



TENDER NO.: B/SM 32/26
UPGRADING OF 146 MUNICIPAL RENTAL FLATS IN KAYAMANDI,
STELLENBOSCH
PROCUREMENT DOCUMENT

NAME OF TENDERER:			
Total Bid Price (Inclusive of VAT) (refer to page 195):			
BBBEE LEVEL			
CLAIM POINTS FOR	LOCALITY	YES ☐	NO ☐

DATE: NOVEMBER 2025

PREPARED AND ISSUED BY:

Directorate: Finance:
Supply Chain Management Unit
Stellenbosch Municipality,
PO Box 17, Stellenbosch, 7599

**CONTACT FOR ENQUIRIES
REGARDING SPECIFICATIONS:**

Contact Person: Thabisa Manyingiza
Designation: Technical Officer
Tel. Number: 021 808 8358



1. TENDER NOTICE & INVITATION TO TENDER

BID NOTICE

STELLENBOSCH MUNICIPALITY HEREBY INVITES YOU TO TENDER FOR B/SM 32/26

TENDER NUMBER: **B/SM 32/26**
DESCRIPTION: UPGRADING OF 146 MUNICIPAL RENTAL FLATS IN KAYAMANDI, STELLENBOSCH
CLOSING DATE: 08 December 2025
CLOSING TIME: 12h00: Bids will be opened in the **Council Chambers or Supply Chain Management Boardroom**.
CIDB: The following CIDB class of construction works will be applicable to the Tender, in accordance with the sum tendered or value determined in accordance with regulation 25(7A) of the Construction Industry Development Regulations, 2004 (as amended) – As of 23 May 2019 - Class of Construction Works: CIDB grading of 6GB or higher is required

INFORMATION:

Tender Specifications: Thabisa Manyingiza at Stellenbosch Municipality: e-mail: Thabisa.Manyingiza@stellenbosch.gov.za, Tel: 021 808 8358
Althaaf Ibrahim at ATI Africa Consulting Engineers: email: info@atiafrica.co.za Tel: 031 207 7823
SCM Requirements: Renae Bergstedt at Tel: 021 808 8588; Email: Renae.Bergstedt@stellenbosch.gov.za

Office hours for collection: 08h00-15h30

A Compulsory Clarification Meeting will be held on at 19th November 2025 at 11h00am. Tenderers are requested to meet in front of Stellenbosch Town Hall at 10:30am, where the attendance registration will be taken, and thereafter an escort will be provided to the meeting venue which will be held at Block L, corner of 10th Avenue & 13th Avenue, Kayamandi, Stellenbosch, 33°55'13.7"S 18°50'54.4"E. Tenderers who fail to attend the compulsory information session will be regarded as non-compliant. .

Tenders may only be submitted on the Tender document issued by Stellenbosch Municipality and must be valid for **180 days** after tender closing. Late, electronic format, telephonic or faxed Tenders will not be considered and Stellenbosch Municipality does not bind itself to accept the lowest bid or any of the tenders that has been submitted.

Sealed Tenders, with **"B/SM 32/26 UPGRADING OF 146 MUNICIPAL RENTAL FLATS IN KAYAMANDI, STELLENBOSCH"** clearly endorsed on the envelope, must be deposited in the Tender box at the offices of the Stellenbosch Municipality, Town House Complex (Main Building between Town Hall and Municipal Library), Plein Street, Stellenbosch. The Tender box is accessible 24 hours a day and Tenders must be accompanied by the completed Tender documents. Tenders not accompanied by a complete Tender document, will not be considered.

NOTE: This tender will be evaluated in terms of the CIDB, Joint Building Contracts Committee (JBCC), Supply Chain Management Policy and relevant specification as depicted in the document and also the Stellenbosch Preferential Procurement Policy effective from 16 January 2023 in accordance with the Preferential Procurement Regulations that was promulgated by the Minister of Finance on 04 November 2022 in Government Gazette No 47452.



The preferential points system applied is as follows: 80/20 in terms of the approved policy.

Price	80
B-BBEE status level of contribution	10
Locality	10
Total points for Price, B-BBEE and locality	100

The following conditions to Tender exist (failure to comply may result in your Tender being disqualified):

1. This Tender is subject to the CIDB, Joint Building Contracts Committee (JBCC) and special conditions for Tendering.
2. Relevant terms of reference.
3. Tenderers must be registered on the Central supplier database (CSD) if they wish to conduct business with the municipality.
4. No award will be made to tenderers whose tax status is non-compliant.
5. Tenders submitted must be in a sealed envelope clearly marked with the Tender number, placed in the tender box before closing time. Failure will result in the tender being invalid.

Tender documents, in English, are available free of charge on the website: www.stellenbosch.gov.za. Alternatively, hard copies of the document are obtainable from the offices of the Supply Chain Management Unit, Stellenbosch Municipality, Town House Complex, 1st Floor, Plein Street, Stellenbosch, upon payment of a non-refundable fee of R879-50 per document.

Note: The municipality will never contact you to pay money in exchange for the award of a tender.

G Mettler (Ms)
MUNICIPAL MANAGER



TENDER KENNISGEWING

STELLENBOSCH MUNISIPALITEIT NOOI U VIR DIE VOLGENDE TENDER: B/SM 32/26: OPGRADERING VAN 146 MUNISIPALE HUURWOONSTELLE IN KAYAMANDI, STELLENBOSCH.

TENDER NOMMER: **B/SM 32/26**
BESKRYWING: **OPGRADERING VAN 146 MUNISIPALE HUURWOONSTELLE IN KAYAMANDI, STELLENBOSCH.**
SLUITINGSDATUM: **08 Desember 2025**
TYD VAN SLUITING: **12h00.** Tenders sal oopgemaak word in die **Raadsaal** of in die **Voorsieningskanaalbestuurs Raadsaal.**
KIOR: Die volgende KIOR klas vir konstruksiewerk, in ooreenstemming met die totale bedrag getender of waarde bepaal in ooreenstemming met regulasie 25 (7A) van die Konstruksie-industrie Ontwikkelingsraad, Regulasies, 2004 (soos gewysig) op 23 Mei 2019, sal op die bod van toepassing wees. Tendersaars moet 'n geskatte KIOR kontrakteurgradering van ten minste 6GB of hoër is vereis.

NAVRAE:

Tender spesifikasies: Thabisa Manyingiza at Stellenbosch Municipality: e-mail: Thabisa.Manyingiza@stellenbosch.gov.za, Tel: 021 808 8358
Althaaf Ibrahim at ATI Africa Consulting Engineers: email: info@atiafrica.co.za Tel: 031 207 7823
Vkb vereistes: Renae Bergstedt at Tel: 021 808 8588; Email: Renae.Bergstedt@stellenbosch.gov.za
Kantoor Ure: 08h00-15h30

'n Verpligte inligtingssessie sal gehou word op 19 November 2025 om 11:00am. Tendersaars word versoek om voor die Stellenbosch Stadsaal om 10:30 te vergader, waar die bywoningsregistrasie geneem sal word, en daarna sal 'n begeleiding verskaf word na die vergaderlokaal wat gehou sal word by Blok L, hoek van 10de Laan & 13de Laan, Kayamandi, Stellenbosch, 33°55'13.7"S, 18°50'54.4"E. Tendersaars wat nie die verpligte inligtingssessie bywoon nie, sal nie in ag geneem word om te tender.

Tenders mag slegs ingedien word op die tenderdokumentasie verskaf deur Stellenbosch Munisipaliteit en moet geldig wees vir **180.dae** na die sluitingsdatum. Laat, elektroniese formaat of gefakse tenders sal nie aanvaar word nie en Stellenbosch Munisipaliteit is nie verplig om die laagste of enige tender wat ingedien word te aanvaar nie.

Verseëelde tenders duidelik gemerk: "**B/SM 32/26: OPGRADERING VAN 146 MUNISIPALE HUURWOONSTELLE IN KAYAMANDI, STELLENBOSCH**" op die koevert, moet geplaas word in tenderbus buite die kantore van Stellenbosch Munisipaliteit, Meenthuis Kompleks, (Hoofgebou tussen Stadsaal en Munisipale Biblioteek), Stellenbosch. Die tenderbus is 24 uur per dag beskikbaar en tenders moet vergesel word met die voltooiende stel tenderdokumente. Tendersaanbiedinge wat nie deur die volledige tenderdokument vergesel word nie, sal nie oorweeg word nie.

LET WEL: Hierdie tender sal geëvalueer word ingevolge die KOIR, "JBCC" Voorsieningskanaal Bestuursbeleid and relevante spesifikasies, soos vervat in die tender dokument asook die Stellenbosch Voorkeurverkrygingsbeleid effektief vanaf 16 Januarie 2023 in samewerking met die Voorkeurverkrygingsregulasies wat op 04 November 2022 deur die Minister van Finansies in Staatskoerant No 47452 afgekondig is.

Die voorkeerpunte stelsel is soos volg gebaseer: 80/20 in terme van die goedgekeurde beleid:

Prys	80
BBSEB status	10
Ligging	10
Totale punte vir prys, B-BSEB en ligging	100



Die volgende voorwaardes vir Tender soos volg: (versuim om te voldoen, kan veroorsaak dat u Tender gediskwalifiseer word):

1. Hierdie tender is onderworpe aan die KOIR, JBCC en spesiale voorwaardes vir die tender;
2. Toepaslike opdrag
3. Tenderaars moet geregistreer wees op Sentrale verskaffersdatabasis (SVD) as hulle met die munisipaliteit sake wil doen
4. Geen toekenning sal gemaak word aan diensverskaffers wie se Belasting status ongeldig is.
5. Die tender wat ingedien moet word, moet in 'n verseëelde koevert wees wat duidelik gemerk is met die Tondernommer, wat in die tenderbus voor sluitingstyd geplaas word. Versuim sal tot gevolg hê dat die tender ongeldig is.

*Tenderdokumente, in Engels, is verkrygbaar by die kantoor van die Voorsieningskanaalbestuurseenheid, Stellenbosch Munisipaliteit, Meenthuis Kompleks, 1ste Vloer, Pleinstraat, Stellenbosch na betaling van 'n nie-terugbetaalde tenderdeelnamefooi van **R879-50 per dokument**. Alternatiewelik mag die dokument gratis afgelaai word vanaf die webblad www.stellenbosch.gov.za.*

Let wel: Die munisipaliteit sal jou nooit kontak om geld te betaal in ruil vir die toekenning van 'n tender nie.

G Mettler (Me)

MUNISIPALE BESTUURDER



**PART A
INVITATION TO BID**

YOU ARE HEREBY INVITED TO BID FOR REQUIREMENTS OF THE (NAME OF MUNICIPALITY/ MUNICIPAL ENTITY)					
BID NUMBER:	32/26	CLOSING DATE:	08 December 2025	CLOSING TIME:	12:00
DESCRIPTION	UPGRADING OF 146 MUNICIPAL RENTAL FLATS IN KAYAMANDI, STELLENBOSCH.				
THE SUCCESSFUL BIDDER WILL BE REQUIRED TO FILL IN AND SIGN A WRITTEN CONTRACT FORM (MBD7).					

BID RESPONSE DOCUMENTS MUST BE DEPOSITED IN THE BID BOX SITUATED AT **STELLENBOSCH MUNICIPALITY, TOWN HOUSE COMPLEX(MAIN BUILDING BETWEEN TOWN HALL AND MUNICIPAL LIBRARY), PLEIN STREET, STELLENBOSCH**

SUPPLIER INFORMATION					
NAME OF BIDDER					
POSTAL ADDRESS					
STREET ADDRESS					
TELEPHONE NUMBER	CODE		NUMBER		
CELLPHONE NUMBER					
E-MAIL ADDRESS					
VAT REGISTRATION NUMBER					
TAX COMPLIANCE STATUS	TCS PIN:		OR	CSD No:	
B-BBEE STATUS LEVEL VERIFICATION CERTIFICATE [TICK APPLICABLE BOX]	☐ Yes ☐ No		B-BBEE STATUS LEVEL SWORN AFFIDAVIT	☐ Yes ☐ No	
[A B-BBEE STATUS LEVEL VERIFICATION CERTIFICATE/ SWORN AFFIDAVIT (FOR EMES & QSEs) MUST BE SUBMITTED IN ORDER TO QUALIFY FOR PREFERENCE POINTS FOR B-BBEE]					
1. ARE YOU THE ACCREDITED REPRESENTATIVE IN SOUTH AFRICA FOR THE GOODS /SERVICES /WORKS OFFERED?	☐ Yes ☐ No [IF YES ENCLOSE PROOF]		2. ARE YOU A FOREIGN BASED SUPPLIER FOR THE GOODS /SERVICES /WORKS OFFERED?	☐ Yes ☐ No [IF YES, ANSWER PART B:3]	
3. TOTAL NUMBER OF ITEMS OFFERED			4. TOTAL BID PRICE	R	
5. SIGNATURE OF BIDDER			6. DATE		
7. NAME AND SURNAME OF RESPONSIBLE PERSON					
8. CAPACITY UNDER WHICH THIS BID IS SIGNED					
BIDDING PROCEDURE ENQUIRIES MAY BE DIRECTED TO:			TECHNICAL INFORMATION MAY BE DIRECTED TO:		
DEPARTMENT	SUPPLY CHAIN MANAGEMENT		CONTACT PERSON	Althaaf Ibrahim	
CONTACT PERSON	Renae Bergstedt		TELEPHONE NUMBER	031 207 7823	
TELEPHONE NUMBER	021 808 8588		FACSIMILE NUMBER	N/A	
E-MAIL ADDRESS	Renae.Bergstedt@ Stellenbosch.gov.za		E-MAIL ADDRESS	info@atiafrica.co.za	



PART B
TERMS AND CONDITIONS FOR BIDDING

1. BID SUBMISSION:	
1.1. BIDS MUST BE DELIVERED BY THE STIPULATED TIME TO THE CORRECT ADDRESS. LATE BIDS WILL NOT BE ACCEPTED FOR CONSIDERATION.	
1.2. ALL BIDS MUST BE SUBMITTED ON THE OFFICIAL FORMS PROVIDED– (NOT TO BE RE-TYPED) OR SUBMITTED ONLINE	
1.3. THIS BID IS SUBJECT TO THE PREFERENTIAL PROCUREMENT POLICY FRAMEWORK ACT AND THE PREFERENTIAL PROCUREMENT REGULATIONS, 16 January 2023, THE STELLENBOSCH SUPPLY CHAIN MANAGEMENT POLICY, THE GENERAL CONDITIONS OF CONTRACT (GCC, JBCC, FIDIC OR CIDB) AND, IF APPLICABLE, ANY OTHER SPECIAL CONDITIONS OF CONTRACT.	
2. TAX COMPLIANCE REQUIREMENTS	
2.1 BIDDERS MUST ENSURE COMPLIANCE WITH THEIR TAX OBLIGATIONS.	
2.2 BIDDERS ARE REQUIRED TO SUBMIT THEIR UNIQUE PERSONAL IDENTIFICATION NUMBER (PIN) ISSUED BY SARS TO ENABLE THE ORGAN OF STATE TO VIEW THE TAXPAYER'S PROFILE AND TAX STATUS.	
2.3 APPLICATION FOR THE TAX COMPLIANCE STATUS (TCS) CERTIFICATE OR PIN MAY ALSO BE MADE VIA E-FILING. IN ORDER TO USE THIS PROVISION, TAXPAYERS WILL NEED TO REGISTER WITH SARS AS E-FILERS THROUGH THE WEBSITE WWW.SARS.GOV.ZA.	
2.4 FOREIGN SUPPLIERS MUST COMPLETE THE PRE-AWARD QUESTIONNAIRE IN PART B:3.	
2.5 BIDDERS MAY ALSO SUBMIT A PRINTED TCS CERTIFICATE TOGETHER WITH THE BID.	
2.6 IN BIDS WHERE CONSORTIA / JOINT VENTURES / SUB-CONTRACTORS ARE INVOLVED, EACH PARTY MUST SUBMIT A SEPARATE TCS CERTIFICATE / PIN / CSD NUMBER.	
2.7 WHERE NO TCS IS AVAILABLE BUT THE BIDDER IS REGISTERED ON THE CENTRAL SUPPLIER DATABASE (CSD), A CSD NUMBER MUST BE PROVIDED.	
3. QUESTIONNAIRE TO BIDDING FOREIGN SUPPLIERS	
3.1. IS THE ENTITY A RESIDENT OF THE REPUBLIC OF SOUTH AFRICA (RSA)?	☐ YES ☐ NO
3.2. DOES THE ENTITY HAVE A BRANCH IN THE RSA?	☐ YES ☐ NO
3.3. DOES THE ENTITY HAVE A PERMANENT ESTABLISHMENT IN THE RSA?	☐ YES ☐ NO
3.4. DOES THE ENTITY HAVE ANY SOURCE OF INCOME IN THE RSA?	☐ YES ☐ NO
3.5. IS THE ENTITY LIABLE IN THE RSA FOR ANY FORM OF TAXATION?	☐ YES ☐ NO
IF THE ANSWER IS "NO" TO ALL OF THE ABOVE, THEN IT IS NOT A REQUIREMENT TO REGISTER FOR A TAX COMPLIANCE STATUS SYSTEM PIN CODE FROM THE SOUTH AFRICAN REVENUE SERVICE (SARS) AND IF NOT REGISTER AS PER 2.3 ABOVE.	

NB: FAILURE TO PROVIDE ANY OF THE ABOVE PARTICULARS MAY RENDER THE BID INVALID.
NO BIDS WILL BE CONSIDERED FROM PERSONS IN THE SERVICE OF THE STATE.

SIGNATURE OF BIDDER:

.....

CAPACITY UNDER WHICH THIS BID IS SIGNED:

.....

NAME AND SURNAME

.....

DATE

.....



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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

PART A – ADMINISTRATIVE REQUIREMENTS IN TERMS OF THE SUPPLY CHAIN MANAGEMENT POLICY



2. CHECKLIST

PLEASE ENSURE THAT THE FOLLOWING FORMS HAVE BEEN DULY COMPLETED AND SIGNED AND THAT ALL DOCUMENTS AS REQUESTED, ARE ATTACHED TO THE TENDER DOCUMENT:

Certificate of Clarification/Virtual Meeting Attendance - Is the form duly completed and signed by both tenderer and agent of the Stellenbosch Municipality?	Yes		No	
Authority to Sign a Bid - Is the form duly completed and is a certified copy of the resolution attached?	Yes		No	
MBD 4 (Declaration of Interest) - Is the form duly completed and signed?	Yes		No	
MBD 5 - Is the form duly completed and signed?	Yes		No	
MBD 6.1 (Preference Points claim form for purchases/services) - Is the form duly completed and signed? Is a copy of the B-BBEE Certificate issued by a Verification Agency accredited by SANAS or the original Sworn Affidavit attached? (NB! BBBEE CERTIFICATES CAN BE VERIFIED WITH THE VERIFICATION AGENCY BUT A SWORN AFFIDAVIT MUST BE AN ORIGINAL AND NOT A COPY TO BE ELIGIBLE FOR BBBEE POINTS)	Yes		No	
MBD 8 (Declaration of Past Supply Chain Practices) - Is the form duly completed and signed?	Yes		No	
MBD 9 (Certificate of Independent Bid Determination) - Is the form duly completed and signed?	Yes		No	
MBD 10 (Certificate of Payment of Municipal Accounts) - Is the form duly completed and signed? Are the Identity numbers, residential addresses and municipal account numbers of ALL members, partners, directors, etc. provided on the form as requested? (NB! MUNICIPAL ACCOUNTS WILL BE VERIFIED AND USED AS BASIS FOR PREFERENCE POINTS SCORING IN TERMS OF THE STELLENBOSCH PREFERENTIAL PROCUREMENT POLICY. THE BUSINESS ADDRESS, LEASE AGREEMENT OR SWORN AFFADAVIT WILL BE THE BASIS FOR AWARDING POINTS FOR LOCALITY)	Yes		No	
OHSA (Occupational Health and Safety) - Is the form duly completed and signed? Is a valid Letter of Good Standing from the Compensation Commissioner attached?	Yes		No	
Form of Indemnity - Is the form duly completed and signed?	Yes		No	
Pricing Schedule - Is the form duly completed and signed?	Yes		No	
Form of Offer - Is the form duly completed and signed? (If applicable)	Yes		No	
Declaration by Tenderer - Is the form duly completed and signed?	Yes		No	



3. CLARIFICATION MEETING CERTIFICATE

I / We*, the undersigned, certify that I / we* have examined the Site for the Works and its surroundings for which I / we* am / are* submitting this Tender and have, as far as practicable possible, familiarized myself / ourselves* with all information, risks, contingencies and other circumstances which may influence or affect my / our* tender.

NAME & SURNAME			
CAPACITY			
NAME OF FIRM			
ADDRESS			
TELEPHONE NO			
E-MAIL		SIGNATURE	

NB: Please note that no latecomers will be allowed.

*For all compulsory briefing sessions/site meetings/clarification meetings, bids received from interested bidders that did not attend the meeting or arrived later than predetermined date and time, will be **disqualified***



4. AUTHORITY TO SIGN A BID

1. SOLE PROPRIETOR (SINGLE OWNER BUSINESS) AND NATURAL PERSON

1.1. I, _____, the undersigned, hereby confirm that I am the sole owner of the business trading as _____.

OR

1.2. I, _____, the undersigned, hereby confirm that I am submitting this tender in my capacity as natural person.

SIGNATURE:		DATE:	
PRINT NAME:			
WITNESS 1:		WITNESS 2:	

OR

2. COMPANIES AND/OR CLOSE CORPORATIONS

- 2.1. If a Bidder is a **COMPANY**, a certified copy of the resolution by the board of directors, duly signed, authorising the person who signs this bid to do so, as well as to sign any contract resulting from this bid and any other documents and correspondence in connection with this bid and/or contract on behalf of the company **must be submitted with this bid**, that is, before the closing time and date of the bid
- 2.2. In the case of a **CLOSE CORPORATION (CC)** submitting a bid, a **resolution by its members**, authorizing a member or other official of the corporation to sign the documents on their behalf, **shall be included with the bid**.

