

**TENDER DOCUMENTS
FOR
FIT OUT FOR OFFICE SPACE
7TH AND 8TH FLOOR
MEDIA24
HEERENGRACHT CAPE TOWN**

Compulsory Site meeting:

Date 19 January 2024

Time 11h00

Tender due on:

Date 02 February 2024

Time 11h00

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NOTES TO TENDERERS – SALIENT ITEMS FROM THE CONTRACT

1. GENERAL INFORMATION

Contract Name : WESGRO OFFICE FIT OUT
Location of Site : 7TH AND 8TH FLOORS, MEDIA24, HEERENGRACHT, CAPE TOWN
Employer : WESGRO
CIDB Grading: 6GB

2 TENDER QUERIES

All queries regarding the tender must be addressed to WESGRO on scm@wesgro.co.za and not to the consultants. WESGRO will forward the queries to the relevant consultant and forward their responses to all the tenderers – refer to Clause 20 Clarification in the WESGRO RFP

3 COMMENCEMENT & COMPLETION OF THE CONTRACT

The client intends to move into the premises on 28 June 2024. The contract appointment date is proposed as 16 February 2024 and the site hand over date is proposed as 23 February 2024

4 CONTRACT DOCUMENTS

The contract documents consist of the JBCC Principal Building Agreement with the Contract Data (Edition 6.2 (reprint 1) May 2018), the ASAQs Preliminaries (May 2018), Model Preambles for Trades (2008 edition), the Provisional Bills of Quantities and the Interior Designers' Drawings

5 TENDERERS' OFFER

The tenderer is to complete and return the WESGRO Request for Proposal with all supporting documents, the priced Bills of Quantities and programme

6 BILLS OF QUANTITIES IN EXCEL

The Bills of Quantities will be issued in Excel format for pricing and must be returned with the tender in excel format on a flash drive. Hand written rates and extensions will result in the invalidation of the tender.

7 PENALTIES

Penalties per calendar day for the contract are R8,650.00 excluding VAT

8 WATER AND POWER

To be provided by the landlord and metered

9 SECURITY OF THE WORKS

The contractor shall provide on-site security for the duration of the project until practical completion

10 MEDIA24 CONTRACTOR'S RULES

Refer to Annexure A

11 TENDERERS' COMPULSORY SITE VISIT – 19 February 2024 at 11h00

12 HEALTH AND SAFETY – a Health and Safety consultant is still to be appointed

PROVISIONAL BILLS OF QUANTITIES

Item No		Quantity	Rate	Amount R
	<p><u>BILL NO. 1</u> <u>PRELIMINARIES</u></p> <p><u>BUILDING AGREEMENT AND PRELIMINARIES</u></p> <p>Where there is conflict between the JBCC Contract and the Wesgro General Conditions of Contract, the JBCC Contract will take preference.</p> <p>The JBCC Principal Building Agreement (Edition 6.2 - May 2018) prepared by the Joint Building Contracts Committee shall be the applicable building agreement, amended as hereinafter described</p> <p>The JBCC Principal Building Agreement contract data form an integral part of this agreement</p> <p>The JBCC General Preliminaries (May 2018) published by the Joint Building Contracts Committee for use with the JBCC Principal Building Agreement (Edition 6.2 - May 2018) shall be deemed to be incorporated in these bills of quantities, amended as hereinafter described</p> <p>The contractor is deemed to have referred to the above mentioned documents for the full intent and meaning of each clause</p> <p>The clauses in the above mentioned documents are hereinafter referred to by clause number and heading only</p> <p><u>PREAMBLES FOR TRADES</u></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 and/or specifications are incorporated in these bills of quantities to satisfy the requirements of this project. Such supplementary preambles and/or specifications shall take precedence over the provisions of the General Preambles</p> <p style="text-align: right;">Carried to trade summary Bill No. 1 PRELIMINARIES</p> <p>ANN ROESE QUANTITY SURVEYORS</p>			R

Item No		Quantity	Rate	Amount R
	<p>The contractor's prices for all items throughout these bills of quantities shall take account of and include where applicable for all of the obligations, requirements and specifications given in the General Preambles and in any supplementary preambles and/or specifications</p> <p><u>SPECIFIC REQUIREMENTS</u></p> <p>1 The standard clauses of the agreement have not been listed in the Preliminaries Bill and only those clauses which have been expanded on have been listed. The contractor is to provide a lump sum amount for the Preliminaries against the final item of this bill.</p> <p><u>PRICING OF PRELIMINARIES</u></p> <p>Should the contractor select Option A in the contract data for the adjustment of preliminaries, the amounts entered against the relevant items in these preliminaries are to be divided into one or more of the three categories provided namely fixed (F), value related (V) and time related (T)</p> <p><u>SECTION A: PRINCIPAL BUILDING AGREEMENT</u></p> <p>2 Clause 2.0 - Law, regulations and notices</p> <p>Statutory and other notices</p> <p>The contractor shall submit and/or comply with all statutory and other notices that may be required by any local or other authority in order not to cause any delay to the commencement of the works by the contractor. The contractor shall pay all deposits or fees in this regard</p> <p>It is, however, specifically recorded that the employer shall be responsible for the timeous approval of building plans by any local or other authorities and the payment of any fees or charges related thereto</p> <p>Health and safety</p>			
	Carried to trade summary			R
	Bill No. 1 PRELIMINARIES			
	ANN ROESE QUANTITY SURVEYORS			

Item No		Quantity	Rate	Amount R
3	Without limiting the generality of the provisions of clause 2.0, the contractor's attention is drawn to the provisions of Construction Regulations 2014 (as amended June 2017) issued in terms of the Occupational Health and Safety Act, 1993. It is specifically stated that the employer shall prepare a documented health and safety specification for the works and that the employer shall ensure that the contractor has made provision for the cost of health and safety measures during the execution of the works . The contractor shall price opposite this item for compliance with the act and the regulations and the reasonable provisions of the aforementioned health and safety specification [2.1]			
4	Clause 11.0 - Securities			
5	Clause 11.2.1 A variable or fixed guarantee is not required by the employer A payment reduction shall apply as per Clause 11.4.1 in lieu of a fixed or variable guarantee			
	<u>Execution (A12 - A17)</u>			
6	Clause 12.0 - Obligations of the parties			
7	12.2.6 Programme The tenderer is to submit a detailed construction programme with the tender as requested in the Wesgro Request for Proposal			
8	12.2.13 Designate a competent person Details of the contracts manager and foreman are to be submitted with the tender as requested in the Wesgro Request for Proposal. If for any reason the contracts manager or foreman are not available at site hand over the contractor must submit the CV of the alternative contract staff for approval by the Principal Agent			
	Carried to trade summary			
	Bill No. 1			
	PRELIMINARIES			
	ANN ROESE QUANTITY SURVEYORS			
			R	

Item No		Quantity	Rate	Amount R
	Completion (A18 - A24)			
9	<p>Clause 19.0 - Practical completion</p> <p>On the morning of the date of Practical Completion, the building will be handed over to the Principal Agent ready for use by the Employer.</p> <p>The Works shall look at first glance entirely complete and there shall be no work being undertaken at the time, The Works shall be clean and tidy with all services operational.</p> <p>The Principal Agent will inspect the Works for Practical Completion and will issue a Final Completion List that shall not comprise more than 50 items.</p>			
10	<p>Clause 23.0 - Revision of the date for practical completion</p> <p>Substitution of materials and goods</p> <p>The removal or substitution of any materials and goods which do not conform to the specification or the contract drawings shall not constitute grounds for the extension of the construction period nor for the adjustment of the contract value [17.1.8; 23.1 & 2]</p>			
11	<p>Clause 25.0 - Payment</p> <p>Prices submitted</p> <p>Where prices are submitted by the contractor or subcontractor during the progress of the works in respect of contract instructions or in regard to a claim under the terms of this agreement and notwithstanding the fact that such prices may be used in an interim payment certificate, there is to be no presumption of acceptance. Should the principal agent wish to accept any such prices prior to the issue of the certificate of final completion, it shall be in writing</p>			
	Carried to trade summary			
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Item No		Quantity	Rate	Amount R
12	<p>Clause 26.0 - Adjustment of the contract value and final account</p> <p>Fluctuations in costs</p> <p>All fluctuations in costs, with the exception of fluctuations in the rate of Value Added Tax, shall be for the account of the contractor [26.9.5]</p> <p>Cost of claims</p> <p>All costs incurred by the contractor in the preparation of claims shall be borne by the contractor. This provision shall not preclude an adjudicator or an arbitrator appointed in terms of this agreement [30.6 & 7] from making a determination on costs</p> <p>Claims from subcontractors</p> <p>The contractor shall review, assess and adjudicate any claims received by him from any subcontractor and thereafter submit same to the principal agent with a recommendation in order to assist the principal agent in adjudicating the claim [26.6]</p> <p><u>SECTION B: GENERAL PRELIMINARIES</u></p> <p><u>Attendance on subcontractors (B10)</u></p>			
13	<p>Clause 10.1 - General attendance</p> <p>General attendance is defined as being the duties of the contractor in terms of clause 12.2 of the JBCC n/s subcontract agreement</p>			
	<p>Carried to trade summary</p> <p>Bill No. 1</p> <p>PRELIMINARIES</p>			R
	<p>ANN ROESE QUANTITY SURVEYORS</p>			

