

**RENOVATIONS AND REFURBISHMENT/S OF THE JOHANNESBURG PROPERTY COMPANY  
5TH FLOOR.**

**BILL PREPARED BY: MEBAN GROUP**



**CLIENT - JOHANNESBURG PROPERTY COMPANY**

**REF - ESTIMATE BOQ**

<u>DESCRIPTION</u>	<u>UNIT</u>	<u>QUANTITY</u>	<u>RATE</u>	<u>AMOUNT</u>
<b><u>SECTION NO. 1</u></b>	H1			
<b><u>PRELIMINARIES AND GENERAL</u></b>	H1			
<b><u>BUILDING WORKS</u></b>	H1			
<b><u>BILL NO.1</u></b>				
<b><u>FIXED CHARGE ITEMS</u></b>	H1			
Contractual requirements	Sum	1		
Insurance	Sum	1		
Programming	Sum	1		
Performance Security	Sum	1		
Retention Guarantee	Sum	1		
Establishment of Facilities on the Site	Sum	1		
Facilities for Engineer	Sum	1		
Equipment for the Engineer's Staff	Sum	1		
Facilities for Contractor	Sum	1		
Offices and Storage Sheds	Sum	1		
Workshops	Sum	1		
Site Establishment	Sum	1		
Living Accommodation - The Contractor to supply a breakdown of the different categories namely: Supervision, Skilled Labor, Semi Skilled Labour and Unskilled Labour	Sum	1		
Community Liaison Officer	Sum	1		
Laboratory Facilities	Sum	1		
Ablution and Latrine Facilities	Sum	1		
Tools and Equipment	Sum	1		
Water Supplies	Sum	1		
Electric Power	Sum	1		
Communication	Sum	1		
Air Supplies	Sum	1		
Dealing with Water	Sum	1		
Access	Sum	1		
Facilities Requiring Special Attention	Sum	1		
Security	Sum	1		
Safety	Sum	1		
Samples and certification of materials	Sum	1		
Testing Authority	Sum	1		
Other Contractors	Sum	1		
Quality Assurance	Sum	1		
Orders and Indents	Sum	1		

Site Meetings	Sum	1		
Plant for the Works	Sum	1		
Transport on the site	Sum	1		
Transport of the Workforce to and from the site	Sum	1		
Supervision for the duration of the construction	Sum	1		
Company and head office overheads costs for the duration of the contract works	Sum	1		
Other fixed charge obligation - Contractor to submit details	Sum	1		
Remove site establishment on completion	Sum	1		
<b>VALUE RELATED ITEMS</b>	Sum			
<u>Contractual requirements.</u>	Sum			
Insurances	Sum	1		
Programming	Sum	1		
Performance Security	Sum	1		
Retention Guarantee	Sum	1		
<u>Establishment of Facilities on the Site</u>	Sum	1		
<u>Facilities for Engineer</u>	Sum	1		
Equipment for the Engineer's Staff	Sum	1		
<u>Facilities for Contractor</u>	Sum	1		
Offices and Storage Sheds	Sum	1		
Workshops	Sum	1		
Site Establishment	Sum	1		
Living Accomodation - The Contractor to supply a breakdown of the different categories namley: Supervision, Skilled Labor, Semi Skilled Labour and Unskilled Labour	Sum	1		
Laboratory Facilities	Sum	1		
Ablution and Latrine Facilities	Sum	1		
Tools and Equipment	Sum	1		
Water Supplies	Sum	1		
Electric Power	Sum	1		
Communication	Sum	1		
Air Supplies	Sum	1		
Dealing with Water	Sum	1		
Access	Sum	1		
<u>Facilities Requiring Special Attention</u>	Sum			
Security	Sum	1		
Safety	Sum	1		
Samples and certification of materials	Sum			
Testing Authority	Sum	1		
Other Contractors	Sum	1		
Quality Assurance	Sum	1		
Orders and Indents	Sum	1		
Site Meetings	Sum	1		
Plant for the Works	Sum	1		
Transport on the site	Sum	1		

