

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

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

STRUCTURE OF THIS PRELIMINARIES BILL

Section A : A recital of the headings of the individual clauses in the aforementioned **JBCC** Principal Building Agreement

Section B : A recital of the headings of the individual clauses in the aforementioned **JBCC** General Preliminaries

Section C : Any special clauses to meet the particular circumstances of the project

PRICING OF PRELIMINARIES

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)

SECTION A: PRINCIPAL BUILDING AGREEMENT

Interpretation (A1-A7)

1 Clause 1.0 - Definitions and interpretation

Pricing of bills of quantities

The **contractor** is to allow opposite each item for all costs in connection therewith. All prices to include, unless otherwise stated, for all materials, fabrication, conveyance and delivery, unloading, storing, unpacking, hoisting, labour, setting, fitting and fixing in position, cutting and waste (except where to be measured in accordance with the standard system of measurement), patterns, models and templates, plant, temporary works, returning of packaging, duties, taxes (other than Value Added Tax), imposts, establishment charges, overheads, profit and all other obligations arising out of this **agreement**. Value Added Tax (VAT) is to be separately stated on the summary page of these **bills of quantities**

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Items left unpriced will be deemed to be covered in prices against other items throughout these **bills of quantities** and no claim for any extras arising out of the **contractor's** omission to price any item will be entertained

Prices for all **construction equipment**, temporary works, services and other items shall include for the supply, maintenance, operating cost and subsequent removal and making good as necessary

Abbreviated descriptions

The items in these **bills of quantities** utilise abbreviated descriptions. It is the intention that the abbreviated descriptions be fully described when read with the applicable measuring system and the relevant preambles and/or specifications. However, should the full intent and meaning of any description not be clear, the **contractor** shall, before submission of his tender, call for a written directive from the **principal agent**, failing which it shall be assumed that the **contractor** has allowed in his pricing for materials and workmanship in terms of international best practice

Legal status of contractor

If the **contractor** constitutes a joint venture, consortium or other unincorporated grouping of two or more persons then:

1. These persons are deemed to be jointly and severally liable to the **employer** for the performance of this **agreement**
2. These persons shall notify the **employer** of their leader who has assigned authority to bind the **contractor** and each of these persons
3. The **contractor** shall not alter its composition or legal status without the prior written consent of the **employer**

F:..... V:..... T:.....

2 Clause 2.0 - **Law**, regulations and **notices**

3 Clause 3.0 - Offer and acceptance

F:..... V:..... T:.....

4 Clause 4.0 - Cession and assignment

F:..... V:..... T:.....

5 Clause 5.0 - Documents

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Value Added Tax

Provision is made in the summary page of these **bills of quantities** for the inclusion of Value Added Tax (VAT)

Priced document as specification

Clause 5.4 is deemed to be deleted

6 **Clause 6.0 - Employer's agents**

F:..... V:..... T:.....

Item

7 **Clause 7.0 - Design responsibility**

F:..... V:..... T:.....

Item

Insurances and securities (A8-A11)8 **Clause 8.0 - Works risk**

F:..... V:..... T:.....

Item

9 **Clause 9.0 - Indemnities**

F:..... V:..... T:.....

Item

10 **Clause 10.0 - Insurances**

F:..... V:..... T:.....

Item

11 **Clause 11.0 - Securities**

[11.5.1]. The **contractor** shall waive his lien or right of continuing possession of the **works** [11.10]

The **contractor** shall ensure that a waiver of lien is included in all subcontracts and that the **works** executed on the **site** are kept free of all liens and other encumbrances at all times [11.10]

F:..... V:..... T:.....

Item

Execution (A12 - A17)12 **Clause 12.0 - Obligations of the parties**

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Office accommodation

The **contractor** shall provide, maintain and remove on **practical completion** air conditioned office accommodation with suitable tables and chairs for meetings to be held on the **site**. Such offices shall be kept clean and fit for use at all times [12.2.18]

Notice board

The **contractor** shall erect in a position approved by the **principal agent**, maintain and remove on **practical completion** a notice board recommended by the South African Institute of Architects and as approved by the **principal agent** listing the names and logos of the **employer**, the **contractor** and the professional consultants. No subcontractor or supplier notice boards may be erected unless permission is granted by the **principal agent** for such notice boards to be erected [12.2.18]

Statutory and other notices

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

F:..... V:..... T:.....

