

1. EXTENT OF CONTRACT & ASSUMPTIONS ON THE BOQ

Building contract

The work embodied in the contract comprises construction of a stable building with associated services and external works.

The successful tenderer for this contract will be appointed in terms of the Principal Building Agreement, July 2007 edition 5 prepared by the Joint Building Contracts Committee (JBCC Series 2000) and amended by the quantity surveyor to suit the project.

Assumptions

- The bills of quantities have been produced without a civil, structural, mechanical & fire engineer's input, all quantities & project specifications have been assumed and shall be confirmed once these professionals are appointed and give accurate professional drawings.
- Ground conditions have been assumed to be adequate for the type of construction, no geotech has been conducted. All costs for a geotech investigation shall be borne by the client.
- Contingency has been added at the final summary. This allowance shall be used on a proven cost basis and signed off by the client and principal agent.

ACQUAINTANCE WITH TENDER DOCUMENTS

By submission of a tender, the contractor shall be deemed to have acquainted himself with the contract documents, local requirements and laws and all aspects of the work envisaged in the documents, prior to pricing and submission of a tender. It is of vital importance that the tenderers visit the site prior to the submission of a tender to study conditions on site. No claim resulting from failure to comply with any of the above will be entertained.

3. CONTRACT DOCUMENTS

The contract documents shall comprise:

- * This tender enquiry document, bills of quantities and its annexures.
- * All architectural drawings, to be read in conjunction with the bills of quantities:

4. BILLS OF QUANTITIES

These bills of quantities contain pages numbered consecutively as indicated in the Index. Before the contractor submits his tender he should check the number of pages, and if any are found to be missing or duplicated, or the figures or writing indistinct, or the tender documents contain any obvious errors, he should apply to the quantity surveyors at once and have same rectified as no liability whatsoever will be admitted by the quantity surveyors in respect of errors in a tender due to the foregoing.

On no account should these documents be used for placing orders for materials. The contractor may do so at his/ her own risk but shall not be reimbursed for additional costs incurred.

Unless a separate rate for the supply and for the installation of any items is specifically called

for, the supply and installation costs of any item shall be deemed to be fully included in the unit price.

5. MATERIAL AND LABOUR COST FLUCTUATIONS

Tenders shall be fixed i.e. inclusive of provision for material and labour cost fluctuations during the course of the works.

6. CONTRACT PERIOD

Building contract

Tenderers' attention is drawn to the fact that no physical start & completion dates have been put forward, it is required of the tenderers to propose a duration for this should the contract be awarded to them.

7. CONDITIONS TO BE OBSERVED IN TENDERING

7.1 Tenders shall include Value Added Tax

7.2 The quantity surveyors will notify the tenderers of the tender results

7.3 The lowest, or any, or portion of any tender will not necessarily be accepted.

7.4 All tenders must be entered on the form provided herein.

7.5 Tenders must hold good for ninety (90) calendar days from the tender closing date as stated herein.

7.6 All recipients of the tender document (whether they submit a tender or not) must treat the details of the document as private and confidential

7.7 The employer will not be responsible for, or pay for, expenses or losses, which may be incurred by any tenderer in the preparation of his tender.

8. TENDER INFORMATION

The employer may require additional information from the tenderer in order to evaluate the tender. The tenderer is required to provide such information if so required by the employer.

