

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 1				
	BILL NO.1				
	PRELIMINAIRES				
	BUILDING AGREEMENT AND PRELIMINARIES				
	The JBCC Series 2000 Principal Building Agreement (Edition 5.0 - reprint, dated July 2007 edition) prepared by the Joint Building Contract Committee shall be the applicable building agreement, amended as hereinafter described				
	The ASAQS Preliminaries (November 2007 edition) as published by the Association of South African Quantity Surveyors for use with the said JBCC Principal Building Agreement shall be deemed to be incorporated in these bills of quantities				
	The 2008 edition of the Model Preambles for Trades as issued by the Association of South African Quantity Surveyors shall be deemed to be incorporated herein				
	Contractors are referred to the abovementioned documents for the full intent and meaning of each clause thereof				
	These clauses are hereinafter referred to by clause number and heading only. Where standard clauses or alternatives are not entirely applicable to this contract such modifications, corrections or supplements as will apply are given under each relevant clause heading in the Contract Data for Section A and herein after for Section B and such modifications, corrections or supplements shall take precedence notwithstanding anything contrary contained in the abovementioned documents.				
	Additional preliminary clauses are contained in Section "C" hereof				
	Where any item is not relevant to this specific contract such item is marked N/A, signifying "not applicable"				
	Where modifications or amendments as described are made, such modifications and / or amendments shall supersede any conflicting provision in the relevant clauses of the JBCC 2000 principal building agreement or ASAQS Preliminaries				
	Allowance is made opposite each of the clauses for whatever cost and charges necessary for the carrying out, complying with and due observance of the provisions, conditions and requirements set out herein				
	Any items left unpriced will be understood to be provided for elsewhere and no claim for any extras out of such omission to price any item will be entertained				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	PREAMBLES FOR TRADES				
	The Model Preambles for Trades (2008 edition) as 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 Model Preambles will be entertained				
	Supplementary preambles are incorporated in these bills of quantities to satisfy the requirements of this project. Such supplementary preambles shall take precedence over the provisions of the said Model Preambles				
	The contractor's prices for all items throughout these bills of quantities must take account of and include for all of the obligations, requirements and specifications given in the said Model Preambles and in any Supplementary preambles				
	PRICING OF PRELIMINARIES				
	Option A in terms of clause 26.9.4 of the contract data will apply for the adjustment of these preliminaries, the amount entered into the amount column in these preliminaries is to be divided into one or more of the three categories provided namely fixed (F), value related (V) and time related (T)				
	F = An amount which shall not be varied				
	V = An amount which shall be varied in proportion to the contract value as compared with the contract sum				
	T = An amount which shall be varied in proportion to the construction period as compared to the initial construction period excluding revisions to the construction period for which the contractor is not entitled to adjustment of the contract value in terms of the agreement				
	<u>SECTION A: PRINCIPAL BUILDING AGREEMENT</u>				
	Note: Refer Contract Data for modifications, corrections and supplements				
	DEFINITIONS				
	<u>Definitions and Interpretations</u>				
1	Clause 1.0 - Definitions and interpretation	Item	1		
	F:..... V:..... T:.....				
	<u>OBJECTIVE AND PREPARATION</u>				
	<u>Offer Acceptance and Performance Obligations</u>				
2	Clause 2.0 - Offer acceptance and performance obligations	Item	1		
	F:..... V:..... T:.....				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	<u>Documents</u>				
3	Clause 3.0 - Documents	Item	1		
	F:..... V:..... T:.....				
	<u>Design Responsibility</u>				
4	Clause 4.0 - Design responsibility	Item	1		
	F:..... V:..... T:.....				
	<u>Employer's Agents</u>				
5	Clause 5.0 - Employer's agents	Item	1		
	F:..... V:..... T:.....				
	<u>Contractor's Site Representative</u>				
6	Clause 6.0 - Contractor's site representative	Item	1		
	F:..... V:..... T:.....				
	<u>Compliance with Laws and Regulations</u>				
7	Clause 7.0 - Compliance with laws and regulations	Item	1		
	F:..... V:..... T:.....				
	<u>Works Risk</u>				
8	Clause 8.0 - Works risk	Item	1		
	F:..... V:..... T:.....				
	<u>Indemnities</u>				
9	Clause 9.0 - Indemnities	Item	1		
	F:..... V:..... T:.....				
	<u>General Insurances</u>				
10	Clause 10.0 - General insurances	Item	1		
	F:..... V:..... T:.....				
	<u>Special Insurances</u>				
11	Clause 11.0 - Special insurances	Item	1		
	F:..... V:..... T:.....				
	<u>Effecting Insurances</u>				
12	Clause 12.0 - Effecting insurances	Item	1		
	F:..... V:..... T:.....				
	<u>Assignment</u>				
13	Clause 13.0 - Assignment	Item	1		
	F:..... V:..... T:.....				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	<u>Security</u>				
14	Clause 14.0 - Security	Item	1		
	F:..... V:..... T:.....				
	EXECUTION				
	<u>Preparation for and Execution of the Works</u>				
15	Clause 15.0 - Preparation for and execution of the works	Item	1		
	F:..... V:..... T:.....				
	<u>Site and Access</u>				
16	Clause 16.0 - Site and access	Item	1		
	F:..... V:..... T:.....				
	<u>Contract Instructions</u>				
17	Clause 17.0 - Contract instructions	Item	1		
	F:..... V:..... T:.....				
	<u>Setting Out of the Works</u>				
18	Clause 18.0 - Setting out of the works	Item	1		
	F:..... V:..... T:.....				
	<u>Temporary Works and Plant</u>				
19	Clause 19.0 - Temporary works and plant	Item	1		
	F:..... V:..... T:.....				
	<u>Nominated Subcontractors</u>				
20	Clause 20.0 - Nominated subcontractors	Item	1		
	F:..... V:..... T:.....				
	<u>Selected Subcontractors</u>				
21	Clause 21.0 - Selected subcontractors	Item	1		
	F:..... V:..... T:.....				
	<u>Employer's Direct Contractors</u>				
22	Clause 22.0 - Employer's direct contractors	Item	1		
	F:..... V:..... T:.....				
	<u>Contractor's Domestic Subcontractors</u>				
23	Clause 23.0 - Contractor's domestic subcontractors	Item	1		
	F:..... V:..... T:.....				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	COMPLETION				
	<u>Practical Completion</u>				
24	Clause 24.0 - Practical completion	Item	1		
	F:..... V:..... T:.....				
	<u>Works Completion</u>				
25	Clause 25.0 - Works completion	Item	1		
	F:..... V:..... T:.....				
	<u>Final Completion</u>				
26	Clause 26.0 - Final completion	Item	1		
	F:..... V:..... T:.....				
	<u>Latent Defects Liability Period</u>				
27	Clause 27.0 - Latent defects liability period	Item	1		
	F:..... V:..... T:.....				
	<u>Sectional Completion</u>				
28	Clause 28.0 - Sectional completion	Item	1		
	F:..... V:..... T:.....				
	<u>Revision of date for practical completion</u>				
29	Clause 29.0 - Revision of date for practical completion	Item	1		
	F:..... V:..... T:.....				
	<u>Penalty for Late or Non-completion</u>				
30	Clause 30.0 - Penalty for late or non-completion	Item	1		
	F:..... V:..... T:.....				
	PAYMENT				
	<u>Interim Payment</u>				
31	Clause 31.0 - Interim payment	Item	1		
	F:..... V:..... T:.....				
	<u>Adjustment to the Contract Value</u>				
32	Clause 32.0 - Adjustment to the contract value	Item	1		
	F:..... V:..... T:.....				
	<u>Recovery of Expense and Loss</u>				
33	Clause 33.0 - Recovery of expense and loss	Item	1		
	F:..... V:..... T:.....				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	<u>Final Account and Final Payment</u>				
34	Clause 34.0 - Final account and final payment	Item	1		
	F:..... V:..... T:.....				
	<u>Payment to Other Parties</u>				
35	Clause 35.0 - Payment to other parties	Item	1		
	F:..... V:..... T:.....				
	TERMINATION				
	<u>Termination by Employer - Contractor's Default</u>				
36	Clause 36.0 - Termination by employer - contractor's default	Item	1		
	F:..... V:..... T:.....				
	<u>Termination by Employer - Loss and Damage</u>				
37	Clause 37.0 - Termination by employer - loss and damage	Item	1		
	F:..... V:..... T:.....				
	<u>Termination by Contractor - Employer's Default</u>				
38	Clause 38.0 - Termination by contractor - employer's default	Item	1		
	F:..... V:..... T:.....				
	<u>Termination - Cessation of the Works</u>				
39	Clause 39.0 - Termination - cessation of the works	Item	1		
	F:..... V:..... T:.....				
	DISPUTE				
	<u>Settlement of Disputes</u>				
40	Clause 40.0 - Settlement of disputes	Item	1		
	F:..... V:..... T:.....				
	SECTION B				
	Note: Modifications, corrections and supplements where applicable, made under relevant clause headings				
	<u>Definitions and interpretation</u>				
41	Clause B1.0- Definitions and interpretation	Item	1		
	F:..... V:..... T:.....				
42	Clause 1.2 - Interpretation	Item	1		
	F:..... V:..... T:.....				
