

RENOVATIONS OF ORANJEMUND TOWN COUNCIL PROPERTIES					
Item no	Description	Unit	Total Qty	Unit Rate	Amount
1.0	<b>BILL NO: 01 - PRELIMINARIES AND GENERAL</b>				
	<b>FIXED-CHARGE ITEMS</b>				
1.1	Contractual Requirements	sum	1.00		
1.2	Establish Facilities on the Site :	sum	1.00		
1.3	Facilities for Project Manager	sum	1.00		Rate only
1.4	c) Name board (one-sided)	sum	1.00		Rate only
1.5	Facilities for Contractor	sum	1.00		Rate only
1.6	Offices and storage sheds	sum	1.00		Rate only
1.7	Ablution and latrine facilities	sum	1.00		
1.8	Tools and equipment	sum	1.00		
1.9	Water supplies, electric power and communications etc	sum	1.00		
1.1	Other fixed-charge obligations	sum	1.00		
1.11	Remove Contractor's Site establishment on completion	sum	1.00		
	<b>TIME-RELATED ITEMS</b>				
1.12	Contractual Requirements	sum	1.00		
1.13	Operate and maintain facilities on the Site:	sum	1.00		
1.14	b) Facilities for Contractor for duration of construction, except where otherwise stated	sum	1.00		Rate only
1.15	Offices and storage sheds	sum	1.00		Rate only
1.16	Workshops	sum	1.00		Rate only
1.17	Laboratories	sum	1.00		Rate only
1.18	Ablution and latrine facilities	sum	1.00		Rate only
1.19	Tools and equipment	sum	1.00		
1.2	Water supplies, electric power and communications	sum	1.00		
1.21	Dealing with water (Subclause 5.5)	sum	1.00		Rate only
1.22	Supervision	sum	1.00		Rate only
1.23	Other time-related obligations	sum	1.00		Rate only
	<b>Carried forward to summary</b>				

RENOVATIONS OF ORANJEMUND TOWN COUNCIL PROPERTIES					
Item no	Description	Unit	Total Qty	Unit Rate	Amount
2.0	<b>BILL NO: 02 - TECHNICAL OFFICES FOR PARKS &amp; GARDEN AND FITTER &amp; TURNER</b>				
2.1	<b>EARTHWORKS</b>				
	<b>NOTES:</b>				
	Attention is directed to the relevant sections of the Model Preambles to Trades which forms a part of this Bill and must be read in conjunction herewith.				
	The responsibility is on the Contractor to satisfy himself as to the nature of the ground conditions, height of water table, etc. and to allow accordingly in his prices.				
	The Geotechnical Assessment Report applicable to this project may be viewed at the offices of the Principal Agent during normal office hours.				
	Descriptions of carting away of excavated material shall be deemed to include loading excavated material on to trucks directly from the excavations or, alternatively, from stock piles created and situated on the building site.				
	The quantities of excavation, filling, carting away, etc. measured are the nett volumes and the Contractor is to make allowances in his prices for the bulking of material.				
	All material carted onto the site from the Contractor's own source of supply for use as filling is to be of minimum G7 material.				
	<b>Classification of excavated material:</b>				
	"Hard rock" shall mean granite, quartzitic sandstone or other rock of similar hardness, the removal of which requires drilling, wedging and splitting or the use of explosives.				
	"Earth" shall mean all ground other than that classified as "hard rock" or "soft rock" and shall include made-up ground and any loose stones or pieces of concrete not exceeding 0,03 m3 in volume.				
	<b>SITE CLEARANCE, DEMOLISHIN ETC.</b>				
2.1.1	Digging up and removing rubbish, debris, etc not exceeding 200mm girth, rubbish, bottles, paper, etc. and grub up all roots, backfilling with insitu material and compacting average area of 300.00 m <sup>2</sup>	m <sup>2</sup>	300.00		
2.1.2	Removal of 10.5 m x 1.8 m Wooden Fencing	m	10.50		
2.1.3	Removal of a concrete ramp ( 2.8x2.8 m)	m <sup>2</sup>	7.84		
	<b>EXCAVATION, FILLING, ETC.</b>				
	<b>Excavation in earth not exceeding 2m deep :</b>				
2.1.4	Excavation of Trenches for columns	m <sup>3</sup>	0.63		
2.1.5	Risk of collapse of trenches and removal of water in excavated trenches	m <sup>3</sup>	0.63		
	<b>FILLING</b>				
	Earth filling obtained from the excavations and/or prescribed stock piles on site compacted to 93% Mod AASHTO density in layers not exceeding 150mm thick :				
2.1.6	Backfilling to trenches, underfloor, holes, etc	m <sup>3</sup>	47.58		
	<b>Carried forward to summary</b>				
2.2	<b>CONCRETE, FORMWORK AND REINFORCEMENT</b>				
	<b>NOTES:</b>				
	Attention is directed to the relevant sections of the Model Preambles to Trades which forms a part of this Bill and must be read in conjunction herewith.				
	<b>CONCRETE</b>				
	<b>NOTES:</b>				
	Prices for concrete cast against excavated surfaces shall include for casting against all types of material in the excavations and shall include for additional concrete required in filling to irregularities.				
	Prices for all concrete shall include for forming shaped tops and for striking off and curing of top surfaces of concrete.				
	Prices for concrete in surface beds cast in panels shall include for all formwork, fillets, etc. required in forming the panels.				
	<b>REINFORCED CONCRETE</b>				

