

BILL OF QUANTITIES - BUILDING WORK
PROJECT NAME: BUILDING 43D (2nd, 3rd floor) OFFICE UPGRADE
DEPARTMENT: FACILITIES DEPARTMENT -PROJECT SECTION

ITEM No.	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
A	<u>PRELIMINARY AND GENERAL ITEMS</u>				
	Allow for Preliminary and General including all health and safety requirements as per Occupational Health and Safety Act 85 of 1993				
1)	Site establishment	Sum	1.0		
2)	Tools	Sum	1.0		
3)	Allow for Certificate of compliance (COC)	Sum	1.0		
4)	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	75.3		
2)	Remove existing ceiling	m ²	101.9		
3)	Strip existing lights and cart to spoil	no	13.0		
4)	Remove existing service doors in office D205	No	2.0		
5)	Remove existing blinds	m ²	41.0		
6)	Remove existing water closets	No	4.0		
7)	Remove existing old urinal, screen, platform and make good	No	1.0		
8)	Remove existing hand wash basins	No	3.0		
9)	Remove existing airconditioning unit	No	1.0		
10)	Remove existing double skirting cover and sockets (excluding cables)	m	20.4		
11)	Remove the existing buglar bar	No	1.0		
12)	Remove existing window sill tiles and make good	m ²	3.3		
13)	Remove existing floor tiles and prepare the floor to receive new tiles	m ²	51.9		
14)	Demolish existing wall tiles on walls and prepare the walls to receive new tiles	m ²	123.0		
15)	Remove existing double door at D205 make good	No	1.0		
16)	Remove existing single aluminium door at D202 & 209	No	1.0		
17)	Remove existing single door and frame and make good	No	1.0		
18)	Remove existing double aluminium door in the passage and make walls good	No	1.0		
19)	Demolish existing drywall	m ²	50.4		
C	<u>BRICKWORK</u>				
	Brickwork of NFP bricks in class II mortar, allow for reinforcement and bonding to existing walls	m ²	41.1		
2)	Cement plaster on brickwork	m ²	82.2		
D	<u>DRYWALL</u>				
	"Rhino-Drywall" partitions with 12.5mm thick "RhinoBoard" board cladding on both sides boards are to be butt jointed and finished with "Rhinotape" and "ReadyMix D" jointing compound all in accordance with the manufacturer's instructions				
1)	Supply and install new "rhino-drywall" mounted Finesse partitioning including aluminium trim and 76mm skirting	m ²	17.1		
C	<u>WINDOWS</u>				
1)	Repair the existing steel window handles and panes	Sum	1.0		
	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 and repaint (only interior side) 205,207,209,204	Sum	1.0		
2)		Sum	1.0		
3)	Cleaning interior glass panes with soap and water solution	Sum	1.0		
4)	Allow for the replacement of broken window panes	No	1.0		
E	<u>PAINTWORK</u>				
	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 Dulux 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	78.8		
	Prepare surfaces and remove all loose materials, make good with Rhinolite, apply one coat 'Plascon Merit Resistant Plaster Primer' (UC56), one coat 'Plascon or Dulux Universal Undercoat' (UC1), and two coats 'Plascon or Dulux 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	209.3		
	Prepare surfaces and remove loose materials, sanddown and prepare wood surface with Pink 'Plascon or Dulux 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)	single doors: color- Amazon mist darker shade	No	16.0		
5)	double doors: color- Amazon mist	No	2.0		

