

Provision of Structural Defect Repairs and General Refurbishment to ELIDZ Buildings
PROJECT - ES/20/REFURBISHMENTS/01
BILL OF QUANTITIES

Appendix A

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
SECTION 1					
PRELIMINARIES					
1	Site Establishment	Item	1		
2	Supervision	Item	1		
3	Guarantees and insurances	Item	1		
4	Plant and equipment	Item	1		
5	Safety and security	Item	1		
6	The Site: Existing premises occupied	Item	1		
7	Programme of the works	Item	1		
8	Progress & Technical Meetings	Item	1		
9	Samples of material	Item	1		
10	Enclosure of the works	Item	1		
SPECIFIC PRELIMINARIES					
11	Site instructions issued by Engineer on site are to be recorded in triplicate in a site instruction book which is to be maintained on site by the contractor	Item	1		
12	Warranties for material and workmanship Where warranties for materials and/or workmanship are called for, the contractor shall obtain a written warranty, addressed to the employer, from the firm supplying the materials and/or doing the work and shall deliver same to Engineer on the certified completion of the contract. The warranty shall state that workmanship, materials and installation are warranted for a specified period from the date of final completion and that any defects that may arise during the specified period shall be made good at the expense of the firm supplying the materials and/or doing the work, upon written notice to do so. The warranty will not be enforced if the work is damaged by defects in the construction of the building in which case the responsibility for replacement shall rest entirely with the contractor	Item	1		
13	ELIDZ OHS- On-going compliance with Occupational Health and Safety requirements	Item	1		
14	ELIDZ CEMP- On-going compliance with Environmental requirements	Item	1		
SUB-TOTAL					

SECTION 2: ALTERATIONS AND DEMOLITIONS (PROVISIONAL)**BILL No.1: REMOVAL OF EXISTING WORK**

Temporary screens

Provide, fix, maintain in position as required and remove as and when directed all temporary materials, tarpaulins, barriers, screens, overhead protections, etc. that may be necessary when carrying out any portion of the work for the protection of persons and property including the protection of adjoining buildings and everything in remaining parts of new buildings, etc. while the work is in progress.

1	Item	1
	Taking down and removing roofs, floors, panelling, ceilings, partitions, etc	H3 0.0
2	Acoustic tile/Drop ceilings including suspension grid, hangers, etc	m2 300
3	Hack out existing damaged floor tiles and prepare surface for new	m2 300
4	Carefully remove existing fascia and barge boards	m 100
5	Hack out existing carpets on floors and clean off adhesive	m2 200
6	Carefully remove gutters and downpipes	m 120
7	Carefully remove damaged roof sheeting and side cladding as directed	m2 400
8	Allow for protection of existing Air-Conditioning units during construction period.	Item 1
9	Allow for safe removal of all exiting electrical cabling and lighting	Item 1
	PLASTER CRACK REPAIRS	H2 0.0
10	Chase up and remove cement plaster around cracks on walls and prepare for repairs	m2 350
	SERVICE EXISTING MATERIALS BY MEANS OF CLEANING, EASING, ADJUSTING, OILING, GREASING, RE-ALIGNING,SANDING ETC. AND BRING INTO GOOD WORKING ORDER	H2
	Thoroughly sand and remove dust, flaking paint, rust, grit, loose putty etc from steel frames including burglar bars, and prepare surface for new paint (elsewhere)	H3
11	Frames and Handrails of average size 1 000 x 1 000mm high including burglar bars.	No 15
12	Previously painted floors and walls with flaking paint	m2 400

SUB-TOTAL

BILL NO.2 TREATMENT OF DAMP ON WALLS & WATER PROOFING Carefully remove the plaster and expose the brickwork letting it dry. Apply an approved damp seal (Sika) as directed			
1	Plastered walls	m2	150
	One layer of 375 micron embossed dampcourse waterproof sheeting below walls, sills, etc:		
	JOINT SEALANTS ETC		
	Clear Neutral silicone sealant:		
2	In joint sealing and pointing all round external window and door frames.	m	120
	MOVEMENT JOINTS ETC		
	Take out any debri, sand annd dust from detereorated movement joints in concrete hardstanding and reseal as directed		
3	10mm Joints not exceeding 300mm high (Provisional).	m	120
SUB-TOTAL			
BILL No. 3 CORRUGATED METAL SHEETING AND ACCESSORIES 0,9mm Hulett's A7 roof sheeting and cladding installed to the manufacturers recommendation.			
1	Replace damaged roof sheeting and side cladding	m2	400
	ROOF AND WALL INSULATION		
	135mm Thick, non-combustible, lightweight "Factorylite" building insulation with reinforced foil (white metalised foil) facing on both sides with thermal resistance of 2.56 m2.K/W. This system or other equal Architect approved system installed as per manufacturer's specifications		
2	Insulation laid taut over purlins and fixed concurrent with roof covering including Galvanized steel straining wires and sisalation tape.	m2	200
3	One layer of Durafoil Ultra over purlins and over Factorylite. Durafoil to be laid longitudinally over working from the eaves to the ridge and lapped 150mm at joints	m2	200
	METAL SHEETING		
	0.8mm Nominal thickness ditto, but flashings:		
4	Valley flashing 550mm girth with minimum 225mm laps, fixed to roof sheeting (measured net).	m	80
SUB-TOTAL			

