ITEM NO	Annexure 3	QUANTITY	RATE	AMOUNT

SECTION 1

BILL NO. 1

PRELIMINARIES

BUILDING AGREEMENT AND PRELIMINARIES

The JBCC Series 2000 Edition 4.1 Code 2101 March 2005 edition prepared by the Joint Building Contracts Committee, shall be the agreement, amended as hereinafter described

The Preliminaries for use with the JBCC Series 2000 Principal Building Agreement (May 2005 edition) prepared by the Joint Building Contracts Committee, shall be deemed to be incorporated in these bills of quantities

Contractors are referred to the above-mentioned documents for the full intent and meaning of each clause thereof

These clauses are hereinafter referred to by clause number and heading only. Where standard clauses or alternatives are not entirely applicable to this contract such modifications, corrections or supplements as will apply are given under each relevant clause heading and such modifications, corrections or supplements shall take precedence notwithstanding anything contrary contained in the above-mentioned documents

Where any item is not relevant to this specific contract such item is marked N/A, signifying "not applicable"

Notwithstanding anything to the contrary contained in any of the contract documents including the Principal Building Agreement and the Preliminaries, the provision of the "Preliminaries" as hereinafter set forth shall prevail and shall take precedence

PREAMBLES FOR TRADES

The contractor is referred to the General Preambles for Trades 2017 as published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claim arising from brevity of description of items fully described in the said Model Preambles for Trades will be entertained

Supplementary preambles to the Model Preambles covering clauses of a general nature, clauses pertaining to specific materials and amendments to clauses in the Model Preambles are incorporated in these bills of quantities to satisfy the requirements of this project

	The contractor's prices for all items throughout these bills of quantities must take account of and include for all of the obligations, requirements and specifications given in the Model Preambles and in any supplementary preambles		
	GENERAL		
	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 "F", "T" or "V" as the case may be below such item, where "F" denotes a fixed amount (amount not to be varied), "T" denotes an amount variable in proportion to time and "V" denotes an amount variable in proportion to value		
	SECTION A - PRINCIPAL BUILDING AGREEMENT		
	Definitions (A1)		
1	Definitions and interpretation (clause 1) F:..... V:..... T:.....	Item	1
	Objective and Preparation (A2 to A14)		
2	Offer acceptance and performance (clause 2) F:..... V:..... T:.....	Item	1
3	Documents (clause 3) F:..... V:..... T:.....	Item	0
4	Design responsibility (clause 4) F:..... V:..... T:.....	Item	0
5	Employer's agents (clause 5) F:..... V:..... T:.....	Item	0
	The principal agent shall:- monitor and control progress and scheduling- monitor all contract conditions, and- coordinate the efforts of the employer's agents, the contractor and subcontractorsThe powers conferred on the principal agent in terms of this clause and/or the exercising of these powers shall not be construed as removing or diminishing any of the obligations of the Contractor in terms of the Principal Building Agreement, whether financial, contractual or otherwise, nor shall the exercising of these powers create any privity of contract as between the Employer or his agents on the one part and the Contractor or subcontractors or suppliers on the other part		

	The principal agent reserves the right to attend and participate in all contractor/subcontractor's meetings, to invite other employer's agents to attend such meetings at his discretion and to converse and chair any such meetings if the contractor is derelict in his duty in arranging such meetings to the degree of frequency and comprehensiveness dictated in the opinion of the project manager by the circumstances and exigencies of the construction process		
6	Site representative (clause 6) F:..... V:..... T:.....	Item	1
7	Compliance with regulations (clause 7) F:..... V:..... T:.....	Item	1
8	Works risk (clause 8) F:..... V:..... T:.....	Item	0
9	Indemnities (clause 9) F:..... V:..... T:.....	Item	0
10	Works insurances (clause 10) F:..... V:..... T:.....	Item	1
11	Liability insurances (clause 11) F:..... V:..... T:.....	Item	1
12	Effecting insurance (clause 12) F:..... V:..... T:.....	Item	1
13	NO CLAUSE	N/A	0
14	Security (clause 14) F:..... V:..... T:.....	Item	0
	Execution (A15-A23)		
15	Preparation for and execution of the works (clause 15) F:..... V:..... T:.....	Item	0
16	Access to the works (clause 16) F:..... V:..... T:.....	Item	1
17	Contract instructions (clause 17) F:..... V:..... T:.....	Item	0
	The contractor shall notify the principal agent if any encroachments of adjoining foundations, buildings, structures, pavements, boundaries, etc exist in order that the necessary arrangements may be made for the rectification of any such encroachments		
19	Assignment (clause 19) F:..... V:..... T:.....	Item	0

	Replace clause 19.0 sub-section 19.1 with the following clause: The contractor shall not cede his rights or delegate his obligations in terms of this agreement unless specifically called for by the employer. Replace clause 19.0 sub-section 19.2 with the following clause: The contractor shall not consent to a nominated subcontractor cede his rights or delegate his obligations in terms of this agreement unless specifically called for by the employer.			
20	Nominated subcontractors (clause 20) F:..... V:..... T:.....	Item	0	
21	Selected subcontractors (clause 21) F:..... V:..... T:.....	Item	0	
	Written proof is required from subcontract tenderers at tendering that they can meet the JBCC Selected Subcontract Agreement or other tender agreements and provide security in terms of the agreement. If the above is not provided the tender may not be accepted All amounts allowed under Provisional Amounts are intended to be awarded to Selected Subcontractors			
22	Employer's Direct Contractors (clause 22) F:..... V:..... T:.....	Item	1	
23	Contractor's Domestic Sub-Contractors (Clause 23) F:..... V:..... T:.....	Item	1	
	Completion (A24-A30)			
24	Practical completion (clause 24) F:..... V:..... T:.....	Item	0	
25	Works completion (clause 25) F:..... V:..... T:.....	Item	0	
26	Final completion (clause 26) F:..... V:..... T:.....	Item	0	
27	Latent defects liability period (clause 27) F:..... V:..... T:.....	Item	0	
28	Sectional completion (clause 28) F:..... V:..... T:.....	Item	0	
29	Revision of date of practical completion (clause 29) F:..... V:..... T:.....	Item	0	
	The removal and replacement of materials and/or workmanship that do not conform to specification or drawings shall not constitute grounds for an extension of the construction period nor for an adjustment to the contract sum (clause 29.3)			

