

**REFURBISHMENT AND UPGRADE OF SA TOURISM HEAD OFFICE
BOJANALA HOUSE, 90 PROTEA RD, CHISLEHURSTON, JOHANNESBURG
SAT 286/25**

Item No	Quantity	Rate	Amount
<u>BILL NO 1</u>			
<u>PRELIMINARIES</u>			
<u>BUILDING AGREEMENT AND PRELIMINARIES</u>			
The JBCC Principal Building Agreement (Edition 6.2 - May 2018) prepared by the Joint Building Contracts Committee shall be the applicable building agreement, amended as hereinafter described The JBCC Principal Building Agreement contract data form an integral part of this agreement The JBCC General Preliminaries (May 2018) published by the Joint Building Contracts Committee for use with the JBCC Principal Building Agreement (Edition 6.2 - May 2018) shall be deemed to be incorporated in these bills of quantities, amended as hereinafter described The contractor is deemed to have referred to the above-mentioned documents for the full intent and meaning of each clause The clauses in the above-mentioned documents are hereinafter referred to by clause number and heading only Where any item is not relevant to this agreement such item is marked N/A signifying "not applicable" Where standard clauses or alternatives are not entirely applicable to this agreement such amendments, modifications, corrections or supplements as will apply are given under each relevant clause heading and such amendments, modifications, corrections or supplements shall take precedence notwithstanding anything to the contrary contained in the above-mentioned documents			
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Bill No. 1 PRELIMINARIES			

