plain ended with solvent welded PVC-U loose sockets and fittings. Pipes of 63mm diameter and greater shall have sockets and spigots with push-in type integral rubber ring joints. Bends shall be PVC-U and all other fittings shall be cast iron, all with similar push-in type joints.

High density polyethylene (HDPE) pipes and fittings

Pipes shall be type IV and of the class specified with compression fittings.

Polypropylene pipes

Polypropylene pipes 54mm diameter and smaller shall be seamless copper coloured Class 16 pipes jointed with heat welded thermoplastic or where so described compression fittings. Pipes shall be firmly fixed to walls, etc with coloured nylon snap-in pipe clips with provision for accommodating thermal movement and jointed and fixed strictly in accordance with the manufacturer's instructions.

Copper pipes

Pipes shall be hard drawn and half-hard pipes of the class described. Class 0 (thin walled hard drawn) pipes shall not be bent. Class 1 (thin walled half-hard), Class 2 (half-hard) and Class 3 (heavy walled half-hard) pipes shall only be bent with benders with inner and outer formers. Fittings to copper waste, vent and anti-siphon pipes, capillary solder fittings and compression fittings shall be an approved type. Capillary solder fittings shall comply with ISO 2016.

Copper pipes are to be installed in accordance with the latest revision of the Code of Practice for Copper Plumbing soldering techniques. Flux, solder, etc to be strictly in accordance with the manufacturer's requirements with special attention to copper flux composition.

Reducing fittings

Where fittings have reducing ends or branches they are described as "reducing" and only the largest end or branch size is given. Should the contractor wish to use other fittings and bushes or reducers he may do so on the understanding that no claim in this regard will be entertained.

Fixing of pipes

Unless specifically otherwise stated, descriptions of pipes shall be deemed to include fixing to walls, etc, casting in, building in or suspending not exceeding 1m below suspension level.

Paper wrapping to pipes

Pipes chased into brickwork must be wrapped with two layers of stout brown paper tied with wire. Rates are to include for wrapping around joints and fittings

Disinfection of water pipework

Water pipework is to be disinfected at completion

Petrolatum anti-corrosion tape

Pipes to be taped shall be coated with the appropriate primer and the tape shall be applied in the appropriate widths and with 10% overlaps
Couplings and fittings to pipes shall be taped in strict accordance with the manufacturer's instructions

Prices for wrapping of pipes shall include for all work as described to couplings in the length

Excavations

No claim for rock excavation will be entertained unless the contractor has timeously notified the quantity surveyor thereof prior to backfilling

"Soft rock" and "Hard rock" shall be as defined in "Earthworks"

Laying, backfilling, bedding, etc of pipes

Pipes shall be laid and bedded in accordance with manufacturers' instructions and trenches shall be carefully backfilled

Where no manufacturers' instructions exist, pipes shall be laid in accordance with the relevant section of SANS 2001

General

Descriptions of cast iron roof outlets shall be deemed to include joints to pipes and casting into concrete (adaptors for joints to PVC pipes, etc are given separately) Descriptions of overflow pipes where measured in number, shall be deemed to include joints to cisterns and splay cut ends

Descriptions of pipes laid in and including trenches and of inspection chambers, catchpits, etc shall be deemed to include excavation, bedding, backfilling, compaction to a minimum of 95% Mod AASHTO density and disposal of surplus material on site

Descriptions of service pipes and flexible connecting pipes shall be deemed to include connections to taps, cisterns, etc and to steel pipes (adaptors for connections to copper pipes, etc are given separately)

Descriptions of WC pans, slop hoppers, etc shall be deemed to include for joints to soil pipes (pan connectors are separately measured)

As-built drawings

Where required, the contractor shall prepare an updated set of as-built drawings. At completion of the contract the contractor shall hand these drawings to the principal agent for reproducing onto the originals for handing over to the employer (provision for allowance of as-built drawings elsewhere)

RAINWATER DISPOSAL

0,6mm Galvanised sheet steel gutters and rainwater pipes with powder coated finish on outside