Item

13 Clause 13.0 - Setting out

F:..... V:..... T:.....

Item

14 Clause 14.0 - Nominated **subcontractors**

F:..... V:..... T:.....

Item

15 Clause 15.0 - Selected **subcontractors**

F:..... V:..... T:.....

Item

16 Clause 16.0 - **Direct contractors**

Attendance on direct contractors

In respect of **direct contractors** the **contractor** shall:

1. Designate an area for the **direct contractor** to establish a temporary office and workshop and storage of equipment and materials

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Item

Site instructions

F: V: T:

Item

18	Clause 18.0 - Interim completion
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N/A

F: V: T:

Item

F: V: T:

Item

F: V: T:

Item

F: V: T:

Item

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23	Clause 23.0 - Revision of the date for practical completion Substitution of materials and goods 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] F:..... V:..... T:.....	Item	
24	Clause 24.0 - Penalty for late or non-completion F:..... V:..... T:..... <u>Payment (A25 - A27)</u>	Item	
25	Clause 25.0 - Payment Prices submitted 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 F:..... V:..... T:.....	Item	
26	Clause 26.0 - Adjustment of the contract value and final account Fluctuations in costs 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] The employer reserves the right to omit such work without compensation to the contractor for loss of profit or any other loss which the contractor may suffer as a result of such omission Cost of claims 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		
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Claims from subcontractors

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]

F:..... V:..... T:.....

Item

27 Clause 27.0 - Recovery of expense and/or loss

F:..... V:..... T:.....

Item

Suspension and termination (A28 - A29)

28 Clause 28.0 - Suspension by the **contractor**

F:..... V:..... T:.....

Item

29 Clause 29.0 - Termination

F:..... V:..... T:.....

Item

Dispute resolution (A30)

30 Clause 30.0 - Dispute resolution

F:..... V:..... T:.....

Item

31 **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

32 **Contract data**

Tenderer's selections

Before submission of his tender the **contractor** is to complete the tenderer's selections in the **contract data**

F:..... V:..... T:.....

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SECTION B: GENERAL PRELIMINARIES**Definitions and interpretation (B1)**

33 Clause 1.1 - Definitions

F:..... V:..... T:.....

Item

34 Clause 1.2 - Interpretation

F:..... V:..... T:.....

Item

Documents (B2)

35 Clause 2.1 - Checking of documents

F:..... V:..... T:.....

Item

36 Clause 2.2 - Provisional **bills of quantities**37 Clause 2.3 - Availability of **construction information**

F:..... V:..... T:.....

Item

38 Clause 2.4 - Ordering of **materials and goods**

F:..... V:..... T:.....

Item

Previous work and adjoining properties (B3)

39 Clause 3.1 - Previous work - dimensional accuracy

F:..... V:..... T:.....

Item

40 Clause 3.2 - Previous work - **defects**

F:..... V:..... T:.....

Item

41 Clause 3.3 - Inspection of adjoining properties

F:..... V:..... T:.....

Item

The site (B4)42 Clause 4.1 - Handover of **site** in stages

F:..... V:..... T:.....

