

BILL OF QUANTITIES - BUILDING WORK

PROJECT NAME BUILDING 43 D OFFICE UPGRADE
DEPARTMENT: FACILITIES DEPARTMENT -PROJECT SECTION



ITEM No.	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
A	<u>PRELIMINARY AND GENERAL ITEMS</u>				
	<p>Note: Tenderers are advised to study the Model Preambles for Trades before pricing the Bill.</p> <p>Unless otherwise stated herein, all items in the Bill shall be deemed to be a fixed price for the duration of this project</p> <p>Bill to be read in conjunction with scope document and drawings</p> <p>Tenderers to allow for all Certificates of compliance according to various trade applicable</p> <p>Pricing of Bills of quantities Items left unpriced will be deemed to be covered in prices against other items throughout these bills of quantities and no claim for any extras arising out of the contractor's omission to price any item will be entertained</p> <p>Viewing site The tenderers are required to familiarise themselves on site with the dimensions, material and work required in order to price each item correctly in this bill of quantities</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>Tenderers to allow for the protection of existing finishes. Any damage to existing finishes will be remedies at the contractor's cost</p> <p>Allow for Preliminary and General including all health and safety requirements as per Occupational Health and Safety Act 85 of 1993</p>				
	Sum		1.0		
1)	Site establishment	Sum	1.0		
2)	Tools & equipment	Sum	1.0		
	Site De- establishment (Allowance for making good, cleaning up and rubble removal)	Sum	1.0		
	<u>PRELIMINARY AND GENERAL ITEMS</u>				
B	<u>DEMOLITION AND ALTERATION</u>				
1)	Remove existing carpets and cart to spoil	m ²	306.6		
2)	Remove existing ceiling	m ²	32.5		
3)	Strip existing lights	no	6.0		
4)	Remove existing projector	no	1.0		
5)	Remove existing blinds	m ²	35.0		
6)	Remove existing water closets	No	4.0		
7)	Remove existing old urinal, screen, platform and make good	No	1.0		
8)	Remove existing airconditioning unit	No	3.0		
9)	Removing existing double compartment electrical skirting cover	m	38.4		
10)	Remove existing window sill tiles and make good	m	42.8		
11)	Remove existing double door at D416 make good to receive aluminium sliding door	No	1.0		
C	<u>GENERAL MAINTENANCE ON WINDOWS</u>				
1)	Repair the existing steel window handles and panes	Sum	1.0		

2)	Remove all loose and flaking paint by scraping and sanding. Carefully remove and replace all loose and cracked window putty and re-apply new putty in preparation to receive new paint repaint (only interior side)	Sum	1.0	
D	<u>PAINTWORK</u>			
	<u>Note:</u> Paint spec to be presented to the project manager for approval prior to contractor procuring larger quantities			
	Prepare surfaces and remove all loose materials, make good with Rhinolite, apply one coat 'Plascon Merit Resistant Plaster Primer' (UC56), one coat 'Plascon or equivalent Universal Undercoat' (UC1), and two coats 'Plascon or equivalent Double Velvet Paint - (Colour - Pentone 172) Deem to comply specification: High quality washable double velvet with sheen finish paint suitable for exterior use to plastered wall and complying with SANS 1586 and 103055. Applied to Manufactures specifications.			
1)	Accent Walls	m ²	80.0	
	Prepare surfaces and remove all loose materials, make good with Rhinolite, apply one coat 'Plascon Merit Resistant Plaster Primer' (UC56), one coat 'Plascon or equivalent Universal Undercoat' (UC1), and two coats 'Plascon or equivalent Double Velvet Paint - (Colour - Amazon mist) Deem to comply specification: High quality washable sheen finish paint suitable for exterior use to plastered wall and complying with SANS 1586 and 103055. Applied to Manufactures specifications.			
2)	Walls	m ²	342.3	
	Prepare surfaces and remove loose materials, sanddown and prepare wood surface with Pink 'Plascon or equivalent Wood Primer' and two coats 'Plascon or equivalent Washable Double Velvet with sheen finish Paint			
3)	Bathroom interior doors: Colour -Pentone 172	No	4.0	
4)	office single doors: color- Amazon mist	No	3.0	
	Prepare surfaces and remove loose materials, sand-down and prepare surface with Pink 'Plascon or equivalent Primer' and two coats 'Plascon or equivalent Washable Double Velvet Paint - (Colour - grey)			
5)	Existing window frames (room 612,503,403,407, 409, 417,419, 418, 416)	Psum	1.0	
	Existing door frames	No	7.0	
	Prepare surfaces and remove loose materials, sanddown and prepare surface apply two coats of Plascon or equivalent Washable Double Velvet Paint - (Colour - white)			
6)	wooden skirting (boardrooms only @D416 & 612)	m	47.6	
E	<u>CEILING</u>			
	Supply and install Armstrong fine fissured 600x600mm stock code AFF12LI lay in grid ceiling system laid on double stitched slotted tees at 600mm centres in color white including necessary grids, locking type and clips. Ceiling perimeter to be finished using shadow line wall angles. Installation guide to be accordance to manufacturer's specification			
1)		m ²	271.2	
2)	Plasterboard gypsum plastered ceiling and paint	m ²	49.0	
F	<u>BLINDS</u>			
	50mm Basswood venetian horizaontal blinds as per specification Colour: Ice white			
1)		m ²	81.0	
G	<u>CARPENTRY</u>			
	<u>Cupboards</u>			

