

**UNIVERSITY OF JOHANNESBURG CENTRAL TECHNICAL SERVICES
DFC QK BUILDING SECOND FLOOR LECTURE VENUE
BILL OF QUANTITIES**

Item No	Quantity	Rate	Amount
<p><u>SECTION 1</u></p> <p><u>BILL NO. 1 : PRELIMINARIES</u></p> <p><u>BUILDING AGREEMENT AND PRELIMINARIES</u></p> <p>The JBCC Series 2000 Minor Works Agreement (March 2014 edition 5.1) prepared by the Joint Building Contract Committee shall be the applicable building agreement, amended as hereinafter described</p> <p>The ASAQS Preliminaries (November 2007 edition) published by the Association of South African Quantity Surveyors for use with the said JBCC Principal Building Agreement shall be deemed to be incorporated in these bills of quantities</p> <p>Contractors are referred to the abovementioned documents for the full intent and meaning of each clause thereof</p> <p>These clauses are hereinafter referred to by clause number and heading only. Where standard clauses or alternatives are not entirely applicable to this contract such modifications, corrections or supplements as will apply are given under each relevant clause heading and such modifications, corrections or supplements shall take precedence notwithstanding anything contrary contained in the abovementioned documents</p> <p>Where any item is not relevant to this specific contract such item is marked N/A, signifying "not applicable"</p> <p><u>PREAMBLES FOR TRADES</u></p> <p>The Model Preambles for Trades (2017 Edition) as published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claims arising from brevity of description of items fully described in the said Model Preambles will be entertained</p>			
			R
	Carried Forward		
Section No. 1 Bill No. 1 Preliminaries and General			

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Brought Forward			R	
Supplementary preambles are incorporated in these bills of quantities to satisfy the requirements of this project. Such supplementary preambles shall take precedence over the provisions of the said Model Preambles				
The contractor's prices for all items throughout these bills of quantities must take account of and include for all of the obligations, requirements and specifications given in the said Model Preambles and in any supplementary preambles				
<u>PRICING OF PRELIMINARIES</u>				
Should the contractor select Option A in terms of subclause 3.2.1 in the Contract Data - Contractor to Employer (CE) for the purpose of adjustment of these preliminaries, the amount entered into the amount column in these preliminaries is to be divided into one or more of the three categories provided namely Fixed (F), Value Related (V) and Time Related (T)				
<u>GENERAL</u>				
The contractor's prices for all items throughout these bills of quantities must take into account SANS 10400-F:2010 Edition 3 part F site operations available of SABS.				
SUMMARY OF CATEGORIES				
1 Category : Fixed R.....	Item			
2 Category : Value R.....	Item			
3 Category : Time R.....	Item			
Carried to Final Summary			R	
Section No. 1 Bill No. 1 Preliminaries and General				

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Item No	Quantity	Rate	Amount
<p><u>SECTION 2: BUILDING WORKS</u></p> <p><u>BILL NO.1: ALTERATIONS</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p>For preambles see "Model Preambles for Trades (2017 Edition)" and applicable supplementary preambles as specified in the Trades. The said Model and Supplementary Preambles apply to all work described in this document. Tenderer's are therefore referred to these documents for the full meaning and intention of all descriptions as no claims of any kind whatsoever will be entertained in this regard.</p> <p>Tenderer's are however also referred to the drawings and additional specifications. If same are in conflict with the above, the drawings and specifications shall take preference.</p> <p><u>View site</u></p> <p>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</p> <p><u>Explosives</u></p> <p>No explosives whatsoever may be used for alteration purposes unless otherwise stated</p> <p><u>General</u></p> <p>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</p>			
Carried Forward			R
<p>Section No. 2 Bill No. 1 Alterations</p>			