Item

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43	Clause 4.2 - Enclosure of the works F:..... V:..... T:.....	Item	
44	Clause 4.3 - Geotechnical and other investigations F:..... V:..... T:.....	Item	
45	Clause 4.4 - Encroachments F:..... V:..... T:.....	Item	
46	Clause 4.5 - Existing premises occupied F:..... V:..... T:.....	Item	
47	Clause 4.6 - Services - known F:..... V:..... T:.....	Item	
	<u>Management of contract (B5)</u>		
48	Clause 5.1 - Management of the works F:..... V:..... T:.....	Item	
49	Clause 5.2 - Progress meetings F:..... V:..... T:.....	Item	
50	Clause 5.3 - Technical meetings F:..... V:..... T:.....	Item	
	<u>Samples, shop drawings and manufacturer's instructions (B6)</u>		
51	Clause 6.1 - Samples of materials F:..... V:..... T:.....	Item	
52	Clause 6.2 - Workmanship samples F:..... V:..... T:.....	Item	
53	Clause 6.3 - Shop drawings F:..... V:..... T:.....	Item	
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54	Clause 6.4 - Compliance with manufacturer's instructions F:..... V:..... T:..... <u>Deposits and fees (B7)</u>	Item	
55	Clause 7.1 - Deposits and fees F:..... V:..... T:..... <u>Temporary services (B8)</u>	Item	
56	Clause 8.1 - Water F:..... V:..... T:.....	Item	
57	Clause 8.2 - Electricity F:..... V:..... T:.....	Item	
58	Clause 8.3 - Ablution and welfare facilities F:..... V:..... T:.....	Item	
59	Clause 8.4 - Communication facilities F:..... V:..... T:..... <u>Prime cost amounts (B9)</u>	Item	
60	Clause 9.1 - Responsibility for prime cost amounts F:..... V:..... T:..... <u>Attendance on subcontractors (B10)</u>		
61	Clause 10.1 - General attendance F:..... V:..... T:.....	Item	
62	Clause 10.2 - Special attendance F:..... V:..... T:.....		
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General (B11)

63	Clause 11.1 - Protection of the works F:..... V:..... T:.....	Item	
64	Clause 11.2 - Protection/isolation of existing works and works occupied in sections F:..... V:..... T:.....	Item	
65	Clause 11.3 - Security of the works F:..... V:..... T:.....	Item	
66	Clause 11.4 - Notice before covering work F:..... V:..... T:.....	Item	
67	Clause 11.5 - Disturbance Disturbance All work is to be carried out in such a manner as to cause no unacceptable or unreasonable dust, noise, vibrations, nuisance, inconvenience, annoyance and the like to the public, others, other properties and traffic in so far as they exceed the permissible limitations set by government legislation or by the local authority. Any delays, stoppages and the like arising from or in order to comply with the above will not constitute grounds for an adjustment to the construction period or contract value whatsoever F:..... V:..... T:.....	Item	
68	Clause 11.6 - Environmental disturbance Controlling all forms of pollution The contractor shall be responsible for and take all precautions in controlling by whatever means necessary all forms of pollution emanating from the site during the construction period due inter alia to noise, artificial light, wind-blown sand, dust, deposits of mud, etc The contractor is to ensure that all roads which border the site and are used by the contractor during the execution of the works are kept clean and free of any dirt or debris caused by the execution of the works		
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SECTION C: SPECIFIC PRELIMINARIES

74 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 entity supplying the materials and/or executing the work and shall deliver same to the **principal agent** on **final completion** of the contract

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

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**

F:..... V:..... T:.....

Item

75 Contract drawings

The drawings issued with the tender documents do not comprise the complete set but serve as a guide only for tendering purposes and for indicating the scope of the work to enable the tenderer to acquaint himself with the nature and extent of the **works** and the manner in which they are to be executed

Should any part of the drawings not be clearly understood by the tenderer he shall, before submitting his tender, obtain clarification in writing from the **employer**

F:..... V:..... T:.....

Item

76 Overtime

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**

F:..... V:..... T:.....

