



City of Joburg Property Company SOC Ltd.
Supply Chain Management

RFQ 205\2025FY\JPC

**REQUEST FOR QUOTATIONS FROM JPC
PANEL OF CONTRCATORS (POP 03\2021)
FOR APPOINTMENT OF A CONTRACTOR
WITH CIDB GRADING OF 2GB - 3GB FOR
REPAIRS AND MAINTANANCE OF
BRYANSTON LIBRARY**

TENDER AMOUNT EXCL. R

Bryanston Library

Item No.	Description	Unit	QTY	Rate(R)	Amount(Excluding VAT)
	<u>BILL NO.1</u>				
	<u>ALTERATION</u>				
	NOTE: Tenderers are advised to study the Model Preambles for Trades 2008 published by the Association of South African Quantity Surveyors				
	<u>General</u>				
	The contractor shall carry out the whole of the The Works with as little mess and noise as possible and with a minimum of disturbance to adjoining premises and their tenants/occupants. He/She shall provide proper protection and provide, erect and maintain in position proper temporary tarpaulins that may be necessary to protect existing fixtures, fittings and furniture during the progress of the works and remove on completion or when directed, all to the satisfaction of the Project Manager/Principal Agent				
	Water supply pipes and other piping that may be encountered and found necessary to disconnect or cut, shall be effectually stopped off or grubbed up and removed, and any new connections that may be necessary shall be made with proper fittings, to the satisfaction of the Project				
	<u>SUPPLEMENTARY PREAMBLES</u>				
	<u>REMOVAL OF EXISTING WORK</u>				
	Taking out and removing doors, windows, etc. from brickwork to be demolished				
	Timber single door and frame not exceeding 2,5m ²	no	2		
	<u>Refixing of existing doors, windows, etc. (removal and setting aside elsewhere)</u>				
	Setting up and building in timber door frame 813x2032mm high in brickwork, rehangng single door on new 100mm brass hinges and replacing lock with four lever mortice lock	no	2		
	<u>Taking up and removing wood block floor carpets</u>				
	Carpet floor covering	m ²	36		
	Take up and remove wall tiles ect	m ²	20		
	Remove concrete pavement at the enterance of the library	m2	18.83		

Remove the tree stump

item

1

Carried to Collection

BILL NO.2

CARPENTRY AND JOINERY

NOTE: Tenderers are advised to study the Model Preambles for Trades 2008 published by the Association of South African Quantity Surveyors

SUPPLEMENTARY PREAMBLES

Belgotex Berber Point polypropylene needlepunch carpeting laid in accordance with SABS 0186-2000 fitting code of practice

On Floors

m²

36

DOORS ETC

Wrought Meranti doors hung to steel frames

44mm Framed batten door 813 x 2032mm high of 44 x 100mm top rail and stiles, 44 x 100mm middle ledge and braces and 44 x 100mm bottom rail filled in with 70mm V- jointed one side boarding and covered on other side with 3,2mm plywood with veneer to match door let into and including rebates all round

no

2

Carried to Collection

BILL NO .3

CEILINGS, PARTITIONS AND ACCESS FLOORING

Fixing

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

Ceilings

Unless otherwise described ceilings shall be deemed to be horizontal

Bulkheads

Unless otherwise described bulkheads shall be deemed to be horizontal along the length

Steel components

All steel components for ceilings, partitions, etc are to be galvanised in accordance with SANS 121

SUSPENDED CEILINGS

SUPPLEMENTARY PREAMBLES

Proprietary suspended ceilings

Hangers, suspension grids, "lay-in" panels, etc are to be in accordance with the manufacturers' recommendations

Ceilings suspended not exceeding 1m below concrete soffits (to match existing)

m² 87

Carried to Collection

BILL NO. 4

IRONMONGERY

NOTE: Tenderers are advised to study the Model Preambles for Trades 2008 published by the Association of South African Quantity Surveyors

SUPPLEMENTARY PREAMBLES

HINGES, BOLTS, ETC.

"Union" or equal and approved fixed to timber

100mm steel hinge

No. 4

CATCHES, CABIN HOOKS, ETC

Brass window stay

No. 1

LOCKS

Three lever lockset (2 Keys) with striking plate fixed to metal Ref. CZ682-24-52CH /SC. Lockset with lock, handles and keys, complete

No. 2

SUNDRIES

Code No "IW5002SC" / Union CZ8731BP door stop plugged

No. 2

Carried to Collection

BILL NO .5

METALWORK

Descriptions of bolts, anchors, etc

Descriptions of bolts shall be deemed to include nuts and washers

Descriptions of expansion anchors and bolts and chemical anchors and bolts shall be deemed to include nuts, washers and mortices in brickwork or concrete

Items described as "holed for bolt(s)" shall be deemed to exclude the bolts unless otherwise described

Items described as "plugged" shall be deemed to

include screwing to fibre, plastic or metal plugs at not exceeding 600mm centres

PRESSED STEEL DOOR FRAMES

1.2mm. Rebated frame suitable one brick wall

Frame for door size 813 x 2032mm high

No. 2

Carried to Collection

BILL NO .6

TILING

Patterns

Unless otherwise described, tiles shall be laid with continuous joints in both directions

WALL TILING

150 x 150 x 5mm. white glazed ceramic tiles fixed with adhesive to plaster

On narrow widths

m² 20

FLOOR TILING

Non slip ceramic floor tiles

On floors

m² 24

Carried to Collection

BILL NO.7

PLUMBING AND DRAINAGE

Rates

Rates shall include travel to and from site within a 30km. radius of the City Centre, Materials, Labour, Tools, Equipment, Contractors Overheads and Profit except where otherwise stated.

