

UNIVERSITY OF JOHANNESBURG CENTRAL TECHNICAL SERVICES
HABITAT RESIDENCE REFURBISHMENTS
BILL OF QUANTITIES

Item No	Quantity	Rate	Amount
<u>SECTION NO. 1 : PRELIMINARIES AND GENERAL</u>			
<u>BILL NO. 1 : PRELIMINARIES</u>			
<u>BUILDING AGREEMENT AND PRELIMINARIES</u>			
<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>			
<u>PREAMBLES FOR TRADES</u>			
<p>The Model Preambles for Trades (2008 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
Section No. 1 Bill No. 1 Preliminaries and General			

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

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Item No	Quantity	Rate	Amount
<u>SECTION 2: HABITAT HALL</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> <p><u>REMOVAL OF EXISTING WORK</u></p> <p><u>Taking out and removing doors, windows, etc, including thresholds, sills, etc and building up openings in brick walls, including making good cement plaster on both side and preparing for new installation</u></p>				
1	Aluminium double door and frame exceeding 2,5m ² and not exceeding 5m ²	No	1	
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: HABITAT HALL</u>			
	<u>BILL NO.2: METALWORK</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>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>			
	<u>ALUMINIUM DOORS</u>			
	<u>Natural anodized aluminium doors complete with subframes, glass, sealing, etc and fixing to brickwork or concrete</u>			
1	Door size 1800 x 2100mm high	No	1	
	Carried Forward to Summary of Section No. 2			R
	Section No. 2			
	Bill No. 2			
	Metalwork			

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Item No		Quantity	Rate	Amount
	<p><u>SECTION 2: HABITAT HALL</u></p> <p><u>BILL NO.3: IRONMONGERY</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>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	1	
	<p><u>HANDLES</u></p>			
	<p style="text-align: right;">Carried Forward</p> <p>Section No. 2 Bill No. 3 Ironmongery</p>		R	

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Item No	Quantity	Rate	Amount
<u>SECTION 2: HABITAT HALL</u>			
<u>BILL NO.4: PAINTWORK</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>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>			
Carried Forward			R
Section No. 2 Bill No. 4 Paintwork			

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Brought Forward		R	
	<u>Fire Signage</u>		
2	Provide the Sum of R 5,000.00 (Five Thousand Rand) for fire signage to be measured as the work proceeds and valued at Bill of Quantity rates	Item	5,000.00
	<u>Ceiling Net</u>		
3	Provide the Sum of R 10,000.00 (Ten Thousand Rand) for Ceiling Net to be measured as the work proceeds and valued at Bill of Quantity rates	Item	10,000.00
Carried Forward to Summary of Section No. 2		R	
Section No. 2			
Bill No. 5			
Provisional Sums			

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UNIVERSITY OF JOHANNESBURG CENTRAL TECHNICAL SERVICES
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Item No	Quantity	Rate	Amount
<u>SECTION 3: KITCHEN</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 Sums			

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Brought Forward		R	
<u>General attendance upon selected sub-contractors</u>			
<p>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:</p> <p>1) The services as in clause B9 of the Preliminaries</p> <p>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</p> <p>3) Making good in all trades and cleaning down and removal of rubbish on completion</p>			
<u>Contingency sums</u>			
<p>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</p>			
<u>PROVISIONAL SUMS FOR NOMINATED / SELECTED SUBCONTRACT WORKS</u>			
<u>Gas Stove Repairs</u>			
1	Provide the Sum of R 15,000.00 (Fifteen Thousand) for Gas stoves repairs be expended as the Agent/Representative may direct or deduct in whole or in part, if not required	Item	15,000.00
2	Profit	%	
3	Attendance	%	
Carried to Final Summary		R	
Section No. 3 Bill No. 1 Provisional Sums			

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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</u> <u>Plascon Wall and All emulsion paint for interior use</u> <u>(Colour : To be confirmed by Client)</u>				
1	On walls	m2	45	
Carried Forward to Summary of Section No. 4				R
Section No. 4				
Bill No. 2				
Paintwork				

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SECTION SUMMARY - SECTION 4: KITCHEN WASH AREA		Page No	Amount	
Bill No				
1	Waterproofing	15		
2	Paintwork	17		
Section No. 4			R	
Carried to Final Summary				

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Item No		Quantity	Rate	Amount
<u>SECTION 5: SHOWERS</u>				
<u>BILL NO.2: PLUMBING AND DRAINAGE</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>SANITARY FITTINGS</u>				
<u>Manufactured by "Vaal" or similar approved</u>				
1	Heavy duty plastic seat	No	15	
2	WC Flush cover plate. PC Sum R700/No.	No	15	
<u>BUDGETARY ALLOWANCE</u>				
3	Allowance for door ventilation grilles	Item		3,000.00
Carried Forward to Summary of Section No. 5				R
Section No. 5				
Bill No. 2				
Plumbing and Drainage				