Brought Forward <u>PREAMBLES FOR TRADES</u> The General Preambles for Trades 2017 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 General Preambles will be entertained Supplementary preambles and/or specifications are incorporated in these bills of quantities to satisfy the requirements of this project. Such supplementary preambles and/or specifications shall take precedence over the provisions of the General Preambles The contractor's prices for all items throughout these bills of quantities shall take account of and include where applicable for all of the obligations, requirements and specifications given in the General Preambles and in any supplementary preambles and/or specifications <u>STRUCTURE OF THIS PRELIMINARIES BILL</u> Section A : A recital of the headings of the individual clauses in the aforementioned JBCC Principal Building Agreement Section B : A recital of the headings of the individual clauses in the aforementioned JBCC General Preliminaries Section C : Any special clauses to meet the particular circumstances of the project <u>PRICING OF PRELIMINARIES</u> Should the contractor select Option A in the contract data for the adjustment of preliminaries, the amounts entered against the relevant items in these preliminaries are to be divided into one or more of the three categories provided namely fixed (F), value related (V) and time related (T) <u>SECTION A: PRINCIPAL BUILDING AGREEMENT</u>	R	
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	<u>Interpretation (A1-A7)</u>		
1	Clause 1.0 - Definitions and interpretation		
	Pricing of bills of quantities		
	The contractor is to allow opposite each item for all costs in connection therewith. All prices to include, unless otherwise stated, for all materials, fabrication, conveyance and delivery, unloading, storing, unpacking, hoisting, labour, setting, fitting and fixing in position, cutting and waste (except where to be measured in accordance with the standard system of measurement), patterns, models and templates, plant, temporary works, returning of packaging, duties, taxes (other than Value Added Tax), imposts, establishment charges, overheads, profit and all other obligations arising out of this agreement. Value Added Tax (VAT) is to be separately stated on the summary page of these bills of quantities Items left unpriced will be deemed to be covered in prices against other items throughout these bills of quantities and no claim for any extras arising out of the contractor's omission to price any item will be entertained Prices for all construction equipment, temporary works, services and other items shall include for the supply, maintenance, operating cost and subsequent removal and making good as necessary		
	Abbreviated descriptions		
	The items in these bills of quantities utilise abbreviated descriptions. It is the intention that the abbreviated descriptions be fully described when read with the applicable measuring system and the relevant preambles and/or specifications. However, should the full intent and meaning of any description not be clear, the contractor shall, before submission of his tender, call for a written directive from the principal agent, failing which it shall be assumed that the contractor has allowed in his pricing for materials and workmanship in terms of international best practice.		
	Legal status of contractor		
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	If the contractor constitutes a joint venture, consortium or other unincorporated grouping of two or more persons then: 1. These persons are deemed to be jointly and severally liable to the employer for the performance of this agreement 2. These persons shall notify the employer of their leader who has assigned authority to bind the contractor and each of these persons 3. The contractor shall not alter its composition or legal status without the prior written consent of the employer F:..... V:..... T:.....	Item		
2	Clause 2.0 - Law, regulations and notices F:..... V:..... T:.....	Item		
3	Clause 3.0 - Offer and acceptance F:..... V:..... T:.....	Item		
4	Clause 4.0 - Cession and assignment F:..... V:..... T:.....	Item		
5	Clause 5.0 - Documents Value Added Tax Provision is made in the summary page of these bills of quantities for the inclusion of Value Added Tax (VAT) Priced document as specification Clause 5.4 is deemed to be deleted			
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	F:..... V:..... T:.....	Item	
6	Clause 6.0 - Employer's agents Delegated authority The authority of the principal agent to issue contract instructions [17.1] and perform duties for specific aspects of the works is delegated to agents as follows [6.2]. This does not preclude the principal agent from issuing such contract instructions: 1. <u>Architect</u> 1.1 Duties [6.2] : The architect is responsible for the architectural design, functional design and quality inspection of the works 1.2 Contract instructions [6.2; 17.1] : 1.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement 1.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works 1.2.3 The site [13.0] 1.2.4 Compliance with the law, regulations and bylaws [2.1] 1.2.5 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works 1.2.6 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2] 1.2.7 Removal or re-execution of work		
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Brought Forward 1.2.8 Removal or substitution of any materials and goods 1.2.9 Protection of the works 1.2.10 Making good physical loss and repairing damage to the works [23.2.2] 1.2.11 Rectification of defects [21.2] 1.2.12 A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion 1.2.13 Expenditure of budgetary allowances, prime cost amounts and provisional sums 1.2.14 Appointment of a subcontractor [14.0; 15.0] 1.2.15 Work by direct contractors [16.0] 1.2.16 On suspension or termination, protection of the works, removal of construction equipment and surplus materials and goods [29.0] 2. <u>Quantity surveyor</u> 2.1 Duties [6.2] : The quantity surveyor is responsible for all measurements, valuations, financial assessments and all other quantity surveying and cost control functions of the works 2.2 Contract instructions [6.2; 17.1] : 2.2.1 No contract instructions delegated to the quantity surveyor 3. <u>Mechanical engineer</u>	R
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Brought Forward 3.1 Duties [6.2] : The mechanical engineer is responsible for all aspects of mechanical engineering design and quality inspection of the works and, where appointed by the employer for quantity surveying services in respect of the mechanical installations, for all measurements, valuations, financial assessments and all other quantity surveying and cost control functions 3.2 Contract instructions [6.2; 17.1] : 3.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement 3.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works 3.2.3 Compliance with the law, regulations and bylaws [2.1] 3.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works 3.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2] 3.2.6 Removal or re-execution of work 3.2.7 Removal or substitution of any materials and goods 3.2.8 Protection of the works 3.2.9 Making good physical loss and repairing damage to the works [23.2.2] 3.2.10 Rectification of defects [21.2] Carried Forward Bill No. 1 PRELIMINARIES	R
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Brought Forward 3.2.11 A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion 3.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums 4. <u>Electrical engineer</u> 4.1 Duties [6.2] : The electrical engineer is responsible for all aspects of electrical engineering design and quality inspection of the works and, where appointed by the employer for quantity surveying services in respect of the electrical installations, for all measurements, valuations, financial assessments and all other quantity surveying and cost control functions 4.2 Contract instructions [6.2; 17.1] : 4.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement 4.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works 4.2.3 Compliance with the law, regulations and bylaws [2.1] 4.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works 4.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2] 4.2.6 Removal or re-execution of work Carried Forward Bill No. 1 PRELIMINARIES	R
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Brought Forward 4.2.7 Removal or substitution of any materials and goods 4.2.8 Protection of the works 4.2.9 Making good physical loss and repairing damage to the works [23.2.2] 4.2.10 Rectification of defects [21.2] 4.2.11 A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion 4.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums 5. <u>Wet services engineer</u> 5.1 Duties [6.2] : The wet services engineer is responsible for all aspects of wet services engineering design and quality inspection of the works 5.2 Contract instructions [6.2; 17.1] : 5.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement 5.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works 5.2.3 Compliance with the law, regulations and bylaws [2.1] 5.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works Carried Forward Bill No. 1 PRELIMINARIES	R
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Brought Forward 5.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2] 5.2.6 Removal or re-execution of work 5.2.7 Removal or substitution of any materials and goods 5.2.8 Protection of the works 5.2.9 Making good physical loss and repairing damage to the works [23.2.2] 5.2.10 Rectification of defects [21.2] 5.2.11 A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion 5.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums 6. <u>Fire consultant</u> 6.1 Duties [6.2] : The fire consultant is responsible for all aspects of rational fire design and quality inspection of the works 6.2 Contract instructions [6.2; 17.1] : 6.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement 6.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works 6.2.3 Compliance with the law, regulations and bylaws [2.1] Carried Forward Bill No. 1 PRELIMINARIES	R R
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Brought Forward 6.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works 6.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2] 6.2.6 Removal or re-execution of work 6.2.7 Removal or substitution of any materials and goods 6.2.8 Protection of the works 6.2.9 Making good physical loss and repairing damage to the works [23.2.2] 6.2.10 Rectification of defects [21.2] 6.2.11 A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion 6.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums 7. <u>Health and safety consultant</u> 7.1 Duties [6.2] : The health and safety consultant is responsible for all aspects of health and safety of the works. Without derogating from the generality thereof, the health and safety consultant will perform the following specific functions and duties in respect of the health and safety aspects of the works. He shall: 7.1.1 Act as the employer's agent in terms of the Construction Regulations issued in terms of the Occupational Health and Safety Act, 1993 as amended 7.1.2 Prepare and update the health and safety specification for the works	Carried Forward
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7.1.3	Agree with the contractor the health and safety plan for the works	
7.1.4	Carry out regular audits to ensure adherence to the safety plan and compliance with the act and regulations	
7.1.5	Stop the execution of the works where the agreed specification or plan is not adhered to	
	F:..... V:..... T:.....	Item
7	Clause 7.0 - Design responsibility	
	F:..... V:..... T:.....	Item
	<u>Insurances and securities (A8-A11)</u>	
8	Clause 8.0 - Works risk	
	F:..... V:..... T:.....	Item
9	Clause 9.0 - Indemnities	
	F:..... V:..... T:.....	Item
10	Clause 10.0 - Insurances	
	F:..... V:..... T:.....	Item
11	Clause 11.0 - Securities	
	Extension of waiver of lien	
	The contractor shall ensure that a waiver of lien is included in all subcontracts and that the works executed on the site are kept free of all liens and other encumbrances at all times [11.10]	
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		<u>Execution (A12 - A17)</u>		
12	Clause 12.0 - Obligations of the parties			
	Office accommodation			
	The contractor shall provide, maintain and remove on practical completion air conditioned office accommodation with suitable tables and chairs for meetings to be held on the site . Such offices shall be kept clean and fit for use at all times [12.2.18]			
	Notice board			
	The contractor shall erect in a position approved by the principal agent , maintain and remove on practical completion a notice board recommended by the South African Institute of Architects and as approved by the principal agent listing the names and logos of the employer , the contractor and the professional consultants. No subcontractor or supplier notice boards may be erected unless permission is granted by the principal agent for such notice boards to be erected [12.2.18]			
	Statutory and other notices			
	The contractor shall submit and/or comply with all statutory and other notices that may be required by any local or other authority in order not to cause any delay to the commencement of the works by the contractor . The contractor shall pay all deposits or fees in this regard			
	It is, however, specifically recorded that the employer shall be responsible for the timeous approval of building plans by any local or other authorities and the payment of any fees or charges related thereto			
	F:..... V:..... T:.....	Item		
13	Clause 13.0 - Setting out			
	F:..... V:..... T:.....	Item		
14	Clause 14.0 - Nominated subcontractors			
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	F:..... V:..... T:.....		Item		
15	Clause 15.0 - Selected subcontractors				
	F:..... V:..... T:.....		Item		
16	Clause 16.0 - Direct contractors				
	Attendance on direct contractors				
	In respect of direct contractors the contractor shall:				
	1. Designate an area for the direct contractor to establish a temporary office and workshop and storage of equipment and materials				
	2. Allow the use of personnel welfare facilities, where provided				
	3. Provide water, lighting and single phase electric power to a position within 50m of the place where the direct contract work is to be carried out, other than fuel or power for commissioning of any installation				
	4. Permit the direct contractor to use erected scaffolding, hoisting facilities, etc provided by the contractor , in common with others having the like right, while it remains erected on the site [16.1]				
	F:..... V:..... T:.....		Item		
17	Clause 17.0 - Contract instructions				
	Site instructions				
	Instructions issued on site are to be recorded in a site instruction book which is to be supplied and maintained on site by the contractor				
	F:..... V:..... T:.....		Item		
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	<u>Completion (A18 - A24)</u>		
18	Clause 18.0 - Interim completion	N/A	
19	Clause 19.0 - Practical completion F:..... V:..... T:.....	Item	
20	Clause 20.0 - Completion in sections F:..... V:..... T:.....	Item	
21	Clause 21.0 - Defects liability period and final completion F:..... V:..... T:.....	Item	
22	Clause 22.0 - Latent defects liability period F:..... V:..... T:.....	Item	
23	Clause 23.0 - Revision of the date for practical completion Substitution of materials and goods The removal or substitution of any materials and goods which do not conform to the specification or the contract drawings shall not constitute grounds for the extension of the construction period nor for the adjustment of the contract value [17.1.8; 23.1 & 2] F:..... V:..... T:.....	Item	
24	Clause 24.0 - Penalty for late or non-completion F:..... V:..... T:.....	Item	
	<u>Payment (A25 - A27)</u>		
25	Clause 25.0 - Payment		
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	Prices submitted Where prices are submitted by the contractor or subcontractor during the progress of the works in respect of contract instructions or in regard to a claim under the terms of this agreement 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 certificate of final completion, it shall be in writing F:..... V:..... T:.....		
26	Clause 26.0 - Adjustment of the contract value and final account Fluctuations in costs All fluctuations in costs, with the exception of fluctuations in the rate of Value Added Tax, shall be for the account of the contractor [26.9.5] The employer reserves the right to omit such work without compensation to the contractor for loss of profit or any other loss which the contractor may suffer as a result of such omission Cost of claims All costs incurred by the contractor in the preparation of claims shall be borne by the contractor. This provision shall not preclude an adjudicator or an arbitrator appointed in terms of this agreement [30.6 & 7] from making a determination on costs Claims from subcontractors The contractor shall review, assess and adjudicate any claims received by him from any subcontractor and thereafter submit same to the principal agent with a recommendation in order to assist the principal agent in adjudicating the claim [26.6] F:..... V:..... T:.....	Item	
		Item	
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27	Clause 27.0 - Recovery of expense and/or loss F:..... V:..... T:..... <u>Suspension and termination (A28 - A29)</u>	Item	
28	Clause 28.0 - Suspension by the contractor F:..... V:..... T:.....	Item	
29	Clause 29.0 - Termination F:..... V:..... T:..... <u>Dispute resolution (A30)</u>	Item	
30	Clause 30.0 - Dispute resolution F:..... V:..... T:.....	Item	
31	<u>Agreement</u> The required information of the parties and the amount of the contract sum shall be inserted in the agreement for signature of the agreement by the parties F:..... V:..... T:.....	Item	
32	<u>Contract data</u> Tenderer's selections Before submission of his tender the contractor is to complete the tenderer's selections in the contract data F:..... V:..... T:..... <u>SECTION B: GENERAL PRELIMINARIES</u>	Item	
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	<u>Definitions and interpretation (B1)</u>		
33	Clause 1.1 - Definitions F:..... V:..... T:.....	Item	
34	Clause 1.2 - Interpretation F:..... V:..... T:.....	Item	
	<u>Documents (B2)</u>		
35	Clause 2.1 - Checking of documents F:..... V:..... T:.....	Item	
36	Clause 2.2 - Provisional bills of quantities		
37	Clause 2.3 - Availability of construction information F:..... V:..... T:.....	Item	
38	Clause 2.4 - Ordering of materials and goods F:..... V:..... T:.....	Item	
	<u>Previous work and adjoining properties (B3)</u>		
39	Clause 3.1 - Previous work - dimensional accuracy F:..... V:..... T:.....	Item	
40	Clause 3.2 - Previous work - defects F:..... V:..... T:.....	Item	
41	Clause 3.3 - Inspection of adjoining properties F:..... V:..... T:.....	Item	
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	<u>The site (B4)</u>		
42	Clause 4.1 - Handover of site in stages F:..... V:..... T:.....	Item	
43	Clause 4.2 - Enclosure of the works F:..... V:..... T:.....	Item	
44	Clause 4.3 - Geotechnical and other investigations F:..... V:..... T:.....	Item	
45	Clause 4.4 - Encroachments F:..... V:..... T:.....	Item	
46	Clause 4.5 - Existing premises occupied F:..... V:..... T:.....	Item	
47	Clause 4.6 - Services - known F:..... V:..... T:.....	Item	
	<u>Management of contract (B5)</u>		
48	Clause 5.1 - Management of the works F:..... V:..... T:.....	Item	
49	Clause 5.2 - Progress meetings F:..... V:..... T:.....	Item	
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50	Clause 5.3 - Technical meetings F:..... V:..... T:..... <u>Samples, shop drawings and manufacturer's instructions (B6)</u>	Item	
51	Clause 6.1 - Samples of materials F:..... V:..... T:.....	Item	
52	Clause 6.2 - Workmanship samples F:..... V:..... T:.....	Item	
53	Clause 6.3 - Shop drawings F:..... V:..... T:.....	Item	
54	Clause 6.4 - Compliance with manufacturer's instructions F:..... V:..... T:..... <u>Deposits and fees (B7)</u>	Item	
55	Clause 7.1 - Deposits and fees F:..... V:..... T:..... <u>Temporary services (B8)</u>	Item	
56	Clause 8.1 - Water F:..... V:..... T:.....	Item	
57	Clause 8.2 - Electricity F:..... V:..... T:.....	Item	
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58	Clause 8.3 - Ablution and welfare facilities F:..... V:..... T:.....	Item	
59	Clause 8.4 - Communication facilities F:..... V:..... T:..... <u>Prime cost amounts (B9)</u>	Item	
60	Clause 9.1 - Responsibility for prime cost amounts F:..... V:..... T:..... <u>Attendance on subcontractors (B10)</u>	Item	
61	Clause 10.1 - General attendance F:..... V:..... T:.....	Item	
62	Clause 10.2 - Special attendance <u>General (B11)</u>		
63	Clause 11.1 - Protection of the works F:..... V:..... T:.....	Item	
64	Clause 11.2 - Protection/isolation of existing works and works occupied in sections F:..... V:..... T:.....	Item	
65	Clause 11.3 - Security of the works F:..... V:..... T:.....	Item	
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66	Clause 11.4 - Notice before covering work F:..... V:..... T:.....	Item	
67	Clause 11.5 - Disturbance Disturbance All work is to be carried out in such a manner as to cause no unacceptable or unreasonable dust, noise, vibrations, nuisance, inconvenience, annoyance and the like to the public, others, other properties and traffic in so far as they exceed the permissible limitations set by government legislation or by the local authority. Any delays, stoppages and the like arising from or in order to comply with the above will not constitute grounds for an adjustment to the construction period or contract value whatsoever F:..... V:.....T:.....	Item	
68	Clause 11.6 - Environmental disturbance Controlling all forms of pollution The contractor shall be responsible for and take all precautions in controlling by whatever means necessary all forms of pollution emanating from the site during the construction period due inter alia to noise, artificial light, wind-blown sand, dust, deposits of mud, etc The contractor is to ensure that all roads which border the site and are used by the contractor during the execution of the works are kept clean and free of any dirt or debris caused by the execution of the works		
69	Clause 11.7 - Works cleaning and clearing F:..... V:..... T:.....	Item	
70	Clause 11.8 - Vermin F:..... V:..... T:.....	Item	
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71	Clause 11.9 - Overhand work F:..... V:..... T:.....	Item	
72	Clause 11.10 - Tenant installations F:..... V:..... T:.....	Item	
73	Clause 11.11 - Advertising F:..... V:..... T:.....	Item	
<u>SECTION C: SPECIFIC PRELIMINARIES</u>			
74	Warranties for materials 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 entity supplying the materials and/or executing the work and shall deliver same to the principal agent on final completion of the contract The warranty shall state that workmanship, materials and installation are warranted for a specific period from the date of practical completion and that any defects that may arise during the specified period shall be made good at the expense of the entity 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 execution of the works, in which case the responsibility for replacement shall rest entirely with the contractor F:..... V:..... T:.....	Item	
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75	Overtime Should overtime be required to be worked for any reason whatsoever, the cost of such overtime is to be borne by the contractor unless the principal agent has specifically authorised, prior to execution thereof, that costs for such overtime are to be borne by the employer F:..... V:..... T:.....	Item	
76	Cooperation of the contractor for cost management It is specifically agreed that the contractor accepts the obligation of assisting the principal agent in implementing proper cost management. The contractor will be advised by the principal agent of all cost management procedures which will be implemented to ensure that the contract value does not exceed the budget F:..... V:..... T:.....	Item	
77	Overloading The contractor shall take all necessary steps to ensure that no damage occurs due to overloading of any portion of the works or temporary works e.g. scaffolding, etc. The contractor shall submit details of his proposed loading, storage, plant erection, etc to the principal agent for approval prior to proceeding with such loading, storing or erecting and shall comply with and pay for the principal agent's requirements in connection with the provision of temporary support work, etc. Any damage caused to the works by overloading shall be made good by the contractor at his sole expense F:..... V:..... T:.....	Item	
	Carried Forward		R
	Bill No. 1 PRELIMINARIES		