Transport of the Workforce to and from the site	Sum	1		
Supervision for the duration of the construction	Sum	1		
Company and head office overheads costs for the duration of the contract works	Sum	1		
Other value related obligations - Contractor to submit details	Sum	1		
Remove site establishment on completion	Sum	1		
<b>TIME RELATED ITEMS</b>				
<u>Contractual requirements.</u>				
Insurances	Sum	1		
Programming	Sum	1		
Performance Security	Sum	1		
Retention Guarantee	Sum	1		
<u>Establishment of Facilities on the Site</u>	Sum			
<u>Facilities for Engineer</u>	Sum	1		
Equipment for the Engineer's Staff	Sum	1		
<u>Facilities for Contractor</u>	Sum	1		
Offices and Storage Sheds	Sum	1		
Workshops	Sum	1		
Site Establishment	Sum	1		
Living Accomodation - The Contractor to supply a breakdown of the different categories namley: Supervision, Skilled Labor, Semi Skilled Labour and Unskilled Labour	Sum	1		
Laboratory Facilities	Sum	1		
Ablution and Latrine Facilities	Sum	1		
Tools and Equipment	Sum	1		
Water Supplies	Sum	1		
Electric Power	Sum	1		
Communication	Sum	1		
Air Supplies	Sum	1		
Dealing with Water	Sum	1		
Access	Sum	1		
<u>Facilities Requiring Special Attention</u>		1		
Security	Sum	1		
Safety	Sum	1		
Samples and certification of materials	Sum	1		
Testing Authority	Sum	1		
Other Contractors	Sum	1		
Quality Assurance	Sum	1		
Orders and Indents	Sum	1		
Site Meetings	Sum	1		
Plant for the Works	Sum	1		
Transport on the site	Sum	1		
Transport of the Workforce to and from the site	Sum	1		
Supervision for the duration of the construction	Sum	1		

Company and head office overheads costs for the duration of the contract works	Sum	1		
Other time related obligation - Contractor to submit details	Sum	1		
Remove site establishment on completion	Sum	1		
<b>TOTAL - SECTION NO. 1 - BILL NO.1 - PRELIMINARIES AND GENERAL</b>			<b>R</b>	<b>-</b>
<b>SECTION. NO. 2</b>	<b>H1</b>			
<b>BUILDING WORKS (RENOVATIONS AND REFURBISHMENTS)</b>	<b>H1</b>			
<b>BILL NO. 1</b>	<b>H1</b>			
<b>ALTERATIONS</b>	<b>H1</b>			
For preambles see "Model Preambles for Trades (2008 Edition)" and Supplementary preambles as specified in the Trades				
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<b>SUPPLEMENTARY PREAMBLES</b>	<b>H2</b>			
Unless otherwise stated, all materials from the alterations and demolition will belong to the builder.				
The builder should allow for the removal of all debris from site and keeping the site clean at all times.				
The Contractor should allow for removing of rubble from site on daily basis, failing which the client might stop the construction until the site has been cleaned.				
NATURE OF WORK: Tenderers are advised to visit the site and to satisfy themselves as to the nature and extent of the work to be done and provide in their tenders any items not specifically mentioned which they may deem necessary for the proper completion of the work. Tenderers are advised that the existing building will be in occupation during the progress of the work and due allowance must be made for work being carried out at such times and in such manner as will least interfere with the routine of the occupants and as may be directed by the Project Manager.				
NATURE OF WORK: Tenderers are advised to visit the site and thoroughly acquaint themselves with the nature of demolitions, the nature and the extent the work to be done and adequate provisions are to be made in tendered rates for items not specifically mentioned which they may deem necessary for the proper completion of the work				
THE BUILDING TO REMAIN NON FUNCTIONAL: Tenderers are to note that all existing buildings of the facility will remain occupied and fully operational during the construction period and due allowance must be made for the work being carried out at such times and in such manner as directed by the Project Manager to ensure the least interference with the routine at SWGC Molapo.				
DEMOLITIONS OF BUILDINGS: Tenderers are to note that tendered rates for the demolitions of buildings are to cater for the following:				
The temporary closing off and/or diversion of existing services i.e. water supply, sewer lines, etc				