Item No		Quantity	Rate	Amount R
	<u>SECTION C: SPECIFIC PRELIMINARIES</u>			
14	<p>Warranties for materials and workmanship</p> <p>Where warranties for materials and/or workmanship are called for, the contractor shall obtain a written warranty, addressed to the employer, from the entity supplying the materials and/or executing the work and shall deliver same to the principal agent on final completion of the contract</p> <p>The warranty shall state that workmanship, materials and installation are warranted for a specific period from the date of practical completion and that any defects that may arise during the specified period shall be made good at the expense of the entity supplying the materials and/or doing the work, upon written notice to do so</p> <p>The warranty will not be enforced if the work is damaged by defects in the execution of the works, in which case the responsibility for replacement shall rest entirely with the contractor</p>			
15	<p>Overtime</p> <p>Should overtime be required to be worked for any reason whatsoever, the cost of such overtime is to be borne by the contractor unless the principal agent has specifically authorised, prior to execution thereof, that costs for such overtime are to be borne by the employer</p>			
16	<p>Cooperation of the contractor for cost management</p> <p>It is specifically agreed that the contractor accepts the obligation of assisting the principal agent in implementing proper cost management. The contractor will be advised by the principal agent of all cost management procedures which will be implemented to ensure that the contract value does not exceed the budget</p>			
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Item No		Quantity	Rate	Amount R
17	<p>Overloading</p> <p>The contractor shall take all necessary steps to ensure that no damage occurs due to overloading of any portion of the works or temporary works eg scaffolding, etc. The contractor shall submit details of his proposed loading, storage, plant erection, etc to the principal agent for approval prior to proceeding with such loading, storing or erecting and shall comply with and pay for the principal agent's requirements in connection with the provision of temporary support work, etc. Any damage caused to the works by overloading shall be made good by the contractor at his sole expense</p>			
18	<p>Confidentiality</p> <p>The contractor undertakes to maintain in confidence any and all information regarding this project and shall obtain appropriate similar undertakings from all subcontractors and suppliers. Such information shall not be used in any way except in connection with the execution of the works</p> <p>No information regarding this project shall be published or disclosed without the prior written consent of the employer</p> <p><u>SUMMARY OF CATEGORIES</u></p> <p>Category : Fixed R.....</p> <p>Category : Value R.....</p> <p>Category : Time R.....</p>			
19		Item		
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Bill No. 1

PRELIMINARIES

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PRELIMINARIES

**ANN ROESE
QUANTITY SURVEYORS**

Item No		Quantity	Rate	Amount R
	<p><u>CONTRACT DATA</u></p> <p><u>A PROJECT INFORMATION</u></p> <p><u>A 1.0 Works (1.1)</u></p> <p>Project Name: Fit out of two floors in Media24 Building for Wesgro</p> <p>Works Description: The renovation of the 7th and 8th floors in the Media24 Building for office accommodation and the renovation of two bathrooms</p> <p><u>A 2.0 Site (1.1)</u></p> <p>Erf Number: 244 Cape Town</p> <p>Site Address: Media24 Building, 40 Heerengracht, Cape Town 8001</p> <p>Local Authority: City of Cape Town</p> <p><u>A 3.0 Employer (1.1)</u></p> <p>WESGRO</p> <p>Tel: Krishen George 071 898 1418</p> <p>E-mail: scm@wesgro.co.za</p> <p><u>A 4.0 Principal Agent (1.1)</u></p> <p>COLLABORATION</p> <p>Agents Service: Interior Designer</p> <p>Darren Shellar 021 448 8686</p> <p>E-mail: darren@collaboration.co.za</p>			
	Carried to trade summary			R
	Bill No. 2			
	CONTRACT DATA			
	ANN ROESE			
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Item No		Quantity	Rate	Amount R
	<p>Agent (1.1;6.2)</p> <p>ANN ROESE QUANTITY SURVEYORS</p> <p>Agents service: Quantity Surveyor</p> <p>Tel: Ann Roese 083 402 3007</p> <p>E-mail ann@arqs.co.za</p> <p>Agent (1.1;6.2)</p> <p>SUTHERLAND ENGINEERS</p> <p>Agents service: Fire Engineers</p> <p>Selwyn Breytenbach</p> <p>Email: Selwyn@sutherlandengineers.com</p> <p>Agent (1.1;6.2)</p> <p>EKCON CONSULTING ENGINEERS</p> <p>Agents service: Mechanical Engineers</p> <p>Name Alex Meyer</p> <p>Email: alex@ekcon.co.za</p> <p>Agent (1.1;6.2)</p> <p>Agents service: Health and Safety Consultants</p> <p>TBA</p>			
	Carried to trade summary			R
	Bill No. 2			
	CONTRACT DATA			
	ANN ROESE QUANTITY SURVEYORS			

Item No		Quantity	Rate	Amount R
	<p>Agent (1.1;6.2)</p> <p>GALETTI</p> <p>Agents service: Media24 Architect - watching brief</p> <p>Elena Zwick-Sedick</p> <p>E-mail: elena.zwick@galetti.co.za</p> <p>Media24 Building Manager</p> <p>John Visser</p> <p>E mail jvisser@media24.com</p> <p><u>B CONTRACT INFORMATION</u></p> <p><u>B 1.0 Definitions (1.1)</u></p> <p>Bills of quantities system of measurement: Standard System of Measuring Building Work 7th Edition 2017</p> <p><u>B 2.0 Law, regulations and notices (2.0)</u></p> <p>Law applicable to the works: Republic of South Africa</p> <p><u>B 3.0 Offer and acceptance (3.0)</u></p> <p>Currency applicable to this agreement (3.2) ZAR</p>			
	Carried to trade summary			R
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	CONTRACT DATA			
	ANN ROESE			
	QUANTITY SURVEYORS			

Item No		Quantity	Rate	Amount R
	<p><u>B 4.0 Documents (5.0)</u></p> <p>The priced bills of quantities and the project programme are to be submitted with the tender.</p> <p>The bills of quantities in excel are issued with the tender document - the tenderer is only required to enter the rates as all formulas are in place. The priced Excel bills of quantities on a flash drive must be submitted with the tender. Hand written rates and extensions will result in the invalidation of the tender.</p> <p>The original signed agreement is to be held by the Employer (5.2)</p> <p>Number of construction document copies to be supplied to the contractor at no cost (5.6): Three copies</p> <p>Documents comprising the agreement The JBCC PBA Edition 6,2 May 2018 page 1 - 30 The JBCC PBA - Contract Data, Edition 6,2 May 2018 page 1 - 14 Provisional bills of quantities page 1 - 67 Annexure A - Media24 contractors house rules Annexure B - Interior designers drawings</p>			
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Item No		Quantity	Rate	Amount R
	<p><u>Architects Drawings and Specifications</u></p> <p>Collaboration General Arrangement 7th Floor 1982/07/GA/20 Rev 1 General Arrangement 8th Floor 1982/08/GA/20 Rev 1 General Arrangement Partitions 1982/0A/GA/21 Rev A</p> <p>Reflected Ceiling 7th Floor P/1982/07/RC/50 Rev A Reflected Ceiling 8th Floor P/1982/08/RC/50 Rev A</p> <p>Floor Finish 7th Floor P/1982/07/FF/45 Rev B Floor Finish 8th Floor P/1982/08/FF/45 Rev C</p> <p>Electrical Layout 7th Floor P/1982/07/RF/40 Rev 0 Electrical Layout 8th Floor P/1982/08/RF/40 Rev 0</p> <p>Female Bathroom 7th Floor P/1982/07/ELE/101 R 0 Male Bathroom 8th Floor P/1982/08/ELE/101 R 0</p> <p><u>B 5.0 Employers agents (6.0)</u></p> <p>Authority is delegated to the following agents to issue contract instructions and perform duties for specific aspects of the works (6.2)</p> <p>Architect Mechanical Engineer Fire Engineer Quantity Surveyor Health and Safety Consultant</p> <p>Principal agent's and agents' interest or involvement in the works other than a professional interest (6.3) No interest</p> <p><u>B 6.0 Insurances (10.0)</u></p> <p>Insurances by contractor</p> <p>New works (10.1.1) Contract Sum + 25% (including VAT)</p>			
	Carried to trade summary			R
	Bill No. 2 CONTRACT DATA			
	ANN ROESE QUANTITY SURVEYORS			