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
1	1		BILL NO. 1	H1	-		
1	1		PRELIMINARIESNOTES	H1	-		
1	1		i)The agreement is to be the JBCC Series 2000 Principal Building Agreement (Fifth Edition) prepared by the Joint Building Contracts Committee, July 2007		-		
1	1		ii)The preliminaries are to be the JBCC Series 2000 Preliminaries prepared by the Joint Building Contracts Committee, January 2001 edition and shall be deemed to be incorporated herein		-		
1	1		iii)Tenderers are referred to the abovementioned documents for the full intent and meaning of each clause thereof (hereinafter referred to by heading and clause number only) for which such allowance must be made as may be considered necessary		-		
1	1		iv)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		-		
1	1		v) Where any item is not relevant to this specific contract such item is marked N/A (signifying "not applicable")		-		
1	1		vi)If Alternative A as set out in clause B10.3 hereinafter is to be used for the adjustment of the preliminaries each item priced is to be allocated to one or more of the three categories, where "F" denotes a fixed amount (amount not to be varied), "V" denotes an amount variable in proportion to value and "T" denotes an amount in proportion to time		-		
1	1		-----		-		
1	1		SECTION A: PRINCIPAL BUILDING AGREEMENT		-		
1	1		Definitions (A1)	H3	-		
1	1	1	Definitions and interpretation (clause 1) Clause 1.1 : Shall be deemed to be amended as follows: BILLS OF QUANTITIES The words "Standard System of Measuring Building Work" to be substituted with the words "Standard System of Measuring Building Work - sixth edition (revised) - 1999" CONSTRUCTION GUARANTEE As amended means a guarantee at call in a fixed form obtained by the contractor from an institution approved by the Employer for the amount determined in terms of clause A14 THE CONTRACTOR SHALL PROVIDE Means that the contractor shall provide at his cost unless otherwise stated. F:..... V:..... T:.....	Item	1,00		
1	1		Objective and preparation (A2)	H3	-		
1	1	2	Offer acceptance and performance obligations (clause 2) F:..... V:..... T:.....	Item	1,00		
1	1		Preparation (A3-A14)	H3	-		
1	1	3	Documents and Principal Building Agreement (clause 3) F:..... V:..... T:.....	Item	1,00		
1	1	4	Design responsibility (clause 4)F:..... V:..... T:.....	Item	1,00		
1	1	5	Employer's agents (clause 5)F:..... V:..... T:.....	Item	1,00		
1	1	6	Subcontractor's site representative (clause 6) Clause 6.1 : Shall be deemed to be amended by the addition of the following: The representative who shall be named by the subcontractor prior to the signing of the contract, shall in the principal agent's opinion be a person who is experienced in the type of work falling under this contract and he shall not be removed from the site while remaining in the employ of the contractor without the principal agent's express written approval. F: V: T:.....	Item	1,00		
1	1	7	Compliance with laws and regulations (clause 7) Clause 7.1 : Shall be deemed to be amended by the addition of the following : The fees for passing of plans will be paid directly by the Employer to the authorities and such fees are not included in these Bills of Quantities. No discount, percentage or profit on such fees will be allowed to the contractor. Without limiting the generality of the provisions of clause 7.0, the contractor's attention is drawn to the provisions of the Construction Regulations, 2003 issued in terms of the Occupational Health and Safety Act, 1993. It is specifically stated that the Employer shall prepare a documented health and safety specification for the works and that the Employer shall ensure that the contractor has made provision for the cost of health and safety measures during the execution of the works. The contractor shall price opposite this item for compliance with the Act and the regulations and the reasonable provisions of the aforementioned health and safety specifications F:..... V:..... T:.....	Item	1,00		
1	1	8	N/S works risk (clause 8) F:..... V:..... T:.....	Item	1,00		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
1	1	9	Indemnities (clause 9) F:..... V:..... T:.....	Item	1,00		
1	1	10	General insurances (clause 10) Clause 10.0 : Shall be deemed to be amended by the addition of the following: Clause 10.5 : Subject to the conditions of and in accordance with the parameters set out in Annexure D (to be found at the back of these Bills of Quantities), the Employer will effect and maintain for the duration of the contract all insurance policies under this clause. Clause 10.6 : The tenderer must study Annexure D referred to above and shall effect any insurance aspects excluded in Annexure D but nevertheless required to be effected in terms of this clause and shall allow opposite this item for any premiums, costs and charges in connection therewith for any other onus or responsibility placed on the contractor in terms of Annexure D. (See also clauses C25 and C26) F:..... V:..... T:.....	Item	1,00		
1	1	11	Special insurances (clause 11) F:..... V:..... T:.....	Item	1,00		
1	1	12	Effecting insurance (clause 12) F:..... V:..... T:.....	Item	1,00		
1	1	13	Assignment (clause 13) F:..... V:..... T:.....	Item	1,00		
1	1	14	Security (clause 14) Clause 14.1 : Shall be deleted in its entirety and replaced with: The subcontractor shall provide the security in terms of 14.4. Such security shall be provided to the Employer in the form of a performance bond as set out in Annexure A to be found in the back of this document or in a form approved by the principal agent before signing of the contract. such security shall be provided to the Employer within fourteen (14) calendar days of written acceptance of the contractor's tender. Clause 14.3.1 : Shall be deemed to be amended as follows : The subcontractor shall furnish the Employer with a cash deposit equal in value to ten percent (10%) of the contract sum. Clause 14.3.2 : Shall be deleted in its entirety Clause 14.3.3 : Shall be deemed to be amended as follows: Within twenty-one (21) calendar days of the date of final completion of the works, the Employer shall refund the amount so retained to the contractor. Clause 14.4.1 : Shall be deemed to be amended as follows: The words "five percent (5%)" to be substituted with the words ten percent (10%)". Clause 14.4.3 : Shall be deemed to be amended as follows: The words "practical completion" to be substituted with the words "final completion". F:..... V:..... T:.....	Item	1,00		
1	1		Execution (A15-A23)	H3	-		
1	1	15	Preparation for and execution of the N/S works (clause 15) F:..... V:..... T:.....	Item	1,00		
1	1	16	Site and access (clause 16) Known services - There are existing water, soil drainage, stormwater, electrical services, telephone services, etc serving the existing buildings on the site . The subcontractor shall make himself acquaint with the position of all such reticulation before any work likely to affect the existing services is commenced. The subcontractor will be held responsible for damage caused to existing services and any damage caused by or arising out of the subcontractor's operations shall be made good at his own expense. The provision by the Engineer of any drawings or other information indicating the position of any existing services shall in no way relieve the subcontractor of his obligation hereunder to acquaint himself with the position of all existing services nor of his liability for damage to such services. If a service has to be disconnected, the proposed relocated new service should be first installed and completed before the change over from the existing to the new service should be first installed and completed before the change over from the existing to the new service takes place. Any discontinuation of existing services and consequential damage and loss to shop owners will be for the account of the contractor. The appropriate time for disconnection of existing services and connecting up newly installed services shall be agreed well in advance with centre management, shop owners and the contractor. Protection of trees - Prior to the subcontractor commencing work on site, the subcontractor shall agree with the Principal Agent which trees and shrubs are to be protected against damage. These trees or shrubs shall be marked in an approved manner and plotted onto a site plan which is to be signed by both the Principal Agent and the subcontractor. The subcontractor shall be solely responsible for protecting these trees or shrubs during the contract period and will be charged the sum of R 40	Item	1,00		
1	1	17	Contractor's instructions (clause 17) F:..... V:..... T:.....	Item	1,00		
1	1	18	Setting out of the N/S works (clause 18) The subcontractor shall notify the principal agent of any encroachments of adjoining and/or existing foundations, buildings, structures, pavements, boundaries, etc in order that the necessary arrangements may be made for the rectification of any such encroachments F:..... V:..... T:.....	Item	1,00		
1	1	19	No Clause (clause 19) F:..... V:..... T:.....	Item	1,00		
1	1	20	Contractor's attendance (clause 20) F:..... V:..... T:.....	Item	1,00		
1	1	21	Subcontractor's plant and services (clause 21) F:..... V:..... T:.....	Item	1,00		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
1	1	22	Other subcontractors (clause 22) F:..... V:..... T:.....	Item	1,00		
1	1		Completion (A23-A30)	H3	-		
1	1	23	Interim completion (Clause 23) F:..... V:..... T:.....	Item	1,00		
1	1	24	Practical completion (clause 24) The subcontractor shall not receive any mark-up for overheads and profit on any omission of tenant installation work or tenant installation work by others. Claims of loss of profit shall not be entertained F:..... V:..... T:.....	Item	1,00		
1	1	25	Works completion (clause 25)F:..... V:..... T:.....	Item	1,00		
1	1	26	Final completion (clause 26)F:..... V:..... T:.....	Item	1,00		
1	1	27	Latent defects liability period (clause 27) Clause 27.0 : Shall be deemed to be amended by the addition of the following: Clause 27.4 : Nothing in terms of the latent defects liability period shall be construed so as to restrict or to remove in any way the subcontractor's liability for any latent or patent defects and any insufficiencies in the works or materials nor to prescribe the Employer's common law of rights in any way Clause 27.5 : The subcontractor shall be obliged to attend to defects during the maintenance period on a progressive basis. i.e as defects manifest themselves he will be required to make good as reasonably possible to the satisfaction of the principal agent. The subcontractor will not be permitted to wait until the amount of defects accumulates in order to attend to a comprehensive list of defects. F:..... V:..... T:.....	Item	1,00		
1	1	28	Sectional completion (clause 28)F:..... V:..... T:.....	Item	1,00		
1	1	29	Revision of date of practical completion (clause 29)Clause 29.1.1 : Shall be replaced in its entirety and replaced by the following :Inclement weather shall be defined as weather in excess of the average recorded for the past 10 (ten) years by the nearest commonly recognised weather bureau in the region of the project.The subcontractor shall be deemed to have allowed in his programme for the works and opposite this item or in his rates, for the cost of all delays as a result of weather conditions which are average or below that recorded as described above.Furthermore, the subcontractor shall also have been deemed to have allowed in his programme for the works and opposite this item or in his rates, for the cost of the loss of five (5) working days lost on the critical path of the programme due to delays as a result of inclement weather as defined above. The above float which is included in the contractor's programme may also be used for any other critical path delays which the contractor may become entitled to, at the sole discretion of the principal agent.Each claim for delays as a result of inclement weather shall be made to the principal agent within seven (7) days of the occurrence thereof, failing which no delays shall be recorded.Clause 29.1.6 : Shall be deleted in its entiretyClause 29.2.6 : Shall be deleted in its entiretyThe following clauses shall be deemed to be added to clause 29.0 :Clause 29.9 : Revision to the date for practical completion shall only be considered when work on the critical path of the agreed programme for the works is delayed.Clause 29.10 : Irrespective of whether or not the principal agent rules that the subcontractor is entitled to an extension of time or a revision of the date for practical completion, the principal agent shall nevertheless, at any time, be entitled to instruct the contractor in writing to accelerate the progress of the remaining works to ensure that the works are completed	Item	1,00		
1	1	30	Damages for nonperformance (clause 30) F:..... V:..... T:.....	Item	1,00		
1	1		Payment (A31 - A35)	H3	-		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
1	1	31	Interim payment (clause 31) Clause 31.8.1 , 31.8.2 , 31.8.3 and 31.8.4 : Shall be deleted in its entirety and replaced by the following: Clause 31.8.1 : Ninety percent (90%) of such value in interim payment certificates issued, excluding any portion of the works and materials embraced in a selected sub-contract, until such time as the amount retained equals five percent (5%) of the contract sum less any provisional sums included in the contract sum for which sub-contractors may be selected and ninety percent (90%) of such value in interim payment certificates issued in respect of any portion of the works embraced in a selected sub-contract until such time as the amount retained in respect of such selected sub-contract equals five percent (5%) of the sub-contract sum. Clause 31.8.2 : Shall be deleted in its entirety and replaced by the following: Upon the issue of the certificate for practical completion of the works, one half of the amounts retained under clause 31.8.1 Clause 31.8.3 : Shall be deleted in its entirety and replaced by the following: Upon the issue of a pen-ultimate certificate, such sum as the principal agent shall determine, but not exceeding the amount retained under clause 31.8.2 Clause 31.8.4 : Shall be deleted in its entirety and replaced by the following: The balance shall be included for payment in the principal agent's final certificate to the extent to which it does not exceed the balance still due on the value of the works stated in that certificate. Clause 31.8.5 : Notwithstanding anything to the contrary that may be implied in this clause or elsewhere, the contractor must take cognisance of the fact that two and a half percent (2,5%) of the value of all work done outside the boundaries of the site will be retained for a period of twelve (12) calendar months. Clause 31.9 : Shall be deemed to be amended as follows: The words "seven (7) calendar days" to be substituted with the words "fourteen (14) calendar days"	Item	1,00		
1	1	32	Adjustment to the N/S Contract value (clause 32) Clause 32.5.3: Shall be deleted in its entirety Clause 32.5.4: Shall be deleted in its entirety Clause 32.13 : Shall be deleted in its entirety and replaced by the following: The contract sum shall not be adjusted in terms of Contract Price Adjustments (CPAP) - i.e the contract sum to be a fixed price. The subcontractor is reminded that escalations in building costs will not be applicable on the nominated/selected sub-contractors work (Provisional Sums) and that he must allow , if necessary, only for escalations of the work as reflected in these Bills of Quantities and shall be for the account of the subcontractor. All fluctuations in costs with the exception of fluctuations in the rate of Value Added Tax (VAT), shall be for the account of the subcontractor F:..... V:..... T:.....	Item	1,00		
1	1	33	Recovery of expense and loss (clause 33) Clause 33.1.4 : Shall be deleted in its entirety F:..... V:..... T:.....	Item	1,00		
1	1	34	N/S Final account and final payment (clause 34) Clause 34.10 : Shall be deemed to be amended as follows: The words "seven (7) calendar days" to be substituted with the words "fourteen (14) calendar days" Clause 34.11 : Shall be deleted in its entirety F:..... V:..... T:.....	Item	1,00		
1	1	35	Direct payment to sub contractor (clause 35) F:..... V:..... T:.....	Item	1,00		
1	1		Termination (A36-A39)	H3	-		
1	1	36	Termination by contractor - subcontractor's default (clause 36) F:..... V:..... T:.....	Item	1,00		
1	1	37	Termination by contractor - loss and damage (clause 37) F:..... V:..... T:.....	Item	1,00		
1	1	38	Suspension or termination by subcontractor-contractor's/employer's fault F:..... V:..... T:.....	Item	1,00		
1	1	39	Termination - cessation of the works (clause 39) Clause 39.1 : Shall be deemed to be amended as follows: The words "ninety (90)" to be substituted with the words "thirty (30)" and the words "one hundred and twenty (120)" to be substituted with the words sixty (60)" F:..... V:..... T:.....	Item	1,00		
1	1		Dispute (A40)	H3	-		
1	1	40	Settlement of disputes (clause 40) F:..... V:..... T:.....	Item	1,00		
1	1		Contract variables (A41)	H3	-		
1	1	41	The schedule: Pre-tender information (clause 41) F:..... V:..... T:.....	Item	1,00		
1	1		Information necessary for completion of those clauses contained in the schedule which are necessary for tender purposes is given hereunder		-		
1	1		41.1.1 Employer: Waterberg TVET College Postal address: Postnet Suite #59 Private X2449 Mokopane, 0600 Tel: 015 492 9000 Fax: 015 492 9042 E-mail: Physical Address: Cnr Totius & Hooge Streets Mokopane 0600		-		
1	1		41.1.2 Principal Agent: Komaru Consulting Engineer's Postal address: The Office Park 107, 89 Hans Van Rensburg Street, Polokwane, 0699 Tel: 015 023 0838 Fax: N/a E-mail: admin@komaru.co.za		-		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
1	1		41.1.3 Agents service:Architect Postal address: The Office Park 107, 89 Hans Van Rensburg Street, Polokwane, 0699 Tel:015 023 0838.Fax: <input type="checkbox"/> n/a E-mail:admin@komaru.co.za		-		
1	1		41.1.4 Agents service: Quantity Surveyor Postal address: The Office Park 107, 89 Hans Van Rensburg Street, Polokwane, 0699 Tel:015 023 0838.Fax: <input type="checkbox"/> n/a E-mail:admin@komaru.co.za		-		
1	1		41.1.5 Agents service:Structural & Civil Engineer Postal address: The Office Park 107, 89 Hans Van Rensburg Street, Polokwane, 0699 Tel:015 023 0838.Fax: <input type="checkbox"/> n/a E-mail:admin@komaru.co.za		-		
1	1		41.1.6 Agents service: Electrical Engineer Postal address: The Office Park 107, 89 Hans Van Rensburg Street, Polokwane, 0699 Tel:015 023 0838.Fax: <input type="checkbox"/> n/a E-mail:admin@komaru.co.za		-		
1	1		41.2 CONTRACT DETAILS 41.2.1 Works Description: The construction & completion of 50 Unit Chicken Abattoir including all related external works		-		
1	1		41.2.2 Site Description: Cnr Totius & Hooge Streets, Waterberg TVET College		-		
1	1		41.2.3 Work or installations by direct contractors:		-		
1	1		41.2.4 This agreement is for a government contract: yes		-		
1	1		41.2.5 Date on which possession of the site is intended to be given: TBC		-		
1	1		41.2.6 Period for the commencement of the works after the contractor takes possession of the site 1 working days		-		
1	1		41.2.7 Completion in sections are required No		-		