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77	Cooperation 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 contract value does not exceed the budget F:..... V:..... T:.....	Item	
78	Overloading 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 F:..... V:..... T:.....	Item	
79	Health and safety Without limiting the generality of the provisions of clause 2.0, the contractor's attention is drawn to the provisions of the Construction Regulations issued in terms of the Occupational Health and Safety Act, 1993 as amended. It is specifically stated that the employer shall prepare a documented health and safety specification for the works (refer to Annexure for a copy of the relevant specification) 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 provisions of the aforementioned health and safety specification [2.1] The contractor shall: 1. Comply with the health and safety specification for the works 2. Prepare and agree with the health and safety consultant the health and safety plan for the works 3. Cooperate with the health and safety consultant in all respects 4. Manage the compliance of all subcontractors with the regulations and with the health and safety plan and specification 5. Conform to the conditions contained in the employer's health and safety specification		
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80	F:..... V:..... T:..... Confidentiality 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 No information regarding this project shall be published or disclosed without the prior written consent of the employer F:..... V:..... T:.....	Item	
81	Media releases All rights of publication of articles in the media, together with any advertising relating thereto or in any way connected with this project, shall vest with the employer The contractor together with his subcontractors shall not, without the prior written consent of the employer, cause any statement or advertisement connected with this project to be printed, screened or aired by the media F:..... V:..... T:.....	Item	
	<u>SUMMARY OF CATEGORIES</u> Category : Fixed R..... Category : Value R..... Category : Time R.....		
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Item No		Quantity	Rate	Amount
	<u>SECTION 2</u> <u>BILL NO. 1</u> <u>ALTERATIONS</u> <u>PREAMBLES</u> For preambles see the "General Preambles for Trades (2017)"			
	<u>SUPPLEMENTARY PREAMBLES</u> The Contractor shall provide and afterwards remove all necessary temporary tarpaulins, barricades, screens, fencing, temporary waterproofing, dustproofing, etc. required to isolate any sections of the existing buildings all to the satisfaction of the Principal Agent and remove when directed. The Contractor shall cover up and protect from injury all work not removed and shall make good at his own expense any damage that may occur. Existing services must be maintained at all times to the existing buildings. If it is found necessary to disconnect any service than suitable temporary or alternate services must be provided to the existing buildings. Special care shall be exercised during the progress of the work to ensure that any electrical installation, IT installations, cables, water supply pipes, telephone and other services which may be encountered are not interfered with and notice must be given to the Principal Agent if any disconnection or alterations become necessary. Preparation of existing screeds/plaster shall imply the use of an approved screed or plaster repairing compound. All sizes and dimensions stated herein are approximate and deemed only sufficient to identify the item of work concerned.			
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In taking down and removing existing work the utmost care must be taken to avoid any structural or other damage to the remaining portions of the building and the Contractor shall provide all shoring, needling, strutting, etc to ensure the stability of all structures during the alteration/demolition work. The Contractor will be held solely responsible for the safety and stability of the buildings for the whole period of the contract and must make good any damage at his own expense.

Any water supply or other piping, etc that may be encountered and found necessary to disconnect or cut are to be effectually stopped off and any new connections that may be necessary shall be made with the proper fittings to the satisfaction of the Principal Agent. Where sanitary fittings, geysers, etc are to be removed the Contractor shall allow for removing all exposed waste or water supply pipes to the nearest suitable junction or connection and stopping off, as well as for making good plaster, screeds, etc.

The Contractor shall remove from the site all material, rubble, debris, rubbish, etc resulting from the alterations/demolitions.

Prices for the removal of concrete surface beds, concrete slabs, etc must include for removal of reinforcement, screeds, conduits, damp proof membrane, etc and cart off site. The Contractor is to note that removal of the existing floor finishes such as vinyl, carpets, ceramic tiles, etc has been measured separately.

Taking down existing walls is to include for skirtings, cornices, conduits, pipes, brick or concrete fins, lintols, etc built into the structure and for making good walls, floors, ceilings, etc as described. The Contractor is to note that items for the removal of joinery, etc such as shelves, pelmets, curtain rails, pinning boards, signage, etc has been measured separately.

Removal of doors, windows, fittings, etc is to include for their removal complete with frames, ironmongery, glass, quadrants, architraves, skirtings, manganese bars, burglar bars and all accessories to walls, reveals, around openings, for cutting out cills, etc, for hacking up flooring at openings and for making good.

Removal of sanitary fittings is to include for the removal and blocking off of service pipes, taps, traps, fixing

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brackets, cisterns, etc complete.