Item No		Quantity	Rate	Amount R
	<p>Supplementary insurance (10.1.2) Contract Sum + 25% (including VAT)</p> <p>Public liability insurance (10.1.3) R10,000,000 including VAT</p> <p><u>B 7.0 Obligations of the employer (12.1)</u></p> <p>Existing premises will be occupied (12.1.2) Yes</p> <p>Refer to Annexure A - Media24 Contractors Rules</p> <p>Restriction of working hours (12.1.2) The contractor will be provided with a separate access route onto the site and may work regular business hours. Any overtime will have to be arranged and approved by the Building Manager</p> <p>All known services are to be preserved by the contractor (12.1.3) It is the intention to incorporate where possible the existing mechanical, electrical and fire detection services and care must be taken not to damage the infrastructure</p> <p>Restrictions to the site or areas that the contractor may not occupy (12.1.4) Material deliveries must only be transported in the goods lift</p> <p>The contractor and material deliveries must use the delivery entrance at the back of the building</p>			
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Item No		Quantity	Rate	Amount R
	<p><u>B 9.0 Direct contractors (16.0)</u></p> <p><i>Wesgro will appoint their own data contractor whose work will have to be included in the project programme</i></p> <p><u>B11.0 Possession of site (12.1.5), practical completion (19.0;20.0) and penalties (24.0)</u></p> <p>Intended date of possession of the site (12.1.5) <i>23 February 2024</i></p> <p>Period for the commencement of the works after contractor takes possession of the site <i>Zero (0) working days</i></p> <p>Date for practical completion (12.2.7;24.1) <i>The Employer intends moving into the premises on 28th June 2024</i></p> <p>Penalty (24.1) <i>R8,650 excluding VAT per calendar day</i></p> <p><u>B 12.0 Payment (25.0)</u></p> <p>Date of the month for regular payment certificates (25.2) <i>20th</i></p> <p>Cost fluctuations (25.3.4; 26.9.5) <i>The contractor is to fix the tender rates from the date of the tender and no escalation shall apply</i></p> <p><u>B 13.0 Dispute resolution (30.0)</u></p> <p><i>The method of dispute resolution shall be agreed between the employer and contractor on signing of the contract</i></p>			
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Item No		Quantity	Rate	Amount R
	<u>B14.0 JBCC General Preliminaries - selections</u>			
	Provisional bills of quantities (P2.2)	yes		
	Availability of construction information (P2.3)	yes		
	Inspection of adjoining properties (P3.3) <i>Before commencing with the works a photographic record must be made of any damage to the existing structure</i>			
	Known services (P4.6)			
	Water (P8.1)			
	Option A (by contractor)	no		
	Option B (by employer - free of charge)	no		
	Option C (by employer - metered)	yes		
	Electricity (P8.2)			
	Option A (by contractor)	no		
	Option B (by employer - free of charge)	no		
	Option C (by employer - metered)	yes		
	Ablution facilities (P8.3)			
	Option A (by contractor)	yes		
	Option B (by employer)	no		
	Communication facilities (P8.4)			
	Telephone	yes		
	E-mail	yes		
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Item No		Quantity	Rate	Amount R
	<p><u>B 15.0 Changes made to the JBCC documents</u></p> <p>PAYMENT REDUCTION A Payment reduction shall apply as per Clause 11.4.1 in lieu of a fixed or variable guarantee</p> <p>Clause 11.4.1 <i>Hand over the site to the contractor and withhold an amount of 10% on each interim payment certificate to the contractor until the total amount withheld is equal to ten per cent (10%) of the contract sum. The amount withheld shall be reduced at practical completion to two and half per cent (2,5%) of the contract sum and to zero per cent (0%) in the final payment certificate Interest shall not apply to the 10% payment reduction</i></p> <p>PAYMENT Clause 25.10 <i>The employer shall pay the contractor the amount certified in an issued payment certificate within 30 calendar days of the date of issue of the payment certificate including default interest and compensatory interest</i></p>			
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	ANN ROESE QUANTITY SURVEYORS			

Bill No. 2

CONTRACT DATA

TRADE SUMMARY

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CONTRACT DATA

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**ANN ROESE
QUANTITY SURVEYORS**

Item No		Quantity	Rate	Amount R
	<u>BILL NO 2</u>			
	<u>CEILINGS</u>			
	<u>PREAMBLES</u>			
	For preambles see "Model Preambles for Trades"			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<u>Fixing</u>			
	Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 500mm centres, and where described as "bolted", the bolts have been given elsewhere			
	Items described as "nailed" shall be deemed to be fixed with hardened steel nails or pins, or to be shot-pinned, to brickwork or concrete			
	<u>Steel components</u>			
	All steel components for ceilings, partitions, etc are to be galvanised in accordance with SANS 121			
	<u>Proprietary suspended ceilings</u>			
	Hangers, suspension grids, "lay-in" panels, etc are to be in accordance with the manufacturers' recommendations			
	<u>REMOVAL OF EXISTING WORK</u>			
	<u>Ceilings</u>			
1	Suspended gypsum board and ceiling tiles excluding suspension grid, hangers, cornices etc	m ²	2 112	
2	Budgetary allowance for alterations to existing ceiling grid to accommodate new ceilings		Item	
	<u>SUSPENDED CEILINGS</u>			
	Carried to trade summary			
	Bill No. 3 CEILINGS			R
	ANN ROESE QUANTITY SURVEYORS			

Item No		Quantity	Rate	Amount R
3	<p><u>Supply and install Owacooustic Constellation 600 x 600 x 15mm mineral fibre ceiling tiles with square edges on existing tee suspension system including all necessary hangers, sub grid and fixings.</u></p> <p>Horizontal ceilings suspended exceeding 2m and not exceeding 3m below concrete soffit</p>	m ²	1 363	
4	<p><u>6.4mm "Rhino" gypsum plasterboard ceilings fixed to existing tee-suspension system with strips of mesh scrim nailed over joints and the whole surface finished with gypsum skim plaster trowelled to a smooth polished surface</u></p> <p>Horizontal ceilings suspended not exceeding 1m below concrete soffits</p>	m ²	82	
5	<p>Vertical ceilings suspended not exceeding 1m extreme below concrete soffits</p> <p><u>Flush plastered gypsum plasterboard suspended bulkheads</u></p> <p>Bulkheads are defined as those portions of ceilings which are stepped down from the general ceiling level in a particular room or area and which generally occur along the perimeter. Their purpose is either to conceal services or to create architectural features</p>	m ²	2	
6	<p>Rectangular bulkheads 400mm wide x 100mm high, suspended not exceeding 1m below concrete soffits as per detail 01 (refer to architect's drawing P/1982/08/RC/50)</p>	m	4	
7	<p>Rectangular bulkheads 350mm wide x 100mm high, suspended not exceeding 1m below concrete soffits as per detail 01 (refer to architect's drawing P/1982/08/RC/50)</p>	m	4	
8	<p>Rectangular bulkheads 500mm wide x 100mm high, suspended not exceeding 1m below concrete soffits as per detail 01 (refer to architect's drawing P/1982/08/RC/50)</p>	m	5	
	Carried to trade summary			R
	Bill No. 3 CEILINGS			
	ANN ROESE QUANTITY SURVEYORS			