Item no	Description	Unit	Total Qty	Unit Rate	Amount
	<b>Concrete class 25MPa/19mm cast against excavated surfaces in :</b>				
2.2.1	Column footings, placed against excavated surface with termite insecticide applied	m <sup>3</sup>	8.00		
2.2.3	Surface beds cast in panels on waterproofing	m <sup>3</sup>	3.50		
	<b>Carried forward to summary</b>				

Item no	Description	Unit	Total Qty	Unit Rate	Amount
2.3	<b>MASONRY</b>				
	<b>NOTES:</b> Attention is directed to the relevant sections of the Model Preambles to Trades which forms a part of this Bill and must be read in conjunction herewith.				
	<b>BRICKWORK</b>				
	<b>SUPPLEMENTARY PREAMBLES</b> Prices for brickwork shall include for setting up and building windows and door frames into position in brick walls, wedging, pinning, building solid against frames, etc., bedding of roof coverings, wall plates, base plates, etc., forming ventilation flues through walls for air bricks, etc., building ends of rafters, purlins, joists, bars, pipes, bolts, etc. into or through brickwork including wrapping in polyethylene sheeting as necessary. Prices for brickwork are to include for all raking or splay cutting and waste, forming of squint quoins or birdsmouth angles and the forming of straight joints at expansion or construction joints in walls and at windows, doors or plain openings, etc.				
	<b>Sizes in descriptions</b> Where sizes in descriptions are given in brick units "one brick" shall represent the length and "half brick" the width of a brick.				
	<b>BRICKWORK IN FOUNDATIONS</b>				
	<b>Brickwork in class 14MPa cement bricks in class I cement mortar :</b>				
2.3.1	Column brick walls (Super bricks)	m <sup>2</sup>	19.00		
	<b>WATERPROOFING</b>				
	<b>NOTES:</b> Attention is directed to the relevant sections of the Model Preambles to Trades which forms a part of this Bill and must be read in conjunction herewith.				
	<b>DAMP-PROOFING OF FLOORS</b>				
	<b>One layer of 250 micron "Gunplas USB Green" or other approved waterproof sheeting sealed at laps with "Gunplas Pressure Sensitive Tape" or other approved :</b>				
2.3.2	Under floors laid on sandbed (elsewhere measured) including dressing up against walls, etc.	m <sup>2</sup>	193.20		
	<b>Carried forward to summary</b>				
2.4	<b>ROOF COVERINGS, RAFTERS, ETC</b>				
	Attention is directed to the relevant sections of the Model Preambles to Trades which forms a part of this Bill and must be read in conjunction herewith. Flashings to be sealed with silicone along walls. Roofing galvanised IBR 0.47mm Z150 ISQ550 6M				
2.4.1	Roof covering with pitch not exceeding 11 degrees	m <sup>2</sup>	193.20		
	<b>Roof sections to be sealed</b>				
2.4.2	Neo Elastic waterproofing	m <sup>2</sup>	193.20		
	<b>PROVISIONAL SUM AMOUNT for T437 SAPINE 50X152MM 6.0M SABS RAFTERS TIED TO WALL WITH HOOP IRON</b>				
2.4.3	T437 SAPINE 50X152 6 M SABS RAFTERS	No.	47.00		
2.4.4	SAPINE 50x76MM 6.0M	No.	15.00		
	<b>Carried forward to summary</b>				
2.5	<b>CARPENTRY, JOINERY, CEILING, DRYWALLS AND IRONMONGERY</b>				
	<b>Erection of partitioning walls, installation of new doors and new locks on existing doors</b>				
	<b>Meranti Square Door Frame - No Sill w:813 h:2032 with single coat of clear varnish</b>				
2.5.1	813 mm Timber Frame	No.	3.00		

