

UNIVERSITY OF JOHANNESBURG CENTRAL TECHNICAL SERVICES  
KOPANO RESIDENCE RENOVATIONS  
DOORNFONTEIN CAMPUS  
PROVISIONAL BILL OF QUANTITIES

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

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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><b>SUMMARY OF CATEGORIES</b></p> <p>1 Category : Fixed 15%.....</p> <p>2 Category : Value 10%.....</p> <p>3 Category : Time 75%.....</p>			
	Item		
	Item		
	Item		
<b>Carried to Final Summary</b>		R	
<p>Section No. 1 Bill No. 1 Preliminaries and General</p>			

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<p style="text-align: right;"><b>Brought Forward</b></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> <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>		R	
<p style="text-align: right;"><b>Carried Forward</b></p> <p>Section No. 2 Bill No. 1 Alterations</p>		R	

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Item No	Quantity	Rate	Amount
<b><u>SECTION 2: SHOWERS WATERPROOFING</u></b>			
<b><u>BILL NO.2: WATERPROOFING</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>Waterproofing to shower floors</u></p> <p>"Weber.sys Waterproof-it" shower waterproofing system to floors and walls shall be applied under a ten (10) year guarantee by an approved applicator</p> <p>Surfaces to be clean, dry, sound and free and from dust, grease or any contamination that could impair bonding. Mix Waterproof-it Compound A with Waterproof-it Emulsion B to form a slurry, apply 1 to 2mm thick coat to cement plaster using a block brush into corners and bed Waterproof-it Membrane onto wet slurry allowing for 100mm overlaps, immediately apply 2nd coat to membrane ensuring saturation of the membrane. Apply 2mm thick of the rest of the rest of the shower area and allow to dry for 24 hours</p>			
<b><u>WATERPROOFING TO FLOORS AND WALLS</u></b>			
<b>Carried Forward</b>			R
Section No. 2 Bill No. 2 Waterproofing			

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Brought Forward			R
	<u>300 x 300 x 5mm Ceramic wall tile (PC R250/m<sup>2</sup>) fixed with adhesive to plaster (plaster elsewhere) and flush tinted grout</u>		
1	On walls	m2	125
	<b><u>FLOOR TILING</u></b>		
	<u>50 x 50 x 4mm Mosaic floor tile (PC R250/m<sup>2</sup>) fixed with suitable adhesive to screed and flush pointed with tinted waterproofing grout</u>		
2	On shower floors	m2	125
Carried Forward to Summary of Section No. 2			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	258
<b>Carried Forward to Summary of Section No. 2</b>			R
Section No. 2			
Bill No. 5			
Paintwork			

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SECTION SUMMARY - SECTION 2: SHOWERS WATERPROOFING			Amount	
Bill No		Page No		
1	Alterations	5		
2	Waterproofing	7		
3	Tiling	9		
4	Plastering	10		
5	Paintwork	12		
Carried to Final Summary			R	
Section No. 2				

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<p style="text-align: right;"><b>Brought Forward</b></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> <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>		R	
<p style="text-align: right;"><b>Carried Forward</b></p> <p>Section No. 3 Bill No. 1 Alterations</p>		R	

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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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		Brought Forward			R
2	100mm High skirting	m	15		
Carried Forward to Summary of Section No. 3					R
Section No. 3					
Bill No. 4					
Tiling					

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Item No		Quantity	Rate	Amount
	<b><u>SECTION 4: SEMINAR ROOMS</u></b>			
	<b><u>BILL NO.1: PLASTERING</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.			
	<b><u>ON INTERNAL PLASTER SURFACES</u></b>			
	<b><u>Cement plaster wood floated on internal brickwork (walls)</u></b>			
1	On walls	m2	50	
	<b>Carried Forward to Summary of Section No. 4</b>			R
	Section No. 4			
	Bill No. 1			
	Plastering			

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Brought Forward			R
<b><u>PAINTWORK, ETC TO EXISTING 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	188
Carried Forward to Summary of Section No. 4			R
Section No. 4			
Bill No. 2			
Paintwork			

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Brought Forward			R
<b><u>Extra over trench and hole excavations in earth for excavation in</u></b>			
2	Soft rock	m3	2
3	Hard rock	m3	2
<b><u>Extra over all excavations for carting away</u></b>			
4	Surplus material from excavations and/or stock piles on site, to a dumping site to be located by the contractor	m3	19
<b><u>Risk of collapse of excavations</u></b>			
5	Sides of trench and hole excavations not exceeding 1,5m deep	m2	211
<b><u>Keeping excavations free of water</u></b>			
6	Keeping excavations free of all water other than subterranean water	Item	
<b><u>Soil insecticide in accordance with SANS 5859</u></b>			
7	To bottoms and sides of holes etc	m2	242
<b><u>UNREINFORCED CONCRETE CAST AGAINST EXCAVATED SURFACES</u></b>			
<b><u>25MPa/19mm concrete</u></b>			
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>			
<i>In high corrosion areas fence posts, stays, gates, etc are to be galvanised</i>			
Carried Forward			R
Section No. 6 Bill No. 2 External Works			