Description

Where "Replace" or "Replacing" appears in this document it shall be

deemed to include taking up/out and carting away from site

REPLACE DAMAGED TAPS, VALVES, ETC.

Carefully take out and remove damaged item, replace with new including handle styles to match existing, washers, flanges, capnuts, couplers, etc. and making good existing finishers as necessary.

Taps to match existing

No 4

Chromium plated - Heavy pattern SABS 226 - 1987 - Class 1 Cobra Watertech or equally approved

32mm "Standard Flushmaster" (FM2.000) exposed type toilet back entry flush valve CP with integral vacuum breaker, non-return valve, ball-o-stop and wallplate

No 1

Sundries

Rainwater downpipe not exceeding 175mm x 100mm or 150mm diameter including bends, elbows, etc.

m 2

WASTE AND VENT PIPES STACKING - Freeflo

Carefully take out and remove damaged section to uPVC waste pipe and / or fittings, replace with new including holderbats, pipe clips, etc. as necessary and leave in good working order.

50mm Ø pipe

m 4

KWIKOT OR EQUIVALENT: Geyser with a 5-year warranty

Locate damage, isolate affected area including draining existing geyser, uncoupling water and electrical connection, lift and remove where required and replace with new geyser and / or accessories complete with re-fitting connections and bond to earth, all fixings, mountings brackets, etc. and leave in good working order.

150 Litre standard high pressure universal wall or roof void mounted water heater complete with connection points for water inlet and outlet, safety valve connection point, sacrificial anode, spiral element and adjustable thermostat, drip tray, vacuum breakers (all other accessories elsewhere).

No. 1

REPLACE DAMAGED UNDERGROUND WATER PIPE AND FITTINGS

Locate, isolate affected area, excavate for and replace damage to High Density Polyethylene (HDPE) water supply line and / or fittings in landscaped areas not exceeding 1m deep including backfilling, compacting, etc. and leave in good working order.

110mm Ø pipe

m 5

Carried to Collection

BILL NO.8

GLAZING

NOTE: Tenderers are advised to study the Model Preambles for Trades 2008 published by the Association of South African Quantity Surveyors

SUPPLEMENTARY PREAMBLES

GLAZING TO STEEL WITH PUTTY

4mm. clear float glass

4mm Glass

m²

1.2

Carried to Collection

BILL NO. 9

PAINTWORK

NOTE: Tenderers are advised to study the Model Preambles for Trades 2008 published by the Association of South African Quantity Surveyors

SUPPLEMENTARY PREAMBLES

Descriptions

Description of paintwork shall be deemed to include for all cutting in

Paint Specifications

All painting shall be carried out in strict accordance with Plascon or equally approved specifications

PAINTWORK, ETC. TO NEW WORK

WOOD

One coat wood primer, one universal alkyd based undercoat and two coats alkyd based eggshell

Doors

m²

3.3

PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK

Previously painted plastered surfaces

Surfaces shall be thoroughly washed down and allowed to dry completely before any paint is applied. Blistered or peeling paint shall be cracks shall be opened, filled with suitable filler and completely removed

ON EXTERNAL FLOATED PLASTER SURFACES

One coat resin based bonding liquid two coats superior acrylic PVA emulsion paint on work in

On Internal walls	m ²	26.48	
<u>On External walls</u>	m ²	580	
<u>ON FIBRE-CEMENT</u>			
<u>One coat alkaline resistant plaster primer and two coats superior acrylic PVA emulsion paint</u>			
On fascias and barge boards	m ²	223.5	
<u>ON METAL SURFACES</u>			
<u>Two coats alkyd based high gloss enamel paint on previously painted steel in sound condition</u>			
Door frames	m ²	13.14	
Window frames	m ²	37.92	
Gates, burglar screens etc (both sides measured over full flat area)	m ²	40.31	
Eaves gutters	m	298.3	
<u>WOOD</u>			
<u>Spot prime bare wood surfaces with wood primer and apply one universal alkyd based undercoat and two coats alkyd based eggshell enamel paint on previously painted surfaces in poor condition</u>			
doors	m ²	1	
			Carried to Collection
<u>BILL NO. 10</u>			
<u>EXTERNAL WORKS</u>			
Paving	m2	18.83	
			Carried to Collection
<u>COLLECTION</u>			
BILL NO.1 : ALTERATION			
BILL NO.2: CARPENTRY AND JOINERY			
BILL NO .3: CEILINGS, PARTITIONS AND ACCESS			
BILL NO. 4: IRONMONGERY			
BILL NO .5: METALWORK			