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Item No	Quantity	Rate	Amount
<u>SECTION 6: LAUNDRY ROOM</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. 6 Bill No. 1 Provisional Sums			

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Brought Forward		R	
<u>General attendance upon selected sub-contractors</u>			
<p>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:</p>			
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>			
<p>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</p>			
<u>BUDGETARY ALLOWANCE</u>			
<p>1 Allow for extractor fans, to be measured and priced in accordance with this Bill of Quantities and omitted in part or whole as instructed by Principal Agent</p>	Item		5,000.00
Carried to Final Summary		R	
<p>Section No. 6 Bill No. 1 Provisional Sums</p>			

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Item No		Quantity	Rate	Amount
	<u>SECTION 7: FENCING</u>			
	<u>BILL NO.1: DEMOLITIONS</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>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			
	<u>Taking down and removing</u>			
1	Steel diamond mesh fence 2.4m high with steel posts and droppers including break any existing foundation, concrete, etc	m	112	
	Carried Forward to Summary of Section No. 7			
	Section No. 7			
	Bill No. 1			
	Demolitions			

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Brought Forward			R
<u>UNREINFORCED CONCRETE CAST AGAINST EXCAVATED SURFACES</u>			
<u>25MPa/19mm concrete</u>			
8	Bases	m3	12
<u>TEST CUBES</u>			
9	Making and testing 150 x 150 x 150mm concrete strength test cube (Provisional)	No	3
<u>FENCING</u>			
<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	112
Carried Forward to Summary of Section No. 7			R
Section No. 7			
Bill No. 2			
External works			

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Bill No	<u>SECTION SUMMARY - SECTION 7: FENCING</u>	Page No	Amount
1	Demolitions	26	
2	External works	29	
Section No. 7		Carried to Final Summary	
			R

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	Brought Forward			R
	<u>Earth filling obtained from the excavations compacted to 95% Mod AASHTO density</u>			
7	Behind retaining walls	m3	446	
	<u>TESTS, ETC.</u>			
	<u>Prescribed density tests on filling</u>			
8	"Modified AASHTO Density" test	No	10.00	
	<u>REINFORCED CONCRETE</u>			
	<u>30MPa/19mm Concrete</u>			
9	Strip footings	m3	14	
	<u>TEST BLOCKS</u>			
10	Making concrete strength test cubes size 150 x 150 x 150mm, sending them to an approved independent testing laboratory for testing and paying all charges in connection therewith. Only successful tests will be paid for.	No	2	
	<u>BRICKWORK SUNDRIES</u>			
	<u>Joint forming material in movement joints</u>			
11	10mm Construction joint built in vertically through Boundary walls (Provisional)	m	38	
	<u>Weep Pipes</u>			
12	50mm diameter Upvc pipe 300mm long cast into concrete wall as work proceeds, with splay on exposed end.	No	19	
	<u>BRICKWORK</u>			
	<u>Brickwork of NFX bricks (7 MPa nominal compressive strength) in class I mortar in foundations (Provisional)</u>			
13	230mm Brick walls in foundations	m2	38	
	Carried Forward			R
	Section No. 8			
	Bill No. 1			
	Retaining Wall			

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Brought Forward			R
	<u>Semi faced clay brick, size 222 x 106 x 73mm, manufactured in accordance with SANS 227:2007, bedded and jointed in Class II mortar and pointed with recessed vertical and recessed horizontal joints.</u>		
14	One brick walls in English bond pointed on both sides	m2	202
	<u>BRICK REINFORCEMENT</u>		
15	150mm Wide reinforcement built in horizontally	m	980
	<u>DAMPPROOFING OF WALLS AND FLOORS</u>		
	<u>Primer and two coats heavy duty bitumen emulsion waterproof coating</u>		
16	On brick walls	m2	202
	<u>PAINTING ON FLOATED PLASTER</u>		
	<u>Prepare, clean and apply one coat plasterprimer and two coats approved quality matt acrylicpaint applied as per manufacturers specification.</u>		
17	On external walls	m2	202
	<u>SUBSOIL DRAINAGE</u>		
18	Perforated pipe laid in crushed stone encasing behind retaining walls	m	94
	<u>Stone filling of 19mm broken stone</u>		
19	In sub-soil drain trenches around pipes	m3	15
	<u>FILTER FABRIC</u>		
20	"Biddim A4" geotextile filter blanket behind retaining wall with 150mm side and 300mm end laps including stitching.	m2	202
Carried Forward			R
Section No. 8 Bill No. 1 Retaining Wall			

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