	B2.0 - DOCUMENTS				
43	Clause B2.1 - Checking of documents	Item	1		
	F:..... V:..... T:.....				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
44	Clause B2.2 - Provisional bills of quantities	Item	1		
	These bills of quantities are provisionally measured with some budgetary allowances and/or selected subcontract amounts				
	F:..... V:..... T:.....				
45	Clause B2.3 - Availability of construction information	Item	1		
	Budgetary allowances and provisional sums				
	The budgetary allowances and/or provisional sums allocated for subsequent trades included in this agreement will be separately procured, based on multiple procurement of subcontractors during the construction period				
	F:..... V:..... T:.....				
	<u>B3.0 - Previous work and adjoining properties</u>				
46	Clause B3.1 - Previous work - dimensional accuracy	Item	1		
	F:..... V:..... T:.....				
47	Clause B3.2 - Previous work - defects	Item	1		
	F:..... V:..... T:.....				
48	Clause B3.3 - Inspection of the site	Item	1		
	F:..... V:..... T:.....				
	<u>B4.0- Samples, shop drawings and manufacturer's instructions</u>				
49	Clause B4.1 - Samples of materials	Item	1		
	F:..... V:..... T:.....				
50	Clause B4.2 - Workmanship samples	Item	1		
	F:..... V:..... T:.....				
51	Clause B4.3 - Shop drawings	Item	1		
	F:..... V:..... T:.....				
52	Clause B4.4 - Compliance with manufacturer's instructions	Item	1		
	F:..... V:..... T:.....				
	<u>B5.0 - Deposits and fees</u>				
53	Clause B5.1 - Deposits and fees	Item	1		
	F:..... V:..... T:.....				
	<u>B6.0 - Temporary services</u>				
54	Clause B6.1 - Water	Item	1		
	F:..... V:..... T:.....				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
55	Clause B6.2 - Electricity	Item	1		
	F:..... V:..... T:.....				
56	Clause B6.3 - Ablution and welfare facilities	Item	1		
	F:..... V:..... T:.....				
57	Clause B6.4 - Communication facilities	Item	1		
	F:..... V:..... T:.....				
	<u>B7.0 - Prime cost amounts</u>				
58	Clause B7.1 - Responsibility for prime cost amounts	Item	1		
	F:..... V:..... T:.....				
	<u>B8.0 - Special attendance on subcontractors</u>				
59	Clause B8.1 - Special attendance	Item	1		
	F:..... V:..... T:.....				
	<u>B9.0 - General</u>				
60	Clause B9.1 - Shall be deleted	Item	1		
61	Clause B9.2 - Protection/isolation of existing/sectionally occupied works	Item	1		
	F:..... V:..... T:.....				
62	Clause B9.3 - Security of the works	Item	1		
	F:..... V:..... T:.....				
63	Clause B9.4 - Notice before covering work	Item	1		
	F:..... V:..... T:.....				
64	Clause B9.5 - Disturbance	Item	1		
	F:..... V:..... T:.....				
65	Clause B9.6 - Environmental disturbance	Item	1		
	F:..... V:..... T:.....				
66	Clause B9.7 - Works cleaning and clearing	Item	1		
	F:..... V:..... T:.....				
67	Clause B9.8 - Vermin	Item	1		
	F:..... V:..... T:.....				
68	Clause B9.9 - Overhand work	Item	1		
	F:..... V:..... T:.....				
	<u>B10.0 - Schedule of variables</u>				
69	B10.1 [2.2] - Provisional bills of quantities	Item	1		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	<input type="checkbox"/> The quantities are provisional				
	<input type="checkbox"/> Yes				
	B10.2 [2.3]- <input type="checkbox"/> Availability of construction information				
	<input type="checkbox"/> Yes				
	<input type="checkbox"/> Construction documentation is complete				
	<input type="checkbox"/> No				
	B10.3 [3.1] - <input type="checkbox"/> Previous work - dimensional accuracy				
	<input type="checkbox"/> N/A				
	B10.4 [3.2] - <input type="checkbox"/> Previous work - defects <input type="checkbox"/>				
	<input type="checkbox"/> N/A				
	B10.5 [3.3]- <input type="checkbox"/> Inspection of adjoining properties				
	<input type="checkbox"/> Specific requirements:				
	A dilapidation report including photographs is to be complied by the contractor to record the state of the building, roads, services, etc.				
	B10.6 [6.1] - <input type="checkbox"/> Water				
	<input type="checkbox"/> Option A (by contractor)				
	<input type="checkbox"/> Yes				
	<input type="checkbox"/> Option B (by employer - free of charge)				
	<input type="checkbox"/> No				
	<input type="checkbox"/> Option C (by employer - metered)				
	<input type="checkbox"/> No				
	B10.7 [6.2] - <input type="checkbox"/> Electricity				
	<input type="checkbox"/> Option A (by contractor) <input type="checkbox"/>				
	<input type="checkbox"/> Yes				
	<input type="checkbox"/> Option B (by employer - free of charge)				
	<input type="checkbox"/> No				
	<input type="checkbox"/> Option C (by employer - metered)				
	<input type="checkbox"/> No				
	B10.8 [6.3]- <input type="checkbox"/> Ablution and welfare facilities				
	<input type="checkbox"/> Option A (by contractor) <input type="checkbox"/>				
	Yes				
	<input type="checkbox"/> Option B (by employer - free of charge)				
	<input type="checkbox"/> No				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	Option C (by employer - metered)				
	No				
	B10.10 [9.1] - Protection of the works -				
	N/A				
	B10.11 [9.2] - Protection/isolation of existing/sectionally occupied works				
	N/A				
	B10.12 [9.5]-Disturbance [9.5]				
	Specific requirements : All work is to be carried out in such a manner as to cause no unacceptable and unreasonable dust, noise, vibrations, nuisance, inconvenience, a annoyance and the like to the public, others, other properties and traffic. Any delays, stoppages and the like arising from or in order to comply with the above will not constitute grounds for an adjustment to the contract period or contract sum whatsoever.				
	B10.13 [9.6]-Environmental disturbance				
	F:..... V:..... T:.....				
	SECTION C: SPECIFIC PRELIMINARIES				
	Section C contains specific preliminary items which apply to this contract except where N/A (Not Applicable) appears against an item				
	CONTRACT DRAWINGS				
70	A full set of drawings is issued with the tender documents to enable the tenderer to acquaint himself with the nature and extent of the works and the manner in which they are to be executed. Should any part of the drawings not be clearly understood by the tenderer he shall, before submitting his tender, obtain clarification in writing from the principal agent.	Item	1		
	F:..... V:..... T:.....				
	TRADE NAMES				
71	Wherever a trade name for any product has been described in the bills of quantities / lump sum document, the tenderer's attention is drawn to the fact that any other product of equal quality may be used subject to written approval of the principal agent being obtained prior to the closing date for submission of tenders. If prior written approval for an alternative product is not obtained, the product described shall be deemed to have been tendered for	Item	1		
	F:..... V:..... T:.....				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	<u>OCCUPATIONAL HEALTH AND SAFETY ACT</u>				
72	The contractor shall comply with all requirements set out in the Construction regulations, 2014 issued under the Occupational Health and Safety Act, 199 (Act No 85 of 1993). It is required of the contractor to thoroughly study the Health and Safety Specification that must be read together with and is deemed to be incorporated under this Section of the bills of quantities / lump sum document.	Item	1		
	The contractor must take note that compliance with the Occupational Health and Safety Act, Construction regulations and Health and Safety Specification is compulsory. In the event of partial or total non- compliance, the principal agent, notwithstanding the provisions of clause A31.0 of Section A or any other clause to the contrary, reserves the right to delay issuing any progress payment certificate until the contractor provides satisfactory proof of compliance.				
	The contractor shall not be entitled to any compensation of whatsoever nature, including interest, due to such delay of payment. Provision for pricing of the Occupational Health and Safety Act, Construction Regulations and Health and Safety Specification is made under this clause and it is explicitly pointed out that all requirements of the aforementioned are deemed to be priced hereunder and no additional claims in this regard shall be entertained.				
	F:..... V:..... T:.....				
	<u>UNAUTHORISED PERSONS ON SITE</u>				
73	The contractor shall at all times strictly exclude all unauthorized persons from the works. No workmen or labourers are to be allowed under any circumstances to sleep or deposit any kit on the premises. The contractor must provide any necessary independent shelter or shed required for any labour or watchman left on the site. Furthermore the contractor shall take all measures necessary to ensure that no workmen are allowed into the building at any time after practical completion without the specific permission of the Principal agent.	Item	1		
	F:..... V:..... T:.....				
	<u>PRICING OF BILLS</u>				
74	Tenderers are 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 packing, duties, taxes, imposts, establishment charges, overheads, profit and all other obligations arising out of the contract.	Item	1		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	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 tenderer's omission to price any item will be entertained. Prices for all plant, temporary works, services and other items provided shall include for the supply, maintenance, operating cost and subsequent removal and making good as necessary				
	F:..... V:..... T:.....				
	<u>COSTS OF CLAIMS</u>				
75	All costs incurred by the contractor in the preparation of claims to the satisfaction of the principal agent and/or quantity surveyor shall be borne by the contractor	Item	1		
	F:..... V:..... T:.....				
	<u>METHOD STATEMENT</u>				
76	The Tenderer shall produce, when required to do so by the principal agent, a Method Statement outlining the methods of construction and labour and plant resources that he proposes to use in the execution of the works. Any approval given or observation made by the principal agent shall not relieve the contractor of his sole responsibility to adopt the methods of construction and to provide the labour and plant resources necessary for the due and proper timeous execution of the works	Item	1		
	F:..... V:..... T:.....				
