

COMPLETION OF RENOVATIONS TO THE EXISTING HUGO BIERMAN BUILDING		
COMBINED SUMMARY		
	TOTAL SUMMARY	
<u>Construction</u> 1 Building Works Sub-Total - Construction Cost <u>Professional Fees</u> 2 <u>Design Professional Fees</u> 2.1 Architectural Designer (Pr_Arch) 2.2 Civil & Structural Designer (ECSA_ Pr Eng /Pr Tech Eng) 2.3 Electrical Designer (ECSA_ Pr Eng /Pr Tech Eng) 2.4 Mechanical & Fire Designer (ECSA_ Pr Eng /Pr Tech Eng) 3 Full Time Site Based Construction Health and Safety Officer Sub-total - fees <u>General Allowances</u> A sum equivalent to 5% (Five Percent) of the Construction Cost must be priced and set aside as Contingencies, to be adjusted, 4 used and paid as instructed and approved by the Client.		
TOTAL COST		
vat at 15%		
TOTAL COST (INCL VAT) _ CARRIED TO FORM OF OFFER		

COMPLETION OF RENOVATIONS TO THE EXISTING HUGO BIERMAN BUILDING		
EXECUTIVE SUMMARY		
	Element	Total R
A	PRELIMINARIES	
B	ALTERATIONS	
C	WATERPROOFING	
D	FLOOR FINISHES	
E	CEILINGS AND PARTIONS	
F	INTERNAL WALLS & FINISHES:	
G	METALWORK	
H	CARPENTRY AND JOINERY	
I	PLUMBING AND DRAINAGE	
J	OTHER SERVICES	
K	EXTERNAL WORKS	
L	PROVSIONAL SUMS	
M	BUDGETARY ALLOWANCES	
TOTAL VALUE OF WORKS _ CARRIED TO COMBINED SUMMARY		

COMPLETION OF RENOVATIONS TO THE EXISTING HUGO BIERMAN BUILDING

		Quantity	Unit	Unit Rate	Amount
CONSTRUCTION AREAS					
GROUND FLOOR					
FLOOR AREAS					
1	Ground floor	1,033	m2		
2	First floor	938	m2		
3	Second floor	988	m2		
4	Third floor	922	m2		
5	Fourth floor	872	m2		
6	Fifth floor	888	m2		
7	Sixth floor	904	m2		
8	Seventh floor	924	m2		
9	Eight floor	872	m2		
TOTAL INTERNAL CONSTRUCTION AREA		8,341	m2		

	A	<u>PRELIMINARIES AND GENERAL</u>				
	1.01	Provision for Preliminaries and General				
			Total			
	B	<u>ALTERATIONS</u>				
	2.00	<u>Alterations :</u>				
	2.01	Clean All areas	8,341	m2		
	2.02	Hack off and remove of existing floor finishes ceramic tiles, etc	7,065	m2		
	2.03	Removal of existing tile skirting	311	m2		
	2.04	Contractor to make good existing previously painted walls	12,410	m2		
	2.05	Allowance for removal of Aluminium doors on fire escape routes	1	Item		
	2.06	Breaking down and removal of Partitioning	542	m2		
	2.07	Reconfiguration (Design, Manufacture and Install) of existing secondary kitchens, cupboards, stoves, sinks, etc	2	No.		
	2.08	Allowance to make good partitions where tile skirting was removed	311	m2		
	2.09	Allowance to disconnect, remove and replace all existing non compliant plumbing	1	Item		
	2.10	Allowance to remove non compliant fire doors and frames	40	No.		
	2.11	Allowance to remove damaged doors and frames	10	No.		
	2.12	Allowance to remove damaged existing ironmongery	1	item		
	2.13	Allowance to remove all non compliant power skirting	100	m		
	2.14	Carefully remove existing cisterns mounted on toilet pans and mount same securely onto	64	No		
	2.15	Remove existing cast iron pipes and replace with PVC suitable pipes up to the nearest manhole (approximately 2m from the building)	13	m		
			Total			