1	1		41.2.8Intended date of practical completion and the penalty per calendar day for the works as a whole:Date: TBA <input type="checkbox"/> Penalty <input type="checkbox"/> Amount: R2000		-		
1	1		Intended dates of practical completion where sectional completion is required and the penalty per calendar day for the works in sections: <input type="checkbox"/>		-		
1	1	42	41.2.9 Arbitration rules (if applicable) F:..... V:..... T:.....	Item	1,00		
1	1	43	41.2.10 The law applicable to this agreement shall be that of ?F:..... V:..... T:.....	Item	1,00		
1	1		41.3 INSURANCES	H3	-		
1	1	44	41.3.2 Contract works insurance to be effected by Contractor For the sum of: With a deductible of: Supplementary insurance is requiredYesF:..... V:..... T:.....	Item	1,00		
1	1	45	41.3.3 Public liability insurance to be effected by ContractorFor the sum of: With a deductible of: TBAE:..... V:..... T:.....	Item	1,00		
1	1		41.4 DOCUMENTS 41.4.1 Waivers of contractors lien is required Yes		-		
1	1		41.4.2 Number of construction document copies to be supplied free of charge: 1 <input type="checkbox"/>		-		
1	1		41.4.3 Bills of quantities/schedule of rates drawn up in accordance with: Standard System of Measuring Builders Work 1999 as amended.		-		
1	1		41.4.4 On acceptance of the tender the bills of quantities/lump sum document is to be submitted within working days		-		
1	1		41.4.5 JBCC Engineering General Conditions are to be included in the documents: No		-		
1	1		41.4.6 The contract value is to be adjusted using CPAP No		-		
1	1		41.4.7 Details of changes made to the provision of JBCC standard documentation: A1, A3, A6, A7, A10, A14, A15, A17, A18, A27, A29, A31, A32, A33, A34, A38 and A39		-		
1	1	46	Contractual agreement (Clause 42) 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 F:..... V:..... T:.....	Item	1,00		
1	1		SECTION B: ADDITIONAL PRELIMINARY CLAUSES		-		
1	1		Where it has not been appropriate to place exceptional items under section A, these have been included under this section		-		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
1	1		B1: Subcontractors plant and services	H3	-		
1	1	47	All necessary power required by the sub-contractor, to complete the relevant works, must be provided for by the sub-contractor F:..... V:..... T:.....	Item	1,00		
1	1	48	All scaffolding required by the sub-contractor, to complete the relevant works, must be provided for by the contractor F:..... V:..... T:.....	Item	1,00		
1	1		B2: Pricing of bills of quantities	H3	-		
1	1	49	The sub-contractor is requires to price, in the document, the relevant Preliminaries and Genereal (P&G) items, required to complete the works F:..... V:..... T:.....	Item	1,00		
1	1		B3: Nature of the project	H3	-		
1	1	50	The sub-contractor must familiarize himself with all the relevant local conditions pertaining to South Africa F:..... V:..... T:.....	Item	1,00		
1	1	51	The sub-contractor must famaliarize himself with the logistics pertaining to each site and take cognizance of the restrictive conditions F:..... V:..... T:.....	Item	1,00		
1	1		B4: Health and Safety requirements	H3	-		
1	1	52	The sub-contractor must famaliarize himself with all the relevant Health & Safety requirements and Enviromental aspects relating to this project F:..... V:..... T:.....	Item	1,00		
1	1		B5: Community Liaison Officer	H3	-		
1	1	53	The contractor shall allow for the appointment of a community Liaison Officer (CLO) to act as a facilitator between the local community and the contractor for the full duration of the contract. The CLO's remuneration and all associated costs shall be borne by the contractor. F:..... V:..... T:.....	Item	1,00		
1	1		Carried to Final Summary				
1	1				-		
2	1		BILL NO 1	H1	-		
2	1		EARTHWORKS (PROVISIONAL)	H1	-		
2	1		PREAMBLES	H2	-		
2	1		The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2008 Edition) and to the Supplementary Preambles which are incorporated in this Bill.		-		
2	1		NOTE:	H3	-		
2	1		This document must be read and familiarised with in conjunction with the Architects' & Engineers' drawings as annexed to this document and tenderers must make allowance in their rates for these specifications. No claims arising out of failure to do so will be entertained.		-		
2	1		These bills are measured based on the Standard System of Measuring Builder's Work 1999 Sixth Edition (Revised). No claims will be entertained for items not covered by the afore mentioned document		-		
2	1		The contractor is advised to be in constant communication with the quantity surveyor during the course of the tender process and/or project with regards to the following: 1. Tender drawings versus the Tender bills of quantities - Should there be a discrepancy between the tender drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 2. Construction drawings versus the Tender bills of quantities - Should there be a discrepancy between the construction drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 3. Site Instructions - The quantity surveyor together with the principal agent shall be notified immediately of any site instructions or potential costs in accordance to the contract. No claims or costs arising out of not adhering to the above will be entertained.		-		
2	1		SUPPLEMENTARY PREAMBLES	H2	-		
2	1		Protection of works	H3	-		
2	1		Please note that all existing works, finishes, etc. are to be protected to the satisfaction of the principal agent and that tenderers should allow in their rates for such protection.		-		
2	1		Definitions	H3	-		
2	1		The descriptions and units of quantities below are measured generally in terms to suit this project. Where these descriptions and units are in conflict with the payment provisions of SABS 1200, the descriptions and units as measured below shall apply and no claims in this regard shall be entertained. Should the tenderer have any queries, he should clarify same with either the engineer or quantity surveyor prior to submission of tender. Silence on any issue will be deemed to be acceptance thereof.		-		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
2	1		Blasting	H3	-		
2	1		No Guarantee is given or implied that blasting will be allowed, but should this method of removal be necessary and permissible, the contractor shall assume all responsibility and comply with all the conditions laid down in the Government and Local Government regulation and it should allow for current construction work on the neighbouring property.		-		
2	1		Dump site	H3	-		
2	1		Where "remove from" or "spoil" occurs in items it shall include for all loading, offloading and carting away from the site to a suitable dumping site to be found by the contractor and the contractor shall pay all fees, etc in this regard.		-		
2	1		Carting away of excavated material	H3	-		
2	1		Descriptions of carting away of excavated material shall be deemed to include loading excavated material onto trucks directly from the excavations or, alternatively, from stock piles situated on the building site.		-		
2	1		Imported filling	H3	-		
2	1		Descriptions of imported filling material shall be deemed to include loading material onto trucks from borrow pits or suppliers and hauled and deposited onto the site.		-		
2	1		Bulking	H3	-		
2	1		No allowance has been made in the measurements for bulking and no claims in this regard shall be entertained.		-		
2	1		Project specifications	H3	-		
2	1		Refer to the Project Specifications on the Engineer's drawings.		-		
2	1		Classes of excavation	H3	-		
2	1		Classes 3.1.2(b), (d) and (e) will be deemed not to apply to this contract. All excavations will be classified by the Engineer as: Soft and intermediate excavation as soft excavation Hard rock excavations, which will include unweathered boulders exceeding 20m ³ , and will also include reinforced concrete footing which, in the Engineer's opinion, cannot be removed as part of normal excavations.		-		
2	1		Prescribed density tests on filling	H3	-		
2	1		Prescribed density testing is only to be done on written request from Engineer. Provision for normal density tests must be included in the filling or compaction items.		-		
2	1		Water, etc.	H3	-		
2	1		The Contractor shall allow in his rates for watering the works with a jet or spray from a hose sufficiently to prevent any nuisance from dust.		-		
2	1		Damage to persons or property	H3	-		
2	1		The Contractor will be held responsible for any damage to persons or property by virtue of his operations and is responsible for providing all necessary barriers, signs, etc.		-		
2	1		Visit the site	H3	-		
2	1		Tenderers are advised to visit the site before submitting this tender and to acquaint themselves with the nature and extent of the work to be done and value of recoverable materials which are not to be re-used or handed over to the client. Claims due to the fact that the Tenderers have not visited the site shall not be entertained.		-		
2	1			UL	-		
2	1		SITE CLEARANCE ETC	H2	-		
2	1		Site clearance	H3	-		
2	1	1	Digging up and removing rubbish, debris, vegetation, hedges, shrubs and trees not exceeding 200mm girth, bush, etc	m2	440,00		
2	1	2	Stripping average 150mm thick layer of top soil and spoil to a dumping site to be located by the contractor.	m3	66,00		
2	1		Keeping excavations free of water	H3	-		
2	1	3	Keeping excavations free of water.	Item	1,00		
2	1		EXCAVATIONS IN STRATA OF A MORE DIFFICULT CHARACTER	H2	-		
2	1		Extra over bulk excavation in earth for excavation in	H3	-		
2	1	4	Hard rock	m3	3,00		
2	1		FILLING ETC	H2	-		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
2	1		Imported G5 fill layer material in 150mm thick layers compacted to 95% modified AASHTO density.	H3	-		
2	1	5	To form platforms, etc.	m3	132,00		
2	1		Compaction of surfaces.	H3	-		
2	1	6	Rip up and scarify ground surfaces under floors for a depth of 150mm, breaking down oversize material, including taking up a maximum tolerance of 50mm and adding suitable material where necessary and carting away where necessary and compacting to 93% Mod AASHTO density.	m2	440,00		
2	1		Extra over prescribed density tests on filling	H3	-		
2	1	7	"Modified AASHTO Density" test.	No	4,00		
			Carried Forward to Summary of Section No. 2				
2	1				-		
2	2		BILL NO 2	H1	-		
2	2		FOUNDATIONS (PROVISIONAL)	H1	-		
2	2		PREAMBLES	H2	-		
2	2		The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2008 Edition) and to the Supplementary Preambles which are incorporated in this Bill.		-		
2	2		NOTE:	H3	-		
2	2		This document must be read and familiarised with in conjunction with the Architects' & Engineers' drawings as annexed to this document and tenderers must make allowance in their rates for these specifications. No claims arising out of failure to do so will be entertained.		-		
2	2		These bills are measured based on the Standard System of Measuring Builder's Work 1999 Sixth Edition (Revised). No claims will be entertained for items not covered by the afore mentioned document		-		
2	2		The contractor is advised to be in constant communication with the quantity surveyor during the course of the tender process and/or project with regards to the following: 1. Tender drawings versus the Tender bills of quantities - Should there be a discrepancy between the tender drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 2. Construction drawings versus the Tender bills of quantities - Should there be a discrepancy between the construction drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 3. Site Instructions - The quantity surveyor together with the principal agent shall be notified immediately of any site instructions or potential costs in accordance to the contract. No claims or costs arising out of not adhering to the above will be entertained.		-		
2	2		SUPPLEMENTARY PREAMBLES	H2	-		
2	2		Definitions	H3	-		
2	2		The descriptions and units of quantities below are measured generally in terms to suit this project. Where these descriptions and units are in conflict with the payment provisions of SABS 1200, the descriptions and units as measured below shall apply and no claims in this regard shall be entertained. Should the tenderer have any queries, he should clarify same with either the engineer or quantity surveyor prior to submission of tender. Silence on any issue will be deemed to be acceptance thereof.		-		
2	2		Blasting	H3	-		
2	2		No Guarantee is given or implied that blasting will be allowed, but should this method of removal be necessary and permissible, the contractor shall assume all responsibility and comply with all the conditions laid down in the Government and Local Government regulation and it should allow for current construction work on the neighbouring property.		-		
2	2		Dump site	H3	-		
2	2		Where "remove from" or "spoil" occurs in items it shall include for all loading, offloading and carting away from the site to a suitable dumping site to be found by the contractor and the contractor shall pay all fees, etc in this regard.		-		
2	2		Carting away of excavated material	H3	-		
2	2		Descriptions of carting away of excavated material shall be deemed to include loading excavated material onto trucks directly from the excavations or, alternatively, from stock piles situated on the building site.		-		
2	2		Imported filling	H3	-		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
2	2		Descriptions of imported filling material shall be deemed to include loading material onto trucks from borrow pits or suppliers and hauled and deposited onto the site.		-		
2	2		Protection against termites and ants	H3	-		
2	2		The ground under surface beds, trenches & holes, shall be poisoned with an approved registered soil poisoning material of the chlordane or aldrin type mixed with water and applied at the rate of not less than 5 litres of solution per square metre, care being taken to apply the solution uniformly over the whole surface. The concentration of the solution shall be in accordance with the manufacturer's instructions and to the approval of the Representative / Agent. The poison and poisoning shall comply with SABS 0124.		-		
2	2		Bulking	H3	-		
2	2		No allowance has been made in the measurements for bulking and no claims in this regard shall be entertained.		-		
2	2		Project specifications	H3	-		
2	2		Refer to the Project Specifications on the Engineer's drawings.		-		
2	2		Classes of excavation	H3	-		
2	2		Classes 3.1.2(b), (d) and (e) will be deemed not to apply to this contract. All excavations will be classified by the Engineer as: Soft and intermediate excavation as soft excavation Hard rock excavations, which will include unweathered boulders exceeding 20m ³ , and will also include reinforced concrete footing which, in the Engineer's opinion, cannot be removed as part of normal excavations.		-		
2	2		Prescribed density tests on filling	H3	-		
2	2		Prescribed density testing is only to be done on written request from Engineer. Provision for normal density tests must be included in the filling or compaction items.		-		
2	2			UL	-		
2	2		EXCAVATIONS	H2	-		
2	2		Excavation in earth not exceeding 2m deep below natural, elevated or reduced ground level for	H3	-		
2	2	1	Trenches and holes for thickening under surface beds etc	m3	5,00		
2	2	2	Hand excavations	m3	6,00		
2	2	3	Raft Foundations	m3	52,00		
2	2		EXCAVATIONS IN STRATA OF A MORE DIFFICULT CHARACTER	H2	-		
2	2		Extra over trench and hole excavations in earth for excavation in:	H3	-		
2	2	4	Hard rock	m3	3,00		
2	2		Extra over all excavations for carting away.	H3	-		
2	2	5	Surplus material from excavations and/or stock piles on site to a dumping site to be located by the contractor.	m3	62,00		
2	2		Risk of collapse of excavations.	H3	-		
2	2	6	Sides of trench and hole excavations not exceeding 1,5m deep.	m2	208,00		
2	2		Keeping excavations free of water	H3	-		
2	2	7	Keeping excavations free of water.	Item	1,00		
2	2		FILLING ETC	H2	-		
2	2		Imported G5 fill layer material in 150mm thick layers compacted to 95% modified AASHTO density.	H3	-		
2	2	8	Below ramps, steps, etc.	m3	6,00		
2	2		Imported sand blinding below surface beds, paving, etc.	H3	-		
2	2	9	To form platforms, etc.	m3	12,00		
2	2		Compaction of surfaces.	H3	-		
2	2	10	Compaction of ground surfaces under trenches and holes to 90% Mod AASHTO density.	m2	65,00		
2	2	11	Rip up and scarify ground surfaces under floors for a depth of 150mm, breaking down oversize material, including taking up a maximum tolerance of 50mm and adding suitable material where necessary and carting away where necessary and compacting to 95% Mod AASHTO density.	m2	293,00		
2	2		Prescribed density tests on filling.	H3	-		
2	2	12	"Modified AASHTO Density" test.	No	2,00		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
2	2		SOIL POISONING	H2	-		
2	2		Soil insecticide	H3	-		
2	2	13	To bottoms and sides of trenches etc.	m2	273,00		
2	2	14	Under floors etc, including forming and poisoning shallow furrows against foundation walls etc, filling in furrows and ramming.	m2	293,00		
2	2		CONCRETE, FORMWORK AND REINFORCEMENT	H2	-		
2	2		SUPPLEMENTARY PREAMBLES	H2	-		
2	2		Refer to the Preambles in the Concrete, Formwork and Reinforcement bills contained in this document		-		
2	2		UNREINFORCED CONCRETE CAST AGAINST EXCAVATED SURFACES	H2	-		
2	2		15MPa/20mm concrete	H3	-		
2	2	15	Surface blinding under footings and bases	m3	3,00		
2	2		REINFORCED CONCRETE CAST AGAINST EXCAVATED SURFACES	H2	-		
2	2		TEST CUBES	H2	-		
2	2	16	Allow for preparing a set of three concrete strength test cubes, each size 150 x 150 x 150mm, sending them to an approved independent testing laboratory for testing and paying all charges in connection therewith. (Provisional)	No	5,00		
			Carried Forward to Summary of Section No. 2				
2	2				-		
2	3		BILL NO 3	H1	-		
2	3		CONCRETE, FORMWORK AND REINFORCEMENT (PROVISIONAL)	H1	-		
2	3		PREAMBLES	H2	-		
2	3		The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2008 Edition) and to the Supplementary Preambles which are incorporated in this Bill.		-		
2	3		NOTE:	H3	-		
2	3		This document must be read and familiarised with in conjunction with the Architects' & Engineers' drawings as annexed to this document and tenderers must make allowance in their rates for these specifications. No claims arising out of failure to do so will be entertained.		-		
2	3		These bills are measured based on the Standard System of Measuring Builder's Work 1999 Sixth Edition (Revised). No claims will be entertained for items not covered by the afore mentioned document		-		
2	3		The contractor is advised to be in constant communication with the quantity surveyor during the course of the tender process and/or project with regards to the following: 1. Tender drawings versus the Tender bills of quantities - Should there be a discrepancy between the tender drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 2. Construction drawings versus the Tender bills of quantities - Should there be a discrepancy between the construction drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 3. Site Instructions - The quantity surveyor together with the principal agent shall be notified immediately of any site instructions or potential costs in accordance to the contract. No claims or costs arising out of not adhering to the above will be entertained.		-		
2	3		SUPPLEMENTARY PREAMBLES	H2	-		
2	3		Protection of works	H3	-		
2	3		Please note that all existing works, finishes, etc. are to be protected to the satisfaction of the principal agent and that tenderers should allow in their rates for such protection.		-		
