

Item No		Quantity	Rate	Amount
	<p><u>BILL No 1</u></p> <p><u>PRELIMINARIES</u></p> <p><u>BUILDING AGREEMENT AND PRELIMINARIES</u></p> <p>The JBCC Minor Works Agreement (May 2018 edition) prepared by the Joint Building Contract Committee shall be the applicable building agreement</p> <p>The ASAQS Preliminaries (November 2007 edition) 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</p> <p>Contractors are referred to the abovementioned documents for the full intent and meaning of each clause thereof for which such allowance must be made as required hereinafter</p> <p>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 and such modifications, corrections or supplements shall take precedence notwithstanding anything contrary contained in the abovementioned documents</p> <p>Where any item is not relevant to this specific contract such item is marked N/A, signifying "not applicable"</p> <p>The contractor shall agree the location of all temporary services with the principal agent before installation and on completion remove same and make good</p>			
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PREAMBLES FOR TRADES

The Model Preambles for Trades (1999 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

Should the contractor select Option A in terms of sub clause D4.0 in the Contract Data for the purpose of 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)

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SECTION A - PRINCIPAL BUILDING AGREEMENT

Interpretation

1	Clause 1.0 - Definitions and interpretation F:..... V:..... T:.....	Item
2	Clause 2.0 - Law, Regulations and Notices F:..... V:..... T:.....	Item
3	Clause 3.0 - Offer, Acceptance and Assignment F:..... V:..... T:.....	Item
4	Clause 4.0 - Documents F:..... V:..... T:.....	Item
5	Clause 5.0 - Employer's agents F:..... V:..... T:.....	Item
6	Clause 6.0 - Principal Agent F:..... V:..... T:.....	Item
7	Clause 7.0 - Design Responsibility F:..... V:..... T:.....	Item

Insurances and Securities

8	Clause 8.0 - Risks, Indemnities and Insurances F:..... V:..... T:.....	Item
9	Clause 9.0 - Securities F:..... V:..... T:.....	Item