6)	Service doors along the passage	No	2.0		
	Prepare surfaces and remove loose materials, sanddown and prepare wood surface with Pink 'Plascon or Dulux Wood Primer' and two coats 'Plascon or equivalent Washable Double Velvet Paint - (Colour - Pentone 172 interior, exterior to match existing doors along the passage)				
7)	Bathroom exterior doors	No	2.0		
	Surfaces shall be thoroughly rubbed and cleaned down. Blistered or peeling paint shall be completely removed down to bare metal				
	Prepare surfaces and remove loose materials, sand-down and prepare surface with Pink 'Plascon or Dulux Primer' and two coats 'Plascon or Dulux Washable Double Velvet Paint - (Colour - grey)				
8)	Existing single door frames	No	20.0		
9)	Existing double door frames		3.0		
10)	Windows above the doors along the 3rd floor passage	Sum	1.0		
11)	Steel distribution board cabinets	No	2.0		
F	<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	101.9		
G	<u>BLINDS</u>				
	50mm Basswood horizontal blinds in the colour white wash with manual controls fitted inside reveal / or fixed face				
1)		m ²	21.3		
	"Aluvert" fabric vertical blinds in the colour Kent Grey 11 with 90mm wide vanes, manual controls, left / right hand stacking head and bottom rails, blinds to be fitted inside reveal / or fixed face				
2)		m ²	12.5		
H	<u>CARPENTRY</u>				
1)	<u>Cupboards in offices</u>				
	Melamine floor cupboards in all offices and boardroom fitted below the windows against the wall with doors, handles, complete all as per the Drawing. Carcass: 16mm Bisonboard melawood Manufacturer: PG Bison, colour: Superwhite with matching edging. Kickplate: to be bisonboard moisture resistant chipboard with formica laminate face, Manufacturer: PG Bison, colour: Formica storm/ dove grey Doors: 16mm Bisonboard laminated in four sided post form full wrap in formica laminate manufacturer: PG Bison, Color Formica storm/ dove grey Top : 30mm thick Bisonboard laminated in four sided post form full wrap in formica laminate manufacturer: PG Bison, Color: light grey				
1)	Cupboard size 2200mm long x 900mm high x 500mm deep	No	1.0		
2)	Service door size: 2700mm high x 670mm wide	No	2.0		
3)	Cupboard size 2875mm long x 900mm x 500mm deep	No	1.0		
4)	Cupboard size 2100 mm long x 900mm x 500mm deep	No	2.0		
	<u>Kitchen cupboard</u>				
	Sink cupboard 1655mm x 650mm x 900mm high with 30mm thick "eezi quartz" white stone counter tops with 2 - 3mm bevel on surface edge, "PG Bison" 16mm Bisonboard Melawood superwhite sides, bottom, division, shelf, back and 3 double hinged doors and necessary 8mm thick steel carcass framework epoxy power coated (sink elsewhere)				
1)		No	1.0		
	Floor cupboard 1 600mm x 650mm x 900mm high with 30mm thick "eezi quartz" white stone counter tops with 2 - 3mm bevel on surface edge, "PG Bison" 16mm Bisonboard Melawood superwhite sides, with drawers and sliding pull out bin box and the plastic bin				
2)		No	1.0		
	Wall / overhead cupboard				
3)	Wall cupboard 1 600mm x 400mm x 720mm high "PG Bison" 16mm Bisonboard Melawood superwhite sides,bottom, division, shelf, back and 6 double hinged doors,necessary 8mm thick steel carcass framework epoxy power coated	No	2.0		
		No	2.0		
2)	<u>WOODEN DOORS</u>				
	Supply and install 813 x 2 032 x 44mm thick semi solid flush panel door, complete with hinges including handles.	No	4.0		
3)	<u>STEEL FRAMES</u>				
	Supply and install steel door frames W813mm x H2032mm x D230mm to manufacturer's specification	No	3.0		

I	FLOOR COVERINGS "Belgotex Battleship", 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	75.3		
J	TILING REMEDIAL WORKS Make good of walls and floor with approved self-levelling screed to receive new tiles.				
1)	Walls	m ²	123.0		
2)	Floors	m ²	51.9		
3)	600 x 600mm glazed porcelain wall tile fixed with adhesive to plaster Color: Murano bianco, grout: white Bathroom wall up to ceiling height	m ²	62		
4)	600mm x 600mm porcelain tile fixed with tile adhesive (splashback) Colour: light grey, grout grey	m ²	3		
4)	220mm x 600mm "woodlook" tile fixed with Tal adhesive and flush pointed with Tal jointing compound laid and sealant to Manufacturer's specification Bathroom wall accent tile on narrow widths and splashback	m ²	17.1		
5)	600mm x 600mm porcelain tile fixed with adhesive to floor slab Colour: Grey, grout grey Floors	m ²	38.4		
6)	Grey colour - Code BAWMo1 . 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 Shower floor	m ²	1.0		
K	SANITARY FITTINGS Urinals				
1)	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) Deem to comply with specification: NB: All with Geberit guarantee	No	1.0		
2)	"Geberit" 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		
3)	Water closets "Geberit Kombifix" concealed cistern for floor mounted 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	No	4.0		
4)	Hand wash basins "Vaal" 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	4.0		
5)	Countertop 30mm "macadamia eezi quartz" top with 45° Mitred joint, 2 – 3mm Bevel on surface edge, fixed to supports using dab of 100% clear silicone adhesive. Top to be Min 1 024mm wide x 870mm high above floor level, 300mm downstand to cover service below vanity slab.	No	1.0		
	30mm "macadamia eezi quartz" top with 45° Mitred joint, 2 – 3mm Bevel on surface edge, fixed to supports using dab of 100% clear silicone adhesive. Top to be Min 595mm wide x 870mm high above floor level, 300mm downstand to cover service below vanity slab.	No	2.0		
6)	PLUMBING & DRAINAGE 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 and testing.	Prov.Sum	1.0	R 30 000.00	
	Kitchen sink 1 360mm x 500mm "Franke cascade model CDX671" sink with two 343mm x 410mm x 157mm deep and 160mm x 280mm x 139mm deep bowls fitted onto cupboard (cupboard elsewhere) including PVC traps (traps elsewhere) with two 90mm waste fittings (elsewhere) including installing and connecting to	No	1.0		
	Kitchen sink mixer "cobra" chrome plated Kitchen Mixer with swivel spout	No	1.0		