REFURBISHMENT AND UPGRADE OF SA TOURISM HEAD OFFICE
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	Brought Forward		R
78	Propping of floors below The contractor is advised that propping of floors below may be required if he wishes to use any areas of completed suspended reinforced concrete slabs for vehicle access, storage of materials and goods and location of plant, scaffolding, etc. The location of these areas and any necessary propping shall be approved by the principal agent and the cost thereof shall be borne by the contractor F:..... V:..... T:..... Health and safety Without limiting the generality of the provisions of clause 2.0, the contractor's attention is drawn to the provisions of the Construction Regulations issued in terms of the Occupational Health and Safety Act, 1993 as amended. It is specifically stated that the employer shall prepare a documented health and safety specification for the works (annexed to these bills of quantities) 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 provisions of the aforementioned health and safety specification [2.1]	Item	
	Carried Forward		R
	Bill No. 1 PRELIMINARIES		

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		Brought Forward		R
		The contractor shall: 1. Comply with the health and safety specification for the works 2. Prepare and agree with the health and safety consultant the health and safety plan for the works 3. Cooperate with the health and safety consultant in all respects 4. Manage the compliance of all subcontractors with the regulations and with the health and safety plan and specification 5. Conform to the conditions contained in the employer's health and safety specification 6. Ensure that all staff are easily identifiable by the wearing of workwear that is clearly marked with the company name or logo. F:..... V:..... T:.....	Item	
79		Broad based black economic empowerment (BBBEE) Tenders submitted will be evaluated taking into account their empowerment rating The employer will be monitoring the broad based black economic empowerment (BBBEE) status of the contractor throughout the execution of the works The contractor is to submit to the principal agent on an annual basis a schedule of spend, split into vendors engaged as subcontractors and suppliers indicating their BBBEE rating including proof of the said rating F:..... V:..... T:.....	Item	
		Carried Forward		R
		Bill No. 1 PRELIMINARIES		