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	Brought Forward			R
	<p>Doors, fanlights, windows, fittings, frames, linings, etc which are to be re-used shall be thoroughly overhauled before refixing including taking off, easing and rehanging, cramping up, re-wedging as required and making good cramps, dowels, etc, and oiling, adjusting and repairing ironmongery as necessary, replacing any glass damaged in removal or subsequently and stopping up all nail and screw holes with tinted plastic wood to match timber, unless otherwise described. Re-painting or re-varnishing is given separately</p> <p>Prices for taking out of doors, windows, etc shall include for removal of all beads, architraves, ironmongery, etc</p> <p>Prices for taking out and removing doors and frames shall include for removing door stops, cabin hooks, etc</p> <p>With regard to building up of openings in existing walls, cement screeds and pavings, granolithic, tops of walls, etc, shall be levelled and prepared for raising of brickwork</p> <p>Making good of finishes shall include making good of the brick and concrete surfaces onto which the new finishes are applied, where necessary</p> <p>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)</p>			
	<u>REMOVAL OF EXISTING WORK</u>			
	<u>Taking out and removing doors, windows, etc from brickwork to be demolished</u>			
1	Timber double door and frame exceeding 2,5m ² and not exceeding 5m ²	No	1	
	<u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc</u>			
2	Drywall partitions 3.5m high, including doors, glazed borrowed lights, etc	m	6	
	Carried Forward			R
	Section No. 2 Bill No. 1 Alterations			

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Brought Forward		R
<u>MAKING GOOD OF FINISHES ETC</u>		
<u>Making good ceilings to match existing</u>		
3	Ceilings in patches m2 6	
<u>Making good floor coverings to match existing</u>		
4	Floors where drywall partition were removed m 6	
<u>Making good of all existing work</u>		
5	Allow for making good all trades to existing work where damaged or disturbed through alterations with all necessary new materials to match and leave complete and perfect in every respect.	Item
<u>Leave in good condition</u>		
6	The Contractor is to allow for leaving the existing building, in which the alterations are undertaken, clean and neat at completion	Item
<u>BUDGETARY ALLOWANCE</u>		
7	Allow for alterations, to be measured and priced in accordance with this Bill of Quantities and omitted in part or whole as instructed by Principal Agent	Item
		3 000.00
Carried Forward to Summary of Section No. 2		R
Section No. 2		
Bill No. 1		
Alterations		

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Item No	Quantity	Rate	Amount
<p><u>SECTION 2: BUILDING WORKS</u></p> <p><u>BILL NO.2: CARPENTRY AND JOINERY</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p>For preambles see "Model Preambles for Trades (2017 Edition)" and applicable supplementary preambles as specified in the Trades. The said Model and Supplementary Preambles apply to all work described in this document. Tenderer's are therefore referred to these documents for the full meaning and intention of all descriptions as no claims of any kind whatsoever will be entertained in this regard.</p> <p>Tenderer's are however also referred to the drawings and additional specifications. If same are in conflict with the above, the drawings and specifications shall take preference.</p> <p><u>Fixing</u></p> <p>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</p> <p>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</p> <p><u>Decorative thermosetting plastic laminate covering</u></p> <p>Laminate covering shall be glued under pressure and edge strips of same shall be butt jointed at junctions with adjacent similar finish</p>			
Carried Forward			R
<p>Section No. 2 Bill No. 2 Carpentry and Joinery</p>			

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Brought Forward			R
<u>FITTINGS</u>			
<u>COMPUTER WORKTOPS</u>			
<u>32mm Thick saligna table tops with 25mm x 25mm frame and legs, suitably mounted on top of floor as per specification</u>			
1	2000mm long x 500mm wide x 400mm high table tops	No	1
2	3200mm long x 500mm wide x 400mm high table tops	No	19
<p align="center">Carried Forward to Summary of Section No. 2</p> <p>Section No. 2 Bill No. 2 Carpentry and Joinery</p>			R

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Item No		Quantity	Rate	Amount
	<u>SECTION 2: BUILDING WORKS</u>			
	<u>BILL NO.3: CEILINGS AND PARTITIONS</u>			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<p>For preambles see "Model Preambles for Trades (2017 Edition)" and applicable supplementary preambles as specified in the Trades. The said Model and Supplementary Preambles apply to all work described in this document. Tenderer's are therefore referred to these documents for the full meaning and intention of all descriptions as no claims of any kind whatsoever will be entertained in this regard.</p> <p>Tenderer's are however also referred to the drawings and additional specifications. If same are in conflict with the above, the drawings and specifications shall take preference.</p> <p><u>Fixing</u></p> <p>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</p> <p>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</p>			
	<u>PARTITIONS ETC</u>			
	<u>Drywall partitions with two layers of 12,5mm thick soundproof board cladding on both sides, including skimming complete</u>			
1	Partitions 4m high with bottom and top tracks plugged	m	20	
2	Extra over partition 4m high for corner	No	1	
3	Extra over partition 4m high for vertical abutment	No	4	
4	Extra over partition 4m high for T-intersection	No	1	
	Carried Forward to Summary of Section No. 2			R
	Section No. 2			
	Bill No. 3			
	Ceilings and Partitions			