2	3		Project specification	H3	-		
2	3		5.1.1 "Only CEM I 42,5 (Portland cement) or CEM II/A-V 42,5 (Portland fly ash cement) or CEM II/A-S 42,5 (Portland slag cement) or CEM II/B-S 42,5 (Portland slag cement) according to SANS 50197-1 (SABS ENV 197-1), may be used. The cement may not consist of more than 20% siliceous fly ash or 30% granulated blast furnace slag, blended with the Portland Cement. Should the contractor wish to use any other type of cement, he shall obtain the engineer's prior written approval." No industrial waste from industrial facilities co-fired with hazardous waste may be used.		-		
2	3		Tolerance	H3	-		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
2	3		Tolerance shall be based on Accuracy Degree II as described on the particular section		-		
2	3		Cost of tests	H3	-		
2	3		The costs of making, storing and testing of concrete test cubes as required under clause 7 "Tests" of SABS 1200 G shall include the cost of providing cube moulds necessary for the purpose, for testing costs and for submitting reports on the tests to the architect. The testing shall be undertaken by an independent firm or institution nominated by the contractor to the approval of the architect. (Test cubes are measured separately)		-		
2	3		Breeze concrete shall consist of twelve parts clean dry furnace ash, free from coal or other foreign matter, to one part cement (12:1), the ash graded up to particles which will pass a 16,5mm ring from a minimum which fails to pass a 4,75mm mesh. The finer materials from the screening are to be first mixed with the cement into a mortar and the ash added afterwards and thoroughly incorporated		-		
2	3		Formwork	H3	-		
2	3		Description of formwork shall be deemed to include use and waste only (except where described as "left in" or "permanent"), for fitting together in the required forms, wedging, plumbing and fixing to true angles and surfaces as necessary to ensure easy release during stripping and for reconditioning as necessary before re-use		-		
2	3		The vertical strutting shall be carried down to such construction as is sufficiently strong to afford the required support without damage and shall remain in position until the newly constructed work is able to support itself.		-		
2	3		Formworks to soffits of solid etc shall be deemed to be slabs not exceeding 250mm thick unless otherwise described		-		
2	3		Formwork to sides of bases, pile caps, ground beams, etc will only be measured where it is prescribed by the engineer for design reasons. Formwork necessitated by irregularity or collapse of excavated faces will not be measured and the cost thereof shall be deemed to be included in the allowance for taking the risk of collapse of the sides of the excavations, provision for which is made in "Earthworks"		-		
2	3		Engineer's Specification	H3	-		
2	3		These bills of quantities are to be read in conjunction with the Engineer's specifications - See engineers drawings and project specification attached to this document and/or as specified on the relevant items.		-		
2	3			UL	-		
2	3		REINFORCED CONCRETE	H2	-		
2	3		20MPa/19mm concrete	H3	-		
2	3	1	Aprons cast in panels on waterproofing and laid to falls	m3	6,00		
2	3		25MPa/19mm concrete	H3	-		
2	3	2	Surface beds and thickenings cast in panels on waterproofing	m3	5,00		
2	3	3	Raft footings	m3	52,00		
2	3	4	Raft Topping cast in panels on waterproofing (measured elsewhere).	m3	22,00		
2	3		30MPa/19mm concrete	H3	-		
2	3	5	Slabs including beams, inverted beams.	m3	7,00		
2	3		TEST CUBES	H2	-		
2	3	6	Allow for preparing a set of three concrete strenght test cubes, each size 150 x 150 x 150mm, sending them to an approved independent testing laboratory for testing and paying all charges in connection therewith. (Provisional)	No	3,00		
2	3		CONCRETE SUNDRIES	H2	-		
2	3		Finishing top surfaces of concrete smooth with a power float	H3	-		
2	3	7	Surface beds, etc	m2	221,00		
2	3	8	Slabs, etc	m2	24,00		
2	3		Finishing top surfaces of concrete smooth with a wood float/steel trowel	H3	-		
2	3	9	Aprons to falls, etc	m2	72,00		
2	3		Steel float	H3	-		
2	3	10	Tops of upstand beams, etc.	m2	7,00		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
2	3		Extra over the above for finishing top surfaces of concrete with a brush finish.	H3	-		
2	3	11	Ramps, aprons, etc.	m2	72.00		
2	3		Roof outlets (cast in):	H3	-		
2	3	12	Geberit 359.119.00.1 pluvia roof outlet 9L/S or equally approved	No	4.00		
2	3	13	160mm Vertical outlet cast on concrete	No	3.00		
2	3	14	160mm 45 Degree side outlet cast on concrete	No	3.00		
2	3		ROUGH FORMWORK (DEGREE OF ACCURACY II)	H2	-		
2	3		Rough formwork to sides of aprons	H3	-		
2	3	15	Edges, risers, ends and reveals not exceeding 300mm high or wide	m	60.00		
2	3		SMOOTH FORMWORK (DEGREE OF ACCURACY II)	H2	-		
2	3		Smooth formwork exceeding 3.5m and not exceeding 5m high above bearing level, to:	H3	-		
2	3	16	Edges, risers, ends and reveals not exceeding 300mm high or wide	m	31.00		
2	3	17	Soffits of slabs exceeding 250mm and not exceeding 500mm thick	m2	24.00		
2	3	18	Sides of inverted beams (above concrete)	m2	5.00		
2	3	19	Sides and soffits of beams	m2	5.00		
2	3		SUNDRY FORMWORK	H2	-		
2	3		Boxing in smooth formwork to form:	H3	-		
2	3	20	20 x 20mm Horizontal chamfer at corners.	m	63.00		
2	3		MOVEMENT JOINTS ETC.	H2	-		
2	3		Expansion joints with Jointex between vertical concrete and brickwork surfaces.	H3	-		
2	3	21	15mm Joints not exceeding 300mm high or wide.	m	60.00		
2	3		Saw cut joints	H3	-		
2	3	22	50 x 3mm Saw cut joints in top of concrete	m	60.00		
2	3	23	50 x 3mm Saw cut joints in top of screeds	m	60.00		
2	3	24	1:6 Sand and cement grouting to 3mm wide x 50mm deep saw cut grooves in surface beds.	m	60.00		
2	3		REINFORCEMENT (PROVISIONAL)	H2	-		
2	3		Steel reinforcement to structural concrete work	H3	-		
2	3	25	Steel reinforcing bars in structural concrete	t	7.01		
2	3		High tensile steel dowel bars.	H3	-		
2	3	26	16mm Diameter mild steel Y bars on stools to thickenings	t	0.28		
2	3		Fabric reinforcement	H3	-		
2	3	27	Type 193 fabric reinforcement in concrete surface beds laid to falls, etc.	m2	72.00		
2	3	28	Type 617 fabric reinforcement in concrete surface beds, etc.	m2	221.00		
2	3		Carried Forward to Summary of Section No. 2				
2	3				-		
2	4		BILL NO 4	H1	-		
2	4		PRECAST CONCRETE (PROVISIONAL)	H1	-		
2	4		PREAMBLES	H2	-		
2	4		The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2008 Edition) and to the Supplementary Preambles which are incorporated in this Bill.		-		
2	4		NOTE:	H3	-		
2	4		This document must be read and familiarised with in conjunction with the Architects' & Engineers' drawings as annexed to this document and tenderers must make allowance in their rates for these specifications. No claims arising out of failure to do so will be entertained.		-		
2	4		These bills are measured based on the Standard System of Measuring Builder's Work 1999 Sixth Edition (Revised). No claims will be entertained for items not covered by the afore mentioned document		-		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
2	4		The contractor is advised to be in constant communication with the quantity surveyor during the course of the tender process and/or project with regards to the following: 1. Tender drawings versus the Tender bills of quantities - Should there be a discrepancy between the tender drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 2. Construction drawings versus the Tender bills of quantities - Should there be a discrepancy between the construction drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 3. Site Instructions - The quantity surveyor together with the principal agent shall be notified immediately of any site instructions or potential costs in accordance to the contract. No claims or costs arising out of not adhering to the above will be entertained.		-		
2	4		SUPPLEMENTARY PREAMBLES	H2	-		
2	4		Sizes	H3	-		
2	4		Blocks, sills, etc. measured linear shall be made in suitable lengths. Large size setting out drawings shall be prepared where necessary and submitted to the principal agent for approval before moulds are made		-		
2	4		General	H3	-		
2	4		Where kerbstones, blocks, etc. are laid in ground descriptions shall be deemed to include necessary excavation, filling in and ramming		-		
2	4		Protection of works	H3	-		
2	4		Please note that all existing works, finishes, etc. are to be protected to the satisfaction of the principal agent and that tenderers should allow in their rates for such protection.		-		
2	4		Samples	H3	-		
2	4		Samples of all precast concrete works shall be priced, delivered to site and provided to the principal agent for approval.		-		
2	4		Storage of materials on site	H3	-		
2	4		Mortar	H3	-		
2	4		The mortar materials shall be mixed dry until a uniform colour is attained. Water shall then be added and the mixture turned over until the ingredients are thoroughly incorporated. The mortar shall be produced in such quantities that no setting occurs before use. (Usually less than 2 hours). When cement mortar is mixed old mortar that has already set shall be removed from the mixer or the platform as such mortar may not be incorporated in a new batch. No water shall be added afterwards to improve workability		-		
2	4		Accuracy in building	H3	-		
2	4		Unless specified otherwise accuracy grade II shall apply as set out in SANS 10155.		-		
2	4			UL	-		
2	4		PRECAST WINDOW SILLS	H2	-		
2	4		Concrete "grey" sills in single lengths bedded in class I mortar including metal fixing lugs etc.	H3	-		
2	4	1	180mm wide x 40mm thick concrete window sills set flat and slightly projecting	m	4,00		
			Carried Forward to Summary of Section No. 2				
2	4				-		
2	5		BILL NO 5	H1	-		
2	5		MASONRY (PROVISIONAL)	H1	-		
2	5		PREAMBLES	H2	-		
2	5		The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2008 Edition) and to the Supplementary Preambles which are incorporated in this Bill.		-		
2	5		NOTE:	H3	-		
2	5		This document must be read and familiarised with in conjunction with the Architects' & Engineers' drawings as annexed to this document and tenderers must make allowance in their rates for these specifications. No claims arising out of failure to do so will be entertained.		-		
2	5		These bills are measured based on the Standard System of Measuring Builder's Work 1999 Sixth Edition (Revised). No claims will be entertained for items not covered by the afore mentioned document		-		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
2	5		The contractor is advised to be in constant communication with the quantity surveyor during the course of the tender process and/or project with regards to the following: 1. Tender drawings versus the Tender bills of quantities - Should there be a discrepancy between the tender drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 2. Construction drawings versus the Tender bills of quantities - Should there be a discrepancy between the construction drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 3. Site Instructions - The quantity surveyor together with the principal agent shall be notified immediately of any site instructions or potential costs in accordance to the contract. No claims or costs arising out of not adhering to the above will be entertained.		-		
2	5		SUPPLEMENTARY PREAMBLES	H2	-		
2	5		Protection of works	H3	-		
2	5		Please note that all existing works, finishes, etc. are to be protected to the satisfaction of the principal agent and that tenderers should allow in their rates for such protection.		-		
2	5		Joints	H3	-		
2	5		A 10mm clean joint must be left between the top surfaces of internal brick walls and the soffits of concrete slabs. Care must be taken to assure that no mortar, pieces of brick or any other objects exist in the joint		-		
2	5		Wire Ties	H3	-		
2	5		Descriptions of brickwork shall be deemed to include wire ties		-		
2	5		Face brickwork	H3	-		
2	5		Bricks shall be ordered timeously to obtain uniformity in size and colour. Descriptions of face brickwork shall be deemed to include pointing on all exposed surfaces.		-		
2	5		Samples	H3	-		
2	5		Samples of all masonry building units, except those for walls described as "load bearing", shall consist of a minimum of 6 units. Samples of building units to be used in walls described as "load bearing" shall consist of 30 units from every 30 000 units delivered to site.		-		
2	5		Storage of materials on site	H3	-		
2	5		Structural units delivered to the site shall be carefully unloaded by hand or crane, and placed on prepared areas free from clinker, ash or sulphate-bearing soils and in separate stacks according to strength. The stacks shall be protected from rain and arranged to allow free circulation of air. Cement shall be stored off the ground in a dry weatherproof structure to facilitate inspection and to permit the use of materials in the order of delivery. Sand shall be stored separately according to type and in such a way that it will not become contaminated.		-		
2	5		Treatment of masonry units	H3	-		
2	5		Burnt clay units with an initial water absorption rate that exceeds 1,8 kg/m2 min shall be wetted prior to laying to reduce the rate to between 0,7 and 1,8 kg/m2 min.		-		
2	5		Cleaning of facebrick	H3	-		
2	5		Cleaning of all face brick to be done with sugar soap. Remove surface contaminants using sugar soap solution - 500 g sugar soap powder dissolved in 5 litres water, or sugar soap liquid. All in strict accordance to manufacturers specifications. Washing of walls to be from bottom to top and to be done only with non-abrasive cloths. For stubborn contaminants use hot water in the above mix and a bristle broom or scrubbing brush. Rinse with tap water to remove all traces of sugar soap and allow to dry.		-		
2	5		Mortar	H3	-		
2	5		The mortar materials shall be mixed dry until a uniform colour is attained. Water shall then be added and the mixture turned over until the ingredients are thoroughly incorporated. The mortar shall be produced in such quantities that no setting occurs before use. (Usually less than 2 hours). When cement mortar is mixed old mortar that has already set shall be removed from the mixer or the platform as such mortar may not be incorporated in a new batch. No water shall be added afterwards to improve workability.		-		
2	5		Accuracy in building	H3	-		
2	5		Unless specified otherwise accuracy grade II shall apply as set out in SANS 10155.		-		
2	5			UL	-		
2	5		SUPERSTRUCTURE	H2	-		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
2	5		Brickwork of NFX bricks (14 MPa nominal compressive strength) perforated plaster brick size 222x73x106mm in class II mortar manufactured in accordance with SANS 227:2007	H3	-		
2	5	1	NFX Class II mortar: Half brick walls	m2	236.00		
2	5	2	NFX Class II mortar: Half brick walls in forming shower steps	m2	1.00		
2	5	3	NFX Class II mortar: One brick walls	m2	192.00		
2	5		BRICKWORK SUNDRIES	H2	-		
2	5		Brickwork reinforcement	H3	-		
2	5	4	75mm Wide reinforcement built in horizontally	m	693.00		
2	5	5	150mm Wide reinforcement built in horizontally	m	565.00		
2	5		Galvanised hoop iron cramps, ties, etc.	H3	-		
2	5	6	30 x 3mm Tie bond 400mm long galvanised mild steel ties with one end shot pinned to concrete and other end built into brickwork. Ties to be fitted to concrete with 2 Hilti shot studs each.	No	120.00		
2	5		Turning pieces to lintels, etc.	H3	-		
2	5	7	230mm Wide turning pieces	m	13.00		
2	5		PRECAST CONCRETE	H2	-		
2	5		Prestressed fabricated concrete lintels including necessary temporary supports	H3	-		
2	5	8	110 x 75mm Lintels in lengths not exceeding 3m	m	57.00		
2	5		SUNDRY STEELWORK	H2	-		
2	5		SUNDRY GALVANIZED STEELWORK	H2	-		
2	5		Bearers to brick linings, lintels, etc	H3	-		
2	5		Angle corrosion specification: Hot dipped galvanised in accordance to SABS 763 (latest edition) in stock lengths cut to suit on site and "cold galvanise" cut ends with "Zincfix" or similar approved		-		
2	5	9	Two 90 x 90 x 6mm back to back angles to brick openings in forming lintels	kg	353.00		
2	5		FACE BRICKWORK	H2	-		
2	5		PC Amount (R5/brick)	H3	-		
2	5	10	Extra over brickwork for face brickwork	m2	135.00		
2	5	11	Extra over for dark mortar	m2	-		
2	5	12	Extra over brickwork for brick-on-edge header course lintel.	m	13.00		
2	5	13	230mm Wide sill set sloping and slightly projecting	m	13.00		
			Carried Forward to Summary of Section No. 2				
2	5				-		
2	6		BILL NO 6	H1	-		
2	6		WATERPROOFING (PROVISIONAL)	H1	-		
2	6		PREAMBLES	H2	-		
2	6		The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2008 Edition) and to the Supplementary Preambles which are incorporated in this Bill.		-		
2	6		NOTE:	H3	-		
2	6		This document must be read and familiarised with in conjunction with the Architects' & Engineers' drawings as annexed to this document and tenderers must make allowance in their rates for these specifications. No claims arising out of failure to do so will be entertained.		-		
2	6		These bills are measured based on the Standard System of Measuring Builder's Work 1999 Sixth Edition (Revised). No claims will be entertained for items not covered by the afore mentioned document		-		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
2	6		The contractor is advised to be in constant communication with the quantity surveyor during the course of the tender process and/or project with regards to the following: 1. Tender drawings versus the Tender bills of quantities - Should there be a discrepancy between the tender drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 2. Construction drawings versus the Tender bills of quantities - Should there be a discrepancy between the construction drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 3. Site Instructions - The quantity surveyor together with the principal agent shall be notified immediately of any site instructions or potential costs in accordance to the contract. No claims or costs arising out of not adhering to the above will be entertained.		-		
2	6		SUPPLEMENTARY PREAMBLES	H2	-		
2	6		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 Architect.		-		
2	6		Waterproofing	H3	-		
2	6		Waterproofing of roofs, basements, etc. shall be laid under a ten year guarantee. Waterproofing to roofs shall be laid to even falls to outlets, etc. with necessary ridges, hips and valleys. Descriptions of sheet or membrane waterproofing shall be deemed to include additional labour to turn-ups and turn-downs		-		
2	6		Protection of works	H3	-		
2	6		Please note that all existing works, finishes, etc. are to be protected to the satisfaction of the principal agent and that tenderers should allow in their rates for such protection.		-		
2	6		DAMP-PROOFING OF WALLS AND FLOORS	H2	-		
2	6		Waterproofing to roofs shall be laid to even falls to outlets, etc., with necessary ridges, hips and valleys		-		
2	6		Descriptions of sheet or membrane waterproofing shall be deemed to include labour to turn-ups and turn-downs		-		
2	6		Guarantee	H3	-		
2	6		Waterproofing of roofs, basements, etc. shall be laid under a ten year guarantee. Waterproofing to roofs shall be laid to even falls to outlets, etc. with necessary ridges, hips and valleys. Descriptions of sheet or membrane waterproofing shall be deemed to include additional labour to turn-ups and turn-downs		-		
2	6		Joint sealants	H3	-		