Item No		Quantity	Rate	Amount R
9	Rectangular bulkheads 600mm wide x 100mm high, suspended not exceeding 1m below concrete soffits as per detail 01 (refer to architect's drawing P/1982/08/RC/50)	m	134	
10	Rectangular bulkheads 700mm wide x 100mm high, suspended not exceeding 1m below concrete soffits as per detail 01 (refer to architect's drawing P/1982/08/RC/50)	m	13	
11	Rectangular bulkheads 1000mm wide x 100mm high, suspended not exceeding 1m below concrete soffits as per detail 05 and 06 (refer to architect's drawing P/1982/08/RC/50)	m	228	
12	Rectangular bulkheads 1086mm wide x 100mm high, suspended not exceeding 1m below concrete soffits as per detail 01 (refer to architect's drawing P/1982/08/RC/50)	m	4	
13	Rectangular bulkheads 1210mm wide x 100mm high, suspended not exceeding 1m below concrete soffits as per detail 01 (refer to architect's drawing P/1982/08/RC/50)	m	9	
14	Rectangular bulkheads 1250mm wide x 100mm high with chamfered projecting edge 10mm long, suspended not exceeding 1m below concrete soffits as per detail 03 (refer to architect's drawing P/1982/07/RC/50)	m	6	
15	Rectangular bulkheads 1400mm wide x 100mm high, suspended not exceeding 1m below concrete soffits as per detail 01 (refer to architect's drawing P/1982/08/RC/50)	m	5	
16	Rectangular bulkheads 1500mm wide x 100mm high, suspended not exceeding 1m below concrete soffits as per detail 01 (refer to architect's drawing P/1982/08/RC/50)	m	4	
17	Rectangular bulkheads 1600mm wide x 100mm high, suspended not exceeding 1m below concrete soffits as per detail 01 (refer to architect's drawing P/1982/08/RC/50)	m	13	
Carried to trade summary				
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Item No		Quantity	Rate	Amount R
18	Rectangular bulkheads 1800mm wide x 100mm high, suspended not exceeding 1m below concrete soffits as per detail 01 (refer to architect's drawing P/1982/08/RC/50)	m	14	
19	Rectangular bulkheads 2375mm wide x 100mm high, suspended not exceeding 1m below concrete soffits as per detail 01 (refer to architect's drawing P/1982/08/RC/50)	m	9	
20	Rectangular bulkheads 2398mm wide x 100mm high, suspended not exceeding 1m below concrete soffits as per detail 01 (refer to architect's drawing P/1982/08/RC/50)	m	1	
21	Rectangular bulkheads 3000mm wide x 100mm high, suspended not exceeding 1m below concrete soffits as per detail 01 (refer to architect's drawing P/1982/08/RC/50)	m	2	
22	Recessed shaped ceilings 8700mm long x 2000mm wide at one end and 3000mm wide at other end x 100mm high, suspended not exceeding 1m below concrete soffits as per detail 06 (refer to architect's drawing P/1982/07/RC/50)	No	1	
23	Extra over ceiling for hinged trapdoor	No	28	
	<u>"OWAconstruct" Shadowline perimeter trims, etc to suspended acoustic ceilings</u>			
24	OWAconstruct Shadowline W-trim, plugged and screwed at centres not exceeding 200mm.	m	837	
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Item No		Quantity	Rate	Amount R
	<p><u>BILL NO 3</u></p> <p><u>PARTITIONS</u></p> <p><u>PREAMBLES</u></p> <p>For preambles see "Model Preambles for Trades"</p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Fixing</u></p> <p>Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 500mm centres, and where described as "bolted", the bolts have been given elsewhere</p> <p>Items described as "nailed" shall be deemed to be fixed with hardened steel nails or pins, or to be shot-pinned, to brickwork or concrete</p> <p><u>Steel components</u></p> <p>All steel components for ceilings, partitions, etc are to be galvanised in accordance with SANS 121</p> <p><u>Partitions</u></p> <p>The design of the vertical structural members of the drywallpartition and/or lightweight internal wall shall be in strict accordance with the SABISA Drywall Partition and lightweight Internal Wall Selection Guide. Compliance with this Selection Guide will ensure conformance with appropriate deflection and fire rating requirements.</p> <p>For details of partitions refer to Drawings: General arrangement builders work - setting out 7th Floor 1982/07/GA/20 Rev 1 8th Floor 1982/08/GA/20 Rev 1 General arrangement - Partition types - 1982/0A/GA/21 Rev A</p>			
	Carried to trade summary			
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Item No		Quantity	Rate	Amount R
	<p><u>FIXED PARTITIONS</u></p> <p>Skirtings are measured separately</p> <p>Paint and varnish finishes are measured separately</p> <p><u>PARTITION TYPE A</u></p> <p>Partitions consisting of 102mm "Gypframe Ultrasteel" studs inserted at 600mm centres into 102mm "Gypframe Ultrasteel" steel track at top and bottom including "Gypframe Ultrasteel Deep Track" and clad on both sides as described with all external angles to have "Gypframe Corner Beads" attached. Boards shall be fixed in strict accordance with the manufacturer's instructions and all joints shall be covered with "Gyproc Rhino Tape" and finished with one layer of Rhinolite</p> <p><u>132mm Thick 60 minutes Fire rated acoustic partition with one layer 15mm "Gyproc Firestop" on both sides and 102mm "Isover Cavitybatt/Cavitylite" insulation inserted into cavity</u></p>			
1	Partitions 3100mm high with bottom tracks nailed to concrete floors and top track fixed to concrete soffits	m	26	
2	Extra over partition 3100mm high for abutment with column as per detail 02 (refer drawing 1982/0A/GA/21 revision A)	No	4	
3	Extra over partition 3100mm high for fair end as per detail 11 (refer drawing 1982/0A/GA/21 revision A)	No	1	
	Carried to trade summary			R
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Item No		Quantity	Rate	Amount R
	<u>PARTITION TYPE B</u>			
	Partitions consisting of 63.5mm "Gypframe Ultrasteel" studs inserted at 600mm centres into 63.5mm "Gypframe Ultrasteel" steel track at top and bottom and clad on both sides as described with all external angles to have "Gypframe Corner Beads" attached. Boards shall be fixed in strict accordance with the manufacturer's instructions and all joints shall be covered with "Gyproc Rhino Tape" and finished with one layer of Rhinolite			
	<u>94mm Thick 60min Fire rated acoustic partition with one layer 15mm "Gyproc Firestop" on both sides and 63mm "Isover Cavitybatt/Cavitylite" insulation inserted into cavity</u>			
4	Partitions 3100mm high with bottom tracks nailed to concrete floors and top track fixed to concrete soffits	m	32	
5	Extra over partition 3100mm high for abutment with brickwork as per detail 01 (refer drawing 1982/0A/GA/21 revision A)	No	10	
6	Extra over partition 3100mm high for abutment with column as per detail 02 (refer drawing 1982/0A/GA/21 revision A)	No	36	
7	Extra over partition 3100mm high for corner as per detail 04 (refer drawing 1982/0A/GA/21 revision A)	No	34	
8	Extra over partition 3100mm high for T-intersection as per detail 06 (refer drawing 1982/0A/GA/21 revision A)	No	24	
9	Extra over partition 3100mm high for fair end as per detail 11 (refer drawing 1982/0A/GA/21 revision A)	No	8	
10	Extra over partition 3100mm high for abutment with mullion as per detail 15 (refer drawing 1982/0A/GA/21 revision A)	No	14	
11	Extra over to form opening for door size 853 x 2400mm high as per detail 12 (refer drawing 1982/0A/GA/21)	No	22	
	Carried to trade summary			R
	Bill No. 4 PARTITIONS			
	ANN ROESE QUANTITY SURVEYORS			

Item No		Quantity	Rate	Amount R
12	Extra over to form opening for door size 1666 x 2400mm high as per detail 12 (refer drawing 1982/0A/GA/21)	No	6	
13	Extra over to form opening for fixed light size 863 x 2400mm high	No	1	
14	Extra over to form opening for fixed light size 990 x 2400mm high	No	2	
15	Extra over to form opening for fixed light size 1000 x 2400mm high	No	9	
16	Extra over to form opening for fixed light size 1493 x 2400mm high	No	1	
17	Extra over to form opening for fixed light size 2500 x 2400mm high	No	2	
	<u>PARTITION TYPE C</u>			
	<u>"Gyproc Classic Wall System with one layer 12,5mm "Gyproc Rhinoboard" on both sides and 63mm "Isover Cavitybatt/Cavitylite" insulation inserted into cavity</u>			
18	Partitioning 2 700mm high with bottom track plugged and top track fixed to concrete soffits through ceiling 3,100mm above floor level	m	345	
19	Extra over partition 2700mm high for abutment with brickwork as per detail 01 (refer drawing 1982/0A/GA/21 revision A)	No	5	
20	Extra over partition 2700mm high for abutment with column as per detail 02 (refer drawing 1982/0A/GA/21 revision A)	No	16	
21	Extra over partition 2700mm high for corner as per detail 04 (refer drawing 1982/0A/GA/21 revision A)	No	14	
22	Extra over partition 2700mm high for T-intersection as per detail 06 (refer drawing 1982/0A/GA/21 revision A)	No	7	
	Carried to trade summary			R
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	ANN ROESE QUANTITY SURVEYORS			

Item No		Quantity	Rate	Amount R
23	Extra over partition 2700mm high for fair end as per detail 11 (refer drawing 1982/0A/GA/21 revision A)	No	12	
24	Extra over partition 2700mm high for abutment with mullion as per detail 15 (refer drawing 1982/0A/GA/21 revision A)	No	2	
25	Extra over to form opening for door size 853 x 2400mm high as per detail 12 (refer drawing 1982/0A/GA/21)	No	2	
26	Extra over to form opening for fixed light size 3000 x 2400mm high	No	2	
27	Extra over to form opening for fixed light size 3362 x 2400mm high	No	1	
	<u>"Gyproc Classic Wall System with one layer 12,5mm Gyproc Rhinoboard" on one side only</u>			
28	Partitions 2700mm high with bottom tracks nailed to concrete floors and top track fixed to concrete soffits	m	45	
29	Extra over to form opening for door size 853 x 2100 high	No	13	
	<u>PARTITION TYPE D - FIRE WALL</u>			
	<u>"Gyproc Fire Resistant Wall System with one layer 12,5mm and one layer 15mm Gyproc Rhinoboard Firestop" on both sides (2 hour fire rating)</u>			
30	Partitions 3100mm high with bottom tracks nailed to concrete floors and top track fixed to concrete soffits	m	42	
31	Extra over partition 3100mm high for abutment with brickwork as per detail 01 (refer drawing 1982/0A/GA/21 revision A)	No	6	
32	Extra over partition 3100mm high for abutment with column as per detail 02 (refer drawing 1982/0A/GA/21 revision A)	No	10	
	Carried to trade summary			R
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	ANN ROESE QUANTITY SURVEYORS			