The complete ripping out and removal of old foundations and deed underground services as referred to above.				
Trenches, holes, etc. created as a result of the removal of foundations, services, etc shall be backfilled with approved filling material and compacted to 95% Mod AASHTO density.				
All other disturbed levels shall be ripped for a depth of 150mm, including breaking down oversize material and compacted to 93% Mod AASHTO density.				
It will at All times throughout The contract period, be expected from the Contractor to, immediately after each portion of demolishing has been completed, remove and cart away all building rubble generated to a dumping site to be located by the Contractor off the Building premises. The temporarily dumping and/or stockpiling of rubble on site will not be permitted				
<u>CARTING AWAY OF EXCESSIVE AND/OR UNSUITABLE EXCAVATED MATERIAL, BUILDING RUBBLE, ETC</u>				
Descriptions for "carting away excessive or unsuitable excavated material, building rubble from demolitions, etc from site" shall be deemed to include the loading and hauling of excessive or unsuitable excavated material, building rubble from demolitions, etc. to a suitable dumping site to be located by the Contractor off the building site.				
The location of the intended dumping site will be subjected to prior written approval of the Project Manager.				
The Contractor will also be liable to, upon completion, rehabilitate all those areas of the dumping site used dumping/spoiling by grading the area to follow the adjacent ground contours and afterwards compacted to 80% Mod AASHTO density, all to the satisfaction of the Project Manager.				
Tendered rates must make provision for the above-mentioned as no additional claims in this regard will afterwards be entertained.				
The re-use of old materials obtained from the demolitions in the construction of the new buildings, for filling, etc will not be permitted.				
EXISTING SERVICES: Special care is to be taken by the Contractor not to interfere unnecessarily with existing services. Should the contractor encounter any existing services such as underground cables, pipes or sewers during the execution of the works he shall notify the Project Manager immediately and suspend all affected work in the immediate vicinity until such have been dealt with (i.e. removed, disconnected, re-routed, etc) and instruction to proceed with the work has been given by the Project Manager				
The Contractor shall afford every facility to Specialist which might be employed by the Project Manager to effect the necessary removal, disconnection, re-routing, etc of services as might be required.				
PROTECTION: In taking down and demolishing existing work the utmost care is to be observed to avoid any structural or other damages to the remaining portions and/or adjacent buildings, structures and services, etc. It will be expected from the				

Contractor to, at all times, employ adequate precaution measures in this regard and to provide all necessary materials for so doing				
The Contractor will be held solely responsible for any damages to persons or property and for the safety of the structures throughout the whole of this Contract and shall make good at his own expense any such damages arising out of his failure to adhere to the aforesaid requirement.				
FILLING: Where described as "including back filling", "back filling" shall mean the filling of all trenches, holes, etc. with approved gravel filling ( Minimum G5 standard) to be obtained from a commercial source and compacted to 93% Mod AASHTO density.				
OLD MATERIAL:				
Unless specifically otherwise described, all other old materials from demolitions are to become the property of the SWGC Molapo, therefore, tendered rates for demolitions must cater for adequate credit in this regard.				
It will be expected from the Contractor that all old materials not required, rubble, rubbish, etc. to be immediately carted away and site left clean and unencumbered at all times.				
MEASUREMENT: Measurement given are approximate and the Contractor is advised to view the site and existing structures to be demolished and to thoroughly acquaint himself with the extent of the work to be done.				
Any errors to the tendered rates in this regard shall be Contractor's expense as no claims in this regard will be entertained afterwards				
TENDER: The submission of a tender will imply that the Contractor has physically visited the site and fully understands the content and extent of the work described in this Bill and, therefore, accepts that no claims in this respect will thus be entertained afterwards.				
DIMENSIONS The Contractor is advised to take all dimensions affecting the existing buildings on the site, as he will be held solely responsible for all new work being of the correct size.				
PIPES, ETC Special care is to be taken not to interfere unnecessary with any supply pipes or other piping that may be met with and found necessary to disconnect or cut, are to be effectively stopped off and any new connections that may be necessary are to be made with proper fittings and to the satisfaction of the Project Manager to whom due notice must be given of any alterations to the existing services.				
PROTECTION In taking down and removing existing work the utmost care is to be observed to avoid any structural or other damage to the remaining portions of the buildings. The Contractor must also 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 doing so. The Contractor will be held solely responsible for any damage to persons or property and for the safety of the structure throughout the whole of this Contract and must make good at his own expense any				