30	Penalty for non-completion (clause 30) F:..... V:..... T:.....	Item	0	
	Payment (A31 - A35)			
31	Interim payment to the contractor (clause 31)- Replace clause 31.9 with the following clause: The employer shall pay the Contractor the amount certified in an interim payment certificate within Thirty (30) calendar days of the date for issue of the payment certificate. Payment shall be subject to the contractor giving the employer a tax invoice for the amount due. F:..... V:..... T:.....	Item	0	
32	Adjustment to the contract value (clause 32) F:..... V:..... T:.....	Item	0	
	Where prices are submitted by the contractor or nominated/selected subcontractors during the progress of the works in respect of contract instructions or in regard to a claim under the terms of the contract and notwithstanding the fact that such prices may be used in an interim payment certificate, there is to be no presumption of acceptance. Should the principal agent wish to accept any such prices prior to the issue of the final certificate, it will be in writing			
33	Recovery of expense and loss (clause 33) F:..... V:..... T:.....	Item	0	
34	Final account and final payment (clause 34) F:..... V:..... T:.....	Item	0	
	The employer shall not pay any interest on amounts payable to the contractor for one hundred and forty two (142) days after the date of issue of the certificate of practical completion			
	The employer shall, however, pay interest to the contractor at the rate stipulated in clause 34.11 on any amounts payable to the contractor more than one hundred and forty two (142) days after the date of issue of the certificate of practical completion but only for such period as the settlement of the final account is delayed by the non-performance of the principal agent or the employer or his agents. In evaluating non-performance for purposes of this clause a reasonable time shall be allowed to the employer or his agents to respond to any matter brought to his/their attention and which may affect the settlement of the final account			
35	Payment to other parties (clause 35) F:..... V:..... T:.....	Item	0	
	Cancellation (A36-A39)			
36	Cancellation by employer - contractor's default (clause 36) F:..... V:..... T:.....	Item	0	

37	Cancellation by employer - loss and damage (clause 37) F:..... V:..... T:.....	Item	0
38	Cancellation by contractor - employer's default (clause 38) F:..... V:..... T:.....	Item	0
39	Cancellation - cessation of the works (clause 39) F:..... V:..... T:.....	Item	0
	Dispute (A40)		
40	Dispute Settlement (clause 40) F:..... V:..... T:.....	Item	0
	Substitute Provisions (A41)		
41	State clauses (Clause 41) F:..... V:..... T:.....	Item	0
	Information necessary for the completion of those clauses contained in the schedule which are necessary for tender purposes is given hereunder		
	THE SCHEDULE		
	Information necessary for completion of those clauses contained in the schedule which are necessary for tender purposes is given hereunder		
42	Pre-tender information (clause 42) F:..... V:..... T:.....	Item	0
	42.1 CONTRACTING AND OTHER PARTIES		
	42.1.1 Employer: Artscape, Western Cape		
	42.1.2 Principal Agent:		
	42.1.3 Architect:		
	42.1.4Quantity Surveyor:		
	Structural Engineer:		
	42.1.5 Civil Engineer:		
	42.1.6 Electrical Engineer:		
	42.1.6 Mechanical Engineer:		
	42.2 CONTRACT DETAILS		

42.2.1 Works Description: As per the information on the Tender Data

42.2.2 Site Description: As per the information on the tender data

42.2.3 Work or installations by direct contractors: N/A

42.2.4 This agreement is for a government contract where there are specific options that are applicable to a State organ only Yes

42.2.5 Date on which possession of the site is intended to be given 2 December 2026

42.2.6 Period for the commencement of the works after the contractor takes possession of the site: Immediately after site possession

42.2.7 For the works as a whole. Intended date of practical completion and the penalty per calendar day 6 months after contractual commencement date EXCLUSIVE OF ALL STATUTORY AND BUILDER'S HOLIDAYS Penalty Amount The penalty per calender day shall be 0.05% of the tendered amount (inclusive of value added tax)

42.2.8For the works in sections: Not applicable

42.2.9 The law applicable to this agreement shall be that of Republic of South Africa (country)

42.3 INSURANCES

42.3.1 Contract works insurance in joint names between the Contractor and the Employer to be effected by:Contractor: For the Sum of R Contract Amount 20.00 % With a deductible of - to be determined by the contractor

42.3.2 Supplementary insurance is required No

42.3.3 Public liability insurance to be effected by:Contractor: For the Sum of R 10 000 000-00With a deductible of - to be determined by the contractor

42.4 DOCUMENTS

42.4.1 Waivers of contractors lien or right of continuing possession is required Yes

42.4.2 Number of construction document copies to be supplied to the contractor free of charge: 3 Number of

	42.4.3 Bills of Quantities/Lump sum document schedule of rates drawn up in accordance with: "Standard System of Measuring Builders" Work"				
	42.4.4 On acceptance of the tender the bills of quantities/lump sum document is to be submitted within 7 working days The priced bills of quantities must be handed in with the tender				
	42.4.5 JBCC Engineering General Conditions are to be included in the contract documents: No				
	42.4.6 The contract value is to be adjusted using escalation adjustment indicesNot applicableWhere JBCC CPAP is to be used				
	42.4.7 Details of changes made to the provision of JBCC standard documentation: TBA				
	SECTION B: PRELIMINARIES				
	Definitions and interpretation (B1)				
43	Definition and interpretation (B1.1 - B1.4.6) F:..... V:..... T:.....	Item	0		0.00
	Documents (B2)				
44	Checking of documents (B2.1) F:..... V:..... T:.....	Item	1		0.00
45	Provisional bills of quantities (B2.2) F:..... V:..... T:.....	N/A	1		
46	Availability of construction documentation (B2.3) F:..... V:..... T:.....	Item	0		0.00
47	Interests of agents (B2.4) F:..... V:..... T:.....	Item	0		0.00
48	Priced documents (B2.5) F:..... V:..... T:.....	Item	1		0.00
49	Tender submission (B2.6) F:..... V:..... T:.....	Item	0		0.00
50	Defined works area (B3.1) F:..... V:..... T:.....	Item	0		0.00
	The site (B3)				
51	Geotechnical investigation (B3.2) F:..... V:..... T:.....	Item	0		0.00