83	150 x 100mm Roof gutters with beaded front edge	m	34	0,00
84	100 x 75mm Rainwater down pipes	m	22	0,00
85	Extra over rainwater pipe for bend	No	12	0,00
86	Extra over rainwater pipe for shoe	No	4	0,00
87	Extra over eaves gutter for angle	No	2	0,00
88	Extra over eaves gutter for stop end	No	2	0,00
89	Extra over eaves gutter for outlet for 100 x 75mm down pipe	No	4	0,00

SANITARY FITTINGS

NOTE: The price for labour, waste, fixing material must include for all sanitary fittings to be sealed next to walls and floors with an appropriate type silicone sealant

"Franke" stainless steel

90	"Quinline 621" satin stainless steel 18/10 standard single centre bowl drop-in sink, size 1200 x 500mm wide with safety edge fitted in to joinery cupboard (cupboard measured elsewhere)	No	1	0,00
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WASTE UNIONS ETC

Waste unions for basins, sinks, etc shall comprise of a chromium plated waste union with grating, rubber washers and locknut

"Cobra Watertech"

91	40mm "Unslotted" chromium plated bath or sink waste union	No	1	0,00
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TRAPS, ETC

92	40mm Rubber "P" or "S" trap	No	1	0,00
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TAPS, VALVES, ETC

"Cobra Watertech"

93	15mm "Alto" chromium plated round shower head complete with "Cobra" Tubular shower arm, 400mm long	No	8	0,00
94	15mm "Nile" chromium plated pillar, single lever sink mixer with aerated swivel outlet	No	1	0,00

SANITARY PLUMBING

Plumbing

95	Allow to connect new fitting to new drainage point	No	1	0,00
96	Allow to inspect and service existing external drainage pipes and fittings and replace where necessary	Item	1.00	#VALUE!
<u>WATER SUPPLIES</u>				
Water Supply				
97	Allow to connect new fitting to new cold water point	No	1	0,00
98	Allow to connect new fitting to new warm water point	No	1	0,00
<u>GLAZING</u>				
<u>PREAMBLES</u>				
For preambles refer to "General Preambles for Trades 2017"				
<u>GLAZING TO STEEL WITH PUTTY</u>				
4mm Clear glass				
99	In panes	m ²	6	0,00
<u>PAINTWORK</u>				
<u>PREAMBLES</u>				
For preambles refer to "General Preambles for Trades 2017"				
<u>SUPPLEMENTARY PREAMBLES</u>				
Descriptions				
Description of paintwork shall be deemed to include for the preparation of surfaces, including filling, stopping, sanding, priming, of nail heads and screws and for all cutting in				
Paint specification				
All painting shall be done in accordance with "PLASCON" specifications and rates must include for all primers undercoats and final coats. All contractors and projects to be registered with "Plascon".				
<u>PREPARATORY WORK TO EXISTING WORK</u>				
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 suitable filler and finished smooth			
	<u>PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK</u>			
	<u>ON INTERNAL FLOATED PLASTER SURFACES</u>			
	Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Double Velvet" paint			
100	On internal walls	m ²	145	0,00
	<u>ON EXTERNAL FLOATED PLASTER SURFACES</u>			
	Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint			
101	On external walls	m ²	278	0,00
102	On window cills	m ²	17	0,00
	<u>ON ROUGH CONCRETE SURFACES</u>			
	Strip, wash down with soap solution, fill where necessary with suitable stopping or patching material, spot prime, one coat undercoat and coats "Plascon Nuroof Cool" roof paint			
103	On concrete roof tiles (measured on flat)	m ²	93	0,00
	<u>ON PLASTERBOARD SURFACES</u>			
	Treat ceilings with "TFC Mould Buster". Strip/sand, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Super Acrylic Polvin" paint			
104	On ceilings and cornices in bathrooms and kitchens	m ²	26	0,00
	<u>ON FIBRE-CEMENT BOARD SURFACES</u>			
	Strip, wash down with soap solution, fill where necessary with suitable stopping material, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint			
105	On fascias and barge boards	m ²	27	0,00
	<u>ON METAL SURFACES</u>			
	Strip down to bare metal including removing all rust, treat with approved rust inhibitor, prime with "Plascon Epiwash Strontium Chromate Primer" and two coats "Plascon Nuroof Cool" roof paint			
106	On corrugated iron roof sheeting (measured on flat)	m ²	74	0,00

