

DURBAN NAVAL BASE: NOTES ON SCOPE OF WORKS
Building 76

Building layout has 38 cabins per floor over 3 floors totalling to 114 cabins at 12m2 per cabin. Each floor has its own bathroom with showers, toilets and bath tubs serviced by (2) two gysers per bathroom. Each floor has two linen rooms, 2 store rooms and 1 assistant room (en-suite).

		Unit	Rate	Amount
A	Dormitory Rooms:			
	1 Replace aluminium doors with Solid timber Doors	Sum		
	2 Replace all damaged timber doors with solid timber doors	Sum		
	3 Supply and install new ironmongery to all doors (4 lever)	Sum		
	4 Replace burglars to all ground floor windows	Sum		
	5 Replace burglar gates for doors	Sum		
	6 All broken windowpanes to be replaced	Sum		
	7 Replace and repair damaged aluminium window stays and handles	Sum		
	All internal windowsills to be re-varnished with coat. Number of coats as per manufacturer's instructions.	Sum		
	9 Cupboards: to be repaired and missing fittings to be replaced	Sum		
	Light switches and Wall sockets to be replaced or repaired where applicable (COC required upon completion)	Sum		
	11 Door light glass to be replaced (possibly with frosted or translucent glass)	Sum		
	12 Replace damaged wire mesh on door light glasses	Sum		
	13 Repaint existing walls and soffits/ceilings	Sum		
	14 Replace vinyl floor tiles in room where there is damage (entire room)	Sum		
	15 Seal and polish vinyl floor tiles (where vinyl floor tiles are not replaced)	Sum		
	Section Total 1_ Dormitory Rooms			-
B	Bathrooms:			
	1 Final finish for floor to be non-slip granolithic floor screed	Sum		
	2 Supply and install towel hooks – to be non-metal (polypropylene or PVC)	Sum		
	3 Install new hot and cold-water piping and embed into wall.	Sum		
	4 Replace shower heads with new	Sum		
	5 All existing wall tiling to be replaced	Sum		
	6 Replace existing floor tiling in showers	Sum		
	Convert existing bath to a disabled shower to include at least glass screen, ceramic wall and floor tiles, applicable handles, shower head and taps etc. (only applicable to ground floor)	Sum		
	Convert existing toilet and remove 3 handwash basins to a disabled ablution toilet to comply to SANS (only applicable to ground floor)	Sum		
	9 Supply and install new timber toilet doors	Sum		
	10 Supply and install aluminium shower doors	Sum		
	11 Replace floor drain outlets	Sum		
	Increase width of secondary doorframe for paraplegic access and add new door (only applicable to ground floor)	Sum		
	13 Wooden bench seating to be sanded off and re-varnished	Sum		
	14 Walls and ceiling to be repainted with waterproof paint	Sum		
	15 Replace all missing windowpanes frames, stays and handles	Sum		
	16 Replace hot and cold-water taps	Sum		
	17 Replace leaking pipes (Both main water supply and drainage pipes including sewer)	Sum		
	18 Convert 3 bathrooms to showers (first and second floor)	Sum		
	19 Convert 2 bathrooms to showers (ground floor)	Sum		
	20 Replace existing urinal trough with 5 single urinals	Sum		
	21 Replace broken WC's and cisterns with similar spec	Sum		
	22 Replace toilet roll holders with brushed stainless steel roll holder or similar approved	Sum		
	23 Add coat hooks to each door	Sum		
	24 Supply and install extractor fans for moisture control	Sum		
	25 Supply and install and repair (where applicable) geyser cages including locksets	Sum		
	26 Supply and install bathroom mirrors per handwash basin	Sum		
	27 Supply and install splash backs on all basins	Sum		
	28 Repair/service existing geysers	Sum		
	29 Make good all plumbing	Sum		
	Section Total 2_ Bathrooms			-
C	Drying Areas:			
	1 Repaint Walls and Ceilings/soffits	sum		
	2 Supply and install new epoxy coated washing lines in existing structure	sum		
	3 Repair washing line structure where broken or corroded	sum		
	Section Total 3_ Drying Areas			-
D	Laundry Rooms:			
	Supply and install power skirting complete with wiring and plug points for washing and drying machines (minimum 5 sockets)	sum		
	2 Construct disabled access ramp	sum		
	3 Repair/reposition built-in ironboards	sum		
	4 Replace water taps	sum		
	5 Investigate, repair and replace leaking pipes	sum		
	6 Supply and install two extraction fans above windows	sum		
	7 Add additional drainage pipes for washing machines	sum		
	8 Supply and install splash backs on basins/water troughs to window height	sum		
	9 Seal cracks and apply epoxy where applicable and make good	sum		
	10 Replace damaged windowpanes, stays and handles on aluminium windows	sum		
	Section Total 4_ Laundry			-