52	Inspection of the site (B3.3) F:..... V:..... T:.....	Item	1	0.00
	Existing premises occupied (B3.4) F:..... V:..... T:.....			
	Previous work - dimensional accuracy (B3.5) F:..... V:..... T:.....			
	Previous work - defects (B3.6) F:..... V:..... T:.....			
53	Services - known (B3.7) F:..... V:..... T:.....	Item	0	0.00
54	Services - unknown (B3.8) F:..... V:..... T:.....	Item	0	0.00
55	Protection of trees etc (B3.9) F:..... V:..... T:.....	Item	0	0.00
56	Articles of value (B3.10) F:..... V:..... T:.....	Item	0	0.00
	Management of contract (B4)			
57	Inspection of adjoining properties etc (B3.11) F:..... V:..... T:.....	Item	0	0.00
58	Management of the works (B4.1) F:..... V:..... T:.....	Item	1	0.00
59	Programme for the works (B4.2) F:..... V:..... T:.....	Item	1	0.00
60	Progress meetings (B4.3) F:..... V:..... T:.....	Item	1	0.00
61	Technical meetings (B4.4) F:..... V:..... T:.....	Item	0	0.00
62	Labour and Plant records (B4.5) F:..... V:..... T:.....	Item	1	0.00
	Samples, Shop Drawings and Manufacturer's Instructions (B5)			
63	Samples of materials (B5.1) F:..... V:..... T:.....	Item	1	0.00
64	Workmanship samples (B5.2) F:..... V:..... T:.....	Item	0	0.00

65	Shop drawings (B5.3) F:..... V:..... T:.....	Item	0	0.00
66	Compliance with Manufacturer's Instructions (B5.4) F:..... V:..... T:.....	Item	0	0.00
	Temporary works and plant (B6)			
67	Deposits and fees (B6.1) F:..... V:..... T:.....	Item	0	0.00
68	Enclosure of the works (B6.2) F:..... V:..... T:.....	Item	0	0.00
69	Advertising (B6.3) F:..... V:..... T:.....	Item	0	0.00
70	Plant, equipment, sheds and offices (B6.4) F:..... V:..... T:.....	Item	0	0.00
71	Main notice board (B6.5) F:..... V:..... T:.....	Item	0	0.00
72	Subcontractors' notice board (B6.6) F:..... V:..... T:.....	N/A	0	
	Temporary services (B7)			
73	Location (B7.1) F:..... V:..... T:.....	Item	0	0.00
74	Water (B7.2) Option [A] shall apply F:..... V:..... T:.....	Item	0	0.00
75	Electricity (B7.3) Option [A] shall apply F:..... V:..... T:.....	Item	0	0.00
76	Telecommunication facilities (B7.4) F:..... V:..... T:.....	Item	0	0.00
77	Ablution facilities (B7.5) Option [A] shall apply F:..... V:..... T:.....	Item	0	0.00
	Prime cost amounts (B8)			
78	Responsibility for prime cost amounts (B8.1) F:..... V:..... T:.....	Item	0	0.00
	Attendance on N/S Subcontractors (B9)			
79	General attendance (B9.1) F:..... V:..... T:.....	Item	0	0.00

80	Special attendance (B9.2) F:..... V:..... T:.....	Item	0	0.00
81	Commissioning - Fuel, water and power (B9.3) F:..... V:..... T:.....	Item	0	0.00
	Financial aspects (B10)			
	Statutory taxes, duties and levies (B10.1) F:..... V:..... T:.....	Item	0	0.00
82	Payment of preliminaries (B10.2) Option [B] shall apply F:..... V:..... T:.....	Item	0	0.00
83	Adjustment of preliminaries (B10.3) Option [A] shall apply F:..... V:..... T:.....	Item	0	0.00
84	Payment certificate cash flow (B10.4) F:..... V:..... T:.....	Item	0	0.00
	General (B11)			
85	Protection of works (B11.1) F:..... V:..... T:.....	Item	0	0.00
86	Protection/isolation of existing/sectionally occupied works (B11.2) F:..... V:..... T:.....	Item	0	0.00
87	Security of the Works (B11.3) F:..... V:..... T:.....	Item	0	0.00
88	Notice before covering work (B11.4) F:..... V:..... T:.....	Item	0	0.00
89	Disturbance (B11.5) F:..... V:..... T:.....	Item	0	0.00
90	Environmental Disturbance (B11.6) F:..... V:..... T:.....	Item	0	0.00
91	Works cleaning and clearing (B11.7) F:..... V:..... T:.....	Item	0	0.00
92	Vermin (B11.8) F:..... V:..... T:.....	Item	0	0.00
93	Overhand work (B11.9) F:..... V:..... T:.....	Item	0	0.00
94	Instruction manuals and guarantees (B11.10) F:..... V:..... T:.....	Item	0	0.00

95	As built information (B11.11) F:..... V:..... T:.....	Item	0		0.00
96	Tenant Installations (B11.12) F:..... V:..... T:.....	Item	0		0.00
	Schedule of variables (B12)				
97	Pre-tender information (B12.1) F:..... V:..... T:.....	Item	0		0.00
	12.1.1 Provisional bills of quantities (B2.2) The quantities are provisional: Yes				
	12.1.2 Availability of construction documentation (B2.3) Construction documentation is not complete Yes				
	12.1.3 Interest of agents (B2.4)				
	12.1.4 Defined works area (B3.1)				
	12.1.5 Geotechnical investigation (B3.2)				
	12.1.6 Existing premises occupied (B3.4)				
	12.1.7 Previous work - dimensional accuracy (B3.4)				
	12.1.8 Previous work - defects (B3.5)				
	12.1.9 Services - known (B3.7)				
	12.1.10 Protection of trees (B3.9) All trees should be protected and only on instruction of the Principal Agent may any trees be removed				
	12.1.12Enclosure of the works (B6.2)				
	12.1.11 Inspection of adjoining properties (B3.11)				
	12.1.13 Offices (B6.4.3) An office for the clerk of works should be provided				
	12.1.14Main notice board (B6.5) Yes				
	12.1.15 Subcontractors notice board (B6.6) A notice board is required No				
	12.1.16Water (B7.2) Alternative Selected: A				
	12.1.17Electricity (B7.3) Alternative selected: A				
	12.1.18Telecommunications (B7.4)				