damage that may occur.				
CREDITS, ETC Old materials from the pulling down (except such as described to be re-used ) are to become the property of the SWGC Molapo. Old materials for re-use are to be carefully removed, stored and protected from injury including making good any damaged or defective parts as required before fixing. Old materials described to be handed over are to be carefully removed and neatly stacked on site where directed. The remainder of the old materials and all rubbish to be immediately carted away and the site left clean and unencumbered. None of the old stock bricks from the pulling down are to be re-used for any new work.				
MATERIALS, ETC The materials to be used and work to be done to be similar in all respects to that described for new work insofar as they concur. All work in making good is to be properly jointed to the existing.				
Note: The contractor to allow in his rate cost for the sending off of all the debris to a salvage yard to be lcaed by the contractor				
<b>TAKE UP AND REMOVAL OF EXISTING FLOORING</b>	H3			
<b>Floor Tiling</b>	H4			
Take up and remove existing floor carpet and tiles and send to the salvage yard to be located by the Contractor in preparation for new floor coverings.	m2	854.45		R 0.00
<b>TAKE OUT AND REMOVAL OF EXISTING DOORS</b>	H3			
Take out and remove existings doors and send to the salvage yard to be located by the contractor	H4			
Carefully take out and remove existing single door including frame fixed to brickwall including making good the wall surfaces in preparation of new door installation complete as per the Project Managers instruction.	No	13		R 0.00
<b>TAKE OUT AND STORE EXISTING FURNITURE AND BRING BACK AFTER COMPLETION OF WORKS</b>				
Carefully take out and remove existing furniture and send to the salvage yard to be located by the contractor	Sum	1		R 0.00
<b>RELOCATE STEEL SAFE OF 7X2.5m</b>				
Carefully relocate steel safe of 7x2.5m within 100m radius to be shown by the Architect	Sum	1		R 0.00
<b>TOTAL- SECTION NO. 2- BILL NO. 1- ALTERATIONS</b>				<b>R 0.00</b>
<b>SECTION NO.2</b>	H1			
<b>BUILDING WORKS</b>	H1			
<b>BILL NO. 2</b>	H1			
<b>CONCRETE, FORMWORK AND REINFORCEMENT</b>	H1			
For preambles see "Model Preambles for Trades (2008 Edition)" and Supplementary preambles as specified in the Trades.				
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<b>SUPPLEMENTARY PREAMBLES</b>	H2			
<b>Cost of tests</b>	H4			

The costs of making, storing and testing of concrete test cubes as required under clause 7 "Tests" of SABS 1200 G shall include the cost of providing cube moulds necessary for the purpose, for testing costs and for submitting reports on the tests to the architect. The testing shall be undertaken by an independent firm or institution nominated by the contractor and to the approval of the architect. (Test cubes are measured separately)				
Breeze concrete shall consist of twelve parts clean dry furnace ash, free from coal or other foreign matter, to one part cement (12:1), the ash graded up to particles which will pass a 16,5mm ring from a minimum which fails to pass a 4,75mm mesh. The finer materials from the screening are to be first mixed with the cement into a mortar and the ash added afterwards and thoroughly incorporated				
<u>Formwork</u>	H4			
Description of formwork shall be deemed to include use and waste only (except where described as "left in" or "permanent"), for fitting together in the required forms, wedging, plumbing and fixing to true angles and surfaces as necessary to ensure easy release during stripping and for reconditioning as necessary before re-use				
The vertical strutting shall be carried down to such construction as is sufficiently strong to afford the required support without damage and shall remain in position until the newly constructed work is able to support itself				
Formworks to soffits of solid slabs etc shall be deemed to be slabs not exceeding 250mm thick unless otherwise described				
Formwork to soffits of slabs, beams, etc shall be deemed to be propped up exceeding 1,5m and not exceeding 3,5m high unless otherwise described				
Formwork to sides of bases, pile caps, ground beams, etc will only be measured where it is prescribed by the engineer for design reasons. Formwork necessitated by irregularity or collapse of excavated faces will not be measured and the cost thereof shall be deemed to be included in the allowance for taking the risk of collapse of the sides of the excavations, provision for which is made in "Earthworks"				
<u>SCREED</u>	H2			
<u>Floor Screed</u>	H2			
<u>Prepare floor where carpet or tiles were removed. 50mm screed.</u>	m3	42.27		R0.00
<b>TOTAL SECTION NO.2 - BILL NO.2 - CONCRETE, FORMWORK AND REINFORCEMENT</b>				<b>R0.00</b>
<b>SECTION NO.2</b>	<b>H1</b>			
<b>BUILDING WORK</b>	<b>H1</b>			
<b>BILL NO.3</b>	<b>H1</b>			
<b>CARPENTRY AND JOINERY</b>	<b>H1</b>			
For preambles see "Model Preambles for Trades (2008 Edition)" and Supplementary preambles as specified in the Trades.				
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<b>SUPPLEMENTARY PREAMBLES</b>	<b>H2</b>			
Particle board:	H3			
Particle board shall comply with the following specifications:				
a) SABS 1300 Particle board: exterior and flooring type				
b) SABS 1301 Particle board: interior type				
Joinery:	H3			
Descriptions of frames shall be deemed to include frames, transomes, mullions, rails, etc				
Descriptions of hardwood joinery shall be deemed to include pelleting of bolt holes				
Fixing	H3			
Items described as "nailed" shall be deemed to be fixed with hardened steel nails or shot pins to brickwork or concrete				
Decorative laminate finish:	H3			