2	6		The colour of joint sealants in brickwork or concrete shall match the colour of the adjacent brick or concrete finish		-		
2	6			UL	-		
2	6		DAMPPROOFING OF WALLS AND FLOORS	H2	-		
2	6		One layer of 375 micron "Gundle Plastall Brikgrip DPC" embossed damp proof course	H3	-		
2	6	1	Under one brick walls	m2	14,00		
2	6	2	Under half brick walls	m2	9,00		
2	6	3	Under window sills (dpc to be turned up at the end and folded back to stick)	m2	7,00		
2	6		One layer of 250 micron "Consol Plastics Gunplas USB Green" waterproof sheeting sealed at laps with "Gunplas Pressure Sensitive Tape".	H3	-		
2	6	4	Under surface beds	m2	221,00		
2	6	5	Under aprons	m2	72,00		
2	6		WATERPROOFING TO ROOFS, BASEMENTS, RETAINING WALLS, ETC.	H2	-		
2	6		Design, supply and install 4mm "Mapei Polyglass Evolight" or similar approved product over & including 3mm "Mapei Polyglass Evolight" or similar approved product, laid staggered with side laps of 300mm high and end laps of 300mm wide or deep, fully sealed together by torch on fusion including primer to screeds or plaster or concrete or bare NFX brickwork, all in accordance with Manufacturers instructions.	H3	-		
2	6		Roofs		-		
2	6	6	On roofs to falls at minimum 1:100	m2	24,00		
2	6	7	Extra over additional membrane at 100mm diameter outlet	No	10,00		
2	6		One layer Geotextile: "Kaytech" Bidim A3 or equally approved product with 100mm laps on waterproofing	H3	-		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
2	6		Roofs		-		
2	6	8	On roofs to falls at minimum 1:100	m2	24,00		
2	6	9	Extra over membrane against a 100mm diameter outlet	No	10,00		
2	6		25mm crushed stone ballast 50mm thick	H3	-		
2	6		Roofs		-		
2	6	10	On roofs to falls at minimum 1:100	m2	24,00		
2	6		70mm thick "Lambdaboard" insulation	H3	-		
2	6	11	On flat roofs	m2	24,00		
2	6		WATERPROOFING TO SHOWERS	H2	-		
2	6		Design, supply and install "ABE Cementitious flexible waterproofing slurry" lanko Hydroflex embedded or equally approved, in a polyester cloth where necessary	H3	-		
2	6	12	On Shower floors	m2	6,00		
2	6	13	On Shower walls	m2	56,00		
2	6		JOINT SEALANTS ETC.	H2	-		
2	6		"Polyurethane" Sealant UV protected to manufacturers specification.	H3	-		
2	6	14	15mm "Polyurethane" Sealant in vertical wall joints between door frame and plastered surfaces (painted).	m	111,00		
2	6	15	15mm "Polyurethane" Sealant around sanitary fittings (painted).	m	22,00		
2	6	16	20mm "Polyurethane" Sealant in horizontal wall joints (painted).	m	278,00		
2	6	17	20mm "Polyurethane" Sealant on top of skirtings (painted).	m	222,00		
2	6		"Malthoid" seal including primer, etc. or equally acceptable	H3	-		
2	6	18	Supply & install 2 layers of Malthoid x 115mm wide in expansion joints between brickwork and concrete soffits including raking out expansion joint filler as necessary	m	77,00		
2	6	19	Supply & Install 2 layers of Malthoid x 230mm wide in expansion joints between brickwork and concrete soffits including raking out expansion joint filler as necessary	m	14,00		
			Carried Forward to Summary of Section No. 2				
2	6				-		
2	7		BILL NO 7	H1	-		
2	7		ROOF COVERINGS, ETC (PROVISIONAL)	H1	-		
2	7		PREAMBLES	H2	-		
2	7		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		-		
2	7		NOTE:	H3	-		
2	7		This document must be read and familiarised with in conjunction with the Architects drawings as annexed to this document and tenderers must make allowance in their rates for these specifications. No claims arising out of failure to do so will be entertained.		-		
2	7		These bills are measured based on the Standard System of Measuring Builder's Work 1999 Sixth Edition (Revised). No claims will be entertained for items not covered by the afore mentioned document		-		
2	7		The contractor is advised to be in constant communication with the quantity surveyor during the course of the tender process and/or project with regards to the following: 1. Tender drawings versus the Tender bills of quantities - Should there be a discrepancy between the tender drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 2. Construction drawings versus the Tender bills of quantities - Should there be a discrepancy between the construction drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 3. Site Instructions - The quantity surveyor together with the principal agent shall be notified immediately of any site instructions or potential costs in accordance to the contract. No claims or costs arising out of not adhering to the above will be entertained.		-		
2	7		SUPPLEMENTARY PREAMBLES	H2	-		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
2	7		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 Architect.		-		
2	7		Guarantee	H3	-		
2	7		A written and approved five-year guarantee of water-tightness shall be issued after approval of roofs by the manufacturer Global Roofing Solutions. Manufacturer: Global Roofing Solutions Tel. (011) 898-2900		-		
2	7		Cleaning of finishes	H3	-		
2	7		All finishes shall be thoroughly cleaned down on completion. No additional costs for cleaning will be entertained		-		
2	7		Cutting & wastage	H3	-		
2	7		All straight and raking cutting and waste must be allowed for in the rates		-		
2	7		PROFILE SHEETING AND ACCESSORIES	H2	-		
2	7		Sheeting: Global Roofing Solutions 0.58mm thick 700mm cover Klip-Tite™ profile Chromadek® Z200 spelter ISQ550 Dark Dolphin finish top coat and Pebble Grey backing coat roof sheeting, fixed to timber intermediate purlins at MAX 1200mm centres and eaves and ridge purlins at MAX 1200mm centres using KL700 plus clips fixed with 10 No.11 x 45mm long self drilling wafer head PH2 screws, type 17 drill point fasteners, all in accordance with the manufacturer's specifications.		-		
2	7		Side Cladding: Side cladding shall be Brownbuilt IBR 890 (supaclad) profile from certified galvanised 0.58mm zincalume® 0.47mm steel. A certificate verifying compliance shall be issued by the manufacturer, global roofing solutions. The profile shall have 6 trapezoidal ribs at 178mm centres giving a net cover of 890mm with each pan incorporating a stiffener rib. The rib height shall be 37mm IBR 890 (supaclad)		-		
2	7		0.6mm Thick flashings: Flashings shall be 0.6mm GRS Kliplock side wall and counter flashings to detail		-		
2	7		Erection: Every precaution shall be taken to prevent damage to roof sheets during all stages of construction. Duck boards should be used when necessary to protect the sheeting from damage. Sheeting which has become deformed or damaged in any way, shall be replaced.		-		
2	7		Safety: The contractor shall exercise special care when handling long length sheeting, particularly in windy conditions. Should work be interrupted for any reason, all loose sheeting and incomplete sections must be adequately secured against possible movement by wind and gravity.		-		
2	7		Handling and storing: The contractor shall ensure that all materials used on site for cladding, etc. are transported, handled and stored in accordance with the manufacturer's recommendations. Material damaged shall be rejected with undamaged material at the contractor's expense. Repair of damaged material will not generally be permitted. Rates are to include for preventing damage and protecting sheets through all stages of construction.		-		
2	7			UL	-		
2	7		ROOFING		-		
2	7		0.58mm Thick GRS Klip-Tite profile roll-formed in continuous lengths and as described on the profile sheeting and accessories, in strict accordance with manufacturer's specifications including all necessary sealer strips on overlaps, etc. by a GRS Approved Contractor.	H3	-		
2	7	1	Roof covering with pitch exceeding 25 degrees	m2	380.00		
2	7		SIDE CLADDING		-		
2	7		FLASHINGS, ETC.	H2	-		
2	7		0.58mm thick GRS "Klip - Tite" flashings, fixed in strict accordance with the manufacturer's instructions, including any necessary sealer strips on overlaps, closure pieces, etc	H3	-		
2	7	2	Counter flashing, 130 mm girth, three times bent to detail	m	36.00		
2	7	3	Sidewall flashing, 598 mm girth, twice bent to detail	m	24.00		
2	7	4	Apex flashing, 530 mm girth, three times bent to detail	m	9.00		
2	7		INSULATION	H3	-		
2	7	5	80mm Thick iso-board to be laid on new roof construction, below roof sheeting, etc., installation in strict accordance to manufacturers specifications and guidelines. Make good in all trades.	m2	380.00		
2	7		Gutters	H3	-		
2	7		BUDGETORY ALLOWANCE	H2	-		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
2	7	6	Allow the sum of R50,000.00 for the supply & installation of gutters to be detailed by the architect at a later stage	Item	1,00		
			Carried Forward to Summary of Section No. 2				
2	7				-		
2	8		BILL NO 8	H1	-		
2	8		CARPENTRY AND JOINERY (PROVISIONAL)	H1	-		
2	8		PREAMBLES	H2	-		
2	8		The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2008 Edition) and to the Supplementary Preambles which are incorporated in this Bill.		-		
2	8		NOTE:	H3	-		
2	8		This document must be read and familiarised with in conjunction with the Architects drawings as annexed to this document and tenderers must make allowance in their rates for these specifications. No claims arising out of failure to do so will be entertained.		-		
2	8		These bills are measured based on the Standard System of Measuring Builder's Work 1999 Sixth Edition (Revised). No claims will be entertained for items not covered by the afore mentioned document		-		
2	8		The contractor is advised to be in constant communication with the quantity surveyor during the course of the tender process and/or project with regards to the following: 1. Tender drawings versus the Tender bills of quantities - Should there be a discrepancy between the tender drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 2. Construction drawings versus the Tender bills of quantities - Should there be a discrepancy between the construction drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 3. Site Instructions - The quantity surveyor together with the principal agent shall be notified immediately of any site instructions or potential costs in accordance to the contract. No claims or costs arising out of not adhering to the above will be entertained.		-		
2	8		SUPPLEMENTARY PREAMBLES	H2	-		
2	8		Particle board	H3	-		
2	8		Particle board shall comply with the following specifications: a) SABS 1300 Particle board: exterior and flooring type b) SABS 1301 Particle board: interior type		-		
2	8		Joinery	H3	-		
2	8		Descriptions of frames shall be deemed to include frames, transoms, mullions, rails, etc.		-		
2	8		Descriptions of hardwood joinery shall be deemed to include pelleting of bolt holes		-		
2	8		Protection of works	H3	-		
2	8		Please note that all existing works, finishes, etc. are to be protected to the satisfaction of the principal agent and that tenderers should allow in their rates for such protection.		-		
2	8		Fixing:	H3	-		
2	8		Items described as nailed or plugged shall be deemed to be fixed to brickwork or concrete. Where the method of fixing is not described, descriptions shall be deemed to include fixing of timber to timber in a method approved by the architect. Descriptions of hardwood joinery shall be deemed to include pelleting of holes for bolts		-		
2	8		Doors	H3	-		
2	8		Flush doors with rebated meeting stiles to have hard wood edge strips to meeting stiles not less than 19mm thick		-		
2	8		Hardboard and veneer coverings to doors will be suitable to receive paint or varnish		-		
2	8		All doors to be equivalent to samples to be equivalent to samples to be submitted to the architect for approval		-		
2	8			UL	-		
2	8		DOORS, ETC.	H2	-		
2	8		40mm Thick Semi Solid flush panel sliding door with concealed hardwood edges all round, with 3,2mm tempered hardboard covering to both sides hung to steel frame.	H3	-		
2	8	1	40mm Door 0,900 x 2,100m high	No	6,00		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
2	8		40mm Thick Semi Solid door with concealed hardwood edges all round, with 3,2mm tempered hardboard covering to both sides hung to steel frame.	H3	-		
2	8	2	40mm Door 0,813 x 2,125m high with and including opening for a 0,300 x 0,400m high ventilation louvre (louvre measured elsewhere)	No	5,00		
2	8		BUDGETORY ALLOWANCE	H2	-		
2	8	3	Allow the sum of R110,000.00 for the supply & installation of timber trusses	Item	1,00		
			Carried Forward to Summary of Section No. 2				
2	8				-		
2	9		BILL NO 9	H1	-		
2	9		CEILINGS & BULKHEADS	H1	-		
2	9		PREAMBLES	H2	-		
2	9		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		-		
2	9		NOTE:	H3	-		
2	9		This document must be read and familiarised with in conjunction with the Architects drawings as annexed to this document and tenderers must make allowance in their rates for these specifications. No claims arising out of failure to do so will be entertained.		-		
2	9		These bills are measured based on the Standard System of Measuring Builder's Work 1999 Sixth Edition (Revised). No claims will be entertained for items not covered by the afore mentioned document		-		
2	9		The contractor is advised to be in constant communication with the quantity surveyor during the course of the tender process and/or project with regards to the following: 1. Tender drawings versus the Tender bills of quantities - Should there be a discrepancy between the tender drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 2. Construction drawings versus the Tender bills of quantities - Should there be a discrepancy between the construction drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 3. Site Instructions - The quantity surveyor together with the principal agent shall be notified immediately of any site instructions or potential costs in accordance to the contract. No claims or costs arising out of not adhering to the above will be entertained.		-		
2	9		SUPPLEMENTARY PREAMBLES	H2	-		
2	9		Proprietary suspended ceilings	H3	-		
2	9		Hangers, suspension grids, "lay-in" panels, etc. are to be in accordance with the manufacturers' recommendations		-		
2	9		Electrical light fittings, diffusers, panels, etc. are generally "lay-in" units of the same dimensions as the suspension grid described and allowance must be made in the rates accordingly for their support inclusive of any flexibility in setting out that may be required (ceiling panels have not been deducted and pricing is to take cognisance thereof)		-		
2	9		Flush plastered Rhinoboard suspended ceilings	H3	-		
2	9		Ceilings shall comprise 9.5mm &/or 12mm rhinoboard plasterboard boards screwed to and including screw-up suspension grid consisting of main tees at 1 200mm centres and galvanised steel capped cross tees at 400mm centres and with tape fixed over joints and the whole finished with gypsum plaster trowelled to a smooth polished surface		-		
2	9		The grid shall be suspended by means of galvanised steel L-section hangers at suitable centres, securely shot-pinned or screwed to concrete, steel or wood		-		
2	9		Finish	H3	-		
2	9		Unless otherwise stated, all surfaces shall be skimmed and covered with Gyproc Rhinolite Multi-purpose (Phosphogypsum locally manufactured)		-		
2	9		Fixing	H3	-		
2	9		Items described as "nailed" shall be deemed to be fixed with hardened steel nails or pins or shot pinned to brickwork or concrete		-		
2	9		Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 600mm centres, and where described as "bolted" the bolts have been given elsewhere		-		
2	9		Ceilings	H3	-		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
2	9		Unless otherwise described ceilings shall be deemed to be horizontal		-		
2	9		Bulkheads	H3	-		
2	9		Bulkheads are those areas of the ceilings which occur at a level or plane differing from the general ceiling level or plane. Their function is to conceal services, or merely to create an architectural feature.		-		
2	9		Bulkheads will only be measured as such when they conform with the above description and when the horizontal or vertical dimensions do not exceed 2 000mm. Where these dimensions exceed 2 000mm the horizontal or vertical ceilings are included in the general ceiling measurements.		-		
2	9		Unless otherwise described bulkheads shall be deemed to be horizontal along the length		-		
2	9		Openings	H3	-		
2	9		Prices for openings for light fittings, ventilation grilles, air conditioning diffusers, etc. are to include for any necessary additional support, trimming around, etc.		-		
2	9		NOTES	H3	-		
2	9		Tenderers are to allow for special scaffolding in their rates as no additional claim will be entertained in this regard Drawings showing the services in the ceiling voids are available for inspection by appointment at the offices of the various consultants The contractor is to ensure that no tees and cross tees are suspended from any services such as electrical cable trays, etc. The contractor must supply the architect with suspended rods for approval before installation Prices shall include for all holes, notching, etc. All tenderers must make allowance within the rates for any sub-frames that might be required in the design, as no additional claims in this regard will be entertained		-		
2	9				-		
2	9		SUSPENDED CEILINGS	H2	-		
2	9		6,4mm gypsum ceiling boards (SANS 266) with square edge fixed at right angles to brandering, fixed print side up with 32mm galvanised clout or semi-clout nails at 150mm centres to 38x 38mm sa pine brandering at 300mm centres in one direction, use longest board lengths possible. All joints to be covered with tape fixed over joints (double over butt joints) and then plastered with 3mm to 6mm thick gypsum skim plaster. All in strict accordance with manufacturers specifications.	H3	-		
2	9	1	Ceilings suspend not exceeding 1m below timber trusses	m2	234,00		
2	9	2	Extra over ceilings for 600mm x 600mm trapdoor	No	2,00		
2	9	3	Extra over ceiling for opening for 165mm diameter downlighter	No	10,00		
2	9	4	30mm White shadowline cornice installed as per manufacturer's specifications and recommendations.	m	220,00		
2	9		INSULATION	H2	-		
2	9	5	100mm thick "Alutherm" fibre glass blanket to be laid on new and existing ceilings, installation in strict accordance to manufacturers specifications and guidelines. Make good in all trades.	m2	234,00		
			Carried Forward to Summary of Section No. 2				
2	9				-		
2	10		BILL NO 10	H1	-		
2	10		IRONMONGERY (PROVISIONAL)	H1	-		
2	10		PREAMBLES	H2	-		
2	10		The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2008 Edition) and to the Supplementary Preambles which are incorporated in this Bill.		-		
2	10		NOTE:	H3	-		
2	10		This document must be read and familiarised with in conjunction with the Architects drawings as annexed to this document and tenderers must make allowance in their rates for these specifications. No claims arising out of failure to do so will be entertained.		-		
2	10		These bills are measured based on the Standard System of Measuring Builder's Work 1999 Sixth Edition (Revised). No claims will be entertained for items not covered by the afore mentioned document		-		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
2	10		The contractor is advised to be in constant communication with the quantity surveyor during the course of the tender process and/or project with regards to the following: 1. Tender drawings versus the Tender bills of quantities - Should there be a discrepancy between the tender drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 2. Construction drawings versus the Tender bills of quantities - Should there be a discrepancy between the construction drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 3. Site Instructions - The quantity surveyor together with the principal agent shall be notified immediately of any site instructions or potential costs in accordance to the contract. No claims or costs arising out of not adhering to the above will be entertained.		-		
