

Project: House Client

Project Address: 100 Erica Road, Heatherlands, George, Western Cape, South Africa

Tender Document_New House

Containing:

Section 1 - Preliminary and General

Conditions of Contract

Preliminaries

Specific Preliminaries

Preliminary and General Summary

Section 2 - Builder's Work

Bill no 1 Foundations

Bill no 2 Precast Concrete

Bill no 3 Concrete, Form Work and Reinforcement

Bill no 4 Brickwork

Bill no 5 Waterproofing

Bill no 6 Doors and Frames

Bill no 7 Carpentry and Joinery

Bill no 8 Ceilings

Bill no 9 Ironmongery

Bill no 10 Metalwork

Bill no 11 Plastering

Bill no 12 Tiling

Bill no 13 Plumbing and Drainage

Bill no 14 Electrical Work

Bill no 15 Fittings and Fixtures

Bill no 16 Glazing

Bill no 17 Painting

Bill no 18 Prime Cost

Section 3 - Site Works

Section 4 - Budgetary Allowances and Provisional Items

Summary

SECTION 1

PRELIMINARIES AND GENERAL

SUPPLEMENTARY NOTES

- i) The agreement and schedule of conditions of building contract are the "Principal Building Agreement" with Bills of Quantities as recommended by the Joint Building Contracts Committee Series 2000 and shall be deemed to be included herein.
- ii) The preliminaries are to be the Preliminaries for use with the Principal Building Agreement recommended by the Joint Building Contracts Committee Jan 2001 edition and shall be deemed to be included herein.
- iii) The preambles are to be the "Modal Preambles for Trade" 1999 edition and shall be deemed to be included herein.
- iv) TENDERERS are referred to the abovementioned documents for the full intent and meaning of each clause thereof (hereinafter referred to by heading and clause number only) for which such allowance must be made as may be considered necessary.
- v) Where standard clauses or alternatives are not entirely applicable to this contract such modifications, corrections or supplements as will apply are given under each relevant clause heading.
- vi) Where any item is not relevant to this specific contract such item is marked N/A (signifying "not applicable").
- vii) Notwithstanding anything to the contrary contained in any of the contract documents, the provision of the "Preliminaries" as hereafter set forth shall prevail and take precedence.

SECTION A: CONDITIONS OF CONTRACT

1 DEFINITIONS	
2 Definitions and interpretation (clause 1)	Item
3 OBJECTIVE	
4 Offer Acceptance and Performance (clause 2)	Item
5 PREPARATION	
6 Documents (clause 3)	Item
7 Design Responsibility (clause 4)	Item
8 Employer's Agents (clause 5)	Item
9 Site Representative (clause 6)	Item
10 Compliance with Regulations (clause 7)	Item
11 Works risk (clause 8)	Item
12 Indemnities (clause 9)	Item
13 Works Insurances (clause 10)	Item
14 Liability Insurances (clause 11)	Item
15 Effecting Insurances (clause 12)	Item
16 Insurances - Government Contracts (clause 13)	Item
17 Security (clause 14)	Item
Replace first sentence of 14.2.1 with: The contractor shall have the right to select the security to be provided in terms of 14.2, 14.3, 14.4 or 14.8 as stated in the schedule.	
Add:14.8 Retention The employer shall retain ten per cent (10%) of the value of certificate up to a limit of five per cent (5%) of the contract amount to the date of practical completion. Two and a half per cent (2,5%) of such value after the date of practical completion to, but not including, the date of issue of the final payment certificate. The retention held shall be increased to include any unpaid amount due in the previous certificate to the employer. Interest at repo rates are due to the Contractor.	Item

18 EXECUTION	
19 Preparation for and Execution of the Works (clause 15)	Item
20 Access to the Works (clause 16)	Item
21 Contract Instructions (clause 17)	Item
22 Setting out of the Works (clause 18)	Item
23 Assignment (clause 19)	Item
24 Nominated Subcontractors (clause 20)	Item
25 Selected Subcontractors (clause 21)	Item
26 Work by Others (clause 22)	Item
27 COMPLETION	
28 No Clause (clause 23)	Item
29 Practical Completion (clause 24)	Item
30 Works Completion (clause 25)	Item
31 Final Completion (clause 26)	Item
32 Latent Defects Liability Period (clause 27)	Item
33 Sectional Completion (clause 28)	Item
34 Revision of Date for Practical Completion (clause 29)	Item
35 Penalty for non-Completion (clause 30)	Item
36 PAYMENT	
37 Interim Payment to the Contractor (clause 31)	Item
38 Adjustments to the Contract Value (clause 32)	Item
39 Recovery of Expense and Loss (clause 33)	Item
40 Final Account and Final Payment (clause 34)	Item
41 Payment to Third Parties (clause 35)	Item
42 CANCELLATION	
43 Cancellation by Employer - Contractors Default (clause 36)	Item
44 Cancellation by Employer - Loss or Damage (clause 37)	Item
45 Cancellation by Contractor - Employer Default (clause 38)	Item
46 Cancellation - Cessation of the Works (clause 39)	Item
47 DISPUTE	
48 Settlement of Disagreements and Disputes (clause 40)	Item
49 SCHEDULE	
50 Pre-tender Information (clause 41)	Item
51 Post-tender Information (clause 41)	Item

SECTION B: PRELIMINARIES

- | | | |
|----|---|------|
| 52 | Definitions and Interpretation (clause 1) | Item |
| 53 | Documents (clause 2) | Item |

The Bill of Quantities is compiled in accordance with the method described in The Standard System for Measuring Small Buildings.