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Item No		Quantity	Rate	Amount
	<p><u>SECTION 2: BUILDING WORKS</u></p> <p><u>BILL NO. 4: METALWORK</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p>For preambles see "Model Preambles for Trades (2017 Edition)" and applicable supplementary preambles as specified in the Trades. The said Model and Supplementary Preambles apply to all work described in this document. Tenderer's are therefore referred to these documents for the full meaning and intention of all descriptions as no claims of any kind whatsoever will be entertained in this regard.</p> <p>Tenderer's are however also referred to the drawings and additional specifications. If same are in conflict with the above, the drawings and specifications shall take preference.</p> <p><u>Descriptions of bolts, anchors, etc</u></p> <p>Descriptions of bolts shall be deemed to include nuts and washers</p> <p>Descriptions of expansion anchors and bolts and chemical anchors and bolts shall be deemed to include nuts, washers and mortices in brickwork or concrete</p> <p>Items described as "holed for bolt(s)" shall be deemed to exclude the bolts unless otherwise described</p> <p>Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 600mm centres</p> <p><u>ALUMINIUM DOORS</u></p> <p><u>Natural anodized aluminium doors complete with subframes, glass, sealing, etc and fixing to brickwork or concrete</u></p>			
1	Door size 1800 x 2100mm high	No	2	
	Carried Forward			R
	Section No. 2 Bill No. 4 Metalwork			

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	Brought Forward			R
	<u>SUNDRIES</u>			
2	150mm high aluminium skirting	m	40	
Carried Forward to Summary of Section No. 2				R
Section No. 2				
Bill No. 4				
Metalwork				

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Item No		Quantity	Rate	Amount
	<u>SECTION 2: BUILDING WORKS</u>			
	<u>BILL NO.5: IRONMONGERY</u>			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<p>For preambles see "Model Preambles for Trades (2017 Edition)" and applicable supplementary preambles as specified in the Trades. The said Model and Supplementary Preambles apply to all work described in this document. Tenderer's are therefore referred to these documents for the full meaning and intention of all descriptions as no claims of any kind whatsoever will be entertained in this regard.</p> <p>Tenderer's are however also referred to the drawings and additional specifications. If same are in conflict with the above, the drawings and specifications shall take preference.</p> <p><u>Finishes</u></p> <p>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</p> <p><u>LOCKS</u></p> <p><u>Manufactured by 'CISA'</u></p>			
1	Cylinder locks with "G96D" keyway, complete as per Architects specification and approval	No	2	
	Carried Forward			R
	Section No. 2 Bill No. 5 Ironmongery			

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	Brought Forward			R
	<u>HANDLES</u>			
	<u>Manufactured by 'Dorma'</u>			
2	Anodised aluminium pull handles with roses, fixed back-to-back, complete as per Architects specification and approval	Pairs	2.0	
	<u>SUNDRIES</u>			
	<u>Manufactured by 'Dorma'</u>			
3	Floor mounted door stopper, complete as per Architects specification and approval	No	2	
	Carried Forward to Summary of Section No. 2			R
	Section No. 2			
	Bill No. 5			
	Ironmongery			