Item No		Quantity	Rate	Amount R
33	Extra over partition 3100mm high for corner as per detail 04 (refer drawing 1982/0A/GA/21 revision A)	No	10	
34	Extra over partition 3100mm high for T-intersection as per detail 06 (refer drawing 1982/0A/GA/21 revision A)	No	4	
35	Extra over partition 3100mm high for fair end as per detail 11 (refer drawing 1982/0A/GA/21 revision A)	No	2	
36	Extra over partition 3100mm high for abutment with mullion as per detail 15 (refer drawing 1982/0A/GA/21 revision A)	No	2	
37	Extra over to form opening for door size 860 x 2032mm high as per detail 12 (refer drawing 1982/0A/GA/21) - supply and installation of door elsewhere measured	No	3	
38	Extra over to form opening for door size 1666 x 2100mm high as per detail 12 (refer drawing 1982/0A/GA/21) - supply and installation of door elsewhere measured	No	3	
	<u>TIMBER NOGGINS FOR SUPPORT OF SCREENS, JOINERY ETC</u>			
	<u>18mm thick plywood noggin fixed between Gypframe UltraSTEEL Stud and Gyproc galvanised angle as per architect's detail 07 (refer drawing 1982/0A/GA/21)</u>			
39	1400 x 1700mm high noggin	No	2	
40	1500 x 1700mm high noggin	No	1	
41	1800 x 1700mm high noggin	No	3	
42	2000 x 1700mm high noggin	No	16	
43	2250 x 1700mm high noggin	No	1	
44	2261 x 1700mm high noggin	No	1	
45	2360 x 1700mm high noggin	No	1	
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Item No		Quantity	Rate	Amount R
46	2364 x 1700mm high noggin	No	1	
47	2848 x 1700mm high noggin	No	1	
48	3500 x 1700mm high noggin	No	1	
49	4022 x 1700mm high noggin	No	1	
50	18mm plywood 100mm high fixed between studs for joinery supportwork as per detail 13 (refer drawing 1982/0A/GA/21)	m	12	
	<u>ALUMINIUM SKIRTINGS</u>			
	<u>Natural anodised aluminium skirting</u>			
51	75mm High flat section skirting	m	1 255	
	<u>TIMBER DOORS</u>			
	<u>Extra over partitions for 44mm solid core door hung to and including natural anodised aluminium Clip 44 door frame with 3 hinges to each hanging stile</u>			
52	Door and frame to suit opening 853 x 2100	No	13	
53	Door and frame to suit opening size 853 x 2400mm high (Door type 01)	No	14	
	<u>GLAZED ALUMINIUM FIXED LIGHTS AND DOORS</u>			
	<u>6mm clear toughened glazed sidelights in one fixed pane including Clip 44 natural anodised aluminium frame</u>			
54	863mm wide x 2400mm high glazed fixed light	No	1	
55	990mm wide x 2400mm high glazed fixed light	No	2	
56	1000mm wide x 2400mm high glazed fixed light	No	9	
57	1493mm wide x 2400mm high glazed fixed light	No	1	
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Item No		Quantity	Rate	Amount R
58	2500mm wide x 2400mm high glazed fixed light	No	2	
59	3000mm wide x 2400mm high glazed fixed light	No	2	
60	3362mm wide x 2400mm high glazed fixed light	No	1	
	<u>6mm clear laminated glazed doors, including Clip 44 natural anodised aluminium frame</u>			
61	Glazed single door in frame to suit opening size 853 x 2400mm high (Door type 3)	No	10	
62	Glazed double door in frame to suit opening size 1666 x 2400mm high (door type 4)	No	6	
	<u>FIRE DOORS</u>			
	<u>Class B fire doors with "Masonite" commercial veneer</u>			
63	44mm Class "B" fire single self closing door overall size 860 x 2032mm high with masonite veneer (on both sides of doors and 8mm hardwood edge strips all round, filled with vermiculite fire resistant compacted filling and intumescent strip to top of door hung to steel frames (steel frames included but ironmongery elsewhere measured)	No	3	
64	44mm Class "B" fire double self closing door overall size 1666 x 2400mm high with masonite veneer (on both sides of doors and 8mm hardwood edge strips all round, filled with vermiculite fire resistant compacted filling and intumescent strip to top of door hung to steel frames (steel frames included but ironmongery elsewhere measured)	No	3	
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Item No		Quantity	Rate	Amount R
	<u>BILL NO 4</u>			
	<u>FLOOR FINISHES</u>			
	<u>PREAMBLES</u>			
	For preambles see "Model Preambles for Trades"			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<u>Fixing</u>			
	Floor coverings shall be fixed with adhesive as recommended by the manufacturers			
	<u>REMOVAL OF EXISTING FLOOR FINISHES IN LIFT LOBBIES</u>			
1	Take out and remove carpet finishes	m ²	46	
2	Take out and remove porcelain tiles and make good screed	m ²	23	
	<u>SCREEDS</u>			
	<u>Screeds steel floated, on concrete</u>			
3	Pavelite in patching existing screeds	m ²	675	
	<u>VINYL FLOOR COVERINGS</u>			
	<u>2mm Superflex fully flexible vinyl sheeting fixed with FloorworX No 62 adhesive to screed as per manufacturer's recommendation (self levelling screed elsewhere). All vinyl to be stripped after 48 hours using Floorworx Stripper, scrubbed using a diluted solution of Floorworx Rinse, and then sealed with 3 coats of FloorworX Silk Matt Sealant to architect's approval (Colour: Ash Grey MS122). Installation to be done by an approved Floorworx installer</u>			
4	On floors and landings	m ²	48	
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Item No		Quantity	Rate	Amount R
5	<u>"Vanguard Collection Plantation" (Colour: Ash Grey Oak) 2.5mm thick planks</u> On floors and landings	m ²	627	
<u>CARPET FLOOR COVERINGS</u>				
6	<u>"Belgotex Berberpoint 920" Nexbac (Colour: Scalable) carpet tiles</u> On floors and landings	m ²	482	
7	<u>"Belgotex Blend" (Colour: Raven) carpet tiles</u> On floors and landings	m ²	306	
8	<u>"Vanguard Collection Stitch" (Colour: Overcast) carpet tiles</u> On floors and landings	m ²	329	
<u>DIVIDING STRIPS</u>				
9	<u>"Genesis" floor trims</u> 3mm Silver transition trim	m	200	
<u>WORK TO EXISTING STAIRS</u>				
10	Allow the budgetary amount of R40,000 for new timber treads to the stairs		Item	40 000.00
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Item No		Quantity	Rate	Amount R
	<u>BILL NO 5</u>			
	<u>IRONMONGERY</u>			
	<u>HINGES, BOLTS, ETC</u>			
	<u>"Handles Inc"</u>			
1	102 x 75mm Natural anodised aluminium butt hinges - by door frame manufacturer	Pairs	90.5	incl w frames
	<u>LOCKS</u>			
	<u>"Cisa"</u>			
2	Astral Knob cylinder (colour to match natural anodised handle)	No	24	
	<u>HANDLES</u>			
	<u>"Handles Inc"</u>			
3	Stainless steel offset T pull handle	No	6	
4	76 x 152mm Stainless steel pull handle	No	9	
	<u>"Cisa"</u>			
5	Slimline natural anodised aluminium lever handle set	No	24	
	<u>DOOR CLOSERS</u>			
	<u>"Dorma"</u>			
6	TS93G CAM action slide channel door closer	No	21	
	<u>SUNDRIES</u>			
	<u>"Handles Inc"</u>			
7	Stainless steel CZ87231SC floor mounted door stop, plugged	No	36	
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	IRONMONGERY			
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Item No		Quantity	Rate	Amount R
	<u>PUSH AND KICK PLATES</u>			
8	75 x 300mm stainless steel push plates	No 9		
9	150 x 750mm stainless steel kick plate	No 18		
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Item No		Quantity	Rate	Amount R
	<p><u>BILL NO 6</u></p> <p><u>TILING</u></p> <p>For preambles see "Model Preambles for Trades"</p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Fixing</u></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 plaster bedding</p> <p>Ceramic, porcelain, marble and granite tiles are to be fixed and grouted with suitable adhesives and grouts as recommended by the manufacturer of the tiles</p> <p><u>Taking delivery</u></p> <p>The employer will purchase some of the tiles directly from the suppliers and the contractor will take delivery thereof. Taking delivery of goods or articles by the contractor on site shall mean getting in, unpacking, checking that the quantity is correct and that the goods are complete and undamaged, submitting a report thereof to the interested parties and issuing vouchers for the receipt of such goods. The contractor shall store the goods and will be held responsible for the safety thereof and indemnify the employer against any damage or loss which may occur</p> <p><u>FLOOR TILING</u></p> <p><u>"Etienne Tiles Neo" (Colour: PEI 4) 1,000 X 1,000mm fixed with adhesive to screed and flush pointed with tinted grout</u></p>			
1	On floors and landings	m ²	113	
	<p><u>WALL TILING</u></p>			
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Item No		Quantity	Rate	Amount R
2	<p><u>Take delivery of and install wall tiles PC Sum R500 per m2 supplied and delivered and fixed with adhesive to plaster (plaster elsewhere) and flush pointed with tinted jointing compound</u></p> <p>Splashbacks</p>	m ²	2	
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TILING