Item no	Description	Unit	Total Qty	Unit Rate	Amount
	<u>Board Supawood with drywall screw 1:32, Strip cover pine, round wire nails on S.A Pine metre w:38 t:38 with Everite Nutec Cornice 75mm plain installed H1720 NAIL MASONARY STEEL FLUTED 40MM</u>				
2.5.2	Board Supawood (2750x1830x16)	m <sup>2</sup>	40.00		
2.5.3	Strip cover pine (8x44x3m)	m	100.00		

Item no	Description	Unit	Total Qty	Unit Rate	Amount
	<b>Gypsum 6.4mm square edged with drywall screw 1:32, gypsum plastic H - strip for 6.4mm Rhinoboard, round wire nails on S.A Pine metre w:38 t:38 with Everite Nutec Cornice 75mm plain installed H1720 NAIL MASONARY STEEL FLUTED 40MM (PARTITION WALL FOR ELECTRICAL OFFICE)</b>				
2.5.4	Gypsum 6.4mm Board 1.2x3m	m <sup>2</sup>	30.00		
2.5.6	S.A Pine metre w:38 t:38	m	60.00		
	<b>Meranti 6 Panel Door w:813 h:2032</b>				
2.5.7	New Doors	No.	6.00		
	<b>Lockset Chrome 3 lever SABS jaguar</b>				
2.5.8	Door locksets to replaced	No.	16.00		
2.5.9	Rubber Door Stop dia:38	No.	14.00		
	<b>Carried forward to summary</b>				
<b>2.6</b>	<b>WINDOW FRAMES, GLAZING AND BLINDS</b>				
	<b>Remove existing windows and installation all new windows</b>				
	<b>Natural Anodised Aluminium Windows frames installed with white general purpose silicone vol.310</b>				
2.6.1	Aluminium Windows frame w:2500 h:1200	No.	1.00		
	Broken windows to be removed and replaced with new and apply putty for glazing				
2.6.2	Glass Clear 4mm (440 x300 )	No.	34.00		
	<b>Removing and Installation of new blinds</b>				
2.6.4	Blinds (1200 x 1000)	No.	1.00		
2.6.5	Blinds (2500 x 1300)	No.	2.00		
2.6.6	Blinds (2000 x 1200)	No.	1.00		
2.6.7	Blinds (1600 x 1200)	No.	1.00		
	<b>Carried forward to summary</b>				
<b>2.7</b>	<b>PLUMBING AND DRAINAGE</b>				
	<b>NOTES:</b>				
	Attention is directed to the relevant sections of the Model Preambles to All Trades which forms a part of this Bill and must be read in conjunction herewith.				
	<b>Concrete pipes</b>				
	Pipes shall be jointed with ogee joints with rubber collars or socket and spigot joints with rubber rings.				
	<b>uPVC pipes and fittings</b>				
	Sewer and drainage pipes and fittings shall be jointed and sealed with butyl rubber rings. Soil, waste and vent pipes and fittings shall be solvent weld jointed.				
	<b>uPVC pressure pipes and fittings</b>				
	Pipes for water supply shall be of the class stated. Pipes of 40mm diameter and smaller shall be plain ended with solvent welded uPVC loose sockets and fittings.				
	Pipes of 50mm diameter and greater shall have sockets and spigots with push-in type integral rubber ring joints. Bends shall be uPVC and all other fittings shall be cast iron, all with similar push-in type joints.				
	<b>Copper pipes</b>				
	Pipes shall be hard drawn and half-hard pipes of the class stated. Class 0 (thin walled hard drawn) pipes shall not be bent. Class 1 (thin walled half-hard), class 2 (half-hard) and class 3 (heavy walled half-hard) pipes shall only be bent with benders with inner and outer formers. Fittings to copper waste, vent and anti-syphon pipes, capillary solder fittings and compression fittings shall be "Cobra Watertech" or other approved type. Capillary solder fittings shall comply with ISO 2016. Only compression fittings shall be used in walls or in ground.				
	<b>Flush pans</b>				
	Flush pans shall have straight or side outlets and "P" or "S" traps as necessary.				

