

**UNIVERSITY OF JOHANNESBURG CENTRAL TECHNICAL SERVICES**  
**DFC JOHN ORR 3408 - 3410: WATER LAB CONVERSION**  
**BILL OF QUANTITIES**

Item No		Quantity	Rate	Amount
	<p><b><u>SECTION 1: PRELIMINARIES AND GENERAL</u></b></p> <p><b><u>BILL NO.1 : PRELIMINARIES</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>		
1	Category : Fixed 10%.....	Item
2	Category : Value 15%.....	Item
3	Category : Time 75%.....	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: BUILDING WORKS</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			

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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>			
<b><u>REMOVAL OF EXISTING WORK</u></b>			
<u>Breaking down and removing brickwork etc</u>			
1	One brick walls	m2	3
<u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc</u>			
2	Drywall partitions 3000mm high	m	9
<b><u>MAKING GOOD OF FINISHES ETC</u></b>			
<b>Carried Forward</b>			R
<p>Section No. 2  Bill No. 1  Alterations</p>			

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<b>Brought Forward</b>			R
	<u>Making good of all existing work</u>		
3	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	
	<u>Leave in good condition</u>		
4	The Contractor is to allow for leaving the existing building, in which the alterations are undertaken, clean and neat at completion	Item	
	<b><u>BUDGETARY ALLOWANCE</u></b>		
5	Allow for unforeseen 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	10 000.00
<b>Carried Forward to Summary of Section No. 2</b>			R
Section No. 2			
Bill No. 1			
Alterations			

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Item No		Quantity	Rate	Amount
	<b><u>SECTION NO. 2 : BUILDING WORKS</u></b>			
	<b><u>BILL NO. 2 : CONCRETE, REINFORCEMENT AND FORMWORK</u></b>			
	<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
	<p>For preambles see "Model Preambles for Trades (2008 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>UNREINFORCED CONCRETE</u></b>			
	<u>Workbench Tops</u>			
1	150mm thick concrete workbench concrete tops and ms channel edges, size 2472mm long x 500mm wide, complete including formwork, finishing etc	No	2	
	<b>Carried Forward to Summary of Section No. 2</b>			R
	Section No. 2			
	Bill No. 2			
	Concrete, Formwork and Reinforcement			

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<b>Brought Forward</b>			R
<u>Aluminium framed preglazed double panel doors including ironmongery with (Key and lock specifications to be CISA cylinders with G96D keyway only, measured elsewhere) in position as shown to match existing as per specification and to clients/PM approval.</u>			
2	Door size 1550 x 3100mm high	No	2
<b><u>SUNDRY STAINLESS STEELWORK</u></b>			
<b><u>Fittings fixed to brickwork or concrete</u></b>			
3	Supply and install new 4410mm x 1200mm x 1600mm High painted mild steel framed cage covered with steel mesh, corrugated roofing, steel stand and lockable gate fixed to the wall in position as shown to match existing as per manufacturers specification and to Clients specification and to UJ technical maintenance approval	No	1
<b><u>SUNDRIES</u></b>			
4	100mm high aluminium skirting	m	42
<b>Carried Forward to Summary of Section No. 2</b>			R
Section No. 2			
Bill No. 4			
Metal Work			

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Item No		Quantity	Rate	Amount
	<b><u>SECTION 2: BUILDING WORKS</u></b>			
	<b><u>BILL NO. 5: IRONMONGERY</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>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><b><u>LOCKS</u></b></p> <p><u>Manufactured by 'CISA'</u></p>			
1	Cylinder locks with "G96D" keyway, complete as per Architects specification and approval	No	3	
	<b><u>HANDLES</u></b>			
	<b>Carried Forward</b>			
	Section No. 2		R	
	Bill No. 5			
	Ironmongery			

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<b>Brought Forward</b>				R
	<u>Manufactured by 'Dorma'</u>			
2	Anodised aluminium pull handles with roses, fixed back-to-back, complete as per Architects specification and approval	Pairs	3.0	
	<b><u>SUNDRIES</u></b>			
	<u>Manufactured by 'Dorma'</u>			
3	Floor mounted door stopper, complete as per Architects specification and approval	No	3	
	<b><u>PINNING BOARDS, WRITING BOARDS, PROJECTION SCREENS, ETC</u></b>			
4	White magnetic board size 2400 x 1200mm high with anodised aluminium frame around, mounted to wall in accordance with client requirements and UJ technical maintenance approval.	No	1	
<b>Carried Forward to Summary of Section No. 2</b>				R
Section No. 2				
Bill No. 5				
Ironmongery				