	Strip down to bare metal, repair frame, treat with approved rust inhibitor, prime with "Plascon Metalcare Metal WB Primer" and two coats "Plascon Super Universal Enamel" paint			
107	On windows	m ²	34	0,00
108	On burglars bars (both sides)	m ²	68	0,00
109	Eaves gutters not exceeding 300mm girth	m	54	0,00
110	Rainwater downpipes not exceeding 300mm girth	m	42	0,00
	<u>ON WOOD SURFACES</u>			
	Strip/sand, wash down with soap solution, fill where necessary with suitable stopping material, spot prime and rub down, apply one coat "Plascon Wood Primer" and two coats "Plascon Super Universal Enamel" paint			
111	On windows	m ²	68	0,00
	Sand down, wash, repair, service and apply three coats "Woodoc" exterior clear varnish to specification			
112	On doors	m ²	24	0,00
113	On door frames	m ²	9	0,00
	<u>PAINTWORK ETC TO NEW WORK</u>			
	<u>ON INTERNAL FLOATED PLASTER SURFACES</u>			
	One coat "Plascon Plaster Primer" and two coats "Plascon Double Velvet" paint			
114	On internal walls	m ²	12	0,00
	<u>ON EXTERNAL FLOATED PLASTER SURFACES</u>			
	One coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint			
115	On external walls	m ²	12	0,00
116	On window cills	m ²	0.3	#VALUE!
	<u>ON PLASTERBOARD SURFACES</u>			
	One coat "Plascon Plaster Primer" and two coats "Plascon Super Acrylic Polvin" paint			
117	On ceilings and cornices	m ²	28	0,00
	<u>ON FIBRE-CEMENT BOARD SURFACES</u>			
	One coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint			
118	On fascias and barge boards	m ²	11	0,00
	<u>ON METAL SURFACES</u>			
	One coat "Plascon Metalcare Metal WB Primer" and two coats "Plascon Super Universal Enamel" paint			

119	On door frames	m ²		2		0,00
	<u>ON WOOD SURFACES</u>					
	Three coats "Woodoc" exterior clear varnish to specification					
120	On doors	m ²		3		0,00
121	Skirtings, rails, etc not exceeding 300mm girth	m		27		0,00
	<u>PROVISIONAL SUMS</u>					
	Note:					
	All cost price items and provisional sums will be net and no Builder's discount will be applicable					
	<u>BUILDERS WORK</u>					
	Electrical Installation					
122	Allow the amount of R35 000.00 (Thirty Five Thousand Rand) for electrical installation that includes the move of the existing DB to a new position	Item	1.00	35 000.00		#VALUE!
123	Allow the amount of R2 500.00 (Two Thousand Five Hundred Rand) for new light fittings	Item	1.00	2 500.00		#VALUE!
124	Profit and attendance on above	%IT				
	Extractor Fans					
125	Allow the amount of R20 000.00 (Twenty Thousand Rand) for the supply and installation of extractor fans to bathrooms	Item	1.00	20 000.00		#VALUE!
126	Profit and attendance on above	%IT				
	Joinery					
127	Allow the amount of R4 000.00 (Four Thousand Rand) for built-in cupboards to bedrooms	Item	1.00	4 000.00		#VALUE!
128	Allow the amount of R35 000.00 (Thirty Five Thousand Rand) for cupboards to Kitchen including granite tops	Item	1.00	35 000.00		#VALUE!
129	Profit and attendance on above	%IT				
	Stove					
130	Allow the amount of R6 500.00 (Six Thousand Five Hundred Rand) for new free standing stove (supplied and installed)	Item	1.00	6 500.00		#VALUE!
131	Profit and attendance on above	%IT				
	<u>EXTERNAL WORKS</u>					
	<u>PREAMBLES</u>					
	For preambles refer to "General Preambles for Trades 2017"					
	<u>SUPPLEMENTARY PREAMBLES</u>					