	12.1.19Ablution facilities (B7.5) Alternative selected: A				
	12.1.20Protection of existing/sectionally occupied works (B11.2)				
	12.1.21 Special attendance (B9.2) Subcontractor (1) details:N/A				
	12.1.22Protection of the works (B11.1)				
	12.1.23Disturbance (B11.5) N/A				
	12.1.24Environmental Disturbance (B11.6) N/A				
	Post tender information (B12.2)				
	12.2.1 Payment of preliminaries Alternative selected: B				
	12.2.2 Adjustment of preliminaries Alternative selected: A				
	12.2.3 Additional agreed preliminaries items N/A				
	SECTION C: SPECIFIC PRELIMINARIES				
	Any special items to meet the particular circumstances of a specific project are embodied in this section. Where required for an aspect of the works to be executed according to a design by a consulting engineer, a recital of the headings to the individual clauses of the JBCC Engineering General Conditions are included				
98	Site instructions Instructions issued on site are to be recorded in triplicate in a site instruction book which is to be maintained on site by the contractor F: :..... V:..... T:.....	Item	1		0.00
99	Black economic empowerment and training F:..... V:..... T:.....	Item	1		0.00
100	Proprietary branded products F:..... V:..... T:.....	Item	0		0.00
101	Testing of flat roof waterproofing for watertightness Flat roof waterproof areas shall be prepared with small sand dykes around them of a size and enclosing an area approved by the principal agent, flooded with water and kept "ponded" for at least 36 hours as a test to ensure the watertightness of the waterproofing and before any further construction work is carried out above the waterproofingF:..... V:..... T:.....	Item	0		0.00
	The contractor shall take delivery of, handle, store, use, apply and/or fix all proprietary branded products in strict accordance with the manufacturers' instructions after consultation with the manufacturer's authorised representative				

102	Contract instructions F:..... V:..... T:.....	Item	1	0.00
	Contract instructions issued on site are to be recorded in triplicate in a contract instruction book which is to be supplied and maintained on site by the contractor			
103	Labour record F:..... V:..... T:.....	Item	0	0.00
	At the end of each week the contractor shall provide the principal agent with a written record, in schedule form, reflecting the number and descriptions of tradesmen and labourers employed by him and all subcontractors on the works each day of that week			
104	Plant record F:..... V:..... T:.....	Item	1	0.00
	At the end of each week the contractor shall provide the principal agent with a written record, in schedule form, reflecting the number, type and capacity of all plant, excluding hand tools used on the works each day of that week			
105	Guarantees F:..... V:..... T:.....	Item	0	0.00
	Where guarantees are called for, the contractor shall obtain a written guarantee, addressed to the employer, from the firm supplying the materials and/or doing the work and shall deliver same to the principal agent on the certified completion of the contract. The guarantee shall state that workmanship, materials and installation are guaranteed for a specified period from the date of certified completion of the contract, 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 from the principal agent to do so. This guarantee 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. The principal agent shall be the sole judge of the cause responsible for defects in the work and his decision shall be final and binding in terms of clause 40.2 of the agreement			
106	Overtime F:..... V:..... T:.....	Item	0	0.00
	Should overtime be required to be worked for any reason whatsoever, the costs of such overtime are to be borne by the contractor unless the principal agent has specifically authorised, in writing, prior to execution thereof, that costs for such overtime are to be borne by the employer			

107	Co-operation of contractor for cost management F:..... V:..... T:.....	Item	1		0.00
	It is specifically agreed that the contractor accepts the obligation of assisting the professional consultants in implementing proper cost management. The contractor will be advised by the principal agent of all cost management procedures which will be implemented to ensure that the final building cost does not exceed the budget. The quantity surveyor undertakes to make available to the contractor all budgetary allowances and cost assessments/reports to enable the proper procedures to be implemented and the contractor will attend all cost plan review and cost management meetings. The contractor undertakes to extend these procedures in regard to all subcontractors				
108	Occupational Health and Safety Specification F:..... V:..... T:.....	Item	1		0.00
	Any Principal Contractor entering into a contract with The Limpopo Department of Education must achieve an acceptable level of Occopational Health and Safety performance. Refer to "Project Specification" and "Safety, Health and Environmental Evaluation Questionaire" The contractor to comply with all provisions of the above and to be enforced on all selected and or other sub-contractors, as no claim afterwards will be entertained				
	SUMMARY OF CATEGORIES				
	Category : Fixed R..... Category : Value R..... Category : Time R.....				
	SECTION NO. 2				
	BILL NO. 1				
	ALTERATIONS (PROVISIONAL)				
	PREAMBLES				
	The Model Preambles for Trades (2017 edition) as published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claim arising from brevity of description of items fully described in the said Model Preambles for Trades will be entertained				
	SUPPLEMENTARY PREAMBLES				
	General				
	Making good of finishes shall be deemed to include making good of the brick and concrete surfaces onto which the new finishes are applied, where necessary				

The contractor will be required to take all dimensions affecting the existing buildings on the site and he will be held solely responsible for the accuracy of all such dimensions where used in the manufacture of new items (doors, windows, fittings, etc)

Removal of doors, windows, frames, etc

Where doors, windows, etc are described as taken out, this shall be understood to include for removal of all beads, architraves, ironmongery, etc. Doors, windows, etc that are to be re-fixed are to be provided with new architraves Doors, fanlights, windows, fittings, frames, linings, etc which are to remain the property of the employer shall be carefully taken out, temporarily stored and handed over to the employer

Doors, fanlights, windows, fittings, frames, linings, etc which are to be re-used shall be thoroughly overhauled before refixing including taking off, easing and rehanging, cramping up, re-wedging as required and making good cramps, dowels, etc, and oiling, adjusting and repairing ironmongery as necessary, replacing any glass damaged in removal or subsequently and stopping up all nail and screw holes with tinted plastic wood to match timber, unless otherwise described. Re-painting or re-varnishing is given separately Prices for taking out and removing doors and frames shall include for removing door stops, cabin hooks, etc and making good to match existing

Forming new openings or altering openings in existing walls

Where new openings are formed or openings altered in existing walls, the wall above the opening shall be broken out and a new brick, in-situ or prestressed concrete lintel inserted, complete with the necessary reinforcement, formwork, turning piece, etc, the jambs and portions of openings as described shall be built up with new brickwork or blockwork properly toothed and bonded to existing, cavities of hollow walls shall be closed where necessary and finishes shall be made good all round and into reveals

Building up openings

Where existing openings are described as building up, the existing surfaces all round shall be prepared as necessary, brickwork or blockwork properly toothed and bonded to existing, wedged up to underside of existing lintel and finishes shall be made good on both sides Cement screeds and pavings, granolithic, etc shall be levelled and prepared for the raising of brickwork

