

CLIENT	:	JOBURG PROPERTY COMPANY	QUANTITY SURVEYOR	:
PROJECT	:	ADDITIONAL WORKS TO PARKHOMES	PROJECT NO.:WINDSOR WEST	
SUBJECT	:	ELEMENTAL ESTIMATE SUMMARY	DATE	:

PRICING SCHEDULE

SUMMARY OF CONSTRUCTION COSTS	Draw Down Pricing from Elemental Cost Schedules	COMPONENT COST R	Bidders Price
1.0 PRIMARY ELEMENTS – summary sheet			
1.1 FIRE PROTECTION			
1.2 PLUMBING AND DRAINAGE			
1.3 ELECTRICAL INSTALLATION			
1.4 MECHANICAL INSTALLATION			
1.5 JOINERY FITTINGS (SHELVING)			
1.6 BUILDING WORKS (ALTERATIONS TO EXISTING BUILDING))			
1.7 FURNITURE TRANSPORTATION			
1.8 FURNITURE (STEEL FRAME beds ONLY)			
SUB-TOTAL			
2.0 C.L.O FEES for the duration of the project			
3.0 EXTERNAL WORKS			
TOTAL ESTIMATED CONSTRUCTION COST (EXCLUDING VAT)			
4.0 PRELIMINARIES AND GENERAL COSTS – Give detail on these cost item			
TOTAL ESTIMATED CONSTRUCTION COST (EXCLUDING VAT)			
5.0 PROFESSIONAL FEES			
TOTAL ESTIMATED DEVELOPMENT COST (EXCLUDING VAT)			

CLIENT		: JOBURG PROPERTY COMPANY						
PROJECT		: ADDITIONAL WORKS TO PARKHOMES						
SUBJECT		: BILL OF QUANTITY ELEMENTAL ESTIMATE NO.1						
ELEMENT FIRE PROTECTION		COMPONENT DESCRIPTION	MEASURE	Details of Element and Cost				
#	Install approved fire alerting devices per QS Specification.	Head End Equipment	Unit				Element Cost	Cost %
##				Qty	Cost per Unit R	Cost R		
		Conventional 4 zone panel	No	1			R	
		Batteries for panel	No	2				
		Smoke detectors	No	12				
		Heat detectors	No	1				
		Manual call points with back boxes	No	7				
		Sounder/ Becan with bases	No	7				
		PH30 Cabling	m	218				
		P&G's	Item	1				
		Systems comissioning	No	1				
		Manuals and drawings	No	1				
		Fire hose reels including reticulation	No	1				
		4.5kg Fire extinguishers	No	2				
		Builders works	item	1				

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SUBJECT:		ELEMENTAL ESTIMATE NO.2						
#	ELEMENT	COMPONENT DESCRIPTION	Details of Element and Cost				Element Cost	Cost %
			Unit	Qty	Cost per Unit R	Cost R		
##	PLUMBING AND DRAINAGE	Supply and Installation of the following:					R	
		<u>New Laundry Area</u>						
		Single Precast Concrete wash troughs	No	4.00				
		Provision for the supply and drainage of water to new laundry area	Item	1.00				
		Provision for washing lines	No	2.00				
		<u>Refuse Area</u>						
		Allowance for water supply, taps,etc. to new refuse area	Item	1.00				
		Allowance for inspection and repairs to existing floor drain	Item	1.00				
		One brick wall to refuse area including plaster and paint	m2	25.99				
		Wheeled refused Bin(240L or other approved)	No	5.00				
		<u>Female ablution</u>						
		Supply Approved Sanitary bins	No	4.00				

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SUBJECT	:	ELEMENTAL ESTIMATE NO.3