Laminate finish shall be glued under pressure. Edge strips shall be butt jointed at junctions with adjacent similar finish				
SKIRTINGS	H2			
Wrought meranti	H4			
19 x 76mm Skirting plugged to walls including 19mm quadrant bead nailed	m	400.00		R 0.00
<b>TOTAL - SECTION 2 - BILL 3 - CARPENTRY AND JOINERY</b>				<b>R 0.00</b>
<b>BUILDING WORK</b>	<b>H1</b>			
<b>BILL NO. 4</b>	<b>H1</b>			
<b>CEILING , PARTITIONS AND ACCESS FLOORING.</b>	<b>H1</b>			
For preambles see "Model Preambles for Trades (2008 Edition)" and Supplementary preambles as specified in the Trades.				
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SUPPLEMENTARY PREAMBLES	H2			
Descriptions:	H4			
Items described as "nailed" shall be deemed to be fixed with hardened steel nails or pins or shot pinned to brickwork or concrete				
Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 600mm centres, and where described as "bolted" the bolts have been given elsewhere				
CEILING CONSTRUCTION, CORNICES, ETC.	H2			
Insulation	H2			
100mm glass fibre insulation blanket to manufacturer's specification, laid on ceiling.	m2	405.00		R 0.00
75x19mm Masonite Cornice finished with 2 coats PVA on base coat and under coat according to manufacturer's specification	H4			
75mm Coved cornices	m	456.00		R 0.00
Suspended ceiling				
New 1200x600 Gyproc Donn T38 ceiling grid (including cross tees, main tees, hangers etc) and 9mm Gyprex white ceiling tiles 1200x600 which lay inside inside said grid fixed to the underside of R.C concrete slab (ground floor) and roof trusses (1st floor) as per manufacturer's specifications.	m2	405.00		R 0.00
<b>PARTITIONS</b>	H2			
Drywall partitioning system with overall thickness of 89mm comprising internal framing formed of 63mm galvanised steel studs fixed at 600mm centres to galvanised steel top and bottom track, including any additional steel studding necessary at door openings, glazed or other apertures, abutments, ends, corners, etc. and covered with 12mm thick Plasterboard in single lengths to suit height, butt jointed and secured to studding with 25mm drywall screws at maximum 300mm centres, the joints taped over and flushed over with jointing compound prepared for painting.	H4			
All aluminium door frames, glazing sections, corners, transomes, cornices, skirtings, etc. shall be formed of natural anodised aluminium sections. (Intersections and abutments are measured separately and descriptions shall be deemed to include any additional studs, corner beads, jointing compound, tape, etc.)				
Partitions walls	m2	662.00		R 0.00
<b>TOTAL - SECTION 2 - BILL NO 4 - CEILING , PARTITIONS AND ACCESS FLOORING.</b>				<b>R 0.00</b>
<b>BUILDING WORK</b>	<b>H1</b>			
<b>BILL NO. 5</b>	<b>H1</b>			