PARTICULARS OF RESOLUTION BY BOARD OF DIRECTORS OF THE COMPANY/MEMBERS OF THE CC

Date Resolution was taken			
Resolution signed by (name and surname)			
Capacity			
Name and surname of delegated Authorised Signatory			
Capacity			
Specimen Signature			
Full name and surname of ALL Director(s) / Member (s)			
1.		2.	
3.		4.	
5.		6.	
7.		8.	
9.		10.	
Is a COPY of the resolution attached?		YES	NO
SIGNED ON BEHALF OF COMPANY / CC:		DATE:	
PRINT NAME:			
WITNESS 1:		WITNESS 2:	



OR

3. PARTNERSHIP

We, the undersigned partners in the business trading as _____ hereby authorize Mr/Ms _____ to sign this bid as well as any contract resulting from the bid and any other documents and correspondence in connection with this bid and /or contract for and on behalf of the abovementioned partnership.

The following particulars in respect of every partner must be furnished and signed by every partner:

Full name of partner			Signature
SIGNED ON BEHALF OF PARTNERSHIP:		DATE:	
PRINT NAME:			
WITNESS 1:		WITNESS 2:	

OR

4. CONSORTIUM

We, the undersigned consortium partners, hereby authorize _____ (Name of entity) to act as lead consortium partner and further authorize Mr./Ms. _____ To sign this offer as well as any contract resulting from this tender and any other documents and correspondence in connection with this tender and / or contract for and on behalf of the consortium.

The following particulars in respect of each consortium member must be provided and signed by each member:

Full Name of Consortium Member	Role of Consortium Member	% Participation	Signature
SIGNED ON BEHALF OF PARTNERSHIP:		DATE:	
PRINT NAME:			
WITNESS 1:		WITNESS 2:	



5. CERTIFICATE OF AUTHORITY FOR JOINT VENTURES

This returnable schedule is to be completed by JOINT VENTURES

We, the undersigned, are submitting this tender offer in joint venture and hereby authorize Mr./Ms. ____

authorized signatory of the Company/Close Corporation/Partnership (name) _____

_____, acting in the capacity of lead partner, to sign all documents in connection with the tender offer and any contract resulting from it on our behalf.

(i) Name of firm (Lead partner)			
Address			
		Tel. No.	
Signature		Designation	

(ii) Name of firm			
Address			
		Tel. No.	
Signature		Designation	

(iii) Name of firm			
Address:			
		Tel. No.	
Signature		Designation	

(iv) Name of firm			
Address			
		Tel. No.	
Signature		Designation	

NOTE: A copy of the Joint Venture Agreement showing clearly the percentage contribution of each partner to the Joint Venture, shall be appended to this Schedule.



6. STANDARD CONDITIONS OF TENDER (CIDB)

F.1 General

F.1.1 Actions

F.1.1.1 The employer and each tenderer submitting a tender offer shall comply with these conditions of tender. In their dealings with each other, they shall discharge their duties and obligations as set out in F.2 and F.3, timeously and with integrity, and behave equitably, honestly and transparently, comply with all legal obligations and not engage in anticompetitive practices.

F.1.1.2 The employer and the tenderer and all their agents and employees involved in the tender process shall avoid conflicts of interest and where a conflict of interest is perceived or known, declare any such conflict of interest, indicating the nature of such conflict. Tenderers shall declare any potential conflict of interest in their tender submissions. Employees, agents and advisors of the employer shall declare any conflict of interest to whoever is responsible for overseeing the procurement process at the start of any deliberations relating to the procurement process or as soon as they become aware of such conflict, and abstain from any decisions where such conflict exists or recuse themselves from the procurement process, as appropriate.

Note

- 1) *A conflict of interest may arise due to a conflict of roles, which might provide an incentive for improper acts in some circumstances. A conflict of interest can create an appearance of impropriety that can undermine confidence in the ability of that person to act properly in his or her position even if no improper acts result.*
- 2) *Conflicts of interest in respect of those engaged in the procurement process include direct, indirect or family interests in the tender or outcome of the procurement process and any personal bias, inclination, obligation, allegiance or loyalty, which would in any way, affect any decisions taken.*

F.1.1.3 The employer shall not seek and a tenderer shall not submit a tender without having a firm intention and the capacity to proceed with the contract.

F.1.2 Tender Documents

The documents issued by the employer for the purpose of a tender offer are listed in the tender data.

F.1.3 Interpretation

F.1.3.1 The tender data and additional requirements contained in the tender schedules that are included in the returnable documents are deemed to be part of these conditions of tender.

F.1.3.2 These conditions of tender, the tender data and tender schedules, which are only required for tender evaluation purposes, shall not form part of any contract arising from the invitation to tender.

F.1.3.3 For the purposes of these conditions of tender, the following definitions apply:

- a) **conflict of interest** means any situation in which:
 - i) someone in a position of trust has competing professional or personal interests which make it difficult to fulfil his or her duties impartially;
 - ii) an individual or organisation is in a position to exploit a professional or official capacity in some way for their personal or corporate benefit; or
 - iii) incompatibility or contradictory interests exist between an employee and the organisation which employs that employee.
- b) **comparative offer** means the price after the factors of a non-firm price and all unconditional discounts it can be utilised to have been taken into consideration;



-
- c) **corrupt practice** means the offering, giving, receiving or soliciting of anything of value to influence the action of the employer or his staff or agents in the tender process;
 - d) **fraudulent practice** means the misrepresentation of the facts in order to influence the tender process or the award of a contract arising from a tender offer to the detriment of the employer, including collusive practices intended to establish prices at artificial levels;
 - e) **organization** means a company, firm, enterprise, association or other legal entity, whether incorporated or not, or a public body;
 - f) **functionality** means the measurement according to the predetermined norms of a service or commodity designed to be practical and useful, working or operating, taking into account quality, reliability, viability and durability of a service and technical capacity and ability of a tenderer.

F.1.4 Communication and employer's agent

Each communication between the employer and a tenderer shall be to or from the employer's agent only, and in a form that can be readily read, copied and recorded. Communications shall be in the English language. The employer shall not take any responsibility for non- receipt of communications from or by a tenderer. The name and contact details of the employer's agent are stated in the tender data.

F.1.5 Cancellation and Re-Invitation of Tenders

F1.5.1 An organ of state may, prior to the award of the tender, cancel a tender if-

- (a) due to changed circumstances, there is no longer a need for the services, works or goods requested; or
- (b) funds are no longer available to cover the total envisaged expenditure; or
- (c) no acceptable tenders are received.

F1.5.2 The decision to cancel a tender must be published in the CIDB website and in the government Tender Bulletin for the media in which the original tender invitation was advertised.

F.1.6 Procurement procedures

F.1.6.1 General

Unless otherwise stated in the tender data, a contract will, subject to F.3.13, be concluded with the tenderer who in terms of F.3.11 is the highest ranked or the tenderer scoring the highest number of tender evaluation points, as relevant, based on the tender submissions that are received at the closing time for tenders.

F.1.6.2 Competitive negotiation procedure

F.1.6.2.1 Where the tender data require that the competitive negotiation procedure is to be followed, tenderers shall submit tender offers in response to the proposed contract in the first round of submissions. Notwithstanding the requirements of F.3.4, the employer shall announce only the names of the tenderers who make a submission. The requirements of F.3.8 relating to the material deviations or qualifications which affect the competitive position of tenderers shall not apply.

F.1.6.2.2 All responsive tenderers, or not less than three responsive tenderers that are highest ranked in terms of the evaluation method and evaluation criteria stated in the tender data, shall be invited in each round to enter into competitive negotiations, based on the principle of equal treatment and keeping confidential the proposed solutions and associated information. Notwithstanding the provisions of F.2.17, the employer may request that tenders be clarified, specified and fine-tuned in order to improve a tenderer's



competitive position provided that such clarification, specification, fine-tuning or additional information does not alter any fundamental aspects of the offers or impose substantial new requirements which restrict or distort competition or have a discriminatory effect.

F.1.6.2.3 At the conclusion of each round of negotiations, tenderers shall be invited by the employer to make a fresh tender offer, based on the same evaluation criteria, with or without adjusted weightings. Tenderers shall be advised when they are to submit their best and final offer.

F.1.6.2.4 The contract shall be awarded in accordance with the provisions of F.3.11 and F.3.13 after tenderers have been requested to submit their best and final offer.

F.1.6.3 Proposal procedure using the two stage-system

F.1.6.3.1 Option 1

Tenderers shall in the first stage submit technical proposals and, if required, cost parameters around which a contract may be negotiated. The employer shall evaluate each responsive submission in terms of the method of evaluation stated in the tender data, and in the second stage negotiate a contract with the tenderer scoring the highest number of evaluation points and award the contract in terms of these conditions of tender.

F.1.6.3.2 Option 2

F.1.6.3.2.1 Tenderers shall submit in the first stage only technical proposals. The employer shall invite all responsive tenderers to submit tender offers in the second stage, following the issuing of procurement documents.

F.1.6.3.2.2 The employer shall evaluate tenders received during the second stage in terms of the method of evaluation stated in the tender data, and award the contract in terms of these conditions of tender.

F.2 Tenderer's obligations

F.2.1 Eligibility

F.2.1.1 Submit a tender offer only if the tenderer satisfies the criteria stated in the tender data and the tenderer, or any of his principals, is not under any restriction to do business with employer.

F.2.1.2 Notify the employer of any proposed material change in the capabilities or formation of the tendering entity (or both) or any other criteria which formed part of the qualifying requirements used by the employer as the basis in a prior process to invite the tenderer to submit a tender offer and obtain the employer's written approval to do so prior to the closing time for tenders.

F.2.2 Cost of tendering

F.2.2.1 Accept that, unless otherwise stated in the tender data, the employer will not compensate the tenderer for any costs incurred in the preparation and submission of a tender offer, including the costs of any testing necessary to demonstrate that aspects of the offer complies with requirements.

F.2.2.2 The cost of the tender documents charged by the employer shall be limited to the actual cost incurred by the employer for printing the documents. Employers must attempt to make available the tender documents on its website so as not to incur any costs pertaining to the printing of the tender documents.

F.2.3 Check documents

Check the tender documents on receipt for completeness and notify the employer of any discrepancy or omission.

F.2.4 Confidentiality and copyright of documents



Treat as confidential all matters arising in connection with the tender. Use and copy the documents issued by the employer only for the purpose of preparing and submitting a tender offer in response to the invitation.

F.2.5 Reference documents

Obtain, as necessary for submitting a tender offer, copies of the latest versions of standards, specifications, conditions of contract and other publications, which are not attached but which are incorporated into the tender documents by reference.

F.2.6 Acknowledge addenda

Acknowledge receipt of addenda to the tender documents, which the employer may issue, and if necessary, apply for an extension to the closing time stated in the tender data, in order to take the addenda into account.

F.2.7 Clarification meeting

Attend, where required, a clarification meeting at which tenderers may familiarize themselves with aspects of the proposed work, services or supply and raise questions. Details of the meeting(s) are stated in the tender data.

F.2.8 Seek clarification

Request clarification of the tender documents, if necessary, by notifying the employer at least five working days before the closing time stated in the tender data.

F.2.9 Insurance

Be aware that the extent of insurance to be provided by the employer (if any) might not be for the full cover required in terms of the conditions of contract identified in the contract data. The tenderer is advised to seek qualified advice regarding insurance.

F.2.10 Pricing the tender offer

F.2.10.1 Include in the rates, prices, and the tendered total of the prices (if any) all duties, taxes (except Value Added Tax (VAT), and other levies payable by the successful tenderer, such duties, taxes and levies being those applicable 14 days before the closing time stated in the tender data.

F.2.10.2 Show VAT payable by the employer separately as an addition to the tendered total of the prices.

F.2.10.3 Provide rates and prices that are fixed for the duration of the contract and not subject to adjustment except as provided for in the conditions of contract identified in the contract data.

F.2.10.4 State the rates and prices in Rand unless instructed otherwise in the tender data. The conditions of contract identified in the contract data may provide for part payment in other currencies.

F.2.11 Alterations to documents

Do not make any alterations or additions to the tender documents, except to comply with instructions issued by the employer, or necessary to correct errors made by the tenderer. All signatories to the tender offer shall initial all such alterations.

F.2.12 Alternative tender offers

F.2.12.1 Unless otherwise stated in the tender data, submit alternative tender offers only if a main tender offer, strictly in accordance with all the requirements of the tender documents, is also submitted as well as a schedule that compares the requirements of the tender documents with the alternative requirements that are proposed.

F.2.12.2 Accept that an alternative tender offer may be based only on the criteria stated in the tender data or criteria otherwise acceptable to the employer.



F.2.12.3 An alternative tender offer may only be considered in the event that the main tender offer is the winning tender.

F.2.13 Submitting a tender offer

F.2.13.1 Submit one tender offer only, either as a single tendering entity or as a member in a joint venture to provide the whole of the works, services or supply identified in the contract data and described in the scope of works, unless stated otherwise in the tender data.

F.2.13.2 Return all returnable documents to the employer after completing them in their entirety, either electronically (if they were issued in electronic format) or by writing legibly in non-erasable ink.

F.2.13.3 Submit the parts of the tender offer communicated on paper as an original plus the number of copies stated in the tender data, with an English translation of any documentation in a language other than English, and the parts communicated electronically in the same format as they were issued by the employer.

F.2.13.4 Sign the original and all copies of the tender offer where required in terms of the tender data. The employer will hold all authorized signatories liable on behalf of the tenderer. Signatories for tenderers proposing to contract as joint ventures shall state which of the signatories is the lead partner whom the employer shall hold liable for the purpose of the tender offer.

F.2.13.5 Seal the original and each copy of the tender offer as separate packages marking the packages as "ORIGINAL" and "COPY". Each package shall state on the outside the employer's address and identification details stated in the tender data, as well as the tenderer's name and contact address.

F.2.13.6 Where a two-envelope system is required in terms of the tender data, place and seal the returnable documents listed in the tender data in an envelope marked "financial proposal" and place the remaining returnable documents in an envelope marked "technical proposal". Each envelope shall state on the outside the employer's address and identification details stated in the tender data, as well as the tenderer's name and contact address.

F.2.13.7 Seal the original tender offer and copy packages together in an outer package that states on the outside only the employer's address and identification details as stated in the tender data.

F.2.13.8 Accept that the employer will not assume any responsibility for the misplacement or premature opening of the tender offer if the outer package is not sealed and marked as stated.

F.2.13.9 Accept that tender offers submitted by facsimile or e-mail will be rejected by the employer, unless stated otherwise in the tender data.

F.2.14 Information and data to be completed in all respects

Accept that tender offers, which do not provide all the data or information requested completely and, in the form, required, may be regarded by the employer as non-responsive.

F.2.15 Closing time

F.2.15.1 Ensure that the employer receives the tender offer at the address specified in the tender data not later than the closing time stated in the tender data. Accept that proof of posting shall not be accepted as proof of delivery.

F.2.15.2 Accept that, if the employer extends the closing time stated in the tender data for any reason, the requirements of these conditions of tender apply equally to the extended deadline.

F.2.16 Tender offer validity



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- F.2.16.1** Hold the tender offer(s) valid for acceptance by the employer at any time during the validity period stated in the tender data after the closing time stated in the tender data.
- F.2.16.2** If requested by the employer, consider extending the validity period stated in the tender data for an agreed additional period with or without any conditions attached to such extension.
- F.2.16.3** Accept that a tender submission that has been submitted to the employer may only be withdrawn or substituted by giving the employer's agent written notice before the closing time for tenders that a tender is to be withdrawn or substituted.
- F.2.16.4** Where a tender submission is to be substituted, submit a substitute tender in accordance with the requirements of F.2.13 with the packages clearly marked as "SUBSTITUTE".

F.2.17 Clarification of tender offer after submission

Provide clarification of a tender offer in response to a request to do so from the employer during the evaluation of tender offers. This may include providing a breakdown of rates or prices and correction of arithmetical errors by the adjustment of certain rates or item prices (or both). No change in the competitive position of tenderers or substance of the tender offer is sought, offered, or permitted.

***Note:** Sub-clause F.2.17 does not preclude the negotiation of the final terms of the contract with a preferred tenderer following a competitive selection process, should the Employer elect to do so.*

F.2.18 Provide other material

- F.2.18.1** Provide, on request by the employer, any other material that has a bearing on the tender offer, the tenderer's commercial position (including notarized joint venture agreements), preferencing arrangements, or samples of materials, considered necessary by the employer for the purpose of a full and fair risk assessment. Should the tenderer not provide the material, or a satisfactory reason as to why it cannot be provided, by the time for submission stated in the employer's request, the employer may regard the tender offer as non-responsive.
- F.2.18.2** Dispose of samples of materials provided for evaluation by the employer, where required.

F.2.19 Inspections, tests and analysis

Provide access during working hours to premises for inspections, tests and analysis as provided for in the tender data.

F.2.20 Submit securities, bonds and policies

If requested, submit for the employer's acceptance before formation of the contract, all securities, bonds, guarantees, policies and certificates of insurance required in terms of the conditions of contract identified in the contract data.

F.2.21 Check final draft

Check the final draft of the contract provided by the employer within the time available for the employer to issue the contract.

F.2.22 Return of other tender documents

If so instructed by the employer, return all retained tender documents within 28 days after the expiry of the validity period stated in the tender data.

F.2.23 Certificates

Include in the tender submission or provide the employer with any certificates as stated in the tender data.

F.3 The employer's undertakings

F.3.1 Respond to requests from the tenderer



F.3.1.1 Unless otherwise stated in the tender Data, respond to a request for clarification received up to five working days before the tender closing time stated in the Tender Data and notify all tenderers who drew procurement documents.

F.3.1.2 Consider any request to make a material change in the capabilities or formation of the tendering entity (or both) or any other criteria which formed part of the qualifying requirements used to prequalify a tenderer to submit a tender offer in terms of a previous procurement process and deny any such request if as a consequence:

- a) an individual firm, or a joint venture as a whole, or any individual member of the joint venture fails to meet any of the collective or individual qualifying requirements;
- b) the new partners to a joint venture were not prequalified in the first instance, either as individual firms or as another joint venture; or
- c) in the opinion of the Employer, acceptance of the material change would compromise the outcome of the prequalification process.

F.3.2 Issue Addenda

If necessary, issue addenda that may amend or amplify the tender documents to each tenderer during the period from the date that tender documents are available until three days before the tender closing time stated in the Tender Data. If, as a result a tenderer applies for an extension to the closing time stated in the Tender Data, the Employer may grant such extension and, shall then notify all tenderers who drew documents.

F.3.3 Return late tender offers

Return tender offers received after the closing time stated in the Tender Data, unopened, (unless it is necessary to open a tender submission to obtain a forwarding address), to the tenderer concerned.

F.3.4 Opening of tender submissions

F.3.4.1 Unless the two-envelope system is to be followed, open valid tender submissions in the presence of tenderers' agents who choose to attend at the time and place stated in the tender data. Tender submissions for which acceptable reasons for withdrawal have been submitted will not be opened.

F.3.4.2 Announce at the meeting held immediately after the opening of tender submissions, at a venue indicated in the tender data, the name of each tenderer whose tender offer is opened and, where applicable, the total of his prices, number of points claimed for its B-BBEE status level and time for completion for the main tender offer only.

F.3.4.3 Make available the record outlined in F.3.4.2 to all interested persons upon request.

F.3.5 Two-envelope system

F.3.5.1 Where stated in the tender data that a two-envelope system is to be followed, open only the technical proposal of valid tenders in the presence of tenderers' agents who choose to attend at the time and place stated in the tender data and announce the name of each tenderer whose technical proposal is opened.

F.3.5.2 Evaluate functionality of the technical proposals offered by tenderers, then advise tenderers who remain in contention for the award of the contract of the time and place when the financial proposals will be opened. Open only the financial proposals of tenderers, who score in the functionality evaluation more than the minimum number of points for functionality stated in the tender data, and announce the score obtained for the technical proposals and the total price and any points claimed on B-BBEE status level. Return unopened financial proposals to tenderers whose technical proposals failed to achieve the minimum number of points for functionality.

F.3.6 Non-disclosure



Not disclose to tenderers, or to any other person not officially concerned with such processes, information relating to the evaluation and comparison of tender offers, the final evaluation price and recommendations for the award of a contract, until after the award of the contract to the successful tenderer.

F.3.7 Grounds for rejection and disqualification

Determine whether there has been any effort by a tenderer to influence the processing of tender offers and instantly disqualify a tenderer (and his tender offer) if it is established that he engaged in corrupt or fraudulent practices.

F.3.8 Test for responsiveness

F.3.8.1 Determine, after opening and before detailed evaluation, whether each tender offer properly received:

- a) complies with the requirements of these Conditions of Tender,
- b) has been properly and fully completed and signed, and
- c) is responsive to the other requirements of the tender documents.

F.3.8.2 A responsive tender is one that conforms to all the terms, conditions, and specifications of the tender documents without material deviation or qualification. A material deviation or qualification is one which, in the Employer's opinion, would:

- a) detrimentally affect the scope, quality, or performance of the works, services or supply identified in the Scope of Work,
- b) significantly change the Employer's or the tenderer's risks and responsibilities under the contract, or
- c) affect the competitive position of other tenderers presenting responsive tenders, if it were to be rectified.

Reject a non-responsive tender offer, and not allow it to be subsequently made responsive by correction or withdrawal of the non-conforming deviation or reservation.

F.3.9 Arithmetical errors, omissions and discrepancies

F.3.9.1 Check the highest ranked tender or tenderer with the highest number of tender evaluation points after the evaluation of tender offers in accordance with F.3.11 for:

- a) the gross misplacement of the decimal point in any unit rate;
- b) omissions made in completing the pricing schedule or bills of quantities; or
- c) arithmetic errors in:
 - i) line-item totals resulting from the product of a unit rate and a quantity in bills of quantities or schedules of prices; or
 - ii) the summation of the prices.

F.3.9.2 The employer must correct the arithmetical errors in the following manner:

- a) Where there is a discrepancy between the amounts in words and amounts in figures, the amount in words shall govern.
- b) If bills of quantities or pricing schedules apply and there is an error in the line-item total resulting from the product of the unit rate and the quantity, the line-item total shall govern and the rate shall be corrected. Where there is an obviously gross misplacement of the decimal point in the unit rate, the line-item total as quoted shall govern, and the unit rate shall be corrected.
- c) Where there is an error in the total of the prices either as a result of other corrections required by this checking process or in the tenderer's addition of prices, the total of the



prices shall govern and the tenderer will be asked to revise selected item prices (and their rates if bills of quantities apply) to achieve the tendered total of the prices.

Consider the rejection of a tender offer if the tenderer does not correct or accept the correction of the arithmetical error in the manner described above.