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Item No		Quantity	Rate	Amount R
	<p><u>BILL NO 7</u></p> <p><u>PAINTWORK</u></p> <p>For preambles see "Model Preambles for Trades"</p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>COLOURS</u></p> <p>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</p> <p><u>PAINT SPECIFICATIONS</u></p> <p>All painting, including preparation of surfaces, priming, undercoating and finishing shall be done in accordance with "Plascon" specifications unless otherwise described</p> <p><u>PAINTWORK TO NEW WORK ON</u></p> <p><u>ON FLOATED PLASTER SURFACES WITH</u></p> <p><u>One coat Professional Water Based Gypsum Sealer (PGS1) and two coats Plascon Professional Superior Low Sheen (PEM1000) to approved colour.</u></p>			
1	Partitions	m ²	2 302	
2	Soffits	m ²	21	
	<p><u>ON PLASTERBOARD SURFACES</u></p> <p><u>One coat Professional Water Based Gypsum Sealer (PGS1) and two coats Plascon Professional Superior Low Sheen (PEM1000) to approved colour.</u></p>			
3	Ceilings and cornices	m ²	626	
	<p><u>ON WOOD SURFACES WITH</u></p>			
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Item No		Quantity	Rate	Amount R
4	<p>One coat Plascon Multi Surface Primer (WUP1) and two coats Plascon Velvagio Water based to approved colour</p> <p>Doors</p> <p style="text-align: right;">m² 135</p> <p><u>PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK ON</u></p> <p><u>PREPARATORY WORK TO EXISTING WORK</u></p> <p><u>Previously painted plastered surfaces</u></p> <p>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</p> <p><u>Previously painted wood surfaces</u></p> <p>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</p> <p><u>ON FLOATED PLASTER SURFACES WITH</u></p> <p><u>One coat Professional Water Based Gypsum Sealer (PGS1) and two coats Plascon Professional Superior Low Sheen (PEM1000) to approved colour.</u></p>			
5	<p>Internal walls in good condition</p> <p style="text-align: right;">m² 1 052</p> <p><u>ON WOOD SURFACES</u></p> <p><u>One coat Plascon Multi Surface Primer (WUP1) and two coats Plascon Velvagio Water based to approved colour</u></p>			
6	<p>Window ledges</p> <p style="text-align: right;">m² 132</p>			
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Item No		Quantity	Rate	Amount R
	<p><u>BILL NO 8</u></p> <p><u>PLUMBING AND DRAINAGE</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Preambles</u></p> <p>For preambles see "Model Preambles for Trades"</p> <p><u>National Building Regulations</u></p> <p>All Construction and Materials to be in accordance with the requirements of SANS 10400 "The Application of National Building Regulations"</p> <p><u>Rates</u></p> <p>Rates for all piping, fittings, etc shall include for all fixing in position of fittings, cutting of chases in brickwork or concrete, excavation of trenches, backfilling, etc unless otherwise described</p> <p><u>Diameter of pipes</u></p> <p>Diameters stated for pipes, traps, valves, etc are internal diameters, except uPVC, polyethylene, stainless steel and copper pipes for which external diameters are stated</p> <p><u>Laying, backfilling, bedding, etc of pipes</u></p> <p>Pipes shall be laid and bedded in accordance with manufacturers' instructions and trenches shall be carefully backfilled</p> <p>Where no manufacturers' instructions exist, pipes shall be laid in accordance with the relevant section of SANS 2001</p>			
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	PLUMBING AND DRAINAGE			
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			R	

Item No		Quantity	Rate	Amount R
	<p><u>PVC-U pipes and fittings</u></p> <p>Sewer and drainage pipes and fittings shall be jointed and sealed with butyl rubber rings</p> <p>Soil, waste and vent pipes and fittings shall be solvent weld jointed or sealed with butyl rubber rings</p> <p><u>SANITARY FITTINGS</u></p> <p><u>"Franke"</u></p>			
1	Cascade drop-in stainless steel sink size 1200 x 500 x 157 (Code: SIN F CD 621 NO) including "Dutton" PVC double bowl waste and plug Code 40DBBLBO	No	4	
	<p><u>TAPS, VALVES, ETC</u></p> <p><u>"Franke"</u></p>			
2	Saturn Cube stainless steel sink mixer Code 1150036 including and Schell regulating angle valve Code SCH0543	No	4	
3	Dish washer tap including Schell regulating angle valve DZR 15 x15	No	4	
	<p><u>HOT WATER HEATERS</u></p> <p><u>Bibo"</u></p>			
4	"Bar" boiling and chilled water supplier	No	5	
	<p><u>WATER SUPPLY TO AND DRAINAGE FROM FITTINGS</u></p>			
5	Provide the sum of R80,000 (eighty thousand rand) for internal first fix plumbing and drainage and connections into the existing water and waste reticulation systems		Item	80 000.00
6	Profit and attendance		Item	
	Carried to trade summary			R
	Bill No. 9 PLUMBING AND DRAINAGE			
	ANN ROESE QUANTITY SURVEYORS			

Bill No. 9 PLUMBING AND DRAINAGE <u>TRADE SUMMARY</u>			
	Page No		Amount R
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Item No		Quantity	Rate	Amount R
	<p><u>BILL NO 9</u></p> <p><u>RENOVATION OF EXISTING BATHROOMS 7TH AND 8TH FLOORS</u></p> <p><u>PREAMBLES</u></p> <p>For preambles see "Model Preambles for Trades"</p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Trade names</u></p> <p>Wherever a trade name for any product has been described, the Tenderer's attention is drawn to the fact that any other product of equal quality may be used subject to the written approval being obtained prior to the closing date for submission of tenders</p> <p><u>BILL NO 9.1</u></p> <p><u>ALTERATIONS</u></p> <p><u>REMOVAL OF EXISTING WORK</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>View site</u></p> <p>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</p>			
	Carried to trade summary			R
	Bill No. 10 RENOVATIONS OF BATHROOMS			
	ANN ROESE QUANTITY SURVEYORS			

Item No		Quantity	Rate	Amount R
	<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 adjoining premises and their tenants. He shall provide proper protection and provide, erect and remove when directed, any temporary protection all to the satisfaction of the principal agent</p> <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>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><u>GENERAL</u></p>			
1	The tenderer is to make an allowance for the demolitions as listed below and any other alterations as noted at the site visit	Item		
	<u>Breaking down and removing unreinforced concrete</u>			
2	Urinal steps	m ³	0.6	included above
	<u>Hacking up/off and removing floor and wall finishes including removing mortar bed or backing under tiles and preparing concrete or brick surfaces for new screed or plaster finishes</u>			
3	Internal plaster from walls, columns and beams	m ²	100	included above
4	30mm Terrazzo floor tiles	m ²	54	included above
	Carried to trade summary			R
	Bill No. 10 RENOVATIONS OF BATHROOMS			
	ANN ROESE QUANTITY SURVEYORS			