BILL No. 4**CARPENTRY AND JOINERY****DOORS ETC**

Solid Laminated exterior door with gabon veneer , suitable for painting both sides

1	44mm Door 813 x 2032mm high.	No	1
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Solid Laminated exterior door with gaboon veneer trimmed 100mm , suitable for painting both sides

2	44mm Door 813 x 2032mm high.	No	2
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Solid Laminated interior door with gaboon veneer trimmed 100mm , suitable for painting both sides

3	44mm Door 1000 x 2032mm high.	No	1
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Hardwood timber single door with 105mm horizontal timber midrail positioned 905mm from base of double bottom rail,

4	44mm Door 813 x 2032mm high.	No	5
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FRAMED FRAMES ETC

Wrought meranti:

5	76 x 110mm Hardwood jamb linings door frames plugged suitable for 115mm wall as per drawing	m	35
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BEADS, ARCHITRAVES, ETC

H2	0.0
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Wrought meranti:

H3	0.0
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6	25 x 75mm Skirting fixed to walls including 19mm quadrant bead planted on.	m	100
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SUB-TOTAL

BILL No. 5**CEILINGS, PARTITIONS AND ACCESS FLOORING**

Proprietary products in descriptions:

Proprietary products shall be used as specified. Substitute products of similar quality and specification may only be used with prior approval by the Principal Agent.

Descriptions:

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

Items described as plugged shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 600mm centres, and where described as bolted the bolts have been given.

DROP-IN CEILINGS

Suspended ceilings

1	600 X 1200 Selected Accoustic Lay-in Ceiling Tiles	m2	300
	Cornice	H3	0.0
2	20 x 20mm shadowline cornice, fixed in accordance with manufacturer's recommendations.	m	100

DRYWALL PARTITIONING

Aluminium Spacewall Partitioning System made of bevel edged gypsum plasterboard sheets 1200mm wide and full height. Studs are placed at 600mm centres with ends fixed to floor and ceiling tracks. Plasterboard sheets are screwed on at 300mm centres to floors and vertical studs. Owens corning rockwool semi-rigid acoustic sound insulation - Density 80kg/m 50mm thick to be supplied and fitted by approved specialists All joints to be taped and plastered using Jumbo jointing compound and prepared for decoration all in accordance with the manufactures recommendations. This system or other equal Architect approved system

3	76mm Drywall Partitioning.	m2	40
	Extra over drywall partition for :		
4	75mm Natural Anodised aluminium skirting or equal approved.	m	10
	Ceiling Insulation		
5	50mm Thick Isotherm thermal ceiling insulation laid on top of ceiling, manufactured from thermally bonded polyester laid in accordance with manufacturer's recommendations.	m2	200

SUB-TOTAL

BILL No. 6

FLOOR COVERINGS, WALL LININGS, ETC

CERAMIC FLOOR TILES

Ceramic floor tiles, or equal Architect approved, laid to manufacturers specification to colour of Specialist specification:

1	On smooth floors.	m2	200
2	On walls, turn-ups 150mm high and 150mm on floor	m	100

CARPET SHEETING AND TILES

4mm Needle punch Carpet tiles manufactured from 100% polypropylene and with a minimum fibre weight of 750g/sq m and a fire index of 3 or another equally approved, all in accordance with the manufacturers recommended specification for fixing:

3	On floors.	m2	200
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RUBBER FLOORING

POLYFLOR ECOSURFACES: Econights sheeting 3,2mm thick sheeting x 1210mm wide, Single ply non-laminated sheeting, Colour 900 series, constructed of 100% recycled rubber: installed using Qualichem 209 epoxy adhesive to manufacturer's instruction or other equal Architect approved system

4	On smooth screeded floors.	m2	40
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SUB-TOTAL

BILL NO.7**METALWORK****PREAMBLES****SUPPLEMENTARY PREAMBLES**

Descriptions Descriptions of bolts shall be deemed to include nuts and washers Descriptions of expansion anchors and bolts and chemical anchors and bolts shall be deemed to include nuts, washers and mortices in brickwork or concrete Metalwork described as "holed for bolt(s)" shall be deemed to exclude the bolts unless otherwise described

NOTE: All steel will be Hot dipped galvanised unless otherwise stated.