	The Contractor is referred to the previous Bills for the preambles and full descriptions of items and materials not described in this Bill which will apply equally to the work in this Bill unless otherwise described			
	<u>THE FOLLOWING IN DEMOLITIONS</u>			
	Demolish and remove from site			
132	Old Carport Structure, size 3m x 5m	m ²	12	0,00
	<u>REMOVAL OF EXISTING WORK</u>			
	Lifting up and removing brick paving, kerbs, etc and store on site for re-use (re-use measured elsewhere)			
133	Paving, etc.	m ²	59	0,00
	<u>FILLING ETC</u>			
	Filling of gravel-soil material (G7) supplied by the contractor, compacted to 95% Mod AASHTO density			
134	Under floors, steps, pavings, etc	m ³	31	0,00
	Compaction of surfaces			
135	Compaction of ground surface under floors etc including scarifying for a depth of 150mm, breaking down oversize material, adding suitable material where necessary and compacting to 93% Mod AASHTO density	m ²	102	0,00
	<u>WEED KILLERS, INSECTICIDES, ETC</u>			
	Soil insecticide in accordance with SANS 5859			
136	Under floors etc including forming and poisoning shallow furrows against foundation walls etc, filling in furrows and ramming	m ²	102	0,00
	<u>MOVEMENT JOINTS ETC</u>			
	Expansion joints with impregnated softboard between vertical concrete surfaces including sealant			
137	10mm Joints not exceeding 300mm wide or high	m	61	0,00
	<u>PAVING</u>			
	60mm "Bosun" interlocking precast concrete paving blocks (colour: grey) laid with butt joints on 20mm thick river sand bed with sand-and-cement mixture swept into joints and hosed down (preparation of ground surface elsewhere)			
138	Paving in herringbone bond to falls	m ²	102	0,00
	<u>SUNDRIES</u>			
	Shade Net			
139	Allow the amount of R20 000.00 (Twenty Thousand Rand) for 2no new shade net carports	Item	1.00	20 000.00
140	Profit and attendance on above	%IT		#VALUE!
	<u>SECTION 8 - 1146 SOUTH STREET HOUSING</u>			
	<u>PRELIMINARIES</u>			

PRICING OF PRELIMINARIES

The Contractor is referred to Bill - PRELIMINARIES FOR ALL SECTIONS for the full descriptions of all the items which will apply equally to the Preliminaries for Section 8

Preliminaries & General

1	Category : Fixed	Item	1.00	#VALUE!
2	Category : Time	Item	1.00	#VALUE!
3	Category : Value	Item	1.00	#VALUE!

ALTERATIONS (PROVISIONAL)

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

View site

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

General

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 tenants in the building and 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

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

With regard to building up of openings in existing walls, cement screeds and pavings, granolithic, 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)

The term "removing" shall deem to include for loading, removing from site, cleaning and taking demolished item/rubble to a site located by Contractor

REMOVAL OF EXISTING WORK

	Taking out doors, windows, etc, including thresholds, sills, etc, setting aside for re-use and later refixing in similar new position			
4	Single shower door, average size 900 x 2100mm high	No	3	0,00
	Re-install existing shower doors to openings where removed from previously			
5	Single shower door, average size 900 x 2100mm high	No	3	0,00
	Taking out/off and removing glass and mirrors			
6	Remove putty from windows and replace with new	m ²	32	0,00
	Existing ironmongery			
7	Service existing ironmongery on doors	No	2	0,00
8	Service existing ironmongery on windows	No	12	0,00
	Hacking up/off and removing granolithic, screeds, plaster, etc from concrete or brickwork and preparing surfaces for new screeds, plaster, etc			
9	Internal paint and plaster from walls and prepare for waterproofing	m ²	4	0,00
	Hacking up/off and removing ceramic tile floor and wall finishes including removing mortar bed or backing and preparing concrete or brick surfaces for new screed, plaster or tile finishes			
10	Tiles to walls	m ²	13	0,00
11	Tiles to floors	m ²	2	0,00
	Taking out and removing piping, sanitary fittings, taps, etc including disconnecting piping from fittings and making good floor and wall finishes (making good tiling and paintwork elsewhere)			
12	Shower - Remove existing shower head and arm only	No	3	0,00
	<u>PREPARATORY WORK TO EXISTING SURFACES</u>			
	Existing roofs			
13	Allow to inspect existing metal roof sheeting including removing all existing waterproofing, fasten all loose bolts and replace bolts where necessary, fasten all roof sheets, ridges, flashings, etc. (waterproofing / sealing and painting measured elsewhere)	m ²	276	0,00
	Existing walls			
14	Hacking face of existing painted and plastered brickwork to receive new tiles	m ²	20	0,00
	<u>MAKING GOOD OF FINISHES ETC</u>			
	Making good face brickwork			
15	Clean existing face bricks	m ²	311	0,00
	<u>SUNDRIES</u>			
	Budgetary allowance			

