

GRS 1853

Provisional
Elemental Bills of Quantities
For the
Reinstatement
of
CPUT Lecture Theatre 3
District Six Campus
Cape Town

11th September 2018

Compiled by

Quantity Surveying Solutions



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PROFESSIONAL CONSULTANTS

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No.	DESCRIPTION	UNIT	QTY	RATE	COST
	<p><u>GENERAL</u></p> <p>The lecture room in question is part of a tertiary university building with a affected area of approximately 130 square meters in total. The building is constructed with a concrete frame and clay brick infill panels on external envelope.</p> <p>The building suffered damage due to a fire and the resultant water damage.</p> <p>Access is via tarred roads with adequate accessibility by delivery vehicles.</p> <p>Water and electricity is available on site.</p> <p>There is storage available on site.</p> <p>Bills of Quantities are based on damage that was observed and measurements taken on site.</p> <p>The onus is placed on the Contractor to inspect all damaged components and to re-use where possible, reducing the contract sum and adjusting the quantities accordingly.</p>				

No.	DESCRIPTION	UNIT	QTY	RATE	COST
	<p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>View site</u> Before submitting this tender the contractor shall visit the site and satisfy himself as to the nature and extent of the work to be done and the value of the materials contained in the buildings or portions of the buildings to be repaired. No claim for any variations of the contract sum in respect of the nature and extent of the work or of inferior or damaged materials will be entertained.</p> <p><u>General</u></p> <p>Water supply pipes and other piping that may be encountered and found necessary to disconnect or cut, shall be effectually stopped off or grubbed up and removed, and any new connections that may be necessary shall be made with proper fittings, to the satisfaction of the principal agent.</p> <p>Making good of finishes shall include making good of the brick and concrete surfaces onto which the new finishes are applied, where necessary.</p> <p>The contractor will be required to take all dimensions affecting the existing buildings on the site and he will be held solely responsible for the accuracy of all such dimensions where used in the manufacture of new items (doors, windows, fittings, etc.).</p> <p>Removing of material shall include loading and carting away to a dump-site located by the contractor. It shall include any dumping fees etc.</p> <p><u>Old materials</u> Old materials resulting from the alterations and demolitions are to be removed from the site unless otherwise specified.</p> <p><u>Demolitions</u> All demolition work is to be carried out in accordance with the Local By-laws and to the requirements of the requirements of the Local Health Authorities. The contractor is to allow for giving notices and paying any fees related to municipal requirements.</p>				

No.	DESCRIPTION	UNIT	QTY	RATE	COST
	<p><u>Damage to persons or property</u> The contractor will be held responsible for any damage to persons or property and for the safety of the structures and he is to allow for protecting and indemnifying persons using the existing buildings from injury by virtue of the building operations, including providing necessary barriers, signs, etc.</p> <p><u>Making good</u> Prices for all works described throughout the Bills of Quantities are to include for making good, whether specifically mentioned or not in all trades except Painting, unless otherwise described.</p> <p>The contractor must make good to existing work damaged or disturbed through alterations and to existing work remaining after doors, screens, fittings, walls, etc. are removed, unless otherwise described.</p> <p>All materials in making good are to match existing as closely as possible and the work is to be left complete in every respect.</p> <p><u>Fixing in position</u> Fixing new and re-fixing existing materials is to include for cutting and fitting over existing skirting's, cornices, quadrants, etc. or for cutting existing work and for finishing up to new and for making good as previously described.</p> <p>Re-fixing existing materials is to include for all necessary cutting to suit, forming mitres, fair ends, etc., for supplying short lengths of new materials to make up for any deficiencies and for supplying new screws, nails, etc. as is necessary.</p> <p><u>Junction of new and existing</u> Making good at junctions of new and existing works is to include for piercing out, cutting through and removing short lengths of existing materials and for jointing to match existing.</p>				

No.	DESCRIPTION	UNIT	QTY	RATE	COST
	<u>PRELIMINARIES</u>				
	Please consider the location, access and the notes below when pricing this document.				
	Note the following:				
	* There is electricity on site.				
	* There is water available on site.				
	* There are toilet facilities currently available on site.				
1	<u>PRELIMINARIES & GENERAL</u>				
1.1	Site establishment	Item	1		
1.2	Supervision	Item	1		
1.3	Transport	Item	1		
	<u>Note: A health and safety officer will be appointed by the principle agent. The contractor will have to comply with the specification drawn up by the officer.</u>				
1.4	The contractor's attention is drawn to the provisions of the Construction Regulations, 2003 issued in terms of the Occupational Health and Safety Act, 1993. It is specifically stated that the employer shall prepare a documented health and safety specification for the works and that the employer shall ensure that the contractor has made provision for the cost of health and safety measures during the execution of the works. The contractor shall price opposite this item for compliance with the act and the regulations and the reasonable provisions of the aforementioned health and safety specifications	Item	1		
1.5	Security.	Item	1		
1.6	Contractors All Risk Works Insurance (For Tender amount + 20% contingencies)	Item	1		
1.7	Public Liability Cover (For the amount of R5,000,000.00)	Item	1		
1.8	Water usage	Item	1		
1.9	Electricity usage.	Item	1		
1,10	Storage.	Item	1		
1,11	Rubble	Item	1		
1,12	Scaffolding	Item	1		
	PRELIMINARIES & GENERAL				
				Carried to summary	