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	<u>Execution</u>				
10	Clause 10.0 - Obligations of the Employer F:..... V:..... T:.....	Item			
11	Clause 11.0 - Obligations of the Contractor F:..... V:..... T:.....	Item			
12	Clause 12.0 - Setting out F:..... V:..... T:.....	Item			
13	Clause 13.0 - Direct Contractors F:..... V:..... T:.....	Item			
14	Clause 14.0 - Contract Instructions F:..... V:..... T:.....	Item			
	<u>Completion</u>				
15	Clause 15.0 - Practical completion F:..... V:..... T:.....	Item			
16	Clause 16.0 - Defects Liability Period and Final Completion F:..... V:..... T:.....	Item			
17	Clause 17.0 - Revision of the Date for Practical Completion F:..... V:..... T:.....	Item			
18	Clause 18.0 - Penalty for late or Non-Completion F:..... V:..... T:.....	Item			
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	<u>Payment</u>				
19	<p>Clause 19.0 - Payment</p> <p>Materials and goods stored off site shall not be included in the amount authorised for payment</p> <p>F:..... V:..... T:.....</p>	Item			
20	<p>Clause 20.0 - Adjustment to the contract value and Final Account</p> <p>All fluctuations in costs, with the exception of fluctuations in the rate of Value Added Tax, shall be for the account of the contractor</p> <p>F:..... V:..... T:.....</p>	Item			
	<u>Suspension Termination</u>				
21	<p>Clause 21.0 - Suspension or Termination</p> <p>F:..... V:..... T:.....</p>	Item			
	<u>Dispute Resolution</u>				
22	<p>Clause 22.0 - Dispute Resolution</p> <p>F:..... V:..... T:.....</p>	Item			
	<u>Agreement</u>				
23	<p>Post tender provisions</p> <p>The required post tender information shall be inserted in the post tender provisions after consultation with the contractor</p>	Item			
24	<p>Contractual agreement</p> <p>The required information of the contracting parties and the amount of the accepted contract sum shall be inserted in the contractual agreement for signature of the agreement by the contracting parties</p>	Item			
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SECTION B - SPECIFIC PRELIMINARIES				
25	Site instructions Instructions issued on site are to be recorded in triplicate in a site instruction book which is to be maintained on site by the contractor F:..... V:..... T:.....	Item		
26	Warranties for material 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 firm supplying the materials and/or doing the work and shall deliver same to the principal agent on the certified completion of the contract. The warranty shall state that workmanship, materials and installation are warranted for a specified period from the date of final completion and that any defects that may arise during the specified period shall be made good at the expense of the firm supplying the materials and/or doing the work, upon written notice to do so. The warranty will not be enforced if the work is damaged by defects in the construction of the building in which case the responsibility for replacement shall rest entirely with the contractor F:..... V:..... T:.....	Item		
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27	<p>Co-operation of contractor for cost management</p> <p>It is specifically agreed that the contractor accepts the obligation of assisting the principal agent in implementing proper cost management. The contractor will be advised by the principal agent of all cost management procedures which will be implemented to ensure that the final building cost does not exceed the budget. The principal agent undertakes to make available to the contractor all budgetary allowances and cost assessments/reports to enable the proper procedure to be implemented and the contractor shall attend all cost plan review and cost management meetings. The contractor undertakes to extend these procedures, as necessary, to all subcontractors</p> <p>F:..... V:..... T:.....</p>	Item			
28	<p>Method statement</p> <p>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</p> <p>F:..... V:..... T:.....</p>	Item			
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29	<p>Mode of procedure</p> <p>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</p> <p>Should it appear, in the principal agent's 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.</p> <p>F:..... V:..... T:.....</p>				
		Item			
30	<p>Testing of windows for water tightness</p> <p>Each window shall be tested for water tightness with water sprayed on using adequate pressure. If in the opinion of the principal agent, the pressure proves to be inadequate, then the pressure shall be boosted by means of compressed air or other approved means</p> <p>F:..... V:..... T:.....</p>				
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31	<p>Unauthorised persons on site</p> <p>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.</p> <p>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.</p> <p>F:..... V:..... T:.....</p>	Item			
32	<p>OCCUPATIONAL HEALTH AND SAFETY REQUIREMENTS</p> <p>The contractor is to comply with the requirements of the Occupational Health and Safety Act 1993 (Act 85 of 1993) and Construction Regulations 2003 published in Government Gazette R101 published 28 July 2003.</p> <p>Furthermore the Contractor is to indemnify the Employer against any claims in this regard.</p> <p>F:..... V:..... T:.....</p> <p><u>SUMMARY OF CATEGORIES</u></p> <p>Category : Fixed R.....</p> <p>Category : Value R.....</p> <p>Category : Time R.....</p>	Item			
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<p><u>BILL No 1</u></p> <p><u>ALTERATIONS (PROVISIONAL)</u></p> <p>For preambles see "Model Preambles for Trades"</p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Proprietary items or materials</u></p> <p>Proprietary items or materials where specified are to be of the brand specified - or other approved - by the client or the client's agent</p> <p><u>Explosives</u></p> <p>No explosives whatsoever may be used for demolition purposes unless otherwise stated</p> <p><u>General</u></p> <p>The contractor shall carry out the whole of the works with as little mess and noise as possible and with a minimum of disturbance to adjoining premises and their tenants. He shall provide proper protection and provide, erect and remove when directed, any temporary tarpaulins that may be necessary during the progress of the works, all to the satisfaction of the principal agent</p> <p>Water supply pipes and other piping that may be encountered and found necessary to disconnect or cut, shall be effectually stopped off or grubbed up and removed, and any new connections that may be necessary shall be made with proper fittings, to the satisfaction of the principal agent</p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 2 Bill No. 1 ALTERATIONS QS101 Quantity Surveyors</p>			
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Doors, fanlights, fittings, frames, linings, etc which are to be re-used shall be thoroughly overhauled before refixing including taking off, easing and rehanging, cramping up, re-wedging as required and making good cramps, dowels, etc, and easing, oiling, adjusting and repairing ironmongery as necessary, replacing any glass damaged in removal or subsequently and stopping up all nail and screw holes with tinted plastic wood to match timber, unless otherwise described. Re-painting or re-varnishing is given separately

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

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

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

Where structures which support existing roof structures are to be demolished the contractor must provide temporary support until new supporting structures are in place

Old materials from alteration, except where described to be re-used or handed over, become the property of the contractor who must allow credit for same in the Final Summary

