

**SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ**

Item No		Quantity	Rate	Amount
	<u>SECTION 1 - PRELIMINARIES & GENERAL</u> <u>BILL NO 1</u> <u>PRELIMINARY ALLOWANCE</u> <u>BUILDING AGREEMENT AND PRELIMINARIES</u> The JBCC Series 2000 Principal Building Agreement (July 2007 edition 5.0 - reprint 1) prepared by the Joint Building Contracts Committee shall be the applicable building agreement, amended as hereinafter described The JBCC Principal Building Agreement Contract Data EC and the JBCC Principal Building Agreement Contract Data CE form an integral part of this agreement The ASAQS Preliminaries (November 2007 edition) published by the Association of South African Quantity Surveyors for use with the said JBCC Principal Building Agreement shall be deemed to be incorporated in these bills of quantities Contractors are referred to the above mentioned documents for the intent and meaning of each clause thereof These clauses are hereinafter referred to by clause number and heading only. Where standard clauses or alternatives are not entirely applicable to this agreement such modifications, corrections or supplements as will apply are given under each relevant clause heading and such modifications, corrections or supplements shall take precedence notwithstanding anything contrary contained in the abovementioned documents Where any item is not relevant to this specific agreement such item is marked N/A (signifying "not applicable")			
	Carried to Collection		R	
	Section No. 1 PRELIMINARIES AND GENERAL Bill No. 1 PRELIMINARIES & GENERAL			

**SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ**

	<u>PREAMBLES FOR TRADES</u> The Model Preambles for Trades (2008 edition) as published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claims arising from brevity of description of items fully described in the said Model Preambles will be entertained Supplementary preambles are incorporated in these bills of quantities to satisfy the requirements of this project. Such supplementary preambles shall take precedence over the provisions of the said Model Preambles The contractor's prices for all items throughout these bills of quantities must take account of and include for all of the obligations, requirements and specifications given in the said Model Preambles and in any supplementary preambles <u>PRICING OF PRELIMINARIES</u> Should the contractor select Option A in terms of subclause 3.2.1 in the Contract Data - Contractor to Employer (CE) for the purpose of adjustment of these preliminaries, the amount entered into the amount column in these preliminaries is to be divided into one or more of the three categories provided namely Fixed (F), Value Related (V) and Time Related (T) <u>SECTION A: PRINCIPAL BUILDING AGREEMENT</u> <u>Definitions (A1)</u> 1 Clause 1.0 - Definitions and interpretation The measuring system used for the preparation of the bills of quantities is the Standard System of Measuring Building Work (seventh edition, revised 2015) published by the Association of South African Quantity Surveyors [1.1] F:..... V:..... T:..... Carried to Collection Section No. 1 PRELIMINARIES AND GENERAL Bill No. 1 PRELIMINARIES & GENERAL	Item		
			R	

SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ

	<u>Objective and preparation (A2 - A14)</u>				
2	Clause 2.0 - Offer acceptance and performance obligations F:..... V:..... T:.....	Item			
3	Clause 3.0 - Documents F:..... V:..... T:.....	Item			
4	Clause 4.0 - Design responsibility F:..... V:..... T:.....	Item			
5	Clause 5.0 - Employer's agents F:..... V:..... T:.....	Item			
6	Clause 6.0 - Contractor's site representative F:..... V:..... T:.....	Item			
7	Clause 7.0 - Compliance with laws and regulations F:..... V:..... T:.....	Item			
8	Clause 8.0 - Works risk F:..... V:..... T:.....	Item			
9	Clause 9.0 - Indemnities F:..... V:..... T:.....	Item			
10	Clause 10.0 - General insurances F:..... V:..... T:.....	Item			
	Carried to Collection			R	
	Section No. 1 PRELIMINARIES AND GENERAL Bill No. 1 PRELIMINARIES & GENERAL				

**SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ**

11	Clause 11.0 - Special insurances F:..... V:..... T:.....	Item			
12	Clause 12.0 - Effecting insurances F:..... V:..... T:.....	Item			
13	Clause 13.0 - Assignment F:..... V:..... T:.....	Item			
14	Clause 14.0 - Security F:..... V:..... T:..... <u>Execution (A15 - A23)</u>	Item			
15	Clause 15.0 - Preparation for and execution of the works F:..... V:..... T:.....	Item			
16	Clause 16.0 - Site and access F:..... V:..... T:.....	Item			
17	Clause 17.0 - Contract instructions F:..... V:..... T:.....	Item			
18	Clause 18.0 -Setting out of the works The contractor shall notify the principal agent if any encroachment of adjoining foundations, buildings, structures, pavements, boundaries, etc. exist in order that the necessary arrangements may be made for the rectification of any such encroachments [18.1] F:..... V:..... T:.....	Item			
Carried to Collection			R		
Section No. 1 PRELIMINARIES AND GENERAL Bill No. 1 PRELIMINARIES & GENERAL					

SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ

19	Clause 19.0 - Temporary works and plant 19.3 Advertising rights and notice boards. The contractor is required to acquire approval from the Principal Agent of any advertising rights or notice boards before erection of any such notice boards . F:..... V:..... T:.....	Item			
20	Clause 20.0 - Nominated subcontractors Refer to the provisions on general attendance hereinafter F:..... V:..... T:.....	Item			
21	Clause 21.0 - Selected subcontractors General attendance of n/s subcontractors for pricing by the contractor shall be in accordance with the n/s agreement. Notwithstanding this provision, general attendance shall be deemed to include for the contractor to provide free of charge to any n/s subcontractor such scaffolding as may reasonably be required by such n/s subcontractor for the execution of the relevant subcontract work. F:..... V:..... T:.....	Item			
22	Clause 22.0 - Employer's direct contractors F:..... V:..... T:.....	Item			
23	Clause 23.0 - Contractor's domestic subcontractors F:..... V:..... T:..... <u>Completion (A24 - A30)</u>	Item			
24	Clause 24.0 - Practical completion F:..... V:..... T:.....	Item			
Carried to Collection			R		
Section No. 1 PRELIMINARIES AND GENERAL Bill No. 1 PRELIMINARIES & GENERAL					

**SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ**

25	Clause 25.0 - Works completion F:..... V:..... T:.....	Item			
26	Clause 26.0 - Final completion F:..... V:..... T:.....	Item			
27	Clause 27.0 - Latent defects liability period F:..... V:..... T:.....	Item			
28	Clause 28.0 - Sectional completion F:..... V:..... T:.....	Item			
29	Clause 29.0 - Revision of date for practical completion F:..... V:..... T:.....	Item			
30	Clause 30.0 - Penalty for late or non-completion F:..... V:..... T:..... <u>Payment (A31 - A35)</u>	Item			
31	Clause 31.0 - Interim payment F:..... V:..... T:.....	Item			
32	Clause 32.0 - Adjustment to the contract value F:..... V:..... T:.....	Item			
33	Clause 33.0 - Recovery of expense and loss F:..... V:..... T:.....	Item			
Carried to Collection			R		
Section No. 1 PRELIMINARIES AND GENERAL Bill No. 1 PRELIMINARIES & GENERAL					

**SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ**

34	Clause 34.0 - Final account and final payment F:..... V:..... T:.....	Item			
35	Clause 35.0 - Payment to other parties F:..... V:..... T:..... <u>Termination (A36 - A39)</u>	Item			
36	Clause 36.0 - Termination by employer - contractor's default F:..... V:..... T:.....	Item			
37	Clause 37.0 - Termination by employer - loss and damage F:..... V:..... T:.....	Item			
38	Clause 38.0 - Termination by contractor - employer's default F:..... V:..... T:.....	Item			
39	Clause 39.0 - Termination - cessation of the works F:..... V:..... T:..... <u>Dispute (A40)</u>	Item			
40	Clause 40.0 - Settlement of disputes F:..... V:..... T:.....	Item			
Carried to Collection				R	
Section No. 1 PRELIMINARIES AND GENERAL Bill No. 1 PRELIMINARIES & GENERAL					

**SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ**

<u>Contract variables (A41 - A42)</u>					
41	Clause 41.0 - Post tender provisions The contractor is to complete before submission of his tender the JBCC Principal Building Agreement Contract Data CE F:..... V:..... T:.....	Item			
42	Clause 42.0 - Contractual agreement The required information of the parties and the amount of the contract sum shall be inserted in the agreement for signature of the agreement by the parties F:..... V:..... T:.....	Item			
<u>SECTION B: PRELIMINARIES</u>					
<u>Definitions and interpretation (B1)</u>					
43	Clause 1.0 - Definitions and interpretation F:..... V:..... T:.....	Item			
<u>Documents (B2)</u>					
44	Clause 2.1 - Checking of documents F:..... V:..... T:.....	Item			
45	Clause 2.2 - Provisional bills of quantities F:..... V:..... T:.....	Item			
46	Clause 2.3 - Availability of construction documentation F:..... V:..... T:.....	Item			
Carried to Collection				R	
Section No. 1 PRELIMINARIES AND GENERAL					
Bill No. 1 PRELIMINARIES & GENERAL					

**SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ**

	<u>Previous work and adjoining properties (B3)</u>				
47	Clause 3.1 - Previous work - dimensional accuracy F:..... V:..... T:.....	Item			
48	Clause 3.2 - Previous work - defects F:..... V:..... T:.....	Item			
49	Clause 3.3 - Inspection of adjoining properties F:..... V:..... T:.....	Item			
	<u>Samples, shop drawings and manufacturer's instructions (B4)</u>				
50	Clause 4.1 - Samples of materials F:..... V:..... T:.....	Item			
51	Clause 4.2 - Workmanship samples F:..... V:..... T:.....	Item			
52	Clause 4.3 - Shop drawings F:..... V:..... T:.....	Item			
53	Clause 4.4 - Compliance with manufacturer's instructions F:..... V:..... T:.....	Item			
	<u>Deposits and fees (B5)</u>				
54	Clause 5.1 - Deposits and fees F:..... V:..... T:.....	Item			
	Carried to Collection			R	
	Section No. 1 PRELIMINARIES AND GENERAL Bill No. 1 PRELIMINARIES & GENERAL				

SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ

	<u>Temporary services (B6)</u>				
55	Clause 6.1 - Water F:..... V:..... T:.....	Item			
56	Clause 6.2 - Electricity F:..... V:..... T:.....	Item			
57	Clause 6.3 - Telecommunication facilities F:..... V:..... T:.....	Item			
58	Clause 6.4 - Ablution facilities F:..... V:..... T:.....	Item			
	<u>Prime cost amounts (B7)</u>				
59	Clause 7.1 - Responsibility for prime cost amounts F:..... V:..... T:.....	Item			
	<u>Special attendance on n/s subcontractors (B8)</u>				
60	Clause 8.1 - Special attendance F:..... V:..... T:.....	Item			
	<u>General (B9)</u>				
61	Clause 9.1 - Protection of the works F:..... V:..... T:.....	Item			
62	Clause 9.2 - Protection/isolation of existing/sectionally occupied works F:..... V:..... T:.....	Item			
	Carried to Collection			R	
	Section No. 1 PRELIMINARIES AND GENERAL Bill No. 1 PRELIMINARIES & GENERAL				

**SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ**

63	Clause 9.3 - Security of the works F:..... V:..... T:.....	Item			
64	Clause 9.4 - Notice before covering work F:..... V:..... T:.....	Item			
65	Clause 9.5 - Disturbance F:..... V:..... T:.....	Item			
66	Clause 9.6 - Environmental disturbance F:..... V:..... T:.....	Item			
67	Clause 9.7 - Works cleaning and clearing F:..... V:..... T:.....	Item			
68	Clause 9.8 - Vermin F:..... V:..... T:.....	Item			
69	Caluse 9.9 - Overhand work F:..... V:..... T:.....	Item			
<u>Schedule of variables (B10)</u> Information necessary for elections and completion of those clauses contained in the schedule which are necessary for tender purposes is given hereunder. Where no information is given it shall mean that no specific requirements are expected or that the clause is not relevant to this specific contract. 10.1 - Provisional bills of quantities [2.2] The quantities are provisional Yes					
Carried to Collection			R		
Section No. 1 PRELIMINARIES AND GENERAL Bill No. 1 PRELIMINARIES & GENERAL					

**SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ**

10.2 - Availability of construction documentation [2.3] Construction documentation is complete No 10.3 - Previous work - dimensional accuracy [3.1] 10.4 - Previous work - defects [3.2] 10.5 - Inspection of adjoining properties [3.3] 10.6 - Water [7.2] Option A (by contractor) Yes Option A (by employer - free of charge) No Option A (by employer - metered) No 10.7 - Electricity [7.3] Option A (by contractor) Yes Option A (by employer - free of charge) No Option A (by employer - metered) No 10.8 - Telecommunications [7.4] Telephone Yes Facsimile Yes E-mail Yes 10.9 - Ablution facilities [7.5] Option A (by contractor) Yes Option B (by employer) No 10.10 - Protection of the works [9.1] 10.11 - Protection/isolation of existing/sectionally occupied works [9.2] Protection/isolation is required Yes 10.12 - Disturbance [9.5] 10.13 - Environmental disturbance [9.6] Carried to Collection Section No. 1 PRELIMINARIES AND GENERAL Bill No. 1 PRELIMINARIES & GENERAL					

**SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ**

SECTION C: SPECIFIC PRELIMINARIES					
70	Removal of rubbish The contractor is informed that all rubbish, loose topsoil and filling is to be removed and dumped at a dumping site located by the contractor. No work may continue on site before the above is removed and the site is clean. Tenderers are advised to visit the site before submitting the tender and to acquaint themselves with the nature and extent of the work to be done and the value of recoverable materials which are not to be re-used or handed over to the Employer. The contractor shall also comply with all regulations pertaining to removal and dumping of hazardous waste material and he shall submit waste slips and pay all necessary fees. All receipts and certificates shall be left in the safekeeping of the Principal Agent F:..... V:..... T:.....	Item			
71	Site instructions Contract instructions issued on site are to be recorded in triplicate in a site instruction book which is to be maintained on site by the contractor F:..... V:..... T:.....	Item			
72	Warranties for materials and workmanship Where warranties for materials and/or workmanship are called for, the contractor shall obtain a written warranty, addressed to the employer , from the firm supplying the materials and/or doing the work and shall deliver same to the principal agent on the final completion of the contract. The warranty shall state that workmanship, materials and installation are warranted for a specific period from the date of final completion and that any defects that may arise during the specified period shall be made good at the expense of the firm supplying the materials and/or doing the work, upon written notice to do so. The warranty will not be enforced if the work is damaged by defects in the construction of the building in which case the responsibility for replacement shall rest entirely with the contractor F:..... V:..... T:.....	Item			
Carried to Collection			R		
Section No. 1 PRELIMINARIES AND GENERAL Bill No. 1 PRELIMINARIES & GENERAL					

**SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ**

73	Co-operation of the contractor for cost management 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 final building cost does not exceed the budget. The principal agent undertakes to make available to the contractor all budgetary allowances and cost assessments/reports to enable the proper procedure to be implemented and the contractor shall attend all cost plan review and cost management meetings. The contractor undertakes to extend these procedures, as necessary, to all subcontractors F:..... V:..... T:.....	Item			
74	Testing of windows for watertightness Each window shall be tested for watertightness with water sprayed on using adequate pressure. If in the opinion of the principal agent the pressure proves to be inadequate, then the pressure shall be boosted by means of compressed air or other approved means F:..... V:..... T:.....	Item			
75	Overtime The additional cost of overtime work shall not be for the Employer's account except when prior written agreement thereto is given by the Principal Agent F:..... V:..... T:.....	Item			
76	Prices for variations Where prices or quotations for variations are submitted by the Contractor during the contract, it shall be clearly understood that these are for the purpose of consideration only and there is not assumption of acceptance F:..... V:..... T:.....	Item			
Carried to Collection			R		
Section No. 1 PRELIMINARIES AND GENERAL Bill No. 1 PRELIMINARIES & GENERAL					

**SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ**

77	Daywork No daywork will be allowed F:..... V:..... T:..... <u>OCCUPATIONAL HEALTH AND SAFETY ON SITE IN RESPECT OF ACT NO. 85 OF 1993</u>	Item			
78	The contractor must take note that compliance with the Occupational Health and Safety Act No. 85 of 1993 and Construction Regulations 2014 is compulsory. In the event of partial or total non-compliance, the principal agent reserves the right to delay issuing any progress payment certificate until the contractor provides satisfactory proof of compliance. The contractor shall not be entitled to any compensation of whatsoever nature, including interest, due to such delay of payment. Provision for pricing of the Occupational Health and Safety Act is made under this clause and it is explicitly pointed out that all requirements of the aforementioned are deemed to be priced hereunder and no additional claims in this regard shall be entertained. The contractor to ensure full compliance with Covid-19 regulations. F:..... V:..... T:..... <u>SUMMARY OF CATEGORIES</u> Category : Fixed R Category : Value R Category : Time R	Item			
Carried to Collection			R		
Section No. 1 PRELIMINARIES AND GENERAL Bill No. 1 PRELIMINARIES & GENERAL					

SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT

PRE-TENDER BOQ

[illegible]

**SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ**

Item No		Quantity	Rate	Amount
	<u>SECTION NO 2 - BUILDERS WORK</u> <u>BILL NO 1</u> <u>ALTERATIONS</u> <u>PREAMBLES</u> For preambles see "Model preambles for trades 2008" <u>SUPPLEMENTARY PREAMBLES</u> <u>Locations</u> 1: House 2 2: Canteen <u>View site</u> Before submitting his tender the tenderer shall visit the site and satisfy himself as to the nature and extent of the work to be done and the value of the materials salvageable from the alterations. No claim for any variations of the contract sum in respect of the nature and extent of the work or of inferior or damaged materials will be entertained <u>General</u> The contractor shall carry out the whole of the works with as little mess and noise as possible and with a minimum of disturbance to tenants in the building and to adjoining premises and their tenants. He shall provide proper protection and provide, erect and remove when directed, any temporary tarpaulins that may be necessary during the progress of the works, all to the satisfaction of the principal agent Doors, fanlights, windows, fittings, frames, linings, etc which are to be re-used shall be thoroughly overhauled before refixing including taking off, easing and re-hanging, cramping up, re-wedging as required and making good cramps, dowels, etc, and oiling, adjusting and repairing ironmongery as necessary, replacing any glass damaged in removal or subsequently and stopping up all nail and screw holes with tinted plastic wood to match timber, unless otherwise described. Re-painting or re-varnishing is given separately			
	Carried to Collection		R	
	Section No. 2 BUILDERS WORK Bill No. 1 ALTERATIONS			

**SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ**

	Making good of finishes shall include making good of the brick and concrete surfaces onto which the new finishes are applied, where necessary 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) <u>REMOVAL OF EXISTING WORK</u> <u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc</u>				
1	Nailed up plasterboard ceilings, including timber bandering, cornices, etc 1 : 0 2 : 200	m2	200		
2	Clay tiles roof covering and timber purlins 1 : 229 2 : 0	m2	229		
3	Fascias 1 : 0 2 : 52	m	52		
4	Bargeboards 1 : 0 2 : 12	m	12		
	<u>Taking up and removing wood block floor coverings, vinyl floor coverings, carpets, etc and preparing screeds for new floor coverings (new floor covering measured elsewhere)</u>				
5	Carpet tile floor covering 1 : 65 2 : 0	m2	65		
	<u>Taking out and removing sundry joinery work, fittings, etc,</u>				
6	Timber skirtings 1 : 79 2 : 0	m	79		
7	Timber sink built-in cupboard 1311 x 598 x 900mm High 1 : 1 2 : 0	No	1		
8	Timber sink built-in cupboard 1693 x 598 x 3282mm High 1 : 1 2 : 0	No	1		
9	Timber built-in cupboards with shelves 2178 x 598 x 3282mm High 1 : 1 2 : 0	No	1		
	Carried to Collection			R	
	Section No. 2 BUILDERS WORK Bill No. 1 ALTERATIONS				

**SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ**

10	Timber built-in cupboards with shelves 2225 x 598 x 3282mm High 1 : 1 2 : 0	No	1		
11	Timber L- shaped built-in wall and floor cupboards 3771 x 598 x 3282mm High 1 : 1 2 : 0	No	1		
12	Bench covers 1 : 0 2 : 11	m2	11		
<u>Taking out and removing sanitary fittings, tanks, geysers, etc, including disconnecting from pipes, traps, etc and making good floor and wall finishes (making good tiling and paintwork elsewhere).</u>					
13	Stainless steel sink and drainer including timber cupboard 1196 x 450 x 500mm high 1 : 1 2 : 0	No	1		
14	Shower head 1 : 2 2 : 0	No	2		
15	Basin mixer 1 : 2 2 : 0	No	2		
16	Bath mixer 1 : 1 2 : 0	No	1		
<u>Hacking up/off and removing ceramic tiles including removing mortar bed or adhesive from concrete or brickwork and preparing surfaces for new screed, plaster, tile finish, etc (New finishes measured elsewhere)</u>					
17	Tiles to walls 1 : 38 2 : 0	m2	38		
<u>Taking out, setting aside for re-use and re-installing bathroom fittings</u>					
18	Toilet roll holders 1 : 1 2 : 0	No	1		
19	Towel rails 1 : 1 2 : 0	No	1		
20	Soap holders 1 : 1 2 : 0	No	1		
21	Hand towel dispenser 1 : 1 2 : 0	No	1		
Carried to Collection				R	
Section No. 2 BUILDERS WORK Bill No. 1 ALTERATIONS					

SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT

PRE-TENDER BOQ

PREPARATORY WORK TO EXISTING SURFACES					
<u>Where walls have small cracks (1-2mm) chip damaged area sufficiently. Clean away dust, grease and grime from surface. Fill areas with masonry patching plaster. Smooth off whilst still wet.</u>					
22	Previously plastered walls 1 : 30 2 : 0	m	30		
<u>Where walls chipped areas (smaller than 50mm radius) chip damaged area sufficiently. Clean away dust, grease and grime from surface. Fill areas with masonry patching plaster. Smooth off whilst still wet.</u>					
23	Previously plastered walls etc. 1 : 20 2 : 0	No	20		
<u>MAKING GOOD OF FINISHES ETC</u>					
<u>Making good face brickwork</u>					
24	Pressure cleaning on face brick 1 : 35 2 : 0	m2	35		
<u>Servicing garage door</u>					
25	Servicing garage door 1 : 1 2 : 0	No	1		
Carried to Collection				R	
Section No. 2 BUILDERS WORK Bill No. 1 ALTERATIONS					

SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT

PRE-TENDER BOQ

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**SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ**

Item No		Unit	Quantity	Rate	Amount
	<u>SECTION NO 2 - BUILDERS WORK</u> <u>BILL NO 2</u> <u>ROOF COVERINGS, CLADDINGS, ETC.</u> <u>PREAMBLES</u> For preambles see "Model preambles for trades 2008 <u>SUPPLEMENTARY PREAMBLES</u> <u>Locations</u> 1: House 2 2: Canteen <u>PROFILED METAL SHEETING AND ACCESSORIES</u> <u>New roof sheeting to be concealed fix (700mm wide) 0.58mm thick light industrial Z275 spelter galvanised steel sheeting with an approved coated finish (colour: dove grey) to one side, and half coat approved coated finish (colour: light grey) to underside, and flashings and accessories fixed to steel purlins at centres as shown on structural drawings. Purlins and roof structure to structural engineer's drawings and specifications.</u>				
1	Roof covering with pitches not exceeding 25 degrees 1 : 229 2 : 0	m2	229		
2	Ridge cappings 1 : 27 2 : 0	m	27		
3	Valley 1 : 11 2 : 0	m	11		
	Carried Forward to Summary of Section No. 2				
	Section No. 2 BUILDERS WORK Bill No. 2 ROOF COVERINGS, CLADDING, ETC.			R	

**SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ**

Item No		Quantity	Rate	Amount
	<u>SECTION NO 2 - BUILDERS WORK</u> <u>BILL NO 3</u> <u>CARPENTRY AND JOINERY</u> <u>PREAMBLES</u> For preambles see "Model preambles for trades 2008" <u>SUPPLEMENTARY PREAMBLES</u> <u>Locations</u> 1: House 2 2: Canteen <u>Fixing</u> Sizing of all members and shop drawings to be approved by Architect prior to manufacture 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>JOINERY SUNDRIES</u> <u>22mm Thick "Supawood" similar approved boards cut to match existing size and fitted onto 20 x 44mm Meranti hardwood support frame to Architect's specification.</u>			
1	Timber sink built-in cupboard 1311 x 598 x 900mm High 1 : 1 2 : 0	No	1	
2	Timber sink kitchen cupboard with shelves 1693 x 598 x 900mm High 1 : 1 2 : 0	No	1	
3	Timber built-in cupboards with shelves 2178 x 598 x 3082mm High 1 : 1 2 : 0	No	1	
	Carried to Collection		R	
	Section No. 2 BUILDERS WORK Bill No. 3 CARPENTRY & JOINERY			

SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ

4	Timber built-in cupboards with shelves 2225 x 598 x 3082mm High 1 : 1 2 : 0	No	1		
	<u>Seat covers to match existing</u>				
5	Seat covers to match existing 1 : 0 2 : 11	m2	11		
	<u>EAVES, VERGES, ETC</u>				
	<u>Medium density plain ungrooved fibre cement fascia boards, fixed to timber rafters</u>				
6	225 x 12mm Fascias 1 : 43 2 : 52	m	95		
7	225 x 12mm Barge boards 1 : 19 2 : 12	m	31		
Carried to Collection					
Section No. 2 BUILDERS WORK Bill No. 3 CARPENTRY & JOINERY					R

SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT

PRE-TENDER BOQ

[illegible]

**SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ**

Item No		Quantity	Rate	Amount
	<u>SECTION NO 2 - BUILDERS WORK</u> <u>BILL NO 4</u> <u>CEILINGS, PARTITIONS, ETC</u> <u>PREAMBLES</u> For preambles see "Model preambles for trades 2008" <u>SUPPLEMENTARY PREAMBLES</u> <u>Locations</u> 1: House 2 2: Canteen <u>Ceilings etc</u> Branderling Branderling for ceilings and eaves soffit coverings shall be symmetrically arranged with necessary smaller panels. Main branders shall be at right angles to roof timbers, with cross branders cut in between and branders shall be fixed with galvanized wire nails driven in on skew alternately in opposite directions Ceiling boards Ceiling boards shall be in long lengths symmetrically arranged with necessary smaller panels, closely butted and secured at 150mm centres to brandering with galvanized or cadmium-plated clout-headed nails <u>Ceilings</u> <u>Bulkheads</u> Unless otherwise described bulkheads shall be deemed to be horizontal along the length <u>Gypsum skim plaster</u> Gypsum skim plaster shall be pure gypsum plaster finished with a steel trowel Unless otherwise described ceilings shall be deemed to be horizontal			
	Carried to Collection		R	
	Section No. 2 BUILDERS WORK Bill No. 4 CEILINGS, PARTITIONS & ACCESS FLOORING			

**SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ**

	<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 <u>Openings</u> Prices for openings for light fittings, ventilation grilles, air conditioning diffusers, etc are to include for any necessary additional support, trimming around, etc <u>NAILED-UP CEILINGS</u> <u>6.4mm gypsum ceiling boards (SANS 266) with square edge fixed at right angles to branderling, fixed print side up with 32mm galvanised clout or semi-clout nails at 150mm centers to 38x 38mm SA pine branderling at 300mm centres in one direction, use longest board lengths possible. All joints to be covered with tape fixed over joints (double over butt joints) and then plastered with 3mm to 6mm thick gypsum skim plaster. All in strict accordance with manufacturers specifications.</u>				
1	Ceilings including timber branderling 1 : 0 2 : 200	m2	200		
2	Cornices 1 : 0 2 : 61	m	61		
3	Opening for 150mm diameter downlighter 1 : 0 2 : 5	No	5		
	<u>Trap Doors</u>				
4	Extra over ceilings for 600 x 600mm trapdoor 1 : 0 2 : 2	No	2		
Carried to Collection					
Section No. 2 BUILDERS WORK Bill No. 4 CEILINGS, PARTITIONS & ACCESS FLOORING					R

SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT

PRE-TENDER BOQ

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**SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ**

Item No		Quantity	Rate	Amount
	<u>SECTION NO 2 - BUILDERS WORK</u> <u>BILL NO 5</u> <u>PLASTERING</u> <u>PREAMBLES</u> For preambles see "Model preambles for trades 2008" <u>SUPPLEMENTARY PREAMBLES</u> <u>Locations</u> 1: House 2 2: Canteen <u>Preparatory work</u> Surfaces shall be clean and free of oil and thoroughly wetted directly before any plastering or other in situ finishes are commenced. Concrete surfaces shall be slushed with a mixture of one part cement and one part coarse sand or otherwise treated to form a proper key. Preparatory coats shall be thoroughly scored and roughened to form a proper key <u>Finish</u> All coats of paving and plastering shall be executed in one operation without any blemishes <u>Screeds</u> Screeds shall be composed of one part cement and four parts <u>Skirtings</u> Skirtings shall not exceed 25mm thick and shall have a fair edge with arris or rounded external angle at top edge or V-joint to finish flush with plaster and coved or square junction with floor finish <u>Gypsum skim plaster</u> Gypsum skim plaster shall be pure gypsum plaster finished with a steel trowel			
	Carried to Collection		R	
	Section No. 2 BUILDERS WORK Bill No. 5 PLASTERING			

SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
 PRE-TENDER BOQ

	<u>Two coat plaster with gypsum finish</u> Two coat plaster with gypsum finish shall comprise an undercoat of Class II cement plaster finished with a wooden float and a finishing coat of gypsum skim plaster <u>General</u> Rates for plastering described as being on vertical surfaces of brickwork or blockwork shall include concrete columns, beams and lintels flush with the face of the wall <u>INTERNAL PLASTER</u> <u>1:3 Cement plaster on brickwork steel trowelled to smooth finish</u>					
1	On walls 1 : 38 2 : 0	m2	38			
Carried to Collection						R
Section No. 2 BUILDERS WORK Bill No. 5 PLASTERING						

SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ

	Section No. 2				
	BUILDERS WORK				
	Bill No. 5				
	PLASTERING				
	<u>COLLECTION</u>				
		Page No		Amount	
	Total Brought Forward from Page No.	29			
		30			
	Carried Forward to Summary of Section No. 2			R	
	Section No. 2				
	BUILDERS WORK				
	Bill No. 5				
	PLASTERING				

**SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ**

Item No		Quantity	Rate	Amount
	<u>SECTION NO 2 - BUILDERS WORK</u> <u>TILING</u> <u>BILL NO 6</u> <u>PREAMBLES</u> For preambles see "Model preambles for trades 2008" <u>SUPPLEMENTARY PREAMBLES</u> <u>Locations</u> 1: House 2 2: Canteen <u>Patterns</u> Unless otherwise described, tiles shall be laid with continuous joints in both directions <u>Fixing</u> 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 Tiling described as "fixed with adhesive on power floated concrete" shall be deemed to include for approved tiling key-coat 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 <u>FLOOR TILING</u> <u>600 x 600mm Ceramic floor tiling laid with tile adhesive, grouted with Tal tile grout all done in strict accordance to manufacturer's specifications.(PC= R240.00/m2)</u>			
1	On floors 1 : 65 2 : 0	m2	65	
	Carried to Collection		R	
	Section No. 2 BUILDERS WORK Bill No. 6 TILING			

SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT

PRE-TENDER BOQ

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SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ

	Section No. 2				
	BUILDERS WORK				
	Bill No. 6				
	TILING				
	<u>COLLECTION</u>				
		Page No		Amount	
	Total Brought Forward from Page No.	32			
		33			
	Carried Forward to Summary of Section No. 2			R	
	Section No. 2				
	BUILDERS WORK				
	Bill No. 6				
	TILING				

**SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ**

Item No		Quantity	Rate	Amount
	<u>SECTION NO 2 - BUILDERS WORK</u> <u>BILL NO 7</u> <u>PLUMBING AND DRAINAGE</u> For preambles see "Model preambles for trades 2008" <u>SUPPLEMENTARY PREAMBLES</u> <u>Locations</u> 1: House 2 2: Canteen <u>Reducing fittings</u> Where fittings have reducing ends or branches they are described as "reducing" and only the largest end or branch size is given. Should the contractor wish to use other fittings and bushes or reducers he may do so on the understanding that no claim in this regard will be entertained <u>Fixing of pipes</u> Unless specifically otherwise stated, descriptions of pipes shall be deemed to include fixing to walls, etc, casting in, building in or suspending not exceeding 1m below suspension level <u>Disinfection of water pipework</u> Water pipework is to be disinfected at completion in accordance with SABS 1200L (provision for disinfection elsewhere) <u>Sealing of edges</u> Outer edges of sinks, basins, baths, urinals, etc are to be sealed against adjacent surfaces with approved silicone.			
	Carried to Collection		R	
	Section No. 2 BUILDERS WORK Bill No. 7 PLUMBING AND DRAINAGE			

SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT

PRE-TENDER BOQ

<u>As-built drawings</u> Where required, the contractor shall prepare an updated set of as-built drawings. At completion of the contract the contractor shall hand these drawings to the principal agent for reproducing onto the originals for handing over to the employer (provision for allowance of as-built drawings elsewhere) <u>General</u> Descriptions of aluminium roof outlets shall be deemed to include joints to pipes and casting into concrete. Descriptions of overflow pipes where measured in number, shall be deemed to include joints to cisterns and splay cut ends. Descriptions of service pipes and flexible connecting pipes shall be deemed to include connections to taps, cisterns, etc. Prices for sanitary fittings fixed to walls or abutting walls shall include for sealing against walls with silicone sealing compound. This shall apply to wash hand basins, sinks and drainers, urinals, WC cisterns, wash troughs, shower trays and the like. <u>SANITARY FITTINGS</u>					
1	1500 x 535 Grade 304 18/10 polished stainless steel double centre bowl drop in sink 1 : 1 2 : 0	No	1		
<u>WASTE UNIONS ETC</u>					
2	38mm Chromium plated sink waste union 1 : 1 2 : 0	No	1		
<u>TRAPS ETC</u>					
3	40mm Rubber "P"- trap. 1 : 1 2 : 0	No	1		
<u>TAPS, VALVES ETC.</u> <u>"Franke" or similar approved</u>					
4	Single lever mixer (code: 1150021) with overarm swivel spout and 15mm flexible connections(sink tap GN-05) 1 : 1 2 : 0	No	1		
Carried to Collection					
Section No. 2 BUILDERS WORK Bill No. 7 PLUMBING AND DRAINAGE					

SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ

	<u>Manufactured by "Cobra" or similar</u>				
5	Mounted basin mixer including regulating valves 1 : 2 2 : 0	No	2		
6	Mounted bath mixer including regulating valves 1 : 1 2 : 0	No	1		
7	15mm Chromium plated shower mixer with riser pipe, arm and shower head 1 : 2 2 : 0	No	2		
Carried to Collection					R
Section No. 2 BUILDERS WORK Bill No. 7 PLUMBING AND DRAINAGE					

SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT

PRE-TENDER BOQ

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**SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ**

Item No		Quantity	Rate	Amount
	<u>SECTION NO 2 - BUILDERS WORK</u> <u>BILL NO 8</u> <u>PAINTWORK</u> <u>PREAMBLES</u> For preambles see "Model preambles for trades 2008" <u>SUPPLEMENTARY PREAMBLES</u> <u>Locations</u> 1: House 2 2: Canteen <u>PREPARATORY WORK TO EXISTING WORK</u> <u>Previously painted plastered surfaces</u> Surfaces shall be thoroughly washed down and allowed to dry completely before any paint is applied. Blistered or peeling paint shall be completely removed and cracks shall be opened, filled with a suitable filler and finished smooth <u>Previously painted metal surfaces</u> Surfaces shall be thoroughly rubbed and cleaned down. Blistered or peeling paint shall be completely removed down to bare metal <u>Previously painted wood surfaces</u> Surfaces shall be thoroughly cleaned down. Blistered or peeling paint shall be completely removed and cracks and crevices shall be primed, filled with suitable filler and finished smooth <u>General</u> Paintwork shall include the preparation of surfaces, filling, stopping, sanding and priming of nail heads and screws. Where windows, sashes, etc are to be painted, the rebates of the openings to be glazed shall be primed <u>PAINTWORK ETC TO NEW WORK</u>			
	Carried to Collection Section No. 2 BUILDERS WORK Bill No. 8 PAINTWORK		R	

**SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ**

<u>PAINT ON FLUSH PLASTERED CEILINGS</u>					
<u>Surface to be dry, sound and free of dirt and loose particles. Wipe down with a damp cloth and allow to dry completely. Prime with one coat plaster primer with an overcoating time of 16 hours and finish with two coats low odour premium quality interior velvet sheen coating that is highly washable and stain resistant (colour: brilliant white) with a 2 hours drying time between coats, for a maintenance cycle of 15 years</u>					
1	On ceilings and beams 1 : 139 2 : 200	m2	339		
<u>PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK</u>					
<u>PAINT ON FLOATED PLASTER</u>					
<u>Surface to be dry, sound and clean with a moisture content measured with a doser hygrometer (or equivalent), of BD 2 scale - 8% or less. Prime with one coat water based plaster primer with an overcoating time of 2 hours and finish with two coats low-voc matt, solvent-free PVA with 2 hours drying time between coats, for a maintenance cycle of 7 years.</u>					
2	On walls 1 : 716 2 : 0	m2	716		
<u>WOOD SURFACES</u>					
<u>Three coats superior quality clear matt varnish</u>					
3	On doors 1 : 61 2 : 0	m2	61		
<u>Ensure surfaces are clean, dry and sound. Apply either universal undercoat or professional undercoat to bare and repaired areas. Allow 16 hours to dry; or apply multi-surface primer to bare and repaired areas. Allow 2 hours to dry. Finish with two coats water based metal gloss enamel (colour: brilliant white) with 4 hours drying time between coats, for a maintenance cycle of 4 years.</u>					
4	On fascia 1 : 20 2 : 24	m2	44		
Carried to Collection				R	
Section No. 2 BUILDERS WORK Bill No. 8 PAINTWORK					

**SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ**

5	On bargeboards 1 : 9 2 : 3	m2	12		
	<u>ON METAL</u> <u>Surface to be dry, sound, clean and dry with a moisture content measured with a doser hygrometer(or equivalent), od BD scale -8% or less.</u> <u>Primer with one coat professional oxide primer (PP700) with an overcoating time of 16 hours and finish with two coats velvagio satin(VLO) with 16 hours drying time between coats, for maintenance cycle of 10 years in a CL-sub-tropical environment.</u> <u>Colour; charcoal</u>				
6	On door frames 1 : 2 2 : 0	m2	2		
	<u>Two coats good quality enamel on oxide primer base</u>				
7	On window frames 1 : 30 2 : 0	m2	30		
Carried to Collection					
Section No. 2 BUILDERS WORK Bill No. 8 PAINTWORK					R

SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ

	Section No. 2				
	BUILDERS WORK				
	Bill No. 8				
	PAINTWORK				
	<u>COLLECTION</u>				
		Page No		Amount	
	Total Brought Forward from Page No.	39			
		40			
		41			
	Carried Forward to Summary of Section No. 2			R	
	Section No. 2				
	BUILDERS WORK				
	Bill No. 8				
	PAINTWORK				

**SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ**

Item No		Quantity	Rate	Amount	
	<u>SECTION NO 2 - BUILDERS WORK</u>				
	<u>BILL NO 9</u>				
	<u>PROVISIONAL SUMS</u>				
	<u>SUPPLEMENTARY PREAMBLES</u>				
	<u>Locations</u>				
	1: House 2				
	2: Canteen				
	<u>ELECTRICAL INSTALLATION</u>				
1	Allow the amount of R87 800.00 (Eighty Seven Eight Hundrere Rands) for Electrical Work	Item		87 800.00	
2	Profit		%		
3	Attendance		%		
	<u>KITCHEN CUPBOARDS</u>				
4	Allow the amount of R30 000.00 (Thirty thousand rand) for timber L- shaped built-in kitchen floor cupboard 4665 x 600 x 900mm High and 4665 x 400 x 800mm high wall cupboards including worktop, ironmongery etc.	Item		30 000.00	
5	Profit		%		
6	Attendance		%		
	Carried Forward to Summary of Section No. 2				
	Section No. 2				
	BUILDERS WORK				
	Bill No. 9				
	PROVISIONAL SUMS				

SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT
PRE-TENDER BOQ

Bill No	Section No. 2	Page No		Amount	
	BUILDERS WORK				
	SECTION SUMMARY - BUILDERS WORK				
	1 ALTERATIONS				
	2 ROOF COVERINGS, CLADDING, ETC.				
	3 CARPENTRY & JOINERY				
	4 CEILINGS, PARTITIONS & ACCESS FLOORING				
	5 PLASTERING				
	6 TILING				
	7 PLUMBING AND DRAINAGE				
	8 PAINTWORK				
	9 PROVISIONAL SUMS				
Carried to Final Summary				R	
Section No. 2 BUILDERS WORK					

SANBI LOWVELD STAFF RESIDENCE AND FACILITIES PROJECT

PRE-TENDER BOQ

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