#	ELEMENT	DESCRIPTION	Details of Element and Cost				Element Cost	Cost %
			Unit	Qty	Cost per Unit R	Cost R		
##	ELECTRICAL INSTALLATION Contractor to make a detailed BOQ amount based on site visit.	<i>Upgrade & New electrical works to the Main Building & Parkhomes</i>					R	
		Provision for electrical upgrades to offices	Item	1.00				
		Certificate of Compliance (COC)	item	1				
		Builders works	item	1.00				
	<ul style="list-style-type: none"> - Upgrade to the existing City Power electrical box; - Replacement of existing 63A single pole circuit breaker with a 80A three pole circuit breaker on the consumer cabinet; - Upgrading of the existing power cable from the consumer cabinet to the consumer distribution board for the three phase supply; - Electrical reticulation and racks required from the consumer distribution board to the new Parkhome units. - Certificate of Compliance 							

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SUBJECT	:	ELEMENTAL ESTIMATE NO.4

#	ELEMENT	DESCRIPTION	Details of Element and Cost				Element Cost	Cost %
			Unit	Qty	Cost per Unit R	Cost R		
##	MECHANICAL INSTALLATION	Mechanical Installation						
		<i>Unisex showers</i>						
		Provide for ventilation	item	1.00				
		Builders works	item	1.00				

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SUBJECT	:	ELEMENTAL ESTIMATE NO.5

#	ELEMENT	DESCRIPTION	Details of Element and Cost				Element Cost	Cost %
			Unit	Qty	Cost per Unit R	Cost R		
	Joinery Fittings	Provide shelving to Clients requirements for existing store rooms	Item	1.00	Provisional Sum: R			

CLIENT : JOBURG PROPERTY COMPANY PROJECT : ADDITIONAL WORKS TO PARKHOMES SUBJECT : ELEMENTAL ESTIMATE NO.6									
#	ELEMENT	COMPONENT		Details Cost of Element and					
#	ELEMENT	COMPONENT	DESCRIPTION	Unit	Qty	Cost per Unit R	Cost R	Element Cost R	Cost %
##	BUILDING WORKS	Sundry Items						R	
			<u>New Offices</u>						
			Break down wall to create window opening	no	1.00				
			Make good floor covering	m2	84.00				
			Take out door and brick up opening	m2	2.10				
			Half brick wall	m2	34.03				
			Plater & paint	m2	68.07				
			Paint to existing walls	m2	119.68				
			Standard timber door including frame , ironmongery & painting	no	2.00				
			New window including making good wall, plaster painting, etc	no	1.00				
			<u>Sleeping area 2</u>						
			Make good screed and install new floor covering	m2	30.00				
			Take out door and brick up opening	m2	7.94				
			Breakdown and cart away half brick wall	m2	19.60				
			Break down wall to create door opening	no	1.00				
			Paint to existing walls	m2	200				
			Standard timber door including frame , ironmongery & painting	no	1.00				

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SUBJECT	:	ELEMENTAL ESTIMATE NO.7

#	ELEMENT	DESCRIPTION	Details of Element and Cost				Element Cost	Cost %
			Unit	Qty	Cost per Unit R	Cost R		
	Steel Frame Beds	Heavy Duty Stainless Steel Double Bunk Beds with Leader-Wire Mesh-Hammertone Grey.	Item	30.00				
	Change Room	2 Door steel lockers	No	6.00				
	Fumigation	Once of Fumigation post Practical completion	item	1				

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SUBJECT	:	ELEMENTAL ESTIMATE NO.8

#	ELEMENT	DESCRIPTION	Details of Element and Cost				Element Cost	Cost %
			Unit	Qty	Cost per Unit R	Cost R		
	Furniture	Provide provisional sum for transport of donated furniture	Item	1.00				

Notes:

- 1. Architect drawings/ Reports :** Architectural conceptual drawings will be Provided on Site
- 2.** Estimate is subject to final measurement onsite

3. All fittings and fixture include connections to external walls of building
4. Electrical and Plumbing Rectification to point of connection be measured on site
5. Rectification rates include trenching and connections

Exclusions to this proposal:

No allowance has been made for the following which should not be priced:

1. Escalation
2. Bulk services
3. Phase one (1) Works
4. Works to Scullery
5. New Store Rooms
6. Alterations to kitchen
7. Kitchen Equipment