<b>FLOOR COVERINGS, WALL LININGS, ETC.</b>	<b>H1</b>			
<b>FLOOR FINISHES</b>	<b>H2</b>			
For preambles see "Model Preambles for Trades (2008 Edition)" and Supplementary preambles as specified in the Trades.				
Top Carpets and Floors 5-year commercial guarantee Class AC4/W32-V4 high-density fibreboard laminate flooring in plank	<b>H4</b>			
size 1261 x 192 x 8mm thick colour Enigma Commercial Teaser/ Riddle, fixed floating with click system laid on 3mm				
underlay with 200mm overlaps including 40mm turn-up at walls including expansion joints. Expansion gaps of 10mm from				
Natural Oak Cashmere Laminate wood flooring 8mm HDF Aquastop with twin click system	m2	845.45		R 0.00
<b>TOTAL - SECTION 2 - BILL NO 5 - FLOOR COVERING, WALL LININGS, ETC.</b>				<b>R 0.00</b>
<b>SECTION NO.2</b>	<b>H1</b>			
<b>BUILDING WORK</b>	<b>H1</b>			
<b>BILL NO. 6</b>	<b>H1</b>			
<b>IRONMONGERY</b>	<b>H1</b>			
For preambles see "Model Preambles for Trades (2008 Edition)" and Supplementary preambles as specified in the Trades.				
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<b>SUPPLEMENTARY PREAMBLES</b>	<b>H2</b>			
Descriptions	<b>H4</b>			
Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs				
Finishes to ironmongery	<b>H4</b>			
Where applicable finishes to ironmongery are indicated by suffixes in accordance with the following list:				
BS Satin bronze lacquered CH Chromium plated				
SC Satin chromium plated				
SE Silver enamelled				
GE Grey enamelled				
AS Anodised silver				
AB Anodised bronze				
AG Anodised gold				
ABL Anodised black				
PB Polished brass				
PL Polished and lacquered				
PT Epoxy coated				
SD Sanded				
<b>LETTERS, NAMEPLATES, ETC</b>	<b>H2</b>			
"Union"	<b>H3</b>			
Changeable Door Name Holder.	<b>No</b>	150.00		R 0.00
300x93mm Aluminium extrusion with removable plastic plate.				
<b>BRANDING</b>				
Frosted vinyl to glass panels on	<b>m</b>	800.00		R 0.00
doors and shofprints. Refer to drawing9.100 for pattern. Frosting to be 1400mm in height				
<b>TOTAL - SECTION 2 - BILL 6 - IRONMONGERY</b>				<b>R 0.00</b>

<b>SECTION NO.2</b>	H1			
<b>BUILDING WORKS</b>	H1			
<b>BILL NO. 7</b>	H1			
<b>METALWORK</b>	H1			
For preambles see "Model Preambles for Trades (2008 Edition)" and Supplementary preambles as specified in the Trades.				
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Descriptions	H4			
Descriptions of bolts shall be deemed to include nuts and washers				
Descriptions of expansion anchors and bolts and chemical anchors and bolts shall be deemed to include nuts, washers and mortices in brickwork or concrete				
Metalwork described as "holed for bolt(s)" shall be deemed to exclude the bolts unless otherwise described				
<b>STEEL WINDOWS, DOORS, ETC</b>	H2			
"Nty" steel residential windows with burglar bars to all sashes	H4			
<b>ALUMINIUM WINDOWS, DOORS, ETC</b>	H2			
Doors, windows, etc to be manufactured by an approved firm of specialists, to be of the best quality and design truly squared and unless otherwise described, prepared to receive galzing beads from the outside. All opening portions must fit perfectly on all faces and be so hung as to open and close freely without binding at any point. Wherever possible, all angles and intersections to be welded by electric welding, argon or arc welding. A sample window is to be submitted to the Architect for approval before the work is put in hand.				
The frames generally are to be suitable for brickwork, blockwork, or concrete reveals. They are to be fitted with fixing lugs of 2,8mm aluminium 13mm wide x 100mm long welded to framing, one near each corner and intermediately not more than 300mm apart to sides top and bottom. Where concrete reveals, etc the frames are to be countersunk holed for and fitted with the necessary screws at the centres as for the lugs above.				
Immediately after the windows, doors, etc, have been delivered on to site, they are to be thoroughly overhauled, and all necessary adjustment or repairs made before they are fixed in position. Where they come into contact with brickwork, blockwork, concrete, steel, etc, the framing is to be treated with bituminuos paint in an approved manner. The windows, doors, etc, are to be placed in their positions for building in and adjusted to open and close properly and are to be securely structured to prevent distortion whilst the brickwork and lintols, are being built.				
On completion of all other work the windows, doors, are to be adjusted as necessary and rendered in a complete and satisfactory state of repair and in working order.				
General. All rates for doors, windows, shopfronts etc , should include for all galzing as specified.				
Glazing beads: All door, etc to be fitted with galzing beads, unless otherwise described, mitred at angles and screwed on.				
Glass and Glazing: All functional glass must be delivered to site cut to size and ready for installation and must be classified to indicate grade and thickness. Labels must remain on each piece of glass until it is glazed, inspected and officially accepted in writing by the employer, thereafter an insurance letter will follow absolving the contractor of responsibility.				
AAAMSA guide	H4			
All windows, doors, etc shall comply with and meet the minimum recommended performance requirements as set out				