Item no	Description	Unit	Total Qty	Unit Rate	Amount
	Stainless steel basins, sinks, wash troughs, urinals, etc.				
	Units shall have standard aprons on all exposed edges and tiling keys against walls where applicable.				
	<b>Waste unions</b>				
	Descriptions of waste unions shall be deemed to include rubber or vulcanite plugs and chains fixed to fittings.				

Item no	Description	Unit	Total Qty	Unit Rate	Amount
	<b>Exposed concrete surfaces</b>				
	Exposed surfaces of concrete stormwater channels, cover slabs, inspection eye marker slabs, gully tops, cleaning eye tops, catchpits, inspection chambers, etc. shall be finished smooth with plaster.				
	<b>Excavations</b>				
	No claim for rock excavation will be entertained unless the contractor has timeously notified the quantity surveyor thereof prior to backfilling. "Soft rock" and "hard rock" shall be as defined in "Earthworks".				
	<b>Laying, backfilling, bedding, etc. of pipes</b>				
	Pipes shall be laid and bedded and trenches shall be carefully backfilled in accordance with manufacturers' instructions.				
	Where no manufacturers' instructions exist pipes shall be laid in accordance with clauses 5.1 and 5.2 of each of the following:				
	SABS 1200 L : Medium-pressure pipelines LD : Sewers LE : Stormwater drainage Pipe trenches etc shall be backfilled in accordance with clauses 3, 5.5, 5.6, 5.7 and 7 of SABS 1200 DB : Earthworks (Pipe trenches) Pipes shall be bedded in accordance with clauses 3.1 to 3.4.1, 5.1 to 5.3 and 7 of SABS 1200 LB : Bedding (Pipes) Unless otherwise described bedding of rigid pipes shall be class B bedding.				
	<b>WATER SUPPLY</b>				
	<b><u>Class 10 HDPE pressure pipes laid in ground or filling of approved granular material, including all excavation, backfilling, ramming, etc. as described :</u></b>				
	<b>BASIN CONNECTION</b>				
	Standard economy white basin with Cobra Aquila - Basin Mixer with One Hole Chain and Stay C.P. 292AQ, Capillary 90 Deg. And Equal Tee Copper Elbow dia:15 on a Copper pipe 15mm, connected to Cobra Angle Valve ball type C.P. 832-10 and C.P Basin waste dia. 32mm with flexible connector dia. 15, marley bend access heel 50mm WP311 1:200 with the Bath tower ting white and toothbrush holder white.				
2.7.1	Basin White 470x290 Flair	No.	2.00		
2.7.2	Trap bottle PVC combination 32 mm	No.	6.00		
2.7.3	Elbow 90 degree compression brass 15mm	No.	20.00		
2.7.4	Tee equal compression brass 15mm	No.	8.00		
2.7.5	Tap stop rough brass 15 mm	No.	6.00		
2.7.6	Bend PVC inpection eye 90 degree white 40 mm	No.	4.00		
2.7.7	Bend PVC plain 135 degree white 40 mm	No.	2.00		
2.7.8	Seal pan wax ring white	No.	3.00		
2.7.9	Tap pillar P-217-15E CPL 1/2 Star	No.	2.00		
2.7.10	Tap bib P -209-15X34PL R/BR Hose cobra	No.	2.00		
	<b>TOILET CONNECTION</b>				
	Toilet Close Couple Complete White, Marley Pipe Plain S&V 110mm SL406 I:2000, Marley Bend Access Heel 110mm - 95 degrees SB41, Marley Kwik Pan Connector 110mm SG47 with water supply though 15mm copper cpillary with their elbows connected to the Cobra Angle valve ball type to a felxible connector and a Toilet roll white holder				
2.7.11	Seat toilet FRo1 PL White Cover Elf	No.	3.00		
2.7.12	Coupler Reducer Compression Brass 22mmX15mm	No.	4.00		
2.7.13	Connector Braided SS 15x10x450 MXF	No.	5.00		
2.7.14	Cistern FD16B PVC White Side Flush 9L Elf	No.	3.00		
	<b>External services</b>				
	Grit to cover manhole collector				

Item no	Description	Unit	Total Qty	Unit Rate	Amount
2.7.15	800X800 Metal Grits	No.	1.00		
	Installation of sewer PVC pipes 110 Dia. Not exceeding 10m				
2.7.16	110 dia. PVC	No.	1.00		
	Installation of plastic septic tank to be buried underground into excavated hole not exceeding 5m deep and 3m wide. <b>Note that only labour will be required for this specific item, only</b>				