Protection

	The contractor must protect all work not removed such as walls, floors, doors, windows or other joinery, loose and fixed fittings and electrical appliances, etc, from damage during the progress of the work and provide all necessary materials for so doing			
	REMOVAL OF EXISTING WORK			
	Note: All usable material such as roof sheets, windows, etc to be handed over to the employer. All other material (except where stated for re-use) to be removed from site by the contractor			
	Hacking up/off and removing ceramic floor tiles including removing mortar bed or adhesive from concrete or brickwork and preparing surfaces for new screed, plaster, tile finish, etc			
1	30mm screed from floors including any tiling	m^2	8	0.00
	Hacking up/off and removing ceramic wall tiles including removing mortar bed or adhesive from concrete or brickwork and preparing surfaces for new screed, plaster, tile finish, etc			
2	30mm screed from floors including any tiling	m^2	8	0.00
	Taking out and removing sanitary fittings, tanks, geysers, etc, including disconnecting from pipes, traps, etc and making good floor and wall finishes (making good tiling and paintwork elsewhere)			
3	Stainless steel sink and drainer including timber cupboard 1500 x 600 x 900mm high	No	1	0.00
4	Vitreous china wash hand basin	No	2	0.00
5	Vitreous china WC pan with cistern and flush pipe	No	1	0.00
6	Shower tray	No	1	0.00
7	Sink mixer	No	1	0.00
8	Pillar taps	No	0	0.00
	Taking out and removing doors, windows, ironmongery etc, including thresholds, sills, etc and building up openings in brick walls, including making good cement plaster on all sides (making good paintwork elsewhere)			
9	Timber single door and frame not exceeding 2,5m"^{2}	No	2	0.00
	Taking out and removing glass and mirrors			
10	Damaged glass from steel windows, including cleaning out rebates and preparing for new glazing	m^2	4	0.00

	Removal of existing old furniture to store room provided by the Employer				
11	Removal of existing old furniture to store room provided by the Employer and dispose off damaged furniture to a tip provided by the Contractor	Item	1		0.00
	Taking out and removing locks				
12	Remove locks	No	0		0.00
13	Flush bolt	No	0		0.00
	MAKING GOOD OF FINISHES, ETC				
	Powerwash by means of "Karcher K5" or similar high compact pressure washer				
14	Existing porcelain floor tiles	m^2	15		0.00
15	Glazing	m^2	40		0.00
	Making good existing cement sand screed				
16	Make good existing screed to fall	m^2	1		0.00
	Making good damaged plaster				
17	Repairing including replacing damaged plaster including preparations to receive new decorations	m^2	5		0.00
	Making good damaged concrete soffits				
18	Prepare and make good existing concrete soffit	m^2	0		0.00
	REPAIRS TO TIMBER DOORS				
19	Repair timber single doors and make it functional	No	1		0.00
20	Repair timber double doors and make it functional	No	1		0.00
21	Repair all cupboard doors in locker room including installing new lock sets and replacing all ironmongery and furniture	Item	0		0.00
	REPAIRS TO PALLISADE BARRICADE				
22	Repair and make good to palisade barricade 2240mm height	m	3		0.00
23	Repair and make good to palisade gate	No	1		0.00
	REPAIRS TO DRY WALL PARTITION				
24	Repair and make good damaged dry wall partitions	m^2	40		0.00

	SERVICING DRAIN PIT			
25	Servicing and unblocking of drain pit	Item	1	0.00
	PAVING			
	Bituminous premix road surfacing			
26	45mm thick concrete screed, laid to falls, painted with epoxy paint	m^2	76	0.00
27	Surface preparation with prime coat of RTH 1/4 P tar or MSP 1 (0,7l/m^2)	m^2	0	0.00
28	25mm Compacted thickness continuously graded medium asphalt using 60/70 pen bitumen, compacted to 95% masshall density premix road surfacing	m^2	0	0.00
	SECTION NO. 2			
	BILL NO. 2			
	CARPENTRY AND JOINERY			
	PREAMBLES			
	The Model Preambles for Trades (2017 edition) as published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claim arising from brevity of description of items fully described in the said Model Preambles for Trades will be entertained			
	SUPPLEMENTARY PREAMBLES			
	Fixing			
	Items described as "nailed" shall be deemed to be fixed with hardened steel nails or shot pins to brickwork or concrete			
	Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs at maximum 600mm centres, and where described as "bolted" the bolts have been given elsewhere			
	Decorative thermosetting plastic laminate covering			
	Laminate covering shall be glued under pressure and edge strips of same shall be butt jointed at junctions with adjacent similar finish			
	Decorative laminate finishes shall be glued under pressure			
	Hardwoods			

	All hardwoods shall be specially selected, well seasoned, free from sapwood and kiln dried. Meranti shall be red or medium brown meranti, even in grain and colour				
	Sealing of all abutments				
	All cupboards, counter tops, shelves, etc. abutting walls, tiled surfaces, etc. to be sealed watertight with an approved silicon sealant along all joints				
	All cupboards, counter tops, shelves, etc. abutting walls, tiled surfaces, etc. to be sealed watertight with an approved silicon sealant along all joints				
	Lockers etc				
	Topika - Staff Lockers - Premium 9-door Metal Locker : Heavy duty steel, 50 mm edge thickness. Compartments H550, W310, D375mm . Available at Takelot. (equivalent or similar).	No	7		
	DOORS, ETC				
	"Doors Direct" solid core flush doors with 3,2mm prime-coated finished white hardboard covering on both sides, hung to steel frames				
1	40mm Door 813 x 2032mm high	No	11		0.00
	SKIRTINGS				
	Wrought meranti				
2	19 x 100mm Skirting including 19mm quarter round nailed	m	60		0.00
	SECTION NO. 2				
	BILL NO. 3				
	CEILINGS, PARTITIONS AND ACCESS FLOORING				
	PREAMBLES				
	The Model Preambles for Trades (2017 edition) as published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claim arising from brevity of description of items fully described in the said Model Preambles for Trades will be entertained				
	SUPPLEMENTARY PREAMBLES				
	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 maximum 600mm centres, and where described as "bolted", these bolts have been given elsewhere			
	Ceilings			
	Unless otherwise described, ceilings shall be deemed to be horizontal			
	CEILING TIMBERS, BEADS, INSULATION, ETC			
	SUSPENDED CEILINGS			
	Sifonia or equal and approved			
	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			
	1200x 600mm Sifonia ceiling			
1	Ceilings suspended exceeding 3m and not exceeding 4m below concrete soffits	m^2	0	0.00
2	Extra over ceiling for opening for 610 x 610mm trap door of 50 x 76mm wrought softwood rebated framing with one cross brander covered with ceiling board and fitted flush in opening, including necessary trimmers around	No	0	0.00
	Shadowline cornice			
3	50mm stainless steel	m	0	0.00
	SECTION NO. 2			
	BILL NO. 4			
	IRONMONGERY			
	PREAMBLES			
	The Model Preambles for Trades (2017 edition) as published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claim arising from brevity of description of items fully described in the said Model Preambles for Trades will be entertained			
	SUPPLEMENTARY PREAMBLES			