F.3.10 Clarification of a tender offer

Obtain clarification from a tenderer on any matter that could give rise to ambiguity in a contract arising from the tender offer.

F.3.11 Evaluation of tender offers

F.3.11.1 General

Appoint an evaluation panel of not less than three persons. Reduce each responsive tender offer to a comparative offer and evaluate them using the tender evaluation methods and associated evaluation criteria and weightings that are specified in the tender data.

F.3.11.2 Method 1: Price and Preference

In the case of a price and preference:

- 1) Score tender evaluation points for price
- 2) Score points for preference
- 3) Add the points scored for price and preference

F.3.11.3 Method 2: Functionality, Price and Preference

In the case of a functionality, price and preference:

- 1) Score functionality, rejecting all tender offers that fail to achieve the minimum number of points for functionality as stated in the Tender Data.
- 2) No tender must be regarded as an acceptable tender if it fails to achieve the minimum qualifying score for functionality as indicated in the tender invitation.
- 3) Tenders that have received the minimum qualification score for functionality must be evaluated further in terms of the preference points system prescribed in paragraphs 4 and 5 below.

The 80/20-point system for acquisition of services, works or goods up to Rand value of R50 million.

The following formula must be used to calculate the points for price in respect of tender (including price quotation) with a rand value equal to, or above R30 000 and up to Rand value of R50 000 000 (all applicable taxes included):

$$P_s = 80 \left(1 - \frac{P_t - P_{min}}{P_{min}} \right)$$

Where:

- P_s = Points scored for price of bid under consideration;
 P_t = Price of bid under consideration; and
 P_{min} = Price of lowest acceptable tender or offer.

- 1) (a)(1) A maximum of 20 points (80/20 preference points system) or 10 (90/10 preference points system), must be allocated for specific goals. These goals are:



-
- (i) contracting with persons, or categories of persons, historically disadvantaged by unfair discrimination on the basis of race, gender or disability;
 - (ii) Promotion of enterprises located in the municipal area (WCO24)
- 2) Regarding par 1(a)(1)(i) at least 50% of the 20/10 points must be allocated to promote this goal and points will be allocated in terms of the BBBEE scorecard as follows.

B-BBEE Status Level of Contributor	Number of Points for 80/20 Preference Points System
1	20
2	18
3	16
4	12
5	8
6	6
7	4
8	2
Non-compliant contributor	0

- A tenderer must submit proof of its BBBEE status level contributor.
 - A tenderer failing to submit proof of BBBEE status level of contributor may only score in terms of the 80/90-point formula for price; and scores 0 points out of 10/5 BBBEE status level of contributor, which is in line with section 2 (1) (d) (i) of the Act, where the supplier or service provider did not provide proof thereof.
- 3) Regarding par 1(a)(1)(ii) a maximum of 50% of the 20/10 points must be allocated to promote this goal. Maximum points will be allocated as follows.

Locality of supplier	Number of Points for 80/20 Preference Points System	Number of Points for 90/10 Preference Points System
Within the boundaries of the municipality	10	5
Outside of the boundaries of the municipality	0	0

The maximum will be proportionately adjusted depending on the number of points allocated for this goal. E.G., 40% will equate to 8/4 points.

- 4) An employer of state may apply the formula in paragraph (i) for price quotations with a value less than R30 000, if and when appropriate:



- 5) Subject to paragraph 4.3.8 of “Standard for Uniformity in Procurement, April 2017”, the contract must be awarded to the tender who scores the highest total number of points.

The 90/10 preference points system for acquisition of services, works or goods with a Rand value above R50 million

- 5) (a) The following formula must be used to calculate the points for price in respect of tenders with a Rand value above R50 000 000 (all applicable taxes included):

$$P_s = 90 \left(1 - \frac{P_t - P_{min}}{P_{min}} \right)$$

Where:

- P_s* = Points scored for price of bid under consideration;
P_t = Price of bid under consideration; and
P_{min} = Price of lowest acceptable bid.

- 6) (a)(i) A maximum of 20 points (80/20 preference points system) or 10 (90/10 preference points system), must be allocated for specific goals. These goals are:
- (ii) contracting with persons, or categories of persons, historically disadvantaged by unfair discrimination on the basis of race, gender or disability;
 - (iii) Promotion of enterprises located in the municipal area (WCO24)
- 7) Regarding par 6(a)(i) at least 50% of the 20/10 points must be allocated to promote this goal and points will be allocated in terms of the BBBEE scorecard as follows.

B-BBEE status level of contributor	Number of points
1	10
2	9
3	6
4	5
5	4
6	3
7	2
8	1
Non-compliant contributor	0

- A tenderer must submit proof of its BBBEE status level contributor.
- A tenderer failing to submit proof of BBBEE status level of contributor may only score in terms of the 80/90-point formula for price; and



scores 0 points out of 10/5 BBEE status level of contributor, which is in line with section 2 (1) (d) (i) of the Act, where the supplier or service provider did not provide proof thereof.

- 8) Regarding par 6(a)(1)(ii) a maximum of 50% of the 20/10 points must be allocated to promote this goal. Maximum points will be allocated as follows.

Locality of supplier	Number of Points for 80/20 Preference Points System	Number of Points for 90/10 Preference Points System
Within the boundaries of the municipality	10	5
Outside of the boundaries of the municipality	0	0

The maximum will be proportionately adjusted depending on the number of points allocated for this goal. E.G., 40% will equate to 8/4 points.

- 5) (c) A maximum of 10 points may be allocated in accordance with subparagraph (5)(b).
- 5) (d) The points scored by tender in respect of B-BBEE contribution must be added to the points scored for price as calculated
- 5) (e) Subject to paragraph 4.3.8 of “Standard for Uniformity in Procurement, April 2017”, the contract must be awarded to the tender who scores the highest total number of points.

F.3.11.6 Decimal places

Score price, preference and functionality, as relevant, to two decimal places.

F.3.11.7 Scoring Price

Score price of remaining responsive tender offers using the following formula:

$$N_{FO} = W_1 \times A$$

Where:

N_{FO} = the number of tender evaluation points awarded for price.

W_1 = the maximum possible number of tender evaluation points awarded for price as stated in the Tender Data.

A = a number calculated using the formula and option described in Table F.1 as stated in the Tender Data.

Table F.1: Formulae for calculating the value of A

Formula	Comparison aimed at achieving	Option 1 ^a	Option 2 ^a
1	Highest price or discount	$A = \left(1 + \frac{P - P_m}{P_m}\right)$	$A = P / P_m$
2	Lowest price or percentage commission / fee	$A = \left(1 - \frac{P - P_m}{P_m}\right)$	$A = P_m / P$
	^a P_m = is the comparative offer of the most favourable comparative offer. P = is the comparative offer of the tender offer under consideration.		

F.3.11.8 Scoring preferences

Confirm that tenderers are eligible for the preferences claimed in accordance with the provisions of the tender data and reject all claims for preferences where tenderers are



not eligible for such preferences. Calculate the total number of tender evaluation points for preferences claimed in accordance with the provisions of the tender data.

F.3.11.9 Scoring functionality

Score each of the criteria and sub-criteria for quality in accordance with the provisions of the Tender Data.

Calculate the total number of tender evaluation points for quality using the following formula:

$$N_Q = W_2 \times S_O / M_S$$

Where:

S_O = the score for quality allocated to the submission under consideration;

M_S = the maximum possible score for quality in respect of a submission; and

W_2 = the maximum possible number of tender evaluation points awarded for the quality as stated in the tender data

F.3.12 Insurance provided by the employer

If requested by the proposed successful tenderer, submit for the tenderer's information the policies and / or certificates of insurance which the conditions of contract identified in the contract data, require the employer to provide.

F.3.13 Acceptance of tender offer

Accept the tender offer; if in the opinion of the employer, it does not present any risk and only if the tenderer:

- a) is not under restrictions, or has principals who are under restrictions, preventing participating in the employer's procurement,
- b) can, as necessary and in relation to the proposed contract, demonstrate that he or she possesses the professional and technical qualifications, professional and technical competence, financial resources, equipment and other physical facilities, managerial capability, reliability, experience and reputation, expertise and the personnel, to perform the contract,
- c) has the legal capacity to enter into the contract,
- d) is not insolvent, in receivership, under Business Rescue as provided for in chapter 6 of the Companies Act, 2008, bankrupt or being wound up, has his affairs administered by a court or a judicial officer, has suspended his business activities, or is subject to legal proceedings in respect of any of the foregoing,
- e) complies with the legal requirements, if any, stated in the tender data, and
- f) is able, in the opinion of the employer, to perform the contract free of conflicts of interest.

F.3.14 Prepare contract documents

F.3.14.1 If necessary, revise documents that shall form part of the contract and that were issued by the employer as part of the tender documents to take account of:

- a) addenda issued during the tender period,
- b) inclusion of some of the returnable documents, and
- c) other revisions agreed between the employer and the successful tenderer.

F.3.14.2 Complete the schedule of deviations attached to the form of offer and acceptance, if any.

F.3.15 Complete adjudicator's contract



Unless alternative arrangements have been agreed or otherwise provided for in the contract, arrange for both parties to complete formalities for appointing the selected adjudicator at the same time as the main contract is signed.

F.3.16 Notice to unsuccessful tenderers

F.3.16.1 Notify the successful tenderer of the employer's acceptance of his tender offer by completing and returning one copy of the form of offer and acceptance before the expiry of the validity period stated in the tender data, or agreed additional period.

F.3.16.2 After the successful tenderer has been notified of the employer's acceptance of the tender, notify other tenderers that their tender offers have not been accepted.

F.3.17 Provide copies of the contracts

Provide to the successful tenderer the number of copies stated in the Tender Data of the signed copy of the contract as soon as possible after completion and signing of the form of offer and acceptance.

F.3.18 Provide written reasons for actions taken

Provide upon request written reasons to tenderers for any action that is taken in applying these conditions of tender, but withhold information, which is not in the public interest to be divulged, which is considered to prejudice the legitimate commercial interests of tenderers or might prejudice fair competition between tenderers.

F3.19 Transparency in the procurement process

F3.19.1 The cidb prescripts require that tenders must be advertised and be registered on the cidb i-Tender system.

F3.19.2 The employer must adopt a transparency model that incorporates the disclosure and accountability as transparency requirements in the procurement process.

F3.19.3 The transparency model must identify the criteria for selection of projects, project information template and the threshold value of the projects to be disclosed in the public domain at various intervals of delivery of infrastructure projects.

F3.19.4 The client must publish the information on a quarterly basis, which contains the following information:

- Procurement planning process
- Procurement method and evaluation process
- Contract type
- Contract status
- Number of firms tendering
- Cost estimate
- Contract title
- Contract firm(s)
- Contract price
- Contract scope of work
- Contract start date and duration
- Contract evaluation reports

F3.19.5 The employer must establish a Consultative Forum which will conduct a random audit in the implementation of the transparency requirements in the procurement process.

F3.19.6 Consultative Forum must be an independent structure from the bid committees. F3.19.7 The information must be published on the employer's website.

F 3.19.8 Records of such disclosed information must be retained for audit purposes.



7. JOINT BUILDING CONTRACTS COMMITTEE – GOVERNMENT PROCUREMENT (if applicable)

1. DEFINITIONS

The following terms shall be interpreted as indicated:

- 1.1. "Closing time" means the date and hour specified in the bidding documents for the receipt of bids.
- 1.2. "Contract" means the written agreement entered into between the purchaser and the supplier, as recorded in the contract form signed by the parties, including all attachments and appendices thereto and all documents incorporated by reference therein.
- 1.3. "Contract price" means the price payable to the supplier under the contract for the full and proper performance of his contractual obligations.
- 1.4. "Corrupt practice" means the offering, giving, receiving, or soliciting of anything of value to influence the action of a public official in the procurement process or in contract execution.
- 1.5. "Countervailing duties" are imposed in cases where an enterprise abroad is subsidized by its government and encouraged to market its products internationally
- 1.6. "Country of origin" means the place where the goods were mined, grown or produced or from which the services are supplied. Goods are produced when, through manufacturing, processing or substantial and major assembly of components, a commercially recognized new product results that is substantially different in basic characteristics or in purpose or utility from its components.
- 1.7. "Day" means calendar day.
- 1.8. "Delivery" means delivery in compliance of the conditions of the contract or order.
- 1.9. "Delivery ex stock" means immediate delivery directly from stock actually on hand
- 1.10. "Delivery into consignees store or to his site" means delivered and unloaded in the specified store or depot or on the specified site in compliance with the conditions of the contract or order, the supplier bearing all risks and charges involved until the supplies are so delivered and a valid receipt is obtained.
- 1.11. "Dumping" occurs when a private enterprise abroad market its goods on own initiative in the RSA at lower prices than that of the country of origin and which have the potential to harm the local industries in the RSA.
- 1.12. "Force majeure" means an event beyond the control of the supplier and not involving the supplier's fault or negligence and not foreseeable.
- 1.13. Such events may include, but is not restricted to, acts of the purchaser in its sovereign capacity, wars or revolutions, fires, floods, epidemics, quarantine restrictions and freight embargoes.
- 1.14. "Fraudulent practice" means a misrepresentation of facts in order to influence a procurement process or the execution of a contract to the detriment of any bidder, and includes collusive practice among bidders (prior to or after bid submission) designed to establish bid prices at artificial non-competitive levels and to deprive the bidder of the benefits of free and open competition.
- 1.15. "JBCC" means the Joint Building Contracts Committee.
- 1.16. "Goods" means all of the equipment, machinery, and/or other materials that the supplier is required to supply to the purchaser under the contract.
- 1.17. "Imported content" means that portion of the bidding price represented by the cost of components, parts or materials which have been or are still to be imported (whether by the supplier or his subcontractors) and which costs are inclusive of the costs abroad, plus freight and other direct importation costs such as landing costs, dock dues, import duty, sales duty or other similar tax or duty at the South African place of entry as well as transportation and handling charges to the factory in the Republic where the supplies covered by the bid will be manufactured.



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- 1.18. "Local content" means that portion of the bidding price which is not included in the imported content provided that local manufacture does take place.
 - 1.19. "Manufacture" means the production of products in a factory using labor, materials, components and machinery and includes other related value-adding activities.
 - 1.20. "Order" means an official written order issued for the supply of goods or works or the rendering of a service.
 - 1.21. "Project site" where applicable, means the place indicated in bidding documents.
 - 1.22. "Purchaser" means the organization purchasing the goods.
 - 1.23. "Republic" means the Republic of South Africa.
 - 1.24. "SCC" means the Special Conditions of Contract.
 - 1.25. "Services" means those functional services ancillaries to the supply of the goods, such as transportation and any other incidental services, such as installation, commissioning, provision of technical assistance, training, catering, gardening, security, maintenance and other such obligations of the supplier covered under the contract.
 - 1.26. "Supplier" means the successful bidder who is awarded the contract to maintain and administer the required and specified service(s) to the State.
 - 1.27. "Tort" means in breach of contract.
 - 1.28. "Turnkey" means a procurement process where one service provider assumes total responsibility for all aspects of the project and delivers the full end product / service required by the contract.
 - 1.29. "Written" or "in writing" means handwritten in ink or any form of electronic or mechanical writing.

2. Application

- 2.1. These general conditions are applicable to all bids, contracts and orders including bids for functional and professional services, sales, hiring, letting and the granting or acquiring of rights, but excluding immovable property, unless otherwise indicated in the bidding documents.
- 2.2. Where applicable, special conditions of contract are also laid down to cover specific supplies, services or works.
- 2.3. Where such special conditions of contract are in conflict with these general conditions, the special conditions shall apply.

3. General

- 3.1. Unless otherwise indicated in the bidding documents, the purchaser shall not be liable for any expense incurred in the preparation and submission of a bid. Where applicable a non-refundable fee for documents may be charged.
- 3.2. Tenderers who previously bought the bid document in February/April 2025 and attended the clarification meeting in March/May 2025, will be exempted from paying the fee for the revised tender document. Proof of payment and attendance register required
- 3.3. Invitations to bid are usually published in locally distributed news media and on the municipality / municipal entity website.

4. Standards

- 4.1. The goods supplied shall conform to the standards mentioned in the bidding documents and specifications.

5. Use of contract documents and information; inspection.

- 5.1. The supplier shall not, without the purchaser's prior written consent, disclose the contract, or any provision thereof, or any specification, plan, drawing, pattern, sample, or information furnished by or on behalf of the purchaser in connection therewith, to any person other than a person employed by the supplier in the performance of the contract. Disclosure to any such employed person shall



be made in confidence and shall extend only as far as may be necessary for purposes of such performance.

- 5.2. The supplier shall not, without the purchaser's prior written consent, make use of any document or information mentioned in JBCC clause 5.1 except for purposes of performing the contract.
- 5.3. Any document, other than the contract itself mentioned in JBCC clause 5.1 shall remain the property of the purchaser and shall be returned (all copies) to the purchaser on completion of the supplier's performance under the contract if so required by the purchaser.
- 5.4. The supplier shall permit the purchaser to inspect the supplier's records relating to the performance of the supplier and to have them audited by auditors appointed by the purchaser, if so required by the purchaser.

6. Patent rights

- 6.1. The supplier shall indemnify the purchaser against all third-party claims of infringement of patent, trademark, or industrial design rights arising from use of the goods or any part thereof by the purchaser.
- 6.2. When a supplier developed documentation / projects for the municipality / municipal entity, the intellectual, copy and patent rights or ownership of such documents or projects will vest in the municipality / municipal entity.

7. Performance security

- 7.1. Within thirty (30) days of receipt of the notification of contract award, the successful bidder shall furnish to the purchaser the performance security of the amount specified in SCC.
- 7.2. The proceeds of the performance security shall be payable to the purchaser as compensation for any loss resulting from the supplier's failure to complete his obligations under the contract.
- 7.3. The performance security shall be denominated in the currency of the contract or in a freely convertible currency acceptable to the purchaser and shall be in one of the following forms:
 - 7.3.1. bank guarantee or an irrevocable letter of credit issued by a reputable bank located in the purchaser's country or abroad, acceptable to the purchaser, in the form provided in the bidding documents or another form acceptable to the purchaser; or
 - 7.3.2. a cashier's or certified cheque
- 7.4. The performance security will be discharged by the purchaser and returned to the supplier not later than thirty (30) days following the date of completion of the supplier's performance obligations under the contract, including any warranty obligations, unless otherwise specified.

8. Inspections, tests and analyses

- 8.1. All pre-bidding testing will be for the account of the bidder. If it is a bid condition that supplies to be produced or services to be rendered should at any stage during production or execution or on completion be subject to inspections tests and analysis, the bidder or contractor's premises shall be open, at all reasonable hours, for inspection by a representative of the purchaser or an organization acting on behalf of the purchaser.
- 8.2. If there are no inspection requirements indicated in the bidding documents and no mention is made in the contract, but during the contract period it is decided that inspections shall be carried out, the purchaser shall itself make the necessary arrangements, including payment arrangements with the testing authority concerned.
- 8.3. If the inspections, tests and analyses referred to in clauses 8.2 and 8.3 show the goods to be in accordance with the contract requirements, the cost of the inspections, tests and analyses shall be defrayed by the purchaser.
- 8.4. Where the goods or services referred to in clauses 8.2 and 8.3 do not comply with the contract requirements, irrespective of whether such goods or services are accepted or not, the cost in connection with these inspections, tests or analyses shall be defrayed by the supplier.



8.5. Supplies and services which are referred to in clauses 8.2 and 8.3 and which do not comply with the contract requirements may be rejected.

8.6. Any contract goods may on or after delivery be inspected, tested or analyzed and may be rejected if found not to comply with the requirements of the contract. Such rejected goods shall be held at the cost and risk of the supplier who shall, when called upon, remove them immediately at his own cost and forthwith substitute them with goods which do comply with the requirements of the contract. Failing such removal the rejected goods shall be returned at the suppliers cost and risk. Should the supplier fail to provide the substitute goods forthwith, the purchaser may, without giving the supplier further opportunity to substitute the rejected goods, purchase such goods as may be necessary at the expense of the supplier.

8.7. The provisions of clauses 8.4 to 8.7 shall not prejudice the right of the purchaser to cancel the contract on account of a breach of the conditions thereof, or to act in terms of Clause 22 of JBCC.

9. Packing

9.1. The supplier shall provide such packing of the goods as is required to prevent their damage or deterioration during transit to their final destination, as indicated in the contract. The packing shall be sufficient to withstand, without limitation, rough handling during transit and exposure to extreme temperatures, salt and precipitation during transit, and open storage. Packing, case size and weights shall take into consideration, where appropriate, the remoteness of the goods' final destination and the absence of heavy handling facilities at all points in transit.

9.2. The packing, marking, and documentation within and outside the packages shall comply strictly with such special requirements as shall be expressly provided for in the contract, including additional requirements, and in any subsequent instructions ordered by the purchaser.

10. Delivery

Delivery of the goods shall be made by the supplier in accordance with the documents and terms specified in the contract. The details of shipping and/or other documents to be furnished by the supplier are specified.

11. Insurance

The goods supplied under the contract shall be fully insured in a freely convertible currency against loss or damage incidental to manufacture or acquisition, transportation, storage and delivery in the manner specified.

12. Transportation

Should a price other than an all-inclusive delivered price be required, this shall be specified.

13. Incidental

13.1. The supplier may be required to provide any or all of the following services, including additional services, if any:

13.1.1. performance or supervision of on-site assembly and/or commissioning of the supplied goods;

13.1.2. furnishing of tools required for assembly and/or maintenance of the supplied goods;

13.1.3. furnishing of a detailed operations and maintenance manual for each appropriate unit of the supplied goods;

13.1.4. performance or supervision or maintenance and/or repair of the supplied goods, for a period of time agreed by the parties, provided that this service shall not relieve the supplier of any warranty obligations under this contract; and

13.1.5. training of the purchaser's personnel, at the supplier's plant and/or on-site, in assembly, start-up, operation, maintenance, and/or repair of the supplied goods.



13.2. Prices charged by the supplier for incidental services, if not included in the contract price for the goods, shall be agreed upon in advance by the parties and shall not exceed the prevailing rates charged to other parties by the supplier for similar services.