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	Brought Forward		R	
80	Advertising rights The employer may elect to contract with advertising agencies for the erection of advertising hoardings, banners, wraps or the like for the duration of the contract. The contractor shall not prevent such an arrangement and will assist in the facilitation of same. The position and type of advertising structure to be agreed with the principal agent so as not to hinder the contractor in meeting his obligations under this agreement F:..... V:.....T:.....	Item		
81	Confidentiality The contractor undertakes to maintain in confidence any and all information regarding this project and shall obtain appropriate similar undertakings from all subcontractors and suppliers. Such information shall not be used in any way except in connection with the execution of the works No information regarding this project shall be published or disclosed without the prior written consent of the employer F:..... V:.....T:.....	Item		
82	Media releases All rights of publication of articles in the media, together with any advertising relating thereto or in any way connected with this project, shall vest with the employer The contractor together with his subcontractors shall not, without the prior written consent of the employer, cause any statement or advertisement connected with this project to be printed, screened or aired by the media F:..... V:.....T:..... <u>SUMMARY OF CATEGORIES</u>	Item		
	Carried to Summary		R	
	Bill No. 1 PRELIMINARIES			

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Item No		Quantity	Rate	Amount
	<u>BILL NO. 2</u>			
	<u>ALTERATIONS (PROVISIONAL)</u>			
	<u>View site</u>			
	Before submitting his tender the tenderer shall visit the site and satisfy himself as to the nature and extent of the work to be done and the value of the materials salvageable from the alterations. No claim for any variations of the contract sum in respect of the nature and extent of the work or of inferior or damaged materials will be entertained			
	<u>General</u>			
	The contractor shall carry out the whole of the works with as little mess and noise as possible and with a minimum of disturbance to tenants in the building and to adjoining premises and their tenants. He shall provide proper protection and provide, erect and remove when directed, any temporary tarpaulins that may be necessary during the progress of the works, all to the satisfaction of the principal agent			
	Making good of finishes shall include making good of the brick and concrete surfaces onto which the new finishes are applied, where necessary			
	The contractor will be required to take all dimensions affecting the existing buildings on the site and he will be held solely responsible for the accuracy of all such dimensions where used in the manufacture of new items (doors, windows, fittings, etc)			
	<u>TEMPORARY BARRICADES, SCREENS, ETC</u>			
	<u>Temporary barricades, screens, roofs, etc including removal upon completion of the works</u>			
1	Drywall barricade 3m high of galvanised steel channel section rails and studs covered on one side with 12,7mm gypsum plasterboard and finished with two coats interior quality PVA emulsion paint, including corners, ends, etc	m	30	
	Carried Forward		R	
	Bill No. 2 ALTERATIONS			

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	Brought Forward		
2	Extra over preceding item for hollow core single door 813 x 2032mm high, including steel frame, two-lever mortice lock, primer and two coats paint	No	2
3	Shutterboard protective covering over tiled floors (portion of lobby area).	m2	300
<u>REMOVAL OF EXISTING WORK</u>			
<u>Breaking down and removing brickwork etc</u>			
4	Half brick walls	m2	41
<u>Taking out and removing doors, windows, etc, including thresholds, sills, etc (building up openings and making good finishes elsewhere)</u>			
5	Timber single door and frame not exceeding 2,5m ²	No	16
6	Timber double door and frame exceeding 2,5m ² and not exceeding 5m ²	No	2
<u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc</u>			
7	Gypsum plasterboard ceilings, including timber bandering, cornices, etc	m2	1,387
8	Acoustic tile suspended ceilings, including suspension grid, hangers, cornices, etc	m2	1,313
9	Drywall partitions 3m high, including doors, glazed borrowed lights, etc	m	282
<u>Taking out and removing sundry joinery work, fittings, etc</u>			
10	Timber skirtings	m	1,256
<u>Taking up and removing wood block floor coverings, vinyl floor coverings, carpets, etc and preparing screeds for new floor coverings</u>			
11	Carpet tile floor covering	m2	1,210

R

Carried Forward

R

Bill No. 2
 ALTERATIONS

**REFURBISHMENT AND UPGRADE OF SA TOURISM HEAD OFFICE
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Brought Forward			
	<u>Taking out and removing ironmongery</u>		
12	Mortice lockset from timber door	No	4
13	Door closer from timber door and frame	No	4
	<u>Hacking up/off and removing ceramic tiles including removing mortar bed or adhesive from concrete or brickwork and preparing surfaces for new screed, plaster, tile finish, etc</u>		
14	Tiles to floors	m2	741
15	Tiles to treads and risers of stairs	m2	20
16	Tiles to walls	m2	144
17	Tile skirtings 100mm high	m	1,056
	<u>Taking out and removing sundry joinery work, fittings, etc, setting aside for re-use and later refixing in similar new position</u>		
18	Timber wall cupboard 3 000 x 600 x 600mm high (first floor pause area 1)	No	1
19	Timber wall cupboard 5 000 x 600 x 600mm high (first floor pause area 2)	No	1
20	Timber floor cupboard 1500 x 600 x 900mm high (canteen)	No	1
21	Timber floor cupboard 1 500 x 600 x 900mm high, including sink and disconnecting waste pipe (canteen)	No	1
22	L-shaped timber sink cupboard 6 300 x 600 x 900mm high, including sink and disconnecting waste pipe (ground floor tea kitchen)	No	1
23	Timber sink cupboard 2 200 x 600 x 900mm high, including sink and disconnecting waste pipe (canteen)	No	1
24	Timber sink cupboard 3 000 x 600 x 900mm high, including sink and disconnecting waste pipe (first floor pause area 1)	No	1
Carried Forward			
Bill No. 2 ALTERATIONS			

R

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Brought Forward			R
25	Timber sink cupboard 5 000 x 600 x 900mm high, including prep bowl and disconnecting waste pipe (canteen)	No	1
26	Curved timber counter approximately 3 000 x 700 x 1200mm high (canteen)	No	1
27	L-shaped timber counter approximately 6 500 x 700 x 1200mm high (canteen)	No	1
28	Curved timber counter approximately 8 700 x 750 x 1200mm high (reception)	No	1
<u>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)</u>			
29	Vitreous china WC pan with flush valve and flush pipe	No	14
30	Vitreous china wall hung urinal with flush valve and flush pipe	No	4
31	Vitreous china wash hand basin	No	12
<u>Taking out/off and removing glass and mirrors</u>			
32	Mirror 2 000 x 1 000mm high from wall	No	4
<u>CUTTING THROUGH FLOORS AND CEILINGS</u>			
<u>Cutting through:</u>			
33	100mm Thick unreinforced concrete surface bed for 230mm wide concrete wall footings and making good concrete on both sides of new one brick walls (making good floor finishes elsewhere)	m	8
34	100mm Thick unreinforced concrete surface bed for 110mm external diameter pipe and making good concrete (making good floor finishes elsewhere)	m	14
<u>OPENINGS THROUGH EXISTING WALLS, FLOORS, ETC</u>			
Carried Forward			R
Bill No. 2 ALTERATIONS			

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Brought Forward			R
	<u>Core drilling:</u>		
35	Core drilling through 200mm thick reinforced concrete floor for opening size 250 x 250mm opening	No	4
36	Core drilling through 200mm thick reinforced concrete floor for opening size 110mm diameter opening	No	4
<u>MAKING GOOD OF FINISHES ETC</u>			
	<u>Substrate to be clean, mechanically sound and free of laitance, dust grease and oil. Prime substrate with one coat "FloorworX No. 33" or similar approved bonding liquid using a sheepskin roller or broom at a spreadrate of 10m²/litre. Mechanically mix "Pavelite" or similar approved smoothing compound with clean water until a homogenous mix has been achieved. Apply 2 to 4mm thick "Pavelite" or similar approved smoothing compound using a flat steel plaster trowel, all in accordance with the manufacturer's instructions.</u>		
37	On floors	m2	2,308
	<u>Making good walls</u>		
38	Walls in patches with internal cement plaster	m2	80
39	Walls in patches with internal two coat plaster with gypsum finish	m2	28
<u>NEW WORK CHIEFLY INSIDE EXISTING BUILDING(S)</u>			
	<u>Masonry</u>		
40	Cutting toothings to bond new brickwork to existing brickwork	m2	3
41	Half brick walls	m2	14
42	One coat cement plaster to brick walls	m2	14
<u>BUDGETARY ALLOWANCES</u>			
Carried Forward			R
Bill No. 2 ALTERATIONS			