Building up of existing openings where given in number shall be deemed to include preparing existing surfaces all round, brickwork properly toothed and bonded to existing and shot pinned to concrete, wedging up and unless otherwise stated making good finishes on both sides to match existing.

Allow for watering the works sufficiently to prevent nuisance from dust.

All items are to be read in conjunction with the Architectural drawings and specifications and as described in the Bills of Quantities and should be of an equal or higher quality

All dimensions, quantities, specifications and colours to be confirmed on site with existing and with the Architect/Principal Agent before manufacturing

Refer to the Architect's drawings attached for details and full descriptions

OLD MATERIALS TO BE CARTED AWAY

Old materials from alterations, except where described to be re-used or handed over, as well as all rubbish, rubble, etc must be carted from the site and not be allowed to accumulate on or around the site

OLD MATERIALS NOT TO BE RE-USED

None of the old materials are to be used for new work except where specifically described being set aside for re-use

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HANDING OVER OF MATERIALS

Where certain materials or articles from demolitions or articles are described as to be handed over by the Contractor to the Client Representative or Representative/Agent, such materials or articles shall be transported to SANPARKS by the Contractor. The Yard/Store is situated within the SANPARKS property. The Contractor must obtain an official receipt listing the materials or articles and dates of handing over. If the Contractor fails to submit the receipt when requested, it shall be deemed that the materials or articles are still in his possession and he will be held liable to the Client for the full replacement value thereof, which amount will be deducted from any monies due to the Contractor.

TEMPORARY BARRICADES, SCREENS, ETC**Temporary barricades, screens, roofs, etc including removal**

- 1 Allowance for all necessary tarpaulins, barricades, screens, fencing, temporary waterproofing, dustproofing, etc required to isolate any sections of new or existing buildings for purposes of renovations and excluding users of the remainder of the building or any unauthorised persons, all to the satisfaction of the Principal Agent

Item

REMOVAL OF EXISTING WORK**Carefully take out doors, windows, etc, and cart off-site**

- 2 Timber single door not exceeding 2,5m² No

1

Carefully take out doors, windows, etc., disassemble and setting aside for repair and re-use as per Architect's detail

- 3 Timber single door not exceeding 2,5m² No

2

Carefully take out doors, windows, etc, and setting aside for client re-use as instructed by Architect