ROLLER SHUTTER DOORS

Steel roller shutter doors:

Note: The contractor is to check on site measurements before placing of order.

- | | | | |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|---|
| 1 | Roll - Up Serranda Steel roller shutter door "Eyeball" manufactured from 75mm galvanised steel slats 1,0mm thick and punched with elliptical holes measuring 8mm x 3.5mm galvanised and powder coated face fixed chain operated for opening not exceeding 3,970 x 3,505mm high, with overhead box, 75mm wide side guides and two barrel bolts including extruded aluminium T-bar formed of 40 x 40mm angle iron, with rubber seal or other equal Architect approved system | No | 1 |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|---|

MILD STEEL HANDRAILS, BALUSTRADES, ETC

Welded balustrading to concrete:

- | | | | |
|---|--------------------------------------------------------------------------------------------------------------------------------------------|---|----|
| 2 | 50 x 2.5mm diameter Mild Steel Handrails, 16mm solid steel rods (balustrade) welded to 75 x 75 x 3mm hollow square sections where directed | m | 15 |
|---|--------------------------------------------------------------------------------------------------------------------------------------------|---|----|

GALVANIZED GATES, BURGLAR GUARDS

Hot Dipped Galvanised Steel Gates:

Note: The contractor is to check on site measurements before placing of order.

Burglar guards formed of 40 x 3 galvanised mild steel angle frame, with 40 x 3 mild steel flat bars at 778mm centres and including barrel and drop bolts and steel bullet hinges welded to burglar and fixed to brickwork using a steel plate and rawl bolts

- | | | | |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-----|
| 3 | Burglar Guard size 2570 x 1155 x 400mm depth to suit | No | 2 |
| | Security Gate formed of 32x32x1.6mm wall thickness galvanised steel tube frame, 12mm diameter solid rods, VEM 6320 H "Valmetex" expanded metal mesh welded to inside of frame, 10x30mm flat bar. | H3 | 0.0 |
| 4 | Security Gate size 1 180 x 2 355mm high. | No | 2 |

	ALUMINIUM WINDOWS, DOORS etc.	H2	0.0		
	All aluminium windows, doors, etc are to be manufactured by manufacturers who are members of AAAMSA. All aluminium systems to be approved by AAAMSA. All aluminium work is to be protected by covering with plastic sheeting fixed with low tack adhesive prior to leaving the factory. Plastic sheeting is to remain in place during construction. All glazing shall be in accordance with SABS 0400 - 1990, SABS 1263 - 1. All safety flazing materials (individual panes) shall be permanently marked. Such marking shall be visible after glazing process. If it is not marked, it is not safety glass.		0.0		
	"Nuklip" (Sheerline) Powder coated aluminium frames, shopfront sections with 6,76mm intruderproof laminated safety glass and installed in accordance with manufacturers instructions:	H3	0.0		
	Natural anodised aluminium windows glazed with 6.76mm frosted Intruderproof laminated safety glass and plugged to brickwork:	H3	0.0		
5	Window Size 510 x 510mm high complete, including ironmongery etc, Colour to match existing.	No	4		
SUB-TOTAL					
BILL No. 8					
PLASTERING					
SUPPLEMENTARY PREAMBLES					
Proprietary products in descriptions:					
Proprietary products shall be used as specified. Substitute products of similar quality and specification may only be used with prior approval by the Engineer.					
SCREEDS					
1:3 Cement and sand screeds steel trowelled on concrete:					
1	30mm thick on floors.	m2	50		
INTERNAL PLASTER					
Cement plaster on brickwork:					
2	On walls.	m2	35		
3	In narrow widths.	m2	10		
SUB-TOTAL					

BILL No. 9

TILING

SUPPLEMENTARY PREAMBLES

Proprietary products in descriptions:

Proprietary products shall be used as specified. Substitute products of similar quality and specification may only be used with prior approval by the Engineer.

Fixing:

Tiling shall be fixed with an approved tile adhesive to a plaster backing. Plaster backing is measured elsewhere.