14. Spare parts

14.1. As specified, the supplier may be required to provide any or all of the following materials, notifications, and information pertaining to spare parts manufactured or distributed by the supplier:

14.1.1. such spare parts as the purchaser may elect to purchase from the supplier, provided that this election shall not relieve the supplier of any warranty obligations under the contract; and;

14.1.2. in the event of termination of production of the spare parts:

14.1.2.1. advance notification to the purchaser of the pending termination, in sufficient time to permit the purchaser to procure needed requirements; and

14.1.2.2. following such termination, furnishing at no cost to the purchaser, the blueprints, drawings, and specifications of the spare parts, if requested.

15. Warranty

15.1. The supplier warrants that the goods supplied under the contract are new, unused, of the most recent or current models, and that they incorporate all recent improvements in design and materials unless provided otherwise in the contract. The supplier further warrants that all goods supplied under this contract shall have no defect, arising from design, materials, or workmanship (except when the design and/or material is required by the purchaser's specifications) or from any act or omission of the supplier, that may develop under normal use of the supplied goods in the conditions prevailing in the country of final destination.

15.2. This warranty shall remain valid for twelve (12) months after the goods, or any portion thereof as the case may be, have been delivered to and accepted at the final destination indicated in the contract, or for eighteen (18) months after the date of shipment from the port or place of loading in the source country, whichever period concludes earlier, unless specified otherwise in SCC.

15.3. The purchaser shall promptly notify the supplier in writing of any claims arising under this warranty.

15.4. Upon receipt of such notice, the supplier shall, within the period specified in SCC and with all reasonable speed, repair or replace the defective goods or parts thereof, without costs to the purchaser.

15.5. If the supplier, having been notified, fails to remedy the defect(s) within the period specified, the purchaser may proceed to take such remedial action as may be necessary, at the supplier's risk and expense and without prejudice to any other rights which the purchaser may have against the supplier under the contract.

16. Payment

16.1. The method and conditions of payment to be made to the supplier under this contract shall be specified.

16.2. The supplier shall furnish the purchaser with an invoice accompanied by a copy of the delivery note and upon fulfillment of other obligations stipulated in the contract.

16.3. Payments shall be made by the purchaser **no later than thirty (30) days** after submission of an **invoice, statement** or claim by the supplier.

16.4. Payment will be made in Rand unless otherwise stipulated.

17. Prices

Prices charged by the supplier for goods delivered and services performed under the contract shall not vary from the prices quoted by the supplier in his bid, with the exception of any price adjustments authorized or in the purchaser's request for bid validity extension, as the case may be.



18. Variation orders

In cases where the estimated value of the envisaged changes in purchase does not vary more than 15% of the total value of the original contract, the contractor may be instructed to deliver the goods or render the services as such. In cases of measurable quantities, the contractor may be approached to reduce the unit price and such offers, may be accepted provided that there is no escalation in price.

19. Assignment

The supplier shall not assign, in whole or in part, its obligations to perform under the contract, except with the purchaser's prior written consent.

20. Subcontracts

The supplier shall notify the purchaser in writing of all subcontracts awarded under this contract, if not already specified in the bid. Such notification, in the original bid or later, shall not relieve the supplier from any liability or obligation under the contract.

21. Delays in the supplier's performance

21.1. Delivery of the goods and performance of services shall be made by the supplier in accordance with the time schedule prescribed by the purchaser in the contract.

21.2. If at any time during performance of the contract, the supplier or its subcontractor(s) should encounter conditions impeding timely delivery of the goods and performance of services, the supplier shall promptly notify the purchaser in writing of the fact of the delay, its likely duration and its cause(s). As soon as practicable after receipt of the supplier's notice, the purchaser shall evaluate the situation and may at his discretion extend the supplier's time for performance, with or without the imposition of penalties, in which case the extension shall be ratified by the parties by amendment of contract.

21.3. The right is reserved to procure outside of the contract small quantities or to have minor essential services executed if an emergency arises, the supplier's point of supply is not situated at or near the place where the supplies are required, or the supplier's services are not readily available.

21.4. Except as provided under JBCC Clause 25, a delay by the supplier in the performance of its delivery obligations shall render the supplier liable to the imposition of penalties, pursuant to JBCC Clause 22, unless an extension of time is agreed upon pursuant to JBCC Clause 22 without the application of penalties.

21.5. Upon any delay beyond the delivery period in the case of a supplies contract, the purchaser shall, without cancelling the contract, be entitled to purchase supplies of a similar quality and up to the same quantity in substitution of the goods not supplied in conformity with the contract and to return any goods delivered later at the supplier's expense and risk, or to cancel the contract and buy such goods as may be required to complete the contract and without prejudice to his other rights, be entitled to claim damages from the supplier.

22. Penalties

Subject to JBCC Clause 25, if the supplier fails to deliver any or all of the goods or to perform the services within the period(s) specified in the contract, the purchaser shall, without prejudice to its other remedies under the contract, deduct from the contract price, as a penalty, a sum calculated on the delivered price of the delayed goods or unperformed services using the current prime interest rate calculated for each day of the delay until actual delivery or performance. The purchaser may also consider termination of the contract pursuant to JBCC Clause 23.

23. Termination for default

23.1. The purchaser, without prejudice to any other remedy for breach of contract, by written notice of default sent to the supplier, may terminate this contract in whole or in part:

23.1.1. if the supplier fails to deliver any or all of the goods within the period(s) specified in the contract, or within any extension thereof granted by the purchaser pursuant to JBCC Clause 21.2;

23.1.2. if the Supplier fails to perform any other obligation(s) under the contract; or



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- 23.1.3. if the supplier, in the judgment of the purchaser, has engaged in corrupt or fraudulent practices in competing for or in executing the contract.
- 23.2. In the event the purchaser terminates the contract in whole or in part, the purchaser may procure, upon such terms and in such manner as it deems appropriate, goods, works or services similar to those undelivered, and the supplier shall be liable to the purchaser for any excess costs for such similar goods, works or services. However, the supplier shall continue performance of the contract to the extent not terminated.
- 23.3. Where the purchaser terminates the contract in whole or in part, the purchaser may decide to impose a restriction penalty on the supplier by prohibiting such supplier from doing business with the public sector for a period not exceeding 10 years.
- 23.4. If a purchaser intends imposing a restriction on a supplier or any person associated with the supplier, the supplier will be allowed a time period of not more than fourteen (14) days to provide reasons why the envisaged restriction should not be imposed. Should the supplier fail to respond within the stipulated fourteen (14) days the purchaser may regard the supplier as having no objection and proceed with the restriction.
- 23.5. Any restriction imposed on any person by the purchaser will, at the discretion of the purchaser, also be applicable to any other enterprise or any partner, manager, director or other person who wholly or partly exercises or exercised or may exercise control over the enterprise of the first-mentioned person, and with which enterprise or person the first-mentioned person, is or was in the opinion of the purchaser actively associated.
- 23.6. If a restriction is imposed, the purchaser must, within five (5) working days of such imposition, furnish the National Treasury, with the following information:
- 23.6.1. the name and address of the supplier and / or person restricted by the purchaser;
 - 23.6.2. the date of commencement of the restriction
 - 23.6.3. the period of restriction; and
 - 23.6.4. the reasons for the restriction.
- These details will be loaded in the National Treasury's central database of suppliers or persons prohibited from doing business with the public sector.
- 23.7. If a court of law convicts a person of an offence as contemplated in sections 12 or 13 of the Prevention and Combating of Corrupt Activities Act, No. 12 of 2004, the court may also rule that such person's name be endorsed on the Register for Tender Defaulters. When a person's name has been endorsed on the Register, the person will be prohibited from doing business with the public sector for a period not less than five years and not more than 10 years. The National Treasury is empowered to determine the period of restriction and each case will be dealt with on its own merits. According to section 32 of the Act the Register must be open to the public. The Register can be perused on the National Treasury website.

24. Anti-dumping and countervailing duties and rights

When, after the date of bid, provisional payments are required, or antidumping or countervailing duties are imposed, or the amount of a provisional payment or anti-dumping or countervailing right is increased in respect of any dumped or subsidized import, the State is not liable for any amount so required or imposed, or for the amount of any such increase. When, after the said date, such a provisional payment is no longer required or any such anti-dumping or countervailing right is abolished, or where the amount of such provisional payment or any such right is reduced, any such favourable difference shall on demand be paid forthwith by the contractor to the State or the State may deduct such amounts from moneys (if any) which may otherwise be due to the contractor in regard to supplies or services which he delivered or rendered, or is to deliver or render in terms of the contract or any other contract or any other amount which may be due to him.

25. Force Majeure

- 25.1. Notwithstanding the provisions of JBCC Clauses 22 and 23, the supplier shall not be liable for forfeiture of its performance security, damages, or termination for default if and to the extent that



his delay in performance or other failure to perform his obligations under the contract is the result of an event of force majeure.

25.2. If a force majeure situation arises, the supplier shall promptly notify the purchaser in writing of such condition and the cause thereof. Unless otherwise directed by the purchaser in writing, the supplier shall continue to perform its obligations under the contract as far as is reasonably practical, and shall seek all reasonable alternative means for performance not prevented by the force majeure event.

26. Termination for insolvency

The purchaser may at any time terminate the contract by giving written notice to the supplier if the supplier becomes bankrupt or otherwise insolvent. In this event, termination will be without compensation to the supplier, provided that such termination will not prejudice or affect any right of action or remedy which has accrued or will accrue thereafter to the purchaser.

27. Settlement of Disputes

27.1. If any dispute or difference of any kind whatsoever arises between the purchaser and the supplier in connection with or arising out of the contract, the parties shall make every effort to resolve amicably such dispute or difference by mutual consultation.

27.2. If, after thirty (30) days, the parties have failed to resolve their dispute or difference by such mutual consultation, then either the purchaser or the supplier may give notice to the other party of his intention to commence with mediation. No mediation in respect of this matter may be commenced unless such notice is given to the other party.

27.3. Should it not be possible to settle a dispute by means of mediation, it may be settled in a South African court of law.

27.4. Notwithstanding any reference to mediation and/or court proceedings herein,

27.4.1. the parties shall continue to perform their respective obligations under the contract unless they otherwise agree; and

27.4.2. the purchaser shall pay the supplier any monies due for goods delivered and / or services rendered according to the prescripts of the contract.

28. Limitation of liability

28.1. Except in cases of criminal negligence or willful misconduct, and in the case of infringement pursuant to Clause 6;

28.1.1. the supplier shall not be liable to the purchaser, whether in contract, tort, or otherwise, for any indirect or consequential loss or damage, loss of use, loss of production, or loss of profits or interest costs, provided that this exclusion shall not apply to any obligation of the supplier to pay penalties and/or damages to the purchaser; and

28.1.2. the aggregate liability of the supplier to the purchaser, whether under the contract, in tort or otherwise, shall not exceed the total contract price, provided that this limitation shall not apply to the cost of repairing or replacing defective equipment

29. Governing language

The contract shall be written in English. All correspondence and other documents pertaining to the contract that is exchanged by the parties shall also be written in English.

30. Applicable law

The contract shall be interpreted in accordance with South African laws, unless otherwise specified.

31. Notices

31.1. Every written acceptance of a bid shall be posted to the supplier concerned by registered or certified mail and any other notice to him shall be posted by ordinary mail to the address furnished in his bid or to the address notified later by him in writing and such posting shall be deemed to be proper service of such notice



31.2. The time mentioned in the contract documents for performing any act after such aforesaid notice has been given, shall be reckoned from the date of posting of such notice.

32. Taxes and duties

32.1. A foreign supplier shall be entirely responsible for all taxes, stamp duties, license fees, and other such levies imposed outside the purchaser's country.

32.2. A local supplier shall be entirely responsible for all taxes, duties, license fees, etc., incurred until delivery of the contracted goods to the purchaser.

32.3. No contract shall be concluded with any bidder whose tax matters are not in order. Prior to the award of a bid SARS must have certified that the tax matters of the preferred bidder are in order.

32.4. No contract shall be concluded with any bidder whose municipal rates and taxes and municipal services charges are in arrears.

33. Transfer of contracts

The contractor shall not abandon, transfer, cede, assign or sublet a contract or part thereof without the written permission of the purchaser.

34. Amendment of contracts

No agreement to amend or vary a contract or order or the conditions, stipulations or provisions thereof shall be valid and of any force unless such agreement to amend or vary is entered into in writing and signed by the contracting parties. Any waiver of the requirement that the agreement to amend or vary shall be in writing, shall also be in writing.

35. Prohibition of restrictive practices.

35.1. In terms of section 4 (1) (b) (iii) of the Competition Act No. 89 of 1998, as amended, an agreement between, or concerted practice by, firms, or a decision by an association of firms, is prohibited if it is between parties in a horizontal relationship and if a bidder(s) is / are or a contractor(s) was / were involved in collusive bidding.

35.2. If a bidder(s) or contractor(s) based on reasonable grounds or evidence obtained by the purchaser has / have engaged in the restrictive practice referred to above, the purchaser may refer the matter to the Competition Commission for investigation and possible imposition of administrative penalties as contemplated in section 59 of the Competition Act No 89 Of 1998.

35.3. If a bidder(s) or contractor(s) has / have been found guilty by the Competition Commission of the restrictive practice referred to above, the purchaser may, in addition and without prejudice to any other remedy provided for, invalidate the bid(s) for such item(s) offered, and / or terminate the contract in whole or part, and / or restrict the bidder(s) or contractor(s) from conducting business with the public sector for a period not exceeding ten (10) years and / or claim damages from the bidder(s) or contractor(s) concerned.

Joint Building Contracts Committee (Edition 6.2, 2018)



8. GENERAL CONDITIONS OF TENDER

1. Sealed tenders, with the “**Tender Number and Title**” clearly endorsed on the envelope, must be deposited in the **tender box** at the offices of the Stellenbosch Municipality, Plein Street, Stellenbosch.
2. The tender must be lodged by the Tenderer in the tender box in the Main Hall Entrance, Stellenbosch Municipal Offices, Plein Street, Stellenbosch

PLEASE NOTE:

- 2.1. Tenders that are deposited in the incorrect box will not be considered.
 - 2.2. Mailed, telegraphic or faxed tenders will not be accepted.
 - 2.3. Documents may only be completed in non-erasable ink.
 - 2.4. The use of correction fluid/tape is not allowed.
 - 2.4.1. In the event of a mistake having been made, it shall be crossed out in ink and be accompanied by an initial at each and every alteration.
 - 2.4.2. Alterations or deletions not signed by the Tenderer may render the tender invalid.
 - 2.5. All bids must be submitted in writing on the official forms supplied (not to be re-typed)
 - 2.6. All prices shall be quoted in South African currency and be **INCLUSIVE of VAT**.
- 3. Where the value of an intended contract (or company turnover) will exceed R1 000 000, 00 (R1 million) it is the bidder's responsibility to be registered with the South African Revenue Service (SARS) for VAT purposes in order to be able to issue tax invoices. The municipality will deem the price above R 1 000 000,00 (R1 million) to be VAT inclusive even if it is indicated that no VAT is charged. Please ensure that provision is made for VAT in these instances. The TOTAL price tendered will remain fixed.**
- 3.1 It is a requirement of this contract that the amount of value-added tax (VAT) must be shown clearly on each invoice.
 - 3.2 The amended Value-Added Tax Act requires that a Tax Invoice for supplies in excess of R3 000 should, in addition to the other required information, also disclose the VAT registration number of the recipient, with effect from 1 March 2005. The VAT registration number of the Stellenbosch Municipality is **4700102181**.
- 3 Any Tender received after the appointed time for the closing of Tenders shall not be considered but shall be filed unopened with the other Tenders received or may be returned to the Tenderer at his request.
 - 4 Tenders may not be telefaxed to the Municipality and therefore any tenders received by fax will **not** be considered.
 - 5 Tenders shall be opened in public at the Stellenbosch Municipal Offices as soon as possible after the closing time for the receipt of tenders.
 - 6 The Municipality shall have the right to summarily disqualify any Tenderer who, either at the date of submission of this tender or at the date of its award, is indebted to the Municipality in respect of any rental, levies, rates and/or service charges; **ALTERNATIVELY**;
 - 6.1 That an agreement be signed whereby the Tenderer agrees that a percentage or fixed amount at the discretion of the Municipality, be deducted from payments due to him for this tender, until the debt is paid in full.
 - 6.2 The tenderer shall declare **all** the Municipal account numbers in the Stellenbosch Area for which the enterprise or the proprietors or directors in their personal capacity is/ are responsible or co-responsible.



7. Negotiations for a fair market related price

7.1 The award of the tender may be subject to price negotiation with the preferred tenderers.

8 This bid will be evaluated and adjudicated according to the following criteria:

- 8.1 Relevant specifications
- 8.2 Value for money
- 8.3 Capability to execute the contract
- 8.4 PPPFA & associated regulations

9 Service Level Agreement

The award of the tender is subject to the signing of a Service Level Agreement (SLA) between the successful bidder and Stellenbosch Municipality.

10 Inclusion as a standard clause in the tender specification documents where any asset is constructed (delete whichever is not applicable)

On practical completion date, a report or certificate should be issued indicating the total costs of the project attributable to each significant component as identified within the lowest asset hierarchy level (4) as specified within the infrastructure catalogue or Annexure A of the Stellenbosch Municipality's asset management policy as approved in 2014, if not contained in the catalogue.

Where a tender runs over more than one financial year (therefore not concluded by 30 June of a year) the following provision must be included in the consultant's project management agreement – it therefore forms part of the consultant's responsibilities:

Inclusion in contract with consultants

If construction is still in progress over the year-end period of the Stellenbosch Municipality, being 30 June of each year, the Municipality should be furnished with a report / certificate at year-end (30 June), which details (a) The cumulative expenditure incurred up to 30 June for the project. (b) any details if the project is taking a significant longer period of time to complete than expected, including reasons for any delays. (c) details where construction or development has been halted either during the current or previous reporting period(s), including reasons for halting the construction or development of the asset/project.

11 Centralised Supplier Database

No Bids will be awarded to a bidder who is not registered on the Centralized Supplier Database (CSD).

The CSD supplier number starting with (MAAA) number is automatically generated by the Central Database System after successful registration and validation of a prospective service provider. This number is now a mandatory requirement, as referred to in regulation 14(1) (b) of the Municipal Supply Chain Management Regulations, as part of the listing criteria for accrediting a prospective service provider. Prospective suppliers should self – register on the CSD website at www.csd.gov.za Registration on the CSD will be compulsory in order to conduct business with the STELLENBOSCH MUNICIPALITY. Assistance with CSD Registration can be provided by contacting 021 808 8594 or Nicolene.Hamilton@stellenbosch.gov.za

Centralized Supplier Database No. MAAA.....



9. SPECIAL CONDITIONS OF CONTRACT (If applicable)

Settlement of Disputes:

Should the parties fail to resolve any dispute by way of mutual consultation, either party shall be entitled to refer the matter for mediation. Such referral shall be done by either party giving written notice to the other of its intention to commence with mediation. No mediation may be commenced unless such notice is given to the other party.

Irrespective whether the mediation resolves the dispute, the parties shall bear their own costs concerning the mediation and share the costs of the mediator and related costs equally.

Where the parties reach settlement of the dispute or any part thereof, the mediator shall record such agreement and on signing thereof by the parties the agreement shall be final and binding.

Save for reference to any portion of any settlement or decision which has been agreed to be final and binding on the parties, no reference shall be made by or on behalf of either party in any subsequent court proceedings, to any outcome of an amicable settlement by mutual consultation, or the fact that any particular evidence was given, or to any submission, statement or admission made in the course of amicable settlement by mutual consultation or mediation.

If the parties cannot reach an agreement, the Mediator must refer the matter to Arbitration.

Arbitration

Arbitrator will be appointed by mutual agreement as per the provisions of the Arbitration Act of 1965 as amended, nominated from the Association of Arbitrators (Southern Africa).

The Arbitrator must be a legal practitioner with more than 10 years legal experience. Must have a good knowledge of the Municipal Finance Management Act and other relevant Municipal Legislation, and may in addition be qualified in respect of the main nature of the Contract (Engineer, Quantity Surveyor, Accountant, etc.).

The Arbitrator shall hear arguments both in writing and oral representations and parties shall have the right to contend the position of the other party and shall have the right to defend its own position.

The ruling of the Arbitrator shall be executed, but the matter may thereafter be defended in court if parties still do not agree.



10. MBD 4 – DECLARATION OF INTEREST

1. No bid will be accepted from persons in the service of the state¹.
2. Any person, having a kinship with persons in the service of the state, including a blood relationship, may make an offer or offers in terms of this invitation to bid. In view of possible allegations of favouritism, should the resulting bid, or part thereof, be awarded to persons connected with or related to persons in service of the state, it is required that the bidder or their authorised representative declare their position in relation to the evaluating/adjudicating authority and/or take an oath declaring his/her interest.
3. In order to give effect to the above, the following questionnaire must be completed and submitted with the bid:

3.1.	Full Name of bidder or his or her representative				
3.2.	Identity Number				
3.3.	Position occupied in the Company (director, shareholder ² etc.)				
3.4.	Company Registration Number				
3.5.	Tax Reference Number				
3.6.	VAT Registration Number				

3.7.	Are you presently in the service of the state?	YES		NO	
3.7.1.	If so, furnish particulars:				
3.8.	Have you been in the service of the state for the past twelve months?	YES		NO	
3.8.1.	If so, furnish particulars:				

¹ MSCM Regulations: "in the service of the state" means to be –

- a. a member of –
 - i. any municipal council;
 - ii. any provincial legislature; or
 - iii. the National Assembly or the National Council of Provinces;
- b. a member of the board of directors of any municipal entity;
- c. an official of any municipality or municipal entity;
- d. an employee of any national or provincial department, national or provincial public entity or constitutional institution within the meaning of the Public Finance Management Act, 1999 (Act No.1 of 1999);
- e. an executive member of the accounting authority of any national or provincial public entity; or
- f. an employee of Parliament or a provincial legislature.

² "Shareholder" means a person who owns shares in the company and is actively involved in the management of the company or business and exercises control over the company.



