

**ESTIMATED CONSTRUCTION COSTS FOR AGREEMENT
AT INFOTECH, HATFIELD PRETORIA**

NO.	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<p><u>NOTES</u></p> <p><u>SCOPE OF WORKS</u></p> <p>The scope of works comprises additions and alterations to the existing building for a proposed Tender for AGREEMENT</p> <p>As far as possible this document has been measured in accordance with the Standard System of Measuring Building Work 2013 6th Edition</p> <p>Unless stated otherwise in the description, all items shall be deemed to include the complete supply and installation thereof</p> <p>In instances where existing floor finishes are to be removed, the exposed substrate is assumed to be suitable and level to receive new floor finishes. No allowance was made for excessive scabbling, self levelling screeds, etc.</p> <p>All quantities are subject to remeasure and it is recommended that a site visit is completed before pricing is submitted</p>				
1	<p><u>BILL NO. 01</u></p> <p><u>PRELIMINARY & GENERAL</u></p> <p><u>Fixed, Value and Time Related</u></p> <p>Preliminaries & General costs which shall be a fixed, time and value related amount</p>	Sum	1.00		R -
	<p><u>BILL NO. 02</u></p> <p><u>ALTERATIONS</u></p> <p>Preambles</p> <p>For preambles see "Model Preambles for Trades"</p> <p>Supplementary Preambles</p> <p>General</p> <p>The contractor shall carry out the whole of the works with as little mess and noise as possible and with a minimum of disturbance to adjoining premises and their tenants. He shall provide proper protection and provide, erect and remove when directed, any temporary tarpaulins that may be necessary during the progress of the works, all to the satisfaction of the principal agent</p> <p><u>REMOVAL OF EXISTING</u></p>				

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NO.	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>Breaking down and removing brickwork, hacking up/off and removing floor and wall finishes including removing tiling cement/glue if needed and preparing surfaces for new carpet, vinyl and tile finishes, etc. and set aside for reuse</u>				
1	Floor tiles, including tile or timber skirtings	m2	270.00		R -
2	Carpet floor tiles including skirtings	m2	638.00		R -
	<u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc</u>				
3	Drywall partitions including doors, windows , etc and make good existing ceiling grid where needed	m2	232.40		R -
4	Single Timber Door with aluminium frame approximately 813 x 2032mm high from drywalls	No	5.00		R -
5	Double Timber Door with aluminium frame approximately 1600 x 2032mm high from drywalls	No	4.00		R -
	<u>Carefully take out and remove</u>				
6	Suspended ceilings including tiles suspension grid, hangers, etc.	m2	916.50		R -
7	Built in Cabinets 600mm wide	m	13.00		R -
	<u>GENERAL CLEANING</u>				
8	General cleaning after the TI has been completed	m2	943.62		R -
	<u>BILL NO. 03</u>				
	<u>CARPENTRY AND JOINERY</u>				
	Preambles				
	For preambles see "Model Preambles for Trades"				
	Supplementary Preambles				
	Items described as "nailed" shall be deemed to be fixed with hardened steel nails or shot pins to brickwork or concrete				
	Description for all timber doors includes the material and labour in installation. All door frames and Ironmongery, other than fire doors, have been measured separately				
	<u>DOORS, PANELS, ETC</u>				
	<u>Internal timber doors</u>				
1	Masonite semi-solid timber doors, 813 x 2032mm high single door to openings in partition walls	No	41.00		R -

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NO.	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
2	<p><u>Fire doors, built into 110mm walls</u></p> <p>Single solid 1 hour fire rated door, 813 x 2032mm with metal frame complete, including handles, push plates, (Door closers elsewhere)</p> <p><u>JOINERY, ECT</u></p> <p><u>Supplementary Preambles</u></p> <p>The following cupboard fittings are given as complete units i.e. the components of the units have not been given separately. Descriptions of such units shall, therefore, be deemed to include all components, assembling, housing, notching, glueing, blocking, planting-on and screwing with countersunk screws, edge strips, thermosetting plastic laminate, glass, ironmongery, metalwork, paint or varnish finishes, etc Prices are to include for all necessary filler pieces against walls etc</p> <p>Cupboard and Top finishes needs to be confirmed with client</p> <p><u>Built in Closets and Cupboards</u></p> <p>600 x 900mm High Kitchen Floor cupboard type with top (elsewhere), sides, bottom, divisions, shelf, back and double hinged doors, necessary framework and drawers complete as per architect's specification (sink elsewhere)</p> <p><u>Tops, shelves, sides, divisions, etc</u></p>	No	1.00		R -
3	<p>600mm Wide Postform top, fixed to cupboards (elsewhere)</p>	m	11.20		R -
4	<p>600mm Wide Postform top, fixed to cupboards (elsewhere)</p>	m	6.50		R -
5	<p>Granite counter tops 600mm wide</p>	m	8.20		R -
	<p><u>BILL NO. 04</u></p> <p><u>CEILINGS, PARTITIONS AND ACCESS FLOORING</u></p> <p>Preambles</p> <p>For preambles see "Model Preambles for Trades"</p> <p>Supplementary Preambles</p> <p>Installation must be as per SABISA specification. Items described as "nailed" shall be deemed to be fixed with hardened steel nails or pins, or to be shot-pinned, to brickwork or concrete.</p> <p>Items described as "nailed" shall be deemed to be fixed with hardened steel nails or pins, or to be shot-pinned, to brickwork or concrete. Items described as "plugged" shall be deemed to include screws to fibre, plastic or metal plugs at centres not exceeding 500mm. Where items are described as "bolted", the bolts have been given elsewhere.</p>				