The Bills of Quantities are a complete quantification of all items as per tender drawings, should the tenderer require additional or more detailed items he may add them with his tender.

The following qualifications have been made:

Foundations in one bill.

Concrete slabs in m² complete to outside of walls.

Concrete beams in meter.

Columns in number.

Brickwork includes brickforce.

Roof ties and roof brackets in number.

Arches and vaults in number, corbelling in m.

Bills (trades) totals are calculated in the rate column (column E) on the same line as the bill description.

Profit on Prime cost items and Profit and Attendance on Budgetary allowances are calculated at the bottom of prime cost or Budgetary allowances, should the tendered wish to price profit and attendance to each item separately, he is welcome.

Plumbing, Drainage and Electric are measured per point.

Plaster are measured over openings.

Prime cost items in one bill.

The tender document is available on a excel spread sheet, the onus however lays on the tenderer to ensure all calculations are done correctly.

54	The site (clause 3)	Item
55	Management of Contract (clause 4)	Item
56	Samples and Shop Drawings (clause 5)	Item
57	Temporary Works and Plant (clause 6)	Item
58	Temporary services (clause 7)	Item
	Water - Alternative A	Item
	Electricity - Alternative A	Item
	Telecommunication equipment - Alternative A	Item
	Ablution Facilities - Alternative A	Item
59	Prime Cost Amounts (clause 8)	Item
	All Prime Cost amounts exclude Value Added Tax.	
	All discounts negotiated by the employer are for the benefit of the employer, should the contractor negotiate additional discounts, it will be for the contractor's benefit.	
60	Attendance on N/S subcontractors (clause 9)	Item
61	Financial aspects (clause 10)	Item
62	General (clause 11)	Item
63	Schedule of Variables (clause 12)	Item

SECTION C: SPECIFIC PRELIMINARIES

64	Site instruction book	Item		
	Site instructions must be in writing in an adequate triplicate carbon site book of A4 size which must be kept in the office on site and provided by the Contractor.			
65	Labour record	Item		
	At the end of each month, the Contractor must supply the Architect of a written record (in schedule format) of the amount and description of the Contractor's and Sub-contractors skilled and unskilled labourers, set out for each day of the month.			
66	Implement record	Item		
	At the end of each month, the Contractor must supply the Architect of a written record (in schedule format) of the amount, type, and capacity of the Contractor's and Sub-contractors implements (including hand tools), which is in operation on this specific.			
67	Progress report	Item		
	At the end of each month, the Contractor must supply the Architect of a written progress report, which state the progress of the work and indicate how the progress respond with the program that was compiled for the work.			
68	Measurements	Item		
	Unless otherwise stated all measurements in this Bill of Quantities is in millimetres, for example 1.000 means 1.000mm.			
69	NHBRC	Item		
	According to Act 95 of 1998 of Housing Consumers Protection Measured Act all contractors must be registered with the National Home Builders Registration Council (NHBRC). Opportunity is given for contractors to allow for NHBRC fees at the end of the Bills of Quantities.			
70	LATE COMPLETION PAYMENT FOR PROFESSIONAL SITE VISIT	Item		
	A R500,00 per site visit per professional team member, will be charged for the account of the contractor, if the project is late.			
	AREA (covered by roof exceeding 800mm)	m ²	333	

SUMMARY

Should the tenderer wish to price this separately.

Following is a possible breakdown.

1 Project manager	Mth	4	12000		48000
2 Foreman	Mth	4	17500		70000
3 Store man	Mth	4	5564		22256
4 Night watch	Mth	0	4080		0
5 Contractor's office	Mth	4	5000		20000
6 Vehicle and fuel	Mth	4	16000		64000
7 Bank costs	Mth	4	750		3000
8 Insurance, SASRIA and Public liability	Mth	4	1000	4000	
9 Security: Cost of guarantee, null if retention	Item	0	500	0	
10 Interest on capital	Mth	0	2000	0	
11 Tools	Mth	4	3150		12600
12 Consumables, fuel, etc.	Mth	4	2100		8400
13 Wacker	Day	0	265		0
14 TLB	Day	0	2000		0
15 Scaffolding	Mth	4	525		2100
16 Builders water connection	Item	1	2100	2100	
17 Water consumption	Mth	4	375		1500
18 Builders electric connection	Item	1	525	525	
19 Site electricity	Mth	4	500		2000
20 Store / Sheds	Mth	4	500		2000
21 Site toilet	Mth	4	450		1800
22 Extra over for chemical toilet	Mth	0	210		0
23 Delivery and removal of store and WC	Item	1	525	525	
24 Telephone / Fax / Cell phone	Mth	4	2500		10000
25 Site office	Mth	4	525		2100
26 Deposit for pavement	Item	0	4200	0	
27 Notice boards	Item	0	2000	0	
28 Land surveyor - setting out of site	No	0	2500	0	
29 Bills of Quantities	m ²	333	12	3996	
30 Rubble removal	Mth	4	650		2600
31 Cleaning (Cleaning agent, cloth, broom, rake, labour)	Wk	16	1000		16000
32 NHBRC facilitators	sum	1	1200	700	
33 Occupational health and safety act	Item	1	0	0	