	<u>MODE OF PROCEDURE</u>				
77	Notwithstanding anything to the contrary contained herein the principal agent at all times reserves the right to direct the order in which the various parts of the works are to be executed. The contractor shall give priority to any individual section or portion of the works that, in the opinion of the principal agent, requires to be expedited.	Item	1		
	Should the contractor and/or principal agent be of the opinion that such instruction warrants a revision to the programme, then the provisions of Clause A29 hereof shall apply. Should it appear, in the principal agents opinion, that work in any area is not being executed in accordance with the requirements of the programme, the contractor shall provide additional manpower and resources and shall work additional overtime and do everything else required to bring the work back to programme to the satisfaction of the principal agent				
	F:..... V:..... T:.....				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	<u>OVERLOADING</u>				
78	The contractor shall take all necessary steps to ensure that no damage occurs due to overloading of any portion of the works or temporary works, e.g. scaffolding, etc. The contractor shall submit details of his proposed loading, storage, plant erection, etc., to the principal agent for their approval prior to proceeding with such loading, storing or erecting and shall comply with and pay for the principal agents requirements in connection with the provision of temporary support work, etc. Any damage caused to the works by overloading shall be made good by the contractor at his sole expense	Item	1		
	F:..... V:..... T:.....				
	<u>SECURITY AT COMPLETION</u>				
79	At completion, the contractor shall leave the works secure with all accesses locked. The contractor shall account for and hand over to the principal agent all keys, properly labelled with an itemized schedule to be signed by the principal agent as receipt	Item	1		
	F:..... V:..... T:.....				
	<u>ACCESS TO SITE AND MAINTENANCE OF ROADS</u>				
80	The contractor is to ensure that all municipal roads which border the site used by the contractor are kept clean and clear of all obstructions for the duration of the Contract and any damage caused as a result of the building operations, deliveries, etc will be rectified by the contractor on completion	Item	1		
	F:..... V:..... T:.....				
	<u>QUALITY CONTROL AND QUALITY ASSURANCE</u>				
81	The contractor shall be required to provide suitably qualified and experienced staff capable of executing the work to the required standard and quality. The contractor shall submit his quality policy and comprehensive quality system proposals on appointment and within one week of being appointed which will be subject to the principal agents approval.	Item	1		
	The quality system shall be drawn up to meet the requirements set out herein and incorporating all additional requirements and controls the contractor considers necessary for effective quality control and assurance of products and service. The contractor shall provide dedicated and experience staff capable for implementing the proposed quality system				
	F:..... V:..... T:.....				
	<u>MEDIA RELEASES, ADVERTISING, ETC</u>				
82	All rights of publication of articles in the media, together with any advertising, in any way connected with this project, shall vest with the employer. The contractor together with his subcontractors shall not, without the written consent of the employer, cause any statement or advertisement to be printed, screened or aired by the media	Item	1		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	F:..... V:..... T:.....				
	<u>ROYALTIES, PATENT RIGHTS AND FEES</u>				
83	The contractor hereby indemnifies the employer against any action, claim, demand, costs or expenses arising from or incurred by reason of any infringement of letters, patent design, trademark, name, copyright or other protected rights in respect of any machine, plant, work, materials, thing, system or method of using, fixing, working or arrangement used or fixed or supplied by the contractor, but such indemnity does not cover any use of the equipment or part thereof otherwise than in accordance with the provisions of the specification	Item	1		
	All payments and royalties payable in one sum or by instalments or otherwise, shall be included by the contractor in the price and shall be paid by him to those to whom they may be due or payable				
	In the event of any claim being made or action brought against the employer arising out of the matter referred to in this clause, the contractor shall be promptly notified thereof and may, at his own expense, conduct negotiations for the settlement of the same and/or litigation, that may arise there from. The employer shall not, unless and until the contractor shall have failed to take over and conduct the negotiations of litigation, make any admission which might be prejudicial thereto				
	The conduct by the contractor of such negotiation or litigation shall be conditional upon the contractor having first given the employer such reasonable security as shall from time to time be required by the employer, to cover the amount ascertained or agreed or estimated, as the case may be, or any compensation, damage, expenses and costs for which the employer may become liable in respect of such infringement as aforesaid. The employer shall, at the request of the contractor, afford all available assistance for the purpose of contesting any such claim or action and shall be repaid the expenses incurred in doing so				
	F:..... V:..... T:.....				
	<u>SITE INSTRUCTIONS</u>				
84	Contract Instructions issued on site are to be recorded by the principal agent in a Site Instruction Book which will be issued by the principal agent and which shall be maintained on site	Item	1		
	F:..... V:..... T:.....				
	<u>DIRECT AND SEPARATE CONTRACTS</u>				
85	Should the contractor be required to make good after such Direct Contractors or to carry out jobbing, etc. the contractor will be recompensed for any reasonable costs incurred by him in terms of Clause 32 of the agreement	Item	1		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	The contractor shall not be entitled to any percentage, profit or discount on the value of any work executed by Direct Contractors but shall nevertheless allow these Direct Contractors to have access to the works, allocate reasonable space in the building for the storage of their materials, tools and equipment, and co-ordinate via the principal agent the work of such Direct Contractors as necessary, all to the satisfaction of the principal agent. The contractor shall allow the Direct Contractors, to use, free of charge, the latrine accommodation and water and power supply on the site, and shall not in anyway hinder or prevent the execution of their work				
	F:..... V:..... T:.....				
	<u>CONTRACTORS CAMP</u>				
86	The contractor may erect an establishment to include offices, stores, lay down areas etc. for his own, and subcontractors use. Such establishments are to be pre-planned and a drawing is to be issued to the principal agent for approval prior to the erection of any temporary structures	Item	1		
	Notwithstanding the principal agents approval, the contractor will be responsible for any costs relating to relocation of any site establishment required to allow access for the timeous execution of the works. The contractor will also be responsible for re-instating at his cost, this area to its original state				
	F:..... V:..... T:.....				
	<u>OMISSION FOR WORK FOR WHICH PROVISIONAL SUMS HAVE BEEN ALLOWED</u>				
87	The selected / nominated subcontract amounts allowed in these bills of quantities include work to be executed in accordance with employers, requirements. The contractor accepts that, such work may, at the principal agents discretion, be omitted from this contract and executed under separate contract/s. In such case, the contractor shall allow access to the handed over areas of the works to allow such separate contractors to proceed with such work prior to handover and/or expiry of the defects liability period	Item	1		
	The contractor hereby accepts that he shall not be entitled to any profit mark-up on the omitted work and that no claim for loss of profit shall be entertained				
	F:..... V:..... T:.....				
	<u>INFORMAL TRADING</u>				
88	The contractor shall not permit any form of informal trading to occur at the entrance to or on the external perimeter of the site	Item	1		
	F:..... V:..... T:.....				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 2				
	BILL NO. 1				
	ALTERATIONS				
	For preambles see 'Model Preambles for Trades'				
	TRADE NAMES				
	Items, materials or methods to be used specified by trade names or catalogue numbers are only an indication of the quality required. Items, materials or methods of similar quality may be used with prior approval from the client				
	DRAWINGS				
	Should any part of the drawing not be clearly intelligible to the bidder he shall, before submitting his bid, obtain clarification in writing from the principal agent				
	ASBESTOS CEMENT				
	The Contractor must take note that a number of structures to be demolished contain asbestos cement and that he must price for complying with the relevant legislation dealing with handling and disposing of asbestos cement in demolitions				
	WORKS AND MATERIALS				
	The work to be done and the materials to be used in the works on site are to be similar to those specified in new work so far as they apply				
	OLD MATERIALS				
	Old materials resulting from the alterations and demolitions are to be removed from the site unless otherwise specified				
	Old materials become the property of the Contractor				
	NOTICES				
	Special care is to be experienced not to interfere unnecessarily with any electrical or telephone installations that may be met with and due notice is to be given to the Project Manager when any disconnections or removal of wires, fittings, etc., are necessary and the Contractor is to afford every facility to the electricians carrying out this work				
	DEMOLITIONS				
	All demolition work is to be carried out in accordance with the Local By-laws and to the requirements of the Local Health Authorities				
	All demolition work is to be carried out in strict accordance with the instructions and to the satisfaction of the Project Manager.				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	<u>TEMPORARY COVERINGS, SCREENS, ETC.</u>				
	The Contractor will be held responsible for any damage to property or goods in the existing buildings due to his not having taken adequate precautions and all damage caused is to be made good at his own expense. He must allow for providing all necessary plastic or wood framed screens, partitions, tarpaulins, barriers, etc. to protect the work and prevent any nuisance from dust as may be required or directed				
	<u>DAMAGE TO PERSONS OR PROPERTY</u>				
	The Contractor will be held responsible for any damage to persons or property and for the safety of the structures and he is to allow for protecting and indemnifying persons using the existing buildings from injury by virtue of the building operations, including providing necessary barriers, signs, etc.				
	<u>SETTING OUT</u>				
	All dimensions affecting work in the existing buildings are to be taken on the site and the Contractor will be responsible for taking the correct sizes of all new work, these sizes given in this Bill are approximate.				
	<u>MAKING GOOD</u>				
	Prices for all works described throughout the Bills of Quantities are to include for making good, whether specifically mentioned or not in all trades except Painting, unless otherwise described.				