16	Allow the amount of R10 000.00 (Ten Thousand Rand) for work or cost which cannot entirely foreseen, defined or detailed	Item	1.00	10 000.00	#VALUE!
<u>WATERPROOFING</u>					
<u>PREAMBLES</u>					
For preambles refer to "General Preambles for Trades 2017"					
<u>SUPPLEMENTARY PREAMBLES</u>					
Waterproofing					
Waterproofing of roofs, basements, etc shall be laid under a ten year guarantee. Waterproofing to roofs shall be laid to even falls to outlets etc with necessary ridges, hips and valleys. Descriptions of sheet or membrane waterproofing shall be deemed to include additional labour to turn-ups and turn-downs					
<u>DAMP-PROOFING OF WALLS AND FLOORS</u>					
Three coats "Elastocrete P8J OR Materflex 550 OR similar approved" cementitious coating with and including an "Ecofelt" membrane waterproofing system strictly in accordance with the manufacturer's specification					
17	On plastered brick walls	m ²	22		0,00
18	On shower floors	m ²	2		0,00
<u>WATERPROOFING TO ROOFS, BASEMENTS, ETC</u>					
Allow to seal existing metal roof sheeting by applying one coat super saturator or duraflex sealant, one layer SBP membrane and two coats waterproofing sealant, laid with 100mm side and 150mm end laps					
19	To all roof bolts, flashings and roof overlaps of existing metal roofs	m ²	276		0,00
<u>CARPENTRY AND JOINERY</u>					
<u>PREAMBLES</u>					
For preambles refer to "General Preambles for Trades 2017"					
<u>SUPPLEMENTARY PREAMBLES</u>					
Joinery					
Descriptions of frames shall be deemed to include frames, transoms, mullions, rails, etc Descriptions of hardwood joinery shall be deemed to include pelleting of bolt holes					
Fixing					
Items described as "nailed" shall be deemed to be fixed with hardened steel nails or shot pins to brickwork or concrete					
Items described as "plugged" shall be deemed to be the countersunk screwing to and including plastic plugs in brickwork or concrete					
<u>EAVES, VERGES, ETC</u>					
"MD Nutec" pressed nutec-cement					

20	12 x 225mm Fascias and barge boards including galvanised steel H-profile jointing strips	m	10	0,00
	<u>PLASTERING</u>			
	<u>PREAMBLES</u>			
	For preambles refer to "General Preambles for Trades 2017"			
	<u>INTERNAL PLASTER</u>			
	Note: Prices for internal plaster to walls to include for cutting of 3mm V-joints for full thickness of plaster at all internal corners including finishing and sealing with an appropriate type silicone sealant to painted walls and an appropriate type acrylic sealant to vinyl/tiled walls			
	Cement plaster on brickwork			
21	On existing walls in patches (Provisional)	m ²	13	0,00
	<u>TILING</u>			
	<u>PREAMBLES</u>			
	For preambles refer to "General Preambles for Trades 2017"			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	Fixing			
	Unless described as "fixed with adhesive to plaster (plaster elsewhere)" descriptions of tiling on brick or concrete walls, columns, etc shall be deemed to include 1:4 cement plaster backing and descriptions of tiling on concrete floors etc shall be deemed to include 1:3 plaster bedding			
	Tiling described as "fixed with adhesive on power floated concrete" shall be deemed to include for approved tiling key-coat			
	Ceramic, porcelain, marble and granite tiles are to be fixed and grouted with suitable adhesives and grouts as recommended by the manufacturer of the tiles			
	<u>WALL TILING</u>			
	NOTE: The prices for the tiles must include for the forming of sufficient movement joints			
	Wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to plaster (plaster elsewhere) and flush pointed with approved waterproof jointing compound			
22	On bathroom walls	m ²	7	0,00
23	On kitchen walls	m ²	7	0,00
24	Labour, waste, fixing material, etc on the above	m ²	14	0,00
25	Profit and attendance on the above	m ²	14	0,00
	Shower wall tiles (PC amount of R150.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to waterproofing (measured elsewhere) to plaster (elsewhere) and flush pointed with approved waterproof jointing compound			