Item no	Description	Unit	Total Qty	Unit Rate	Amount
2.7.17	Septic Tank Installation	No.	1.00		
	<b>Electrical Installation</b>				
	Flourescent Lights				
2.7.18	Fitting Flourescent 2X58W T8 PR41 DOUBLE 1500mm EUROLUX	No.	6.00		
	Switch sockets (Plugs)				
2.7.19	Switch Socket White 100X100 NESS44 NEU	No.	2.00		
	<b>Carried forward to summary</b>				
<b>2.8</b>	<b><u>PAINTING</u></b>				
	<b>NOTES:</b>				
	Attention is directed to the relevant sections of the Model Preambles to Trades which forms a part of this Bill of Quantities and must be read in conjunction herewith.				
	Where a specific manufacturer's paint products are described in these Bills of Quantities the Contractor is advised that he should price the specific product as specified and that he may only change from the designated product to another product after written consent has been obtained from the Architect, after the closing of tenders. Where applicable the cost of such substitution with another product shall be adjusted by the Quantity Surveyor in the Final Account for this project.				
	The Contractor shall apply all paints in strict accordance with the manufacturer's instructions and after consultation with the manufacturer's authorised representative. Painting shall be done by brush, roller or spraying as recommended by the paint manufacturer (and at the discretion of the Contractor) to produce a finish to the approval of the Architect.				
	No paint shall be applied during cold weather.				
	All materials for paintwork shall be brought onto the site in unopened containers and no adulteration will be allowed.				
	The area of paint measured is the nett area of the final painted surfaces and excludes for paint finishes behind joinery fittings, pinning boards, etc. Prices are to include for cutting to line around such items or for painting behind such items if preferred.				
	Prices for paintwork are to include for all necessary precautions for the protection of finished work including masking or covering all finished paintwork as well as all finished joinery, tiling, floor coverings, etc. during painting. Any damage to such finished work shall be removed, repaired or replace at the Contractor's own expense.				
	The Contractor shall provide all necessary dust sheets, covers, etc. required during painting. All door handles, locks and other ironmongery, pelmets, electrical switch and socket covers, etc. are to be removed before commencing the painting and are to be refitted after completion of the painting. All paint spots, stains, etc. are to be cleaned off all floors, walls, glass, doors, frames, fittings, etc. after completion of the painting.				
	Prices for painting are to include for painting a one square metre sample panel of all finishing coats and for repeating if required. Only after the written approval by the Architect of the sample panels may the finishing coats be applied.				
	Cellulose fillers such as "Aurora" and "Polyfilla" will not be accepted. Plaster, concrete, fibre cement or timber surfaces are to be filled with "Polycell Mendall 90" or other approved or "Pera Universal Repairing Compound" or other approved mixed with 30% marble dust in strict accordance with the manufacturer's specifications.				
	<b><u>PAINTWORK ON EXISTING SURFACES</u></b>				
	<b><u>ON FLOATED PLASTER</u></b>				
	<b><u>PVA Paint to External Wood Float Plaster, Surface to be painted should be cleaned and</u></b>				
	Paint Acrylic Exterior PVA vol:20				
2.8.1	External smooth plastered walls	m <sup>2</sup>	300.00		
	<b><u>Paint Options to Internal Steel Float Plastered Walls</u></b>				
	Paint Acrylic Interior PVA vol:20				
2.8.2	Internal smooth plastered walls (Warehouse)	m <sup>2</sup>	200.00		
2.8.3	Internal smooth plastered walls (Offices+Toilets)	m <sup>2</sup>	200.00		

Item no	Description	Unit	Total Qty	Unit Rate	Amount
	<b>Paint Options to Internal Steel Float Plastered Floors</b>				
	Industrial epoxy floor paint				
2.8.4	Floor	m <sup>2</sup>	380.00		
	<b>ON WOOD</b>				