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Item No		Quantity	Rate	Amount
	<b><u>SECTION NO. 2 : BUILDING WORK</u></b>			
	<b><u>BILL NO. 7 : PAINTWORK</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>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			
	<b>Carried Forward</b>		R	
	Section No. 2 Bill No. 7 Paintwork			

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Brought Forward			R
<b><u>PAINTWORK, ETC TO NEW WORK</u></b>			
<b><u>ON INTERNAL FLOATED 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	6
<b><u>ON PLASTERBOARD SURFACES</u></b>			
<u>Prepare, stop and apply two coats Plascon Polvin Wall and All emulsion paint for interior use (Colour: To be confirmed by Client)</u>			
2	On drywalls	m2	126
<b><u>ON WOOD SURFACES</u></b>			
<u>Prepare, stop and apply two coats gloss varnish for interior use</u>			
3	On doors	m2	25
<b>Carried Forward to Summary of Section No. 2</b>			R
Section No. 2			
Bill No. 7			
Paintwork			

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SECTION SUMMARY - SECTION 2: BUILDING WORKS		Page No	Amount	
Bill No				
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2	Concrete, Formwork and Reinforcement	6		
3	Masonry	7		
4	Metal Work	9		
5	Ironmongery	11		
6	Plastering	12		
7	Paintwork	14		
Carried to Final Summary			R	
Section No. 2				

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Item No		Quantity	Rate	Amount
	<b><u>SECTION NO. 3 : PROVISIONAL SUMS</u></b>			
	<b><u>BILL NO. 1 : PROVISIONAL SUMS</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>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>			
	<b>Carried Forward</b>		R	
	Section No. 3 Bill No. 1 Provisional Sums			



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<b>Brought Forward</b>		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			
<b><u>PROVISIONAL SUMS FOR NOMINATED / SELECTED SUBCONTRACT WORKS</u></b>			
<u>Electrical Installation</u>			
1	Provide the Sum of R300 000.00 (Three Hundred Thousand) for alarm system to be expended as the Agent/Representative may direct or deduct in whole or in part, if not required	Item	300 000.00
2	Profit	%	
3	Attendance	%	
<u>Gas Installation</u>			
4	Provide the Sum of R800 000.00 (Eight Hundred Thousand) for gas installation to be expended as the Agent/Representative may direct or deduct in whole or in part, if not required	Item	800 000.00
<b>Carried Forward</b>		R	
Section No. 3 Bill No. 1 Provisional Sums			

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	<b>Brought Forward</b>		R	
5	Profit		%	
6	Attendance		%	
	<u>Modular Water Laboratory Furniture</u>			
7	Provide the Sum of R640 441.00 (Six Hundred and Forty Thousand Four Hundred and Forty One) for modular laboratory furniture to be expended as the Agent/Representative may direct or deduct in whole or in part, if not required	Item		640 441.00
8	Profit		%	
9	Attendance		%	
	<u>Ultra pure water</u>			
10	Provide the Sum of R230 000.00 (Two Hundred and Thirty Thousand) for ultra pure water to be expended as the Agent/Representative may direct or deduct in whole or in part, if not required	Item		230 000.00
11	Profit		%	
12	Attendance		%	
	<u>Water Purification System</u>			
13	Provide the Sum of R60 000.00 (Sixty Thousand) for water purification system to be expended as the Agent/Representative may direct or deduct in whole or in part, if not required	Item		60 000.00
14	Profit		%	
15	Attendance		%	
	<u>Network Point</u>			
16	Provide the Sum of R25 000.00 (Twenty Five Thousand) for telephone and double network points be expended as the Agent/Representative may direct or deduct in whole or in part, if not required	Item		25 000.00
	<b>Carried Forward</b>		R	
	Section No. 3			
	Bill No. 1			
	Provisional Sums			

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