Item No		Quantity	Rate	Amount R
5	Coved terrazzo skirting 100mm high	m	54	included above
6	600 x 600mm Porcelain tiles to walls	m ²	37	included above
	<u>Removal of toilet partitions</u>			
7	Remove 6 toilet partitions with 5 dividing walls and 6 doors including all toilet roll holders and ironmongery	m	2	included above
	<u>Removal of sanitary fittings</u>			
8	Vitreous china wash hand basin	No	8	included above
9	Vitreous china WC pan with cistern	No	12	included above
10	Vitreous china urinal	No	3	included above
	<u>Removal of counter tops</u>			
11	Counter top size 2742x 450mm	No	2	included above
12	Counter top size 4200 x 650mm	No	1	included above
	<u>Taking out and retaining sanware accessories</u>			
13	Hand dryer	No	2	included above
	<u>Taking out and removing sanware accessories</u>			
14	Soap dispenser	No	2	included above
15	Paper towel dispenser	No	3	included above
16	Paper towel disposal bin	No	2	included above
	<u>Taking out and removing glass and mirrors</u>			
17	Mirror 1000 x 1000mm high from wall	No	7	included above
18	Mirror 500 x 1800mm high from wall	No	2	included above
	<u>BILL NO 9.2</u>			
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Item No		Quantity	Rate	Amount R
	<u>CEILING AND PARTITIONS</u>			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<u>Fixing</u>			
	Items described as "nailed" shall be deemed to be fixed with hardened steel nails or pins, or to be shot-pinned, to brickwork or concrete			
	Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 500mm centres, and where described as "bolted", the bolts have been given elsewhere			
	<u>Steel components</u>			
	All steel components for ceilings, partitions, etc are to be galvanised in accordance with SANS 121			
	<u>SUSPENDED CEILING</u>			
	<u>12mm "Rhino-board" or equal approved gypsum plastered ceiling fixed print side up with 38mm galvanized serrated nails at 150mm centres with 48mm wide strips of "Fibatape" fixed over joints and the whole ceiling finished with a 6mm thick coat of "Crestone" gypsum skim plaster trowelled to a smooth polished surface, all in strict accordance, with the manufacturer's instructions</u>			
19	Horizontal ceilings suspended not exceeding 1m below concrete soffits	m ²	44	
	<u>"Donn" 47 x 35mm SM25 aluminium powdercoated white recessed shadowline trim to suspended ceilings</u>			
20	Z-Shaped shadowline trim	m	38	
	<u>TOILET CUBICLES</u>			
	Carried to trade summary			
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Item No		Quantity	Rate	Amount R
	<p><u>Facade Classic Melamine toilet cubicles comprising partitions, stiles and doors, neatly framed in natural anodised aluminium with mitred corners and installed with all necessary aluminium natural anodised extrusions, top rails, fixing components and standard ironmongery comprising aluminium butt hinges, stainless steel indicator bolts and anti-rattle keeps, stainless steel coat hooks/door stops and excluding toilet roll holders</u></p>			
21	Partition 1 800 x 1 800mm high (2025mm high overall)	No	10	
22	Partition 300 x 1 800mm high	No	2	
23	Wall stile 125 x 1 830mm high	No	2	
24	Full stile 245 x 1 850mm high	No	10	
25	Door 750 x 1 830mm high	No	12	
	<p><u>Cubicle Solutions urinal screens with 12mm Cast Acrylic Perspex 750mm high x 450mm wide code: CSPSXUSWB (colour: light grey frosted). Urinal Screens to be fixed to wall using 304 grade stainless steel brackets (code: CSURBRKT).</u></p>			
26	Urinal dividers 450mm wide x 750mm high	No	3	
	<p><u>BILL NO 9.3</u></p> <p><u>METALWORK</u></p> <p><u>SKIRTINGS</u></p> <p><u>Brushed aluminium skirtings</u></p>			
27	120mm High x 2mm thick brushed aluminium skirting epoxy fixed to plastered wall	m	12	
	<p><u>BILL NO 9.4</u></p> <p><u>PLASTERING</u></p>			
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Item No		Quantity	Rate	Amount R
	<u>SCREEDS</u>			
	<u>Screeds on concrete</u>			
28	30mm Thick on floors and landings	m ²	54	
	<u>INTERNAL PLASTER</u>			
	<u>Two coat plaster with 15mm cement plaster and gypsum skimfloat with steel trowelled finish on brickwork</u>			
29	On walls	m ²	100	
30	On narrow widths	m ²	10	
	<u>BILL NO 9.5</u>			
	<u>PLUMBING AND DRAINAGE</u>			
	<u>SANITARY FITTINGS</u>			
	<u>"Duravit"</u>			
31	"D-Code" undermount wash hand basin Code DV03955500282	No	7	
32	:Gio" Bella Ivy Evora close coupled WC suite and seat	No	10	
33	"D-code" concealed inlet urinal Code DC08293including urinal trap Code TR05112 and urinal water inlet mechanism	No	3	
	<u>CISTERNS</u>			
	<u>"Geberit"</u>			
34	"Geberit Type 50" urinal control pneumatic jet Code 116.016B including urinal installation set 115.801 and "Schell" regulating angle valve Code SCH0543	No	3	
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Item No		Quantity	Rate	Amount R
	<u>WASTE UNIONS ETC</u>			
35	"Gio" 32mm slotted chromium plated clicker basin waste Code GIO2025	No	7	
	<u>TRAPS, ETC</u>			
36	"Dutton" sink plain PVC P-trap Code TRA PVC40DB3A	No	7	
	<u>TAPS, VALVES, ETC</u>			
37	"Hansgrohe 70" Decor basin mixer Code CO31733 including "Schell" regulating angle valve Code SCH0543	No	7	
38	"Gio" square forced shut off trigger spray Code SPR TRI DIB 575	No	4	
	<u>COUNTERTOPS</u>			
39	Granite Projects" 20mm thick counter top size 2742x 650mm including backsplash and mitred edges	No	2	
40	"Granite Projects" 20mm thick counter top size 4200 x 650mm including backsplash and mitred edges	No	1	
	<u>SANITARY ACCESSORIES</u>			
	<u>"Prime"</u>			
41	Stainless steel waste bin Code ACC PRI 2567	No	2	
42	TR2 lockable toilet roll holder	No	10	
43	Foam soap dispensers top up 1000ml Code 25615	No	7	
44	Short round wall-mounted toilet brush Code 18 547	No	10	
45	Stainless steel sanitary bin 16l	No	5	
	<u>WATER SUPPLY AND DRAINAGE INSTALLATIONS</u>			
46	Budgetary Allowance of R100,000 for plumbing and drainage installations	Item		100 000.00
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Item No		Quantity	Rate	Amount R
	<p><u>BILL NO 9.6</u></p> <p><u>TILING</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Fixing</u></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 plaster bedding</p> <p>Ceramic, porcelain, marble and granite tiles are to be fixed and grouted with suitable adhesives and grouts as recommended by the manufacturer of the tiles</p> <p><u>FLOOR TILING</u></p> <p><u>900 x 900mm White Porcelain tiles (Allow the PC Sum of R400/m² for supply and delivery) fixed with an approved adhesive on cement screed (screed elsewhere measured) and jointed with 1mm white grout line</u></p>			
47	On floors and landings	m ²	30	
	<p><u>900 x 900mm Grey Porcelain tiles (Allow the PC Sum of R400/m² for supply and delivery) fixed with an approved adhesive on cement screed (screed elsewhere measured) and jointed with 1mm grey grout line</u></p>			
48	On floors and landings	m ²	24	
	<p><u>WALL TILING</u></p>			
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Item No		Quantity	Rate	Amount R
	<u>900 x 900mm White Porcelain tiles (Allow the PC Sum of 400/m² for supply and delivery) fixed with an approved adhesive on cement plaster (plaster elsewhere measured) and jointed with 1mm white grout line</u>			
49	On walls	m ²	18	
	<u>Steel Tiling Trim</u>			
50	Kirk Marketing (code SL1100) stainless steel tile listello to finish top of tile	m	12	
	<u>BILL NO 9.7</u>			
	<u>MIRRORS, ETC</u>			
	<u>6mm Silvered float glass copper backed mirrors with polished edges; concealed fixed to walls</u>			
51	Mirror 500 x 1500mm high with rounded corners	No	10	
52	Mirror 884 x 2800mm high	No	2	
	<u>BILL NO 9.8</u>			
	<u>PAINTWORK ETC TO NEW WORK</u>			
	<u>ON PLASTERED SURFACES</u>			
	<u>One coat Professional Water Based Gypsum Sealer (PGS1) and two coats Plascon Professional Superior Low Sheen (PEM1000) to approved colour.</u>			
53	On walls	m ²	100	
	<u>One coat Professional Water Based Gypsum Sealer (PGS1) and two coats Plascon Professional Superior Low Sheen (PEM1000) to approved colour.</u>			
54	On partitions	m ²	24	
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Item No		Quantity	Rate	Amount R
55	<p>One coat Professional Water Based Gypsum Sealer (PGS1) and two coats Plascon Professional Super Matt (PEM900) to approved colour.</p> <p>On ceilings</p>	m ²	44	
	<p><u>PAINTWORK ETC TO PREVIOUSLY PAINTED WORK</u></p> <p><u>ON PLASTERED SURFACES</u></p> <p>One coat Professional Water Based Gypsum Sealer (PGS1) and two coats Plascon Professional Superior Low Sheen (PEM1000) to approved colour.</p>			
56	<p>On soffits</p>	m ²	10	
	<p><u>ON WOOD</u></p> <p>Sand down to break surface gloss, brush down and wipe off to remove all dust and dirt, apply one coat wood primer, one coat universal undercoat and two coats "Plascon Velvaglo" or other approved polyurethane enamel. (Colour)</p>			
57	<p>On doors and frames</p>	m ²	4	
	<p><u>BILL NO 9.9</u></p> <p><u>ELECTRICAL INSTALLATION</u></p>			
58	Provide the sum of R50,000.00 (fifty thousand rand) for the electrical installation		Item	50 000.00
59	Profit and attendance		Item	
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RENOVATIONS OF BATHROOMS