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<p>Old materials from the alteration, except where described to be re-used or handed over, as well as all rubbish, etc., must be regularly carted from the site and not be allowed to accumulate on or around the site</p> <p>None of the old materials are to be used for new work except where specifically described being set aside for re-use</p> <p>Where certain materials or articles from demolitions or articles are described as to be handed over by the Contractor to the Client or Representative/Agent, such materials or articles shall be properly stored by the contractor, until handing over thereof. The contractor must obtain an official receipt listing the materials or articles and dates of handing over. If the contractor fails to submit the receipt when requested, it shall be deemed that the materials or articles are still in his possession and he will be held liable to the Department for the full replacement value thereof, which amount will be deducted from any monies due to the contractor</p>					
<p><u>REMOVAL OF EXISTING DOORS, WINDOWS, ETC. FROM BRICKWORK</u></p> <p><u>Taking off and removing doors, etc from frames to remain (new door elsewhere measured)</u></p>					
1	Timber single door not exceeding 2,5m ²	No	20		
2	Timber double door exceeding 2,5m ² and not exceeding 5m ²	No	3		
<p><u>REMOVAL OF EXISTING JOINERY</u></p> <p><u>Taking out and removing room cupboards, desks, shelves, etc.</u></p>					
3	Timber bedroom cupboard size <u>800 x 2350mm</u> high including framework, shelves, doors, drawers (Provisional)	m	16		
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4	Timber shelving unit size <u>1150 x 555mm</u> high (Provisional)	m	16		
5	Timber study table top unit size <u>1200 x 600mm</u> wide including steel brackets (Provisional)	m	16		
<u>REMOVAL OF EXISTING FLOOR COVERINGS</u>					
<u>Taking up and removing wood block floor coverings, vinyl floor coverings, carpets, etc and preparing screeds for new floor coverings</u>					
6	Vinyl tile floor covering	m2	365		
<u>REMOVAL OF IRONMONGERY SUNDRIES</u>					
<u>Taking out and removing ironmongery:</u>					
7	Pelmet and curtain track, including making good to plaster	m	32		
8	Pinning boards to walls, including making good to plaster	No	16		
<u>REMOVAL OF EXISTING TILING</u>					
<u>Hacking up/off and removing tiled floor and wall finishes including removing mortar bed or backing and preparing concrete or brick surfaces for new finishes (elsewhere measured)</u>					
9	Ceramic tiles to walls	m2	18		
10	Ceramic tiles to floors	m2	18		
<u>REMOVAL OF EXISTING GLAZING</u>					
<u>Taking out and removing glass and mirrors</u>					
11	Glass from steel windows including cleaning out rebates and preparing for new glass (elsewhere measured) (Provisional)	m2	15		
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	Making good sundry items			
12	Rake out glazing putty, prepare rebates and re-putty (Provisional)	m	38	
	<u>PREPARATORY WORK TO EXISTING STEEL CEILINGS, ETC.</u>			
	<u>General Notes</u>			
	All surfaces to be perfectly dry & in a fit state to receive paint before any application commences			
	<u>Wash down with sugar soap, prepare, for paint to</u>			
13	On steel profile ceilings	m ²	435	
	<u>PREPARATORY WORK TO EXISTING METAL SURFACES</u>			
	<u>General Notes</u>			
	All surfaces to be perfectly dry & in a fit state to receive paint before any application commences			
	<u>Prepare, removing all rust to bright metal, spot priming bare metal surfaces with zinchromate primer to receive new paint on</u>			
14	On door frames	m ²	55	
15	On steel windows with burglar proofing (both sides measured over the full flat area)	m ²	110	
16	On gates, grilles, burglar screens, balustrades, etc. (both sides measured over the full flat area)	m ²	23	
	<u>PREPARATORY WORK TO EXISTING PLASTER SURFACES</u>			
	<u>General Notes</u>			
	All surfaces to be perfectly dry & in a fit state to receive paint before any application commences			
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	<u>Wire brush, wash down with sugar soap to receive new paint on</u>				
17	On internal plastered walls	m2	1,220		
	<u>PREPARATORY WORK TO SUNDRY JOINERY WORK</u>				
	<u>General Notes</u>				
	All surfaces to be perfectly dry & in a fit state to receive paint before any application commences				
	<u>Surfaces shall be thoroughly cleaned down. Blistered or peeling paint shall be completely removed and cracks or crevices shall be primed, filled with suitable filler and finished smooth</u>				
18	Skirtings and quadrants not exceeding 300mm girth	m	395		
19	Timber cornice and quadrant not exceeding 300mm girth	m	435		
	<u>SERVICING OF EXISTING METALWORK</u>				
	<u>Service existing steel windows</u>				
20	Overhaul, adjust and service to ensure proper operation	No	33		
21	Extra on servicing existing steel window sash for supply and fitting new handle (Provisional)	No	33		
22	Extra on servicing existing steel window sash for supply and fitting sliding stay (Provisional)	No	33		
	<u>REMOVAL OF ELECTRICAL WORK</u>				
23	Allow the PC amount of R 15'000,00 (Fifteen Thousand Rand) for the removal of existing electrical light fittings to site		Item		15,000.00
24	Allow for profit and attendance		Item		
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	Samples, etc				
	Rates for brickwork, faced brickwork, etc shall include for all required samples				