No.	DESCRIPTION	UNIT	QTY	RATE	COST
2	GENERAL DEMOLITIONS <u>All demolished materials are to be removed from site and dumped at an official dump site.</u>				
2.1	Carefully remove the external double door approximately 1450mm wide x 2100mm high, remove hardware, clean and put aside for reuse.	No.	1		
2.2	Ditto, but double door approximately 1320mm wide x 2100mm high, ditto.	No.	2		
2.3	Carefully remove the aluminium louvred vents approximately 900mm wide x 1800mm high, clean and put aside for reuse.	No.	4		
2.4	Take down and remove the timber cladding fixed to internal walls.	m2	32		
2.5	Take out and remove the damaged floor carpets complete.	m2	159		
2.6	Take down and remove the timber skirting.	m	43		
2.7	Carefully remove the existing floor vent covers, clean and put aside for reuse.	No.	56		
2.8	Hack off skim plaster to soffits of slabs.	m2	130		
2.9	Unbolt, take out and remove the timber work desk approximately 400mm wide x 10,000mm long each.	No.	7		
2.10	Ditto, but timber screen to the front desk, ditto.	No.	1		
2.11	Unbolt and carefully remove the existing steel frames for chairs, discard chairs, prepare frames for painting and set aside for reuse.	No.	60		
2.12	Disconnect and carefully remove the existing lecture theatre control desk.	Item	1		
2.13	Carefully take down the existing swing out projector screen frame, clean and put aside for reuse.	No.	1		
2.14	Carefully remove the sliding white board unit complete inclusive of columns, discard of boards, clean support columns and put aside for re-use.	No.	1		
2.15	Take down and remove the remaining speaker.	No.	2		
2.16	Take down and remove the remains of the light fittings.	No.	48		
2.17	Ditto, but exit light signs.	No.	3		
2.18	Ditto, but single plug points.	No.	4		
2.19	Ditto, but single lever light switches.	No.	2		
2.20	Ditto, but electrical reticulation.	Item	1		
	GENERAL DEMOLITIONS TOTAL				
			Carried to summary		

No.	DESCRIPTION	UNIT	QTY	RATE	COST
3	<u>CLEANING</u>				
3,1	Wash the internal walls with sugar soap and prepare for painting.	m2	133		
3,2	Wash the soffits of slabs to the entrance foyer and prepare for painting.	m2	87		
	CLEANING TOTAL			Carried to summary	
4	<u>EXTERNAL ENVELOPE</u>				
4,1	Replace the emergency exit push bar system, magnetic lock with green break glass release, rubber seals and hinges to the back double door approximately 1450mm wide x 2100mm high, refit doors and apply one coat timber primer and two coats enamel paint to all exposed faces.	No.	1		
	EXTERNAL ENVELOPE			Carried summary	
5	<u>INTERNAL DIVISIONS</u>				
5,1	Replace both self closers, hinges, door latch, push plates, door handles, rubber seals, aluminium window inclusive of glazing to the entrance double door approximately 1330mm wide x 2100mm high, refit doors and apply one coat timber primer and two coats enamel paint to all exposed faces.	No.	2		
	INTERNAL DIVISIONS TOTAL			Carried to summary	
6	<u>INTERNAL WALL FINISHES</u>				
6,1	Apply two undercoats and two coats of PVA to internal sooted walls.	m2	133		
6,2	Supply and install 75mm thick "Cavity Batt" or similar wall insulation with hessian covering to back wall behind timber cladding (Timber cladding measured elsewhere).	m2	32		
6,3	Supply and install timber slated wall panel structure to the back wall all to match existing and apply two coats clear varnish to all faces.	m2	32		
	INTERNAL WALL FINISHES TOTAL			Carried to summary	