Subtotals

11846 288356

Preliminaries and General carried to summary

26% Tariff / m² 901.51 300,202.00

SECTION 2

BUILDER'S WORK

BILL NO 1

#	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
1	FOUNDATIONS (PROVISIONAL)	R/m²	283		94210.08
1/1	Clear the site to be built upon	m ²	323	22.11	7142.50
1/2	Clear the site for new road ways	m ²	0	22.11	0.00
1/3	Ground test PC R2,500	Item	0	0.00	0.00
1/5	Mass excavations in ground not exceeding 2m deep (Allow for bulking).	m ³	0	71.40	0.00
1/6	Excavate in earth for trenches and holes not exceeding 2m deep, wet trenches and compact.	m ³	50	71.40	3570.00
1/7	E. o. excavation in mass, strip, plumbing, electric, swimming pool, etc. in ground for excavation in soft rock and remove.	m ³	0	283.50	0.00
1/8	E. o. excavation in mass, strip, water supply, drainage in ground for excavation in hard rock and remove.	m ³	0	598.50	0.00
1/9	E.o. excavations for carting away excavated material to a suitable site located by the contractor (Do).	m ³	63.05	136.50	8606.33
1/10	Keep excavations free from water.	Item	1	262.50	262.50
1/11	Filling from excavation, compacted in layers not exceeding 150mm under solid floors.	m ³	16	84.00	1344.00
1/12	Filling by contractor, compacted in layers not exceeding 150mm under solid floors.	m ³	14	220.50	3087.00
1/13	"Modified AASHTO" Density test on filling.	No	0	1795.50	0.00
1/15	Spread and level excavated material over site (Do).	m ³		31.50	0.00
1/16	Ant proofing under surface bed.	m ²	204	7.88	1606.50
1/17	15 Mpa/19 stone mass concrete in strip footings 600x200	m ³	23	1050.00	24150.00
1/18	20 Mpa/19 stone mass concrete in strip footings 600x200	m ³	0	1102.50	0.00
1/19	25 Mpa/10 stone mass concrete in strip footings 600x200	m ³	0	1155.00	0.00
1/20	Extra over for pump.	Item	0	3822.00	0.00
1/21	Reinforcement in foundations 8 Y12 fixed with Y8.	Kg	0	17.85	0.00
1/22	15 Mpa mass concrete in surface beds.	m ³	17	1076.25	18296.25
1/23	Making and testing a set of three 150x150mm concrete strength test cubes.	No	0	315.00	0.00
1/24	Steps structure compl with formwork, etc.	m ²	0	787.50	0.00
1/25	Expansion joint formed of 10mm bitumen impregnated soft board not exceeding 300mm wide filled with polysulphide joint sealer, including primer.	m	0	47.25	0.00
1/26	Type 193 fabric reinforcement in surface beds including extra for reinforced concrete.	m ²	0	52.50	0.00
1/27	One brick wall in found incl brick force (provisional).	m ²	83	315.00	26145.00

BILL NO 2

2	PRECAST CONCRETE	/m²	0	0.00	
2/1	Coping on top of wall	m	0	178.50	0.00
2/2	Rainwater spouts	No	0	367.50	0.00

BILL NO 3

3	CONCRETE, FORMWORK AND REINFORCEMENT	/m²	605	201505.50	
3/1	Concrete slab 255mm compl. incl 18Kg/m ² reinforcement, including isolation of concrete from brick.	m ²	119	661.50	78718.50
3/2	Concrete slab 170mm compl. Incl 12Kg/m ² reinforcement, including isolation of concrete from brick.	m ²	208	556.50	115752.00
3/3	Concrete stair compl with formwork and reinf 80kg/m ³ .	No	1	7035.00	7035.00
3/4	Concrete beam 210 x 510mm incl reinf 80 kg/m ³ .	m	0	761.25	0.00
3/5	Concrete column	No	0	3412.50	0.00