in the General Specification for Architectural Aluminium and Glass Products (Third Edition) as published by the Association of Architectural Aluminium Manufacturers of South Africa (AAAMSA)				
The following specifications are to be complied with:				
Aluminium alloy extrusion: BS 1474				
Aluminium alloy sheets: SANS 903				
Anodising: SANS 999				
Neoprene performed seals and gaskets: SATM C542				
Powder coat finishing: SANS 1274				
Finish	H4			
The windows, doors, etc shall be natural anodised to a thickness of 25 micron and shall comply with SABS 999 and				
Glass	H4			
Glazing to be with patent rubber gaskets with glazing beads and comply with BS 952. Thickness of glass shall not be less than 6.5mm and shall be in accordance with table 1 (Part N : Glazing ). Safety glass shall comply with SABS 1263. The National Building Regulations shall be observed with regard to the specification of safety glass				
Design indemnity	H4			
The contractor is to submit with his tender the "Form of Indemnity", annexed to this document, fully completed and signed				
Drawings	H4			
Tenderers are referred to architect's drawings annexed to these bills of quantities for full details of windows, doors, etc				
Pricing.	H4			
All window prices should include alluminium louvres as shown				
General	H4			
Workshop drawings to be approved by the architect before manufacture				
Ironmongery	H4			
<b>SHOPFRONTS</b>				
<b><u>Powder coated aluminium glazed shopfront with fixed and openable sections and spandrel panels.</u></b>				
SF1, 2 Size 2048mm Wide x 2700mm High	No	2	R	-
SF3, Size 2630mm Wide x 2700mm High	No	1	R	-
SF4, Size 3325mm Wide x 2700mm High	No	1	R	-
SF5, 6, 7 Size 2710mm Wide x 2700mm High	No	3	R	-
SF8, Size 4285mm Wide x 2700mm High	No	1	R	-
SF9, 11 Size 1000mm Wide x 2700mm High	No	2	R	-
SF10, Size 7590mm Wide x 2700mm High	No	1	R	-
SF11, Size 4500mm Wide x 2700mm High	No	1	R	-
SF14, Size 3285mm Wide x 2700mm High	No	1	R	-
SF15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 Size 3085mm Wide x 2700mm High	No	12	R	-
SF27, Size 4140mm Wide x 2700mm High	No	1	R	-
SF28, Size 6390mm Wide x 2700mm High	No	1	R	-
SF29, 30, 31, 32, 33, 34 Size 3000mm Wide x 2700mm High	No	6	R	-
SF35, 36, 37, 38 Size 2625mm Wide x 2700mm High	No	4	R	-
SF40, 41, 42, 43, 44 Size 2805mm Wide x 2700mm High	No	5	R	-
SF45 Size 3090mm Wide x 2700mm High	No	1	R	-
SF46 Size 3740mm Wide x 2700mm High	No	1	R	-
SF47 Size 3000mm Wide x 2700mm High	No	1	R	-
<b><u>Aluminium Doors</u></b>				
Aluminium frame, size 900 x 2100mm plugged and screwed to dry wall, door frame, brickwork or concrete, all in accordance with the manufactures recommendation	No	94	R	-
Replace electrical sensor door ref: D09; 118. with existing specification (Request site access to see door)	No	1	R	-