	<u>REINFORCED CONCRETE CAST AGAINST EXCAVATED SURFACES</u>				
	<u>25MPa/19mm concrete</u>				
1	Table counter slabs	m3	1		
	<u>Finishing top surfaces of concrete smooth with a steel trowel</u>				
2	Surface beds, slabs, ramps, etc.	m2	4		
	<u>Finish to concrete slab</u>				
3	Clean and prepare existing concrete slab with sealer: Peneseal FH-PS	m2	4		
	<u>SMOOTH FORMWORK (Degree of Accuracy 1)</u>				
	<u>Smooth formwork to sides and soffits of</u>				
4	Slabs not exceeding 250mm thick, propped up exceeding 3.5m high and not exceeding 5m high	m2	7		
	<u>Boxing in smooth formwork to form</u>				
5	10 x 10mm Vertical chamfers at top corners	m	17		
	<u>REINFORCEMENT (PROVISIONAL)</u>				
	<u>Fabric reinforcement</u>				
6	Reference 395 fabric reinforcement in concrete surface beds, slabs, etc	m2	4		
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	SUPERSTRUCTURE				
	<u>Brickwork of NFP bricks in Class II mortar in 1:5 mortar in stretcher bond</u>				
7	Half brick walls	m2	2		
8	One brick walls	m2	5		
	<u>BRICKWORK SUNDRIES</u>				
9	Cutting toothings and bonding new brickwork to existing	m2	1		
	<u>Brickwork reinforcement</u>				
10	75mm Wide reinforcement built in horizontally	m	6		
11	150mm Wide reinforcement built in horizontally	m	15		
	<u>"Fabcon" prestressed fabricated lintels</u>				
12	100 x 70mm Lintels in lengths not exceeding 3m	m	12		
	<u>PLASTERING</u>				
	<u>INTERNAL PLASTER</u>				
	<u>5:1 Cement plaster on brickwork</u>				
13	On walls	m2	13		
14	On narrow widths	m2	1		
	<u>PAINTWORK ETC TO NEW WORK</u>				
	<u>ON FLOATED PLASTER</u>				
	<u>Prepare and apply one undercoat and two coats "Plascon" Velvaglo Enamel paint</u>				
15	On internal plastered walls	m2	14		
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	<p><u>BILL No 3</u></p> <p><u>CARPENTRY AND JOINERY</u></p> <p>For preambles see "Model Preambles for Trades"</p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Proprietary items or materials</u></p> <p>Proprietary items or materials where specified are to be of the brand specified - or other approved - by the client or the client's agent</p> <p><u>Particle board</u></p> <p>Particle board shall comply with the following specifications:</p> <p>a) SABS 1300 Particle board: exterior and flooring type</p> <p>b) SABS 1301 Particle board: interior type</p> <p><u>Joinery</u></p> <p>Descriptions of frames shall be deemed to include frames, transoms, 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>Unless otherwise described all carpentry and joinery work shall be deemed to be fixed complete with all sawn timbers spiked on and all wrought timbers nailed on. Other methods of fixing are specially described as follows:</p> <p>a. "Bolted on" shall mean fixed with bolts, the bolts and the holes elsewhere measured</p>			
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	<p>b. "Plugged" shall mean fixed with hardened steel nails or with spikes or wire nails as is suitable for the member concerned to and including hardwood plugs set in brickwork, blockwork or concrete</p> <p>c. "Plugged and screwed" shall mean fixed with screws to and including patent fibre or plastic plug set in brickwork, blockwork or concrete</p> <p>d. "Plugged and pelleted" shall mean plugging as last described and screwing with the heads of screws sunk and pelleted with pellets of same timber as that being fixed, glued in</p> <p><u>Decorative laminate finish</u></p> <p>Laminate finish shall be glued under pressure. Edge strips shall be butt jointed at junctions with adjacent similar finish</p> <p><u>DOORS</u></p> <p><u>Solid core flush panel door with 3mm masonite finish for painting to both sides and hardwood concealed edges, hung to existing steel frames</u></p>				
1	44mm Door size 813 x 2032mm high	No	19		
	<p><u>EXTERIOR QUALITY DOORS</u></p> <p><u>Wrot meranti framed, ledged and braced batten door with commercial veneer flush panel on inside suitable for painting with external weather board and solid back cover hung to steel frame (elsewhere)</u></p>				
2	44mm Door size 813 x 2032mm high	No	1		
3	44mm Double door size 1610 x 2032mm high	No	3		
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	<p><u>BILL No 4</u></p> <p><u>CEILINGS, PARTITIONS AND ACCESS FLOORING</u></p> <p>For preambles see "Model Preambles for Trades"</p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Proprietary items or materials</u></p> <p>Proprietary items or materials where specified are to be of the brand specified - or other approved - by the client or the client's agent</p> <p><u>Proprietary suspended ceilings</u></p> <p>Hangers, suspension grids, "lay-in" panels, etc are to be in accordance with the manufacturers' recommendations</p> <p><u>Flush plastered gypsum plasterboard suspended bulkheads</u></p> <p>Descriptions shall be deemed to include any additional studs at ends and intersections, corner beads, cornices at junctions with ceilings, jointing compound, tape, etc</p> <p><u>Fixing</u></p> <p>Unless otherwise described all carpentry and joinery work shall be deemed to be fixed complete with all sawn timbers spiked on and all wrought timbers nailed on. Other methods of fixing are specially described as follows:</p> <p>a. "Bolted on" shall mean fixed with bolts, the bolts and the holes elsewhere measured</p>			
	<p style="text-align: right;">Carried to Collection</p>		R	
	<p>Section No. 2 Bill No. 4 CEILINGS, PARTITIONS & ACCESS FLOORING QS101 Quantity Surveyors</p>			

