

**UNIVERSITY OF JOHANNESBURG CENTRAL TECHNICAL SERVICES**  
**KOPANO RESIDENCE REFURBISHMENTS**  
**BILL OF QUANTITIES**

Item No		Quantity	Rate	Amount
	<p><b><u>SECTION NO. 1 : PRELIMINARIES</u></b></p> <p><b><u>BILL NO. 1 : PRELIMINARIES AND GENERAL</u></b></p> <p><b><u>BUILDING AGREEMENT AND PRELIMINARIES</u></b></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><b><u>PREAMBLES FOR TRADES</u></b></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>			
	<b>Carried Forward</b>		R	
	<p>Section No. 1</p> <p>Bill No. 1</p> <p>Preliminaries and General</p>			

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<b>Brought Forward</b>		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><b><u>PRICING OF PRELIMINARIES</u></b></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><b><u>GENERAL</u></b></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 15%.....</p>	Item		
<p>2 Category : Value 10%.....</p>	Item		
<p>3 Category : Time 75%.....</p>	Item		
<b>Carried to Final Summary</b>		R	
<p>Section No. 1 Bill No. 1 Preliminaries and General</p>			

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Item No		Quantity	Rate	Amount
	<b><u>SECTION 2: SHOWERS WATERPROOFING</u></b>			
	<b><u>BILL NO.1: ALTERATIONS</u></b>			
	<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
	<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>			
	<b>Carried Forward</b>		R	
	Section No. 2			
	Bill No. 1			
	Alterations			

**UNIVERSITY OF JOHANNESBURG CENTRAL TECHNICAL SERVICES**  
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<b>Brought Forward</b>			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> <p><b><u>REMOVAL OF EXISTING WORK</u></b></p> <p><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></p>			
1	Tiles to floors	m2	25
2	Tiles to walls	m2	25
<b>Carried Forward</b>			R
<p>Section No. 2  Bill No. 1  Alterations</p>			

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Brought Forward		R
<b><u>BUDGETARY ALLOWANCE</u></b>		
3	Allow for alterations, to be measured and priced in accordance with this <b>Bill of Quantities</b> and omitted in part or whole as instructed by <b>Principal Agent</b>	Item 5,000.00
<b>Carried Forward to Summary of Section No. 2</b>		R
Section No. 2		
Bill No. 1		
Alterations		

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Brought Forward			R
<u>300 x 300 x 5mm Ceramic wall tile (PC R200/m<sup>2</sup>) fixed with adhesive to plaster (plaster elsewhere) and flush tinted grout</u>			
1	On walls	m2	25
<b><u>FLOOR TILING</u></b>			
<u>50 x 50 x 4mm Mosaic floor tile (PC R200/m<sup>2</sup>) fixed with suitable adhesive to screed and flush pointed with tinted waterproofing grout</u>			
2	On shower floors	m2	25
<b>Carried Forward to Summary of Section No. 2</b>			R
Section No. 2			
Bill No. 3			
Tiling			



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Brought Forward			R
<b><u>PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK</u></b>			
<b><u>ON INTERNAL PLASTER SURFACES</u></b>			
<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	360
<b><u>ON SMOOTH CONCRETE SURFACES</u></b>			
<u>One coat bonding liquid, one coat alkali resistant primer and two coats PVA emulsion paint for interior use, including stopping blowholes</u>			
2	On soffits	m2	76
<b>Carried Forward to Summary of Section No. 2</b>			R
Section No. 2			
Bill No. 4			
Paintwork			

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Bill No	SECTION SUMMARY - SECTION 2: SHOWERS WATERPROOFING	Page No	Amount
1	Alterations	5	
2	Waterproofing	6	
3	Tiling	8	
4	Paintwork	10	
Section No. 2		Carried to Final Summary	
			R

**UNIVERSITY OF JOHANNESBURG CENTRAL TECHNICAL SERVICES**  
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**BILL OF QUANTITIES**

Item No	Quantity	Rate	Amount
<b><u>SECTION 3: LAUNDRY ROOM</u></b>			
<b><u>BILL NO.1: ALTERATIONS</u></b>			
<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
<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>			
<b>Carried Forward</b>			R
Section No. 3 Bill No. 1 Alterations			

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<b>Brought Forward</b>			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> <p><b><u>REMOVAL OF EXISTING WORK</u></b></p> <p><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></p>			
1	Tiles to floors	m2	18
<b><u>BUDGETARY ALLOWANCE</u></b>			
2	Allow for alterations, to be measured and priced in accordance with this <b>Bill of Quantities</b> and omitted in part or whole as instructed by <b>Principal Agent</b>	Item	5,000.00
<b>Carried Forward to Summary of Section No. 3</b>			R
Section No. 3			
Bill No. 1			
Alterations			

