

Item No	Quantity	Rate	Amount
<p>SECTION 1</p>			
<p>BILL NO. 1 PRELIMINARIES</p>			
<p>BUILDING AGREEMENT AND PRELIMINARIES</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>PREAMBLES FOR TRADES</p>			
<p>The General Preambles for Trades 2017 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</p>			
<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>Carried Forward to Trade Summary</p>			
<p>Section 1 - Preliminaries Bill No 1 Preliminaries Paintwork to Sophia Town Residence common areas University of Johannesburg</p>		R	

Item No		Quantity	Rate	Amount
	<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>PRICING OF PRELIMINARIES</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>GENERAL</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 R.....	Item		
2	Category : Value R.....	Item		
3	Category : Time R.....	Item		
	Carried Forward to Trade Summary		R	
	Section 1 - Preliminaries Bill No 1 Preliminaries Paintwork to Sophia Town Residence common areas University of Johannesburg			

Bill No 1

Preliminaries

TRADE SUMMARY

Total Brought Forward from Page No

**Page
No**

1

2

Amount

Carried Forward to Final Summary

R

Section 1 - Preliminaries

Bill No 1

Preliminaries

Paintwork to Sophia Town Residence common areas

University of Johannesburg

Item
No

Quantity

Rate

Amount

SECTION 2

BILL NO 1

ALTERATIONS

PREAMBLES

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

SUPPLEMENTARY PREAMBLES

View site:

Before submitting his tender, the Contractor 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 contained in the buildings or portions of the buildings to be demolished.

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

Old materials to become property of the Contractor:

Old materials from alterations, except where described as to be re-used or handed over, become the property of the Contractor, who must allow credit for same in the last item of the "Alterations" trade

Carried Forward to Trade Summary

Section 2 - Building Works

Bill No 1

Alterations

Paintwork to Sophia Town Residence common areas

University of Johannesburg

R

Item No	Quantity	Rate	Amount
<p>Old materials to be carted away:</p> <p>Old materials from the alterations, except where described as to be re-used or handed over, as well as all rubbish, etc must be regularly carted from the site and not be allowed to accumulate on or around the site</p> <p>Old materials to be re-used:</p> <p>None of the old materials are to be used for new work, except where specifically described as being set aside for re-use</p> <p>Handing over of materials:</p> <p>Where certain materials or articles from demolitions or alterations are described as to be "handed over to the Employer", it shall be taken to mean "handed over by the Contractor to the Principal Agent" and such materials or articles shall be properly stored by the Contractor until handing over thereof and shall include all necessary transport</p> <p>The Contractor must obtain an official receipt from the Principal Agent listing the materials or articles and dates of handing over</p> <p>Should the Contractor fail to submit the receipt when requested to do so, it shall be deemed that the materials or articles are still in his possession and he will be held liable to the Employer for the full replacement value thereof, which amount will be deducted from any monies due to the Contractor</p> <p>Explosives:</p> <p>No explosives whatsoever may be used for demolition purposes, unless otherwise stated</p> <p>General:</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 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>Carried Forward to Trade Summary</p>			R
<p>Section 2 - Building Works Bill No 1 Alterations Paintwork to Sophia Town Residence common areas University of Johannesburg</p>			

Item No	Quantity	Rate	Amount
<p>Water supply pipes and other piping 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</p>			
<p>Doors, fanlights, fittings, frames, linings, etc which are to be re-used shall be thoroughly overhauled before refixing, including taking off, easing and rehangng, cramping up, re-wedging as required and making good cramps, dowels, etc and easing, 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, ironmongery, etc</p>			
<p>Prices for taking out and removing doors and frames shall include for removing architraves, ironmongery, door stops, cabin hooks, etc and making good floor and wall finishes to match existing</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 will be held solely responsible for the accuracy of all such dimensions where used in the manufacture of new items (e.g.doors, windows, fittings, etc)</p>			
<p>Hazardous materials:</p>			
<p>Demolitions of buildings, services, external works, site services, etc are to include for the safe removal and disposal of <u>asbestos or asbestos products or other hazardous materials</u> by approved Registered Specialists</p>			
<p>Carried Forward to Trade Summary</p>			R
<p>Section 2 - Building Works Bill No 1 Alterations Paintwork to Sophia Town Residence common areas University of Johannesburg</p>			

Item No	REMOVAL OF EXISTING WORK	Quantity	Rate	Amount
	Preparatory work to surfaces of existing ceilings, soffits of beams, etc:			
1	Scabbling soffit of existing concrete slab for key to new plaster (plaster elsewhere)	m2	259	
	Taking down and removing large unit roof coverings, accessories, etc:			
2	Removal of existing insulation under structural members	m2	79	
	Carried Forward to Trade Summary			
	Section 2 - Building Works			
	Bill No 1			
	Alterations			
	Paintwork to Sophia Town Residence common areas			
	University of Johannesburg			
			R	