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Item No		Quantity	Rate	Amount
	<b><u>SECTION 6: FENCING</u></b>			
	<b><u>BILL NO. 3: PAVED AREAS</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.			
	Nature of the Ground:			
	A soil investigation has been carried out on the site by the Engineer and the report is annexed to these bills of quantities			
	The building structures are assumed to be founded on compacted G5 sub-base fill up to 2600mm deep			
	Should the Contractor encounter any "soft" or "hard" rock in the excavations, he shall immediately notify the Engineer who shall be the sole arbiter as to what constitutes "soft" or "hard" rock for final account purposes			
	No Subterranean water is expected			
	Excavation for working space in rock:			
	Notwithstanding clause 11 of the Standard System of Measuring Building Work, excavation for working space in rock will be measured in cubic metres to the extent executed and given as "extra over" bulk excavation or trench and hole excavation as the case may be			
	<b>Carried Forward</b>		R	
	Section No. 6 Bill No. 3 Paved Areas			

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<b>Brought Forward</b>			R
<p>Carting away of excavated material:</p> <p>Descriptions of carting away of excavated material shall be deemed to include loading excavated material onto trucks directly from the excavations or, alternatively, from stock piles situated on the building site</p> <p>Filling:</p> <p>Notwithstanding the reference to prescribed multiple handling in Clause 1 of the Standard System of Measuring Building Work, prices for filling and backfilling shall include for all selection and any necessary multiple handling of material</p> <p>Testing:</p> <p>Prices for backfilling to trenches and holes only are to include for all necessary density tests in accordance with SANS 1200D</p> <p>Maintenance period:</p> <p>The maintenance period to civil works such as roads, parking and related earthworks shall be twelve calendar months</p> <p><b><u>SITE CLEARANCE</u></b></p> <p><u>Cutting down and removing, grubbing up roots and filling in holes:</u></p>			
1	<p>Tree stump exceeding 500mm and not exceeding 1000mm girth</p> <p><b><u>EXCAVATION, FILLING, ETC.</u></b></p> <p><b><u>Rip and compact existing soil layer 150mm</u></b></p>	No	1
2	<p>150mm Soil layer</p> <p><b><u>PAVING ETC</u></b></p>	m2	434
<b>Carried Forward</b>			R
<p>Section No. 6</p> <p>Bill No. 3</p> <p>Paved Areas</p>			

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Brought Forward			R
<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
Testing of material and filling:			
Descriptions of earth filling, compaction, etc shall be deemed to include for all necessary testing required in accordance with the SABS 1200 series			
<u>Weed killer (active ingredients metalaclor 102,8 g/l, terbitilasien 248,6 g/l and atrasion 248,6 g/l) mixed in the proportion of 100 ml weed-killer to 100 l water and applied at a rate of 10 l/m2:</u>			
3	Under paving, etc	m2	454
<u>Paving of size 220 x 100 x 80mm "Vibro 35 MPa Interlock" concrete paving bricks with butt joints, on 25mm thick river sand bed with sand-and-cement mixture swept into joints and hosed down, including preparation of ground or filling:</u>			
4	Paving in herringbone bond pattern to falls	m2	454
<b><u>BRICKWORK</u></b>			
<b><u>SUPERSTRUCTURE: SEMI-FACE BRICKWORK</u></b>			
<u>External semi-face bricks (Allow a Prime Cost Amount of R1500/1000 bricks delivered to site) built in horizontal stretcher bond with recessed horizontal and vertical joints:</u>			
5	Extra over brickwork for semi-face brickwork	m2	7
<b>Carried Forward to Summary of Section No. 6</b>			R
Section No. 6			
Bill No. 3			
Paved Areas			

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Item No		Quantity	Rate	Amount
	<b><u>SECTION 6: FENCING</u></b>			
	<b><u>BILL NO. 3: PROVISIONAL SUMS</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.			
	<b><u>BUDGETARY ALLOWANCE</u></b>			
	<b><u>PROVISIONAL SUMS FOR NOMINATED / SELECTED SUBCONTRACT WORKS</u></b>			
	<u>Security Cameras</u>			
1	Provide the Sum of R120,000.00 (One Hundred and Twenty Thousand) for security cameras to be expended as the Agent/Representative may direct or deduct in whole or in part, if not required	Item		120,000.00
2	Profit		%	
3	Attendance		%	
	<b>Carried Forward to Summary of Section No. 6</b>		R	
	Section No. 6			
	Bill No. 4			
	Provisional Sums			

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SECTION SUMMARY - SECTION 6: FENCING		Page No	Amount	
Bill No				
1	Alterations	32		
2	External Works	35		
3	Paved Areas	38		
4	Provisional Sums	39		
Carried to Final Summary			R	
Section No. 6				



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Section No	<u>FINAL SUMMARY</u>	Page No	Amount
1	SECTION 1: PRELIMINARIES	2	
2	SECTION 2: SHOWERS WATERPROOFING	13	
3	SECTION 3: LAUNDRY ROOM	24	
4	SECTION 4: SEMINAR ROOMS	29	
5	SECTION 5: WINDOW LEDGES REPLACE	30	
6	SECTION 6: FENCING	40	
	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