- 4 Timber single door not exceeding 2,5m² No

4

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<u>Carefully remove and take down corrugated metal roof sheet covering and ridge capping and cart off site</u>		
5	Corrugated iron roof covering	m2 216
6	Ridge capping	m 15
<u>Take down and remove sundry roof timbers, etc</u>		
7	32 x 220mm Timber fascia or bargeboard	m 42
<u>Take down damaged fibre cement gutters including downpipes and cart off site</u>		
8	Carefully remove and take off site fibre cement gutters and downpipes including offsets, shoes and brackets	m 38
<u>Carefully remove sundry structural metalwork</u>		
9	Defective existing steel apex brackets from timber roof trusses as per Architect's and Engineer's instruction and detail	No 3
<u>REPAIRS TO EXISTING TIMBER ROOF TRUSSES AND POSTS</u>		
<u>Repairing and making good existing timber trusses and column posts as per Architect's and Engineer's specifications and details</u>		
10	Carefully repair existing 150 x 150mm timber column post approximately 3020mm high by cutting out defective timber and scarf-jointing new matching structural timber to existing post with 750mm long splayed scarf joint including temporary propping, cutting, shaping, fitting and 3No. hot dipped galvanised through-bolts with nuts and washers at approximately 190mm centres (bolt diameter to Engineer's specification) and making good all disturbed finishes, complete including removal and re-installation if required, all work as per Architect's and Engineer's detail and approval (as per Architect's Drawing No. 2502-201)	No 2
11	Structural lag screws to timber truss heel end as per Architect's and Engineer's detail and approval	No 28
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12	Purpose-made weatherproof protective covering to projecting existing timber truss heel end including cutting and forming, fixings and sealing where required as per Architect's and Engineer's detail and approval	No	14		
13	Purpose-made steel apex bracket set to existing truss apex including all plates where required and 5No. M16 bolts, nuts and washers, complete as per Architect's and Engineer's detail and approval	No	3		
<u>STONE WALL POINTING REPAIR AND RE-FINISH</u>					
<u>Repair and make good stone wall jointing all in strict accordance with the Architect's detail and instructions</u>					
14	Carefully clean out loose and eroded mortar from joints in existing external stonework and fill deep joints and voids with 1:3 lime selected coarse sand mortar including cleaning, dampening, curing and protection of surrounding work as per Architect's detail and approval	m2	60		
15	Prepare and repoint joints between existing external stonework with 1:3 lime selected coarse sand mortar matching the existing colour and joint profile including finishing, curing and protection as per Architect's detail and approval	m2	60		
<u>MAKING GOOD OF FINISHES, ETC</u>					
<u>Making good stonework to match existing</u>					
16	On walls	m2	3		
<u>REPAIRS AND RESTORATION OF EXISTING TIMBER WINDOWS, DOOR FRAMES AND DOORS</u>					
<u>Attend to and repair existing circular timber louvred vent window including securing and realigning louvres and replacing minor defective or missing timber components to match existing as per Architect's detail and specifications</u>					
17	Window size approximately 1000mm diameter overall (Circular Vent Window 1)	No	1		
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	<u>Carefully repair rotten bases of existing arched timber frame by cutting 450mm above threshold in scarf joint pattern and replace with new hardwood timber profile to match existing and carefully salvage original ironmongery and make good for re-use and make good frame and seal externally around frame with 1:3 lime mortar as per Architect's detail and specifications</u>				
18	Door size approximately 941 x 2048mm high overall (Door 20,28,30,31)	No	4		
	<u>Carefully repair rotten threshold member and lower portion of stile and bases of external battens of existing arched timber door and frame with matching timber by reusing sound battens salvaged from Door 31 and reassemble, set and refit door and repair rotten frame bases with new hardwood scarf jointed 450mm above threshold and carefully salvage original ironmongery and make good for re-use and seal externally around frame with 1:3 lime mortar as per Architect's detail and specifications</u>				
19	Door size approximately 941 x 2048mm high overall (Door 26)	No	1		
	<u>Carefully repair rotten bases of existing arched timber frame with new hardwood scarf jointed 450mm above threshold and repair rotten base of door stile and carry out localised epoxy repairs to defective external battens and set, re-align and refit existing arched timber door and carefully salvage original ironmongery and make good for re-use and seal externally around frame with 1:3 lime mortar as per Architect's detail and specifications</u>				
20	Door size approximately 941 x 2048mm high overall (Door 27)	No	1		
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Door size approximately 941 x 2048mm high overall
(Door 29)

Carefully remove existing ironmongery and clean, de-rust, repair, lubricate and refit with matching screws and fixings if required as per Architect's detail

22	Door strap hinges	No	12
23	Door eye bolt	No	9
24	Door barrel bolt	No	3
25	Door hook	No	1
26	Door beam and bracket assemblies	No	6

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PLATTEKLIP - LOWER WASH HOUSE - UPPER PORTION

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ALTERATIONS
**SOUTH AFRICAN NATIONAL PARKS
PLATTEKLIP - LOWER WASH HOUSE - UPPER PORTION**