	The Contractor must make good to existing work damaged or disturbed through alterations and to existing work remaining after doors, windows, screens, fittings, walls, etc. are removed, by fitting in short lengths of skirtings, architrave's, etc. and taking out and making good suspended ceilings and floors on necessary joists, etc., plaster finishings to walls and ceilings and rendering, floor tiles, etc., to floors for facing up walls with brickwork cut, toothed and bonded to existing with facing bricks, quarry tiles or common brickwork to receive finishings, unless otherwise described				
	All materials in making good are to match existing and the work is to be left complete and perfect in every respect				
	<u>PULLING DOWN</u>				
	Cutting away from, breaking or cutting through is to include for neatly cutting through brick or concrete walls, floors, skirtings, etc. leaving ends fair or preparing ends for extension, for facing up jambs, reveals, etc. with brickwork cut, toothed and bonded to existing and for flushing up concrete jambs, reveals, etc. in cement mortar				
	<u>TAKING OUT</u>				
	Taking out doors, screens, windows, fittings, etc. is to include for their removal complete with frames, ironmongery, glass, etc., for removing architrave's, quadrants skirtings, blinds, burglar guards and all accessories to walls, reveals and around openings, for cutting out sills, etc., hacking up flooring in openings and for making good as previously described to walls, reveals, etc. unless otherwise described				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	Taking out chalkboards, pinning boards, etc. is to include for their removal complete with surrounds, bearers, brackets, etc.				
	<u>BUILDING UP OPENINGS</u>				
	Brickwork to existing, for wedging up to underside of lintels over openings, for finishing built up portions with skirtings, quadrants, plaster, etc. where applicable and for making good as previously described to floors, adjoining work, etc. unless otherwise described.				
	<u>FORMING OPENINGS</u>				
	Forming plain, window or door openings is to include for cutting through as previously described, forming brick or concrete lintels over, including all reinforcement, formwork, etc. and for making good as previously described to floors, reveals, etc. unless otherwise described				
	<u>BUILDING IN</u>				
	Building in new or re-used doors, windows, etc. into formed openings in existing brick or concrete walls is to include for wedging up, cutting mortices, for running in lugs in 3:1 cement mortar or for plugging and screwing as necessary and bedding and pointing all around frame in cement mortar.				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	<u>FIXING IN POSITION</u>				
	Fixing new and re-fixing existing materials is to include for cutting and fitting over existing skirtings, cornices, quadrants, etc. or for cutting existing work and for finishing up to new and for making good as previously described				
	Re-fixing existing materials is to include for all necessary cutting to suit, forming mitres, fair ends, etc., for supplying short lengths of new materials to make up for any deficiencies and for supplying new screws, nails, etc. as is necessary. Re-fixing existing doors, windows, fittings, etc. is to include for building in complete with frames, quadrants, window boards, water bars, glass, ironmongery, etc. unless otherwise described and for overhauling, adjusting, easing and oiling ironmongery.				
	<u>JUNCTION OF NEW AND EXISTING</u>				
	Making good at junctions of new and existing work is to include for piercing out, cutting through and removing short lengths of existing materials and for jointing to match existing.				
	<u>REMOVAL OF EXISTING WORK</u>				
	Breaking down and removing brickwork etc				
1	Half brick wall	m ²	20		
2	One brick wall	m ²	10		
	Taking out and removing doors, windows, etc from brickwork to be demolished				
3	Timber single door and steel frame not exceeding 2,5m ²	No	2		
4	Timber double door and steel frame not exceeding 5m ² (In living room)	No	1		
5	Break out and remove from brickwork existing aluminium windows size ?? x ??mm high complete with frames, including making good. (At main entrance)	No	2		
6					
	Carefully take down, set aside for modification and/reinstallation				
7	Allow amount for removal and reinstallation Structural steel roof and covering at garage for installation of UPS and Generator.	Sum	1		
	Taking out and removing sundry joinery work				
8	Timber skirtings from brickwork	m	250		
	Taking out and removing joinery fittings etc				
9	Take out and remove built-in cupboards in bedrooms and make good plaster & paint.	no	3		
10	Take out and remove built-in cupboards in laundry and make good plaster & paint.	no	2		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
11	Timber sink cupboard 800 x 2 000 x 1 200mm high including disconnecting waste pipe (new trap and connecting to new waste pipe elsewhere)	No	1		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	Taking up and removing vinyl floor coverings, carpeting, etc				
12	Taking up and removing carpeting from screeds, including making good to screeds to receive new floor finishes	m ²	50		
	Taking out/off and removing sundry metalwork				
13	Steel burglar proofing with framing 1 000 x 1 200mm high bolted to brickwork and making good face brickwork	No	1		
	Hacking up/off and removing granolithic, screeds, plaster, etc from concrete or brickwork and preparing surfaces for new screeds, plaster, etc				
14	30mm Screed from floors	m ²	100		
	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				
15	Tiles to floors approximately 150 x 150mm	m ²	50		
16	Tiles to walls approximately 150 x 150mm	m ²	100		
	Taking out and removing sanitary fittings, etc including disconnecting piping from fittings and removing all associated pipework and making good brickwork where removed				
17	Stainless steel sink and drainer and timber cupboard approximately 800 x 2000 x 1200mm high	No	1		
18	Vitreous china wash hand basin	No	2		
19	Vitreous china WC pan with cistern	No	2		
20	Stainless steel shower taps	No	4		
21	Geysers complete	No	1		
	Taking out and removing glass and mirrors				
22	Mirror 500 x 500,mm high from wall	No	2		
	CUTTING THROUGH FLOORS AND CEILINGS				
23	Core drill holes up to 75mm dia. In 140mm concrete floor at garage to determine concrete strength.	m	3		
	BUILDING UP OPENINGS				
	In NFX bricks in class II mortar in 285mm cavity walls in two half brick skins, including wire ties, with and including face-brick work externally (allow PC Sum of R10 000/1 000 bricks supplied and delivered to site) and plaster and paint internally (plaster and paint elsewhere measured), including cutting toothings and bonding new brickwork to existing				
24	Opening size 1 000 x 1 200mm	No	2		
	Sundries				
25	Cutting toothings and bonding new brickwork to existing	m ²	3		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	<u>OPENINGS THROUGH EXISTING WALLS ETC</u>				
	<u>Altering openings</u>				
	Breaking out for and forming openings through brick walls for new windows and doors including necessary precast concrete lintels, closing up cavities and making good plaster both sides(new door and making good plaster and paintwork elsewhere)				
26	Opening a door 815 x 2 400mm high through 115mm halbrick wall	No	1		
	<u>SUNDRY ALTERATIONS</u>				
27	Remove HVAC Unit complete	No	2		
	<u>BUDGETARY ALLOWANCES</u>				
	Budgetary allowances may be omitted or reduced at the Sole discretion of the Client and Principal Agent and the Contractor shall not be antitled to claim for any loss by way of reductions or ommissions				
	<u>Services</u>				
28	Allow the sum of R 50 000.00 for disconnecting and removal of electrical, mechanical and fire services complete	Item	1		
	<u>Miscellaneous</u>				
29	Allow the sum of R 50 000.00 for removal of existing miscellaneous items left by previous tenants including carting away off site complete	Item	1		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 3				
	SUBSTRUCTURE				
	BILL NO. 1				
	EARTHWORKS				
	EXCAVATIONS IN TRENCHES AND HOLES				
	<u>Excavate in "earth" not exceeding 2m deep below average natural, reduced or consolidated filled ground level (backfilling or carting away surplus material elsewhere) for:</u>				
1	Trench for strip footing, ground beam, thickening to surface bed, etc.	m ³	5		
	<u>Extra over excavation in "earth" for:</u>				
2	Excavating in "soft" rock	m ³	5		
3	Excavating in "hard" rock	m ³	5		
	CARTING AWAY OF EXCAVATED MATERIAL				
	Carting away of excavated material shall be deemed to include loading excavated material onto trucks directly from the excavations or alternatively, from stockpiles situated on the building site				
4	Extra over all excavations for loading and carting away surplus excavated material to a suitable dumping ground to be located by the Contractor	m ³	0		
	RISK OF COLLAPSE OF EXCAVATIONS				
	<u>Risk of collapse to side of excavation in "earth" not exceeding 1,5m deep starting from average natural, reduced or consolidated filled ground level for:</u>				
5	Trenches and holes	m ²	0		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	KEEPING EXCAVATIONS FREE FROM WATER				
6	Allow for keeping excavations free from water	Item	1		
	FILLING				
	<u>Backfilling to trenches, holes, etc.</u>				
7	Selected material obtained from the excavations and spread, level, water and compact to not less than 93% of the modified AASHTO density and trim to level	m ³	5		
	COMPACTION OF SURFACES				
9	Compaction of ground surface under footings etc. including scarifying for a depth of 150mm and compact to not less than 93% of the modified AASHTO density to receive filling.	m ²	100		
	WEEDKILLERS, INSECTICIDES, ETC.				