3.9.	Do you have any relationship (family, friend, other) with persons in the service of the state and who may be involved with the evaluation and or adjudication of this bid?	YES		NO
3.9.1.	If so, furnish particulars:			
3.10.	Are you aware of any relationship (family, friend, other) between a bidder and any persons in the service of the state who may be involved with the evaluation and or adjudication of this bid?	YES		NO
3.10.1.	If so, furnish particulars:			
3.11.	Are any of the company's directors, managers, principal shareholders or stakeholders in the service of the state?	YES		NO
3.11.1.	If so, furnish particulars:			
3.12.	Is any spouse, child or parent of the company's directors, managers, principal shareholders or stakeholders in the service of the state?	YES		NO
3.12.1.	If so, furnish particulars:			
3.13.	Do you or any of the directors, trustees, managers, principal shareholders, or stakeholders of this company have any interest in any other related companies or business whether or not they are bidding for this contract?	YES		NO
3.13.1.	If so, furnish particulars:			



3.14.	Please provide the following information on ALL directors/shareholders/trustees/members below:		
Full Name and Surname	Identity Number	Personal Income Tax Number	Provide State ³ Employee Number

<p>NB:</p> <p>a) PLEASE ATTACH CERTIFIED COPY(IES) OF ID DOCUMENT(S)</p> <p>b) PLEASE PROVIDE PERSONAL INCOME TAX NUMBERS FOR ALL DIRECTORS / SHAREHOLDERS / TRUSTEES / MEMBERS, ETC.</p>
--

4. DECLARATION

I, the undersigned (name) _____, certify that the information furnished in paragraph 3 above is correct.

I accept that the state may act against me should this declaration prove to be false.

SIGNATURE		DATE	
NAME OF SIGNATORY			
POSITION			
NAME OF COMPANY			

³ MSCM Regulations: "in the service of the state" means to be –

- a. a member of –
 - i. any municipal council;
 - ii. any provincial legislature; or
 - iii. the National Assembly or the National Council of Provinces;
- b. a member of the board of directors of any municipal entity;
- c. an official of any municipality or municipal entity;
- d. an employee of any national or provincial department, national or provincial public entity or constitutional institution within the meaning of the Public Finance Management Act, 1999 (Act No.1 of 1999);
- e. an executive member of the accounting authority of any national or provincial public entity; or
- f. an employee of Parliament or a provincial legislature.



11. MBD5 – DECLARATION FOR PROCUREMENT ABOVE R10 MILLION (VAT INCLUDED)

For all procurement expected to exceed R10 million (VAT included), bidders must complete the following questionnaire:

1. Are you by law required to prepare annual financial statements for auditing?	YES		NO	
1.1. If yes, submit audited annual financial statements for the past three years or since the date of establishment if established during the past three years.				
2. Do you have any outstanding undisputed commitments for municipal services towards a municipality or any other service provider in respect of which payment is overdue for more than 30 days?	YES		NO	
2.1. If no, this serves to certify that the bidder has no undisputed commitments for municipal services towards a municipality or other service provider in respect of which payment is overdue for more than 30 days.				
2.2. If yes, provide particulars.				
3. Has any contract been awarded to you by an organ of state during the past five years, including particulars of any material non-compliance or dispute concerning the execution of such contract?	YES		NO	
3.1. If yes, furnish particulars				
4. Will any portion of goods or services be sourced from outside the Republic, and, if so, what portion and whether any portion of payment from the municipality / municipal entity is expected to be transferred out of the Republic?	YES		NO	
4.1 If yes, furnish particulars				
CERTIFICATION I, the undersigned (name) _____, certify that the information furnished on this declaration form is correct. I accept that the state may act against me should this declaration prove to be false.				
SIGNATURE		DATE		
NAME (PRINT)				
CAPACITY				
NAME OF FIRM				



12. MBD6.1 – PREFERENCE POINTS CLAIM FORM IN TERMS OF THE PREFERENTIAL PROCUREMENT REGULATIONS 2022 – PURCHASES/SERVICES 80/20

NB:

Before completing this form, bidders must study the general conditions, definitions and directives applicable in respect of B-BBEE, as prescribed in the Preferential Procurement Regulations, 16 January 2023 and the Stellenbosch Preferential Procurement Policy 2025/2026

This preference form must form part of all bids invited. It contains general information and serves as a claim form for preference points for Broad-Based Black Economic Empowerment (B-BBEE) Status Level of Contribution and any other applicable preference

1. GENERAL CONDITIONS

1.1 The following preference point systems are applicable to all bids:

- the 80/20 system for requirements with a Rand value of up to R50 000 000 (all applicable taxes included); and

1.2

- a) The value of this bid is estimated to **exceed** R50 000 000 (all applicable taxes included) and therefore the **80/20** (delete whichever is not applicable for this tender) preference point system shall be applicable; or

1.3 Points for this bid shall be awarded for:

- (a) Price;
- (b) B-BBEE Status Level of Contributor. and
- (c) Locality of supplier

1.4 The maximum points for this bid are allocated as follows:

	POINTS
PRICE	80
B-BBEE STATUS LEVEL OF CONTRIBUTOR	10
LOCALITY (See definitions)	10
Total points for Price, BBEE and Locality (must not exceed 100)	100

1.5 Failure on the part of a bidder to submit proof of B-BBEE Status level of contributor together with the bid, will be interpreted to mean that preference points for B-BBEE status level of contribution are not claimed.

1.6 Failure on the part of a bidder to submit proof of Locality together with the bid, will be interpreted to mean that preference points for Locality are not claimed.

1.7 The purchaser reserves the right to require of a bidder, either before a bid is adjudicated or at any time subsequently, to substantiate any claim in regard to preferences, in any manner required by the purchaser.



2. DEFINITIONS

- (a) **“B-BBEE”** means broad-based black economic empowerment as defined in section 1 of the Broad-Based Black Economic Empowerment Act;
- (b) **“B-BBEE status level of contributor”** means the B-BBEE status of an entity in terms of a code of good practice on black economic empowerment, issued in terms of section 9(1) of the Broad-Based Black Economic Empowerment Act;
- (c) **“bid”** means a written offer in a prescribed or stipulated form in response to an invitation by an organ of state for the provision of goods or services, through price quotations, advertised competitive bidding processes or proposals;
- (d) **“Broad-Based Black Economic Empowerment Act”** means the Broad-Based Black Economic Empowerment Act, 2003 (Act No. 53 of 2003);
- (e) **“EME”** means an Exempted Micro Enterprise in terms of a code of good practice on black economic empowerment issued in terms of section 9 (1) of the Broad-Based Black Economic Empowerment Act;
- (f) **“functionality”** means the ability of a tenderer to provide goods or services in accordance with specifications as set out in the tender documents.
- (g) **“Locality”** means the local suppliers and/or service providers that business offices are within the Municipal area of Stellenbosch (WC024).
- (h) **“price”** includes all applicable taxes less all unconditional discounts;
- (i) **“Proof of B-BBEE status level of contributor”** means:
 - 1) B-BBEE Status level certificate issued by an authorized body or person;
 - 2) A sworn affidavit as prescribed by the B-BBEE Codes of Good Practice;
 - 3) Any other requirement prescribed in terms of the B-BBEE Act;
- (j) **“QSE”** means a qualifying small business enterprise in terms of a code of good practice on black economic empowerment issued in terms of section 9 (1) of the Broad-Based Black Economic Empowerment Act;
- (k) **“Specific goals”** means specific goals as contemplated in section 2(1)(d) of the Act which may include contracting with persons, or categories of persons, historically disadvantaged by unfair discrimination on the basis of race, gender and disability including the implementation of programmes of the Reconstruction and Development Programme as published in Government Gazette No. 16085 dated 23 November 1994;
- (l) **“rand value”** means the total estimated value of a contract in Rand, calculated at the time of bid invitation, and includes all applicable taxes;



3. FORMULAE FOR PROCUREMENT OF GOODS AND SERVICES

4. POINTS AWARDED FOR PRICE

4.1 THE 80/20 PREFERENCE POINT SYSTEMS

A maximum of 80 points is allocated for price on the following basis:

80/20

$$Ps = 80 \left(1 - \frac{Pt - P_{min}}{P_{min}} \right)$$

Where

- Ps = Points scored for price of bid under consideration
 Pt = Price of bid under consideration
 Pmin = Price of lowest acceptable bid

4.2 FORMULAE FOR DISPOSAL OR LEASING OF STATE ASSETS AND INCOME-GENERATING PROCUREMENT

4.3 POINTS AWARDED FOR PRICE

A maximum of 80 or 90 points is allocated for price on the following basis:

80/20

$$Ps = 80 \left(1 + \frac{Pt - P_{max}}{P_{max}} \right)$$

Where

- Ps = Points scored for price of bid under consideration
 Pt = Price of bid under consideration
 Pmax = Price of highest acceptable bid

5. POINTS AWARDED FOR B-BBEE STATUS LEVEL OF CONTRIBUTOR

- 5.1 In terms of Regulation 4 (2) and 5 (2) of the Preferential Procurement Regulations, preference points must be awarded to a bidder for attaining a specific goal specified for the tender
- 5.2 The tendering conditions will stipulate the specific goals, as contemplated in section 2(1)(d)(ii) of the Preferential Procurement Act, be attained.
- 5.3 A maximum of 20 points (80/20 preference points system) preference points system), must be allocated for specific goals. These goals are :
- (a) contracting with persons, or categories of persons, historically disadvantaged by unfair discrimination on the basis of race, gender or disability;
 - (b) Promotion of enterprises located in the municipal area (WCO24)



- 5.4 Regarding par 5.3 (a) at least 50% of the 20/10 points must be allocated to promote this goal and points will be allocated in terms of the BBEE scorecard as follows.

B-BBEE Level of Contributor	Status	Number of Points for Preference System	Number of Points for 90/10 Preference Points System
1		20	10
2		18	9
3		16	8
4		12	5
5		8	4
6		6	3
7		4	2
8		2	1
Non-compliant contributor		0	0

- 5.5 A tenderer must submit proof of its BBEE status level contributor.
- 5.6 A tenderer failing to submit proof of BBEE status level of contributor –
- 5.6.1 may only score in terms of the 80/90-point formula for price; and
- 5.6.2 scores 0 points out of 10/5 BBEE status level of contributor, which is in line with section 2 (1) (d) (i) of the Act, where the supplier or service provider did not provide proof thereof.
- 5.7 Regarding par 5.3 (b) a maximum of 50% of the 20/10 points must be allocated to promote this goal. Maximum points will be allocated as follows.

Locality of supplier	Number of Points for 80/20 Preference Points System	Number of Points for 90/10 Preference Points System
Within the boundaries of the municipality	10	5
Outside of the boundaries of the municipality	0	0



6. BID DECLARATION

6.1 Bidders who claim points in respect of B-BBEE Status Level of Contribution and/or Locality must complete the following:

7. B-BBEE STATUS LEVEL OF CONTRIBUTOR CLAIMED IN TERMS OF PARAGRAPHS 1.4 AND 4.1

7.1 B-BBEE Status Level of Contributor: . =(maximum of 20 points)

(Points claimed in respect of paragraph 7.1 must be substantiated by relevant proof of B-BBEE status level of contributor.)

7.2 Within the boundaries of Stellenbosch Municipality (WC024)?

YES	☐	NO	☐
-----	--------------------------	----	--------------------------

Business Address -

(Points claimed in respect of paragraph 7.2 must be substantiated by relevant proof that the business premises is situated in the Municipal area of Stellenbosch (WC024). A valid municipal account or proof of valid lease agreement, or sworn affidavit must be attached)

8. SUB-CONTRACTING

8.1 Will any portion of the contract be sub-contracted?

(**Tick applicable box**)

YES	☐	NO	☐
-----	--------------------------	----	--------------------------

8.1.1 If yes, indicate:

- i) What percentage of the contract will be subcontracted.....%
- ii) The name of the sub-contractor.....
- iii) The B-BBEE status level of the sub-contractor.....
- iv) Whether the sub-contractor is an EME or QSE

(**Tick applicable box**)

YES	☐	NO	☐
-----	--------------------------	----	--------------------------

v) Specify, by ticking the appropriate box, if subcontracting with an enterprise

Designated Group: An EME or QSE which is at last 51% owned by:	EME √	QSE √
Black people		
Black people who are youth		
Black people who are women		
Black people with disabilities		
Black people living in rural or underdeveloped areas or townships		
Cooperative owned by black people		



Black people who are military veterans		
OR		
Any EME		
Any QSE		

9. DECLARATION WITH REGARD TO COMPANY/FIRM

9.1 Name of company/firm:.....

9.2 VAT registration number:.....

9.3 Company registration number:.....

9.4 TYPE OF COMPANY/ FIRM

- ☐ Partnership/Joint Venture / Consortium
 - ☐ One person business/sole propriety
 - ☐ Close corporation
 - ☐ Company
 - ☐ (Pty) Limited
- [TICK APPLICABLE BOX]

9.5 DESCRIBE PRINCIPAL BUSINESS ACTIVITIES

.....

.....

.....

9.6 COMPANY CLASSIFICATION

- ☐ Manufacturer
 - ☐ Supplier
 - ☐ Professional service provider
 - ☐ Other service providers, e.g. transporter, etc.
- [TICK APPLICABLE BOX]

9.7 MUNICIPAL INFORMATION

Municipality where business is situated:

Registered Account Number:

Stand Number:.....

9.8 Total number of years the company/firm has been in business:.....

9.9 I/we, the undersigned, who is / are duly authorised to do so on behalf of the company/firm, certify that the points claimed, based on the B-BBE status level of contributor indicated in paragraphs 1.4 and 6.1 of the foregoing certificate, qualifies the company/ firm for the preference(s) shown and I / we acknowledge that:

- i) The information furnished is true and correct;
- ii) The preference points claimed are in accordance with the General Conditions as



indicated in paragraph 1 of this form;

- iii) In the event of a contract being awarded as a result of points claimed as shown in paragraphs 1.4 and 6.1, the contractor may be required to furnish documentary proof to the satisfaction of the purchaser that the claims are correct;
- iv) If the B-BBEE status level of contributor/Locality points has been claimed or obtained on a fraudulent basis or any of the conditions of contract have not been fulfilled, the purchaser may, in addition to any other remedy it may have –
 - (a) disqualify the person from the bidding process;
 - (b) recover costs, losses or damages it has incurred or suffered as a result of that person's conduct;
 - (c) cancel the contract and claim any damages which it has suffered as a result of having to make less favourable arrangements due to such cancellation;
 - (d) recommend that the bidder or contractor, its shareholders and directors, or only the shareholders and directors who acted on a fraudulent basis, be restricted by the National Treasury from obtaining business from any organ of state for a period not exceeding 10 years, after the *audi alteram partem* (hear the other side) rule has been applied; and
 - (e) forward the matter for criminal prosecution.

SIGNATURE OF BIDDER(S):			
WITNESS 1:		WITNESS 2:	
DATE:			
ADDRESS:			



PLEASE COMPLETE IN FULL YOUR OWN AFFIDAVIT TO CLAIM POINTS

SWORN AFFIDAVIT – B-BBEE EXEMPTED MICRO ENTERPRISE – GENERAL (DRAFT EXAMPLE)
(DO NOT USE. USE NEW/APPLICABLE TEMPLATE)

I, the undersigned,

Full name & Surname	
Identity number	

Hereby declare under oath as follows:

1. The contents of this statement are to the best of my knowledge a true reflection of the facts.
2. I am a Member / Director / Owner (**Select one**) of the following enterprise and am duly authorised to act on its behalf: **NB!**

Enterprise Name:	
Trading Name (If Applicable):	
Registration Number:	
Vat Number (If applicable)	
Enterprise Physical Address:	
Type of Entity (CC, (Pty) Ltd, Sole Prop etc.):	
Nature of Business:	
Definition of "Black People"	<p>As per the Broad-Based Black Economic Empowerment Act 53 of 2003 as Amended by Act No 46 of 2013 "Black People" is a generic term which means Africans, Coloureds and Indians –</p> <p>(a) who are citizens of the Republic of South Africa by birth or descent; or</p> <p>(b) who became citizens of the Republic of South Africa by naturalisation-</p> <p>i. before 27 April 1994; or</p> <p>ii. on or after 27 April 1994 and who would have been entitled to acquire citizenship by naturalization prior to that date;"</p>


STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Definition of “Black Designated Groups”	<p>“Black Designated Groups means:</p> <ul style="list-style-type: none"> (a) unemployed black people not attending and not required by law to attend an educational institution and not awaiting admission to an educational institution; (b) Black people who are youth as defined in the National Youth Commission Act of 1996; (c) Black people who are persons with disabilities as defined in the Code of Good Practice on employment of people with disabilities issued under the Employment Equity Act; (d) Black people living in rural and under developed areas; (e) Black military veterans who qualifies to be called a military veteran in terms of the Military Veterans Act 18 of 2011;”
--	---



3. I hereby declare under Oath that:

- The Enterprise is _____% Black Owned using the flow-through principle as per Amended Code Series 100 of the Amended Codes of Good Practice issued under section 9 (1) of B-BBEE Act No 53 of 2003 as Amended by Act No 46 of 2013,
- The Enterprise is _____% Black Female Owned as per Amended Code Series 100 of the Amended Codes of Good Practice issued under section 9 (1) of B-BBEE Act No 53 of 2003 as Amended by Act No 46 of 2013,
- The Enterprise is _____% Black Designated Group Owned as per Amended Code Series 100 of the Amended Codes of Good Practice issued under section 9 (1) of B-BBEE Act No 53 of 2003 as Amended by Act No 46 of 2013,
- Black Designated Group Owned % Breakdown as per the definition stated above:
 - Black Youth % = _____%
 - Black Disabled % = _____%
 - Black Unemployed % = _____%
 - Black People living in Rural areas % = _____%
 - Black Military Veterans % = _____%
- Based on the Audited Financial Statements/Financial Statements and other information available on the latest financial year-end of _____ (DD/MM/YYYY), the annual Total Revenue was R10,000,000.00 (Ten Million Rands) or less
- Please Confirm on the below table the B-BBEE Level Contributor, **by ticking the applicable box.**

NB!

100% Black Owned	Level One (135% B-BBEE procurement recognition level)	
At least 51% Black Owned	Level Two (125% B-BBEE procurement recognition level)	
Less than 51% Black Owned	Level Four (100% B-BBEE procurement recognition level)	

4. I know and understand the contents of this affidavit and I have no objection to take the prescribed oath and consider the oath binding on my conscience and on the Owners of the Enterprise which I represent in this matter.
5. The sworn affidavit will be valid for a period of 12 months from the date signed by commissioner.

Deponent Signature: _____

Date : _____

NB! ORIGINALLY CERTIFIED/ NOT COPY

Commissioner of Oaths
Signature & stamp



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Date:

EXAMPLE OF POINT SCORING AND ALLOCATION OF PREFERENCE POINTS (80/20) WHERE LOCALITY AS A GOAL IS INCLUDED. STELLENBOSCH PREFERENTIAL PROCUREMENT POLICY.

BIDDER	PRICE	BBBEE LEVEL (VALID)	BUSINESS PREMISES (IN WC024)
TENDERER A	R 80 000	1	NO
TENDERER B	R 75 000	1	YES
TENDERER C	R 70 000	2	NO

BIDDER	PRICE POINTS (Out of 80)	BBBEE POINTS (Out of 10)	LOCALITY POINTS (Out of 10)	TOTAL POINTS (Out of 100)
TENDERER A	68.57	10	0	78.57
TENDERER B	74.29	10	10	94.29
TENDERER C	80	9	0	89

13. MBD 8 – DECLARATION OF BIDDER'S PAST SUPPLY CHAIN MANAGEMENT PRACTICES

1. This Municipal Bidding Document must form part of all bids invited.
2. It serves as a declaration to be used by municipalities and municipal entities in ensuring that when goods and services are being procured, all reasonable steps are taken to combat the abuse of the supply chain management system.
3. The bid of any bidder may be rejected if that bidder, or any of its directors have:
 - 3.1. abused the municipality's / municipal entity's supply chain management system or committed any improper conduct in relation to such system;
 - 3.2. been convicted for fraud or corruption during the past five years;
 - 3.3. willfully neglected, reneged on or failed to comply with any government, municipal or other public sector contract during the past five years; or
 - 3.4. been listed in the Register for Tender Defaulters in terms of section 29 of the Prevention and Combating of Corrupt Activities Act (No 12 of 2004).
4. In order to give effect to the above, the following questionnaire must be completed and submitted with the bid.

4.1	Is the bidder or any of its directors listed on the National Treasury's database as a company or person prohibited from doing business with the public sector? <i>(Companies or persons who are listed on this database were informed in writing of this restriction by the National Treasury after the audi alteram partem rule was applied).</i>	Yes	No
4.1.1	If so, furnish particulars:		
4.2	Is the bidder or any of its directors listed on the Register for Tender Defaulters in terms of section 29 of the Prevention and Combating of Corrupt Activities Act (No 12 of 2004)? <i>(To access this Register enter the National Treasury's website, www.treasury.gov.za, click on the icon "Register for Tender Defaulters" or submit your written request for a hard copy of the Register to facsimile number (012) 3265445).</i>	Yes	No
4.2.1	If so, furnish particulars:		
4.3	Was the bidder or any of its directors convicted by a court of law (including a court of law outside the Republic of South Africa) for fraud or corruption during the past five years?	Yes	No



4.3.1	If so, furnish particulars:		
4.4	Does the bidder or any of its directors owe any municipal rates and taxes or municipal charges to the municipality / municipal entity, or to any other municipality / municipal entity, that is in arrears for more than three months?	Yes	No
4.4.1	If so, furnish particulars:		
4.5	Was any contract between the bidder and the municipality / municipal entity or any other organ of state terminated during the past five years on account of failure to perform on or comply with the contract?	Yes	No
4.5.1	If so, furnish particulars:		

5. CERTIFICATION

I, the undersigned (full name), _____, certify that the information furnished on this declaration form true and correct.

I accept that, in addition to cancellation of a contract, action may be taken against me should this declaration prove to be false.

