

UNIVERSITY OF JOHANNESBURG CENTRAL TECHNICAL SERVICES
SOPHIATOWN STUDENT RESIDENCE
BILL OF QUANTITIES

| Item No | | Quantity | Rate | Amount |
|------------|--|----------|------|--------|
| | <u>SECTION 1</u> | | | |
| | <u>BILL NO. 1 : PRELIMINARIES</u> | | | |
| | <u>BUILDING AGREEMENT AND PRELIMINARIES</u> | | | |
| | <p>The JBCC Series 2000 Minor Works Agreement (March 2007) prepared by the Joint Building Contract Committee shall be the applicable building agreement, amended as hereinafter described</p> <p>The ASACS 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 (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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| <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> | | |
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| 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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| | 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 | | | |
| | Prices for taking out of doors, windows, etc shall include for removal of all beads, architraves, ironmongery, etc | | | |
| | Prices for taking out and removing doors and frames shall include for removing door stops, cabin hooks, etc | | | |
| | 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 | | | |
| | Making good of finishes shall include making good of the brick and concrete surfaces onto which the new finishes are applied, where necessary | | | |
| | 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) | | | |
| | <u>REMOVAL OF EXISTING WORK</u> | | | |
| | <u>Strip existing "torch-on" waterproofing system and remove from site</u> | | | |
| 1 | On roofs | m2 | 630 | |
| | <u>PREPARATORY WORK TO EXISTING SURFACES</u> | | | |
| | <u>MAKING GOOD OF FINISHES ETC</u> | | | |
| 2 | Hacking of faces of existing 1.8m high steel structures, etc to receive new steel paint | m2 | 144 | |
| | Carried Forward | | | R |
| | Section No. 2 Bill No. 1 Alterations | | | |

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| Item No | | Quantity | Rate | Amount |
|---------|--|----------|------|--------|
| | <u>SECTION NO. 1 : BUILDING WORKS</u> | | | |
| | <u>BILL NO. 1 : WATERPROOFING</u> | | | |
| | <u>PREAMBLES</u> | | | |
| | The General 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 General Preambles will be entertained | | | |
| | The following "Supplementary Preambles" are incorporated in this bill to satisfy the requirements of the project and shall take precedence over the provisions of the said General Preambles | | | |
| | <u>SUPPLEMENTARY PREAMBLES</u> | | | |
| | <u>Waterproofing</u> | | | |
| | Guarantee: A ten (10) year guarantee will apply to the areas waterproofed | | | |
| | The existing waterproofing will hold good for a period of Ten (10) years, subject to maintenance being done every Three (3) years | | | |
| | Waterproofing to roofs shall be laid to even falls to outlets, etc with necessary ridges, hips and valleys | | | |
| | Descriptions of sheet or membrane waterproofing shall be deemed to include additional labour to turn-ups and turn-downs | | | |
| | <u>WATERPROOFING TO ROOFS, BASEMENTS, ETC</u> | | | |
| | <u>Clean and prepare surface, prime area with one coat torch on primer, One coat 4mm "Torch-on waterproofing system in accordance with the manufacturer's instructions:</u> | | | |
| 1 | On flat roofs | m2 | 630 | |
| | Carried Forward | | R | |
| | Section No. 2 | | | |
| | Bill No. 2 | | | |
| | Waterproofing | | | |

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| Item No | | Quantity | Rate | Amount |
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| | <u>SECTION 2: BUILDING WORKS</u> | | | |
| | <u>BILL NO.7: PAINTWORK</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>Previously painted plastered surfaces</u> | | | |
| | 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 | | | |
| | <u>Previously painted metal surfaces</u> | | | |
| | Surfaces shall be thoroughly rubbed and cleaned down. Blistered or peeling paint shall be completely removed down to bare metal | | | |
| | <u>Previously painted wood surfaces</u> | | | |
| | 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 | | | |
| | Carried Forward | | R | |
| | Section No. 2 Bill No. 3 Paintwork | | | |

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