	Preparation of door frames Descriptions for flush bolts, door closers, floor springs, etc. shall be deemed to include all necessary preparations to door frames to accommodate same "En-suite" locks All "en-suite" locks shall be ordered to operate in a dedicated master keyed and/or grand master keyed lock system as described Proprietary items Where applicable the manufacturers' names or product catalogue titles are given in sub-headings preceding the items Prices are to be based on the specific products/articles specified **HINGES, BOLTS, ETC** Manufactured by "Assa Abloy"				
1	Vandal proof WC indicator bolt	Sets	1		0.00
	LOCKS Keys Unless otherwise described locks shall have two keys each Manufactured by "Assa Abloy"				
2	2261-76SS 4-lever upright mortice lock complete with handles	No	10		0.00
	DOOR STOPS Approved				
3	38mm Diameter rubber door stop plugged	No	10		0.00
	BATHROOM FITTINGS "Kimberley-Clark"or Simlilar				
4	"FRANKE Rodan RODX672 0.8mm thick satin finished" or equal approved toilet roll holder plugged to wall.	No	1		0.00
5	900mm Long x 55mm deep, stainless steel towel rail, including end brackets to be plugged and screwed.	No	1		0.00
6	Stainess steel soap dish	No	1		0.00

7	Franke Stratos STRX618 1,2/1,5mm thick satin finished stainless steel soap dispenser (Code:2120041), size 10050 x 134 x 304mm high with a replaceable and refillable 1 litre container, cylinder lock with standard Franke key, plugged and screwed to the wall with stainless steel screws.	No	1		0.00
8	Franke HF2400HD 1,2/1,5mm thick satin finished stainless steel automatic hands free hand dryer (Code: 2500001), size 28050 x 207 x 245mm high with 2 vandal proof lock screws and key wrench, plugged and screwed to the wall with stainless steel screws, 200 W motor connected to 230/240 volt power supply. With 5 year warranty.	No	1		0.00

SECTION NO. 2

BILL NO. 5

PLASTERING

PREAMBLES

The Model Preambles for Trades (2017 edition) as published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claim arising from brevity of description of items fully described in the said Model Preambles for Trades will be entertained

SUPPLEMENTARY PREAMBLES

Granolithic

The method to be used shall be either the monolithic method or the bonded method

For granolithic applied monolithically, the concrete floor shall be swept clean after bleeding of the concrete has ceased and the slab has begun to stiffen; any remaining bleed water shall be removed and the granolithic applied immediately thereafter. For granolithic to be bonded to the floor slab after it has hardened, the slab surface shall be hacked (preferably by mechanical means) until all laitance, dirt, oil, etc is dislodged and swept clean of all loose matter. The slab shall then be wetted and kept damp for at least six hours before applying the granolithic

Granolithic shall attain a compressive strength of at least 41MPa. The coarse aggregate shall comply with SANS 1083 and shall generally be capable of passing a 10mm mesh sieve. Where the thickness of the granolithic exceeds 25mm, the size of the coarse aggregate shall be increased to the maximum size compatible with the thickness of the granolithic

	Granolithic shall be laid in panels not exceeding 14m"^{2} for monolithic finishes, not exceeding 9,5m"^{2} for bonded finishes and not exceeding 6m"^{2} for all external granolithic. Wherever possible, panels shall be square but at no time should the length of the panel exceed 1,5 times its width Where possible joints between panels shall be positioned over joints in the floor slab and shall be at least 3mm wide through the full thickness of the finish, separated by strips of wood or fibreboard and finished with V-joints Monolithic granolithic shall be applied to the partially set slab and thoroughly compacted and lightly wood floated to the required levels Bonded granolithic shall be applied to the slab after applying a 1:1 sand-and-cement slurry brushed over the surface and allowed to partially set before applying the granolithic. The granolithic shall be throughly compacted and lightly wood floated to the required levels After wood floating, the monolithic and bonded granolithic shall remain undisturbed until bleeding has ceased and the surface has stiffened. Any remaining bleed water and laitance shall then be removed and the surface steel trowelled or power floated Granolithic shall be covered with clean hessian with waterproof building foil over and kept wet for at least seven days after laying Coloured granolithic shall be tinted with an approved colouring pigment mixed into the granolithic in the proportion of 1kg pigment per pocket of cement, of uniform appearance and consistent colour throughout				
	SCREEDS				
	Screeds steel trowelled, on concrete				
1	Average 50mm Thick to cover slabs to falls	m^2	76		0.00
	Screeds wood floated for tiles, tar etc on concrete				
2	30mm Thick to floors and landings	m^2	0		0.00
3	30mm Thick to floors and landings in thresholds	m^2	1		0.00
	INTERNAL PLASTER				
	Cement plaster wood floated for tiles, on previously plastered surfaces				
4	On walls	m^2	0		0.00
5	On narrow widths	m^2	0		0.00

	CORNER PROTECTORS, DIVIDING STRIPS, ETC				
6	30 x 3mm Flat section brass dividing strips between different floor finishes	m	0		0.00
7	30 x 3mm Flat section aluminium cover Stair nosings corner protectors screwed to floor	m	0		0.00
	SECTION NO. 2				
	BILL NO. 6				
	TILING				
	PREAMBLES				
	The Model Preambles for Trades (2017 edition) as published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claim arising from brevity of description of items fully described in the said Model Preambles for Trades will be entertained				
	SUPPLEMENTARY PREAMBLES				
	Patterns				
	Unless otherwise described, tiles shall be laid with continuous joints in both directions				
	Fixing				
	Unless described as "fixed with adhesive to plaster (plaster elsewhere)" descriptions of tiling on brick or concrete walls, columns, etc shall be deemed to include 1:4 cement plaster backing and descriptions of tiling on concrete floors etc shall be deemed to include 1:3 plaster bedding				
	Tiling described as "fixed with adhesive on power floated concrete" shall be deemed to include for approved tiling key-coat				
	Ceramic, porcelain, marble and granite tiles are to be fixed and grouted with suitable adhesives and grouts as recommended by the manufacturer of the tiles				
	WALL TILING				
	600 x 600 x 8mm Porcelain tiles fixed with adhesive to plaster (plaster elsewhere) and flush jointed with white waterproofed grout				
1	On walls	m^2	25		0.00
2	On walls in isolated panels, splashbacks, etc	m^2	10		0.00