E	Stores : Refurbish and restore fire damaged room (paint walls and ceilings, supply and install vinyl tiles, replace timber door frame and door complete with ironmongery, remove damaged cistern and water trough, demolish internal walls (ground floor) 1 2 Paint walls and ceilings 2 Replace doors with solid timber doors complete with ironmongery.	sum sum sum		
	Section Total 5_ Stores			-
F	Passage: 1 Replace vinyl tiles 2 Remove and replace meranti quadrant 3 Repaint previously painted walls 4 Repaint previously painted ceilings/soffits 5 Replace and repair damaged aluminium balustrade including cleaning and making good 6 Change opening windows to fixed windows 7 Investigate and repair fire fighting and detection system	sum sum sum sum sum sum sum		
	Section Total 6_ Passage			-
G	Electrical Distribution Board: 1 Replace broken items and repair where necessary to achieve COC compliance Complete assessment of electrical reticulation including changing of passage lighting to LED and 2 replacement of damaged wiring.	Sum Sum		
	Section Total 7_ Electrical Distribution Board			-
H	Roof space: 1 Supply and install burglar gate to roof access 2 Access to roof space door to be replaced with new door and burglar gate 3 Replace damaged gutters and downpipes. 4 Investigate and repair roof for leaks	sum sum sum sum		
	Section Total 8_ Roof Space			-
I	General items: 1 New signage all around 2 Replace damaged concrete aprons and v-drains 3 Strip and seal apron joints 4 Repair piping where necessary 5 supply and install 2 new solid timber double doors 6 supply and install a new fire rated double door. 7 investigate and repair sewer line for blockages.	sum sum sum sum sum sum sum		
	Section Total 9_ General Items			-
BUDGETARY ALLOWANCE				
	DESIGN CONSULTANTS			
	Note: Design team to be managed by and paid by the contractor. All disciplines are perform from stage 1 to stage 7 of the FIPDM. All tendered resources must be Professionally Registered			
	1 Architect [Pr Arch or Pr Tech Arch]	Item		
	2 Civil and Structural Engineer [Pr Eng or Pr Tech Eng]	Item		
	3 Electrical Engineer [Pr Eng or Pr Tech Eng]	Item		
	4 Mechanical & Fire Engineer [Pr Eng or Pr Tech Eng]	Item		
	Section Total 10 – Budgetary Allowances			

PROVISSIONAL SUMS				
MONITORING CONSULTANTS: Note: Monitoring team to be managed by and represent the client and be independent from the contractor and paid via the contractor or directly by the client. All disciplines are to perform from stage 1 to stage 7 of the FIPDM. All resources must be Professionally Registered				
1	Quantity Surveyor/PA [PrQS]	Item	330,000.00	330,000.00
2	OHS Consultant [SACPMP Professionally Registered]	Item	150,000.00	150,000.00
3	Clerk of Works [Diploma or B. Degree Built Environment_ Civil or Building with 5years min experience]	Item	125,000.00	125,000.00
4	Handling Fee for the above resources (only applicable if payment is by the contractor)	%		
FIRE DETECTION and FIREFIGHTING				
5	Provide an amount of R 150 000.00 (One Hundred and Fifty Thousand rands) for the Investigation and Repair Fire Detection and Firefigting system complete	Item	150,000.00	150,000.00
	Profit	%		
	Attendance	%		
Section Total 11– Provisional Sums				
Total Construction Cost _ (Section Totals)				
Preliminaries and General				
Allow for the preliminaries and general. Prices to include all applicable contract clauses, fixed, time based and value related components. All applicable and relevant OHS items as per the prevailing latest regulations must be adhered to and priced for accordingly.				
Sub Total 1				
Contractor to allow for Contingecy at 10% of Total 1				
Sub Total 2				
ADD vat @ 15%				
TOTAL incl vat				
Carried to Form of Offer				