BILL NO 4

4 BRICKWORK		/m²	571	190308.30	
4/1	Half brick wall incl brick force	m ²	102	157.50	16065.00
4/2	One brick wall including brick force	m ²	482	315.00	151830.00
4/3	Extra over for face brick labour	m ²	0	49.09	0.00
a	Building sand per 5.5m ³ load in brickwork	m ³	69	138.00	
b	Cement per 50Kg bag (Build Crete) Brickwork	Bag	414	65.00	
c	Stock bricks	1000	69	1029.00	
d	Face bricks	1000	0	1000.00	
e	Labour	1000	69	1200.00	
f	Extra labour for face bricks	1000	0	550.00	
g	75 mm Brick force 20m	Roll	21.04	29.00	
h	150 mm Brick force 20m	Roll	116.5	29.00	
4/4	E/O for beam filling	m	0	44.10	0.00
4/5	E/O for gable	No	0	1575.00	0.00
4/7	E/O for chimney	No	2	2100.00	4200.00
4/8	E/O for brick on edge sills	m	43	65.10	2799.30
4/9	Extra over for corbelling two bricks high	m	0	157.50	0.00
4/10	E/O for arches (230mm)	No	0	1050.00	0.00
4/12	E/O for vault (450mm)	No	0	3150.00	0.00
4/13	Building in bath	No	2	966.00	1932.00
4/14	Concrete lintels	m	214	63.00	13482.00

BILL NO 5

5 WATERPROOFING		/m²	203	67708.20	
5/1	375 Micron embossed black polyethylene damp proof coarse in walls.	m	151	11.55	1744.05
5/2	375 Micron embossed black polyethylene damp proof coarse stepped under sills, ridges, hips, etc.	m	43	11.55	496.65
5/3	250 Micron USB Green water proofing under and against surface bed.	m ²	213	21.00	4473.00
5/4	Vertical water proofing	m ²	4	0.00	0.00
5/5	Cemceal waterproofing to cills	m	43	52.50	2257.50
5/6	Derbigum torch-on waterproofing on concrete slab and up stands under ten year guarantee.	m ²	229	136.50	31258.50
5/7	U.V Barrier (paint) on waterproofing.	m ²	206	47.25	9733.50
5/8	Cemceal waterproofing on shower walls.	m ²	10	0.00	0.00
5/9	Cemceal waterproofing on shower floors.	m ²	4	136.50	546.00
5/10	Acrylic emulsion and polyester membrane waterproofing on top of exposed walls.	m	126	136.50	17199.00

BILL NO 6

6 DOORS AND FRAMES		/m²	201	67017.30	
6/1	DOOR FRAMES				
6/2	Steel door frame for single door for a half brick wall.	No	0	556.50	0.00
6/3	Single timber door frame 2032 high.	No	18	603.75	10867.50
6/4	DOORS			0.00	
6/5	Single hollow core door suitable for paint	No	0	556.50	0.00
6/6	Single internal door	No	13	1176.00	15288.00
6/7	Single solid external door	No	3	1176.00	3528.00
6/8	Single solid external stable door	No	1	1512.00	1512.00
6/9	Single solid front door	No	1	2331.00	2331.00
6/10	Meranti weather bar	No	4	78.75	315.00
6/11	DOORS AND FRAMES			-78.75	
6/12	Sliding door with frame and gear 2100mm height	No	6	5529.30	33175.80

BILL NO 7

7	CARPENTRY AND JOINERY	/m²	38	12684.00	
7/1	PLUMBING SHAFT				
7/2	Service shaft fibber cement cover fixed to wall	No	4	1155.00	4620.00
7/3	RAIL				
7/4	12x67mm Meranti skirting plugged	m	0	78.75	0.00
7/5	22x135mm Meranti skirting plugged	m	64	126.00	8064.00
7/6	Fantastic skirting labour and rough material	m	0	46.20	0.00

BILL NO 8

8	CEILING	/m²	7	2362.50	
	6,4mm Gypsum ceiling including 38 x 38 softwood or Aluminium stud branding to 450mm centres in one direction and bishoff strips including standard cornice.	m ²	15	115.50	1732.50
8/1					
8/2	610x610mm Steel trap door	No	2	315.00	630.00

BILL NO 9

9	IRONMONGERY	/m²	25	8299.20	
9/1	Three lever lock	No	13	52.50	682.50
9/2	Five lever lock	No	5	178.50	892.50
9/3	Hinges	No	48	33.08	1587.60
9/4	Cabin hook and eye	No	6	73.50	441.00
9/5	Door stop	No	24	42.53	1020.60
9/6	Dividing strips between different floor coverings - angle iron	m	25	147.00	3675.00

BILL NO 10

10	METALWORK	/m²	0	0.00	
10/1	Mob stick handrail labour and rough material	m	0	577.50	0.00
10/2	I-beam 305x102x24.5Kg/m including lugs	m	0	1078.04	0.00
10/3	I-column 305x102x24.5Kg/m including lugs	m	0	707.44	0.00
10/4	Gas bottle cage	No	0	1102.50	0.00
10/5	Cover over exposed geyser	No	0	551.25	0.00