	<p>b. "Plugged" shall mean fixed with hardened steel nails or with spikes or wire nails as is suitable for the member concerned to and including hardwood plugs set in brickwork, blockwork or concrete</p> <p>c. "Plugged and screwed" shall mean fixed with screws to and including patent fibre or plastic plug set in brickwork, blockwork or concrete</p> <p>d. "Plugged and pelleted" shall mean plugging as last described and screwing with the heads of screws sunk and pelleted with pellets of same timber as that being fixed, glued in</p> <p><u>Branding</u></p> <p>Branding shall be nailed and in addition be tied with a wire tie at every third junction to the support structure</p> <p><u>CEILINGS CORNICE (PROVISIONAL)</u></p> <p><u>Wrot Meranti</u></p>				
1	19 x 76mm Cornices plugged	m	85		
2	19mm Quadrant planted on	m	85		
<p style="text-align: right;">Carried to Collection</p> <p>Section No. 2 Bill No. 4 CEILINGS, PARTITIONS & ACCESS FLOORING QS101 Quantity Surveyors</p>					R

Section No. 2

Bill No. 4

CEILINGS, PARTITIONS & ACCESS FLOORING

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Bill No. 4

CEILINGS, PARTITIONS & ACCESS FLOORING

QS101 Quantity Surveyors

Item No		Quantity	Rate	Amount
	<p><u>BILL No 5</u></p> <p><u>FLOOR COVERINGS, PLASTIC LININGS, ETC</u></p> <p>For preambles see "Model Preambles for Trades"</p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Proprietary items or materials</u></p> <p>Proprietary items or materials where specified are to be of the brand specified - or other approved - by the client or the client's agent</p> <p><u>Fixing</u></p> <p>Floor coverings, wall linings, etc shall, where applicable, be fixed with adhesive as recommended by the manufacturers of the flooring, linings, etc</p> <p><u>General</u></p> <p>Carpeting shall be laid in strict accordance with SABS 0186-1990</p> <p><u>FLOOR COVERINGS</u></p> <p><u>"Belgotex" or similar and approved luxury wood vinyl tiles (PC amount of R395,00/m2 delivered to site, excluding VAT) fixed with approved adhesive to existing screed (Allow for waste, labour and profit to price)</u></p>			
1	On floors	m2	365	
	<p>Carried Forward to Summary of Section No. 2</p> <p>Section No. 2</p> <p>Bill No. 5</p> <p>FLOOR COVERINGS, WALL LININGS, ETC</p> <p>QS101 Quantity Surveyors</p>			R

Item No	Quantity	Rate	Amount
<p><u>BILL No 6</u></p> <p><u>IRONMONGERY</u></p> <p>For preambles see "Model Preambles for Trades"</p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Proprietary items or materials</u></p> <p>Proprietary items or materials where specified are to be of the brand specified - or other approved - by the client or the client's agent</p> <p><u>Finishes to ironmongery</u></p> <p>Where applicable finishes to ironmongery are indicated by suffixes in accordance with the following list: BS 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</p> <p><u>Fixing</u></p> <p>Unless otherwise described all ironmongery shall be deemed to be fixed to timber, complete with and including matching screws:</p> <p>a. "Bolted on" shall mean fixed with bolts</p> <p>b. "Plugged" shall mean fixed with matching screws to and including hardwood plugs set in brickwork, blockwork or concrete</p> <p><u>LOCKSETS & FURNITURE</u></p>			
1	Item		45,000.00
<p style="text-align: right;">Carried to Collection</p>			R
<p>Section No. 2 Bill No. 6 IRONMONGERY QS101 Quantity Surveyors</p>			