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NO.	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>PARTITIONS ETC</u>				
	<u>GypRoc Drywall partition systems</u>				
	<u>Partitions consisting of 64mm steel studs inserted at 600mm centres into 64mm Drywall steel track at top and bottom clad on both sides as described, including additional studs as necessary at abutments, ends, etc., Boards shall be fixed in strict accordance with the manufacturer's instructions and all joints shall be taped and jointed</u>				
1	2400mm high steel stud partitions with both sides clad with 12,5mm "Rhino board" Partition boards including taping and skimming on joints with bottom and top tracks plugged	m2	492.00		R -
	<u>"GypRoc Firebreak System" steel stud partitions with both sides clad with one layer of 15mm" Taper-edge Rhino Firestop Board"</u>				
2	2800mm high steel stud partitions with both sides clad with 12,5mm "Rhino board" Partition boards including taping and skimming on joints with bottom and top tracks plugged	m2	32.82		R -
	<u>SUSPENDED CEILINGS</u>				
	<u>600 x 1200mm Gypsum plasterboard fire rated on screw-up tee suspension grid including hangers etc</u>				
3	Suspended not exceeding 1m below concrete soffit	m ²	907.80		R -
	<u>600 x 1200mm Gypsum plasterboard fire rated on screw-up tee suspension grid including hangers etc</u>				
4	Suspended Horizontally not exceeding 1m below concrete soffit	m ²	8.70		R -
	<u>Bulkheads</u>				
5	350 x 300mm L-shaped covered bulkheads consisting of 9mm Rhino board with steel framing according to design specifications suspended and not exceeding 1m below concrete soffit	m	78.14		R -
6	600 x 300mm L-shaped covered bulkheads consisting of 9mm Rhino board with steel framing according to design specifications suspended and not exceeding 1m below concrete soffit	m	17.12		R -
	<u>Shadowline cornices</u>				
7	Perimeter shadow-line cornice to edges of bulkheads	m	95.26		R -
	<u>ACCESS FLOORING</u>				

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NO.	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
1	<p><u>Allow a sum for the complete supply and installation of 600 x 600mm High pressure laminate tile finish installed on complete access flooring system including all junctions, movement joints, ventilation grille panels, strengthened panels, dividers and fire barriers, outlets through floor panels, lifting tools, etc.</u></p> <p>600mm High raised access flooring</p>	m2	8.70		R -
	<p><u>BILL NO. 05</u></p> <p><u>FLOOR COVERINGS, WALL LININGS, ETC</u></p> <p>Preambles</p> <p>For preambles see "Model Preambles for Trades"</p> <p>Supplementary Preambles</p> <p>Fixing</p> <p>Floor coverings, wall linings, etc. shall, where applicable, be fixed with adhesive as recommended by the manufacturers of the flooring, linings, etc.</p> <p>The floor structure is taken as level and in a suitable condition to receive new floor finishes after existing has been removed as under the 'Alterations' bill</p> <p><u>FLOOR COVERINGS</u></p> <p><u>"Belgotex Berber Point 920" or similar approved Carpet tiles. Colour: TBC</u></p>				
1	500 x 500mm Carpet tiles to existing screeded floors	m ²	528.10		R -
2	<p><u>"Gerflor Creation 55" or similar approved Vinyl floor covering</u></p> <p>184 x 1219mm on existing screeded floors, including self leveling screed as per supplier</p>	m ²	128.80		R -
	<p><u>BILL NO. 06</u></p> <p><u>IRONMONGERY</u></p> <p>Preambles</p> <p>For Preambles see "Model Preambles for Trades"</p> <p>Supplementary Preambles</p> <p>Proprietary products in descriptions</p>				