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[illegible]

Item No		Quantity	Rate	Amount
	<u>BILL NO 3</u>			
	<u>CEILINGS, PARTITIONS AND ACCESS FLOORING (PROVISIONAL)</u>			
	Tenderers are referred to the "General Preambles for Trades" (2017 Edition) as published by the Association of South African Quantity Surveyors (ASAQS).			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<u>Descriptions</u>			
	Items described as "nailed" shall be deemed to be fixed with hardened steel nails or pins or shot pinned to masonry 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 are measured elsewhere			
	<u>Proprietary suspended ceilings</u>			
	Electrical light fittings, diffusers, panels, etc generally are "lay in" units of the same dimensions as the suspension grid described and allowance must be made 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 cognizance thereof)			
	<u>Flush margins and borders</u>			
	Flush margins and borders not exceeding 1.20m wide of materials differing from the general ceiling material are given in metres separating into groups in successive widths of 300mm			
	<u>Bulkheads</u>			
	Bulkheads are those areas of ceilings which occur at a level differing from the general ceiling level or plane. Their function is to conceal services, or merely to create an architectural feature			
	Carried Forward		R	
	Bill No. 3 CEILINGS, PARTITIONS AND ACCESS FLOORING			

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Brought Forward			R
Bulkheads will only be measured as such when they conform with the above description and when the horizontal or vertical dimensions do not exceed 1.20m. Where these dimensions exceed 1.20m the horizontal or vertical ceilings are included in the general ceiling measurements			
<u>SUSPENDED CEILINGS</u>			
<u>1200 x 600 x 16mm pre-painted acoustic panels (Class D) on exposed suspension grid system including hangers, necessary hold-down clips and wedges, etc</u>			
1	Ceilings suspended not exceeding 1m below concrete soffits	m2	212
<u>600 x 600 x 12,5mm pre-painted acoustic panels (Class D) on exposed suspension grid system including hangers, necessary hold-down clips and wedges, etc</u>			
2	Ceilings suspended not exceeding 1m below concrete soffits	m2	1,225
<u>1 200 x 200 x 40mm "Owa Freestyle" or similar approved baffles, in accordance with manufacturer's instructions</u>			
3	Ceilings suspended not exceeding 1m below concrete soffits	m2	24
<u>9.5mm Taper edge gypsum plasterboard screwed to and including screw-up suspension system with tape over joints and the whole finished with gypsum skim plaster trowelled to a smooth polished surface</u>			
4	Horizontal ceilings suspended not exceeding 1m below concrete soffits	m2	170
5	Margins not exceeding 250mm wide around lay-in panel ceilings, suspended not exceeding 1m below concrete soffits	m	1,153
6	Margins 250mm to not exceeding 500mm wide around lay-in panel ceilings, suspended not exceeding 1m below concrete soffits	m	1,231
Carried Forward			R
Bill No. 3 CEILINGS, PARTITIONS AND ACCESS FLOORING			

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	Brought Forward		
7	Margins 500mm to not exceeding 750mm wide around lay-in panel ceilings, suspended not exceeding 1m below concrete soffits	m	178
8	Margins 750mm to 1 000mm wide around lay-in panel ceilings, suspended not exceeding 1m below concrete soffits	m	32
9	Vertical bulkheads 445mm high, suspended not exceeding 1m below concrete soffits	m	15
	<u>Sawn softwood</u>		
10	28 x 38mm SA Pine ceiling joists at 67mm centres suspended from soffit	m2	24
	<u>Cornices, perimeter trims, etc to suspended ceilings</u>		
11	Transition between different ceilings finishes	m	1,643
12	75mm Plasterboard cornices, plugged	m	1,721
	<u>PARTITIONS ETC</u>		
	<u>DRYWALL PARTITIONS</u>		
	<u>SUPPLEMENTARY PREAMBLES</u>		
	<u>Sound resistant partitions consisting of 2 No 9mm thick plasterboard partitions as outer layer and 2 No 9mm plasterboard partitions as inner layer, filled in with 63mm thick glasswool insulation in blanket form, installed in accordance with manufacturer's instructions</u>		
13	Partitions 3m high with bottom and top tracks plugged	m	330
14	Extra over partition 3m high for vertical abutment	No	8
15	Extra over partition 3m high for corner	No	16
16	Extra over partition 3m high for T-intersection	No	20
17	Extra over partition 3m high for fair end	No	3
	Carried Forward		
	Bill No. 3		
	CEILINGS, PARTITIONS AND ACCESS FLOORING		

R

R

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	Brought Forward			R
	<u>Extra over plasterboard partitions for 40mm semi-solid flush doors with commercial veneer on both sides and hardwood edge strips to vertical edges, hung to and including standard pressed steel door frame with one pair of 100mm steel hinges to each hanging stile, including additional studding, trimming, etc. to partitions</u>			
18	Double door 1 510 x 2 030mm high including lockset (Door Type DT-01)	No	13	
19	Door 815 x 2 030mm high including lockset (Door Type DT-02)	No	13	
20	Door 815 x 2 030mm high including glazed panel and lockset (Door Type DT-03)	No	12	
	<u>GLAZED SHOPFRONT PARTITIONS</u>			
	<u>Powder-coated aluminium internal shopfronts and doors glazed with 6.38mm thick toughened clear safety glass, including ironmongery</u>			
21	Partition 2 285mm x 2 500m high including single glazed door 900 x 2100mm high (Refer to Type SFi-01 Elevation on Drawing AR/ 5001/ A)	No	1	
22	Partition 4 400mm x 2 500m high including single glazed door 900 x 2100mm high (Refer to Type SFi-02 Elevation on Drawing AR/ 5001/ A)	No	1	
23	Partition 2 210mm x 2 500m high including single glazed door 900 x 2100mm high (Refer to Type SFi-03 Elevation on Drawing AR/ 5001/ A)	No	1	
24	Partition 5 555mm x 2 500m high including single glazed door 900 x 2100mm high (Refer to Type SFi-04 Elevation on Drawing AR/ 5001/ A)	No	1	
25	Partition 1 375mm x 2 500m high including single glazed door 805 x 2 100mm high (Refer to Type SFi-05 Elevation on Drawing AR/ 5001/ A)	No	1	
26	Partition 2 430mm x 2 500m high (Refer to Type SFi-06 Elevation on Drawing AR/ 5001/ A)	No	1	
27	Partition 2 600mm x 2 500m high including single glazed door 900 x 2 100mm high (Refer to Type SFi-07 Elevation on Drawing AR/ 5002/ A)	No	1	
	Carried Forward			R
	Bill No. 3 CEILINGS, PARTITIONS AND ACCESS FLOORING			