26	On shower walls	m ²	19	0,00
27	Labour, waste, fixing material, etc on the above	m ²	19	0,00
28	Profit and attendance on the above	m ²	19	0,00
<u>FLOOR TILING</u>				
NOTE: The prices for the tiles must include for the forming of sufficient movement joints as per above mentioned specification				
NOTE: The price for labour, waste, fixing material must include for all skirtings to be sealed next to walls and floors with an appropriate type silicone sealant				
Shower floor tiles (PC amount of R850.00/m2 nett, delivered to site and excluding VAT) fixed with approved adhesive to waterproofing (elsewhere) on screed (elsewhere) and flush pointed with approved waterproof jointing compound				
29	On shower floors	m ²	2	0,00
30	Labour, waste, fixing material, etc on the above	m ²	2	0,00
31	Profit and attendance on the above	m ²	2	0,00
<u>PLUMBING AND DRAINAGE</u>				
<u>PREAMBLES</u>				
For preambles refer to "General Preambles for Trades 2017"				
<u>RAINWATER DISPOSAL</u>				
0,6mm Galvanised sheet steel gutters and rainwater pipes with powder coated finish on outside				
32	150 x 100mm Roof gutters with beaded front edge	m	11	0,00
33	100 x 75mm Rainwater down pipes	m	8	0,00
34	Extra over rainwater pipe for bend	No	4	0,00
35	Extra over rainwater pipe for shoe	No	2	0,00
36	Extra over eaves gutter for outlet for 100 x 75mm down pipe	No	2	0,00
<u>TAPS. VALVES. ETC</u>				
"Cobra Watertech"				
37	15mm "Alto" chromium plated round shower head complete with "Cobra" Tubular shower arm, 400mm long	No	3	0,00
<u>GLAZING</u>				
<u>PREAMBLES</u>				
For preambles refer to "General Preambles for Trades 2017"				
<u>GLAZING TO STEEL WITH PUTTY</u>				
4mm Clear glass				
38	In panes	m ²	3	0,00

PAINTWORK

PREAMBLES

For preambles refer to "General Preambles for Trades 2017"

SUPPLEMENTARY PREAMBLES

Descriptions

Description of paintwork shall be deemed to include for the preparation of surfaces, including filling, stopping, sanding, priming, of nail heads and screws and for all cutting in

Paint specification

All painting shall be done in accordance with "PLASCON" specifications and rates must include for all primers undercoats and final coats. All contractors and projects to be registered with "Plascon".

PREPARATORY WORK TO EXISTING WORK

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 suitable filler and finished smooth

PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK

ON INTERNAL FLOATED PLASTER SURFACES

Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Double Velvet" paint

39	On internal walls	m ²	35	0,00
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ON EXTERNAL FLOATED PLASTER SURFACES

Strip, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint

40	On external walls	m ²	66	0,00
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41	On window cills	m ²	13	0,00
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ON PLASTERBOARD SURFACES

	Treat ceilings with "TFC Mould Buster". Strip/sand, wash down with soap solution, fill where necessary with suitable stopping or patching plaster, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Super Acrylic Polvin" paint			
42	On ceilings and cornices in bathrooms and kitchens	m ²	10	0,00
	<u>ON FIBRE-CEMENT BOARD SURFACES</u>			
	Strip, wash down with soap solution, fill where necessary with suitable stopping material, spot prime and rub down, apply one coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint			
43	On fascias and barge boards	m ²	9	0,00
	<u>ON METAL SURFACES</u>			
	Strip down to bare metal including removing all rust, treat with approved rust inhibitor, prime with "Plascon Epiwash Strontium Chromate Primer" and two coats "Plascon Nuroof Cool" roof paint			
44	On corrugated iron roof sheeting (measured on flat)	m ²	276	0,00
	Strip down to bare metal, repair frame, treat with approved rust inhibitor, prime with "Plascon Metalcare Metal WB Primer" and two coats "Plascon Super Universal Enamel" paint			
45	On door frames	m ²	2	0,00
46	On windows	m ²	64	0,00
47	On burglars bars (both sides)	m ²	49	0,00
48	Eaves gutters not exceeding 300mm girth	m	56	0,00
49	Rainwater downpipes not exceeding 300mm girth	m	40	0,00
	<u>ON WOOD SURFACES</u>			
	Sand down, wash, repair, service and apply three coats "Woodoc" exterior clear varnish to specification			
50	On doors	m ²	13	0,00
51	On door frames	m ²	2	0,00
	<u>PAINTWORK ETC TO NEW WORK</u>			
	<u>ON FIBRE-CEMENT BOARD SURFACES</u>			
	One coat "Plascon Plaster Primer" and two coats "Plascon Wall and All" paint			
52	On fascias and barge boards	m ²	5	0,00
	<u>PROVISIONAL SUMS</u>			
	Note:			
	All cost price items and provisional sums will be net and no Builder's discount will be applicable			
	<u>BUILDERS WORK</u>			