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	<p>Proprietary products shall be used as specified. Substitute products of similar quality and specification may only be used with prior approval by the Principal Agent.</p> <p><u>Fixing</u></p> <p>Descriptions of wall mounted and floor standing ironmongery items shall be deemed to include for fixing in position and all fixing accessories</p> <p>Descriptions of proprietary items shall be deemed to include fixing in position and all fixing accessories as specified by the manufacturer</p> <p>Take delivery, store and later fix the following ironmongery</p> <p><u>LOCKS, LOCKSETS, HINGES ETC.</u></p>				
1	Nylon washered aluminium hinges to door frames	No	82.00		R -
	<u>LOCKS</u>				
2	Three lever mortice locksets, complete with stainless steel handles fixed to single timber doors	No	45.00		R -
3	Chromium plated euro or similar approved cylinder lock set	No	3.00		R -
	<u>SUNDRIES</u>				
4	30mm rubber door stop fixed to floors	No	41.00		R -
	<u>Fire rated door closer</u>				
5	To fire doors	No	1.00		R -
	<p><u>BILL NO. 07</u></p> <p><u>METALWORK</u></p> <p>Preambles</p> <p>For Preambles see "Model Preambles for Trades"</p> <p>Supplementary Preambles</p> <p>Descriptions of bolts shall be deemed to include nuts and washers</p> <p>Descriptions of expansion anchors and chemical anchor bolts shall be deemed to include nuts, washers and mortices in brickwork or concrete</p> <p>Metalwork described as "holed for bolt(s)" shall be deemed to exclude the bolts unless otherwise described</p> <p><u>ALUMINIUM SHOPFRONTS</u></p>				

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NO.	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>DOOR FRAMES, DOORS, WINDOWS, ETC</u>				
	<u>Aluminium door frames hung to drywall partitions</u>				
1	Aluminium door frame, including building in to partition walls to suite single door opening 813 x 2032mm high	No	41.00		R -
	<u>Aluminium Glass doors, built into 90mm drywalls</u>				
2	900 x 2100mm Single glass door	No	1.00		R -
3	1500 x 2100mm Double Glass Door	No	2.00		R -
	<u>Natural Anodized coated shopfronts anodised shopfronts system complete with subframes, ironmongery, glass, sealing, etc and fixing to concrete and ceilings.</u>				
4	90mm Shopfront Glass 2300mm high	m ²	14.02		R -
	<u>SKIRTINGS, NOSINGS, ETC</u>				
	<u>Edge strips, corner protectors, stair nosings, expansion joint, strips etc.</u>				
5	Aluminium edge strips to top of tile skirtings	m	221.17		R -
	<u>Aluminium floorstrip</u>				
6	Transition strips between tiles and carpet	m	37.40		R -
	<u>BILL NO: 08</u>				
	<u>PLUMBING AND DRAINAGE</u>				
	Preambles				
	For preambles see "Model Preambles for Trades"				
	<u>ELECTRIC WATER HEATERS</u>				
1	10 Litre under-basin electric water heater	No	1.00		R -
	<u>SANITARY FITTINGS</u>				
	<u>Supply, delivery and installation of all sanitaryware, complete including wastes, traps, angle valves, service pipes, etc</u>				
2	"Franke" or similar approved stainless steel double bowl drop-in insert type kitchen sink, incl waste, traps, etc. complete	No	1.00		R -
	<u>TAPS, VALVES ETC.</u>				
	<u>Mixers, taps etc</u>				
3	"Franke" highrise swivel single lever chrome kitchen sink mixer tap or similar approved.	No	1.00		R -