C	<u>WATERPROOFING</u>				
3.00	<u>Waterproofing:</u>				
3.01	Repairs to existing waterproofing to concrete roof slabs	510	m2		
3.02	Removal of existing, supply and install new waterproofing to concrete roof slab	510	m2		
3.03	Removal of existing, supply and install new waterproofing to shower drain channels	245	m2		
3.04	Application of screed to falls on roof to receive waterproofing	510	m2		
3.05	Supply and install new fulbore drain covers to match existing <u>Joints, expansion, etc</u>	5	No		
3.06	Rake out and clean existing joints to walls, soffits, floors, etc. complete with and including application of new flexible sealant	2,000	m		
	Total				
D	<u>FLOOR FINISHES</u>				
4.00	<u>Floors and skirtings</u>				
4.01	Provision of concrete screed (<i>screeds where necessary</i>)	7,065	m2		
4.02	Self levelling screed	7,065	m2		
4.03	Supply and install vinyl tiles (2.5mm), colour by client	7,065	m2		
4.04	Timber Skirting	2,799	m		
4.05	Supply and install ceramic floor tiles to Kitchen area	410	m2		
4.06	Allowance for new floor tiles to toilets	736	m2		
4.07	Allowance for tile trims and aluminium dividing strips	344	m		
4.08	Supply and install new carpets to conference room, complete with underlays, etc	100	m2		
	Total				
E	<u>CEILINGS AND PARTITIONS</u>				
5.00	<u>Ceilings and Dry Wall Partitions</u>				
5.01	Supply and install drywall partitioning	213	m2		
5.02	Provision for repairs to ceilings/soffits in patches where necessary	450	m2		
5.03	Toilet Partioning including existing doors	113	m2		
	Total				

F	<u>INTERNAL WALLS & FINISHES:</u>				
6.0	<u>Wall Finishes</u>				
6.01	Allowance to repaint walls in patches	1,000	m2		
6.02	Apply one coat touch up paint to existing previously painted doors	862	m2		
6.03	Paint to new doors (50No.)	90	m2		
6.04	Paint existing door frames	50	No.		
6.05	Touchup paint to existing handrails	72	m		
6.06	Repair existing plaster to walls and reveals including repainting to cash office walls	80	m2		
	Total				
G	<u>METALWORKS</u>				
7.00	<u>Metalworks, etc</u>				
7.01	Allowance for repairs to Aluminium windows and doors	1	item		
7.02	Design, supply and installation of Bullet proof windows to cash offices with serving tray and burglar bars	5	No		
7.03	Supply and install security burglars to windows at cash office	6	No		
7.04	Supply and install security gates at cash office precinct	1	Item		
7.05	Replace, supply and install security burglars to windows at ground floor west wing	40	No		
7.06	Design, manufacture, supply and install hot-dip galvanised pipe holders and stands, etc to match existing	15	No		
	Total				
H	<u>CARPENTRY AND JOINERY</u>				
8.00	<u>Carpentry and Joinery</u>				
8.01	Supply and install fire doors and frames (30 minutes)	50	No.		
8.02	Allowance for joinery works to reception desk and beautification, etc	1	item		
8.03	Supply and install missing Built in closets in cabins to match existing	16	No.		
8.04	Completion of construction book shelves at offices	25	No.		
8.05	Design, supply and install shelving to strong rooms (2No. Strong rooms)	1	item		
8.06	Supply and install appropriate ironmongery for fire doors	50	item		
8.07	Design, manufacture, supply and install new built-in conference table (30 seater), complete with plug points, etc	1	item		
	Total				

I	<u>PLUMBING AND DRAINAGE</u>				
9.00	<u>Pipes and Fittings</u>				
	<u>Supply and installation of sanitary fittings</u>				
9.10	Durable surface mounted stainless - steel paper towel dispenser.	25	No		
9.20	Durable toilet roll holder for wall mounting : Double toilet roll holder with spindle for wall mounting, stainless steel	45	No		
9.30	Heavy - duty soap dispenser for wall mounting, stainless steel, surface satin finished, material	25	No		
9.40	Stainless steel Bathroom mirror Cabinet, double door durable & anti Corrosive wall mounted unit	80	No		
9.50	Supply and install non corrosive durable grating to floor drains	9	m2		
	<u>Supply and installation Valves, etc</u>				
9.60	Replacement of rusted and damaged water valves (at roof level)	8	No		
	<u>Supply and installation Pipes and Fittings, etc</u>				
9.70	Replacement of damaged and leaking flexible pipe couplings, etc to match existing pipes (at roof level)	5	No		
9.80	Remove and replace of existing PPR pipes (at roof level), couplings, etc with copper pipes and fittings of similar size	100	m		
	<u>Supply and installation Rainwater downpipes and fittings</u>				
9.90	Replacement of existing inappropriate downpipe with PVC downpipe complete with holder brackets, etc	3	m		
	<u>Water Tanks</u>				
9.91	Contractor to fasten and securely fix existing water tanks to roof tank stands	8	No		
	<u>Budgetary allowance</u>				
9.92	Allowance for cleaning of floor drains	1	Sum		
	Total				
J	<u>Other Services :</u>				
10.10	Servicing of grease trap to maintain a safe and working condition	1	Item		
10.20	<u>Kitchen Equipment</u>				
10.2.1	Contractor to Allow for the positioning and installation of existing kitchen equipment	1	Item		
10.30	<u>LPG</u>				
10.3.1	Manufacture, supply and install hot dip galvanised gas cage to accommodate 6 cylinders (48 kg)	6	No		
	Total				