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	Brought Forward		R
28	Partition 3 740mm x 2 500m high (Refer to Type SFi-08 Elevation on Drawing AR/ 5002/ A)	No	1
29	Partition 2 600mm x 2 500m high including single glazed door 900 x 2 100mm high (Refer to Type SFi-09 Elevation on Drawing AR/ 5002/ A)	No	1
30	Partition 4 070mm x 2 500m high including single glazed door 900 x 2 100mm high (Refer to Type SFi-10 Elevation on Drawing AR/ 5002/ A)	No	1
31	Partition 4 210mm x 2 500m high including single glazed door 900 x 2 100mm high (Refer to Type SFi-11 Elevation on Drawing AR/ 5002/ A)	No	1
32	Partition 1 645mm x 2 500m high including single glazed door 900 x 2 100mm high (Refer to Type SFi-12 Elevation on Drawing AR/ 5002/ A)	No	1
33	Partition 8 545mm x 2 500m high including single glazed door 900 x 2 100mm high (Refer to Type SFi-13 Elevation on Drawing AR/ 5003/ A)	No	1
34	Partition 1 310mm x 2 500m high including single glazed door 900 x 2 100mm high (Refer to Type SFi-14 Elevation on Drawing AR/ 5003/ A)	No	1
35	Partition 1 930mm x 2 500m high including single glazed door 900 x 2 100mm high (Refer to Type SFi-15 Elevation on Drawing AR/ 5003/ A)	No	1
36	Partition 3 255mm x 2 500m high including single glazed door 900 x 2 100mm high (Refer to Type SFi-16 Elevation on Drawing AR/ 5003/ A)	No	1
37	Partition 3 345mm x 2 500m high including single glazed door 900 x 2 100mm high (Refer to Type SFi-17 Elevation on Drawing AR/ 5003/ A)	No	1
38	Partition 2 480mm x 2 500m high including single glazed door 900 x 2 100mm high (Refer to Type SFi-18 Elevation on Drawing AR/ 5004/ A)	No	1
39	Partition 7 325mm x 2 500m high including single glazed door 900 x 2 100mm high (Refer to Type SFi-19 Elevation on Drawing AR/ 5004/ A)	No	1
	Carried Forward		R
	Bill No. 3 CEILINGS, PARTITIONS AND ACCESS FLOORING		

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	Brought Forward			R
40	Partition 1 995mm x 2 500m (Refer to Type SFi-20 Elevation on Drawing AR/ 5004/ A)	No	1	
41	Partition 1 960mm x 2 500m including single glazed door 900 x 2 100mm high (Refer to Type SFi-21 Elevation on Drawing AR/ 5004/ A)	No	1	
42	Partition 1 005mm x 2 500m (Refer to Type SFi-22 Elevation on Drawing AR/ 5004/ A)	No	1	
43	Partition 1 675mm x 2 500m including single glazed door (Refer to Type SFi-23 Elevation on Drawing AR/ 5004/ A)	No	1	
44	Partition 2 820mm x 2 500m including single glazed door 900 x 2 100mm high (Refer to Type SFi-24 Elevation on Drawing AR/ 5004/ A)	No	1	
45	Partition 2 415mm x 2 500m high including single glazed door 900 x 2 100mm high (Refer to Type SFi-25 Elevation on Drawing AR/ 5005/ A)	No	1	
46	Partition 2 415mm x 2 500m high including single glazed door 900 x 2 100mm high (Refer to Type SFi-26 Elevation on Drawing AR/ 5005/ A)	No	1	
47	Partition 2 920mm x 2 500m high including single glazed door 900 x 2 100mm high (Refer to Type SFi-27 Elevation on Drawing AR/ 5005/ A)	No	1	
Carried to Summary				R
Bill No. 3 CEILINGS, PARTITIONS AND ACCESS FLOORING				

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Item No		Quantity	Rate	Amount
	<u>BILL NO 4</u>			
	<u>CARPENTRY AND JOINERY</u> <u>(PROVISIONAL)</u>			
	Tenderers are referred to the "General Preambles for Trades" (2017 Edition) as published by the Association of South African Quantity Surveyors (ASAQS).			
	<u>Fixing</u>			
	Items described as "nailed" shall be deemed to be fixed with hardened steel nails or pins, or to be 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 500mm centres, and where described as "bolted", the bolts have been given elsewhere			
	<u>Decorative thermosetting plastic laminate covering</u>			
	Laminate covering shall be glued under pressure and edge strips of same shall be butt jointed at junctions with adjacent similar finish			
	<u>FLOORS AND SKIRTINGS</u>			
	<u>SKIRTINGS</u>			
	<u>Medium density fibre-board (MDF)</u>			
1	15 x 100mm Skirtings	m	150	
	<u>PANELLING</u>			
	<u>Panelling of purpose-made saw cut wood blocks with a charred finish (Ref WF04):</u>			
2	50mm thick panelling	m2	14	
	<u>Angled oak timber cladding (Ref WF09/ WF14/ WF19)</u>			
3	16mm Thick panelling pinned to 16mm medium-density fibre backing board.	m2	72	
	Carried Forward		R	
	Bill No. 4 CARPENTRY AND JOINERY			

**REFURBISHMENT AND UPGRADE OF SA TOURISM HEAD OFFICE
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Brought Forward				R
	"Owa Ideacoustic" or equal approved medium density fibre board wall panelling with oak veneer (Ref WF10)			
4	Slatted panelling of 16mm thick x 160mm wide x 2430mm long vertical slats pinned to medium-density fibre backing board (Noise reduction coefficient of 0.80)	m2	267	
	"Weavers World Enviro PET" or equal approved non-combustible polyester fibre sound insulation (Ref WF31)			
5	9mm Thick acoustic wall panelling	m2	22	
<u>NOTICEBOARDS, KEYBOARDS, DUCKBOARDS, ETC</u>				
	<u>Magnetic boards</u>			
6	Whiteboard 2000mm x 1200mm high overall, plugged	No	10	
<u>FITTINGS</u>				
<u>CUPBOARDS TO KITCHENS, BEDROOMS, ETC</u>				
<u>SUPPLEMENTARY PREAMBLES</u>				
<u>General</u>				
The following joinery fittings are given as complete units i.e. the components of the units have not been given separately. Descriptions of such units shall, therefore, be deemed to include all components, assembling, housing, notching, glueing, blocking, planting-on and screwing with countersunk screws, edge strips, thermosetting plastic laminate, glass, ironmongery, metalwork, paint or varnish finishes, etc Prices are to include for all necessary filler pieces against walls etc				
<u>References</u>				
References given in descriptions refer to the respective types of fittings detailed on the architect's drawings annexed to these bills of quantities for tender purposes				
Carried Forward				R
Bill No. 4 CARPENTRY AND JOINERY				

**REFURBISHMENT AND UPGRADE OF SA TOURISM HEAD OFFICE
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Brought Forward			R
<u>Counters</u>			
7	Reception desk 3 910 x 1 000mm high with top, sides, bottom, division, shelf, back, three 600mm wide drawers on either end, granite counter tops and laser-cut engraving to front (complete as per Drawing AR/1016/ Revision A)	No	1
8	Floating coffee station 2 000mm long x 600mm wide formed of 16mm melamine carcass faced with 16mm timber look melamine board including marble top, complete as per Drawing AR/ 1017/ Revision A (conference room)	No	1
9	Counter 5 000mm long x 600mm x 1300mm high overall complete as per Drawing AR/1018/ Revision A (business lounge)	No	1
10	Counter 5 000mm long x 600mm x 1300mm high overall, including 1 200mm wide cupboard with double doors on one end, 50 x 50mm mild steel square tube sub-frame, complete as per Drawing AR /1021/ Revision A (pause area)	No	1
11	Floating kiaat wood table 1 860mm long x 600mm wide, fixed at 750mm high, including mild steel hollow core tube, complete as per Drawing AR/ 1020/ Revision A (private booth)	No	1
12	Floating kiaat wood desk 2 515mm long x 750mm wide, fixed at 750mm high, including mild steel hollow core tube, complete as per Drawing AR/ 1020/ Revision A (private booth)	No	1
13	Floating wall table 1 655mm long x 600mm wide, fixed at 900mm high, complete as per Drawing AR/1020/ Revision A (pause area)	No	1
<u>Vanity counter</u>			
14	Vanity counter with quartz counter-top, 2 400mm long x 600mm high, fixed at 900mm high, including 36 x 36mm mild steel square hollow section sub-frame, complete as per Drawing AR/ 1022/ Revision A (ablutions - basins elsewhere)	No	4
Carried Forward			R
Bill No. 4 CARPENTRY AND JOINERY			