	<u>Soil insecticide</u>				
10	Loosen top surface of excavation or filling under solid floors and pavings for a depth of 50mm, level and dose uniformly with "Rentokil" insecticide solution, including raking over to ensure an even distribution and re-compact	m ²	100		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 3				
	BILL NO. 2				
	CONCRETE, FORMWORK & REINFORCEMENT				
	REINFORCED CONCRETE				
	<u>Grade 30MPa/19mm concrete in:</u>				
1	Floor slabs, finished smooth with a wood float, including thickening under, cast on waterproof membrane. For VSAT & Air Sampler Base cast against excavated surface (waterproof membrane elsewhere)	m ³	15		
	<u>TEST BLOCKS</u>				
2	150mm x 150mm x 150mm Concrete test block, cure and test	No	12		
	FORMWORK				
	MOVEMENT JOINTS				
	<u>Contraction joints</u>				
3	Saw cut 3mm wide x 40mm deep in top surface of concrete surface bed	m	15		
	<u>Expansion joints</u>				
4	10mm Thick vertical expansion joint between concrete surface bed and brick wall or concrete column, not exceeding 300mm high, filled with bitumen-impregnated softboard (joint sealing elsewhere)	m	10		
	REINFORCEMENT				
	<u>Fabric reinforcement having a surface that is plain, indented or otherwise deformed (measured nett)</u>				
5	Welded steel fabric ref. 395 in floor slabs	m ²	20		
	STEEL BAR REINFORCEMENT				
	It shall be the responsibility of the Contractor to prepare the bar bending schedules and calculate the actual reinforcement requirement based on the construction drawings before placing the purchase order.				
	<u>Plain high yield deformed steel bar reinforcement, including hoisting or lowering and fixing in position complete</u>				
6	16mm Diameter bar reinforcement	t	0.15		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 3				
	BILL NO. 3				
	WATERPROOFING				
	Damp proof course				
	<u>375-Micron type B embossed polyolefin film bedded on and including Class II mortar</u>				
1	Horizontal damp proof course laid on wall, cavity wall, etc.	m ²	10		
	Preparatory work, underlays, etc.				
	<u>Damp proof membrane in gauge 1000 or as specified, polythene sheet, laid below blinding concrete layer, as per detail drawing</u>				
2	One layer of 250 micron "Consol Plastics Gunplas USB Green" waterproof sheeting sealed at laps with "Gunplas Pressure Sensitive Tape" below blinding layer to surface beds	m ²	50		
	WATERSTOPS, JOINT SEALANTS, ETC				
	<u>Joint sealants</u>				
3	Rake out 10mm thick expansion joint filler to a depth of 15mm, apply approved primer, insert packing strip and fill with type 2 gun-grade two-component polysulphide base joint sealing compound to a depth of 10mm	m	25		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
1	EARTHWORKS				
2	CONCRETE, FORMWORK & REINFORCEMENT				
3	WATERPROOFING				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SUPERSTRUCTURE				
	SECTION 4				
	BILL NO. 1				
	MASONRY				
	The Tenderer is advised to refer to the Trade Preambles before pricing this Bill				
	BRICKWORK				
	Ordinary brickwork				
	<u>Brickwork in 73mm burnt clay masonry units class NFP in Class II mortar</u>				
1	Half-brick wall	m ²	20		
	Load-bearing brickwork				
	<u>Brickwork in 73mm burnt clay masonry units class NFX in Class I mortar</u>				
2	One-brick wall	m ²	20		
3	345mm brick wall	m ²			
	Reinforcement to brickwork				
	<u>Steel wire fabric</u>				
4	Brick reinforcing fabric 75mm wide	m	100		
5	Brick reinforcing fabric 150mm wide	m			
	Fabricated lintels				
	<u>Precast concrete lintels</u>				
6	100mm x 70mm "Fabcon" or other approved precast reinforced concrete lintel, hoisted into position and laid over opening in brick wall with ends bedded in Class II mortar in lengths not exceeding 3m	m	0		
7	Pair of 100mm x 70mm "Fabcon" or other approved precast reinforced concrete lintels, hoisted into position and laid side by side over opening in brick wall, jointed together in Class II mortar with ends bedded in Class II mortar in lengths not exceeding 3m	m	0		
	MISCELLANEOUS				
	<u>Hoop iron ties, cramps, etc.</u>				
8	1,6mm Hoop iron tie 38mm wide x 750mm long between concrete and brickwork	No	28		
9	Cutting toothings and bonding new brickwork to existing	m ²	9		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 4				
	BILL NO.2				
	WATERPROOFING				
	The Tenderer is advised to refer to the Trade Preambles before pricing this Bill				
	DAMP PROOF COURSE				
	<u>375-Micron type B embossed polyolefin film bedded on and including Class II mortar</u>				
1	Horizontal or vertical damp proof course laid on wall, cavity wall, etc.	m ²	20		
2	Under sills, etc	m	100		
	SHEET OR MEMBRANE WATERPROOFING				
	Preparatory work, underlays, etc.				
	<u>Damp proof membrane laid between steel purlins in suitable widths to receive roof covering</u>				
3	On sloping floors	m ²	0		
	PROTECTION				
	<u>Painting</u>				
4	Apply two coats of Pro-struct 202 bituminous aluminium paint to top surface of rubberrised-bituminous waterproofing on completion	m ²	0		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 4				
	BILL NO. 3				
	<u>ROOF COVERINGS, ETC.</u>				
	The Tenderer is advised to refer to the Trade Preambles before pricing this Bill				
	PROFILED SHEETING OF METAL, FIBRE-CEMENT, PLASTIC, ETC.				
	<u>0,6mm Brownbuilt 'zincalume 'klip lock concealed fix metal roof sheeting complete with matching flashings and trims, on isover insulation panels (insulation elsewhere measured) fixed on top of mild steel purlins (roof elsewhere measured)</u>				
1	Roof covering with pitch not exceeding 25 degrees circular on elevation across the fall to 7.99m radius	m ²	10		
2	Extra over roof sheeting for 45 degrees continuous crank to form ridge to 7990m radius	m	15		
3	Extra over roof sheeting for 90 degrees continuous bullnose to 450mm radius	m	0		
4	Head wall flashing 250mm girth	m	0		
5	Counter flashing	m	0		
6	Side wall flashing 250mm girth	m	0		
7	Circular cutting	m	0		
8	External corner trim	m	0		
	<u>SHEET METAL FLASHINGS, LININGS, COPINGS, ETC.</u>				
	Flashings				
	<u>0,6mm Brownbuilt 'zincalume 'klip lock concealed fix metal roof sheeting in:</u>				
9	Cover flashing twice bent and 250mm girth, including raking out joints or forming groove and pointing	m	15		
	<u>INSULATION</u>				
	<u>Isover insulation panels fixed between mild steel purlins on steel beams</u>				
10	50mm thick insulation laid between steel purlins on steel rafters using Donn (SM25/M6) wall angle to the wall at ceiling level at 300mm centres and clip Donn (T38/T37V) cross tees to the main tees at 600mm centres, including fixing main tees to the wall using 25 x 25mm angle cleats (measured nett)	m ²	0		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 4				
	BILL NO. 4				
	STRUCTURAL WORK (Stainless Steel) TO COVER AIR SAMPLER				
	The Tenderer is advised to refer to the Model Trade Preambles before pricing this Bill				
	All the items in this Bill of Quantities are taken from the Engineer's cutting sheets. This in no way exonerates the Contractor to submit detailed shop drawings to the Engineer prior to fabrication				
	<u>The following stainless steel structure in rafters, beams and supporting columns under, and trusses, including struts, bracing and purlins where required</u>				
1	16mm Thick plates	t	0.01		
2	75mm x 75mm x 6mm Angle, including connections	t	0.20		
3	Square hollow section size 50mm x 50mm x 6mm, including all connections	t	0.05		
	<u>Standard IBR Sheeting etc.</u>				
4	IBR Sheeting for roof coverings	m ²	18.00		
	<u>Erection bolts and clips</u>				
7	12mm Diameter grade 8,8 holding down bolt 450mm long, with 70mm x 70mm x 12mm thick plate welded onto bottom, with nuts and washers	No	16		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 4				
	BILL NO. 5				
	METALWORK				
	The Tenderer is advised to refer to the Trade Preambles before pricing this Bill				
	ALUMINIUM DOOR FRAMES				
	Single rebate powder coated, interpon D1000 series extruded aluminium sections by specialist				
1	Door frame size 813 x 2,032mm high	No	2		
2	Door frame size 900 x 2,032mm high	No	2		
	ALUMINIUM WINDOWS AND DOORS, ETC.				