Bill No 1

Alterations

TRADE SUMMARY

Total Brought Forward from Page No

**Page
No**

Amount

4

5

6

7

Carried Forward to Section Summary

R

Section 2 - Building Works

Bill No 1

Alterations

Paintwork to Sophia Town Residence common areas

University of Johannesburg

Item No	SECTION 2	Quantity	Rate	Amount
	BILL NO 2			
	PLASTERING			

	PREAMBLES			
	<p>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</p> <p>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</p>			
	INTERNAL PLASTER			
	Gypsum skim plaster on existing plaster :			
1	On ceilings	m2	259	
	Carried Forward to Section Summary			R
	Section 2 - Building Works Bill No 2 Plastering Paintwork to Sophia Town Residence common areas University of Johannesburg			

Item No		Quantity	Rate	Amount
	<p>SECTION 2</p> <p>BILL NO 3</p> <p>TILING</p> <p>-----</p> <p>PREAMBLES</p> <p>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</p> <p>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</p> <p>SUPPLEMENTARY PREAMBLES</p> <p>Fixing:</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 cement 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 from the "Tal Goldstar" or similar approved range of products as recommended by the manufacturer of the tiles</p> <p><i>Each of the following three preambles is only to be used where and as applicable</i></p>			
	Carried Forward to Trade Summary			
	<p>Section 2 - Building Works</p> <p>Bill No 3</p> <p>Tiling</p> <p>Paintwork to Sophia Town Residence common areas</p> <p>University of Johannesburg</p>		R	

Item No	PRICING	Quantity	Rate	Amount
	<p>Unless otherwise described, all floor and wall tiles are to be supplied by the Employer. The Contractor is to allow in his labour rates for taking possession on site and securely storing and protecting the tiles, until such work is to be executed. Any shrinkage on site will be for the Contractor's account</p>			
	SUNDRIES			
	Aluminium corner protectors, stair nosings, expansion joint strips, etc:			
1	76 x 76 x 2mm Retro-fit corner protectors	m	125	
	Carried Forward to Trade Summary			R
	<p>Section 2 - Building Works Bill No 3 Tiling Paintwork to Sophia Town Residence common areas University of Johannesburg</p>			

Bill No 3

Tiling

TRADE SUMMARY

Total Brought Forward from Page No

**Page
No**

10

11

Amount

Carried Forward to Section Summary

R

Section 2 - Building Works

Bill No 3

Tiling

Paintwork to Sophia Town Residence common areas

University of Johannesburg

Item
No

Quantity

Rate

Amount

SECTION 2

BILL NO 4

PAINTWORK

PREAMBLES

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

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 Model Preambles

SUPPLEMENTARY PREAMBLES

PREPARATORY WORK TO EXISTING WORK

Previously painted plastered surfaces:

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

Previously painted metal surfaces:

Surfaces shall be thoroughly rubbed and cleaned down. Blistered or peeling paint shall be completely removed down to bare metal

Previously painted wood surfaces:

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 to Trade Summary

Section 2 - Building Works

Bill No 4

Paintwork

Paintwork to Sophia Town Residence common areas

University of Johannesburg

R

Item No		Quantity	Rate	Amount
	PAINT SPECIFICATIONS			
	All painting shall be done in accordance with "PLASCON" specifications, unless otherwise described			
	COLOURS			
	Unless otherwise described, all paintwork shall be deemed to have a colour value in excess of 7 on the Munsell system in accordance with SANS 1091			
	When staining timber, the resultant colour or shade must be to the complete satisfaction of the Principal Agent before any overcoating or preservative is applied			

	PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK			
	One coat alkali resistant primer and two coats "wall and all" emulsion paint for interior use, on:			
1	On internal plastered walls	m2	7,487	
2	Ditto but on external plastered walls	m2	435	
	ON SMOOTH CONCRETE SURFACES			
	One coat alkali resistant primer and two coats " wall and all" emulsion paint for interior use, on:			
3	Ceilings and beams	m2	3,088	
	ON METAL SURFACES			
	One coat water based primer, one coat alkyd based universal undercoat and two coats superior quality universal enamel paint, on galvanised steel:			
4	Gates, grilles, burglar screens, balustrades, etc (both sides measured over the full flat area)	m2	1,954	
5	Members of stair cases	m2	1,720	
6	Columns and beams	m2	570	
	Carried Forward to Trade Summary			
	Section 2 - Building Works			
	Bill No 4			
	Paintwork			
	Paintwork to Sophia Town Residence common areas			
	University of Johannesburg			
				R

Item No		m	Quantity	Rate	Amount
7	Rails, bars, pipes, etc not exceeding 300mm girth	m	260		
Carried Forward to Trade Summary					R
Section 2 - Building Works Bill No 4 Paintwork Paintwork to Sophia Town Residence common areas University of Johannesburg					

Bill No 4

Paintwork

TRADE SUMMARY

Total Brought Forward from Page No

**Page
No**

Amount

13

14

15

Carried Forward to Section Summary

R

Section 2 - Building Works

Bill No 4

Paintwork

Paintwork to Sophia Town Residence common areas

University of Johannesburg

SECTION SUMMARY - Section 2 - Building Works

Bill No		Page No	Amount
1	Alterations	8	
2	Plastering	9	
3	Tiling	12	
4	Paintwork	16	
Carried Forward to Final Summary			R
Section 2 - Building Works Paintwork to Sophia Town Residence common areas University of Johannesburg			