SIGNATURE:		NAME (PRINT):	
CAPACITY:		DATE:	
NAME OF FIRM:			



14. MBD 9 – CERTIFICATE OF INDEPENDENT BID DETERMINATION

1. This Municipal Bidding Document (MBD) must form part of all bids invited.
2. Section 4 (1) (b) (iii) of the Competition Act No. 89 of 1998, as amended, prohibits an agreement between, or concerted practice by, firms, or a decision by an association of firms, if it is between parties in a horizontal relationship and if it involves collusive bidding (or bid rigging).⁴ Collusive bidding is a *per se* prohibition meaning that it cannot be justified under any grounds.
3. Municipal Supply Regulation 38 (1) prescribes that a supply chain management policy must provide measures for the combating of abuse of the supply chain management system, and must enable the accounting officer, among others, to:
 - 3.1. take all reasonable steps to prevent such abuse;
 - 3.2. reject the bid of any bidder if that bidder or any of its directors has abused the supply chain management system of the municipality or municipal entity or has committed any improper conduct in relation to such system; and
 - 3.3. cancel a contract awarded to a person if the person committed any corrupt or fraudulent act during the bidding process or the execution of the contract.
4. This MBD serves as a certificate of declaration that would be used by institutions to ensure that, when bids are considered, reasonable steps are taken to prevent any form of bid-rigging.
5. In order to give effect to the above, the attached Certificate of Bid Determination (MBD 9) must be completed and submitted with the bid:

CERTIFICATE OF INDEPENDENT BID DETERMINATION:

In response to the invitation for the bid made by:

STELLENBOSCH MUNICIPALITY

I, the undersigned, in submitting the accompanying bid, hereby make the following statements that I certify to be true and complete in every respect:

1. I have read and I understand the contents of this Certificate;
2. I understand that the accompanying bid will be disqualified if this Certificate is found not to be true and complete in every respect;
3. I am authorized by the bidder to sign this Certificate, and to submit the accompanying bid, on behalf of the bidder;
4. Each person whose signature appears on the accompanying bid has been authorized by the bidder to determine the terms of, and to sign, the bid, on behalf of the bidder;
5. For the purposes of this Certificate and the accompanying bid, I understand that the word "competitor" shall include any individual or organization, other than the bidder, whether or not affiliated with the bidder, who:

⁴ Bid rigging (or collusive bidding) occurs when businesses, that would otherwise be expected to compete, secretly conspire to raise prices or lower the quality of goods and / or services for purchasers who wish to acquire goods and / or services through a bidding process. Bid rigging is, therefore, an agreement between competitors not to compete.



- 5.1. has been requested to submit a bid in response to this bid invitation;
 - 5.2. could potentially submit a bid in response to this bid invitation, based on their qualifications, abilities or experience; and
 - 5.3. provides the same goods and services as the bidder and/or is in the same line of business as the bidder
6. The bidder has arrived at the accompanying bid independently from, and without consultation, communication, agreement or arrangement with any competitor. However, communication between partners in a joint venture or consortium⁵ will not be construed as collusive bidding.
 7. In particular, without limiting the generality of paragraphs 6 above, there has been no consultation, communication, agreement or arrangement with any competitor regarding:
 - 7.1. prices;
 - 7.2. geographical area where product or service will be rendered (market allocation)
 - 7.3. methods, factors or formulas used to calculate prices;
 - 7.4. the intention or decision to submit or not to submit, a bid;
 - 7.5. the submission of a bid which does not meet the specifications and conditions of the bid; or
 - 7.6. bidding with the intention not to win the bid.
 8. In addition, there have been no consultations, communications, agreements or arrangements with any competitor regarding the quality, quantity, specifications and conditions or delivery particulars of the products or services to which this bid invitation relates.
 9. The terms of the accompanying bid have not been, and will not be, disclosed by the bidder, directly or indirectly, to any competitor, prior to the date and time of the official bid opening or of the awarding of the contract.
 10. I am aware that, in addition and without prejudice to any other remedy provided to combat any restrictive practices related to bids and contracts, bids that are suspicious will be reported to the Competition Commission for investigation and possible imposition of administrative penalties in terms of section 59 of the Competition Act No. 89 of 1998 and or may be reported to the National Prosecuting Authority (NPA) for criminal investigation and or may be restricted from conducting business with the public sector for a period not exceeding ten (10) years in terms of the Prevention and Combating of Corrupt Activities Act No. 12 of 2004 or any other applicable legislation.

SIGNATURE:		NAME (PRINT):	
CAPACITY:		DATE:	
NAME OF FIRM:			

⁵ Joint venture or Consortium means an association of persons for the purpose of combining their expertise, property, capital, efforts, skill and knowledge in an activity for the execution of a contract.



15. MBD 10 – CERTIFICATE FOR PAYMENT OF MUNICIPAL SERVICES

DECLARATION IN TERMS OF CLAUSE 112(1) OF THE MUNICIPAL FINANCE MANAGEMENT ACT (NO.56 OF 2003)

I, _____, _____ (full name and ID no.), hereby acknowledge that according to SCM Regulation 38(1)(d)(i), the Municipality may reject the tender of the tenderer if any municipal rates and taxes or municipal service charges owed by the Tenderer or any of its directors/members/partners to the Stellenbosch Municipality, or to any other municipality or municipal entity, are in arrears for more than 3 (three) months.

I declare that I am duly authorised to act on behalf of _____ (name of the firm) and hereby declare, that to the best of my personal knowledge, neither the firm nor any director/member/partner of said firm is in arrears on any of its municipal accounts with any municipality in the Republic of South Africa, for a period longer than 3 (three) months.

I further hereby certify that the information set out in this schedule and/or attachment(s) hereto is true and correct. The Tenderer acknowledges that failure to properly and truthfully complete this schedule may result in the tender being disqualified, and/or in the event that the tenderer is successful, the cancellation of the contract.

PHYSICAL BUSINESS ADDRESS(ES) OF THE TENDERER	MUNICIPAL ACCOUNT NUMBER

FURTHER DETAILS OF THE BIDDER'S Director / Shareholder / Partners, etc.:

Director / Shareholder / partner	Physical address of the Business	Municipal Account number(s)	Physical residential address of the Director / shareholder / partner	Municipal Account number(s)

NB: Please attach certified copy (ies) of ID document(s) and Municipal Accounts If the entity or any of its Directors/Shareholders/Partners, etc. rents/leases premises, a copy of the rental/lease agreement or sworn affidavit must be submitted with this tender.

- PLEASE SUBMIT MUNICIPAL ACCOUNTS FOR THE FOLLOWING TWO MONTHS AFTER BID CLOSURE TO THE RELEVANT SCM PRACTITIONER SHOULD THE BID NOT BE AWARDED YET.

Signature	Position	Date



16. COMPENSATION FOR OCCUPATIONAL INJURIES AND DISEASES ACT, 1993 (ACT 130 OF 1993)

COMPENSATION FOR OCCUPATIONAL INJURIES AND DISEASES ACT, 1993 (ACT 130 OF 1993)

Stellenbosch Municipality has legal duty in terms of Section 89 of the said Act to ensure that all contractors with whom agreements are entered into for the execution of work are registered as employers in accordance with the provisions of this Act and that all the necessary assessments have been paid by the contractor.

In order to enter into this agreement, the following information is needed regarding the above-mentioned:

Contractor's registration number with the office of the
Compensation Commissioner:

NOTE:

A copy of the latest receipt together with a copy of the relevant assessment OR a copy of a valid Letter of Good Standing must be handed in, in this regard.

PRINT NAME:			
CAPACITY:		Name of firm	
SIGNATURE:		DATE:	



17. FORM OF INDEMNITY

INDEMNITY

Given by (Name of Company) _____
of (registered address of Company) _____
a company incorporated with limited liability according to the Company Laws of the Republic of South Africa (hereinafter called the Contractor), represented herein by (Name of Representative) _____
_____ in his capacity as (Designation) _____
of the Contractor, is duly authorized hereto by a resolution dated _____/20____,
to sign on behalf of the Contractor.

WHEREAS the Contractor has entered into a Contract dated _____ / 20____,
with the Municipality who require this indemnity from the Contractor.

NOW THEREFORE THIS DEED WITNESSES that the Contractor does hereby indemnify and hold harmless the Municipality in respect of all loss or damage that may be incurred or sustained by the Municipality by reason of or in any way arising out of or caused by operations that may be carried out by the Contractor in connection with the aforementioned contract; and also in respect of all claims that may be made against the Municipality in consequence of such operations, by reason of or in any way arising out of any accidents or damage to life or property or any other cause whatsoever; and also in respect of all legal or other expenses that may be incurred by the Municipality in examining, resisting or settling any such claims; for the due performance of which the Contractor binds itself according to law.

SIGNATURE OF CONTRACTOR:	
DATE:	
SIGNATURE OF WITNESS 1:	
DATE:	
SIGNATURE OF WITNESS 2:	
DATE:	



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

PART B – SPECIFICATIONS AND PRICING SCHEDULE



18. SPECIFICATIONS

1. BACKGROUND

There are currently 146 rental units that belong to Stellenbosch Municipality in Kayamandi, Stellenbosch. The flats are located at 10th and 13th Avenue in Kayamandi.

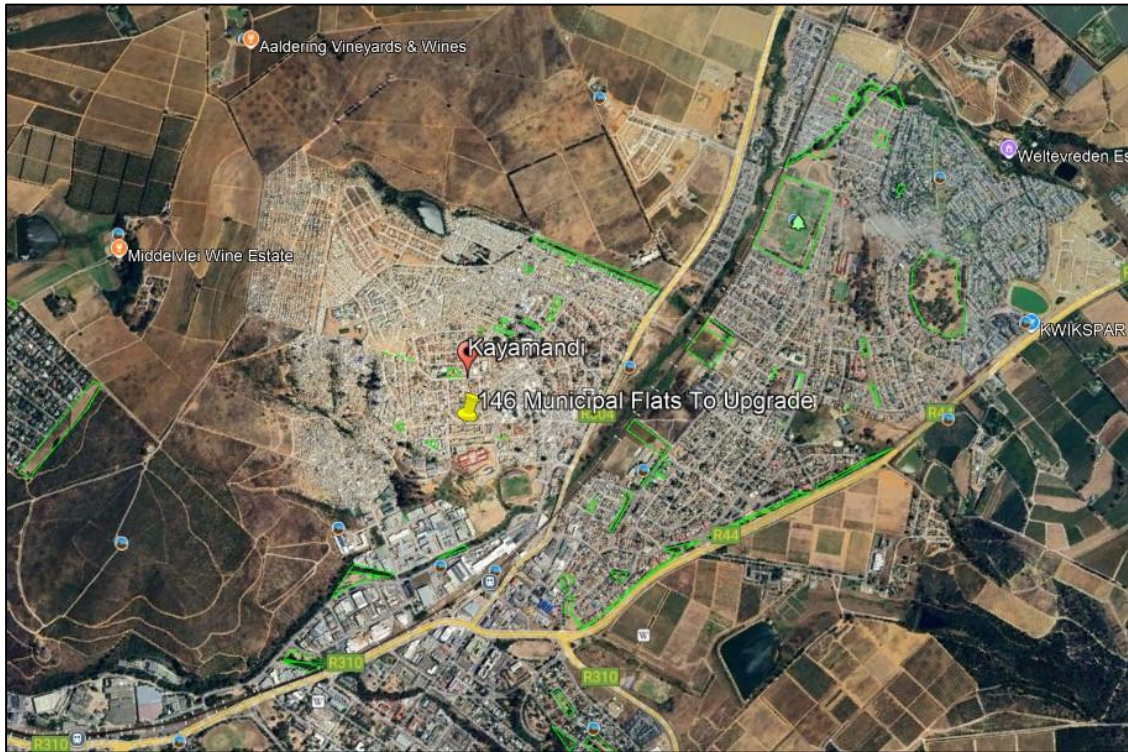
The municipality has been maintaining these rental flats using in-house resources. However, the need to upgrade/rectify the flats has been brought forward due to numerous complaints from the tenants. A feasibility study of the building shows that the building has structural defects from the roof, walls, floors, drainage, and plumbing works. The building's structural, electrical and mechanical aspect needs to be fixed for compliance purposes.

2. PROJECT LOCATION

The construction activities will be focused Kayamandi, situated just off the R304 at coordinates **33°55'13.7"S, 18°50'54.4"E as indicated below**. The site is located approximately 4 km from Stellenbosch town hall and falls within the jurisdiction of the WC024 Stellenbosch Municipality.

The aforementioned Kayamandi location has been identified as a priority area for improved structural, mechanical and electrical infrastructure due to the need for habitable municipal facilities. The project site is accessible via the R304, allowing for efficient transportation of materials and equipment required for construction. The location's proximity to Stellenbosch ensures logistical feasibility for project execution and oversight.

PRINT NAME:			
CAPACITY:		Name of firm	
SIGNATURE:		DATE:	



1. PROJECT SCOPE OF WORK

The Scope of Work below is merely an outline of the Contract Works and shall not limit the work to be carried out by the Contractor under this Contract. The scope of works for the remediation of 146 municipal rental flats includes comprehensive structural, mechanical, and electrical upgrades in alignment with the Bill of Quantities (BOQ). Details of some of the key items are as follows:

- Structural Remediation – Complete structural remediation as per the BOQ, particular specifications and all relevant supporting documentation.
- Mechanical Remediation- Complete mechanical remediation as per the BOQ, particular specifications and all relevant supporting documentation.
- Electrical Remediation -Complete electrical remediation as per the BOQ, particular specifications and all relevant supporting documentation.

The contractor is required to supply, install and transport all required material as outlined in the BOQ. The contractor must adhere to all safety, environmental, and municipal regulations and ensure timely completion of all works within the agreed-upon schedule and budget.

PRINT NAME:			
CAPACITY:		Name of firm	
SIGNATURE:		DATE:	



2. PARTICULAR SPECIFICATIONS

Please see attached document of Particular Specifications in Appendix A of this document.

3. LIST OF DRAWINGS

- 1099-100-010_Typical Electrical Floor Plan Layout

The above listed drawing can be found in Appendix B of this document.

4. LIST OF APPLICABLE SPECIFICATIONS

The following SANS 1200 standardized specification for civil engineering construction are applicable

SANS 1200 A	General
SANS 1200 AA	General (small works)
SANS 1200 AH	General (structural)
SANS 1200 G	Concrete (structural)
SANS 1200 GA	Concrete (small works)
SANS 1200 GB	Concrete (ordinary buildings)
SANS 1200 H	Structural Steelwork
SANS 1200 HA	Structural Steelwork (sundry items)
SANS 1200 HC	Corrosion Protection of structural steelwork
SANS 1200 HE	Structural Aluminium work

The above-mentioned SANS standards refer to only the structural SANS standards. It is the contractor's responsibility to ensure all relevant SANS standards are adhered to for all remedial work (structural, mechanical and electrical) undertaken for the project.

5. BILL OF QUANTITIES/PRICING SCHEDULE

The Bill of Quantities (BOQ) is provided under the pricing schedule section (Section 25) and must be completed by all prospective bidders. Each bidder is required to populate the BOQ by inputting unit rates and corresponding amounts based on the specified quantities.

Bidders must ensure that all entries are accurate, aligned with the project scope, and reflective of current market rates. The completed BOQ will form a critical part of the evaluation process, and any omissions or miscalculations may affect the bid's validity.

PRINT NAME:			
CAPACITY:		Name of firm	
SIGNATURE:		DATE:	



Please Note: Stellenbosch Municipality reserves the right to scale down certain items listed in the Bill of Quantities or adjust the scope of work on specific toilet blocks, should the tendered amount exceed the available budget.

6. SUPPLY OF MATERIALS

- All material required for construction is to be provided by the contractor.
- All tools required for construction shall be provided by the contractor at his own cost.
- All materials supplied for the project must be of high quality, new, and SABS approved. They should be specifically chosen for their suitability to withstand the conditions on site, including but not limited to weather conditions, theft, and vandalism risks.
- Materials must be appropriate for the storage, installation, and use in these specific conditions, ensuring long-term durability and functionality. The contractor must take all necessary precautions to protect materials from damage, theft, or deterioration during handling, storage, and installation. Only materials that meet the specified standards should be used in the construction of the facilities.
- Wherever in the Specifications or Pricing Schedule a specific Trade or Manufacturer name is being used, it will be interpreted with the suffix "or similar approved" whether expressly stated or not. However, the acceptance of any other product will rest entirely with the Employer and submission of alternatives by the Contractor must comply with the full specifications as stated and shall be approved for use by the Employer.

7. PROGRAMME OF WORKS

The appointed contractor must provide a detailed program of works outlining the sequencing of activities and identifying the critical path for the successful execution of the project.

The programme must include key project milestones and timelines for each phase of construction to ensure efficient workflow and timely completion. It should also account for factors such as procurement lead times, mobilization, site preparation, quality control measures, and potential risk mitigation strategies.

Regular updates to the programme may be required throughout the project duration to accommodate unforeseen circumstances or necessary adjustments, ensuring alignment with project objectives and timelines.

8. MANAGEMENT OF WORKS

During construction, the contractor must submit weekly progress reports to the Municipality's Representative, detailing work completed, challenges encountered, and any deviations from the programme.

PRINT NAME:			
CAPACITY:		Name of firm	
SIGNATURE:		DATE:	



Additionally, the contractor must provide regular updates on the construction programme and attend all scheduled progress meetings to ensure effective communication, coordination, and timely resolution of any project-related issues.

9. LOCAL LABOUR

(a) General

All **unskilled labour (100%)** required for this project must be sourced from the **Stellenbosch area**, specifically from the project area. Artisans are not required to be from Stellenbosch Municipality. Local community labour is defined as individuals who **reside within the local community** and have been **identified and registered on the labour register** by the Employer. The appointed contractor must ensure compliance with this requirement and prioritize the employment of local labour in line with the project's objectives to support community development and economic upliftment.

One Community Liaison Officers (CLO's) must be appointed by the contractor for liaison between the contractor and the community for the duration of the contract.

(c) Selection of local labourers

The Contractor shall advise the Employer's Agent in writing of the various categories of local laborers required for construction and the number of local laborers required in each category, together with the personal attributes which he considers desirable that each category of local laborers shall possess. The Contractor shall select local laborers from the applicants in the labour register. Preference shall be given to the long-term unemployed and single heads of households; The Contractor shall, in so far as is reasonably practicable, accommodate the applicants expressed preferences regarding the types of work for which they are selected; The selection process shall make provision for, but shall not be limited to, the inclusion of disabled, who are deemed capable to perform selected tasks, youths and women.

(d) Terms and conditions of employment

The statutory Department of Labour Government Notice No. R204 of 2 March 2001: Basic Conditions of Employment Act (No. 75 of 1997): Sectoral Determination 2: Civil Engineering Sector, South Africa as amended shall apply in respect of any employer or employee associated with the Contract. In particular the Contractor shall pay his labour at least the minimum wage prescribed in the statutory legislation.

All temporary local labour shall be employed by the Contractor in accordance with the abovementioned statutory legislation conditions which are consistent with those set out below:

Engagement shall be of temporary nature for a period not exceeding the duration of the Contract. The duration of the employment shall nevertheless be as long as possible.

The Contractor shall in respect of every temporary worker employed by him in terms of the Contract, pay in full all amounts as may be due and payable in terms of the Workmen's Compensation Act. At the earliest opportunity the Contractor shall give notice to the temporary workers of the termination of the

PRINT NAME:			
CAPACITY:		Name of firm	
SIGNATURE:		DATE:	



project on which they are engaged, provided always that such notice shall not be less than one week.

The Contractor shall enter into a written agreement with each temporary worker engaged by him in terms of the Contract.

The conditions of employment of the temporary worker and his rate of remuneration shall be set out fully and clearly in the agreement, and the provisions of the agreement shall be strictly in accordance with the statutory legislation.

10. HEALTH AND SAFETY

The appointed contractor shall be fully responsible for ensuring compliance with the Occupational Health and Safety **Act (Act 85 of 1993)**, specifically adhering to the Construction Regulations of **2014 (GNR 84 of February 2014) issued in terms of Section 43 of the Act.**

As sewage is a listed hazardous substance, the contractor must implement special safety measures in accordance with the Hazardous Biological Agents Regulations of the OHSA. These regulations must be strictly followed to ensure the health and safety of all personnel on site.

This project is located in a live environment with ongoing human activity in and around the construction site. Given the proximity of residential and business communities, the following safety measures must be implemented:

- **Signage and Awareness:** Clear and visible safety signage must be placed throughout the site to inform the public and workers of potential hazards.
- **Barricading:** The site must be securely barricaded to prevent unauthorized access and ensure no contact occurs between civil works and members of the public.
- **Supervision:** A qualified supervisor must be present on-site at all times to oversee operations and enforce safety protocols.
- **Access and Evacuation Routes:** All signs must clearly indicate designated access routes and evacuation procedures in case of an emergency.
- **Personal Protective Equipment (PPE):** All contractors and workers must wear the required PPE at all times, with PPE requirements clearly communicated and visible on-site.
- **Public Safety Measures:** Throughout the construction process, the contractor is responsible for providing all necessary safety precautions, demarcating hazardous areas, and placing appropriate signage to protect both site workers and the general public. This includes ensuring external areas are clearly marked to prevent accidental entry into construction zones.

The contractor must proactively implement and maintain these safety measures to ensure a safe working environment and compliance with all relevant health and safety regulations.

11. SITE ESTABLISHMENT

No offices or storage facilities are available on site for the use of the Contractor. An area on site may be made available to the Contractor for the erection of a plant/material holding area, if so required for execution of the Contract. Staff will be allowed to make use of the existing public ablutions, but the use thereof shall not disrupt the daily use by the community.

PRINT NAME:			
CAPACITY:		Name of firm	
SIGNATURE:		DATE:	



12. ELECTRICITY

There is no electricity supply available on-site, and the contractor is responsible for making provisions for a portable power supply if and when required. The contractor must ensure that all temporary power sources are safe, compliant with relevant regulations, and suitable for construction activities. Proper management and maintenance of the power supply must be implemented to prevent disruptions and ensure efficient execution of the works.

13. STAFF HOUSING

No on-site accommodation will be permitted for staff. The contractor must make arrangements to transport all staff to and from the site daily. It is the contractor's responsibility to ensure that reliable and efficient transport is provided to prevent delays and ensure adherence to the project schedule.

14. TEMPORARY RELOCATION OF RESIDENTS

As per the BOQ and Particular Specifications the residents will temporarily relocated to a specified Temporary Relocation Area (TRA) within the site area while their unit is being remediated. The TRA will comprise of two pre-fabricated container homes of 36 m² in size per container home, complete with electrical and water supply, will be provided for beneficiaries to use as temporary accommodation during the remediation of their dwellings. The remediation work will be carried out on two housing units at a time, from start to finish. The contractor will be responsible for the supply, transportation, and installation of these container homes, as well as their de-establishment and removal from the site once the client has confirmed satisfactory completion of the remediation works.