2	Allow for profit and attendance		Item		
	<u>LETTERS, NAMEPLATES, ETC (PROVISIONAL)</u>				
3	Provide the sum of R 7'000.00 (Seven Thousand Rand) for internal signage		Item		7,000.00
4	Allow for profit and attendance		Item		
	<u>PELMETS AND CURTAIN TRACKS</u>				
5	"Kohl" single wall mounted curtain track 2 000mm long, including 14 rollers per metre, with <u>metal brackets</u> , stopped ends, etc. plugged and screwed to walls	No	2		
6	"Kohl" double wall mounted curtain track 2 000mm long, including 14 rollers per metre, with <u>metal brackets</u> , stopped ends, etc. plugged and screwed to walls	No	16		
	<u>SUNDRIES</u>				
7	Brass key tag 25mm diameter x 2mm thick with 5mm high number engraved on, with split stainless steel keyring	No	18		
8	38mm Diameter rubber door stop plugged to wall or floor	No	26		
	<u>FIRE SIGNAGE</u>				
9	Provide the sum of R 10'000.00 (Ten Thousand Rand) for Internal Fire Signage		Item		10,000.00
10	Allow for profit and attendance		Item		
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Bill No. 6

IRONMONGERY

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Bill No. 6

IRONMONGERY

QS101 Quantity Surveyors

Item No	Quantity	Rate	Amount
<p><u>BILL No 7</u></p> <p><u>METALWORK</u></p> <p>For preambles see "Model Preambles for Trades"</p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Proprietary items or materials</u></p> <p>Proprietary items or materials where specified are to be of the brand specified - or other approved - by the client or the client's agent</p> <p><u>Descriptions</u></p> <p>Descriptions of bolts shall be deemed to include nuts and washers</p> <p>Descriptions of L-shaped and U-shaped anchor bolts shall be deemed to include bending, threading, nuts and washers and embedding in concrete</p> <p>Descriptions of expansion anchors and bolts and chemical anchors and bolts shall be deemed to include nuts, washers and mortices in brickwork or concrete</p> <p><u>STEEL WINDOWS</u></p> <p><u>Note:</u></p> <p>All windows shall be painted as described and fitted with burglar bars to opening sections only. All burglar bars shall be fitted before leaving the manufacturer's works</p>			
1	Window type C4F size 1 511 x 949mm high	No	1
<p style="text-align: right;">Carried to Collection</p>			R
<p>Section No. 2 Bill No. 7 METALWORK QS101 Quantity Surveyors</p>			

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Bill No. 7

METALWORK

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Bill No. 7

METALWORK

QS101 Quantity Surveyors

Item No		Quantity	Rate	Amount
	BILL No 8 <u>PLASTERING</u> For preambles see "Model Preambles for Trades" <u>SUPPLEMENTARY PREAMBLES</u> <u>Proprietary items or materials</u> Proprietary items or materials where specified are to be of the brand specified - or other approved - by the client or the client's agent <u>INTERNAL PLASTER</u> <u>Cement plaster steel trowelled, on brickwork</u>			
1	On walls in patches (Provisional)	m2	30	
	<u>PLASTER SUNDRIES</u> <u>Extra on plaster for fixing 3mm strand chicken wire flush to wall before plastering on</u>			
2	Existing brick walls (Provisional)	m2	20	
	<p align="center">Carried Forward to Summary of Section No. 2</p> Section No. 2 Bill No. 8 PLASTERING QS101 Quantity Surveyors		R	

Item No	Quantity	Rate	Amount
<u>BILL No 9</u>			
<u>TILING</u>			
For preambles see "Model Preambles for Trades"			
<u>SUPPLEMENTARY PREAMBLES</u>			
<u>Proprietary items or materials</u>			
Proprietary items or materials where specified are to be of the brand specified - or other approved - by the client or the client's agent			
<u>Fixing</u>			
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 from the "Tal Professional" range of products as recommended by the manufacturer of the tiles			
<u>CERAMIC WALL TILING</u>			
<u>Ceramic tiles (P.C. Amount R165.00/m2 excluding VAT) size 300 x 600mm fixed with an adhesive to damp-proofed and plastered wall (damp-proofing and plastering elsewhere measured) (Note: Prices shall include for the cost of the tiles as designated above and an allowance for waste) on:</u>			
1	On walls	m2	46
2	On panels behind basins	m2	5
3	On narrow widths	m2	2
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TILING			
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Bill No. 9