WALL TILING

200 x 200 x 7,2mm Matt glazed white ceramic wall tiles, with 6mm straight joints fixed with approved tile adhesive and grouted with approved tile grout:

1	On smooth plastered walls.	m2	20
2	Ditto, on narrow widths.	m2	2
3	On walls in isolated panels, splashbacks, etc.	m2	5

SUB-TOTAL

BILL No. 10					
PAINTWORK					
SUPPLEMENTARY PREAMBLES			H2	0.0	
Proprietary products in descriptions:			H4	0.0	
Proprietary products shall be used as specified. Substitute products of similar quality and specification may only be used with prior approval by the Engineer.				0.0	
All work to be executed in strict accordance with the specifications of the paint manufacturer.				0.0	
Where surfaces of plaster etc are sandy / friable, the first coat must be replaced with plaster primer thinned 10% with turpentine.				0.0	
PAINTWORK ETC			H1	0.0	
ON FIBRE-CEMENT			H2	0.0	
Prepare and apply two coats pure acrylic roof paint on:			H3	0.0	
1	Fascias and barge boards.	m2		20	
Prepare and apply one coat universal primer, one undercoat and two coats superior quality eggshell enamel:			H3	0.0	
2	On sills.	m2		15	
ON BRICK SURFACES			H2	0.0	
Clean down with spirits of salts solution and apply two coats silicone-based brick dressing on:			H3	0.0	
3	Facings (Internally).	m2		15	
ON PLASTER			H2	0.0	
4	Walls	m2		1000	
ON WOOD			H2	0.0	
Prepare and apply one coat wood primer, one undercoat and two coats superior quality smooth gloss enamel on:			H3	0.0	
5	General surfaces of timbers at eaves.	m2		10	
Prepare and apply one coat wood primer, one undercoat and two coats superior quality eggshell enamel on:			H3	0.0	
6	Doors (all surfaces measured).	m2		60	
7	Frames, rails, etc not exceeding 300mm girth.	m		10	
8	Skirtings, rails, etc not exceeding 300mm girth.	m		100	
ON METAL			H2	0.0	
Clean down thoroughly with galvanised iron cleaner, wash down with water, prime with one coat galvanised metal primer and finish with two coats superior universal non drip enamel on:			H3	0.0	
9	Exterior gates, grilles, louveres, burglar screens, balustrades, etc. (both sides measured over the full flat area).	m2		50	
SUB-TOTAL					

DEMOLITION AND ALTERATIONS SECTION 2: SUMMARY				
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PAINTWORK	Page	10		
SUB-TOTAL (Carried To Summary)				

SECTION 3: PROVISIONAL SUMS		H1	0.0		
Prime cost amounts and provisional sums are nett. Prime cost amounts include for delivery to site of all articles concerned.					
Provisional sums are for material and equipment supplied and installed complete by firms of specialists.					
Tenderers are advised that no claim in respect of loss of profit or Preliminary charges based on the omission of these amounts will be considered and the said amounts will be omitted strictly without any financial compensation payable to the Contractor.			0.0		
It is accepted, however, that any builders work instructed by the Engineer and carried out by the Contractor in respect of these items will be measured and valued at tendered rates and paid to the Contractor.			0.0		
Profit: Where stated, the contractor may allow for profit if required.					
General attendance on nominated / selected subcontractors:					
The item 'Attendance' which follows each provisional sum for nominated / selected subcontractors' work, shall be deemed to cover all the contractor's costs incurred in providing free of charge to the nominated / selected subcontractors, the following:					
(1) The services as set out in the Preliminaries					
(2) Making good in all trades and cleaning down and removal of rubbish on completion					
WATERPROOFING		H2	0.0		
1	Provide the amount of R 20,000-00 (Twenty Thousand Rand) for Waterproofing on concrete roofs.	Item	2	20 000,00	R40 000,00
2	Profit on above item.	Item	1		
3	Attendance and making good in all trades	Item	1		
BUDGETARY ALLOWANCES		H2	0.0		
The following budgetary allowances are for work to be executed by the contractor or his domestic subcontractors: subject to approval by the Engineer			0		
Provide the following for the services of a specialist for monitoring and control on behalf of the Employer - subject to agreement with ELIDZ		Item	1	90 000,00	R90 000,00
1	Provide the amount of R100 000.00 (One Hundred Thousand Rand) for builder's work in connection with electrical installation.	Item	1	100 000,00	R100 000,00
2	Provide the amount of R50 000.00 (Fifty Thousand Rand) for builder's work in connection with plumbing installation	Item	1	50 000,00	R50 000,00
SUB-TOTAL (Carried To Summary)					

PROJECT SUMARRY					
Section					
1	PRELIMINARIES	Page	1		
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Sub - Total 1:		ST	0.0		
CONTINGENCIES		H1	0.0		
Allow for 10% of Subtotal 1 as Contingencies to be used or deducted in full at the Engineer's discretion.		Item	1		
Sub - Total 2:		ST	0.00		
Add Value Added Tax at the rate of 15%		TAX	15%		
TOTAL (Carried To Form Of Offer)		T	0.00		

Name of Tenderer :

Signed on behalf
of Tenderer :

Dated :