No.	DESCRIPTION	UNIT	QTY	RATE	COST
7	<u>FLOORS & FLOOR FINISHES</u>				
7.1	Supply and install floor carpets to match existing.	m2	159		
7.2	Supply and fit timber skirting to match existing and apply two coats varnish to all exposed faces.	m	43		
7.3	Refit the existing floor vent cover.	No.	46		
7.4	Supply and fit new round steel floor vent cover to match existing.	No.	10		
	FLOORS & FLOOR FINISHES TOTAL			Carried to summary	
8	<u>CEILINGS</u>				
8.1	Skim soffits of slabs and prepare for painting.	m2	130		
8.2	Apply one coat primer and two coats PVA to ceilings.	m2	130		
8.3	Apply two coats PVA to the existing ceilings.	m2	87		
	CEILINGS TOTAL			Carried to summary	

No.	DESCRIPTION	UNIT	QTY	RATE	COST
9	FITTINGS				
9.1	Supply and install aluminium louvre approximately 900mm wide x 2100mm high all to match existing.	No.	2		
9.2	Refit the existing aluminium louvre approximately 900mm wide x 2100mm high.	No.	2		
9.3	Allow the provisional sum of R15,000.00 excl. VAT for replacement of filters and repairs to the existing fresh air system. Contractors are reminded to allow for profit and attendance.	Item	1		
9.4	Supply and install grey powder coated steel swing out two chair/desk support frames to match existing and bolt to the floor.	No.	5		
9.5	Service and powder coat the existing steel swing out chair/desk support frames in a grey colour and bolt to the existing floor.	No.	55		
9.6	Supply and install blue plastic chair to match existing and fix to the steel support frame (Steel frames measured elsewhere).	No.	116		
9.7	Supply and install timber desk top with edging approximately 400mm wide x 10,000mm long average overall all to match existing and fix to the steel support frames (Steel frames measured elsewhere).	No.	7		
9.8	Ditto, but modesty panel to the front desk, ditto.	No.	1		
9.9	Powder coat the existing steel support column for the vertical sliding white boards and refit to the floor.	No.	2		
9.10	Powder coat the existing steel swing out support frame for the projection screen and refit to the wall.	No.	1		
9.11	Allow the provisional sum of R10,000.00 excl. VAT for the supply and installation of the new vertical sliding white boards to the existing steel support columns. Contractors are reminded to allow for profit and attendance.	Item	1		
9.12	Allow the provisional sum of R5,000.00 excl. VAT for the supply and installation of the new projection screen to the existing support frame. Contractors are reminded to allow for profit and attendance.	Item	1		
9.13	Allow the provisional amount of R4,500.00 excl. VAT for repairs to the existing lecture control desk. Contractors are reminded to allow for profit and attendance.	Item	1		
9.14	Supply and install sign indicating no eating or drinking.	No.	2		
9.15	Ditto, but no cell phone sign.	No.	2		
9.16	Ditto, but no smoking sign.	No.	2		
	FITTINGS TOTAL				
				Carried to summary	

No.	DESCRIPTION	UNIT	QTY	RATE	COST
10	ELECTRICAL <u>The following items are to be priced as all inclusive of the necessary reticulation and conduits (Quantities are provisional).</u>				
10,1	Supply fit and rewire single plug points.	No.	4		
10,2	Rewire double plug point to lecture desk.	No.	1		
10,3	Supply, fit and rewire single lever light switch.	No.	2		
10,4	Rewire the existing single lever light switch on the lecture desk control unit.	No.	3		
10,5	Rewire ceiling light points.	No.	48		
10,6	Ditto, but wall light points.	No.	3		
10,6	Supply and install four tube fluorescent light fitting inclusive of tubes and diffuser all to match existing.	No.	20		
10,7	Supply and install single tube fluorescent type light fitting with a curved reflector all to match existing inclusive of tube.	No.	2		
10,8	Supply and install half round type ceiling light fitting and globe all to match existing.	No.	24		
10,9	Supply and install exist type wall mounted light fitting to match existing.	No.	3		
10,10	Supply electrical compliance certificate.	Item	1		
10,11	Allow the provisional sum of R5,000.00 excl. Vat for repairs to the existing back door alarm contact and switch. Contractors are reminded to allow for profit and attendance.	Item	1		
10,12	Allow the provisional sum of R12,000.00 excl. Vat for supply and installation of a sound system to match existing. Contractors are reminded to allow for profit and attendance.	Item	1		
	ELECTRICAL TOTAL			Carried to summary	

SUMMARY

- 1 Preliminaries and General
- 2 General Demolitions
- 3 Cleaning
- 4 External Envelope
- 6 Internal Divisions
- 7 Internal Wall Finishes
- 8 Floors and Floor Finishes
- 9 Ceilings
- 10 Fittings
- 11 Electrical

SUB TOTAL
CONTINGENCIES 5%
SUB TOTAL
VAT 15%
TOTAL COST

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