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Item No		Quantity	Rate	Amount
	<u>SECTION 2: BUILDING WORKS</u>			
	<u>BILL NO.6: ELECTRICAL WORK</u>			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	For preambles see "Model Preambles for Trades (2017 Edition)" and applicable supplementary preambles as specified in the Trades. The said Model and Supplementary Preambles apply to all work described in this document. Tenderer's are therefore referred to these documents for the full meaning and intention of all descriptions as no claims of any kind whatsoever will be entertained in this regard.			
	Tenderer's are however also referred to the drawings and additional specifications. If same are in conflict with the above, the drawings and specifications shall take preference.			
	<u>POWER SKIRTINGS</u>			
1	Type N8/3 two tier three compartment power skirtings with powder coated finish, fixed to wooden worktops	m	50	
	<u>Extra over for</u>			
2	End cap	No	2	
3	Internal corner piece	No	2	
	<u>LIGHT SWITCHES, SOCKET OUTLETS, ETC</u>			
4	16A Three pin flush mounted socket outlet with switch, double type	No	45	
	<u>SUNDRIES</u>			
5	Certificate of Compliance		Item	
6	Provision of as built drawings		Item	
7	Testing and commissioning the complete electrical installation		Item	
	Carried Forward to Summary of Section No. 2			R
	Section No. 2			
	Bill No. 6			
	Electrical Work			

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Item No	Quantity	Rate	Amount
<p><u>SECTION 2: BUILDING WORKS</u></p> <p><u>BILL NO.7: PAINTWORK</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p>For preambles see "Model Preambles for Trades (2017 Edition)" and applicable supplementary preambles as specified in the Trades. The said Model and Supplementary Preambles apply to all work described in this document. Tenderer's are therefore referred to these documents for the full meaning and intention of all descriptions as no claims of any kind whatsoever will be entertained in this regard.</p> <p>Tenderer's are however also referred to the drawings and additional specifications. If same are in conflict with the above, the drawings and specifications shall take preference.</p> <p><u>Previously painted plastered surfaces</u></p> <p>Surfaces shall be thoroughly washed down and allowed to dry completely before any paint is applied. Blistered or peeling paint shall be completely removed and cracks shall be opened, filled with a suitable filler and finished smooth</p> <p><u>Previously painted metal surfaces</u></p> <p>Surfaces shall be thoroughly rubbed and cleaned down. Blistered or peeling paint shall be completely removed down to bare metal</p> <p><u>Previously painted wood surfaces</u></p> <p>Surfaces shall be thoroughly cleaned down. Blistered or peeling paint shall be completely removed and cracks and crevices shall be primed, filled with suitable filler and finished smooth</p>			
<p>Carried Forward</p> <p>Section No. 2 Bill No. 7 Paintwork</p>		R	

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	Brought Forward			R
	<u>PAINTWORK, ETC TO EXISTING WORK</u>			
	<u>ON INTERNAL PLASTER SURFACES</u>			
	<u>Prepare, stop and apply one coat primer two coats Plascon Wall and All emulsion paint for interior use (Colour : To be confirmed by Client)</u>			
1	On walls	m2	160	
	<u>PAINTWORK, ETC TO NEW WORK</u>			
	<u>ON INTERNAL PLASTERBOARD SURFACES</u>			
	<u>Prepare, stop and apply one coat primer two coats Plascon Wall and All emulsion paint for interior use (Colour : To be confirmed by Client)</u>			
2	On drywall	m2	160	
	Carried Forward to Summary of Section No. 2			R
	Section No. 2			
	Bill No. 7			
	Paintwork			

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SECTION SUMMARY - SECTION 2: BUILDING WORKS

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3	Ceilings and Partitions	8	
4	Metalwork	10	
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	Carried to Final Summary		R
	Section No. 2		

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Item No	Quantity	Rate	Amount
<u>SECTION NO. 3 : PROVISIONAL SUMS</u>			
<u>BILL NO. 1 : PROVISIONAL SUMS</u>			
<u>SUPPLEMENTARY PREAMBLES</u>			
<p>For preambles see "Model Preambles for Trades (2017 Edition)" and applicable supplementary preambles as specified in the Trades. The said Model and Supplementary Preambles apply to all work described in this document. Tenderer's are therefore referred to these documents for the full meaning and intention of all descriptions as no claims of any kind whatsoever will be entertained in this regard.</p> <p>Tenderer's are however also referred to the drawings and additional specifications. If same are in conflict with the above, the drawings and specifications shall take preference.</p> <p><u>General</u></p> <p>Work for which budgetary allowances are provided will be measured and valued in accordance with the relevant building agreement and deducted in whole or in part if not required without any compensation for loss of profit on the said allowances</p> <p>Prime cost amounts and provisional sums are net. Prime cost amounts shall include for delivery to site of all articles concerned Provisional sums are for material and equipment supplied and installed complete by firms of specialists</p> <p><u>Profit</u></p> <p>Where stated, the contractor may allow for profit if required</p>			
Carried Forward		R	
Section No. 3 Bill No. 1 Provisional sum			