	Extractor Fans				
53	Allow the amount of R7 500.00 (Seven Thousand Five Hundred Rand) for the supply and installation of extractor fans to bathrooms	Item	1.00	7 500.00	#VALUE!
54	Profit and attendance on above	%IT			
	<u>EXTERNAL WORKS</u>				
	<u>PREAMBLES</u>				
	For preambles refer to "General Preambles for Trades 2017"				
	<u>SUPPLEMENTARY PREAMBLES</u>				
	The Contractor is referred to the previous Bills for the preambles and full descriptions of items and materials not described in this Bill which will apply equally to the work in this Bill unless otherwise described				
	<u>THE FOLLOWING IN DEMOLITIONS</u>				
	Demolish and remove from site				
55	Old Carport Structure, size 3m x 5m	m ²	15		0,00
	<u>REMOVAL OF EXISTING WORK</u>				
	Lifting up and removing brick paving, kerbs, etc and store on site for re-use (re-use measured elsewhere)				
56	Paving, etc.	m ²	72		0,00
	<u>FILLING ETC</u>				
	Filling of gravel-soil material (G7) supplied by the contractor, compacted to 95% Mod AASHTO density				
57	Under floors, steps, pavings, etc	m ³	22		0,00
	Compaction of surfaces				
58	Compaction of ground surface under floors etc including scarifying for a depth of 150mm, breaking down oversize material, adding suitable material where necessary and compacting to 93% Mod AASHTO density	m ²	72		0,00
	<u>WEED KILLERS, INSECTICIDES, ETC</u>				
	Soil insecticide in accordance with SANS 5859				
59	Under floors etc including forming and poisoning shallow furrows against foundation walls etc, filling in furrows and ramming	m ²	72		0,00
	<u>MOVEMENT JOINTS ETC</u>				
	Expansion joints with impregnated softboard between vertical concrete surfaces including sealant				
60	10mm Joints not exceeding 300mm wide or high	m	24		0,00
	<u>PAVING</u>				

	60mm "Bosun" interlocking precast concrete paving blocks (colour: grey) laid with butt joints on 20mm thick river sand bed with sand-and-cement mixture swept into joints and hosed down (preparation of ground surface elsewhere)				
61	Paving in herringbone bond to falls	m²	72		0,00
	<u>SUNDRIES</u>				
	Existing Fence				
62	Allow to repair old fencing	Item	1.00		#VALUE!
1	Section 1 - 1139 Prospect Street Housing	Page	36	0,00	
2	Section 2 - 1135 Prospect Street Housing	Page	48	0,00	
3	Section 3 - 525 Grosvenor Street Housing	Page	60	0,00	
4	Section 4 - 533 Grosvenor Street Housing	Page	73	0,00	
5	Section 5 - 1220 South Street Housing	Page	91	0,00	
6	Section 6 - 545 Glyn Street Housing	Page	109	0,00	
7	Section 7 - 1294 Boundary Street Housing	Page	141	0,00	
8	Section 8 - 1146 South Street Housing	Page	155	0,00	
	Sub - Total	ST	0.00		
	Add VAT @ 15%	TAX	15.00		
1	PRELIMINARIES APPLICABLE TO ALL SECTIONS	Page	17	0,00	
2	BUILDING WORKS	Page	156	0,00	
	Sub - Total	ST	0.00		
	Add VAT @ 15% RATE#	TAX	15.00		