

UNIVERSITY OF JOANNESBURG CENTRAL TECHNICAL SERVICES
SWC - ADELAIDE TAMBO SPACE ALTERATIONS
BILL OF QUANTITIES

Item No		Quantity	Rate	Amount
	<p><u>SECTION 1: PRELIMINARIES AND GENERAL</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>			
	Carried Forward		R	
	<p>Section No. 1</p> <p>Bill No. 1</p> <p>Preliminaries and General</p>			

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Brought Forward		R
<p>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</p> <p>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</p> <p><u>PRICING OF PRELIMINARIES</u></p> <p>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)</p> <p><u>GENERAL</u></p> <p>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.</p> <p>SUMMARY OF CATEGORIES</p> <p>1 Category : Fixed R.....</p> <p>2 Category : Value R.....</p> <p>3 Category : Time R.....</p>		
	Item	
	Item	
	Item	
Carried to Final Summary		R
<p>Section No. 1</p> <p>Bill No. 1</p> <p>Preliminaries and General</p>		

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Item No		Quantity	Rate	Amount
	<u>SECTION 2: BUILDING WORKS</u>			
	<u>BILL NO.1: ALTERATIONS</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>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	
	Section No. 2 Bill No. 1 Alterations			

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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>Breaking down and removing brickwork etc</u>			
1	Half brick walls	m2	9
<u>Taking out and removing doors, windows, etc from brickwork to be demolished</u>			
2	Timber single door and frame not exceeding 2,5m ²	No	11
Carried Forward			R
Section No. 2 Bill No. 1 Alterations			

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Brought Forward			R
	<u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc</u>		
3	Drywall partitions 3m	m	49
	<u>Taking up and removing wood block floor coverings, vinyl floor coverings, carpets, etc and preparing screeds for new floor coverings</u>		
4	Carpert tile floor covering	m2	185
	<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>		
5	Tiles to floors	m2	55
<u>BUILDING UP OPENINGS</u>			
	<u>Face bricks pointed with flush horizontal and vertical joints</u>		
6	One brick walls in English bond pointed on both sides	m2	3
7	Cutting toothings and bonding new face brickwork to existing	m	5
<u>OPENINGS THROUGH EXISTING WALLS ETC</u>			
	<u>Breaking out for and forming openings through brick walls for new doors and frames, including brick lintels, making good cement plaster on one side and into reveals and face brickwork on other side and into reveals and with 20 MPa concrete thresholds with steel trowelled finish (new doors and frames and making good paintwork elsewhere)</u>		
8	Opening for shopfront with steel frame 2885 x 2100m high overall through half brick wall	No	1
<u>MAKING GOOD OF FINISHES ETC</u>			
Carried Forward			R
Section No. 2 Bill No. 1 Alterations			

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Brought Forward		R
<u>Making good of all existing work</u>		
9	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 2 000.00
<u>Leave in good condition</u>		
10	The Contractor is to allow for leaving the existing building, in which the alterations are undertaken, clean and neat at completion	Item 2 000.00
<u>BUDGETARY ALLOWANCE</u>		
11	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 5 000.00
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
	<u>SECTION 2: BUILDING WORKS</u>			
	<u>BILL NO.2: MASONRY</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>Sizes in descriptions</u>			
	Where sizes in descriptions are given in brick units, "one brick" shall represent the length and "half brick" the width of a brick			
	<u>Hollow walls etc</u>			
	Descriptions of hollow walls shall be deemed to include leaving every fifth perpend of the bottom course of the external skin open as a weep hole.			
	Walls in two skins described as "bagged and sealed" shall be deemed to include having the outer face of the inner skin bagged with 1:6 cement and sand mixture and sealed with two coats "Brixal" bitumen emulsion waterproofing coating.			
	<u>Face bricks</u>			
	Bricks shall be ordered timeously to obtain uniformity in size and colour			
	Carried Forward		R	
	Section No. 2 Bill No. 2 Masonry			

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Item No		Quantity	Rate	Amount
	<u>SECTION 2 : BUILDING WORKS</u>			
	<u>BILL NO. 4 : 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>			
	<u>PARTITIONS, ETC</u>			
	<u>90mm Thick partitions with 12.5mm thick gypsum board cladding on both sides</u>			
1	Partitioning 500mm high, installed on top of shopfront to close gap between shopfront and ceiling	m	30	
	Carried Forward to Summary of Section No. 2			R
	Section No. 2			
	Bill No. 4			
	Ceilings and Partitions			

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Brought Forward			R
<u>Glazed aluminium framed panel door fixed to shopfronts, drywall, etc</u>			
1	Door size 900 x 2400mm high	No 5	
<u>Natural glazed aluminium framed panel door fixed to brickwork</u>			
2	Door size 1170 x 1970mm high	No 1	
<u>ALUMINIUM SHOPFRONTS</u>			
<u>Natural anodized aluminium shopfronts, complete with subframes, ironmongery, glass, sealing, etc and fixing to brickwork or concrete</u>			
3	Shopfront size 3310 x 2400mm high	No 2	
4	Shopfront size 3420 x 2400mm high	No 1	
5	Shopfront size 6890 x 2400mm high	No 1	
6	Shopfront size 10462 x 2400mm high	No 1	
7	Shopfront size 2855 x 2100mm high	No 1	
Carried Forward to Summary of Section No. 2			R
Section No. 2			
Bill No. 6			
Metalwork			