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			R
Brought Forward			
<u>General attendance upon selected sub-contractors</u>			
The item "Attendance" which follows each provisional sum for selected sub-contractors work, shall be deemed to cover all the contractor's costs incurred in providing free of charge to the selected sub-contractors, the following:			
1) The services as in clause B9 of the Preliminaries			
2) Hoisting of the selected sub-contractor's material in batches that can be handled by the contractor's hoist or crane during normal working hours			
3) Making good in all trades and cleaning down and removal of rubbish on completion			
<u>Contingency sums</u>			
Work for which contingency sums are allowed will be measured and valued in accordance with clause 32 of the Principal Building Agreement and deducted in whole or in part if not required			
<u>PROVISIONAL SUMS FOR NOMINATED / SELECTED SUBCONTRACT WORKS</u>			
<u>AVU Installations</u>			
1	Provide the Sum of R930 000.00 (Nine Hundred and Thirty Thousand) for AVU installations be expended as the Agent/Representative may direct or deduct in whole or in part, if not required	Item	930 000.00
2	Profit	%	
3	Attendance	%	
<u>Data Points</u>			
4	Provide the Sum of R20 000.00 (Twenty Thousand) for Data Points be expended as the Agent/Representative may direct or deduct in whole or in part, if not required	Item	20 000.00
5	Profit	%	
Carried Forward			R
Section No. 3 Bill No. 1 Provisional sum			

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			R	
	Brought Forward			
6	Attendance		%	
	<u>CCTV</u>			
7	Provide the Sum of R 30 000.00 (Thirty Thousand) for CCTV be expended as the Agent/Representative may direct or deduct in whole or in part, if not required	Item		30 000.00
8	Profit		%	
9	Attendance		%	
	<u>Alarm system</u>			
10	Provide the Sum of R20 000.00 (Twenty Thousand) for alarm system to be expended as the Agent/Representative may direct or deduct in whole or in part, if not required	Item		20 000.00
11	Profit		%	
12	Attendance		%	
	<u>Lectern</u>			
13	Provide the Sum of R15 000.00 (Fifteen Thousand) for lecterns be expended as the Agent/Representative may direct or deduct in whole or in part, if not required	Item		15 000.00
14	Profit		%	
15	Attendance		%	
	<u>Chairs</u>			
16	Provide the Sum of R80 000.00 (Eighty Thousand) for chairs to be expended as the Agent/Representative may direct or deduct in whole or in part, if not required	Item		80 000.00
17	Profit		%	
18	Attendance		%	
	Carried Forward		R	
	Section No. 3 Bill No. 1 Provisional sum			

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			R	
	Brought Forward			
	<u>HVAC Installation</u>			
19	Provide the Sum of R260 000.00 (Two Hundred and Sixty Thousand Rand) for Hvac installation to be measured as the work proceeds and valued at Bill of Quantity rates	Item	260 000.00	
20	Profit		%	
21	Attendance		%	
	<u>BUDGETARY ALLOWANCES</u>			
	<u>Office Dividers</u>			
22	Provide the Sum of R90 000.00 (Ninety Thousand Rand) for office dividers to be measured as the work proceeds and valued at Bill of Quantity rates	Item	90 000.00	
	<u>Sundry Builders Works</u>			
23	Provide the Sum of R10 000.00 (Ten Thousand Rand) for sundry builder's work to be measured as the work proceeds and valued at Bill of Quantity rates	Item	10 000.00	
	Carried to Final Summary		R	
	Section No. 3			
	Bill No. 1			
	Provisional sum			

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<u>FINAL SUMMARY</u>			
1	SECTION 1: PRELIMINARIES	2	
2	SECTION 2: BUILDING WORKS	16	
3	SECTION 3: PROVISIONAL SUMS	20	
	Sub Total		R
<u>CONTINGENCY</u>			
	Allow a contingency amount at 10% of the contract amount to be used as directed by the Principal Agent.	%	
	Sub-total		R
	Add: Value Added Tax (VAT)		R
	Carried to Form of Tender		R