K	EXTERNAL WORKS				
11.00	External Works :				
11.01	New Entrance Gates	1.00	Item		
11.02	Supply and install stone bollards minimum 500mm diameter	15.00	No		
	Total				
L	PROVISIONAL SUMS				
12.01	A sum of R 1 000 000.00 (One Million rand only) is provided for the Allowance for repairs to roof ring beam, concrete spalling, rusted steel plates (replacement) and/or any structural repairs, etc.	1.00	Item	R 1,000,000.00	
12.01.1	Profit and attendance		%		
12.02	A sum of R 20 000.00 (Twenty Thousand rand only) is provided for the provision and installation of room signage	1.00	Item	R 20,000.00	
12.02.1	Profit and attendance for signage		%		
12.03	A sum of R 100 000.00 (One Hundred Thousand rand only) is provided for the Allowance for provision and installation of Blinds in offices	1.00	Item	R 100,000.00	
12.03.1	Profit and attendance for blinds		%		
12.04	A sum of R 300 000.00 (Three Hundred Thousand rand only) is provided for the Contractor to allow for the proper concealment of existing exposed and or surface mounted pipes	1.00	Item	R 300,000.00	
12.04.1	Profit and attendance for concealment		%		
	SERVICES:				
	MECHANICAL and FIRE INSTALLATIONS:				
	Fire systems				
12.05	A sum of R 2 000 000.00 (Two Million rand only) is provided for the Allowance for the provision and installation of Fire protection and detection, rectifications, repairs, servicing (hose reels) and new installations including all statutory signage requirements, etc.	1	Item	R 2,000,000.00	
12.05.1	Allowance for main contractors profit and attendance		%		
	Allowance for Extraction system				
12.06	A sum of R 120 000.00 (One Hundred and Twenty Thousand rand only) is provided for the Provision for Repair and servicing of kitchen extractor including necessary ducting and accessories	1	Item	R 120,000.00	
12.06.1	Allowance for main contractors profit and attendance for extraction systems		%		
	Total				

	<u>Air Conditioning /Ventilation:</u>				
12.07	A sum of R 1 500 000.00 (One Million Five Hundred Thousand rand only) is provided for the HVAC, ventilation repairs, extraction systems (bathrooms), rectifications and new installations	1	Item	R 1,500,000.00	
12.07.1	Allowance for main contractors profit and attendance		%		
	<u>Refrigeration</u>				
12.08	A sum of R 350 000.00 (Three Hundred and Fifty Thousand rand only) is provided for the Repair and service existing 7No. cold rooms	1	Item	R 350,000.00	
12.08.1	Allowance for main contractors profit and attendance		%		
	<u>Kitchen Equipment</u>				
12.09	A sum of R300 000.00 (Three Hundred Thousand rand only) is provided for the Contractor to Allow for the supply and installation of new kitchen equipment	1.00	Item	R 300,000.00	
12.09.1	Allowance for main contractors profit and attendance		%		
	<u>Lifts</u>				
12.10	A sum of R 500 000.00 (Five Hundred Thousand rand only) is provided for the Allowance for Repairs and serving of existing lifts (goods and passenger lift)	1.00	Item	R 500,000.00	
12.10.1	Allowance for main contractors profit and attendance		%		
	<u>LPG</u>				
12.11	A sum of R 150 000.00 (One Hundred and Fifty Thousand rand only) is provided for Gas Installation including reticulation in accordance with SANS (main kitchen)	1.00	Item	R 150,000.00	
12.11.1	Allowance for main contractors profit and attendance		%		
	<u>Wet Services</u>				
12.12	A sum of R 240 000.00 (Two Hundred and Forty Thousand rand only) is provided Plumbing and drainage repairs and rectifications including hot water reticulations, etc	1.00	Item	R 240,000.00	
12.12.1	Allowance for main contractors profit and attendance		%		
	<u>Fuel Handling Sysytem</u>				
12.13	A sum of R 25 000.00 (Twenty Five Thousand rand only) is provided for diesel refuelling from existing holding/storage tank to generator tank, complete with all necessary clamps, pipes, etc	1.00	Item	R 25,000.00	
12.13.1	Allowance for main contractors profit and attendance		%		
	<u>ELECTRICAL and TELECOMS INSTALLATIONS:</u>				
12.14	A sum of R1 500 000.00 (One Million Five Hundred Thousand rand only) for the Rectifications, repairs and new installations including power and telecoms skirtings, etc.	1.00	Item	R 1,500,000.00	
12.14.1	Allowance for main contractors profit and attendance		%		
M	<u>BUDGETARY ALLOWANCES</u>				
13.00	<u>SUNDRY BUILDERS WORK:</u>				
13.01	Contractor to allow 10% (Ten Percent) of the overall value of the works for Sundry Builder's Work	1.00	Item		
	TOTAL FOR WORKS AS MENTIONED ABOVE EX VAT				