BILL NO 11

11 PLASTERING		/m²	484	161275.38	
11/1	16mm Internal cement plaster on brick walls finished smooth with a steel trowel (over openings).	m ²	813	57.75	46950.75
11/2	16mm External cement plaster on brick walls finished smooth with a wood trowel (over openings).	m ²	600	57.75	34650.00
11/3	Ditto in found. (prov)	m ²	42	57.75	2425.50
a	Plaster sand per 5.5m ³ load in plaster	Load	9	920.00	
b	Cement per 50Kg bag (Build Crete) plaster	Bag	243	65.00	
c	Labour plaster	m ²	1455	20.00	
11/4	Plaster band on wall	m	187.76	63.00	11828.88
11/5	Extra over for corbelling two bricks high	m	0	157.50	0.00
11/6	Extra over for window sills	m	43	74.55	3205.65
11/7	12mm Cement plaster under slabs	m ²	327	69.30	22661.10
a	Plaster sand per 5.5m ³ load under slabs	Load	2	920.00	
b	Cement per 50Kg bag (Build Crete) under slabs	Bag	55	65.00	
c	Labour under slabs	m ²	327	30.00	
11/8	35mm Screed to floors	m ²	282	68.25	19246.50
11/9	Screed to floors to falls average 50mm thick	m ²	206	94.50	19467.00
11/10	25mm Screed to stairs & landings	No	16	52.50	840.00
a	River sand per 5.5m ³ load to screed	Load	9	870.00	
b	Plaster sand per 5.5m ³ load at screed	Load	2.25	920.00	
c	Cement per 50Kg bag (Build Crete) at screed	Bag	237	65.00	
d	Labour screed	m ²	504	27.00	

BILL NO 12

12 TILING		/m²	108	35885.85	
12/1	Ceramic floor tile labour, mortar, glue and silicon	m ²	212	86.10	18253.20
12/2	Ceramic wall tiles labour mortar, glue and silicon	m ²	68	86.10	5854.80
12/3	Mosaic shower tiles labour, mortar, glue and silicon	m ²	4	199.50	798.00
12/4	Extra over for stair	No	16	47.25	756.00
12/5	Extra over for threshold	No	11	47.25	519.75
12/6	Tiled skirting labour mortar and glue	m	146	47.25	6898.50
12/7	Extra over for skirting on stair	No	16	63.00	1008.00
12/8	Tiled sill labour mortar and glue	m	42.8	42.00	1797.60

BILL NO 13

#	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
13	PLUMBING AND DRAINAGE	/m²	203		67515.00
13/1	PLUMBING				
13/2	Rough material and labour (First fix) to plumbing points (water supply and waste).				
13/3	WC Complete	No	4	661.50	2646.00
13/4	Extra over for Giberette WC	No	0	472.50	0.00
13/5	Hand basin	No	6	682.50	4095.00
13/6	Second basin	No	0	525.00	0.00
13/7	Extra over for anti vacume trap	No	0	315.00	0.00
13/8	Bath complete	No	2	661.50	1323.00
13/9	Shower	No	4	661.50	2646.00
13/10	Extra over for brass trap	No	4	315.00	1260.00
13/11	Bidet	No	0	661.50	0.00
13/12	Zink	No	2	661.50	1323.00
13/13	Extra over for combination trap	No	2	367.50	735.00
13/15	Prep bowl	No	1	661.50	661.50
13/16	Wash trough	No	0	661.50	0.00
13/17	Wash/dishw	No	2	661.50	1323.00
13/18	Ice machine, water to fridge	No	0	525.00	0.00
13/19	Extra over for trap	No	2	315.00	630.00
13/20	Final fix to plumbing points (geyser excluded)	No	21	577.50	12127.50
13/21	Rough material and labour to water points				
13/22	WATER SUPPLY				
13/23	Water supply 25/32mm HDPE plasson	m	0	0.00	0.00
13/24	Master flow 400 Kpa in valve box	No	1	1522.50	1522.50
13/25	Copper supply (balanced pressure)	m	10	42.00	420.00
13/26	External taps complete including tap	No	0	472.50	0.00
13/27	250L Geyser compl. with safety valve, drain cock, vacuum breaker, gate valve, 1350 x 650mm tray and pressure regulating valve.	No	0	6300.00	0.00
13/28	150L Geyser compl. with safety valve, drain cock, vacuum breaker, gate valve, 1350 x 650mm tray and pressure regulating valve.	No	2	5250.00	10500.00
13/29	50L Geyser compl. with safety valve, drain cock, vacuum breaker, gate valve, 1350 x 650mm tray and pressure regulating valve.	No	0	4462.50	0.00

13/30 **DRAINAGE**

13/31	Sewer pipes - 100mm	m	70	0.00	0.00
13/32	Rodding eye cover	No	7	367.50	2572.50
13/33	Gulley trap complete	No	1	504.00	504.00
13/34	Septic tank including excavation, fill and carting away.	No	0	8925.00	0.00
13/35	French drain	m	0	4200.00	0.00
13/36	Grease trap	No	1	735.00	735.00
13/37	Single shaft	No	0	525.00	0.00
13/38	Double shaft	No	7	1050.00	7350.00
13/39	Stack	No	0	630.00	0.00
13/40	110 PVC open ventilation pipe, single storey.	No	1	210.00	210.00
13/41	110 One way ventilation valve.	No	3	120.75	362.25
13/42	RAINWATER GOODS				
13/43	Vent flashing galvanized steel including waterproofing.	No	1	603.75	603.75
13/44	Full bores 75/100mm	No	8	682.50	5460.00
13/45	Down pipe in column 75/100mm diameter PVC including fittings.	m	54	157.50	8505.00
13/46	Storm water catch pit	No	0	1942.50	0.00
13/47	Storm water pipe 110mm	m	0	157.50	0.00
13/48	GAS				
13/49	50mm sleeve for gas pipe	No	0	315.00	0.00