	Design, supply, deliver to site and install the following windows in accordance with the door and window schedules				
	<u>Aluminium framed windows glazed with glass of the thickness and type as shown on the schedule, including all necessary framing, beads, clips, etc., neoprene glazing gaskets, external sealing between framing and adjoining structure with an approved sealant recommended for the purpose intended, all fixings and supports, handles and stays, protection from all damage, cleaning down upon completion, and everything necessary for a perfectly weather tight installation to the intent, approval and satisfaction of the Architect/Principal Agent</u>				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	<u>Aluminium windows with natural anodised finish, including building into brickwork, between brickwork, structural steelwork, concrete, etc., and supplying and building in of temporary templates</u>				
3	Window size 1,040 x 2, 460mm high (W-A07)	No	1		
	<u>Design, supply, deliver to site and install the following doors and sidelights, etc., in accordance with the door and window schedules</u>				
	Aluminium framed doors and sidelights, etc., glazed with glass of the thickness and type as shown on the schedule, including all necessary framing, beads, clips, etc., neoprene glazing gaskets, external sealing between framing and adjoining structure with an approved sealant recommended for the purpose intended, all fixings and supports, handles and stays, sliding door gear, top and bottom tracks, hinges, locks, etc., protection from all damage, cleaning down upon completion, to the intent, approval and satisfaction of the Architect/Principal Agent				
	<u>Aluminium doors with natural anodised finish, including building into brickwork, between brickwork, structural steelwork, concrete, etc., and supplying and building in of temporary templates</u>				
4	Single door unit size 900 x 2,460mm (D-A09)	No	2		
5	Double door unit size 1,740 x 2,100mm (D-A02)	No	2		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
1	MASONRY				
2	WATERPROOFING				
3	ROOF COVERINGS, ETC.				
4	STRUCTURAL STEELWORK				
5	METALWORK				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 5				
	BILL NO. 1				
	FENCING				
1	Removal of existing fencing	m	50		
2	Clear-vu fencing 2,400mm high	m	200		
3	900 x 2,400mm high Pedestrian gates	No	1		
4	8,000 x 2,400mm high Vehicular motorised gate	No	1		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 6				
	SMME 1				
	PRELIMINARIES				
	CONTRACTOR'S ESTABLISHMENT ON SITE AND GENERAL OBLIGATIONS				
1	Fixed Obligations	Item	1		
2	Value-related obligations	Item	1		
3	Time-related obligations	Item	1		
	FLOOR COVERINGS, WALL LINING, ETC.				
	The Tenderer is advised to refer to the Trade Preambles before pricing this Bill				
	FLOOR COVERINGS				
	2mm Polyflor 'pearlazzo dark berry 9725' vinyl sheeting				
	on approved adhesive				
4	On screeded concrete floors	m ²	10		
	2mm Polyflor 'pearlazzo pur skylight 9709' vinyl sheeting				
	on approved adhesive				
5	On screeded concrete floors	m ²	10		
6	Extra over for circular cutting	m	20		
	SKIRTINGS, NOSINGS, ETC				
	Polyflor 'pearlazzo'				
7	Polyflor 'pearlazzo dark berry 9725' coved vinyl skirting plugged or nailed to wall	m	20		
8	Polyflor 'pearlazzo pur skylight 9709' coved vinyl skirting on approved adhesive, on minimum 25mm thick level cement screed plugged or nailed to wall	m	20		
9	Polyflor 'pearlazzo pur skylight 9709' coved vinyl skirting, circular on plan, on approved adhesive, on minimum 25mm thick level cement screed plugged or nailed to wall	m	20		
	Natural Anodised Aluminium				
10	85mm high skirting plugged or nailed to wall	m	50		
	POLISH, SEALERS, ETC				
11	Two coats wax polish on new vinyl flooring	m ²	20		
12	Two coats wax polish on vinyl skirtings	m	20		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 6				
	SMME 2				
	PRELIMINARIES				
	CONTRACTOR'S ESTABLISHMENT ON SITE AND GENERAL OBLIGATIONS				
1	Fixed Obligations	Item	1		
2	Value-related obligations	Item	1		
3	Time-related obligations	Item	1		
	CARPENTRY & JOINERY				
	The Tenderer is advised to refer to the Trade Preambles before pricing this Bill				
	DOORS, WINDOWS, SASHES, ETC.				
	Semi-solid hardwood edged doors				
	<u>44mm Interior single door with cladding suitable for painted finish and having two edge strips</u>				
4	Size 813 x 2,032mm	No	2		
	<u>Solid hardwood with 2mm SS plate wrapped around face and edges</u>				
5	Size 813 x 2,032mm	No	1		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 6				
	SMME 3				
	PRELIMINARIES				
	CONTRACTOR'S ESTABLISHMENT ON SITE AND GENERAL OBLIGATIONS				
1	Fixed Obligations	Item	1		
2	Value-related obligations	Item	1		
3	Time-related obligations	Item	1		
	IRONMONGERY				
	The Tenderer is advised to refer to the Trade Preambles before pricing this Bill				
	SUPPLY, STORE, HOIST AND FIX THE FOLLOWING IRONMONGERY				
4	DORMA TS 73 V Door closer. Rack-and pin on door closer with scissor arm and 'thinking' backchock.	No	4		
5	DORMA TZ 5020 Floor mounted door stop with stainless steel body, rubber collar back and four stainless steel bespoke head elements	No	4		
6	DORMA DNW-A-010 102x75x3mm Aluminium nylon washered butt hinge.	No	4		
7	Pair of DORMA TH120/BP satin finish tubular stainless steel spring loaded lever handles on rose with two DCE-002 cylinder escutcheons and DORMA D036S Euro profile cylinder sash lock and stainless steel forend,double cylinder masterkeyed.	No	4		
8	Pair of Dorma stainless steel DPH213 "D"straight back-to-back pull handles size 350 x 32mm	No	4		
9	DORMA DDWC-005 Stainless steel indicator door bolt	No	4		
10	DCE-002 cylinder escutcheons	No	4		
11	DORMA D036S multi-lever sash lock and stainless steel forend.	No	4		
12	DORMA D037D Euro profile cylinder deadlock with stainless steel forend.	No	4		
13	DORMA D031L Latch Lock with Stainless Steel fore end.	No	4		
14	DORMA 1.6mm thick brushed Stainless Steel kick plate made to order. (Code: DKP-SS-162).	No	4		
15	Franke 'BHM16 B' brushed stainless steel robe hook. (Code: 359961).	No	2		
16	DORMA 'Unisex' sign in Satin Stainless Steel (SS) finish. (Code: DSS-132).	No	2		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 6				
	SMME 4				
	PRELIMINARIES				
	CONTRACTOR'S ESTABLISHMENT ON SITE AND GENERAL OBLIGATIONS				
1	Fixed Obligations	Item	1		
2	Value-related obligations	Item	1		
3	Time-related obligations	Item	1		
	PLASTERING				
	The Tenderer is advised to refer to the Trade Preambles before pricing this Bill				
	EXTERNALLY				
	SCREEDS				
	Screeds finished smooth with a steel trowel to receive waterproofing and decking panels (elsewhere measured)				
4	25mm screeds to falls and cross falls	m ²	0		
	Screeds finished smooth with a steel trowel to receive waterproofing and protective stone covering				
5	30mm screed to falls and cross falls	m ²	0		
	Non-slip Textured Screeds applied to new floor surfaces, using a "brush", including preparation, etc.				
6	30mm screed to falls and cross falls	m ²	0		
	INTERNALLY				
	Prepare existing floors to receive new screeds using pavelite floorworx or similar approved compound, finished smooth with a wood float				
	SCREEDS				
7	4mm thick pavelite to existing floors	m ²	20		
	Screeds finished smooth with a wood float to receive ceramic tiles				
8	30mm Screed on concrete floor	m ²	20		
	Screeds finished smooth with a steel trowel to receive vinyl sheeting				
9	30mm Screed on concrete floor	m ²	20		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	<u>PLASTER</u>				
	<u>One coat cement plaster finished smooth with a wood float to receive wall tiles on:</u>				
10	Brick wall	m ²	20		
11	Narrow widths, not exceeding 300mm wide	m ²	5		
	<u>One undercoat cement plaster and full skim coats of "Rhinolite" plaster finished smooth with a steel float on:</u>				
12	Brick wall	m ²	20		
13	Narrow widths, not exceeding 300mm wide	m ²	5		
	<u>CORNER PROTECTORS, DIVIDING STRIPS, ETC</u>				
14	5mm x 30mm Flat section brass dividing strips between different floor finishes	m	10		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 6				
	SMME 5				
	CONTRACTOR'S ESTABLISHMENT ON SITE AND GENERAL OBLIGATIONS				
1	Fixed Obligations	Item	1		
2	Value-related obligations	Item	1		
3	Time-related obligations	Item	1		
	TILING				
	The Tenderer is advised to refer to the Trade Preambles before pricing this Bill				
	CERAMIC FLOOR TILES				
	<u>Tile size 250 x 250mm floor tiles (off white/beige) code</u>				
	ts3286jp on approved adhesive, on cement screeds (e/m) using dark grey grouting as per manufacture's specification to:				
4	Screeded floor concrete floors (screed elsewhere measured)	m ²	30		
	CERAMIC WALL TILES				
	<u>Tile Space 250 X 330mm wall tiles (off white/beige) Code: TS 3286JP on approved adhesive. Dark grey grouting</u>				
5	Plastered wall (plaster elsewhere)	m ²	20		
6	Narrow width, not exceeding 300mm wide (plaster elsewhere)	m ²	5		
	<u>Tile Space 250 X 330mm wall tiles (off white/beige) Code: TS 3286JP on approved adhesive. Dark grey grouting in splashbacks</u>				
7	Plastered wall (plaster elsewhere)	m ²	5		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 6				
	SMME 6				
	PRELIMINARIES				
	CONTRACTOR'S ESTABLISHMENT ON SITE AND GENERAL OBLIGATIONS				
1	Fixed Obligations	Item	1		
2	Value-related obligations	Item	1		
3	Time-related obligations	Item	1		
	PLUMBING & DRAINAGE (Provisional)				
	The Tenderer is advised to refer to the Model and Supplementary Preambles before pricing this Bill				
	The contractor is advised to study the tender drawings to				
	ascertain the full scope of works of the soil drainage, the				
	sanitary plumbing and the water supplies. The above items have not been measured in detail and the contractor is to allow for a fully functional plumbing and drainage installation in accordance with the plumbing point layouts indicated on the drawings.				