Item No	SECTION 3	Quantity	Rate	Amount
	BILL NO. 1			
	BUDGETARY ALLOWANCES			

	PREAMBLES			
	General:			
	A Budgetary Allowance is a sum of money included in the contract sum for work intended for execution by the Contractor, the extent of which is identified but not detailed			
	Work for which budgetary allowances are provided will be measured and valued in accordance with clause 14 of the Minor works Agreement and deducted in whole or in part if not required without any compensation for loss or profit on the said allowances			
	Each Budgetary Allowance may comprise more than one element of work			

	RUST TREATMENT TO STEEL			
1	Budgetary Allowance of Sixty Thousand Rand for Rust treatment to steel stair cases	Item		60,000.00
	ADDITIONAL BUILDERS' WORK			
2	Budgetary Allowance of Fifty Thousand Rand for additional builders' work	Item		50,000.00
	Carried Forward to Section Summary		R	
	Section 3-Budgetary allowances & provisional sums Bill No 1 Budgetary allowance Paintwork to Sophia Town Residence common areas University of Johannesburg			

Item No	Quantity	Rate	Amount
SECTION 3			
BILL NO. 2			
PROVISIONAL SUMS			

PREAMBLES			
General:			
Subcontract amounts are net.			
Subcontract amounts are for material and equipment supplied and installed complete by firms of specialists			
Each subcontract amount may comprise more than one element of work. Therefore, each subcontract amount may include for work to be carried out by more than one subcontractor			
Profit:			
Where stated, the Contractor may allow for profit if required			
General attendance on nominated/selected subcontractors:			
The item "General Attendance" which follows each subcontract amount for nominated/selected subcontractors' work, shall be deemed to cover all the Contractor's costs incurred in providing free of charge to the nominated/selected subcontractors, the following:			
1. Access to the site and places where the subcontract work is to be carried out, including the reasonable use of any temporary personnel hoists erected by the Contractor			
Carried Forward to Trade Summary			
Section 3-Budgetary allowances & provisional sums			
Bill No 2			
Provisional sums			
Paintwork to Sophia Town Residence common areas			
University of Johannesburg			
		R	

Item No		Quantity	Rate	Amount
	<p>2. The provision of water and lighting and of single phase electric power to a position within 50 metres of the place where the subcontract work is to be carried out but excluding water, fuel and power for commissioning of any installation</p> <p>3. The provision of an area for the subcontractor to establish temporary office accommodation and workshops and for the storage of plant and materials</p> <p>4. The use, at reasonable times by arrangement, of the Contractor's erected hoisting equipment</p> <p>5. Making good in all trades and cleaning down and removal of rubbish on completion</p> <p>Special attendance on nominated/selected subcontractors:</p> <p>Where stated, special attendance, as set out in clause 8.1 of section B of the Preliminaries, will be described in detail in this bill</p> <p>Builder's work:</p> <p>Builder's work in connection with specialist services is given elsewhere in these bills of quantities</p> <p>-----</p> <p>WATERPROOFING TO TOP OF COURT YARD WALLS</p>			
1	Provide the sum of Thirty Thousand Rand for waterproofing top of court yard walls	Item		30,000.00
2	Allow for profit	Item		
3	Allow for attendance	Item		
Carried Forward to Trade Summary				
Section 3-Budgetary allowances & provisional sums				
Bill No 2				
Provisional sums				
Paintwork to Sophia Town Residence common areas				
University of Johannesburg				
				R

Bill No 2

Provisional sums

TRADE SUMMARY

Total Brought Forward from Page No

**Page
No**

19

20

Amount

Carried Forward to Section Summary

Section 3-Budgetary allowances & provisional sums

Bill No 2

Provisional sums

Paintwork to Sophia Town Residence common areas

University of Johannesburg

R

SECTION SUMMARY - Section 3-Budgetary allowances & provisional

Bill No		Page No	Amount
1	Budgetary allowance	18	
2	Provisional sums	21	
Carried Forward to Final Summary			
Section 3-Budgetary allowances & provisional sums Paintwork to Sophia Town Residence common areas University of Johannesburg			R

Section No	FINAL SUMMARY	Page No	Amount
1	Section 1 - Preliminaries	3	
2	Section 2 - Building Works	17	
3	Section 3-Budgetary allowances & provisional sums	22	
	SUB TOTAL		R
	CONTRACT CONTINGENCIES		
	Allow the sum of 10% (Ten percent) of the above sub total for Contingencies to be spent as the Principal Agent may direct and to be deducted in whole or in part if not required		R
	TOTAL INCLUDING CONTINGENCIES		R
	VALUE ADDED TAX		
	Value Added Tax [15%]		R
	TOTAL		R
	Carried to Annexure A - Form of Tender		R
	Paintwork to Sophia Town Residence common areas University of Johannesburg		