2	10		SUPPLEMENTARY PREAMBLES	H2	-		
2	10		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 Architect.		-		
2	10		Protection of works	H3	-		
2	10		Please note that all existing works, finishes, etc. are to be protected to the satisfaction of the principal agent and that tenderers should allow in their rates for such protection.		-		
2	10		Finishes to ironmongery	H3	-		
2	10		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.		-		
2	10			UL	-		
2	10		HINGES, BOLTS, DOOR STOPS, ETC.	H2	-		
2	10		Approved hinges, bolts, etc.	H3	-		
2	10	1	1 pair of "Dorma" stainless steel two ball bearing butt hinge (code: DBB-SS-009).	No	11,00		
2	10	2	"Dorma" DIB-SS-026 stainless steel indicator door bolt.	No	6,00		
2	10	3	"Dorma" DDS-SS-017 stainless steel door stop.	No	5,00		
2	10		LOCKS, HANDLES, ETC.	H2	-		
2	10		Approved locks:		-		
2	10	4	"Assa aloy waterbok" handle on 150 x 45mm pressed backplate with anodised silver finish (code: AL6W45-05AS) including euro profile cylinder upright lock case (code: L-22315-76SS) and 66mm euro profile double cylinder (code: 2X18SC).	No	5,00		
2	10		DOOR CLOSERS	H2	-		
2	10		Approved door closers:	H3	-		
2	10	5	"Assa aloy 7772" overhead door closer with regular arm (code: 7772) and necessary mounting brackets, etc.	No	5,00		
2	10		LETTERS, NAMEPLATES, ETC.	H2	-		
2	10		Approved letters, name plates, etc:	H3	-		
2	10	6	"Dorma" engraved grade 304 stainless steel information sign (code: DSS 130), size 150 x 150 x 1,2mm with "MALE/FEMALE" engraving with counter-sunk fixing holes plugged and screwed with aluminium screws.	No	1,00		
2	10	7	"Dorma" engraved grade 304 stainless steel information sign (code: DSS 131), size 150 x 150 x 1,2mm with "FEMALE" engraving with counter-sunk fixing holes plugged and screwed with aluminium screws.	No	1,00		
2	10	8	"Dorma" engraved grade 304 stainless steel information sign (code: DSS 131), size 150 x 150 x 1,2mm with "MALE" engraving with counter-sunk fixing holes plugged and screwed with aluminium screws.	No	1,00		
2	10	9	"Dorma" engraved grade 304 stainless steel information sign (code: DSS 131), size 150 x 150 x 1,2mm with "STORE" engraving with counter-sunk fixing holes plugged and screwed with aluminium screws.	No	2,00		
2	10		SUNDRIES	H2	-		
2	10		Manufactured by approved manufacturer:	H3	-		
2	10	10	"Dorma" DHC-SS-031B stainless steel hat and coat hook with rubber buffer.	No	6,00		
2	10		BATHROOM ACCESSORIES	H2	-		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
2	10		Manufactured by approved manufacturer:	H3	-		
2	10	11	Halcast steel 366S-SC thief proof toilet roll holder with satin chrome finish or similar approved by architect.	No	6,00		
2	10	12	Servest hygiene ocean femmé sanitary bin (code: dis-binns-005), overall size 180 x 520 x 345mm deep, plugged and screwed to wall with stainless steel screws. Including service agreement and wall-mounted sanitary bag dispenser or similar approved by architect.	No	6,00		
2	10	13	Franke rodan rodx 619 0,8mm thick satin finished stainless steel soap dispenser (code: 359981), size 200 x 140 x 85mm deep with 1 litre capacity front push button and franke standard key, plugged and screwed to the wall with stainless steel screws or similar approved by architect.	No	6,00		
2	10	14	Franke rodan rodx 605 0,8mm thick satin finished stainless steel waste bin (code: 359983), size 460 x 355 x 170mm deep with capacity of 23 litres and cylinder lock and standard franke key, plugged and screwed to the wall with stainless steel screws. Or similar approved by architect.	No	6,00		
			Carried Forward to Summary of Section No. 2				
2	10				-		
2	11		BILL NO 11	H1	-		
2	11		METALWORK (PROVISIONAL)	H1	-		
2	11		PREAMBLES	H2	-		
2	11		The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2008 Edition) and to the Supplementary Preambles which are incorporated in this Bill.		-		
2	11		NOTE:	H3	-		
2	11		This document must be read and familiarised with in conjunction with the Architects drawings as annexed to this document and tenderers must make allowance in their rates for these specifications. No claims arising out of failure to do so will be entertained.		-		
2	11		These bills are measured based on the Standard System of Measuring Builder's Work 1999 Sixth Edition (Revised). No claims will be entertained for items not covered by the afore mentioned document		-		
2	11		The contractor is advised to be in constant communication with the quantity surveyor during the course of the tender process and/or project with regards to the following: 1. Tender drawings versus the Tender bills of quantities - Should there be a discrepancy between the tender drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 2. Construction drawings versus the Tender bills of quantities - Should there be a discrepancy between the construction drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 3. Site Instructions - The quantity surveyor together with the principal agent shall be notified immediately of any site instructions or potential costs in accordance to the contract. No claims or costs arising out of not adhering to the above will be entertained.		-		
2	11		SUPPLEMENTARY PREAMBLES	H2	-		
2	11		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 Architect.		-		
2	11		Protection of works	H3	-		
2	11		Please note that all existing works, finishes, etc. are to be protected to the satisfaction of the principal agent and that tenderers should allow in their rates for such protection.		-		
2	11		Descriptions:	H3	-		
2	11		Descriptions of bolts shall be deemed to include nuts and washers.		-		
2	11		Metalwork described as holed for bolt(s) shall be deemed to exclude the bolts unless otherwise described.		-		
2	11		All surfaces of steelwork must be given one coat of approved zinc chromate primer before leaving the works of the manufacturer		-		
2	11		Aluminium Installation	H3	-		
2	11		Rates should include for design, supply and installation, the detail of which must be submitted with this tender to be approved by the Architect.		-		
2	11		All tenderers must take note that all aluminium doors and shopfronts and glass must comply to following standards: - AAAMSA -SANS 10400 -SANS 110137:2011(Ed 4.00) -SANS 10160 -SANS 1263-1:2013 (Ed 3.02) -NBR part "N" glazing		-		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
2	11		All ironmongery to be approved window/door gear as per Architects specifications where applicable. where not applicable, tenderers are to allow for standard ironmongery		-		
2	11		Tenderers must take note that the following items are only for tender purposes and will be used as basis for the whole project and therefore the quantity & size might change. No claims in this regard will be entertained.		-		
2	11		Shop drawings should be submitted to and approved by the Architect prior to manufacturing		-		
2	11		Final measurements must be taken on site		-		
2	11		Site dimensions are to be checked by the contractor and confirmed before the start of manufacture.		-		
2	11		The Tenderer should include for all plant and equipment necessary for placing in position, horizontal carting over roof and hoisting from ground level.		-		
2	11		Warranties to be supplied as per Manufacturers specifications		-		
2	11		Stainless steel balustrading	H3	-		
2	11		Rates should include for design, supply and installation, the detail of which must be submitted with this tender to be approved by the Architect.		-		
2	11		Tenderers must take note that the following items are only for tender purposes and will be used as basis and therefore the quantity might change. No claims in this regard will be entertained		-		
2	11		Note: Shop drawings should be submitted to and approved by the Architect		-		
2	11		All surfaces of steelwork must be given one coat of approved zinc chromate primer before leaving the works of the manufacturer		-		
2	11		Glazing	H3	-		
2	11		The thickness of glass panels must meet the requirements of the National Building Regulations and the relevant SABS Codes of Glazing Practice. If any glass types or thicknesses specified in this document does not conform with the above regulations, the tenderer is to note that he has to inform the Quantity Surveyor of such discrepancies at the time of tender as no claims in this regard will be entertained at a later stage		-		
2	11			UL	-		
2	11		PRESSED STEEL DOOR FRAMES	H2	-		
2	11		"Hillaldam" or similar approved sliding door track to suit door size and weight complete with aluminium cover pelmet and cost guide (PC Amount of R3000/no)	H3	-		
2	11	1	Frame for door 0,900 x 2,100mm high.	No	6,00		
2	11		Durowin single rebated hot dipped galvanised pressed steel door frame 1,6mm thick, suitable for one brick walls as per plan	H3	-		
2	11	2	Frame for door 0,813 x 2,125mm high	No	5,00		
2	11		SUNDRY STEELWORK	H2	-		
2	11		Full bore cover plates	H3	-		
2	11	3	430 x 300 x 10mm cover plates with radius connection including ABE epoxy fixing	No	3,00		
2	11		POWDER COATED HORIZONTAL ALUMINIUM LOUVRE UNITS	H2	-		
2	11		"Wispeco" or equally approved natural anodised ventilation louvre complying with SANS 1578 fixed to timber doors (doors & opening to doors measured elsewhere) and applied in accordance with SANS 1796 by an approved applicator	H3	-		
2	11	4	300 x 400mm Louvre with wire mesh screen	No	5,00		
2	11		ALUMINIUM SHOPFRONTS, DOORS, ETC.	H2	-		
2	11		Refer to Architects door & window schedule.	H4	-		
2	11		Design, supply, deliver and erect the following custom made natural anodised aluminium extruded profile shop front or double door (Colour: Natural anodised), complete including sub-frames, hinges, fixing in position, safety glass, etc. and sealing watertight, including ironmongery, fixing to brickwork, concrete all inclusive as per Architect's drawings and/ or approval (Glass Type: 4mm thick laminated safety glass)	H3	-		
2	11	5	Single aluminium door, overall size 900mm wide x 2 100mm high	No	2,00		
2	11	6	Aluminium sliding door, overall size 1500mm wide x 2 100mm high	No	1,00		
2	11		ALUMINIUM WINDOWS	H2	-		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
2	11		Refer to Architects door & window schedule.	H4	-		
2	11		Design, supply, deliver and erect the following custom made natural anodised aluminium extruded profile windows (Colour: Natural anodised), complete including sub-frames, hinges, fixing in position, safety glass, etc. and sealing watertight, including ironmongery, fixing to brickwork & concrete all inclusive as per Architect's drawings and/ or approval (Glass Type: 4mm thick laminated safety glass)	H3	-		
2	11	7	Window, overall size 900mm wide x 900mm high fixed panels with glazing (PT99)	No	4,00		
2	11	8	Window, overall size 1200mm wide x 1200mm high fixed panels (PT1212)	No	4,00		
2	11	9	Window, overall size 1800mm wide x 600mm high fixed panels (PTT186)	No	1,00		
2	11	10	Window, overall size 1800mm wide x 1800mm high fixed panels (PTT1818)	No	1,00		
2	11		BUDGETORY ALLOWANCE	H2	-		
2	11	11	Allow the sum of R20,000.00 for Shower screens to be detailed by the architect at a later stage	Item	1,00		
			Carried Forward to Summary of Section No. 2				
2	11				-		
2	12		BILL NO 12	H1	-		
2	12		PLASTERING (PROVISIONAL)	H1	-		
2	12		PREAMBLES	H2	-		
2	12		The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2008 Edition) and to the Supplementary Preambles which are incorporated in this Bill.		-		
2	12		SUPPLEMENTARY PREAMBLES	H2	-		
2	12		NOTE:	H3	-		
2	12		This document must be read and familiarised with in conjunction with the Architects drawings as annexed to this document and tenderers must make allowance in their rates for these specifications. No claims arising out of failure to do so will be entertained.		-		
2	12		These bills are measured based on the Standard System of Measuring Builder's Work 1999 Sixth Edition (Revised). No claims will be entertained for items not covered by the afore mentioned document		-		
2	12		The contractor is advised to be in constant communication with the quantity surveyor during the course of the tender process and/or project with regards to the following: 1. Tender drawings versus the Tender bills of quantities - Should there be a discrepancy between the tender drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 2. Construction drawings versus the Tender bills of quantities - Should there be a discrepancy between the construction drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 3. Site Instructions - The quantity surveyor together with the principal agent shall be notified immediately of any site instructions or potential costs in accordance to the contract. No claims or costs arising out of not adhering to the above will be entertained.		-		
2	12		Protection of works	H3	-		
2	12		Please note that all existing works, finishes, etc. are to be protected to the satisfaction of the principal agent and that tenderers should allow in their rates for such protection.		-		
2	12		Screeds	H3	-		
2	12		Preparation of existing slab All laitance on the surface of the slab must be removed completely. Mechanized plant such as scabblers or abrasive blasters must be used. After the mechanical cleaning of the slab surface to expose the coarse aggregate, all dust and debris must be removed, and the surface must be thoroughly wetted and kept wet for at least 12 hours before application of the screed.		-		
2	12		Concrete screed Prepare new surface bed and screed & cast new 25-30mm (or thickness as described in the bills of quantities) thick 1 part cement & 3½ part sand, mix by hand or preferably by forced-action mechanical mixer for 3 minutes, use within 45 minutes. Screed to comply to SANS 50197-1 type CEM I or CEM II. Lay guide strips of screed mix to establish levels, lay screed in panels as large as possible in one operation without intermediate joints, level surface as finished by wood floats to non-slip finish. The use of an approved plasticizer is recommended to reduce the water content of the mix to the absolute workable minimum. The mix design must be submitted to the engineer and architect for approval.		-		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
2	12		Application of concrete screedRemove all surface water from the slab. Apply a grout to the slab surface which consists of a 1:1 mix of cement and clean fine sand with just enough water to provide the consistency of a slurry. This grout is to be vigorously brushed into the scabbled surface with brooms. On completion of this operation, the surplus grout must be brushed off to leave only a thin coating. The screed must be placed while the grout is still visibly wet. The screed must be laid and compacted in one layer. Care must be taken to obtain the maximum compaction of the concrete screed		-		
2	12		Plaster	H3	-		
2	12		Cement plaster for 1 coat work on all brickwork shall be composed of 3 parts of sand to 1 part of cement, all measured by volume, and mixed as follows: Cement mortar shall be composed of 3 parts (by volume) of sand and 1 part (by volume) of cement. The material shall be mixed dry until of uniform colour and then water added and the mixture turned over until the ingredients are thoroughly incorporated. Cement mortar shall be produced in such quantities as can be used before commencing to set as no cement mortar that has once commenced to set shall be used in any way. Care shall be taken in mixing cement mortar to remove from the mixing machine or platform any old mortar that has already set as such mortar may not be incorporated into any new batch. Cement Plaster for 2 coats to conform to fine plaster sand modulus of not larger than 1mm. (sans 1090). Wood-trowelled to smooth surface and finish with steel trowel skim finish. Allow time for the drying of surface moisture.		-		
2	12			UL	-		
2	12		SCREEDS	H2	-		
2	12		Screeds wood floated on concrete	H3	-		
2	12	1	30mm Thick on shower floors laid to falls	m2	6,00		
2	12	2	30mm Thick on floors and landings	m2	216,00		
2	12	3	Average 130 mm thick on roof slabs to falls and currents	m2	24,00		
2	12	4	70 x 70mm Coved screed fillet against walls, window surrounds, etc. wood floated	m	31,00		
2	12		PLASTER	H2	-		
2	12		One coat cement plaster on brickwork	H3	-		
2	12	5	External Walls	m2	135,00		
2	12	6	On narrow widths	m2	19,00		
2	12		Two coat cement plaster, with gypsum skim plaster steel trowel finish on brick work surfaces	H3	-		
2	12	7	On internal walls	m2	661,00		
2	12	8	On soffit of slabs	m2	24,00		
2	12	9	On narrow widths	m2	4,00		
			Carried Forward to Summary of Section No. 2				
2	12				-		
2	13		BILL NO 13	H1	-		
2	13		TILING (PROVISIONAL)	H1	-		
2	13		PREAMBLES	H2	-		
2	13		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		-		
2	13		NOTE:	H3	-		
2	13		This document must be read and familiarised with in conjunction with the Architects drawings as annexed to this document and tenderers must make allowance in their rates for these specifications. No claims arising out of failure to do so will be entertained.		-		
2	13		These bills are measured based on the Standard System of Measuring Builder's Work 1999 Sixth Edition (Revised). No claims will be entertained for items not covered by the afore mentioned document		-		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
2	13		The contractor is advised to be in constant communication with the quantity surveyor during the course of the tender process and/or project with regards to the following: 1. Tender drawings versus the Tender bills of quantities - Should there be a discrepancy between the tender drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 2. Construction drawings versus the Tender bills of quantities - Should there be a discrepancy between the construction drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 3. Site Instructions - The quantity surveyor together with the principal agent shall be notified immediately of any site instructions or potential costs in accordance to the contract. No claims or costs arising out of not adhering to the above will be entertained.		-		
2	13		SUPPLEMENTARY PREAMBLES	H2	-		
2	13		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 Architect.		-		
2	13		Fixing	H3	-		
2	13		Unless described as "fixed with adhesive to plaster (plaster elsewhere)" descriptions of tiling on brick or concrete walls, columns, etc. shall be deemed to include 1:4 cement plaster backing and descriptions of tiling on concrete floors, etc. shall be deemed to include 1:3 plaster bedding Ceramic, porcelain, marble and granite tiles are to be fixed and grouted with suitable adhesives and grouts from "Tal Professional" range of products as recommended by the manufacturer of the tiles		-		
2	13		Cleaning of tiles	H3	-		
2	13		Tiling shall be thoroughly cleaned down on completion. No additional costs for cleaning will be entertained		-		
2	13		Availability of tiles	H3	-		
2	13		When pricing tenderers must make sure that there is enough stock available or that enough stock can be obtained timeously of the respective tiles specified		-		
2	13		Cutting of tiles	H3	-		