Item no	Description	Unit	Total Qty	Unit Rate	Amount
	<b>Paint to Frame and Door</b>				
2.8.5	Paint Interior/Exterior Gloss Enamel vol:1,	m <sup>2</sup>	20.00		
2.8.6	Paint univeral undercoat	m <sup>2</sup>	14.00		
	<b>Doors Exterior Varnish</b>				
	External Varnish to Timber Door and Frames (1-Thinned + 2-Final)				
	Varnish Exterior Wood - Clear Matt Finish vol:1				
2.8.7	Doors	m <sup>2</sup>	15.00		
	<b>ON STEEL</b>				
	Remove existing paint with scrap and smoothen with sand paper				
	Window frames				
2.8.8	Paint Interior/Exterior Gloss Enamel vol:1,	m <sup>2</sup>	20.00		
	<b>Ceiling</b>				
	Paint Acrylic Exterior PVA vol:20				
2.8.9	Emulsion (Waterbased) Paint to Gypsum Ceilings ( 2-Topcoats)	m <sup>2</sup>	100.00		
	<b>Carried forward to summary</b>				
<b>2.9</b>	<b>ELECTRICAL WORK</b>				
	<b>Replace fittings, lighting tubes and plugs. Installation of new air conditioning units</b>				
	<b>Lights</b>				
2.9.1	Fitting Flourescent 2X58W T8 PR41 DOUBLE 1500mm EUROLUX	No.	25.00		
2.9.2	Tube LED T8 5FT 1500mm 20W Daylight AC2417400ML OSRAM	No.	50.00		
	<b>Plugs</b>				
2.9.3	Switch Socket White 100X100 NESS44 NEU	No.	32.00		
	<b>Air Conditioning Units</b>				
	Installation of Air conditioning units with electrical connection and other accessories				
2.9.4	Air Conditioning units	No.	3.00		
	<b>Carried forward to summary</b>				

RENOVATIONS OF ORANJEMUND TOWN COUNCIL PROPERTIES					
Item no	Description	Unit	Total Qty	Unit Rate	Amount
3.0	<b>BILL NO: 03 - ABLUTION BLOCK RENOVATION (ADMIN BUILDING)</b>				
3.1	<b>CONCRETE, FORMWORK AND REINFORCEMENT</b>				
	NOTES:				
	<u>Attention is directed to the relevant sections of the Model Preambles to Trades which forms a part of this Bill and must be read in conjunction herewith.</u>				
	<b>CONCRETE</b>				
	NOTES:				
	Prices for concrete cast against excavated surfaces shall include for casting against all types of material in the excavations and shall include for additional concrete required in filling to irregularities.				
	<u>Prices for all concrete shall include for forming shaped tops and for striking off and curing of top surfaces of concrete.</u>				
	<u>Prices for concrete in surface beds cast in panels shall include for all formwork, fillets, etc. required in forming the panels.</u>				
	<b>Demolition of existing concrete floor and casting of new floor</b>				
3.1.1	Surface beds cast in panels on waterproofing	m <sup>3</sup>	1.00		
3.1.2	termite insecticide applied	m <sup>2</sup>	10.00		
	<b>DAMP-PROOFING OF WALLS AND FLOORS</b>				
	<u>One layer of 250 micron "Gunplas USB Green" or other approved waterproof sheeting sealed at laps with "Gunplas Pressure Sensitive Tape" or other approved :</u>				
3.1.3	Under floors laid on sandbed (elsewhere measured) including dressing up against walls, etc.	m <sup>2</sup>	10.00		
	<b>Carried forward to summary</b>				
3.2	<b>TILING AND FLOOR COVERING</b>				
	Attention is directed to the relevant sections of the Model Preambles to Trades which forms a part of this Bill of Quantities and must be read in conjunction herewith.				
	Unless described as bedded in cement mortar all tiling is to be fixed to plastered walls with an approved quality tile adhesive with continuous horizontal and vertical joints and must be allowed to set for not less than 24 hours before the joints are jointed and pointed all in strict accordance with the manufacturer's instructions.				
	Price for tiles are to include for tiling to prescribed setting out, for all narrow widths in flush faces caused by openings, all fair edges, for all straight or raking cutting and waste including that required against expansion joints and for all cutting and fitting of tiling around pipes, outlets, etc.				
	Wall tiles are to be well soaked in water before fixing and thoroughly cleaned after fixing. Walls are to be well wetted before the tiling is commenced.				
	All joints in skirting tiles are to line up with the joints in the floor tiles.				
	<b>WALL TILING</b>				
	<u>300mm x 300mm x 8mm Thick "Dimo Zero" or other approved full body ceramic tiles to plastered walls (plaster elsewhere measured) with and including "Tal Porcelain Fix" or other approved tile adhesive, including all cutting, jointing and flush pointing with "Tal Goldflex" or other approved tile grouting :</u>				
3.2.1	Plastered walls	m <sup>2</sup>	25.00		
	<b>FLOOR TILING</b>				
3.2.2	Floors and landings	m <sup>2</sup>	75.00		
3.2.3	Skirting 100mm high	m	50.00		
	<b>CORNER PROTECTORS, DIVIDING STRIPS, ETC.</b>				
	<u>"Schluter Scheine" or other approved tiling edging, strips, etc., fixed as per manufacturer's specifications :</u>				
3.2.4	"Jolly" or other approved aluminium tiling edge bedded in cement mortar	m	60.00		