Item No		Quantity	Rate	Amount
	<u>BILL NO. 2</u> <u>ROOF COVERINGS, ETC.</u> <u>PREAMBLES</u> For preambles see the "General Preambles for Trades (2017)"			
	<u>SUPPLEMENTARY PREAMBLES</u> All items are to be read in conjunction with the Architectural drawings and specifications and as described in the Bills of Quantities and should be of an equal or higher quality All dimensions, quantities, specifications and colours to be confirmed on site with existing and with the Architect/Principal Agent before manufacturing Refer to the Architect's drawings attached for details and full descriptions			
	<u>PROFILED METAL SHEETING AND ACCESSORIES</u> <u>0,53mm Thick "Colorbond AZ200" victoria profile or similar and approved pre-painted "enchanted red" aluminium-zinc coated steel sheets in single lengths fixed to existing timber purlins, including cleats, fasteners, washers, etc as per manufacturers specifications</u>			
1	Roof covering with a 27.32 degree pitch	m2	179	
2	Raised ridge-vent roof including additional cutting, laps and fixing around ridge ventilation construction	m2	35	
3	Vertical cladding to gables fixed to existing timber supports	m2	18	
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4	Purpose-made rolled ridge capping with colour to match new roof covering including laps, cutting, appropriate fasteners, sealing washers and fixing, complete	m	16
5	150 x 150mm Barge flashing with colour to match new roof covering including laps, appropriate fasteners, sealing washers and fixing, complete	m	28
<u>BIRD PROOFING</u>			
<u>Corrosion-resistant birdproof mesh fixed against ridge-vent purlins on both sides of ridge and lapped over lower roof sheeting as per Architect's specifications</u>			
6	Bird proofing mesh including cutting, folding, compatible clips and fixings	m	32

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 ROOF COVERINGS, ETC
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Item No		Quantity	Rate	Amount
	<u>BILL NO. 3</u> <u>CARPENTRY AND JOINERY</u> <u>PREAMBLES</u> For preambles see the "General Preambles for Trades (2017)"			
	<u>SUPPLEMENTARY PREAMBLES</u> All items are to be read in conjunction with the Architectural drawings and specifications and as described in the Bills of Quantities and should be of an equal or higher quality All dimensions, quantities, specifications and colours to be confirmed on site with existing and with the Architect/Principal Agent before manufacturing Refer to the Architect's drawings attached for details and full descriptions			
	<u>EAVES, VERGES, ETC</u> <u>Wrought meranti</u> 20 x 250 mm Fascias and barge boards	m	42	
1	<u>TIMBER DOORS, WINDOWS, ETC</u> <u>Manufacturing of doors and windows, etc.</u> All doors and windows are to be manufactured, supplied and installed complete under guarantee and be in accordance with latest SANS requirements A complete set of workshop drawings as prepared by manufacturer of the door and window units			
	Carried to Collection Section No. 2 Bill No. 3 CARPENTRY AND JOINERY SOUTH AFRICAN NATIONAL PARKS PLATTEKLIP - LOWER WASH HOUSE - UPPER PORTION			
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Approved workshop drawings, design and guarantee certificates

It will be regarded the contractor's responsibility to timeously prepare, submit and obtain the necessary approvals from the principal agent in respect of the required workshop drawings and specified design and guarantee certificates

Building in

Upon completion of the works, all doors and windows are to be properly serviced and rendered in a complete and satisfactory state of repair and working order

Protection

Doors and windows shall be supplied with protective tape and plastic and must be erected, wherever practicable, as near to the end of the contract period as possible to minimise the danger of possible damages. Protective material must be maintained during the course of the project to ensure protection against possible damages, deterioration or discolouration caused by movement of personnel, mortar droppings, varnish, wax, paint, etc., all to the entire satisfaction of the principal agent and shall be removed only once surrounding trades have been completed

Glazing

All glazing and thicknesses thereof shall comply with SAGGA regulations irrespective of thicknesses described and/or shown on the drawing or schedules

Dimensions

All dimensions given in the descriptions of the windows and doors are nominal and actual measurements are to be obtained or taken on the site before fabrication commences

Dimensions as quoted for the itemised doors and windows shall take precedence should any dimension on drawings be inconsistent with dimensions referred to in the items hereunder

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CARPENTRY AND JOINERY

SOUTH AFRICAN NATIONAL PARKS

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DOORS**Hardwood Doors**

**Purpose-made arched timber ledged and boarded
hardwood door to match original existing doors
comprising 22mm tongue and groove vertical
boarding fixed to shaped timber rails and battens
including weather bar and drip, 8 x 8mm sealant
rebates and including date-stamp and brush dust
extruder and fitted into repaired existing frame to
Architect's details and specifications as per
Architect's Drawing No, 2502 500, 703, 704, 705**