	<p>Melamine floor cupboards in all offices and boardroom fitted below the windows against the wall with doors, handles, complete all as per the Drawing.</p> <p>Carcass: 16mm Bisonboard melawood Manufacturer: PG Bison, colour: Superwhite with matching edging.</p> <p>Kickplate: to be bisonboard moisture resistant chipboard with formica laminate face, Manufacturer: PG Bison, colour: Formica storm/ dove grey</p> <p>Doors: 16mm Bisonboard laminated in four sided post form full wrap in formica laminate manufacturer: PG Bison, Color Formica storm/ dove grey</p> <p>Top : 30mm thick Bisonboard laminated in four sided post form full wrap in formica laminate manufacturer: PG Bison, Color: light grey</p>				
1)	Cupboard size 4400mm long x 1200mm high x 500mm deep (room 612)	No		1.0	
2)	Service door size: 2700mm high x 670mm wide (room 612)	No		2.0	
3)	Cupboard size 3240mm long x 1200mm high x 500mm deep (room 503)	No		1.0	
4)	Service door size: 2700mm high x 670mm wide (room 503)	No		1.0	
5)	Cupboard size 3240mm long x 1200mm high x 500mm deep (room 403)	No		1.0	
6)	Service door size: 2700mm high x 670mm wide (room 403)	No		1.0	
7)	Cupboard size 2660mm long x 1200mm high x 500mm deep (room 407)	No		1.0	
8)	Service door size: 2700mm high x 670mm wide (room 407)	No		1.0	
9)	Cupboard size 3764mm long x 1200mm high x 500mm deep (room 409)	No		1.0	
10)	Service door size: 2700mm high x 670mm wide (room 409)	No		1.0	
11)	Cupboard size 2142 mm long x 1200mm high x 500mm deep (room 417)	No		1.0	
12)	Service door size: 2700mm high x 670mm wide (room 417)	No		1.0	
13)	Cupboard size 4343 mm long x 1200mm high x 500mm deep (room 419)	No		1.0	
14)	Service door size: 2700mm high x 670mm wide (room 419)	No		1.0	
15)	Cupboard size 2142 mm long x 1200mm high x 500mm deep (room 418)	No		1.0	
16)	Cupboard size 4386 mm long x 1200mm high x 500mm deep (room 416)	No		1.0	
17)	Service door size: 2700mm high x 670mm wide (room 416)	No		1.0	
H	<u>DRYWALL</u>				
	<p>Lafarge Gypsum remounted Finesse partitions with an overall thickness of 88mm comprising of internal framing formed of 48mm Finesse galvanised steel studs clipped into position at 600mm centres into Finesse galvanised steel friction top and bottom tracks including where necessary any additional Finesse steel friction track to be secured to aluminium door openings, glazing, angles, corners, head, termination ends and floors. (CODE: OAP01)</p> <p>Supply and install new Lafarge Gypsum remounted Finesse partitioning including aluminium trim and 76mm skirting (b/s) including 1No, 40mm solid core hardboard flush panel door with concealed edges, size 4400mm x2032mm high hung, to partitioning frames</p>		m ²	12.0	
2)	<u>CUBICLE DOORS</u>				
	Supply and install 813 x 2 032 x 44mm Thick semi solid flush panel door, complete with hinges. Door handles to be Indicator bolts with lock thumbs. Complete with door stops.	No		4.0	
I	<u>FLOOR COVERINGS</u>				
	" Avance 6" (AC- 06A), 500x500mm Bitumen backed tufted loop pile carpet tile manufactured from 100% solution dyed nylon, installed tessellated and to be laid in accordance with the SANS 10186 Code of practice		m ²	306.6	
2)	Supply and install solid oak 150mm high wooden skirting to specification		m	25.5	
J	<u>TILING</u>				
	<u>REMEDIAL WORKS</u>				
	Make good of walls and floor with approved self-levelling screed to receive new tiles.				
1)	Walls		m ²	102.8	
2)	Floors		m ²	27.75	
	600 x 600mm glazed porcelain wall tile fixed with adhesive to plaster Color: Murano bianco, grout: white				
3)	Bathroom wall up to ceiling height		m ²	102.8	