BILL NO 14

14 ELECTRICAL WORK	/m²	151	50321.25	
14/1 SUPPLY				
14/2 Distribution board single phase 20 way	No	1	6825.00	6825.00
14/3 Distribution board three phase 60 way	No	0	6825.00	0.00
14/4 Sub board single phase	No	0	2625.00	0.00
14/5 Sub board three phase 40 way	No	0	2625.00	0.00
14/6 16mm single phase cable excavated 500mm and backfilling	m	35	131.25	4593.75
14/7 Three phase cable including earth excavated 500mm and backfilling.	m	0	168.00	0.00
14/8 10mm single phase cable to sub-board	m	0	110.25	0.00
14/9 Cable garden light excavated 500mm and backfilling	m	0	57.75	0.00
14/10 Cable pool excavated 500mm and backfilling	m	0	57.75	0.00
14/11 Cable intercom to gate excavated 500mm and backfilling	m	0	57.75	0.00
14/12 Cable gate automation excavated 500mm and backfilling	m	0	57.75	0.00
14/13 Cable telephone excavated 500mm and backfilling	m	35	36.75	1286.25
14/15 Waterproof draw box (telephone and electric separate)	No	2	472.50	945.00
14/16 Energy control	No	0	1365.00	0.00
14/17 Time switches (with memory)	No	0	714.00	0.00
14/18 Joint of cable	No	1	220.50	220.50
14/19 Test, commission and issue certificate.	Item	1	420.00	420.00
14/20 DIRECT COUPLINGS/ ISOLATOR				
14/21 Stove/oven	No	1	1260.00	1260.00
14/22 Geyser point including isolator	No	2	682.50	1365.00
14/23 Air-conditioning point	No	0	682.50	0.00
14/24 Automatic gate opener plug	No	0	682.50	0.00
14/25 Under floor heating control point	No	0	682.50	0.00
14/26 Heated towel rail	No	0	682.50	0.00
14/27 Swimming pool point excluding cable	No	0	682.50	0.00
14/28 Water feature/ koi dam point	No	0	682.50	0.00
14/29 Jacuzzi point single phase	No	0	1260.00	0.00
14/30 Isolator spa bath	No	0	682.50	0.00
14/31 Freshflow point (toilet extractor point)	No	0	577.50	0.00

14/32 PLUGS

14/33	Single wall plug	No	5	556.50	2782.50
14/34	Single plug for extractor fan	No	0	556.50	0.00
14/35	Single plug for garage motor	No	2	556.50	1113.00
14/36	Double wall plug 15 Amp	No	12	556.50	6678.00
14/37	Waterproof single wall plug	No	3	556.50	1669.50

14/38 LIGHT POINTS

14/39	Low voltage/ down lighter point	No	12	367.50	4410.00
14/40	Ceiling, wall light point	No	25	367.50	9187.50
14/41	Trapeze point	No	0	367.50	0.00
14/42	Chandeliers to 10 Kg	No	0	367.50	0.00
14/43	Fan	No	0	367.50	0.00
14/44	Garden, fountain, water feature lights	No	0	367.50	0.00
14/45	Swimming pool light point switch	No	0	367.50	0.00
14/46	Installation of light fittings	No	37	36.75	1359.75
14/47	Extra over for light point in concrete slab	No	6	57.75	346.50
14/48	Photocell/daylight point waterproof	No	1	262.50	262.50
14/49	Dimmer switch	No	2	278.25	556.50
14/50	Two way switch	No	1	210.00	210.00

14/51 AUDIOVISUAL COMMUNICATION

14/52	Bell and transformer point complete (surface mounted)	No	1	892.50	892.50
14/53	TV point unwired	No	2	262.50	525.00
14/54	Projector point - open point including one single plug	No	0	840.00	0.00
14/55	Telephone point wired	No	2	525.00	1050.00
14/56	Camera point	No	0	262.50	0.00
14/57	Satellite dish point	No	0	262.50	0.00
14/58	Alarm point	No	6	262.50	1575.00
14/59	Intercom point unwired	No	3	262.50	787.50
14/60	Gate intercom point	No	0	262.50	0.00
14/61	Sound system point, volume point and speaker point.	No	0	682.50	0.00

14/62 SUNDRY

14/63	Shaving plug	No	0	1260.00	0.00
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BILL NO 15**15 FITTINGS / FIXTURES /m² 16 5197.50**

15/1	Towel rail, towel ring, toilet roll holder and soap dish labour.	No	39	52.50	2047.50
15/2	Fire place/braai compl incl chimney, flue, fittings and cowl labour.	No	2	1575.00	3150.00