2	Arched door size approximately 941 x 2048mm high overall (Door 20,28,29,30,31)	No	5
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Item No		Quantity	Rate	Amount
	<u>BILL NO. 4</u>			
	<u>IRONMONGERY</u>			
	<u>PREAMBLES</u>			
	For preambles see the "General Preambles for Trades (2017)"			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	All items are to be read in conjunction with the Architectural drawings and specifications and as described in the Bills of Quantities and should be of an equal or higher quality			
	All dimensions, quantities, specifications and colours to be confirmed on site with existing and with the Architect/Principal Agent before manufacturing			
	Refer to the Architect's drawings attached for details and full descriptions			
	<u>HINGES, BOLTS, SLIDERS ETC</u>			
1	Door strap hinges including pintles to match existing as per Architect's detail	No	2	
2	Door barrel bolt to match existing as per Architect's detail	No	3	
3	Door eye bolt to match existing as per Architect's detail	No	4	
	<u>SUNDRIES</u>			
4	Door hook to match existing as per Architect's detail	No	6	
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INTERNAL PLASTER

1:3 lime mortar plaster on brickwork

1	On walls	m2	4
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EXTERNAL PLASTER

1:3 lime mortar plaster on brickwork

2	On walls	m2	4
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PLASTERING
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PLASTERING

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PLUMBING AND DRAINAGE

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PLUMBING AND DRAINAGE

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PAINTWORK TO PREVIOUSLY PAINTED WORK**PREPARATORY WORK TO EXISTING WORK****Previously painted plastered surfaces**

Previously painted surfaces shall be washed down using high pressure water clean at 180-220 kPa operating pressure with a rotating nozzle. Remove defective paint back to a sound paint layer or bare plaster as well as exposing any friable plaster. Reinstall friable plaster with a suitable mortar mix and allow to dry out with a moisture content of 7% or below. Use a paint scraper to remove any loose edges of paint. Cracks to be repaired as per manufacturer's specifications

Brickwork - Mortar pointing or grout in brickwork that is soft and friable, must be scraped out between the bricks and reinstated. Moisture to not exceed 7%

Existing paint layers shall be sanded down and cracks shall be opened, filled with a suitable filler and finished smooth, surfaces shall be thoroughly washed down and allowed to dry completely before any paint is applied

Previously painted metal surfaces

Remove all loose and flaking paint. Edges of tightly bonded paint are to be feathered with sandpaper to smooth them off and provide an even surface. All corrosion products must be removed from the bare steel. Clean bare steel patches with a solvent wash. Sand sound enamel surfaces to provide a key and improve adhesion. Moisture to not exceed 7%

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

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PAINTWORK

SOUTH AFRICAN NATIONAL PARKS

PLATTEKLIP - LOWER WASH HOUSE - UPPER PORTION

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Previously painted wood surfaces

Disintegrating, rotten wood should be replaced. Loose, flaking paint must be completely removed prior to spot-priming bare, exposed timber. Moisture to not exceed 7%

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

ON EXTERNAL WALL SURFACES

"BreatheCoat Textured" or similar and approved cementitious wall coating applied in two coats by block brush to walls including preparation of surfaces, filling of minor cracks and imperfections, mixing, application and curing, complete in accordance with manufacturer's specification and Architect's detail

3	On walls	m2	154
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ON WOOD SURFACES

Prepare and prime wood surfaces and apply one coat undercoat and two coats matte enamel

4	On doors and frames	m2	14
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Prepare and prime wood surfaces and apply one coat clear matt varnish thinned 10% with mineral turpentine and two coats superior quality clear matt varnish

5	On doors and frames	m2	12
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PLATTEKLIP - LOWER WASH HOUSE - UPPER PORTION**

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PLATTEKLIP - LOWER WASH HOUSE - UPPER PORTION