TILING

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Bill No. 9

TILING

QS101 Quantity Surveyors

Item No	Quantity	Rate	Amount
<p><u>BILL No 10</u></p> <p><u>PLUMBING AND DRAINAGE (PROVISIONAL)</u></p> <p>For preambles see "Model Preambles for Trades"</p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Proprietary items or materials</u></p> <p>Proprietary items or materials where specified are to be of the brand specified - or other approved - by the client or the client's agent</p> <p><u>uPVC pipes and fittings</u></p> <p>Soil, waste and vent pipes and fittings shall be solvent weld jointed</p> <p><u>Copper pipes</u></p> <p>Pipes shall be hard drawn and half-hard pipes of the class stated. 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 "Cobra Watertech" type. Capillary solder fittings shall comply with ISO 2016. Only compression fittings shall be used in walls or in ground</p> <p><u>Fixing of pipes</u></p> <p>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</p>			
<p>Carried to Collection</p>			R
<p>Section No. 2 Bill No. 10 PLUMBING & DRAINAGE QS101 Quantity Surveyors</p>			

<u>Reducing fittings</u>				
Where fittings have reducing ends or branches they are described as "reducing". In the case of pipes with diameters not exceeding 60mm 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. In the case of pipes with diameters exceeding 60mm all sizes are given and no claim for extra bushes, reducers, etc will be entertained				
<u>Flush pans</u>				
Flush pans shall have straight or side outlets and "P" or "S" traps as necessary				
<u>Stainless steel basins, sinks, wash troughs, urinals, etc</u>				
Units shall have standard aprons on all exposed edges and tiling keys against walls where applicable				
<u>Waste unions</u>				
Descriptions of waste unions shall be deemed to include rubber or vulcanite plugs and chains fixed to fittings				
<u>SANITARY FITTINGS</u>				
<u>Franke Quinline' stainless steel domestic inset sinks, etc:</u>				
1 Franke Trendline 721 double end bowl sink as per code 1030009 size 1200 x 535mm wide fixed to wall with a pair of Falcon brackets (code 2120007) including AMALFI KOMATI chrome sink mixer and 38mm waste union.	No	2		
2 40mm Sink combination "P-trap"	No	2		
3 Angle regulating valve with 350mm long bendable copper service connection pipe	No	4		
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<u>INTERNAL PLUMBING (PROVISIONAL)</u>				
<u>uPVC pipes</u>				
4	50mm pipe fixed in walls, ceilings, roofs, floors, etc or laid in filling.	m	15	
5	110mm pipe fixed in walls, ceilings, roofs, floors, etc or laid in filling.	m	15	
<u>Extra over uPVC pipes for fittings</u>				
6	50mm Bend	No	2	
7	50mm Access bend	No	1	
8	50mm Junction	No	1	
9	50mm Access junction	No	2	
10	110mm Bend	No	3	
11	110mm Access junction	No	1	
12	110mm Reducing junction	No	1	
<u>WATER SUPPLIES</u>				
<u>Class 2 copper pipes and fittings</u>				
13	15mm Pipe fixed to walls, ceilings, roofs, floors, columns, slabs, etc or laid in filling	m	22	
14	22mm Pipe fixed to walls, ceilings, roofs, floors, columns, slabs, etc or laid in filling	m	30	
<u>Extra over class 2 copper pipes for capillary fittings</u>				
15	Extra over 15mm pipe for fittings	No	25	
16	Extra over 22mm pipe for fittings	No	10	
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	<u>PIPE INSULATION, ETC.</u>				
	<u>"Thermaflex" or other approved polyethylene pipe insulation</u>				
17	Insulation to 15mm pipe and couplings	m	10		
18	Insulation to 22mm pipe and couplings	m	10		
19	Extra for wrapping around fittings	No	20		
	<u>ELECTRIC WATER HEATERS</u>				
20	150 Litre horizontal high pressure electric water heater, complete with 400 kPa safety valve, draincock, ballstop, in-line strainer, water station and vacuum breaker	No	1		
21	Drip tray to suit 150 litre horizontal geyser with 100mm high upstand with top edge bent over all round including 50mm diameter overflow pipe 3000mm long approximately 3m above ground level	No	1		
	<u>TESTING</u>				
22	Provide all necessary apparatus water, etc for and test the whole of the wastes and vents to the satisfaction of the Representative/Agent and the Municipality, replace any defective work free of charge and leave perfect.		Item		
	<u>CONNECTION TO JOJO TANKS</u>				
23	Provide the sum of R 30'000.00 (Thirty Thousand Rand) for the connection of water line to the JOJO tanks		Item		30,000.00
24	Allow for profit and attendance		Item		
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Bill No. 10