3	On narrow widths	m^2	0		0.00
	FLOOR TILING				
	Prepare floor and apply slurry, self levelling screed and install 3.20mm thick x 1.22m polyflor flint 3720 ECOsurfaces non- laminated, single-ply, rubber surface sheeting made from a formulation of high quality post-consumer recycled rubber granules encapsulated in a wear and water-resistant elastomeric network with multiple coloured reprocessed ColorMill EPDM rubber, manufactured in accordance with ASTM standards and installed with a Polyflor recommended adhesive which has been spread using an A2 notched trowel on a previously prepared Class 1 subfloor in accordance with SANS 10070, using a Polyflor recommended self-leveller and moisture barrier when required, including cutting and waste, rolling the installed planks/tiles in both directions with a 68kg three-sectional roller immediately after it has been laid into the adhesive, joints must be butted joined, available from Polyflor (011) 609 3500. or any other equal and approved				
4	On floors and landings	m^2	88		0.00
	Sundries				
5	PVC Tile strips	m	57		0.00
	SECTION NO. 2				
	BILL NO. 7				
	PLUMBING AND DRAINAGE (PROVISIONAL)				
	PREAMBLES				
	The Model Preambles for Trades (2017 edition) as published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claim arising from brevity of description of items fully described in the said Model Preambles for Trades will be entertained				
	SUPPLEMENTARY PREAMBLES				
	Wire gratings				
	Descriptions of gutter outlets etc shall be deemed to include wire balloon gratings				
	Stainless steel basins, sinks, wash troughs, urinals, etc				

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

Sealing of edges

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

Waste unions

Descriptions of waste unions shall be deemed to include rubber or vulcanite plugs and chains fixed to fittings

PVC-U pipes and fittings

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

PVC-U pressure pipes and fittings

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

High density polyethylene (HDPe) pipes and fittings

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

Polypropylene pipes

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

Copper pipes

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

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

Reducing fittings

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

Fixing of pipes

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

Paper wrapping to pipes

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

Disinfection of water pipework

Water pipework is to be disinfected at completion

Petrolatum anti-corrosion tape

Pipes to be taped shall be coated with the appropriate primer and the tape shall be applied in the appropriate widths and with 150% overlaps Couplings and fittings to pipes shall be taped in strict accordance with the manufacturer's instructions

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

Timber backing boards

Descriptions for fire extinguishers shall be deemed to include hardwood backboard with exposed eges chamfered and finished with three coats approved satin gloss polyurethane varnish

Laying, backfilling, bedding, etc of pipes

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

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

General

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

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

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

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

As-built drawings

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

Regulations

All drainage and sanitary work shall be executed in accordance with the regulations of the Local Authority. Only registered plumbers and drainlayers shall be employed on any plumbing and drainage work and a Certificate of Compliance must be issued after completion of the installation

SANITARY FITTINGS

"Vaal"

1	Vaal Sanitary ware Concorde Slimline drop in vitreous china wash hand basin colour White (Code: 704700WH) overall size 560 x 390 x 180mm deep including integrated overflow and chain stay hole (basin waste text)(basin waste code prefix) (basin waste code)(basin waste code suffix), and sealed with silicone sealant where basin meets wall.	No	2		0.00
2	Vaal Sanitary ware back to wall pan 431200WH suite comprising pan with P trap, matching 9 litre cistern complete withTwyford 4 Litre Single Flush White Concealed Cistern SSIO Chrome Lever CX9540XX valveless syphonic fitting, ball valve and matching flush pipe and heavy duty white double flab seat, fixing in position and connecting complete.	No	1		0.00
	"Franke"				
3	"Franke Ascona ASX 611-860 860 x 510mm Stainless Steel Single Bowl Kitchen Sink with reversible drainer " or equal approved	No	1		0.00
	SHOWER				
4	CTM CrystalTech Square ABS Shower Tray incl Waste - CT6009T - 900 x 900 x 140mm or equal approved	No	1		0.00
5	CTM CrystalTech Chrome Flat Frame Corner Entry Shower Enclosure - CTG5012 - 885 x 885 x 2000mm high or equal and approved	No	1		0.00
	WASTE UNIONS ETC				
	"Cobra Watertech" or similar approved				
6	50mm sink waste union	No	1		0.00
7	40mm basin waste union	No	2		0.00
	TAPS, VALVES, ETC				
	"Cobra watertech" or equal approved				
8	15mm No.232/350 CP angle regulating valves complete with flexible connectors	No	5		0.00
	TRAPS ETC				
	"Marley"				
9	50mm CP bottle trap	No	1		0.00
10	40mm CP bottle trap	No	2		0.00
	"Cobra Watertech"				
11	Ref. 323 shower trap with CP grating	No	1		0.00

	FITTINGS				
	"Cobra Watertech"				
12	"Cobra Carina (Ref.294CA) basin mixer.	No	1		0.00
13	Cobra Star Heavy Pattern Chrome plated, wall-mounted sink mixer with aerated swivel spout. Code 1008030000	No	1		0.00
14	Cobra Watertech Ref. KP2.6 vandal resistant shower head	No	1		0.00
15	Cobra Zambezi concealed shower mixer single lever 2 x G1/2 female inlet, G1/2 female outlet chrome.	No	1		0.00
	SANITARY PLUMBING				
	uPVC pipes				
16	40mm Pipes chased into brick walls	m	2		0.00
17	50mm Pipes chased into brick walls	m	2		0.00
18	110mm Pipes	m	2		0.00
	Extra over uPVC pipes for fittings				
19	40mm BSP adaptor	No	0		0.00
20	40mm Plain bend	No	0		0.00
21	40mm inspection bend	No	0		0.00
22	50mm BSP adaptor	No	0		0.00
23	50mm Plain bend	No	0		0.00
24	50mm inspection bend	No	0		0.00
25	110mm BSP adaptor	No	0		0.00
26	110mm Plain bend	No	0		0.00
27	110mm inspection bend	No	0		0.00
	WATER SUPPLIES				
	Class 0 copper pipes				
28	15mm Pipes	m	21		0.00
29	32mm Pipes	m	31		0.00