**REFURBISHMENT AND UPGRADE OF SA TOURISM HEAD OFFICE
BOJANALA HOUSE, 90 PROTEA RD, CHISLEHURSTON, JOHANNESBURG
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Brought Forward			R
<u>Seating</u>			
15	Booth seating 4 540mm long x 625mm wide x 885mm high including walnut timber bench, 38 x 38mm pine battens, 16mm medium-density fibre board ribs, complete as per Drawing AR/ 1017/ Revision A (community space)	No	1
16	Booth seating 4 625mm long x 1 010mm wide x 1200mm high including walnut timber bench, 38 x 38mm pine battens, 16mm medium-density fibre board ribs, ceramic tiling to front, planter box, seating, complete as per Drawing AR/ 1019/ Revision A (reception)	No	1
17	L-shaped booth seating 7 000mm long x 1 200mm wide x 895mm high overall including walnut timber bench, 38 x 38mm pine battens, 16mm medium-density fibre board ribs, ceramic tiling to front and back, planter box, seating, complete as per Drawing AR/ 1021/ Revision A (creative space)	No	1
<u>Kitchen cupboards</u>			
18	Floor cupboard 4 775mm long x 610mm wide x 900mm high with top, sides, bottom, division, shelves, back, drawers, doors, quartz countertop and necessary framework (Community Area - complete as per Drawing A/1018/ Revision A)	No	1
19	Floor cupboard 3 420mm long x 610mm wide x 900mm high with top, sides, bottom, divisions, shelves, back, drawers, doors, quartz countertop and necessary framework - complete as per Drawing A/1019/ Revision A (COO's cupboard)	No	1
20	Floor cupboard 2 445mm long x 610mm wide x 900mm high with top, sides, bottom, divisions, shelves, back, drawers, doors, quartz countertop and necessary framework - complete as per Drawing A/1019/ Revision A (CEO's cupboard)	No	1
<u>BLINDS</u>			
Carried Forward			R
Bill No. 4 CARPENTRY AND JOINERY			

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**REFURBISHMENT AND UPGRADE OF SA TOURISM HEAD OFFICE
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Item No	Quantity	Rate	Amount
<u>BILL NO 5</u>			
<u>FLOOR COVERINGS, WALL LININGS, ETC (PROVISIONAL)</u>			
Tenderers are referred to the "General Preambles for Trades" (2017 Edition) as published by the Association of South African Quantity Surveyors (ASAQS).			
Tenderers are referred to Drawings 2424-1006-SK-Rev A- (Floor Finishes Plan Ground Floor) and 2424-10007-2K-Rev A (Floor Finishes Plan First Floor)			
<u>FLOOR COVERINGS</u>			
<u>500 x 500mm commercial carpet tiles, installed by approved installer in accordance with SANS 10186:2010, the code of practice for textile floor coverings (Ref FF2)</u>			
1	On floors	m2	65
<u>500 x 500mm commercial carpet tiles, installed by approved installer in accordance with SANS 10186:2010, the code of practice for textile floor coverings (Ref FF3)</u>			
2	On floors	m2	640
<u>500 x 500mm commercial carpet tiles, installed by approved installer in accordance with SANS 10186:2010, the code of practice for textile floor coverings (Ref FF6)</u>			
3	On floors	m2	200
<u>500 x 500mm commercial carpet tiles, installed by approved installer in accordance with SANS 10186:2010, the code of practice for textile floor coverings (Ref FF9)</u>			
4	On floors	m2	438
Carried Forward			R
Bill No. 5 FLOOR COVERINGS, WALL LININGS, ETC			

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Brought Forward			R
	Luxury woodplank vinyl floor tiles size 184 x 1219 x 2,0mm thick, with a 0,55mm clear wear layer laid in an approved adhesive spread with a notched trowel on suitably prepared cement screed with a hygrometer reading showing a moisture content of less than 70% and rolled with 68kg articulated floor roller, all in accordance with manufacturer's recommendations (Ref FF4 - Belgotex or similar approved)		
5	On floors 2mm thick vinyl floor sheeting, laid in conductive acrylic adhesive spread with a notched trowel on suitably prepared cement screed with a hygrometer reading showing a moisture content of less than 70%, with joints welded with a fully flexible welding rod to provide a smooth, hygienic sealed finish and rolled with 68kg articulated floor roller, all in accordance with manufacturer's recommendations (Ref FF5 - Belgotex Marmoreo or similar approved)	m2	460
6	On floors 2mm thick vinyl floor sheeting, laid in conductive acrylic adhesive spread with a notched trowel on suitably prepared cement screed with a hygrometer reading showing a moisture content of less than 70%, with joints welded with a fully flexible welding rod to provide a smooth, hygienic sealed finish and rolled with 68kg articulated floor roller, all in accordance with manufacturer's recommendations (Ref FF7 - Belgotex Fango or similar approved)	m2	50
7	On floors	m2	86
Carried Forward			R
Bill No. 5 FLOOR COVERINGS, WALL LININGS, ETC			

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	Brought Forward		
	<u>2mm thick vinyl floor sheeting, laid in conductive acrylic adhesive spread with a notched trowel on suitably prepared cement screed with a hygrometer reading showing a moisture content of less than 70%, with joints welded with a fully flexible welding rod to provide a smooth, hygienic sealed finish and rolled with 68kg articulated floor roller, all in accordance with manufacturer's recommendations (Ref FF8 - Belgotex Sagres T99 or similar approved)</u>		
8	On floors	m2	108
	<u>SKIRTINGS, NOSINGS, ETC</u>		
	<u>Aluminium skirtings, nosings, etc</u>		
9	100mm natural anodised skirtings (Type A)	m	818
	<u>POLISH, SEALERS, ETC</u>		
	<u>Two coats polish on vinyl flooring</u>		
10	On floors	m2	704
	<u>MATS</u>		
	<u>Entrance mat</u>		
11	Black microfibre doormat entrance mat, overall size 900mm x 1 500mm x 8mm gauge, consisting of Microfibre, loose laid with PVC edging, installed in accordance with the manufacturer's recommendations.	No	1
	Carried to Summary		
	Bill No. 5		
	FLOOR COVERINGS, WALL LININGS, ETC		

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**REFURBISHMENT AND UPGRADE OF SA TOURISM HEAD OFFICE
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Item No	Quantity	Rate	Amount
<u>BILL NO 6</u>			
<u>IRONMONGERY (PROVISIONAL)</u>			
<u>PHOTOLUMINESCENT SIGNS</u>			
<u>SUPPLEMENTARY PREAMBLES</u>			
Signs are to comply with SANS 1186-1 to 5 and to be to the approval of the local authority. Signs are to have anodised aluminium frames			
Prices are to include for fixing by approved methods. The use of double sided tape will not be permitted. Surface mounted signs are to be concealed fixed and ceiling mounted signs are to be hung with 2mm diameter stainless steel cables			
Single sided ceiling mounted signs are to have 2mm satin chrome anodised aluminium back panels			
Samples, specifications, literature, etc of materials and fabricated articles the tenderer proposes to use shall be submitted with the tender			
A ten year guarantee on materials and workmanship shall be submitted by the successful tenderer			
<u>Wall mounted photoluminescent statutory signs in 150 x 150mm modules</u>			
1	150 x 150mm Sign with one pictogram	No 20	
2	300 x 150mm Sign with two pictograms	No 11	
3	300 x 150mm Sign with EXIT sign	No 21	
4	450 x 150mm Sign with three pictograms	No 6	
5	600 x 150mm Sign with four pictograms	No 15	
<u>BATHROOM FITTINGS</u>			
Carried Forward			R
Bill No. 6 IRONMONGERY			

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Item No		Quantity	Rate	Amount
	<u>BILL NO 7</u>			
	<u>TILING (PROVISIONAL)</u>			
	Tenderers are referred to the "General Preambles for Trades" (2017 Edition) as published by the Association of South African Quantity Surveyors (ASAQS).			
	<u>Patterns</u>			
	Unless otherwise described, tiles shall be laid with continuous joints in both directions			
	<u>Fixing</u>			
	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			
	<u>WALL TILING</u>			
	<u>200 x 200mm Gloss ceramic tiles on brickwork including cement plaster backing (Ref. WF33 - PC =R200/m2)</u>			
1	On walls	m2	78	
2	On narrow widths not exceeding 300mm	m2	2	
	<u>75 x 150mm "Alfaro Anthracite" or similar approved matt glazed ceramic tiles (Ref. WF23) fixed with adhesive to plaster (plaster elsewhere) and flush pointed with tinted grout</u>			
3	On walls	m2	22	
	Carried Forward		R	
	Bill No. 7 TILING			