In addition to the above, the contractor is to note the following:

- a. The prefabricated containers must include connections as clearly mentioned on item 1,2,4 and PS17.
- b. Electrical connections must start from installation of feed/pole (temporary distribution box) to the houses.
- c. Please see below image of the services in the erf where the TRAs will be erected. Green sketches have been shown to indicate TRA location.
- d. Estimate a distance of 30m (thirty metres) for all connections.
- e. Please note:
 - Blue lines are water,
 - Red lines are electricity
 - Brown lines are sewer.

PRINT NAME:			
CAPACITY:		Name of firm	
SIGNATURE:		DATE:	

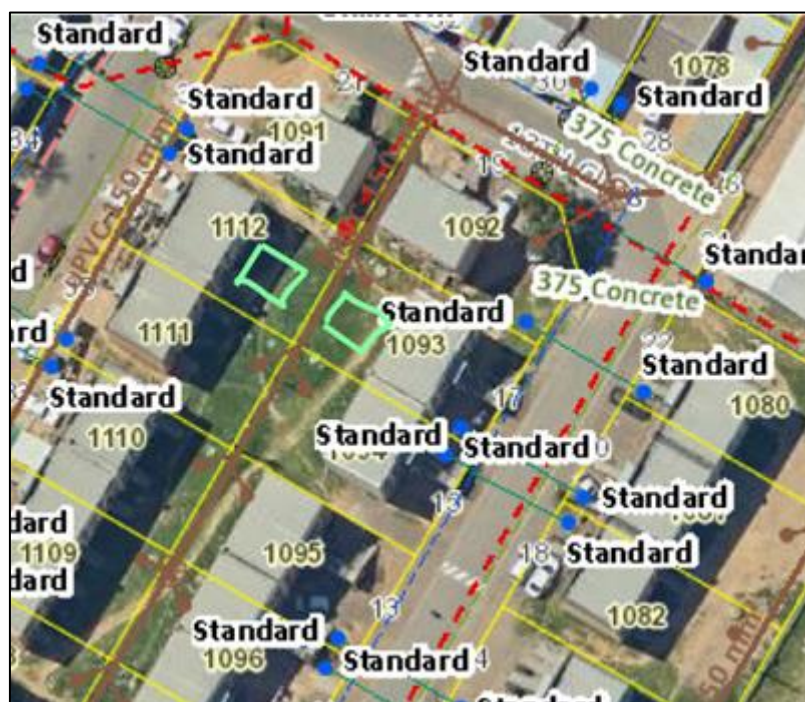


Figure 1: Services within the ERF where TRAs will be erected

15. GENERAL

- The project duration will be 24 months from the date of appointments
 - Bidders shall visit and familiarize him/herself with the location, conditions, size and layout of the sites and facilities to be serviced.
 - The contractor is responsible for ensuring that all aspects of the project are completed in compliance with the relevant laws, regulations, and industry standards. This includes obtaining all necessary permits, managing health and safety procedures, and adhering to environmental requirements.
 - The contractor must maintain a high standard of workmanship and ensure that all materials and equipment used are in good condition, suitable for the intended purpose, and compliant with the project specifications. Regular inspections and quality control checks must be carried out to ensure compliance throughout the project lifecycle.
 - The contractor must manage site operations efficiently, ensuring that work areas are kept clean and safe at all times. The site must be securely barricaded to prevent unauthorized access, and appropriate signage must be displayed to inform the public and workers of any potential hazards.
- Should any unforeseen circumstances arise, the contractor must notify the engineers immediately and work collaboratively to address the issue, ensuring minimal disruption to the project.

PRINT NAME:			
CAPACITY:		Name of firm	
SIGNATURE:		DATE:	



19. PRE-QUALIFICATION SCORE SHEET

* **Proof of Contactable References** is required, as indicated below, and must accompany each proposal, if not it will be regarded as non-responsive.

Pre- Qualifications:

PRE- QUALIFICATION TECHNICAL EVALUATION		
DESCRIPTION	COMPLIANCE	
	YES (X)	NO (X)
1. COMPANY DOCUMENTS		
Bidder must provide Letter of Good Standing in terms of COIDA.		
Bidder must be a CIDB 6GB or higher.		
2 . EXPERIENCE OF KEY STAFF		
<p>Staff to have 5 or more years' experience in similar projects, and must submit CV's, professional registration, and recently certified copies (not older than 3 months) of qualifications of the following professionals/specialists that are permanent employees of the company:</p> <ul style="list-style-type: none"> • Construction Project Manager – SACPCMP Professional Registered. • Site Agent - National Diploma in Construction Management/ Civil Engineering and or other related built environment qualification. (SAQA approved) <p>The CV for the competent construction manager and site agent should be structured under the following guidelines headings</p> <p>a) Personal Particulars</p> <ul style="list-style-type: none"> • Name • ID Number • Highest level of education 		



<ul style="list-style-type: none"> • Professional registration <p>b) Name of current employer and position enterprise</p> <p>c) Overview of experience (year, organization and position)</p> <p>d) Outline of assignments / experience that has bearing on the scope of work</p> <p>e) Qualifications (degrees, professional registration certificates, diplomas, etc). Certified not older than 3 months from tender closing date.</p>		
3 . COMPANY EXPERIENCE		
<p>The bidder is to list minimum of 3 successfully completed similar projects over the past 10 years (2015-2025), with respect to the construction or remediation of structural, mechanical, and electrical facilities. Bidder should submit contactable reference letters and complete schedule of work experience of the tenderer – completed contracts.</p>		

SIGNATURE (Bidder)		FOR OFFICE USE ONLY:	
CAPACITY		Evaluated by	
NAME OF FIRM		Signature:	
NAME (PRINT)		Designation:	
DATE		Date:	



20. SCHEDULE OF PLANT AND EQUIPMENT

The following are lists of major items of relevant equipment that I/we **presently** own or lease and will have available for this contract or will acquire or hire for this contract if my / our tender is accepted.

DETAILS OF MAJOR EQUIPMENT THAT IS OWNED BY AND IMMEDIATELY AVAILABLE FOR THIS CONTRACT.			
QUANTITY	DESCRIPTION	SIZE	CAPACITY

Attach additional pages if more space is required.

DETAIL OF MAJOR EQUIPMENT THAT WILL BE HIRED, ORE ACQUIRED FOR THIS CONTRACT IF MY / OUR TENDER IS ACCEPTED.			
QUANTITY	DESCRIPTION,	SIZE	CAPACITY

Attach additional pages if more space is required.

Number of sheets appended by the tenderer to this schedule (<i>If nil, enter NIL</i>)			
SIGNATURE		NAME (PRINT)	
CAPACITY		DATE	
NAME OF FIRM			



21. SCHEDULE OF SUBCONTRACTORS

I/we the tenderer, notify the Stellenbosch Municipality that it is our intention to employ the following Subcontractors for work in this contract.

SUBCONTRACTORS				
Category / Type	Subcontractor Name; Address; Contact Person; Tel. No.		Items of work (pay items) to be undertaken by the Subcontractor	Estimated cost of Work (Rand)
1.	Name of firm			
	Contact person			
	Tel No			
	Address			
2.	Name of firm			
	Contact person			
	Tel No			
	Address			
3.	Name of firm			
	Contact person			
	Tel No			
	Address			
4.	Name of firm			
	Contact person			
	Tel No			
	Address			
5.	Name of firm			
	Contact person			
	Tel No			
	Address			
Number of sheets appended by the tenderer to this schedule (<i>If nil, enter NIL</i>)				

Acceptance of this tender shall not be construed as approval of all or any of the listed subcontractors. Should any of the subcontractors not be approved subsequent to acceptance of the tender, this shall in no way invalidate this tender, and the tendered unit rates for the various items of work shall remain final and binding, even in the event of a subcontractor not listed above being approved by the Engineer.

SIGNATURE		NAME (PRINT)	
CAPACITY		DATE	
NAME OF FIRM			



22. SCHEDULE OF WORK EXPERIENCE OF THE TENDERER – CURRENT CONTRACTS

EMPLOYER (Name, Tel, Email)		NATURE OF WORK	VALUE OF WORK (INCL. VAT)	CONTRACT PERIOD
Company				From
Tel				
Contact Person				To
Email				
Company				From
Tel				
Contact Person				To
Company				
Company				From
Tel				
Contact Person				To
Email				
Company				From
Tel				
Contact Person				To
Email				
Company				From
Tel				
Contact Person				To
Email				
Company				From
Tel				
Contact Person				To
Email				
Company				From
Tel				
Contact Person				To
Email				

Attach additional pages if more space is required.

Number of sheets appended by the tenderer to this schedule (If nil, enter NIL)			
SIGNATURE		NAME (PRINT)	
CAPACITY		DATE	
NAME OF FIRM			



23. SCHEDULE OF WORK EXPERIENCE OF THE TENDERER – COMPLETED CONTRACTS

The following is a statement of similar work successfully executed by myself / ourselves:

EMPLOYER (Name, Tel, Fax, Email)		NATURE OF WORK	VALUE OF WORK (INCL. VAT)	CONTRACT PERIOD
Company				From
Tel				
Contact Person				To
Email				
Company				From
Tel				
Contact Person				To
Email				
Company				From
Tel				
Contact Person				To
Email				
Company				From
Tel				
Contact Person				To
Email				
Company				From
Tel				
Contact Person				To
Email				
Company				From
Tel				
Contact Person				To
Email				

Attach additional pages if more space is required.

Number of sheets appended by the tenderer to this schedule (If nil, enter NIL)	
--	--

SIGNATURE		NAME (PRINT)	
CAPACITY		DATE	
NAME OF FIRM			



24. CERTIFICATE OF REGISTRATION WITH CIDB

CIDB Contractor Registration Certificate

A Certificate of Contractors Registration issued by the Construction Industry Development Board (CIDB) shall be attached to this schedule.

Where a tenderer satisfies CIDB Contractor Grading designation requirements through joint venture formation, such tenderers must submit the Certificates of Contractor Registration in respect of each partner.

Number of sheets appended by the tenderer to this schedule (If nil, enter NIL)		
CRS Number:		

SIGNATURE		NAME (PRINT)	
CAPACITY		DATE	
NAME OF FIRM			



25. FORM OF OFFER AND ACCEPTANCE

NOTE:

1. This form must be completed in duplicate by both the successful bidder (Part 1) and the purchaser (Part 2). Both forms must be signed in the original so that the successful bidder and the purchaser will be in possession of originally signed contracts for their respective records.
2. NO correction fluid/tape may be used.
 - a. In the event of a mistake having been made, it shall be crossed out in ink and be accompanied by an initial at each and every alteration.
3. The Bidder **MUST** indicate whether he/she/the entity is a registered VAT Vendor or not.
 - a. In the case of the Bidder not being a registered VAT Vendor, both columns (amount/rate excluding AND including VAT) must reflect the same amount.

	INDICATE WITH AN 'X'							
Are you/is the firm a registered VAT Vendor	YES				NO			
If "YES", please provide VAT number								

1. OFFER

- 1.1. The Employer, identified in the Acceptance signature block, has solicited offers to enter into a contract in respect of the following works: **B/SM 32/26**
- 1.2. **UPGRADING OF 146 MUNICIPAL RENTAL FLATS IN KAYAMANDI, STELLENBOSCH**
- 1.3. The tenderer, identified in the Offer signature block, has examined the draft contract as listed in the Acceptance section and agreed to provide this Offer.
- 1.4. By the representative of the Tenderer, deemed to be duly authorized, signing this part of this Form of Offer and Acceptance, the Tenderer offers to perform all of the obligations and liabilities of the **Employer** under the contract, including compliance with all its terms and conditions according to their true intent and meaning for an amount to be determined in accordance with the conditions of contract identified in the Contract Data.

THE OFFERED TOTAL OF THE PRICES INCLUSIVE OF VAT IS:

In figures:	R
In words:	

- 1.5. This Offer may be accepted by the Employer by signing the Acceptance part of this Form of Offer and Acceptance and returning one copy of this document to the Tenderer before the end of the period of validity stated in the Tender Data, whereupon the Tenderer becomes the party named as the **Contractor** in the conditions of contract identified in the Contract Data.

Signature(s)		
Name(s)		
Capacity		
Name of tenderer:		
Name of witness:	<i>(Insert name and address of organisation)</i>	Date
Signature of witness:		



2. ACCEPTANCE

- 2.1. By signing this part of this Form of Offer and Acceptance, the Employer identified below accepts the tenderer's Offer. In consideration thereof, the Employer shall pay the Contractor the amount due in accordance with the conditions of contract identified in the Contract Data. Acceptance of the tenderer's Offer shall form an agreement between the Employer and the tenderer upon the terms and conditions contained in this agreement and in the contract that is the subject of this agreement.
- 2.2. Deviations from and amendments to the documents listed in the Tender Data and any addenda thereto listed in the Returnable Schedules as well as any changes to the terms of the Offer agreed by the tenderer and the Employer during this process of offer and acceptance, are contained in the Schedule of Deviations attached to and forming part of this Form of Offer and Acceptance. No amendments to or deviations from said documents are valid unless contained in this Schedule.
- 2.3. It is expressly agreed that no other matter whether in writing, oral communication or implied during the period between the issue of the tender documents and the receipt by the tenderer of a completed signed copy of this Agreement shall have any meaning or effect in the contract between the parties arising from this agreement.

Signature(s):		
Name(s):		
Capacity:		
For the Employer:	Stellenbosch Municipality, Plein Street, Stellenbosch	
Name of witness:		Date:
Signature of witness:		



26. PRICING SCHEDULE

NOTE:

1. Only firm prices will be accepted. Non-firm prices will not be considered.
2. All delivery costs **MUST** be included in the bid price, for delivery at the prescribed destination.
3. Document **MUST** be completed in non-erasable black ink.
4. NO correction fluid/tape may be used.
 - a. In the event of a mistake having been made, it shall be crossed out in ink and be accompanied by an initial at each and every alteration.
5. The Bidder **MUST** indicate whether he/she/the entity is a registered VAT Vendor or not.

I / We _____

(full name of Bidder) the undersigned in my capacity as _____

of the firm _____

hereby offer to Stellenbosch Municipality to render the services as described, in accordance with the specification and conditions of contract to the entire satisfaction of the Stellenbosch Municipality and subject to the conditions of tender, for the amounts indicated hereunder:

	INDICATE WITH AN 'X'							
Are you/is the firm a registered VAT Vendor	YES				NO			
If "YES", please provide VAT number								

Please note the following:

1. Stellenbosch Municipality reserves the right to adjust the scope of work/ quantity required to stay within its budget.
2. Only firm prices will be accepted and non-firm prices will not be considered.

PRICING SCHEDULE:

SIGNATURE		NAME (PRINT)	
CAPACITY		DATE	
NAME OF FIRM			

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 1: PRELIMINARY AND GENERAL

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
1	SANS1200 A	PRELIMINARY AND GENERAL				
1,1	8,3	FIXED CHARGES AND VALUE RELATED ITEMS				
1,1,1	8.3.1	Contractual Requirements	Sum	1		
	8.3.2	Establishment of facilities on site:				
1,1,2	8.3.2.1	Facilities for Engineer				
		(c) Name board (1 No.)	Sum	1		
1,1,3	8.3.2b	Facilities for Contractor	Sum	1		
1,1,4	8.3.3	Other fixed-charge obligations including compliance with the Environmental Management Plan AND EPWP requirements and complying with Health and Safety Specifications	Sum	1		
1,1,5		Dealing with water from any source on the works	Sum	1		
1,1,6	8.3.4	Provision of HIV/Aids Awareness plan and all necessary fixed charge items to achieve compliance with SANS 1921 Part 6 HIV/Aids Awareness	Sum	1		
1,2	8.3.5	Provision of access to the Works:				
1,2,1	8.3.3	Allow for all necessary additional site specific measures and associated additional costs for working within a restricted (10m wide) working strip where applicable (Provisional)	m	1 000		
1,2,2	8.3.4	Removal of site establishment at site camp and reinstatement to original condition	Sum	1		
1,2,3	8.3.5	Other Fixed Obligations: Specify	Sum	1		
1,2,4	P.S 17	Supply, Transport, and Install prefabricated, fully furnished 36 m2 container homes. The container home to also include full electrical and water supply connections, kitchen with cupboard and sink, one bedroom and one bathroom with toilet, sink, and shower, providing temporary accommodation for beneficiaries during the remediation period. Services to include the transport of tenants to and from the prefabricated container units during the period of remediation of their respective housing unit. Refer to P.S 17 and Structural Report (Document No. 1623-003 146).	No.	2		
1,2,5		Removal and transport off-site of pre-fabricated container homes and reinstatement of site to original condition	Sum	1		
1,3	8.4	TIME RELATED CHARGES				
1,3,1	8.4.1	Contractual Requirements	Months	24		
Total Carried Forward						R -

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 1: PRELIMINARY AND GENERAL

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
1,3,2	8.4.2 (b)	Maintenance of facilities for the Contractor	Months	24		
1,3,3	8.4.3	Supervision for the duration of the Contract	Months	24		
1,3,4	8.4.4	Company and Head Office overhead costs.	Months	24		
1,4	8.5	OTHER TIME RELATED OBLIGATIONS				
1,4,1	8.5.2	The Contractor is to comply with the Health & Safety Act (Act 85 of 1993)	Months	24		
1,4,2	8.5.3	The Contractor is to comply with Construction Regulations (2014) as amended	Months	24		
1,4,3	8.5.4	The Contractor is to comply with Stellenbosch Quality Control Management System including preparation, approval and implementation of Quality Control Plans, Vendor Inspections and other quality related requirements inter alia as specified in the relevant documents	Months	24		
1,4,4	8.5.5	The Contractor is to comply with SANS 1921 Part 6 HIV/Aids Awareness during the contract	Months	24		
1,4,5	8.5.6	Other time related obligations: Specify:	Months	24		
1,4,6		Allow for the provision of adequate security services for the duration of the construction period, including but not limited to site access control, 24-hour guarding, protection of materials, equipment, and works, as well as monitoring of site boundaries and entry points. The rate shall include all costs associated with security personnel, supervision, uniforms, equipment, lighting, communication devices, and any other measures necessary to safeguard the site and its assets throughout the construction phase	Months	24		
1,5	8,6	SUMS STATED PROVISIONALLY BY THE ENGINEER				
1,5,1	8,6,1	Provide the Provisional Sum of R150 000.00 for repair to unknown services by local authority/service provider	Prov Sum	1		
1,5,2	8,6,2	Overheads, charges and profit on item 1,5,1	%			
1,5,3	8,6,3	Provide the Provisional Sum of R50 000.00 for relocation of services by local authority/service provider	Prov Sum	1		
1,5,4	8,6,4	Overheads, charges and profit on item 1,5,3	%			
1,5,5	8,6,5	Provide the provisional sum of R 100 000.00 for the supply and installation of approved safety equipment and signage	Prov Sum	1		
1,5,6	8,6,6	Overheads, charges and profit on item 1,5,5	%			
1,5,7	8,6,7	Provide the Provisional Sum of R600 000.00 for Health and Safety supervision by a Professional Construction Health and Safety Agent (PrCHSA) appointed by the Engineer or Client, including weekly site inspections, and reporting at monthly project meetings.	Prov Sum	1		
1,5,8	8,6,8	Overheads, charges and profit on item 1,5,7	%			
1,5,9	8,6,9	Provide a Provional Sum of R50 000.00 for accommodation of traffic	Prov Sum	1		
1,5,10	8,61	Overheads, charges and profit on item 1,5,9	%			
1,5,11	8,611	Provide the Provisional Sum of R120 000.00 for security during builder's holiday and for security of offices and storagte areas.	Prov Sum	1		
1,5,12	8,612	Overheads, charges and profit on item 1,5,11	%			
1,5,13	8,613	Provide the Provisional Sum of R150 000.00 for CLO costs.	Prov Sum	1		
1,5,14	8,614	Overheads, charges and profit on item 1,5,13	%			
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 2: BLOCK A

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
2		BLOCK A				
2,1		Structural Defects				
		The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Structural Conditional Assessment Report (File No. 1623-003 146), and Appendix A (for Block A).</u>				
2,1,1	P.S 3	Staircase: Replacement of missing/damaged bolts on a like-for-like basis as and where required. Refer to P.S 3 and Structural Report (Document No. 1623-003 146)	Sum	1		
2,2		Critical Non-Structural Defects				
		<u>Wall Masonry:</u>				
2,2,1	P.S 5	Supply and install air bricks for each unit to improve ventilation and address mildew issues caused by lack of airflow. To also include remediation of any damaged concrete and brickwork. Refer to P.S 5 and Structural Report (Document No. 1623-003 146)	No.	4		
		<u>Roof Timber:</u>				
2,2,2	P.S4	Removal of existing flashing and torched-on waterproofing; installation of new wider flashing to reach roof crest sheet at Flat 4. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m ²	4		
2,2,3	P.S4	Removal and appropriate disposal of deteriorated torch-on waterproofing. Supply and install of new Derbigum SP4 torch-on waterproofing. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m ²	6		
2,2,4	P.S4	Cleaning, removal and appropriate disposal of debris from exposed expansion joints. Supply and install flexible, UV-resistant polyurethane joint sealant. Sealing of flashings to roof sheet cap rivetted at approximately 200mm. Gap between roof sheets and flashing to be closed with polyclosures. The sealant must be able to accommodate the expected joint movement and adhere effectively to the joint surfaces. Refer to P.S and Structural Report (Document No. 1623-003 146)	m	40		
		<u>Drainage and Plumbing:</u>				
2,2,5	P.S 7	Supply and install approved materials for replacement of broken elbow in external waste pipe	No.	1		
2,2,6	P.S 6	Supply and install approved materials for replacement of missing/damaged fascia board	m	10		
2,2,7	P.S 6	Supply and install approved materials for replacement of missing/damaged gutter	m	10		
2,2,8	P.S 6	Supply and install approved materials for replacement of missing/damaged downpipe	m	7		
2,2,9	P.S 7	Supply and install approved materials for replacement of damaged/missing external pipe joint	Sum	1		
2,2,10	P.S 14	<u>Sanitary Ware</u> Supply and install missing tap in kitchen sink	No.	1		
2,2,11	P.S 13	Replace loose hand wash basin	Sum	1		
		<u>Paintwork</u>				
2,2,12	P.S 8	Appropriate clean, treating of mildew, and repaint interior ceiling. Refer to P.S 8 and Structural Report (Document No. 1623-003 146)	m ²	160		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 2: BLOCK A