Item no	Description	Unit	Total Qty	Unit Rate	Amount
	Carried forward to summary				

Item no	Description	Unit	Total Qty	Unit Rate	Amount
<b>3.3</b>	<b>WINDOW FRAMES, GLAZING AND BLINDS</b>				
	<b>Removing and Installation of new blinds</b>				
3.3.1	Blinds (600x600 )	No.	8.00		
3.3.2	Blinds (1200x600)	No.	4.00		
	<b>Carried forward to summary</b>				
<b>3.4</b>	<b>PLUMBING AND DRAINAGE</b>				
	<b>NOTES:</b>				
	Attention is directed to the relevant sections of the Model Preambles to All Trades which forms a part of this Bill and must be read in conjunction herewith.				
	<b>Concrete pipes</b>				
	Pipes shall be jointed with ogee joints with rubber collars or socket and spigot joints with rubber rings.				
	<b>uPVC pipes and fittings</b>				
	Sewer and drainage pipes and fittings shall be jointed and sealed with butyl rubber rings. Soil, waste and vent pipes and fittings shall be solvent weld jointed.				
	<b>uPVC pressure pipes and fittings</b>				
	Pipes for water supply shall be of the class stated. Pipes of 40mm diameter and smaller shall be plain ended with solvent welded uPVC loose sockets and fittings. Pipes of 50mm diameter and greater shall have sockets and spigots with push-in type integral rubber ring joints. Bends shall be uPVC and all other fittings shall be cast iron, all with similar push-in type joints.				
	<b>Copper pipes</b>				
	Pipes shall be hard drawn and half-hard pipes of the class stated. Class 0 (thin walled hard drawn) pipes shall not be bent. Class 1 (thin walled half-hard), class 2 (half-hard) and class 3 (heavy walled half-hard) pipes shall only be bent with benders with inner and outer formers. Fittings to copper waste, vent and anti-syphon pipes, capillary solder fittings and compression fittings shall be "Cobra Watertech" or other approved type. Capillary solder fittings shall comply with ISO 2016. Only compression fittings shall be used in walls or in ground.				
	<b>Flush pans</b>				
	Flush pans shall have straight or side outlets and "P" or "S" traps as necessary.				
	<b>Stainless steel basins, sinks, wash troughs, urinals, etc.</b>				
	Units shall have standard aprons on all exposed edges and tiling keys against walls where applicable.				
	<b>Waste unions</b>				
	Descriptions of waste unions shall be deemed to include rubber or vulcanite plugs and chains fixed to fittings.				
	<b>Exposed concrete surfaces</b>				
	Exposed surfaces of concrete stormwater channels, cover slabs, inspection eye marker slabs, gully tops, cleaning eye tops, catchpoits, inspection chambers, etc. shall be finished smooth with plaster.				
	<b>Excavations</b>				
	No claim for rock excavation will be entertained unless the contractor has timeously notified the quantity surveyor thereof prior to backfilling. "Soft rock" and "hard rock" shall be as defined in "Earthworks".				
	<b>Laying, backfilling, bedding, etc. of pipes</b>				
	Pipes shall be laid and bedded and trenches shall be carefully backfilled in accordance with manufacturers' instructions.				
	Where no manufacturers' instructions exist pipes shall be laid in accordance with clauses 5.1 and 5.2 of each of the following:				
	SABS 1200 L : Medium-pressure pipelines LD : Sewers LE : Stormwater drainage Pipe trenches etc shall be backfilled in accordance with clauses 3, 5.5, 5.6, 5.7 and 7 of SABS 1200 DB : Earthworks (Pipe trenches) Pipes shall be bedded in accordance with clauses 3.1 to 3.4.1, 5.1 to 5.3 and 7 of SABS 1200 LB : Bedding (Pipes) Unless otherwise described bedding of rigid pipes shall be class B bedding.				
	<b>WATER SUPPLY</b>				
	<b>TOILET CONNECTION</b>				