2	13		All straight, circular and raking cutting and waste must be allowed for in the rates		-		
2	13		Bonding liquid and Keycoats	H3	-		
2	13		All bonding liquids and keycoats must be allowed for in the rates		-		
2	13		Setting out	H3	-		
2	13		Care shall be exercised in setting out the work, the preparation of templates and the checking of the detail drawings. All measurements shall be taken on the site where necessary and the full size setting out of each course shall be done at the yard so as to ensure the proper fitting of each stone		-		
2	13		Before putting any work in hand the contractor is to submit to the architect for his approval details of the manner in which he proposes to set out the slabs and joints in all wall facings, pavings, sills, treads, etc together with samples of grain or pattern matching		-		
2	13		Bedding and jointing	H3	-		
2	13		Slate, marble, granite and other floor paving and wall linings are to be bedded solidly on the mortar thickness described and are to have tightly butt joints unless otherwise stated		-		
2	13		Where stonework is to be fixed with adhesive, the adhesive is to be suitable for and compatible with the type of stone. The contractor will be liable for any defects to the slate, marble and granite arising from the use of the adhesive		-		
2	13			UL	-		
2	13		FLOOR TILING	H2	-		
2	13		PC Allowance of R200.00 per m2, excluding VAT, for the site delivered tile material price only, fixed to wood floated 1:4 cement and sand screed with TAL tile adhesive on concrete surface bed, with 3mm joints continuous in both directions grouted with TAL tile grout (colour to match final tile colour) with minimum 5mm expansion joints at perimeter, all structural expansion and construction joints and soft joints at maximum 3m centres internally and at 3m centres externally, in both directions. Tenderers are to include the price as per the PC amount, plus labour, tile cement, grout, mark up, etc.	H3	-		
2	13	1	On floors and landings	m2	216.00		
2	13	2	Skirting 100mm high	m	222.00		
2	13		WALL TILING	H2	-		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
2	13		200 x 200mm white glazed ceramic tiles, fixed to internal wall plaster backing with TAL tile adhesive mixed with TAL bonding liquid in lieu of water with joints continuous in both directions and grouted with TAL industrial epoxy grout (colour: white). Excess grout on the surface to be cleaned with water as work proceeds. Tiles to have minimum PEI class 4 rating, including soft joints at 2m centres.	H3	-		
2	13	3	On walls	m2	174,00		
2	13		SUNDRIES, DIVIDING STRIPS, ETC.	H2	-		
2	13	4	Dove grey 9x10mm high pvc movement joint, fixed to floors with an approved adhesive.	m	56,00		
2	13	5	Black 9x10mm high pvc movement joint, fixed to floors with an approved adhesive.	m	56,00		
2	13	6	Natural anodised 48mm wide aluminium structural wall joint cover flexible pvc hospital infill, fixed in wall expansion joint with four steel spring clips per 3m length.	m	56,00		
2	13	7	10mm high aluminium formable straight edge trim, temporary fixed in position and bedded in tile adhesive while tiles are laid.	m	56,00		
2	13	8	Mill finish 10mm high aluminium tile-in transitional ramp bedded in tile adhesive while tiles are laid.	m	3,00		
2	13	9	85x30mm high mill finish aluminium retro-fit stair nosing with two 35mm wide grey non-slip insert on ceramic tile stair tread covering, fixed with an approved stainless steel screws adhesive.	m	27,00		
2	13	10	75 x 75 x 2mm thick stainless steel wall corner protectors, plugged and countersunk screwed into plaster backing with stainless steel screws.	m	9,00		
			Carried Forward to Summary of Section No. 2				
2	13				-		
2	14		BILL NO 14	H1	-		
2	14		PLUMBING AND DRAINAGE (PROVISIONAL)	H1	-		
2	14		PREAMBLES	H2	-		
2	14		The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (1999 Edition) and to the Supplementary Preambles which are incorporated in this Bill.		-		
2	14		NOTE:	H3	-		
2	14		This document must be read and familiarised with in conjunction with the Architects drawings as annexed to this document and tenderers must make allowance in their rates for these specifications. No claims arising out of failure to do so will be entertained.		-		
2	14		These bills are measured based on the Standard System of Measuring Builder's Work 1999 Sixth Edition (Revised). No claims will be entertained for items not covered by the afore mentioned document		-		
2	14		The contractor is advised to be in constant communication with the quantity surveyor during the course of the tender process and/or project with regards to the following: 1. Tender drawings versus the Tender bills of quantities - Should there be a discrepancy between the tender drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 2. Construction drawings versus the Tender bills of quantities - Should there be a discrepancy between the construction drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 3. Site Instructions - The quantity surveyor together with the principal agent shall be notified immediately of any site instructions or potential costs in accordance to the contract. No claims or costs arising out of not adhering to the above will be entertained.		-		
2	14		SUPPLEMENTARY PREAMBLES	H2	-		
2	14		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 Architect.		-		
2	14		General	H3	-		
2	14		Rates should include for supply and installation, including input from an approved wet services contractor, the detail of which will be required by the mechanical engineer (wet services engineer).		-		
2	14		Tenderers must take note that the following items are only for tender purposes and will be used as basis and therefore the quantity might change. No claims in this regard will be entertained		-		
2	14		Internal and external pipework has been measured elsewhere including fittings, traps, waste unions, valves, etc.		-		
2	14			UL	-		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
2	14		SANITARY FITTINGS	H2	-		
2	14		Rates for all sanitary fittings are to allow for the supply, deliver and installation of all fittings, inclusive of all sundry materials required for the installation, complete as per sanitary schedules on the drawings (pipework elsewhere measured).	H3	-		
2	14		Water Closet		-		
2	14	1	Vitreous china semi close coupled suite colour white, comprising 90° outlet open rim pan with matching 9 litre front single flush cistern including lid, fittings and flushpipe elbow and double flap seat. Or similar architect approved.	No	6,00		
2	14		Wash hand basin		-		
2	14	2	Lecico commercial atlas medical basin semi-pedestal colour white, size 410 x 500 x 480mm high fixed with stainless steel screws and washers to plugs in wall and sealed with abe dow corning acetoxysilicone sealant where basin meets wall or similar approved by architect.	No	6,00		
2	14		Showers		-		
2	14	3	Shower Items (PC Amount R2500/no)	No	1,00		
2	14		Sink		-		
2	14	4	Franke trendline model 1800x535 dcb grade 304 18/10 polished stainless steel double centre bowl drop on sink (code: 313852), overall size 1800 x 535mm with two 343 x 410 x 146mm deep bowls, fitted onto cupboard (elsewhere specified) including bottle traps (traps elsewhere specified) with 38mm waste fitting.	No	1,00		
			Carried Forward to Summary of Section No. 2				
2	14				-		
2	15		BILL NO 15	H1	-		
2	15		GLAZING (PROVISIONAL)	H1	-		
2	15		PREAMBLES	H2	-		
2	15		The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (1999 Edition) and to the Supplementary Preambles which are incorporated in this Bill.		-		
2	15		NOTE:	H3	-		
2	15		This document must be read and familiarised with in conjunction with the Architects drawings as annexed to this document and tenderers must make allowance in their rates for these specifications. No claims arising out of failure to do so will be entertained.		-		
2	15		These bills are measured based on the Standard System of Measuring Builder's Work 1999 Sixth Edition (Revised). No claims will be entertained for items not covered by the afore mentioned document		-		
2	15		The contractor is advised to be in constant communication with the quantity surveyor during the course of the tender process and/or project with regards to the following: 1. Tender drawings versus the Tender bills of quantities - Should there be a discrepancy between the tender drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 2. Construction drawings versus the Tender bills of quantities - Should there be a discrepancy between the construction drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 3. Site Instructions - The quantity surveyor together with the principal agent shall be notified immediately of any site instructions or potential costs in accordance to the contract. No claims or costs arising out of not adhering to the above will be entertained.		-		
2	15			UL	-		
2	15		TOPS, SHELVES, DOORS, MIRRORS, ETC	H2	-		
2	15		6mm Silvered float glass copper backed mirrors with polished edges holed for and fixed with chromium plated dome capped mirror screws with rubber buffers to plugs in brickwork or concrete, etc. and or as stated on the below measured items	H3	-		
2	15	1	500 x 900mm mirror, with polished edges, fitted above and centred to hand wash basin. Fitted flush with tiling onto wood-trowelled, plastered wall with manufacturer approved, double-sided adhesive tape. Or similar approved by architect.	No	6,00		
			Carried Forward to Summary of Section No. 2				
2	15				-		
2	16		BILL NO 16	H1	-		
2	16		PAINTWORK (PROVISIONAL)	H1	-		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
2	16		PREAMBLES	H2	-		
2	16		The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2008 Edition) and to the Supplementary Preambles which are incorporated in this Bill.		-		
2	16		NOTE:	H3	-		
2	16		This document must be read and familiarised with in conjunction with the Architects drawings as annexed to this document and tenderers must make allowance in their rates for these specifications. No claims arising out of failure to do so will be entertained.		-		
2	16		These bills are measured based on the Standard System of Measuring Builder's Work 1999 Sixth Edition (Revised). No claims will be entertained for items not covered by the afore mentioned document		-		
2	16		The contractor is advised to be in constant communication with the quantity surveyor during the course of the tender process and/or project with regards to the following: 1. Tender drawings versus the Tender bills of quantities - Should there be a discrepancy between the tender drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 2. Construction drawings versus the Tender bills of quantities - Should there be a discrepancy between the construction drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 3. Site Instructions - The quantity surveyor together with the principal agent shall be notified immediately of any site instructions or potential costs in accordance to the contract. No claims or costs arising out of not adhering to the above will be entertained.		-		
2	16		SUPPLEMENTARY PREAMBLES	H2	-		
2	16		Protection of works	H3	-		
2	16		Please note that all existing works, finishes, etc. are to be protected to the satisfaction of the principal agent and that tenderers should allow in their rates for such protection.		-		
2	16		Paint specification	H3	-		
2	16		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 Architect.		-		
2	16		Descriptions of paintwork including undercoats shall be deemed to include undercoats as recommended by the manufacturer of the finishing coats		-		
2	16			UL	-		
2	16		PAINTWORK, ETC. TO NEW WORK ON:	H2	-		
2	16		FLOATED PLASTER SURFACES	H2	-		
2	16		Low-voc matt, solvent-free enamel to interior new cement plaster. Surface to be dry, sound and clean and cured for a minimum of 3 days, with a moisture content measured with a doser hygrometer (or equivalent), of bd 2 scale - 8% or less. Prime with one coat water based plaster primer with an overcoating time of 2 hours and finish with two coats low-voc matt, solvent-free enamel with 2 hours drying time between coats, for a maintenance cycle of 7 year	H3	-		
2	16	1	Internal walls	m2	661.00		
2	16	2	Internal walls not exceeding 300mm wide	m	82.00		
2	16		Surface to be dry, sound and clean with a moisture content measured with a doser hygrometer (or equivalent), of bd 2 scale - 8% or less. Prime with one coat water based plaster primer with an overcoating time of 2 hours and finish with two coats low-voc matt, solvent-free pva with 2 hours drying time between coats, for a maintenance cycle of 7 years.	H3	-		
2	16	3	External walls	m2	135.00		
2	16		PLASTER BOARD SURFACES WITH	H2	-		
2	16		Surface to be dry, sound and free of dirt and loose particles. Wipe down with a damp cloth and allow to dry completely. Prime with one coat plaster primer with an overcoating time of 16 hours and finish with two coats low odour premium quality interior velvet sheen coating that is highly washable and stain resistant (colour: brilliant white) with a 2 hours drying time between coats, for a maintenance cycle of 15 years	H3	-		
2	16	4	Internal bulkheads and ceilings	m2	234.00		
2	16		SMOOTH CONCRETE SURFACES WITH	H2	-		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
2	16		Ensure surfaces are clean, dry and sound. Moisture content not more than 8% measured on a doser hygrometer bd2 scale (or equivalent) before painting. Apply either universal undercoat or professional undercoat to bare and repaired areas. Allow 16 hours to dry or apply multisurface primer to bare and repaired areas. Allow 2 hours to dry. Finish with two coats pure acrylic emulsion sheen paint with 2 hours drying time between coats, for a maintenance cycle of 12 years.	H3	-		
2	16	5	Internal concrete soffits	m2	24.00		
2	16		METAL SURFACES WITH	H2	-		
2	16		Plascon plascothane polyurethane enamel to exterior new mild steel. Surface to be clean and dry. Remove surface contaminants using metalcare aquasolv Degreaser (gr 1) with bristle brush or brillo pads. Rinse thoroughly with tap water until surface is water break-free. Remove rust and millscale by abrasive blasting to Iso 8501 - 01:1988 - sa2½ or by hand/mechanical wire Brushing to st3 of the same standard. Allow to dry Completely and prime within 4 hours of cleaning. Prime with one coat epiwash chromate free primer (aw 1255) with an overcoating time of 4 hours and finish with two coats plascothane polyurethane enamel (up) with 2 Hours drying time between coats, for a maintenance cycle of 6 years in a c1 - inland environment. Final paint Specification and colours to be confirmed by client.	H3	-		
2	16	6	Door frames	m2	9.00		
2	16		WOOD SURFACES WITH	H2	-		
2	16		Plascon wall & all to interior new wood. Surface to be dry, sound and clean. Wash knots and resinous areas with lacquer thinners (ils 1) and coat with woodcare knot seal (pk 2) and apply one coat of plascon woodcare pretreatment (wvp 1), overcoated within 48 hours with a moisture content, measured with a doser hygrometer (or equivalent), of bd 2 scale (a1-a5) < 14% or less. Prime with one coat wood primer (uc 2) with an overcoating time of 16 hours and finish with two coats wall & all (waa) with 2 hours drying time between coats, for a maintenance cycle of 7 years. Final paint colour: Sterling (code: e29-4)	H3	-		
2	16	7	Doors	m2	38.00		
2	16	8	Door surfaces not exceeding 300mm wide	m	65.00		
			Carried Forward to Summary of Section No. 2				
2	16				-		
2	17		BILL NO 17	H1	-		
2	17		BUILDER'S WORK IN CONNECTION WITH SERVICES (PROVISIONAL)	H1	-		
2	17		PREAMBLES	H2	-		
2	17		The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2008 Edition) and to the Supplementary Preambles which are incorporated in this Bill.		-		
2	17		NOTE:	H3	-		
2	17		This document must be read and familiarised with in conjunction with the Architects drawings as annexed to this document and tenderers must make allowance in their rates for these specifications. No claims arising out of failure to do so will be entertained.		-		
2	17		These bills are measured based on the Standard System of Measuring Builder's Work 1999 Sixth Edition (Revised). No claims will be entertained for items not covered by the afore mentioned document		-		
2	17		The contractor is advised to be in constant communication with the quantity surveyor during the course of the tender process and/or project with regards to the following: 1. Tender drawings versus the Tender bills of quantities - Should there be a discrepancy between the tender drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 2. Construction drawings versus the Tender bills of quantities - Should there be a discrepancy between the construction drawings and the bills of quantities, the contractor shall notify the quantity surveyor immediately. 3. Site Instructions - The quantity surveyor together with the principal agent shall be notified immediately of any site instructions or potential costs in accordance to the contract. No claims or costs arising out of not adhering to the above will be entertained.		-		
2	17		SUPPLEMENTARY PREAMBLES	H2	-		
2	17		Protection of works	H3	-		
2	17		Please note that all existing works, finishes, etc. are to be protected to the satisfaction of the principal agent and that tenderers should allow in their rates for such protection.		-		
2	17			UL	-		
2	17		SLEEVE PIPES, ETC.	H2	-		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
2	17		Cut horizontal or vertical chase in brickwork and make good, for:	H3	-		
2	17	1	Double electrical conduits	m	150,00		
2	17		Cut holes for pipes not exceeding 100mm diameter and make good, through the following.	H3	-		
2	17	2	One-brick wall	No	50,00		
2	17		Cut recess in walls and make good for the following.	H3	-		
2	17	3	Electrical switch or socket outlet in 230mm one brick wall.	No	35,00		
2	17		Make good chases cut into existing plastered walls including making good at junction of new with existing plaster (forming of chase elsewhere).	H3	-		
2	17	4	Chase cut into one or two coat cement plaster wall finish for double conduit.	m	150,00		
2	17		Metal lathing/ chicken mesh wire or equally approved	H3	-		
2	17	5	Supply & install 100mm wide metal lathing/ chicken mesh wire fixed to chased walls.	m	150,00		
2	17		CONCRETE ALTERATIONS, ETC.	H2	-		
2	17		Core drilling through concrete, etc.	H3	-		
2	17	6	Hole exceeding 150mm not exceeding 200mm diameter	No	4,00		
2	17	7	80mm Diameter opening through 255mm thick reinforced concrete slab, beams, wall, etc	No	5,00		
2	17	8	200mm Diameter opening through 255mm thick reinforced concrete slab, beams, wall, etc	No	7,00		
2	17		Scans, etc.	H3	-		
2	17	9	Radar scans through concrete 255mm deep including marking out rebar on a surfaces not exceeding 4m2 each	No	5,00		
			Carried Forward to Summary of Section No. 2				
			SECTION SUMMARY - Building Works				
		1	EARTHWORKS (PROVISIONAL)				
		2	FOUNDATIONS (PROVISIONAL)				
		3	CONCRETE, FORMWORK AND REINFORCEMENT (PROVISIONAL)				
		4	PRECAST CONCRETE (PROVISIONAL)				
		5	Masonry				
		6	Waterproofing				
		7	Roof Covering				
		8	Carpentry & Joinery				
		9	Ceilings				
		10	Ironmongery				
		11	Metalwork				
		12	Plastering				
		13	Tiling				
		14	Plumbing & Drainage				
		15	Glazing				
		16	Paintwork				
		17	Builders' work in connection with services				
			Carried to Final Summary				
3	1		BILL NO 1	H1	-		
3	1		PROVISIONAL SUMS, ETC	H1	-		
3	1		SUPPLEMENTARY PREAMBLES	H2	-		
3	1		CASH DISCOUNT	H3	-		