	SUPPLEMENTARY PREAMBLES				
	General				
	All work to be carried out by or under the direct supervision of licensed plumbers and drainlayers.				
	All work to be carried out to the requirements of the National Building Regulations, the local authority's requirements and technical specifications of the engineer.				
	Stainless steel				
	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 sealant				
	uPVC 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				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	uPVC pressure pipes and fittings				
	Pipes of 50mm diameter and smaller shall be plain ended with solvent welded uPVC 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 uPVC and all other fittings shall be cast iron, all with similar push-in type joints☐				
	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 "Maksal" 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 shall be capillary solder fittings and compression fittings shall be "Cobra Watertech" 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 in accordance with SABS 1200L.☐				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	Densyl petrolatum anti-corrosion tape as manufactured by Denso SA (Pty) Ltd				
	Pipes to be taped shall be coated with the appropriate primer and the tape shall be applied in the appropriate widths and with sufficient overlaps.				
	Couplings and fittings to pipes shall be taped in stric accordance with the manufacturer's instructions including mastic, tape, "Layflat" sheeting, securing of same, etc.				
	Prices for wrapping of pipes shall include for all work as described to couplings in the length.				
	Laying, backfilling, bedding, etc. of pipes				
	Pipes shall be laid and bedded in accordance with manufacturer's instructions and trenches shall be carefully backfilled.				
	Where no manufacturer's instructions exist, pipes shall be laid in accordance with Clauses 5.1 and 5.2 of each of the following:				
	SABS 1200L: Medium pressure pipelines				
	SABS 1200LD: Sewers				
	SABS 1200LE: Stormwater drainage				
	Pipe trenches, etc. shall be backfilled in accordance with Clauses 3, 5.5, 5.6, 5.7 and 7 of SABS 1200DB				
	Earthworks (pipe trenches)				
	Pipes shall be bedded in accordance with Clauses 3.1 to 3.4.1, 5.1 to 5.3 and 7 of SABS LB: Bedding (Pipes).				
	Unless otherwise described bedding of rigid pipes shall be Class B bedding				
	Descriptions				
	Descriptions of cast iron roof outlets shall be deemed to include joints to pipes and casting into concrete (adaptors for joints to PVC pipes 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 as required and disposal of surplus material on site.				
	Descriptions of service pipes and flexible connection pipes shall be deemed to include connections to taps, cisterns, etc. and to pipes.				
	Descriptions of WC pans, slop hoppers, etc., shall be deemed to include for joints to soil pipes (pan connectors are separately measured).				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	PLUMBING & DRAINAGE				
	Drainage and wastes				
	<u>Locate and connect up to existing drainage reticulation, provide and install all new drainage and waste piping and connect up to the fittings as described below, including all pipework, fittings, gullies, manholes, etc.</u>				
4	Wash hand basin	No	2		
5	Wall hung W.C. suite	No	2		
	Water supply				
	<u>Locate and connect up to existing water cold supply reticulation, provide and install all new piping and connect up to the fittings as described below, including all pipework and with internal pipework chased into walls, fittings, valves, stopcocks, etc.</u>				
6	Wash hand basin	No	2		
7	Geyser	No	1		
8	Wall hung W.C. suite	No	2		
	<u>Locate and connect up to existing hot water supply reticulation, provide and install all new piping and connect up to the fittings as described below, including all pipework and with internal pipework chased into walls, fittings, valves, stopcocks, etc.</u>				
9	Wash hand basin	No	2		
10	Geyser	No	1		
	SANITARY FITTINGS				
	SUPPLY AND FIX THE FOLLOWING SANITARY FITTINGS, TAPS, MIXERS, ETC. (SANITARY FITTINGS, TAPS, MIXERS, ETC.				
	Vaal				
11	Parktown signature pan, floor standing, 90deg back inlet closed rim back to wall pan (code: 431600), including providing chromium-plated bent flush pipe and connectors jointing to pipe and W.C. pan, bedding pan in cement mortar and jointing pan with and including 110mm uPVC pan connector	No	2		
	Geberit				
12	WC cistern in furniture, wall hung duct cistern (code: 123.136.11.1)	No	2		
	Stainless steel				
13	Single bowl stainless steel sink, including providing flexi-traps	No	2		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SERVICE FITTINGS				
	<u>Supply and fix "Kwikot-Megaflo" or other approved high pressure water heaters (electrical connections by others)</u>				
14	200 Litre capacity horizontal water heater, including necessary, bearers, drip tray, etc., including all necessary piping, overflow piping, isolating valves, pressure reducing valve, expansion control valve, vacuum breakers, etc., fitted complete on and including necessary steel brackets	No	1		
	WASTE UNIONS ETC				
15	32mm Basin waste union	No	2		
16	38mm Bath or sink waste union	No	1		
	TAPS, VALVES, ETC				
	Brass				
17	Walcro 220 metering pillar tap, 15mm dia bsp, (dZR brass, pillar), chrome metering basin tap with internal flow control, strainer, no-hold feature and water saving shut-off.	No	2		
	Chrome Plated				
18	Chrome plated elbow action pillar tap (code:505-21b)	No	2		
19	Pneumatic pushbutton for duct cistern (code: 115. 947. 001)	No	2		
	FIRE APPLIANCES, ETC.				
	Supply and fix fire hose reels, etc.				
	<u>Locate and connect up to existing fire water supply reticulation, provide and install all new piping and connect up to hoses as described below, including all pipework, fittings, valves, stopcocks, etc.</u>				
20	First-aid wall mounted rotary fire hose reel (non-swinging type) with and including 30m length of 20mm nominal bore red braided reinforced rubber pressure hose fitted to and including outlet coupling, and with 25mm diameter chromium-plated gate valve, including wall bracket and bolting to wall	No	2		
	<u>Supply and fix portable, rechargeable dry powder fire extinguishers suitable for Class A, B and C fires</u>				
21	4,5 Kg gas cartridge type mild steel extinguisher with discharge hose, fixed to wall with and including 22mm x 150mm x 600mm planed selected kiat backboard plugged and screwed to wall with heads of screws sunk and pellated	No	5		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	<u>WATER SUPPLIES TO FIRE APPLIANCES</u>				
	Fire Piping				
22	Fire water supply in ground comprising approximately 60m total length on plan of maximum 160mm diameter CL12 HDPE fire supply pipeline to be closed off for future connection	Item	1		
	<u>TESTING AND QUALITY ASSURANCE</u>				
23	Provide all necessary water, etc. for and test the whole of the plumbing services, sanitary fittings, pumps, etc. and in stages as deemed necessary, including chlorination, complete to the satisfaction of the architect and the local authority, replace any defective work free of charge, including any necessary re-testing and leave perfect on completion.	Item	1		
24	Allow for commissioning the whole of the plumbing services, sanitary fittings, pumps, etc. including any necessary re-setting, etc., for optimal performance of the entire system to the satisfaction of the architect for the duration of the contract, maintenance and guarantee period.	Item	1		
25	Allow for pressure testing in stages, the entire water system to 10 Bar for 30 minutes, all to be recorded and signed off by an approved person.	Item	1		
26	On completion, allow for high pressure jet cleaning to the entire internal and external drainage system on the instruction and to the satisfaction of the engineer.	Item	1		
27	Allow for competent personnel to carry out "Quality Assurance" and necessary documentation thereof as the contract proceeds. These documents to form part of the monthly certification documentation.	Item	1		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 6				
	SMME 7				
	PRELIMINARIES				
	CONTRACTOR'S ESTABLISHMENT ON SITE AND GENERAL OBLIGATIONS				
1	Fixed Obligations	Item	1		
2	Value-related obligations	Item	1		
3	Time-related obligations	Item	1		
	GLAZING				
	The Tenderer is advised to refer to the Trade Preambles before pricing this Bill				
	GLASS IN TOPS, SHELVES, DOORS, MIRRORS, ETC.				
4	4mm Silvered clear float glass copper-backed mirror size 600mm x 900mm with polished bevelled edges all round including mitres, fixed with resilient adhesive foam plastic strips to tiled wall	No	2		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 6				
	SMME 8				
	PRELIMINARIES				
	CONTRACTOR'S ESTABLISHMENT ON SITE AND GENERAL OBLIGATIONS				
1	Fixed Obligations	Item	1		
2	Value-related obligations	Item	1		
3	Time-related obligations	Item	1		
	PAINTWORK				
	The Tenderer is advised to refer to the Trade Preambles before pricing this Bill				
	PAINTWORK TO NEW WORK				
	FLOATED PLASTER, ETC.				