	Hand wash basin mixer 80mm cobra chrome plated single lever raised basin mixer	No	4.0		
	Shower Tap "cobra" Tap Shower Mixer Chrome (Including Concealed set)	No	1.0		
	Shower head "cobra" 200x200mm slim square showerhead including arm	No	1.0		
L	<u>ELECTRICAL INSTALLATIONS</u> Cabstrut N8/801 fixed splice" two tier three compartment power skirtings with powder coated finish, fixed to walls				
1)	Supply and install double compartment steel electrical skirting: Color: dark grey including the sockets (excluding cables)	m	20.4		
2)	Supply and install LED lights 600x600mm	No	16.0		
4)	Allow for wiring and accessories	Sum	1.0		
6)	Allow for chasing the light switches into the walls and make good (D205,207,209,211,213,206,208, 312)	Sum	1.0		
M	<u>MECHANICAL INSTALLATION</u> 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.				
	ROOM D205 SUPPLY & INSTALL CEILING CASSETTE UNIT COMPLETE WITH CONDENSER UNIT (12000BTU) Inverter type SAMSUNG	No	1.0		
7	Installation to be complete with: Suitable Refrigerant pipes & complete with armaflex - allow 30m each Electrical Connections from DB to unit (Circuit breaker, Isolator, cabling etc.) Condensate Drain Hardwired remote controller mounted on the wall next to light switch Galvanized Trunking for all external exposed pipes PVC Trunking for all internal exposed pipes Communication cable Supporting brackets Wiremesh cable tray for all pipes in ceiling void Any consumables/sundries to make the system work Testing and commissioning 12 months warranty R410 gas				
	ROOM D206 SUPPLY & INSTALL CEILING CASSETTE UNIT COMPLETE WITH CONDENSER UNIT (18000BTU) Inverter type SAMSUNG	No	1.0		
8	Installation to be complete with: Suitable Refrigerant pipes & complete with armaflex - allow 30m each Electrical Connections from DB to unit (Circuit breaker, Isolator, cabling etc.) Condensate Drain Hardwired remote controller mounted on the wall next to light switch Galvanized Trunking for all external exposed pipes PVC Trunking for all internal exposed pipes Communication cable Supporting brackets Wiremesh cable tray for all pipes in ceiling void Any consumables/sundries to make the system work Testing and commissioning 12 months warranty R410 gas				

9	ROOM D207 SUPPLY & INSTALL CEILING CASSETTE UNIT COMPLETE WITH CONDENSER UNIT (24000BTU) Inverter type SAMSUNG Installation to be complete with: Suitable Refrigerant pipes & complete with armaflex - allow 30m each Electrical Connections from DB to unit (Circuit breaker, Isolator, cabling etc.) Condensate Drain Hardwired remote controller mounted on the wall next to light switch Galvanized Trunking for all external exposed pipes PVC Trunking for all internal exposed pipes Communication cable Supporting brackets Wiremesh cable tray for all pipes in ceiling void Any consumables/sundries to make the system work Testing and commissioning 12 months warranty R410 gas	No	1.0		
10	ROOM D208 SUPPLY & INSTALL CEILING CASSETTE UNIT COMPLETE WITH CONDENSER UNIT (12000BTU) Inverter type SAMSUNG Installation to be complete with: Suitable Refrigerant pipes & complete with armaflex - allow 30m each Electrical Connections from DB to unit (Circuit breaker, Isolator, cabling etc.) Condensate Drain Hardwired remote controller mounted on the wall next to light switch Galvanized Trunking for all external exposed pipes PVC Trunking for all internal exposed pipes Communication cable Supporting brackets Wiremesh cable tray for all pipes in ceiling void Any consumables/sundries to make the system work Testing and commissioning 12 months warranty R410 gas	No	2.0		
11	Allow for the removal of existing air-conditioning units and store them in storage provided by Client.	Sum	1.0		
N	EXISTING FIRE DETECTORS Allow for the removal and re-installation of the existing fire detectors once the ceiling has been installed	Sum	1		
	Subtotal				
	10% Contingency				
	Contract Price excl. VAT				
	15% VAT				
	Total				