Item no	Description	Unit	Total Qty	Unit Rate	Amount
	Toilet Close Couple Complete White, Marley Pipe Plain S&V 110mm SL406 I:2000, Marley Bend Access Heel 110mm - 95 degrees SB41, Marley Kwik Pan Connector 110mm SG47 with water supply though 15mm copper cpillary with their elbows connected to the Cobra Angle valve ball type to a felxible connector and a Toilet roll white holder				
3.4.1	Removing and installation of toilet cistern flushing acessories bottom entry	No.	6.00		
3.4.2	Removing and installation of toilet cistern flushing acessories site entry	No.	2.00		
3.4.3	Towel hanger	No.	3.00		

Item no	Description	Unit	Total Qty	Unit Rate	Amount
3.4.4	Toilet paper hanger	No.	8.00		
<b>Carried forward to summary</b>					
<b>3.5</b>	<b>PAINTING</b>				
	<b>NOTES:</b>				
	Attention is directed to the relevant sections of the Model Preambles to Trades which forms a part of this Bill of Quantities and must be read in conjunction herewith.				
	Where a specific manufacturer's paint products are described in these Bills of Quantities the Contractor is advised that he should price the specific product as specified and that he may only change from the designated product to another product after written consent has been obtained from the Architect, after the closing of tenders. Where applicable the cost of such substitution with another product shall be adjusted by the Quantity Surveyor in the Final Account for this project.				
	The Contractor shall apply all paints in strict accordance with the manufacturer's instructions and after consultation with the manufacturer's authorised representative. Painting shall be done by brush, roller or spraying as recommended by the paint manufacturer (and at the discretion of the Contractor) to produce a finish to the approval of the Architect.				
	No paint shall be applied during cold weather.				
	All materials for paintwork shall be brought onto the site in unopened containers and no adulteration will be allowed.				
	The area of paint measured is the nett area of the final painted surfaces and excludes for paint finishes behind joinery fittings, pinning boards, etc. Prices are to include for cutting to line around such items or for painting behind such items if preferred.				
	Prices for paintwork are to include for all necessary precautions for the protection of finished work including masking or covering all finished paintwork as well as all finished joinery, tiling, floor coverings, etc. during painting. Any damage to such finished work shall be removed, repaired or replace at the Contractor's own expense.				
	The Contractor shall provide all necessary dust sheets, covers, etc. required during painting. All door handles, locks and other ironmongery, pelmets, electrical switch and socket covers, etc. are to be removed before commencing the painting and are to be refitted after completion of the painting. All paint spots, stains, etc. are to be cleaned off all floors, walls, glass, doors, frames, fittings, etc. after completion of the painting.				
	Prices for painting are to include for painting a one square metre sample panel of all finishing coats and for repeating if required. Only after the written approval by the Architect of the sample panels may the finishing coats be applied.				
	Cellulose fillers such as "Aurora" and "Polyfilla" will not be accepted. Plaster, concrete, fibre cement or timber surfaces are to be filled with "Polycell Mendall 90" or other approved or "Pera Universal Repairing Compound" or other approved mixed with 30% marble dust in strict accordance with the manufacturer's specifications.				
	<b>PAINTWORK ON EXISTING SURFACES</b>				
	<b>ON FLOATED PLASTER</b>				
	<b>Paint Options to Internal Steel Float Plastered Walls</b>				
	Paint Acrylic Interior PVA vol:20				
3.5.1	Internal smooth plastered walls	m <sup>2</sup>	60.00		
	<b>ON WOOD</b>				
	<b>Paint to Frame and Door</b>				
3.5.2	Paint Interior/Exterior Gloss Enamel vol:1,	m <sup>2</sup>	10.00		
3.5.3	Paint univeral undercoat	m <sup>2</sup>	10.00		
	<b>Doors Exterior Varnish</b>				
	External Varnish to Timber Door and Frames (1-Thinned + 2-Final)				
	Varnish Exterior Wood - Clear Matt Finish vol:1				
3.5.4	Doors	m <sup>2</sup>	6.00		
	<b>ON STEEL</b>				
	Remove existing paint with scrap and smoothen with sand paper				
	Window frames				
3.5.5	Paint Interior/Exterior Gloss Enamel vol:1,	m <sup>2</sup>	5.00		

Item no	Description	Unit	Total Qty	Unit Rate	Amount
	<b>Ceiling</b>				
	Paint Acrylic Exterior PVA vol:20				
3.5.6	Emulsion (Waterbased) Paint to Gypsum Ceilings ( 2-Topcoats)	m <sup>2</sup>	75.00		
	<b>Carried forward to summary</b>				