	<u>One coat plaster primer, universal undercoat and two coats of plascon velvaglo paint in "white" in accordance to the Natural Colour System) or similar approved</u>				
4	Plastered wall	m ²	100		
5	Extra over for "pastel" paint colours	m ²	100		
6	Extra over for "deep" paint colours	m ²	100		
7	Extra over for "transparent" paint colours	m ²	100		
	WOOD				
	<u>One coat of "Plascon EMS18" primer, one coat "Plascon PU800" universal undercoat and two finishing coats of "Plascon Velvaglo" enamel paint on:</u>				
8	General surface of door	m ²	25		
	METAL				
	<u>Spot prime bare patches in pre-primed surfaces with "Plascon EMS 18" primer, one coat "Plascon PU800" universal undercoat and two finishing coats of "Plascon Velvaglo" enamel paint on:</u>				
9	General surface of structural steel works to Air Sampler structure and roof, etc.	m ²	20		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 6				
	SMME 9				
	PRELIMINARIES				
	CONTRACTOR'S ESTABLISHMENT ON SITE AND GENERAL OBLIGATIONS				
1	Fixed Obligations	Item	1		
2	Value-related obligations	Item	1		
3	Time-related obligations	Item	1		
	EXTERNAL WORKS				
	Trade Preambles for other sections apply equally to this Bill				
	BULK EXCAVATIONS				
	<u>Excavate in "earth" not exceeding 2m deep below average natural ground level (backfilling or carting away surplus material elsewhere) for:</u>				
4	Open face excavation to form platform under floor slabs areas etc. and depositing excavated material over site including haulage not exceeding 1km from perimeter of excavations	m ³	20		
	<u>Extra over excavation in "earth" for:</u>				
5	Excavating in "soft" rock	m ³	20		
6	Excavating in "hard" rock	m ³	20		
	CARTING AWAY OF EXCAVATED MATERIAL				
	Carting away of excavated material shall be deemed to include loading excavated material onto trucks directly from the excavations or alternatively, from stockpiles situated on the building site				
7	Extra over all excavations for loading and transporting excavated material to a suitable dumping ground to be located by the Contractor	m ³	20		
	KEEPING EXCAVATIONS FREE FROM WATER				
8	Allow for keeping excavations free from water	Item	1		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	FILLING				
	<u>Earth filling supplied by the contractor under pavings etc.</u>				
9	Selected material obtained from the excavations and spread, level, water and compact to not less than 97% of the modified AASHTO maximum density and trim to level	m ³	20		
10	Selected C4 material supplied by the Contractor and spread, level, water and compact in layers not exceeding 150mm thick, to not less than 97% of the modified AASHTO density and trim to level	m ³	20		
11	Selected G5 material supplied by the Contractor and spread, level, water and compact in layers not exceeding 150mm thick, to not less than 97% of the modified AASHTO density and trim to level	m ³	20		
	COMPACTION OF SURFACES				
12	Rip and scarify top of existing formation to level to a depth of 150mm and compact to not less than 95% of the modified AASHTO density to receive concrete paving	m ²	20		
13	Rip and scarify top of existing formation to slope under ramps to a depth of 150mm and compact to not less than 95% of the modified AASHTO density to receive concrete paving	m ²	20		
	SOIL POISONING				
	<u>WEEDKILLERS, INSECTICIDES, ETC.</u>				
14	Treat surface of formation under pavings with approved weedkiller	m ²	20		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
1	SMME 1 - FLOOR COVERINGS, WALL LININGS, ETC.				
2	SMME 2 - CARPENTRY & JOINERY				
3	SMME 3 - IRONMONGERY				
4	SMME 4 - PLASTERING				
5	SMME 5 - TILING				
6	SMME 6 - PLUMBING & DRAINAGE				
7	SMME 7 - GLAZING				
8	SMME 8 - PAINTWORK				
9	SMME 9 - EXTERNAL WORKS (ALL TRADES)				
	Contractor's Profit on SMME's	Item	1		
	Contractor's Attendance on SMME's	Item	1		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 7				
	BILL NO.1				
	ELECTRICAL PRELIMINARIES AND GENERAL				
1	Compliance with the CONDITIONS of CONTRACT and any additional conditions of this Document.	Item	1		
2	Site establishment	Item	1		
3	Site storage	Item	1		
4	Accommodation & Travel	Item	1		
5	Supervision	Item	1		
6	Insurance of the works and guarantees	Item	1		
7	As-built drawings	Item	1		
8	Certificate of compliance	Item	1		
9	Liason and co-ordination and attendance with and on other contractors	Item	1		
10	Attendance on other contractors using cabling provided by the Contractor	Item	1		
11	Samples for approval	Item	1		
12	Testing and complete commissioning of the installation .	Item	1		
13	The Contractor shall measure and agree quantities with the Engineer as required.	Item	1		
14	Comply with the Occupational Health and Safety Act 85/1993 (SA) as amended as well as applicable statutory requirements in Botswana.	Item	1		
15	Provide technical handbook with hand-over documentation as required as well as test and commissioning results and technical literature of all equipment used, in triplicate.	Item	1		
16	Note the payment conditions and allow accordingly	Item	1		
17	Allow for the HSEQ and Construction Regulations requirements	Item	1		
18	Allow for stripping out of the existing installation where required.	Item	1		
19	Allow for tracing of the existing installation	Item	1		
20	Any additional cost not allowed for in the rates, to make this a full and complete offer (specify):	Item	1		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 7				
	BILL NO.2				
	ELECTRICAL INSTALLATION				
	<u>Electrical BILL annexured/Separate from this bill</u>				
1	PRELIMINARIES AND GENERAL				
2	ELECTRICAL INSTALLATION				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 8				
	BILL NO.1				
	MECHANICAL INSTALLATIONS				
	See: AIR CONDITIONING drawings				
	DAIKIN VRV heat recovery type:	Item	1		
1	Indoor casette unit FXZQ40A	m	0		
2	Indoor casette unit: FXZQ20A	No	0		
3	Indoor casette unit: FXZQ25A	No	0		
4	Indoor casette unit: FXZQ32A	No	0		
5	Indoor casette unit: FXZQ50A	No	2		
6	Indor and outdoor split FTXS-71G/71F8	No	2		
7	Indor and outdoor split FTXS35K/35L3	No	2		
8	Refrigerant BS-1Q10A splitter distribution boxes	No	1		
9	REfrigerant BS-4Q14A splitter distribution boxes	No	1		
10	System piping including insulation	Item	1		
11	Condensate drains piping	Item	1		
12	Room controllers	No	2		
13	Bacnet system control and interface	Item	1		
14	Testing and commissioning	Item	1		
15	2-year full maintenance guarantee, including consumables and preventative quaterly maintenance	Item	1		
16	Fresh air system	Item	1		
17	Control system cabling and DB panels	Item	1		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 9				
	BILL NO.1				
	FIRE DETECTION				
	See: Fire detection drawings				
	ZITON system consisting of:	Item	1		
1	Smoke detectors	No	10		
2	Manual alarm unit ('break glass')	No	4		
3	Audio visual alarm sounder	No	5		
4	System cabling to SANS	Item	1		
5	Issue letter of conformance to SANS	Item	1		
6	2-year full maintenance guarantee, including consumables and preventative quarterly maintenance	Item	1		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 9				
	BILL NO.2				
	FIRE SPRINKLERS				
	See: Sprinkler layout drawing				
	Sprinkler system that is compliant with SANS10287 as well as the City of Joburg fire department requirements and consisting of:				
1	Incoming connection from the site ring valve, as well as the riser piping in the building and the hose reels and hydrant connection, pressure gauges, etc. all as indicated on the 'PIPING SCHEMATIC'. Also allow for the 3 sprinklers to be installed in the garage.	Item	1		
2	Piping and sprinkler layout as per the 'DRAWING - PROPOSED'	Item	1		
3	Issue letter of conformance to SANS10287 and fire department satisfaction	Item	1		
4	2-year full maintenance guarantee, including consumables and preventative quarterly maintenance	Item	1		
1	FIRE DETECTION				
2	FIRE SPRINKLERS				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 10				
	BILL NO.1				
	BUDGETARY ALLOWANCES				
	The items described hereunder cover work which is not fully defined at tender date and which is intended to be executed by the Contractor and/or his Sub-Contractors. The amounts shown shall be used as directed by the Architect and shall be deducted in whole or in part if not required				
	All scaffolding for and hoisting in place, to be allowed for in the relevant preliminaries section				
	<u>Fire Stoppage</u>				
2	Allow the budgetary value of R20 000.00 for fire stops, executed complete	Item	1		
	<u>Walk-off Mat</u>				
4	Allow the budgetary value of R10 000.00 for walk-off mat, executed complete	Item	1		
	<u>Builder's work in connection with services</u>				
5	Allow the budgetary value of R25 000.00 for Builder's work in connection with services	Item	1		
	<u>Water Supply Booster Pump as per drawing;</u>				
6	Allow the budgetary value of R15 000.00 for the supply and installation of Water Booster Pump, executed complete	Item	1		
	<u>Breaking up & removing existing existing boundary wall</u>				
7	Allow the budgetary value of R15 000.00 for Breaking up & removing existing brickwork	Item	1		
	<u>Installation of enabling sleeves (ITS, Water & Electrical services)</u>				
8	Allow the budgetary value of R20 000.00 for Installation of enabling sleeves	Item	1		
	<u>Clear Vu Fence around Light Keepers House yard</u>				
11	Allow the budgetary value of R200 000.00 for New Clear Vu Fence	Item	1		
	<u>Installation of Optic Fibre Sleeves & Manholes</u>				
17	Allow the budgetary value of R 100 000 for the Installation of Optic Fibre Sleeves & Manholes	Item	1		

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
1	PRELIMINARIES & GENERAL				
2	ALTERATIONS				
3	SUBSTRUCTURE				
4	SUPER STRUCTURE				
5	EXTERNAL WORKS - FENCING				
6	SMME's				
7	ELECTRICAL INSTALLATION				
8	MECHANICAL INSTALLATION				
9	FIRE SERVICES				
10	BUDGETARY ALLOWANCES				
11	PROVISIONAL SUMS				
	SUB-TOTAL				
	VALUE ADDED TAX (15%)				
	TOTAL				