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	Brought Forward			R
	<u>100 x 300mm "Aria White" or equal approved gloss ceramic tile fixed with adhesive to plaster (plaster elsewhere) and flush pointed with tinted grout (Ref. WF24)</u>			
4	On walls	m2	82	
	<u>133 x 147mm "Wolksberg Casting Studio Pwani" or similar approved decorative tile fixed with adhesive to plaster (plaster elsewhere) and flush pointed with tinted grout (Ref. WF05/ WF12)</u>			
5	On walls	m2	30	
	<u>FLOOR TILING</u>			
	<u>600 x 1200mm porcelain floor tiles fixed with adhesive to screed (screed elsewhere) and flush pointed with grout (Ref FF1 - PC Sum = R350/m2))</u>			
6	On floors and landings	m2	534	
7	On risers 170mm high	m	35	
8	On treads 220mm wide	m	35	
9	Skirting 100mm high	m	167	
10	Skirting 100mm high stepped over treads and risers	m	9	
	<u>SUNDRIES</u>			
	<u>Aluminium dividing strips between different floor finishes</u>			
11	3 x 10mm formable square edge dividing strips between tiles	m	254	
	<u>Aluminium corner protectors, stair nosings, expansion joint strips, etc</u>			
12	Interior retro-fit aluminium corner protector in Matt Silver finish, size 25 x 25mm on ceramic tile surface, fixed to substrate with self-adhesive backing	m	18	
13	30 x 20mm high stair nosings	m	35	
	Carried Forward			R
	Bill No. 7 TILING			

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Item No	Quantity	Rate	Amount
<u>BILL NO 8</u>			
<u>PLASTERING (PROVISIONAL)</u>			
<u>SPECIALISED PLASTER TYPE WALL COATINGS</u>			
All specialised plaster type wall coatings are to be executed in strict accordance with the manufacturer's instructions			
<u>Decorative combed plaster finish applied as recommended by the manufacturer, on plasterboard, including priming (Ref WF06/07/15)</u>			
1	On walls	m2	202
<u>Decorative stucco plaster finish applied as recommended by the manufacturer, on plasterboard, including priming (Ref WF13/20/21/22)</u>			
2	On walls	m2	156
Carried to Summary			R
Bill No. 8 PLASTERING			

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Item No		Quantity	Rate	Amount
	<u>BILL NO 9</u>			
	<u>PAINTWORK (PROVISIONAL)</u>			
	Tenderers are referred to the "General Preambles for Trades" (2017 Edition) as published by the Association of South African Quantity Surveyors (ASAQS).			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<u>DESCRIPTIONS</u>			
	Descriptions of paintwork shall be deemed to include for all cutting in			
	<u>PAINT SPECIFICATIONS</u>			
	PREPARATORY WORK TO EXISTING SURFACES			
	Plaster or concrete surfaces			
	Surfaces shall be thoroughly cleaned down by high pressure water jet and allowed to dry completely before any paint is applied. Blistered or peeling paint shall be completely removed. All existing walls to be made good where damaged by removals, furniture, etc, and all screw and nail holes and cracks shall be opened, primed with plaster primer, filled with a suitable filler and finished smooth			
	All painting shall be done in accordance with manufacturer's specifications and recommendations			
	<u>PAINTWORK, ETC TO NEW SURFACES ON</u>			
	<u>PLASTER BOARD SURFACES WITH</u>			
	<u>One coat alkali resistant plaster primer and two coats superior matt acrylic paint on</u>			
1	Ceilings and cornices	m2	951	
2	Walls	m2	1,796	
	<u>ON WOOD SURFACES</u>			
	Carried Forward		R	
	Bill No. 9 PAINTWORK			

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Item No	Quantity	Rate	Amount
<u>BILL NO 10</u>			
<u>PAPERHANGING (PROVISIONAL)</u>			
Tenderers are referred to the "General Preambles for Trades" (2017 Edition) as published by the Association of South African Quantity Surveyors (ASAQS).			
<u>PAPERHANGING TO NEW WORK</u>			
<u>Paper backed vinyl wallpaper, including one coat preparatory emulsion paint</u>			
1	On drywall partitions including narrow widths (Ref. WF11) m2	294	
2	On drywall partitions including narrow widths (Ref. WF17) m2	42	
3	On drywall partitions including narrow widths (Ref. WF26) m2	13	
4	On drywall partitions including narrow widths (Ref. WF32) m2	46	
<u>"Easyivy" or equal approved artificial wall planter installed in accordance with manufacturer's instructions</u>			
5	On walls m2	13	
Carried to Summary			R
Bill No. 10 PAPERHANGING			

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Item No		Quantity	Rate	Amount
	<u>BILL NO 11</u>			
	<u>PROVISIONAL AMOUNTS, ETC</u>			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<u>General</u>			
	All prime cost and provisional amounts are net			
	<u>Overheads and profit</u>			
	The contractor may allow for overheads and profit if required in the item "Allow for overheads and profit" wherever indicated			
	<u>Profit and general attendance upon selected subcontractors</u>			
	The item "Allow for profit and general attendance" which follows each selected subcontractor, shall be deemed to allow for the contractor's profit if required and to cover all the contractor's costs incurred in providing free of charge to the selected subcontractors, the following:			
	1. Access to the site and places where the subcontract work is to be carried out, including the reasonable use of any temporary personnel hoists erected by the contractor			
	2. Hoisting of the subcontractor's material in batches that can be handled by the contractor's hoist or crane during normal working hours			
	3. The provision of water and lighting and of single phase electric power to a position within 50m of the place where the subcontractor's work is to be carried out other than water, fuel and power for commissioning of any installation			
	4. The provision of an area for the subcontractor to establish temporary office accommodation and workshops and for the storage of plant and materials and goods			
	Carried Forward		R	
	Bill No. 11 PROVISIONAL AMOUNTS, ETC			

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Brought Forward		R
5.	The use of erected scaffolding belonging to the contractor, along with others having the like right. Scaffolding will remain erected on site until all work which requires the use thereof has been completed	
6.	The use of ablution facilities and the like, where provided	
7.	The use of the site telecommunication facilities, where provided, subject to payment by the subcontractor for usage thereof	
8.	Making good in all trades and cleaning down and removal of rubbish on completion	
<u>Preliminaries</u>		
The contractor is referred to the Preliminaries for further amplification of "Prime Cost Amounts"		
<u>BUDGETARY ALLOWANCES</u>		
<u>Sundry building work</u>		
1	Provide the sum of R100 000-00 for builder's work in connection with services.	Item 100,000.00
<u>PROVISIONAL SUMS FOR SELECTED SUBCONTRACT WORKS</u>		
<u>Signage</u>		
2	Provide the sum of R200 000-00 (Two hundred thousand) for directional signage	Item 200,000.00
3	Profit	Item
4	Attendance	Item
<u>Fire hydrant installation</u>		
5	Provide the sum of R315 000-00 (Three hundred and fifteen thousand rands) for fire hydrant installation	Item 315,000.00
6	Profit	Item
Carried Forward		R
Bill No. 11 PROVISIONAL AMOUNTS, ETC		

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Bill No	FINAL SUMMARY	Page No	Amount
1	PRELIMINARIES	27	
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7	TILING	52	
8	PLASTERING	53	
9	PAINTWORK	55	
10	PAPERHANGING	56	
11	PROVISIONAL AMOUNTS, ETC	59	
	Sub-total		R
	Value Added Tax (VAT at 15%)		R
	NET AMOUNT		R
	Total to (C.1.1) Form of Offer and Acceptance		R