	Extra over class 0 copper pipes for capillary fittings				
30	15mm Fittings	No	5		0.00
31	32mm Fittings	m	5		0.00
	WATER HEATER				
32	Kwikot 150 Litres geyser, B rated energy efficient resulting in a lower heat loss.Renewable energy ready.	No	1		0.00
	BUILDER'S WORK				
33	Allow for builder's work associated with plumbing works	Item	1		0.00
	SECTION NO. 2				
	BILL NO. 8				
	GLAZING				
	PREAMBLES				
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	SUPPLEMENTARY PREAMBLES				
	Float glass				
	The term "float glass" is used for monolithic annealed glass				
	Laminated glass				
	Laminated glass to have polyvinyl butyral (PVB) interlayer(s)				
	GLAZING TO STEEL WITH PUTTY				
	6.38mm Normal strength (NS) clear laminated safety glass				
1	Panes exceeding 0,1m2 and not exceeding 0,5m2	m^2	5		0.00
	6.38mm Normal strength (NS) obscure tinted laminated safety glass				
2	Panes exceeding 0,1m2 and not exceeding 0,5m2	m^2	5		0.00
	MIRRORS, ETC				

	6mm Silvered float glass copper backed mirrors with bevelled edges, holed for and fixed with chromium plated dome capped mirror screws with rubber buffers to plugs in brickwork or concrete				
3	Mirror 400 x 600mm high with four screws	No	1		0.00
	SECTION NO. 2				
	BILL NO. 9				
	PAINTWORK				
	PREAMBLES				
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	SUPPLEMENTARY PREAMBLES				
	Paint specifications				
	All painting shall be done in accordance with "Plascon" specifications unless otherwise described				
	Colours				
	Unless otherwise described paintwork on ceilings shall be deemed to be in the "White" colour group and paintwork on all other components shall be deemed to be in the "Pastel" colour group in accordance with the Natural Colour System (NCS) adopted by the SA National Standards				
	PAINTWORK ETC TO PREVIOUSLY PAINTED SURFACES				
	ON INTERNAL FLOATED PLASTER SURFACES				
	Scrap down and remove all loose flakes, dust particles, sand, rake open cracks prepare and apply filler, sand and wash down with sugar soap water, wash with clean water. Prime cracks "mapping" and apply one coat spot prime and 2 coats Midas midalux 240 or simular approved (note client to remove all fixtures and reinstate after)				
1	Walls	m^2	355		0.00
	ON EXTERNAL FLOATED PLASTER SURFACES				

	Scrap down and remove all loose flakes, dust particles, sand, rake open cracks prepare and apply filler, sand and wash down with sugar soap water, wash with clean water. Prime cracks "mapping" and apply one coat spot prime and 2 coats Midas midalux 240 or simular approved (note client to remove all fixtures and reinstate after)				
2	Walls	m^2	100		0.00
	ON INTERNAL DRY PARTITIONS WALL				
	Scrap down and remove all loose flakes, dust particles, sand, rake open cracks prepare and apply filler, sand and wash down with sugar soap water, wash with clean water. Prime cracks "mapping" and apply one coat spot prime and 2 coats Midas midalux 240 or simular approved (note client to remove all fixtures and reinstate after)				
3	Dry partitions walls	m^2	102		0.00
	ON CONCRETE AND PLASTERED CEILING				
	Prepare and spot prime all bare areas with "Plascon Plaster Primer (UC 56)" and apply two finishing coats "Plascon Super Acrylic Polvin" PVA paint				
4	To concrete soffit and plastered ceiling	m^2	67		0.00
5	To existing suspended ceiling	m^2	15		0.00
6	To concrete palisade barricade and concrete palisade gate	m^2	23		0.00
	ON METAL SURFACES				
	Apply rusit copiously to penetrate hidden and recessed areas as thoroughly as possible. Apply two coats "Plascon Velvaglo" colour-brilliant black high gloss enamel all strictly in accordance with manufacturer's instructions and specifications				
7	Door frames	m^2	14		0.00
8	Handrails	m^2	4		0.00
	Apply rusit copiously to penetrate hidden and recessed areas as thoroughly as possible. Apply two coats "Plascon Velvaglo" colour-brilliant black high gloss enamel all strictly in accordance with manufacturer's instructions and specifications				
9	Windows with burglar bars	m^2	40		0.00
	Clean with "Plascon Aquasolv Degreaser (GR1), prime with "Plascon Multi-surface Primer (WUP1)" and apply two finishing coats "Plascon Super Universal Enamel" paint				

10	Steel sewer and drainage pipes not exceeding 300mm girth	m	11		0.00
	ON WOOD SURFACES				
	Properly rub down, sand papered to perfectly smooth finish and apply two coats of clear "novathene" polyurethane finishing sealer applied in accordance with manufacturer's instructions. Surface to be rubbed down with fine glass paper after application of first coat				
11	To timber skirting	m	0		0.00
	Sand down to a smooth finish, prime with "Plascon Wood Primer (UC2)", and apply two finishing coats "Plascon Waterbased Velvaglo (TSE Tint Bases) sating enamel paint				
12	Doors	m^2	39		0.00
	Sand down to a smooth finish and apply three coats "Woodoc 10" wood sealer				
	ON PVC-U SURFACES				
	Clean with "Plascon Aquasolv Degreaser (GR1), prime with "Plascon Multi-surface Primer (WUP1)" and apply two finishing coats "Plascon Super Universal Enamel paint				
13	Pipes not exceeding 300mm girth	m	11		0.00
1	ALTERATIONS	Page	35	0.00	
2	CARPENTRY AND JOINERY	Page	37	0.00	
3	CEILINGS, ETC	Page	39	0.00	
4	IRONMONGERY	Page	42	0.00	
5	PLASTERING	Page	45	0.00	
6	TILING	Page	47	0.00	
7	PLUMBING AND DRAINAGE	Page	55	0.00	
8	GLAZING	Page	57	0.00	
9	PAINTWORK	Page	61	0.00	
1	PRELIMINARIES AND GENERALS	Page	29	0.00	
2	OPERA GROUND FLOOR LAYOUT PLAN	Page	62	0.00	
	SUB-TOTAL (A)	ST	0		

Provide 10% (TEN PERCENT) on Sub-total (A) as contingencies to be deducted in whole or in part if not used	%		
SUB-TOTAL (B)	ST	0	
Add: Value Added Tax at 15%	TAX	15	
SUB-TOTAL INCLUDING VAT RATE#	ST	0	