BILL NO 16

16	GLAZING	/m²	18	5953.50	
16/1	6mm Float glass mirror with 2mm polished and bevelled edges drilled for and fixed with chromium plated dome capped mirror screws with rubber gaskets to plugs in brickwork.	m ²	9	661.50	5953.50

BILL NO 17

17	PAINTING	/m²	290	96680.85	
17/1	Prime coat and two coats Wall & All on internal plastered walls.	m ²	744	50.40	37497.60
17/2	Prime coat and two coats Wall & All on external plastered walls.	m ²	600	50.40	30240.00
17/3	Ditto in foundations (Provisional)	m ²	42	50.40	2116.80
17/4	Extra over for scratch plaster	m ²	0	15.75	0.00
17/5	Extra over for corbelling in different colour	m	0	26.25	0.00
17/6	Ditto in window sill and plaster bands	m	230.76	26.25	6057.45
17/7	Prime coat and two coats Polvin on underside of slabs and ceiling. Ditto on cornice in adjacent colour exceeding 150mm and not exceeding 300mm.	m ²	342	42.00	14364.00
17/8		m	0	26.25	0.00
17/9	Three coats varnish on timber doors and frames.	m ²	100	47.25	4725.00
17/10	Extra over for prime coat and two coats Velvoglo.	m ²	0	0.00	0.00
17/11	Universal undercoat and two coats enamel on steel frames, fascias.	m ²	0	50.40	0.00
17/12	Universal undercoat and two coats enamel on fascias. Three coats varnish on skirting, dado rails and sills exceeding 150 and not exceeding 300mm.	m ²	0	50.40	0.00
17/13		m	64	26.25	1680.00
17/15	Extra over for prime coat and two coats Velvoglo.	m	0	0.00	0.00

BILL NO 18

18 PRIME COSTS	/m²	301	100233.00	
18/1 Extra over for face brick work @ R1500/1000	m ²	0	0.00	0.00
18/2 Solar geyser and network	No	0	53000.00	0.00
18/3 Handle per pair	Pr	24	85.00	2040.00
18/4 Handle per pair for front door	Pr	1	350.00	350.00
18/5 Featuristic skirting	m	0	45.00	0.00
18/6 Architrave complete	m	0	57.50	0.00
18/7 Dado rail complete incl treating	m	0	27.50	0.00
18/8 Featuristic cornice	m	0	32.00	0.00
18/9 Mob stick handrail with ironmongery	m	0	52.50	0.00
18/10 Ceramic floor tiles including 10% waste	m ²	280	90.00	25200.00
18/11 Ceramic wall tiles including 10% waste	m ²	75	90.00	6750.00
18/12 Mosaic shower tiles including 10% waste	m ²	4	160.00	640.00
18/13 Extra over for porcelain tiles and metered angles	m ²	0	55.00	0.00
18/15 Extra over for sandstone and slate including sealing	m ²	0	55.00	0.00
18/16 Extra over for travertine and sealant	m ²	0	25.00	0.00
18/17 Extra over for tiles to patterns or diagonal	m ²	0	20.00	0.00
18/18 Mosaic wall tiles additional labour	m ²	0	150.00	0.00
18/19 Border tiles additional labour	m	0	30.00	0.00
18/20 Insert tiles additional labour	No	0	30.00	0.00
18/21 Sanitary fittings (Fitting, taps, waste, chain, plug, flexi pipe, stop cocks, overflow, toilet seats, bottle trap, etc.)	No	21	1550.00	32550.00
18/22 Stove, oven, extractor fan, build-in fridge, build-in freezer, build-in washing machine, build-in dish washer.	Item	1	5250.00	5250.00
18/23 Light fittings, globes, transformers and fans.	Item	1	9255.00	9255.00
18/24 Down lighters	No	12	115.00	
18/25 Ceiling and wall lights	No	25	315.00	
18/26 Featuristic switches and cover plates.	Item	0	21000.00	0.00
18/27 Bathroom fittings	No	39	125.00	4875.00
18/28 Fire place/braai compl incl chimney, flue, fittings and cowl.	No	2	3750.00	7500.00
18/29 Precast surround to fire place	No	2	525.00	1050.00
18/30 Profit on Prime cost items	Item	0.05	95460.00	4773.00
BUILDER'S WORK CARRIED TO SUMMARY	/m²	3505		<u>1167157.41</u>

SECTION 3

1	SITE WORKS	/m²	26	8797.32	
	One brick site wall 2m high plaster and painted and waterproofed on top on 600 x 250 25 Mpa footing with six Y12 reinforcement.	m	0	1466.22	0.00
1/1	One brick yard wall 2m high plaster and painted and waterproofed on top on 600 x 250 25 Mpa footing with six Y12 reinforcement.	m	6	1466.22	8797.32
1/2	Extra over for corbelling and rounded top.	m	0	218.40	0.00
1/3					
	SITE WORKS CARRIED TO SUMMARY			8797.32	