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Item No		Quantity	Rate	Amount
	<u>SECTION 2: BUILDING WORKS</u>			
	<u>BILL NO.7: FLOOR COVERINGS</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>Carpert flooring. PC Sum R300/m2</u></p>			
1	On floors	m2	185	
	<p><u>Interlocking vinyl tiles with approved adhesive, laid in accordance to manufacturers instructions. Colour: To be confirmed by Client. PC Sum R250/m2</u></p>			
2	On floors, including all necessary cutting and waste	m2	55	
	Carried Forward to Summary of Section No. 2			R
	Section No. 2			
	Bill No. 7			
	Floor Coverings			

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Item No		Quantity	Rate	Amount
	<u>SECTION 2: BUILDING WORKS</u>			
	<u>BILL NO.8: 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 Power skirting with snap-on cover, fixed steel frames between computer workstations according to UJ electrical approval	m	15	
	<u>Extra over for</u>			
2	End cap	No	4	
3	Internal corner piece	No	2	
	<u>BUDGETARY ALLOWANCE</u>			
4	Allow for electrical installation, to be measured and priced in accordance with this Bill of Quantities and omitted in part or whole as instructed by Principal Agent	Item		10 000.00
	Carried Forward to Summary of Section No. 2		R	
	Section No. 2			
	Bill No. 8			
	Electrical Work			

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Brought Forward			R
<u>Prepare, stop and apply two coats Plascon Wall and All emulsion paint for interior use (Colour : To be confirmed by Client)</u>			
1	On walls	m2	60
<u>PAINTWORK ETC TO NEW WORK</u>			
<u>ON PLASTERBOARD SURFACES</u>			
<u>Prepare, stop and apply two coats Plascon Wall and All emulsion paint for interior use (Colour : To be confirmed by Client)</u>			
2	On drywall partitions	m2	45
<p style="text-align: right;">Carried Forward to Summary of Section No. 2</p> <p>Section No. 2 Bill No. 9 Paintwork</p>			R

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Item No		Quantity	Rate	Amount
	<u>SECTION 2: BUILDING WORKS</u>			
	<u>BILL NO.10: PAPERHANGING</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>			
	<u>PAPERHANGING</u>			
	<u>Frosted vinyl film</u>			
1	To glazing	m2	75	
	Carried Forward to Summary of Section No. 2			R
	Section No. 2			
	Bill No. 10			
	Paperhanging			

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Brought Forward		R
<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>Access Control Installation</u>		
1	Provide the Sum of R 35 000.00 (Thirty Five Thousand Rand) for Access Control to be expended as the Agent/Representative may direct or deduct in whole or in part, if not required	Item 35 000.00
2	Profit	%
3	Attendance	%
<u>CCTV Installation</u>		
4	Provide the Sum of R 10 000.00 (Ten Thousand Rand) for CCTV to be expended as the Agent/Representative may direct or deduct in whole or in part, if not required	Item 10 000.00
5	Profit	%
Carried Forward		R
Section No. 3		
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Provisional Sums		

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	Brought Forward		R
6	Attendance		%
	<u>Network Points</u>		
7	Provide the Sum of R 2 000.00 (Two Thousand) for Network Points to be expanded as the Agent/Representative may deduct or direct in whole or part, if not required	Item	2 000.00
8	Profit		%
9	Attendance		%
	<u>WiFi</u>		
10	Provide the Sum of R 20 000.00 (Twenty Thousand) for WiFi to be expanded as the Agent/Representative may deduct or direct in whole or part, if not required	Item	20 000.00
11	Profit		%
12	Attendance		%
	<u>HVAC Installation</u>		
13	Provide the Sum of R 30 000.00 (Thirty Thousand Rand) for HVAC installation to be expanded as the Agent/Representative may deduct or direct in whole or part, if not required	Item	30 000.00
14	Profit		%
15	Attendance		%
	<u>AVU Installation</u>		
16	Provide the Sum of R 905 800.00 (Nine Hundred and Five Thousand Eight Hundred Rand) for AVU installation to be expanded as the Agent/Representative may deduct or direct in whole or part, if not required	Item	905 800.00
17	Profit		%
18	Attendance		%
	Carried Forward		R
	Section No. 3		
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	Provisional Sums		

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Brought Forward		R	
<u>Soundproofing</u>			
19	Provide the Sum of R 60 000.00 (Sixty Thousand Rand) for Soundproofing to be expanded as the Agent/Representative may deduct or direct in whole or part, if not required	Item	60 000.00
20	Profit	%	
21	Attendance	%	
<u>Lectern</u>			
22	Provide the Sum of R 20 000.00 (Twenty Thousand Rand) for Lectern to be expanded as the Agent/Representative may deduct or direct in whole or part, if not required	Item	20 000.00
23	Profit	%	
24	Attendance	%	
<u>BUDGETARY ALLOWANCE</u>			
<u>Sundry Builders Work</u>			
25	Provide the Sum of R 20 000.00 (Twenty Thousand Rand) for sundry builder's work to be measured as the work proceeds and valued at Bill of Quantity rates	Item	20 000.00
<u>Blinds Installation</u>			
26	Allow for blinds installation, to be measured and priced in accordance with this Bill of Quantities and omitted in part or whole as instructed by Principal Agent	Item	40 000.00
Carried to Final Summary		R	
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Section No	<u>FINAL SUMMARY</u>	Page No	Amount
1	SECTION 1: PRELIMINARIES	2	
2	SECTION 2: BUILDING WORKS	21	
3	SECTION 3: PROVSIONAL SUMS	25	
	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