PLUMBING & DRAINAGE

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Bill No. 10

PLUMBING & DRAINAGE

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Item No	Quantity	Rate	Amount
<u>BILL No 11</u>			
<u>GLAZING</u>			
For preambles see "Model Preambles for Trades"			
<u>SUPPLEMENTARY PREAMBLES</u>			
<u>Proprietary items or materials</u>			
Proprietary items or materials where specified are to be of the brand specified - or other approved - by the client or the client's agent			
<u>GLAZING TO STEEL WITH PUTTY</u>			
<u>4mm Clear glass</u>			
1	Panes exceeding 0,1m ² and not exceeding 0.5m ² m2	15	
<u>TOPS, SHELVES, DOORS, MIRRORS, ETC</u>			
<u>6mm Silvered float glass copper backed mirrors with bevelled and polished edges all round, and holed for and fixed with brass mirror screws with chromium-plated domes and felt washers to plugs in brickwork or concrete:</u>			
2	Mirror, 400 x 600 mm high with four screws complete No	32	
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Bill No. 11			
GLAZING			
QS101 Quantity Surveyors			

Item No		Quantity	Rate	Amount
	<p><u>BILL No 12</u></p> <p><u>PAINTWORK</u></p> <p>For preambles see "Model Preambles for Trades"</p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Proprietary items or materials</u></p> <p>Proprietary items or materials where specified are to be of the brand specified - or other approved - by the client or the client's agent</p> <p><u>General</u></p> <p>All primers, emulsion paints, enamels, stains, varnish, etc are to comply with the relevant SABS Specification</p> <p><u>PREPARATORY WORK TO EXISTING SURFACES</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> <p><u>Previously painted wood surfaces</u></p> <p>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</p>			
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<u>PAINTWORK ETC TO PREVIOUSLY PAINTED WORK</u>				
<u>ON PLASTER ETC</u>				
<u>Prepare and apply one coat 'Plascon Professional Plaster Primer (PP 700)' and two finishing coats 'Plascon Professional Superior Low Sheen (PEM 1000)' emulsion paint on:</u>				
1	On internal walls	m2	1,220	
<u>ON METAL</u>				
<u>Remove all loose material and flaking residue by means of wire brushing and wash with "Polycell Sugar Soap" or weak spirits of salts and rinse, apply one coat 'Plascon Universal Undercoat (UC 1)' and two finishing coats 'Plascon Velvagro (VLO)' semi-gloss polyurethane enamel paint on:</u>				
2	On existing painted pressed steel door frames	m2	55	
3	On existing windows with burglar bars (measured both sides)	m2	110	
4	On existing gates (measured both sides)	m2	23	
<u>Prepare and apply one coat 'Galvogrip' one undercoat and two finishing coats Nuroof Acrylic Roof paint:</u>				
5	On metal ceiling sheeting	m2	435	
<u>ON WOOD</u>				
<u>Sand down surfaces to remove imperfections and stains on old varnish, clean with sugar soap, sand down with 220 grit paper to a smooth matt finish and apply two coats "Plascon" Woodcare Woodcoat on previously painted wood in good condition</u>				
6	Timber skirting and quadrant bead not exceeding 300mm girth	m	395	
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7	Timber cornice and quadrant bead not exceeding 300mm girth	m	435		
	<u>PAINTWORK ETC TO NEW WORK</u>				
	<u>ON WOOD</u>				
	<u>Prepare and apply one coat 'Plascon Wood Primer (UC 2/UC 17)', one coat 'Plascon Universal Undercoat (UC 1)' and two finishing coats 'Plascon Velvagro (VLO)' semi-gloss polyurethane enamel paint on:</u>				
8	On doors	m2	84		
	<u>Clean down and sand existing surfaces to remove imperfections and stains on old paint, clean with sugar soap, sand again with 220 grit paper to a smooth matt finish and apply two coats "Plascon" Velvagro Enamel paint on previously painted wood in good condition</u>				
9	Skirting and quadrant bead not exceeding 300mm girth (Provisional)	m	80		
10	Timber cornice and quadrant bead not exceeding 300mm girth (Provisional)	m	85		
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PAINTWORK

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Bill No. 12

PAINTWORK

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	<u>BILL NO. 13</u>			
	<u>PROVISIONAL SUMS</u>			
	<u>ELECTRICAL INSTALLATION</u>			
1	Allow the P.C. Amount of R 125'000.00 (One Hundred and Twenty Five Thousand Rand) for the complete Electrical Installation to Kitchen + light fittings in rooms	Item		125,000.00
2	Profit and attendance on above item	Item		
	<u>EXTERNAL PLUMBING AND DRAINAGE</u>			
3	Provide the sum of R 30 000.00 (Thirty Thousand Rand) for External Plumbing & Drainage	Item		30,000.00
4	Allow for profit and attendance	Item		
	<u>GAS INSTALLATION</u>			
5	Provide the sum of R 40'000.00 (Forty Thousand Rand) for the Gas Installation including gas cylinders	Item		40,000.00
6	Allow for profit and attendance	Item		
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