	600 x 280mm woodlook accent Tile - dark brown Colour Fixed with Tal adhesive and flush pointed with Tal jointing compound (All tiling to be laid with 5mm maximum consistent joints between tiles) laid and sealant to Manufacturer's specification				
4)	Bathroom wall accent tile on narrow widths	m ²	12.26		
	600mm x 600mm porcelain tile fixed with adhesive to floor slab Colour: Grey, grout grey				
5)	Floors	m ²	18.2		
K	<u>SANITARY FITTINGS</u>				
	Urinals				
	Geberit hyTouch Samba pneumatic urinal actuator (article no. 116011.46.1) finished in chromium plated "matt" including housing (article no. 116.001.00.1) with shut off valve, flush pipe (article no. 119.704.16.1 Inlet set (article no. 152.489.16.1) and urinal trap (article no. 152.983.00.1)				
1)	Deem to comply with specification: NB: All with Geberrit guarantee "Duravit D-Code" white ceramic visible inlet urinal (Code 082830 0000) , size 350 x 480 x 400mm, bolted to wall with stainless steel bolts and sealed abe Dow Corning acetoxo silicone sealant, all in accordance to manufacturer's specification	No	1.0		
2)		No	1.0		
	<u>Water closets</u>				
	"Geberit Kombifix" concealed cistern for wall hung WC (article no. 110.350.00.5), front actuated with "Samba" dual-flush actuator (Article no. 115.770.46.1) in chromium plated "matt" finish, including flush pipe and pan connector, water supply connection with angle valve stop valve, protection cover for flush pipe including fastening materials inside solid wall from 120mm up to 200mm. All with Geberit conditional guarantee				
3)		No	4.0		
4)	<u>Hand wash basins</u>				
	"Duravit Vero" white alpin ceramic above counter wash hand basin, size 450mm x 350mm x 135 with one tap hole and overflow, fixed to counter top and sealed with abe dow corning 785 acetoxo silicone sealant where basin rim meets counter top, all in accordance with the manufacturer's specification				
		No	2.0		
5)	<u>Taps, valves,etc.</u>				
	15mm "Watertech Karoo" chrome plated single lever raised basin mixer				
		No	2.0		
	<u>TRAPS</u>				
	40mm PVC "P" or "S" trap				
		No	2.0		
	<u>Countertop</u>				
	30mm "macadamia eezi quartz" top with 45 ⁰ Mitred joint, 2 – 3mm Bevel on surface edge, fixed to supports using dab of 100% clear silicone adhesive. Top to be Min 825mm wide x 870mm high above floor level, 300mm downstand to cover service below vanity slab.				
6)		No	2.0		
	<u>PLUMBING & DRAINAGE</u>				
	Budgetary allowances to be included for work which has not been fully designed. The work is to be executed as directed by the project manager. The work will be measured and priced at contract rates. The price includes removal of old pipes, chasing of pipes, connecting, testing and plumbing COC.				
7)		Prov.Sum	1.0	R 25 000.00	
L	<u>ELECTRICAL INSTALLATIONS</u>				
	Supply and install double compartment steel electrical skirting: Color:grey including the sockets (excluding cables)				
1)		m	38.4		
3)	Supply and install LED down lights to spec	No	38.0		
4)	Supply and install 600mm x 600mm LED ceiling panel lights to specification	No	43.0		
4)	Allow for wiring and all accessories	Sum	1.0		
5)	Allow for chasing new plug points under the carpet	Item	1.0		
6)	Allow for chasing the light switche wiring onto the walls and make good in the following room numbers:	Item	1.0		

7)	office 612, 503, 403, 407, 409, 417, 419, 418, 416 Allow for certificate of compliance	Item Item	1.0 1.0		
M	<p><u>MECHANICAL INSTALLATION</u></p> <p>1. The 2 air-conditioning brands that the CSIR allows uses are Samsung, and Mitsubishi. Only heat pump, inverter-type units are allowed (no fixed speed). 2. The air conditioning contractor must make good all openings through walls, slabs and ceilings. Slab opening must be waterproofed. 3. Condensing units should to be mounted on ground floor or roof slab for easy maintenance access. Any other position must be approved by the zone supervisor or HVAC specialist. 4. Condensing units must be installed against the wall on approved brackets at a minimum 300mm AFL (above floor level) on the roof and 600mm AFL on the ground floor. 5. A floor mounted plinth must first be discussed and approved by the zone supervisor or HVAC specialist. 6. Only copper refrigerant pipes and blue PVC drain pipes are allowed. 7. All internal pipes and cables to be in PVC trunking and external pipes in galvanised trunking. 8. The air-conditioning units must be vacuumed and pressure tested. 9. Only core drilling is permitted for the walls and slab. 10. The CSIR electricians will be responsible for pulling supply from the DB to the isolator. The supplier will be responsible for connecting the power to the aircon units. 11. All equipment should come with a manufacturer's warranty. 12. Manufacturer's operations and maintenance manuals must be provided for all installations.</p>				
1)	Supply and install 36000 Btu Samsung Inverter-type ceiling cassette unit	No	1.0		
2)	Supply and install 18000 BTU wall mounted airconditioning unit	No	1.0		
3)	Supply and install 36000 Btu Samsung Inverter-type ceiling cassette unit	No	1.0		
N	<p><u>EXISTING FIRE DETECTORS</u></p> <p>Allow for the removal and re-installation of the existing fire detectors once the ceiling has been installed</p>	Sum	1		
O	<p><u>ALUMINIUM</u></p> <p>Supply and install a sliding door including a toughened glass and all accessories according to spec.</p>	No	1		
Subtotal					
10% Contingency					
Contract Price excl. VAT					
15% VAT					
Total					