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NO.	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>BILL NO. 09</u>				
	<u>TILING</u>				
	Preambles				
	For preambles see "Model Preambles for Trades"				
	Supplementary Preambles				
	Method of laying tiles to be confirmed prior to installation as some may/may not be laid on top of existing tiles.				
	Floor and wall tiles provisional, needs to be confirmed with client				
	<u>WALL TILING</u>				
	<u>Supply, delivery and fixing of 600 x 600mm Porcelain wall tiles, or similar approved, allowing for all adhesives</u>				
1	On walls and to walls in splashbacks	m ²	9.84		R -
	<u>FLOOR TILING</u>				
	Supply, delivery and fixing of tiles allowing for all adhesives				
	<u>Supply, delivery and fixing of 600 x 600mm Porcelain floor tiles, or similar approved, allowing for all adhesives</u>				
2	On floors	m ²	222.68		R -
	<u>100mm Porcelain tiles, or similar approved tile skirtings</u>				
3	100mm high skirting	m	221.30		R -
	<u>BILL NO. 10</u>				
	<u>ELECTRICAL WORKS AND ACCESS CONTROL</u>				
	<u>GENERAL LIGHTING AND POWER</u>				
	<u>Electrical connections and sockets to suite Tenant Installation office layout</u>				
1	Allow a Provisional sum for the supply and fitting of switches/sensors for lights, retrofitting lights, plug points, including all necessary wiring etc. and connection to the existing power supply	m ²	916.50		R -
2	Allow a Provisional sum for the supply and fitting of LAN and WAN infurstructure i.e. cabled and Wi-Fi network (Wi-Fi Access Points to be fitted to ensure overall coverage for all ASA employees and guests, patch panel(s), patch brush, patch panel leads, network points fly-leads, Wi-Fi access points and VOIP (Telephone lines)	Sum	1.00		R -

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NO.	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
3	Smart Switches	No	3.00		R -
	<u>Biometric system</u>				
4	Allow a Provisional sum for the supply and fitting of an biometric system complete	m ²	916.50		R -
5	Video Wall for the Reception/Waiting Room	No	1.00		R -
6	Wireless Video Conferencing Solution	No	3.00		R -
	<u>BILL NO. 11</u>				
	<u>MECHANICAL WORK</u>				
	<u>HVAC INSTALLATION</u>				
1	Allow a Provisional sum for the new dedicated units and existing central system in certain areas	m ²	916.50		R -
2	Allow a Provisional sum for the new dedicated unit in server room	m ²	8.70		R -
	<u>BILL NO. 12</u>				
	<u>FIRE PROTECTION</u>				
	<u>FIRE INSTALLATION</u>				
1	Allow a Provisional sum for the supply and installation of smoke detection, water sensor, fittings, automatic CO2 extinguisher and signage complete etc.	m ²	916.50		R -
	<u>BILL NO. 13</u>				
	<u>PAINTWORK</u>				
	<u>PAINTWORK TO NEW WORKS</u>				
	<u>ON PLASTERBOARD SURFACES</u>				
	<u>Prepare surface and apply one universal undercoat and two coats approved paint, Colour: TBC</u>				
1	New drywall partitions	m ²	1049.64		R -
	<u>ON WOOD SURFACES</u>				
	<u>Prepare surface and apply one universal undercoat and two coats approved paint. Colour: TBC</u>				
2	To timber doors	m ²	67.73		R -

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NO.	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ON METAL SURFACES</u>				
	<u>Prepare surface and apply one universal undercoat and two coats approved paint. Colour: TBC</u>				
3	Door frames	m ²	1.89		R -
	<u>PAINTWORK TO PREVIOUSLY PAINTED WORKS</u>				
	<u>ON WOOD SURFACES</u>				
	<u>Prepare surface and apply two coats approved paint, Colour: TBC</u>				
4	To timber doors	m ²	135.47		R -
	<u>ON INTERNAL FLOATED PLASTER SURFACES</u>				
	<u>Prepare surface and apply one universal undercoat and two coats approved paint, Colour: TBC</u>				
5	To walls	m ²	381.13		R -
	<u>BILL NO. 14</u>				
	<u>PROFESSIONAL FEES</u>				
1	Allowa provisional amount for all Consultant and specialist costs pertaining to the drafting, designing, monitoring and approval of relevant works as set out in this document	Sum	1.00		R -
	SUB-TOTAL (EXCL VAT)				R -
	<u>SUMMARY</u>				
1	B01000 - P&G				R -
2	B34000 - DEMOLITIONS				R -
3	B07000 - CARPENTRY & JOINERY				R -
4	B08000 - CEILINGS, PARTITIONING AND ACCESS FLOORING				R -
5	B09000 - FLOOR COVERINGS				R -
6	B10000 - IRONMONGERY				R -
7	B11000 - METALWORK				R -
8	B14000 - PLUMBING & DRAINAGE				R -
9	B13000 - TILING				R -

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NO.	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
10	B35000 - ELECTRICAL INTERNAL				R -
11	B21000 - AIR-CONDITIONING				R -
12	B36000 - FIRE PROTECTION				R -
13	B16000 - PAINTWORK				R -
14	B39000 - PROFESSIONAL FEES				R -
SUB-TOTAL (EXCL VAT)					R -
ADD VAT 15%					R -
TOTAL (INCL VAT)					R -