<b>Partition Frames</b>				
Vision square tube 76x76mm Silver (Color samples to be approved by Architect)	m	60	R	-
Single Lip channel Silver 75x50mm (Color samples to be approved by Architect) to include screws	m	100	R	-
Double Lip channel Silver 75x50mm (Color samples to be approved by Architect) to include screws	m	100	R	-
<b>TOTAL - SECTION NO.2 - BILL NO.7 - METALWORK</b>			<b>R</b>	<b>-</b>
<b>SECTION NO.2</b>	H1			
<b>BUILDING WORKS</b>	H1			
<b>BILL NO. 8</b>	H1			
<b>TILING</b>	H1			
For preambles see "Model Preambles for Trades (2008 Edition)" and Supplementary preambles as specified in the Trades.				
SUPPLEMENTARY PREAMBLES	H2			
Descriptions	H4			
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				
New full bodied 10mm thick 330x330 ceramic tile, with 3 PEI rating fixed to internal floor screed with rapid setting tile adhesive mixed with bonding liquid in lieu of water on concrete surface bed, and 3mm joints continuous in both directions, jointed and flush pointed SABS approved tile grout				
Ceramic floor tiles	m2	60.00		R 0.00
New tile skirting, 100mm high with 24 hour adhesive solution to be plastered surfaces above floor tiles. Tiles to have 3mm joints, sealed joints between skirting tiles and floor tiles with silicone sealant.	H4			
Tile skirting	m	60.00		R 0.00
<b>TOTAL - SECTION 2 - BILL NO. 8 - TILING</b>				<b>R 0.00</b>
<b>SECTION NO.2</b>	<b>H1</b>			
<b>BUILDING WORKS</b>	<b>H1</b>			
<b>BILL NO. 9</b>	<b>H1</b>			
<b>PAINTWORK</b>	<b>H1</b>			
For preambles see "Model Preambles for Trades (2008 Edition)" and Supplementary preambles as specified in the Trades.				
PAINTWORK ETC TO NEW WORK	H2			
<b>ON FLOATED PLASTER</b>	H2			
Plascon Polvin Super Acrylic to interior new cement plaster (NW 205).Surface to be dry, sound and clean and cured for a minimum of 14 days, with a moisture content measured with a Doser Hygrometer (or equivalent), of BD 2 scale - 8% or less. Prime with one coat of Plascon Plaster Primer (UC 56) with an overcoating time of 16 hours and finish with two coats of Polvin Super Acrylic (EPL) with 1 hour drying time between coats, for a maintenance cycle of 5 years in a C1 - inland environment.	H4			
On walls	m2	400		R0.00
<b>WALLPAPER</b>				
Patina Stripe 400gsm Fabric Backed low VOC Contract wallpaper in colour code: Y47497 as per Wall Design or equal and approved	m2	500		R0.00
<b>TOTAL SECTION NO.2 - BILL NO.9 - PAINTWORK</b>				<b>R0.00</b>

SECTION NO.3				
BUILDING WORK				
PROVISIONAL SUMS				
BILL NO. 1				
ELECTRICAL WORKS				
Allow an amount for electrical works to be nominated by the client	Sum	1.00	R 120,000.00	R 120,000.00
MECHANICAL WORKS				
Allow an amount for Mechanical works to be nominated by the client	Sum	1.00	R 200,000.00	R 200,000.00
PROFESSIONAL SERVICE PROVIDER				
Allow amount for PSP to be nominated by the client	Sum	1.00	R 330,000.00	R 330,000.00
TOTAL - SECTION 3 - BILL 1 - PROVISIONAL SUMS- ELECTRICAL WORKS				R 650,000.00
SECTION NO.4				
	H3			
RENOVATIONS & REFURBISHMENTS				
	H1			
BILL NO.1				
	H2			
CONTINGENCIES				
	H4			
Contingencies				
Allow an amount of 250 000 to cover Contingencies	Sum	1	R 250,000.00	R 250,000.00
TOTAL - SECTION 4 - BILL NO.1 - CONTINGENCIES				R 250,000.00
TOTAL EXCLUDING VAT				
VAT @ 15%				
TOTAL INCLUDING VAT				

<b>CLIENT- SWGC MOLAPO</b>	
<b>REF- ESTIMATE BoQ</b>	
<b>Trades</b>	<b>Amount</b>
P&Gs	R -
ALTERATIONS	R -
CONCRETE, FORMWORK AND REINFORCEMENT	R -
CARPENTRY AND JOINERY	R -
CEILING , PARTITIONS AND ACCESS FLOORING	R -
FLOOR COVERINGS, WALL LININGS, ETC	R -
IRONMONGERY	R -
METALWORK	R -
TILING	R -
PAINTWORK	R -
PROVISIONAL SUMS- ELECTRICAL WORKS	R 650,000.00
CONTIGENCIES	R 250,000.00
<b>TOTAL EXCLUDING VAT</b>	R -
<b>VAT @ 15%</b>	R -
<b>TOTAL EXCLUDING VAT</b>	R -