SECTION 4

1	BUDGETARY ALLOWANCE / PROVISIONAL SUMS	/m ²	600	199831.50	
1/1	Electrical connection to local authority	sum	0	0.00	0.00
1/2	Plumbing connection to local authority	sum	0	2100.00	0.00
1/3	NHBRC	sum	1	4600.00	4600.00
1/4	Lands Surveyor for corner pens	sum	0	3000.00	0.00
1/5	Telkom cost for telephone and ISDN	sum	1	0.00	0.00
1/6	Satellite dish and wiring to TV point	sum	0	7750.00	0.00
1/7	Kitchen cupboards	sum	1	37500.00	50000.00
1/8	Shelves in pantry	m	0	1300.00	0.00
1/9	Build-in cupboards	m	15	2750.00	41250.00
1/10	Shelves in walk-in cupboard	m	0	2750.00	0.00
1/11	Bar, furniture and shelves	sum	0	5250.00	0.00
1/12	Wall units	sum	0	7500.00	0.00
1/13	Vanity slab and cupboards treated	m	5	950.00	4750.00
1/15	Braai slab and cupboards treated	m	0	950.00	0.00
1/16	Stone	m ²	0	525.00	0.00
1/17	Carpet with undervelt	m ²	77	95.00	7315.00
1/18	Timber deck or slab	m ²	0	575.00	0.00
1/19	Timber stair	No	0	4750.00	0.00
1/20	Under floor heating	No	0	1825.00	0.00
1/21	Shower door	No	4	3650.00	14600.00
1/22	Pyramid skylight	No	0	1900.00	0.00
1/23	Security system	No	0	12600.00	0.00
1/24	Intercom system	No	0	375.00	0.00
1/25	Vacuum system	No	1	0.00	0.00
1/26	Air-conditioning system	No	0	12500.00	0.00
1/27	Gas network	Item	0	2100.00	0.00
1/28	Gas bottle 48Kg including deposit	No	0	1500.00	0.00
1/29	Gate for gas cage	No	0	1050.00	0.00
1/30	Surround sound system	No	0	31500.00	0.00
1/31	Food waste disposer	No	0	5250.00	0.00
1/32	Balustrade treated	m	30	680.00	20400.00
1/33	Palisade fence	m	0	350.00	0.00
1/34	Single timber garage door treated	No	2	5250.00	10500.00
1/35	Double timber garage door treated	No	0	10500.00	0.00
1/36	Automation and remote controls for garage door.	No	2	3150.00	6300.00
1/37	Washing line	No	1	800.00	800.00

1/38	Pedestrian gate	No	0	850.00	0.00
1/39	Entrance gate	No	0	3850.00	0.00
1/40	Automation for entrance gate	No	0	3850.00	0.00
1/41	Security single gate PC R775 treated	No	0	800.00	0.00
1/42	Kirsch double curtain rails	m	0	40.00	0.00
1/43	Water feature	m	0	525.00	0.00
1/44	Landscaping	Item	0	42000.00	0.00
1/45	Irrigation system including computer	No	0	12600.00	0.00
1/46	Paving	m ²	141	150.00	21150.00
1/47	Grass	m ²	0	27.50	0.00
1/48	Swimming pool with fence, net, pump, heating	sum	0	31500.00	0.00
1/49	Pergola	m ²	0	325.00	0.00
1/50	Attendance on provisional items	Item	0.05	181665.00	9083.25
1/51	Profit on provisional items	Item	0.05	181665.00	9083.25
	BUDGETARY ALLOWANCE CARRIED TO SUMMARY	/m²	600		<u>199831.50</u>

SUMMARY

SECTION 1

PRELIMINARIES AND GENERAL	901.508	0.255283637	300202.00
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SECTION 2

Bill: BUILDER'S WORKS		0.696399527	1167157.41
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R/m²

1	FOUNDATIONS (PROVISIONAL)	283	94210.08
2	PRECAST CONCRETE	0	0.00
3	CONCRETE, FORMWORK AND REINFORCEMENT	605	201505.50
4	BRICKWORK	571	190308.30
5	WATERPROOFING	203	67708.20
6	DOORS AND FRAMES	201	67017.30
7	CARPENTRY AND JOINERY	38	12684.00
8	CEILING	7	2362.50
9	IRONMONGERY	25	8299.20
10	METALWORK	0	0.00
11	PLASTERING	484	161275.38
12	TILING	108	35885.85
13	PLUMBING AND DRAINAGE	203	67515.00
14	ELECTRICAL WORK	151	50321.25
15	FITTINGS / FIXTURES	16	5197.50
16	GLAZING	18	5953.50
17	PAINTING	290	96680.85
18	PRIME COSTS	301	100233.00

SECTION 3

1	SITE WORKS	26	8797.32
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SECTION 4

1	BUDGETARY ALLOWANCE	600	0.119232043	199831.50
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SUB-TOTAL	5033	1	1675988.23
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Unforeseen (for the discretion of the client)	0	1675988.23	0
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SUB-TOTAL			1675988.23
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VALUE ADDED TAX		14%	234638.35
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TOTAL TO FORM OF TENDER			1910626.58
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