SECTION	BILL	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
3	1		The following provisional amounts are NET and represent the NET COST of the work described. The contractor shall not be entitled to any discount, percentage or allowance whatsoever on the value of any provisional amount other than the priced value for profit and attendance as provided for. The provisional amounts may be deducted in whole or in part from the contract and are subject to adjustment upon completion		-		
3	1		PROVISIONAL SUMS AND PRIME COST AMOUNTS	H3	-		
3	1		These provisional amounts contain materials to be supplied only or to be supplied and installed by specialists, or work to be executed by specialists or other persons who are selected by the contractor in consultation with the architect. Selected sub-contractors shall receive no other rights or privileges other than the rights and privileges enjoyed by any domestic sub contractor		-		
3	1		BUDGETARY ALLOWANCES	H3	-		
3	1		This work will be priced and measured in accordance with these bills of quantities		-		
3	1		ELECTRICAL INSTALLATION	H2	-		
3	1	1	Allow the sum of R 150,000.00 for the Electrical Installation.	Item	1,00		
3	1	2	Profit and attendance on last if required.	Item	1,00		
3	1		KITCHEN JOINERY INSTALLATION	H2	-		
3	1	3	Allow the sum of R 40,000.00 for the Built in Joinery Installation.	Item	1,00		
3	1	4	Profit and attendance on last if required.	Item	1,00		
3	1		SIGNAGE	H2	-		
3	1	5	Allow the sum of R 5000.00 for the Building and Way Finding Signage Installation.	Item	1,00		
3	1	6	Profit and attendance on last if required.	Item	1,00		
3	1		BUDGETARY ALLOWANCES	H2	-		
3	1	7	Allow the sum of R 80,000.00 for the plumbing & drainage pipework	Item	1,00		
3	1	8	Allow the sum of R 20,000.00 for Sundry Builders Work.	Item	1,00		
3	1	9	Allow the sum of R 100,000.00 for Sundry Demolition Work.	Item	1,00		
			Carried to Final Summary				
			FINAL SUMMARY				
	1		Preliminaries & General				
	2		Building Works				
	3		Provisional Sums				
4	1		Sub Total	ST	-		
4	1		DESIGN DEVELOPMENT CONTINGENCIES		-		
4	1		Allowance of R110,000.00 for contingencies to be used by the quantity surveyor or deducted in full if not required	Item	1,00		
4	1		Sub Total	ST	-		
	1		Allow for Purco @ 2%	Purco	2%		
	1		Sub Total	ST	-		
4	1		Vat @ 15%	Vat	15%		
			TOTAL CARRIED TO FORM OF TENDER				