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RENOVATIONS OF BATHROOMS

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Item No		Quantity	Rate	Amount R
	<u>BILL NO 10</u>			
	<u>ELECTRICAL INSTALLATION</u>			
	<u>ELECTRICAL INSTALLATION</u>			
1	Allow the Budgetary Amount R1,600.000 for the design, supply and installation of the electrical work including fitting of light fittings (fittings allowed elsewhere), the cutting of holes through ceilings, the supply and fitting of cover plates and switches, conduits, DB Boards, meters all in accordance with the attached designer's drawings P/1982/07/RF/40 and P/1982/08/RF/40 - refer Addendum A	Item		
2	Profit and attendance The entire installation is to conform to all SANS10142 requirements and the contractor must complete a Certificate of Compliance in this regard	Item		
	<u>LIGHT FITTINGS</u>			
3	Allow the Budgetary Amount of R500,000.00 (five hundred thousand rand) for light fittings	Item		500 000.00
4	Profit and attendance	Item		
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	ELECTRICAL INSTALLATION			
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Item No		Quantity	Rate	Amount R
	<u>BILL NO 11</u>			
	<u>MECHANICAL INSTALLATION</u>			
	<u>MECHANICAL INSTALLATION</u>			
1	Provide the sum of R900,000 (nine hundred thousand rand) for mechanical and ventilation	Item		900 000.00
2	Profit and attendance	Item		
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	MECHANICAL INSTALLATION			
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Item No		Quantity	Rate	Amount R
	<u>BILL NO 12</u>			
	<u>FIRE PROTECTION AND DETECTION</u>			
	<u>FIRE SERVICES</u>			
1	Provide the sum of R180,000 (one hundred and eighty thousand rand) for fire services	Item		180 000.00
2	Profit and attendance	Item		
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	FIRE PROTECTION AND DETECTION INSTALLATION			
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Item No		Quantity	Rate	Amount R
	<p><u>BILL NO 13</u></p> <p><u>PROVISIONAL SUMS ETC</u></p> <p><u>PREAMBLES</u></p> <p>For preambles refer to "Model Preambles for Trades"</p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>General</u></p> <p>Work for which budgetary allowances are provided 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 without any compensation for loss or profit on the said allowances</p> <p><u>Profit</u></p> <p>Where stated, the contractor may allow for profit if required</p> <p><u>General attendance upon nominated/selected sub-contractors and direct contractors</u></p> <p>The item "Allow for general attendance" which follows each provisional sum for nominatd/selected sub-contractors and direct contractors work, shall be deemed to cover all the contractor's costs incurred in providing free of charge to the nominated/selected sub-contractors and direct contractors, the following:</p> <ol style="list-style-type: none"> 1 The services as set out in clause B9 of the Preliminaries 2 Making good in all trades and cleaning down and removal of rubbish on completion 			
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Item No		Quantity	Rate	Amount R
	<p><u>Special attendance on nominated/selected subcontractors</u></p> <p>Where stated special attendance will be described in detail in the Schedule for Variables in the Preliminaries for the services as set out in clause B9.2</p> <p><u>Builder's work</u></p> <p>Builder's work in connection with specialist services is given elsewhere in these bills of quantities</p> <p><u>Taking delivery</u></p> <p>Taking delivery of goods or articles by the contractor on site shall mean delivery to site, unpacking, checking that the quantity is correct and that the goods are complete and undamaged, submitting a report thereof to the interested parties and issueing vouchers for the receipt of such goods. The contractor shall store the goods and will be held responsible for the safety thereof and indemnify the employer against any damage or loss which may occur</p> <p><u>Preliminaries</u></p> <p>The contractor is referred to the Preliminaries for further amplification of "Prime Cost Amounts and Provisional Sums"</p> <p><u>SELECTED SUBCONTRACTORS</u></p> <p><u>Vinyl on Glazing</u></p>			
1	Provide the sum of R80,000 (eighty thousand rand) for vinyl on glazed shopfronts and doors	Item		80 000.00
2	Profit and attendance	Item		
	<p><u>Window Blinds</u></p>			
3	Provide the sum of R360,000 (three hundred and sixty thousand rand) for window blinds	Item		360 000.00
4	Profit and attendance	Item		
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Item No		Quantity	Rate	Amount R
	<u>Joinery</u>			
5	Provide the sum of R1,200,000 (one million two hundred thousand rand) for joinery fittings	Item		1 200 000.00
6	Profit and attendance	Item		
	<u>Wallpaper</u>			
7	Provide the sum of R20,000 (twenty thousand rand) for wallpaper	Item		20 000.00
8	Profit and attendance	Item		
	<u>Signage</u>			
9	Provide of R30,000 (thirty thousand rand) for signage	Item		30 000.00
10	Profit and attendance	Item		
	<u>BUILDERS WORK IN CONNECTION WITH ELECTRICAL, MECHANICAL AND FIRE INSTALLATIONS</u>			
11	Budgetary allowance of R60,000 (sixty thousand rand) for builders work in connection with electrical, mechanical and fire installations - eg chasing, holes, core drilling etc	Item		60 000.00
	<u>ATTENDANCE ON DIRECT CONTRACTORS</u>			
	Work listed under the heading "ATTENDANCE ON DIRECT CONTRACTORS" will commence during the execution of this contract and the contractor shall allow free access to the site for the direct contractors. The contractor shall prepare a programme in conjunction with the direct contractor in order to complete the work successfully. The direct contractors will be regarded as nominated sub-contractors but payment will be made to them directly by the client.			
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12	<u>Data installation</u> Allow for attendance only on the direct contract for the data installation	Item		
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PROVISIONAL SUMS

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PROVISIONAL SUMS

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	VAT 15%		R
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ANNEXURE A

MEDIA24 CONTRACTORS HOUSE RULES & CONDITIONS OF WORK



Contractors house rules and conditions of work

1. INTRODUCTION

This manual spell out the rules and conditions of work in the Media24 for contractors, suppliers, vendors, etc. to comply with. This includes those who are directly engaged by Media24, service partners and tenants who are carrying out any for of work/renovations in Media24 buildings.

Should you have any questions, please call the Building Manager at any time during office hours, who will gladly assist you.

This manual should be read in conjunction with SLA's and Lease agreements.

The Landlord reserves the right to amend and/or change the House Rules at any time.

2. IMPORTANT TELEPHONE NUMBERS

Property Manager John Visser (021) 406 3472 (office)
(082) 522 5452 (cell)
jvisser@media24.com

Facilities Coordinator Lynette Witbooi (021) 406 3408

Lynette.Witbooi@media24.com

Security Control Room All hours (021) 406 3525

3. ACCESS CONTROL

- (a) Access is at your own risk. You will have no claim against the Landlord, its Directors, Employees or Agents arising out of bodily injury or death sustained, or any damage or destruction to or loss of any goods or property of any description, whether due to wilful act, omission, negligence or default of Directors, Employees or Agents or by any cause whatsoever.
- (b) Security procedures for access into and exit from the building is in place and should be always adhered to.
- (c) The Contractor shall submit a list of workers stating their names ID numbers and contact details.
- (d) Deliverers and contractors use the good delivery entrance at the back of the building. Goods entrance is manned Monday to Friday 06h00 to 18h00. Request to open the door outside of normal hours must be arranged in advance with the building manager.
- (e) Goods, material, and tools must be transported via the goods lift only. The Contractor shall be responsible for the safe handling and storage of material, equipment, and tools.
- (f) Prior arrangement must be made for parking at the building for contractors. Vehicles are driven and parked entirely on the vehicle owner or driver's risk.

4. WORKING HOURS

- (a) Normal working hours is Monday to Friday 07h00 to 17h00
- (b) Noisy work to be done after hours and over weekends.
- (c) Media24 reserves the right to stop any work of any contractor if the work disturbs the operations of business in the building.

5. OFFICE RENOVATIONS

Approval for building alterations to be obtained from the Landlord/ Property manager in writing before commencement of any work.

On completion, the following documents

- i. Certificate of Occupation
- ii. Approved Council Drawings
- iii. Electrical Certificate of Compliance

- iv. Verification and approval from the Fire Chief

All costs etc are to be borne by the tenant for professional services.

6. RENOVATION RULES

- (a) Media24 reserve the right to copy of insurance (public liability), letter of good standing with the compensation commissioner and a job specific risk assessment for record purposes.
- (b) Contractors, suppliers, and vendors to always ensure all personal wear protection equipment (PPE).
- (c) Hammering, drilling and noise pollution works only permitted after office hours.
- (d) Contractors are required to dispose renovation/construction waste and must take steps to ensure that the construction sites are always in a clean state.
- (e) Construction/renovation safety notices to be displayed during renovation period.
- (f) Construction renovation site to be cordoned off with physical barriers or danger tape.
- (g) Smoking, gambling, littering, spitting, shouting, rudeness, defiance to Media24 instructions, unruly behaviour and wondering around on other floors away from construction/renovation/working area are strictly prohibited. Any workers found flouting these house rules shall be ordered to leave the site immediately.
- (h) Bath, shave, or wash of equipment in basins on the floors are not allowed. Toilets and urinals may not be used to clean or flush any construction material.
- (i) Building material to be stored on the construction/renovation site. Any staircase, corridor and walls at the access routes are to be always kept clean.
- (j) Any damage, stains, scratches, or markings caused by contractors outside construction/renovation areas, shall be made good to the Media24's satisfaction.

7. HOUSE KEEPING

- (a) The contractor shall maintain a high standard of housekeeping and cleanliness on site for the whole duration of the works Goods must be transported via the goods lift only.

- (b) The work area along the construction/renovation are to be cleaned daily.
- (c) Special precautions must be taken when working on the roof of the building due to strong winds in the area. No working on the roof if the wind blows or it rains. Secure all items that might be blown from the roof

8. ELECTRICITY INSTALLATIONS

- (a) The contractor shall protect, upkeep, and properly isolated and maintain all existing electrical installations. He shall be responsible for any damage or disruptions to such services resulting from his building works.
- (b) The contractor must ensure that electrical and mechanical systems are properly isolated prior to commencement of construction/renovations. Lock Out and Tag Out (LOTO) procedures to be strictly followed.

9. EMERGENCY PROCEDURES

- (a) All contractors, suppliers, and vendors to complete the Media24 Section 37/2 agreement attached to this document.

10. FIRE-ARMS

Firearms are not permitted within the building.

11. SMOKING

- (a) Media24 Centre is a smoke free environment.

12. LIABILITY

- (a) Office security and the safeguarding of personal belongings is the responsibility of every person.
- (b) The Landlord and the Security Contractor do not accept any responsibility for any loss from damage done to or in tenants' premises related to theft or any other criminal activity.

13. LIFTS AND FOYERS

- (a) Goods lifts are for goods only and passenger lifts for passengers only.
- (b) Eating or drinking is prohibited in all the lifts and foyers.

14. PARKING

- (a) Parking will only be allowed if prior arrangements have been made.

- (b) Vehicles are driven and parked entirely and the vehicle owner or driver's risk.

- (c) Speed in parking areas is 10km/h.

15. SECURITY

These regulations have been put in place to secure the safety of all employees, visitors, contractors, suppliers, vendors, and property. Strict adherence to security procedures is required to assist security staff to perform their duty as effectively as possible.

- (a) The guards are permitted to do random searches.

16. ACKNOWLEDGE

	Contractor/Supplier/vendor	Media24
Name		John Visser
Designation/Company		Property Manager
Description of work		Contruction/renovation
Period of work		
Date		13/12/2023
Cell phone number		0825225452



ANNEXURE B

**DESIGNERS'
DRAWINGS**