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Item No		Quantity	Rate	Amount
	<b><u>SECTION 3: LAUNDRY ROOM</u></b>			
	<b><u>BILL NO.2: PRECAST CONCRETE</u></b>			
	<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
	<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>Sizes</u></p> <p>Blocks, sills, etc measured linear shall be made in suitable lengths. Large size setting out drawings shall be prepared where necessary and submitted to the principal agent for approval before moulds are made</p> <p><u>General</u></p> <p>Where kerbstones, blocks, etc are laid in ground descriptions shall be deemed to include necessary excavation, filling in and ramming</p>			
	<b><u>PRECAST CONCRETE SLABS ETC</u></b>			
	<u>255mm T-beams blocks including reinforcement and mesh complete laid onto steel beams</u>			
1	Rib and block	m2	18	
	<b>Carried Forward to Summary of Section No. 3</b>			R
	Section No. 3			
	Bill No. 2			
	Precast Concrete			

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Item No		Quantity	Rate	Amount
	<b><u>SECTION 3: LAUNDRY ROOM</u></b>			
	<b><u>BILL NO.3: PLASTERING</u></b>			
	<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
	<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>			
	<b><u>SCREEDS</u></b>			
	<u>3:1 Cement plaster screeds wood floated for tiles, on concrete</u>			
1	On floors	m2	18	
	<b>Carried Forward to Summary of Section No. 3</b>			R
	Section No. 3			
	Bill No. 3			
	Plastering			

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Item No		Quantity	Rate	Amount
	<b><u>SECTION 3: LAUNDRY ROOM</u></b>			
	<b><u>BILL NO.4: TILING</u></b>			
	<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
	<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>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</p> <p>Tiling described as "fixed with adhesive on power floated concrete" shall be deemed to include for approved tiling key-coat</p> <p>Ceramic, porcelain, marble and granite tiles are to be fixed and grouted with suitable adhesives and grouts as recommended by the manufacturer of the tiles</p>			
	<b><u>FLOOR TILING</u></b>			
	<u>300 x 300 x 5mm ceramic floor tiles fixed with adhesive to screed (screed elsewhere) and flush pointed with epoxy grout. PC Sum (R200/m2)</u>			
1	On floors and landings	m2	18	
2	100mm High skirting	m	15	
	<b>Carried Forward to Summary of Section No. 3</b>			R
	Section No. 3			
	Bill No. 4			
	Tiling			



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Item No		Quantity	Rate	Amount
	<b><u>SECTION 6: FENCING</u></b>			
	<b><u>BILL NO.1: DEMOLITIONS</u></b>			
	<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
	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>Explosives</u>			
	No explosives whatsoever may be used for demolition purposes unless otherwise stated			
	<u>General</u>			
	Water supply pipes and other piping in ground 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 principal agent			
	Unless otherwise described all materials are to become the property of the contractor and are to be removed from the site			
	<b><u>REMOVAL OF EXISTING WORK</u></b>			
	<u>Taking down and removing</u>			
1	Steel diamond mesh fence 2.4m high with steel posts, droppers and barb wires including break any existing foundation, concrete, etc	m	175	
	<b>Carried Forward to Summary of Section No. 6</b>			
	Section No. 6			
	Bill No. 1			
	Demolitions			

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Brought Forward			R
	<u>Extra over trench and hole excavations in earth for excavation in</u>		
2	Soft rock	m3	2
3	Hard rock	m3	2
	<u>Extra over all excavations for carting away</u>		
4	Surplus material from excavations and/or stock piles on site, to a dumping site to be located by the contractor	m3	19
	<u>Risk of collapse of excavations</u>		
5	Sides of trench and hole excavations not exceeding 1,5m deep	m2	211
	<u>Keeping excavations free of water</u>		
6	Keeping excavations free of all water other than subterranean water	Item	
	<u>Soil insecticide in accordance with SANS 5859</u>		
7	To bottoms and sides of holes etc	m2	242
Carried Forward			R
Section No. 6 Bill No. 2 External Works			

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Brought Forward			R
<b><u>UNREINFORCED CONCRETE CAST AGAINST EXCAVATED SURFACES</u></b>			
<u>25MPa/19mm concrete</u>			
8	Bases	m3	19
<b><u>TEST CUBES</u></b>			
9	Making and testing 150 x 150 x 150mm concrete strength test cube (Provisional)	No	3
<b><u>FENCING</u></b>			
<u>Clearview fence 2.4m high. Colour: black</u>			
10	Clearview fence 2.4m high with intermediate post at 2m centres into concrete bases (elsewhere measured)	m	175
<b>Carried Forward to Summary of Section No. 6</b>			R
Section No. 6			
Bill No. 2			
External Works			

**Carried to Final Summary**

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