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
2,3		Minor Non-Structural Defects				
	P.S 13	<u>Sanitary Ware</u>				
		Supply and install approved materials for replacement of:				
2,3,1	P.S 14	broken kitchen sink taps	No.	2		
2,3,2	P.S 13	loose handwash basin	No.	1		
2,3,3	P.S 13	Broken handwash basin	No.	1		
2,3,4	P.S 13	broken toilet seat or cover	No.	1		
2,3,5	P.S 13	Broken toilet	No.	2		
		<u>Architectural</u>				
		Supply and install for replacement of:				
2,3,6	P.S 12	broken/missing window glazing	No.	1		
2,3,7	P.S 9	Damaged door frame	No.	1		
2,3,8	P.S 11	broken/missing internal door handle	No.	8		
2,3,9	P.S 9	broken internal door locking mechanism	No.	3		
2,3,10	P.S 9	damaged external door frame	No.	1		
2,3,11	P.S 9	damaged external door	No.	1		
2,3,12	P.S 9	broken external door lock mechanism	No.	2		
2,3,13	P.S 10	remove door and brick in opening	No.	2		
		<u>Floors</u>				
2,3,14	P.S 16	Supply and install appropriate approved materials to replace damaged floor screed/ floor finishes. Refer to P.S 1 and Structural Report (Document No. 1623-003 146).	m ²	55		
2,3,15	P.S 15	Removal of existing tiles, Appropriate disposal, Supply, transport, and install of new tiling for all units using Optimus Bone Matt Finish Ceramic Floor Tiles (500x500mm), ensuring proper alignment, leveling, and adherence to manufacturer specifications. Refer to P.S 15 and Structural Report (Document No. 1623-003 146).	m ²	160		
		<u>Roof Timber</u>				
2,3,16	P.S 1	Supply and install appropriate approved materials for flashing to canopy over first floor external door. Refer to P.S 1 and Structural Report (Document No. 1623-003 146).	m ²	1		
2,4		Paintwork				
		Exterior				
2,4,1	P.S 8	Painting works will include the supply and application of Plascon Micatex or similar approved with 2 coats to paint the entire external area of the building to match the existing building colour, including filling minor cracks (less than 2mm). To include access to heights of 10m by means of scaffolding or a cherry picker. Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	240		
		Interior				
2,4,2	P.S 8	Painting works will include the supply and application of Plascon Velvagio Non-Drip Enamel or similar approved with 2 coats to paint the entire interior walls of all units to match the existing colour of unit, including filling minor cracks (less than 2mm). Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	640		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 2: BLOCK A

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
2,5		Electrical The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Electrical Typical Layout drawing (Drawing No:1099-100-010) and the Electrical Scoping Report (File No. 1623-003 146).</u>				
2.5.1	P.S 18	<u>Distribution Board</u> The supply, installation and commissioning of each complete distribution board, including all busbars, switchgear, legend cards and other equipment as per the relevant single line diagram for each DB.				
	P.S18	Supply DB (63A)				
2.5.1.1		a) Installation and Wiring	sum	4		
2.5.1.2		b) Complete legend card and issue of CoC	each	4		
2.5.1.3		a) Allow profit and attendance % on the above DB	%	10%		
2.5.2	P.S 20	<u>Single Core General Purpose Cable</u> PVC insulated, annealed stranded copper conductors manufactured to SANS 1411-1, SANS 1411-2 and SANS 1574 installed in ducting or conduiting including all accessories as required for the following cross sectional areas:				
2.5.2.1	P.S20	1.5mm² Cu Cable, Red	m	88		
2.5.2.2	P.S20	2.5mm² Cu Cable, Red	m	80		
2.5.2.3	P.S20	4mm² Cu Cable, Red	m	20		
2.5.2.4	P.S20	1.5mm² Cu Cable, Black	m	88		
2.5.2.5	P.S20	2.5mm² Cu Cable, Black	m	80		
2.5.2.6	P.S20	4mm² Cu Cable, Black	m	20		
2.5.2.7	P.S20	1.5mm² Cu Cable, Green/Yellow Earth	m	80		
2.5.2.8	P.S20	2.5mm² Cu Cable, Green/Yellow Earth	m	20		
2.5.3	P.S 19	<u>Conduit</u> Supply and installation of conduit including couplings, bends, glueing and all other necessary material and accessories.				
	P.S 19	20mm diameter PVC				
2.5.3.1		a) Chased in brickwork	m	92		
2.5.3.2	P.S 19	20mm diameter PVC coated Sprague tubing	m	20		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 2: BLOCK A

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
2.5.4	P.S 21	<u>Draw Wire</u>				
2.5.4.1	P.S 21	The supply and installation in conduit of galvanized steel draw wires. 1.5mm² galvanized steel draw wire (not insulated):	m	20		
2.5.5	P.S 22	<u>Lighting</u>				
		The supply, installation and commissioning of flush or surface mounted switches, socket outlets, isolators, push buttons and the like, including all associated accessories, cover plates and wiring.				
2.5.5.1	P.S 22	LED Lights				
		a) LED Bulkhead	each	12		
		b) LED Vapour Proof Fitting	each	4		
2.5.6	P.S 24	<u>Switches</u>				
		The supply, installation and commissioning of flush or surface mounted switches and the like, including all associated accessories, cover plates and wiring.				
2.5.6.1	P.S 24	1-Way Switch				
		a) 1-lever recessed 16A light switch complete with gridplates, surrounds,	each	18		
2.5.7	P.S26	<u>Socket Outlets</u>				
		The supply, installation and commissioning of flush or surface mounted socket outlets and the like, including all associated accessories, cover plates and wiring.				
2.5.7.1	P.S25	a) 16A Single switched socket outlet complete with 1x164-1(S.A. 3 pin) &	each	4		
2.5.7.2		b) 2 x 16A Switched socket outlets, c/w 1x164-1(S.A. 3 pin)	each	16		
2,6		Mechanical				
		The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, and the Mechanical Assessment Report (File No. 1623-003 146).</u>				
2,6,1	P.S 27	Ventilation Louvres				
2,6,1,1	P.S 27	Supply, Transport, and install louvres for ventiation as per approved specifications, aligning with ventilation and design SANS requirements, as well as supply and installation appropriate materials for sealing, and weatherproofing.	each	4		
2,6,2	P.S 28	Geysers				
2,6,2,1	P.S 28	Supply, transport and install appropriate materials to replace geysers in all units ensuring compliance with relevant SANS standards, functionality testing, and providing relavant documentation. Refer to P.S 28 and Structural Report (Document No. 1623-003 146).	each	4		
Total Carried Forward						

APPENDICES



Figure 1: Housing Units Block Layout

APPENDIX A: BLOCK A



Figure 2: Block A Housing Units

BLOCK A > ENTIRE BLOCK	Paint	Maintenance required in 3 to 5 years
BLOCK A > GROUND FLOOR > A1	Paint	Clean and treat mildew and repaint
BLOCK A > GROUND FLOOR > A1	Architectural	One broken glass pane
BLOCK A > GROUND FLOOR > A1	Wall - Masonry	Minor external cracks - to be filled as part of paintwork maintenance
BLOCK A > GROUND FLOOR > A1	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK A > GROUND FLOOR > A1	Wall - Masonry	Fair condition
BLOCK A > GROUND FLOOR > A1	Stairs - Concrete	Spalling floor finishes on the stair case
BLOCK A > GROUND FLOOR > A1	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK A > GROUND FLOOR > A1	Sanitary Ware	The handwash basin is loose and the waste pipe is blocked
BLOCK A > GROUND FLOOR > A1	Sanitary Ware	One missing tap head on the kitchen sink
BLOCK A > GROUND FLOOR > A1	Architectural	Defective locking mechanism on the bedroom door. Missing handles
BLOCK A > GROUND FLOOR > A1	Architectural	Frame and the latch need repairing. Door not sealing at the bottom
BLOCK A > GROUND FLOOR > A2	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK A > GROUND FLOOR > A2	Drainage and Plumbing	The water main is leaking inside the external wall
BLOCK A > GROUND FLOOR > A2	Drainage and Plumbing	The elbow of the external waste pipe is broken
BLOCK A > GROUND FLOOR > A2	Stairs - Concrete	Staircase to the rear door is on a fair condition
BLOCK A > GROUND FLOOR > A2	Stairs - Concrete	The masonry balustrade is cracked but still stable
BLOCK A > GROUND FLOOR > A2	Sanitary Ware	The toilet pan is broken
BLOCK A > GROUND FLOOR > A2	Sanitary Ware	Toilet seat cover is broken
BLOCK A > GROUND FLOOR > A2	Sanitary Ware	The basin is not original and is unstable
BLOCK A > GROUND FLOOR > A2	Sanitary Ware	Broken tiles on the bathtub
BLOCK A > GROUND FLOOR > A2	Architectural	The locking mechanism in the bathroom door needs replacement
BLOCK A > GROUND FLOOR > A2	Architectural	The door frame requires repairs
BLOCK A > GROUND FLOOR > A2	Wall - Masonry	Clean and treat mildew and repaint
BLOCK A > GROUND FLOOR > A2	Sanitary Ware	Wall fixings and sealant are needed as well as repairs for broken tiles
BLOCK A > GROUND FLOOR > A2	Floor - Concrete	The floor finishes are worn out
BLOCK A > GROUND FLOOR > A2	Architectural	There's a broken panel and a need for sealing at the bottom of the front door
BLOCK A > GROUND FLOOR > A2	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK A > FIRST FLOOR > A3	Wall - Masonry	Minor external cracks to be filled as part of external paintwork maintenance
BLOCK A > FIRST FLOOR > A3	Paint	Sand and paint external door as part of external paintwork maintenance
BLOCK A > FIRST FLOOR > A3	Stairs - Concrete	Bolts needs to be tighten
BLOCK A > FIRST FLOOR > A3	Stairs - Concrete	Staircase in fair condition
BLOCK A > FIRST FLOOR > A3	Roof - Timber	No flashing to canopy over first floor external door
BLOCK A > FIRST FLOOR > A3	Wall - Masonry	Clean and treat mildew and repaint
BLOCK A > FIRST FLOOR > A3	Architectural	Door lock and handles in the room needs replacement
BLOCK A > FIRST FLOOR > A3	Architectural	Fix internal door handles
BLOCK A > FIRST FLOOR > A3	Sanitary Ware	Toilet pan is broken
BLOCK A > FIRST FLOOR > A3	Sanitary Ware	One tap in the kitchen sink is leaking
BLOCK A > FIRST FLOOR > A3	Wall - Masonry	Cracking in mortar joints
BLOCK A > FIRST FLOOR > A3	Floor - Concrete	Screed and finishes are damaged
BLOCK A > FIRST FLOOR > A3	Architectural	No keys to front door
BLOCK A > FIRST FLOOR > A3	Architectural	No keys to front door
BLOCK A > FIRST FLOOR > A3	Drainage and Plumbing	The fascia board is damaged. Gutter and downpipe are both missing
BLOCK A > FIRST FLOOR > A3	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK A > FIRST FLOOR > A4	Roof - Timber	No flashing to canopy over first floor external door
BLOCK A > FIRST FLOOR > A4	Drainage and Plumbing	Leaks in the water meter
BLOCK A > FIRST FLOOR > A4	Sanitary Ware	Hand basin is disconnected due to washing machine
BLOCK A > FIRST FLOOR > A4	Wall - Masonry	Wallpaper on the walls. No inspection done
BLOCK A > FIRST FLOOR > A4	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK A > FIRST FLOOR	Roof - Timber	Flashing does not reach second crest of roof sheet at flat 4. Install wider flashing. Flashing to be sealed can rivetted to second crest
BLOCK A > FIRST FLOOR	Roof - Timber	Replace deteriorated torch-on waterproofing to brick parapet at Unit A4
BLOCK A > FIRST FLOOR	Roof - Timber	Flashings to be sealed cap rivetted to roof sheets at approx. 200mm. Gap between roof sheets and flashing to be closed with poly closures
BLOCK A > FIRST FLOOR	Roof - Timber	No corrosion. No visible holes. All roof screw heads have been waterproofed. Remove all debris from roof.
ESTIMATED REPAIR COST FOR BLOCK A		

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 3: BLOCK B

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
3		BLOCK B				
3,1		Structural Defects				
		The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Structural Conditional Assessment Report (File No. 1623-003 146), and Appendix B (for Block B).</u>				
3,1,1	P.S 3	Staircase: Tightening of loose bolts and securing balustrade; replacement of missing bolt as required. Refer to P.S 3 and Structural Report (Document No. 1623-003 146)	No.	3		
3,1,2	P.S 3	Supply and install concrete to cast mass concrete (minimum 25MPa) step to correct first riser height. Refer to P.S 3 and Structural Report (Document No. 1623-003 146)	No.	3		
3,2		Critical Non-Structural Defects				
3,2,1	P.S5	<u>Wall Masonry:</u> Supply and install air bricks for each unit to improve ventilation and address mildew issues caused by lack of airflow. To also include remediation of any damaged concrete and brickwork. Refer to P.S 5 and Structural Report (Document No. 1623-003 146)	No.	32		
3,2,2	P.S8	Appropriate cleaning, and treating of mildew. Supply and install paint for repainting interior ceiling/walls. Refer to P.S 1 and Structural Report (Document No. 1623-003 146)	m ²	350		
3,2,3	P.S4	<u>Roof Timber:</u> Removal of existing flashing and torch-on waterproofing. Supply and installation of new wider flashing to reach roof sheet. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m	11		
3,2,4	P.S4	Removal and appropriate disposal of deteriorated torch-on waterproofing. Supply and install of new Derbigum SP4 torch-on waterproofing. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m ²	7		
3,2,5	P.S4	Cleaning, removal and appropriate disposal of debris from exposed expansion joints. Supply and install flexible, UV-resistant polyurethane joint sealant. Sealing of flashings to roof sheet cap rivetted at approximately 200mm. Gap between roof sheets and flashing to be closed with polyclosures. The sealant must be able to accommodate the expected joint movement and adhere effectively to the joint surfaces. Refer to P.S 4 and Structural Report	m	120		
3,2,6	P.S 7	<u>Drainage and Plumbing:</u> Supply and install appropriate approved materials for replacement of broken elbow in external waste pipe	No.	3		
3,2,7		Supply and install appropriate approved materials for replacement of missing gutter	m	11		
3,2,8		Supply and install appropriate approved materials for replacement of missing downpipe	m	7		
		Supply and install appropriate approved materials for replacement of defects to main water supply.	No.	3		
3,2,9	P.S 13	<u>Sanitary Ware</u> Supply and install appropriate approved materials for replacement of blocked/leaking waste pipe	No.	6		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 3: BLOCK B

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
3,3		Minor Non-Structural Defects				
		<u>Sanitary Ware</u>				
		Supply and install approved materials for replacement of:				
3,3,1	P.S 14	lose kitchen sink	No.	2		
3,3,2	P.S 14	broken kitchen sink	No.	1		
3,3,3	P.S 14	broken kitchen sink taps	No.	4		
3,3,4	P.S 13	loose handwash basin	No.	3		
3,3,5	P.S 13	Broken missing handwash basin	No.	2		
3,3,6	P.S 13	broken handwash basin taps	No.	3		
3,3,7	P.S 13	broken bath	No.	1		
3,3,8	P.S 13	broken toilet seat or cover	No.	5		
3,3,9	P.S 13	Broken toilet	No.	2		
		<u>Architectural</u>				
		Supply and install approved materials for replacement of:				
3,3,10	P.S 12	damaged window frame	No.	1		
3,3,11	P.S 12	broken/missing window glazing	No.	8		
3,3,12	P.S 12	broken/missing window handles	No.	14		
3,3,13	P.S 11	broken/missing internal door	No.	5		
3,3,14	P.S 11	broken/missing internal door handle	No.	16		
3,3,15	P.S 11	broken internal door locking mechanism	No.	8		
3,3,16	P.S 9	damaged external door frame	No.	3		
3,3,17	P.S 9	damaged external door	No.	1		
3,3,18	P.S 9	Broken external door handles	No.	12		
3,3,19	P.S 9	broken external door lock mechanism	No.	4		
3,3,20	P.S 10	remove door and brick in opening	No.	4		
		<u>Floor</u>				
		Supply and install approved materials for replacement of:				
3,3,21	P.S 16	damaged floor finishes	m ²	69		
		Removal of existing tiles, Appropriate disposal, Supply, transport, and install of new tiling for all units using Optimus Bone Matt Finish Ceramic Floor Tiles (500x500mm), ensuring proper alignment, leveling, and adherence to manufacturer specifications. Refer to P.S 15 and Structural Report (Document No. 1623-003 146).	m ²	320		
		<u>Roof Timber</u>				
		Supply and install approved materials for repair/replacement of:				
3,3,23	P.S 1	flashing to canopy over first floor external door.	m ²	2		
3,4		Paintwork				
		Exterior				
		Painting works will include the supply and application of Plascon Micatex with 2 coats to paint the entire external area of the building, including filling minor cracks (less than 2mm). To include access to heights of 10m by means of scaffolding or a cherry picker. Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	390		
		Interior				
		Painting works will include the supply and application of Plascon Velvaglo Non-Drip Enamel or similar approved with 2 coats to paint the entire interior walls of all units to match the existing colour of unit, including filling minor cracks (less than 2mm). Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	640		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 3: BLOCK B

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
3,5		Electrical The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Electrical Typical Layout drawing (Drawing No:1099-100-010) and the Electrical Scoping Report (File No. 1623-003 146).</u>				
3,5,1	P.S 18	<u>Distribution Board</u> The supply, installation and commissioning of each complete distribution board, including all busbars, switchgear, legend cards and other equipment as per the relevant single line diagram for each DB.				
	P.S 18	Supply DB (63A)				
3,5,1,1		a) Installation and Wiring	sum	8		
3,5,1,2		b) Complete legend card and issue of CoC	each	8		
3,5,1,3		a) Allow profit and attendance % on the above DB	%	10%		
3,5,2	P.S20	<u>Single Core General Purpose Cable</u> PVC insulated, annealed stranded copper conductors manufactured to SANS 1411-1, SANS 1411-2 and SANS 1574 installed in ducting or conduiting including all accessories as required for the following cross sectional areas:				
3,5,2,1	P.S20	1.5mm ² Cu Cable, Red	m	180		
3,5,2,2	P.S20	2.5mm ² Cu Cable, Red	m	160		
3,5,2,3	P.S20	4mm ² Cu Cable, Red	m	40		
3,5,2,4	P.S20	6mm ² Cu Cable, Red	m			
3,5,2,5	P.S20	1.5mm ² Cu Cable, Black	m	180		
3,5,2,6	P.S20	2.5mm ² Cu Cable, Black	m	160		
3,5,2,7	P.S20	4mm ² Cu Cable, Black	m	40		
3,5,2,8	P.S20	1.5mm ² Cu Cable, Green/Yellow Earth	m	160		
3,5,2,9	P.S20	2.5mm ² Cu Cable, Green/Yellow Earth	m	40		
3,5,3	P.S 19	<u>Conduit</u> Supply and installation of conduit including couplings, bends, glueing and all other necessary material and accessories.				
3,5,3,1	P.S 19	20mm diameter PVC a) Chased in brickwork	m	360		
3,5,3,2	P.S 19	20mm diameter PVC coated Sprague tubing	m	80		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 3: BLOCK B

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
3,5,4	P.S 21	<u>Draw Wire</u>				
3,5,4,1	P.S 21	The supply and installation in conduit of galvanized steel draw wires. 1.5mm ² galvanized steel draw wire (not insulated):	m	40		
3,5,5	P.S 22	<u>Lighting</u>				
		The supply, installation and commissioning of flush or surface mounted switches, socket outlets, isolators, push buttons and the like, including all associated accessories, cover plates and wiring.				
3,5,5,1	P.S 22	LED Lights				
		a) LED Bulkhead	each	36		
		b) LED Vapour Proof Fitting	each	48		
3,5,6	P.S 24	<u>Switches</u>				
		The supply, installation and commissioning of flush or surface mounted switches and the like, including all associated accessories, cover plates and wiring.				
3,5,6,1	P.S 24	1-Way Switch				
		a) 1-lever recessed 16A light switch complete with gridplates, surrounds,	each	36		
3,5,7	P.S26	<u>Socket Outlets</u>				
		The supply, installation and commissioning of flush or surface mounted socket outlets and the like, including all associated accessories, cover plates and wiring.				
	P.S25	a) 16A Single switched socket outlet complete with 1x164-1(S.A. 3 pin) &	each	8		
		b) 2 x 16A Switched socket outlets, c/w 1x164-1(S.A. 3 pin)	each	32		
3,6		Mechanical				
		The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, and the Mechanical Assessment Report (File No. 1623-003 146).</u>				
3,6,1	P.S 27	Ventilation Louvres				
3,6,1,1	P.S 27	Supply, Transport, and install louvres for ventiation as per approved specifications, aligning with ventilation and design SANS requirements, as well as supply and installation appropriate materials for sealing, and weatherproofing.	each	8		
3,6,2	P.S 28	Geysers				
3,6,2,1	P.S 28	Supply, transport and install appropriate materials to replace geysers in all units ensuring compliance with relevant SANS standards, functionality testing, and providing relavant documentation. Refer to P.S 28 and Structural Report (Document No. 1623-003 146).	each	8		
Total Carried Forward						

APPENDIX B: BLOCK B



Figure 3: Block B Housing Units

BLOCK B > ENTIRE BLOCK	Paint	Maintenance required in 3 to 5 years
BLOCK B > GROUND FLOOR > B1	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK B > GROUND FLOOR > B1	Stairs - Concrete	Missing bolt on the stair structure
BLOCK B > GROUND FLOOR > B1	Stairs - Concrete	Rise is too high
BLOCK B > GROUND FLOOR > B1	Architectural	There's one broken and one cracked glass pane in the bedroom
BLOCK B > GROUND FLOOR > B1	Wall - Masonry	Cracked external walls
BLOCK B > GROUND FLOOR > B1	Sanitary Ware	Cracked bath tiles
BLOCK B > GROUND FLOOR > B1	Sanitary Ware	Bathtub is damaged by hot object
BLOCK B > GROUND FLOOR > B1	Wall - Masonry	Mildew on the walls
BLOCK B > GROUND FLOOR > B1	Architectural	One handle needs to be fixed and another is missing on the bathroom window.
BLOCK B > GROUND FLOOR > B1	Sanitary Ware	Blocked and cold water is not working on the kitchen sink
BLOCK B > GROUND FLOOR > B1	Architectural	Door handles on the bedroom door need replacement
BLOCK B > GROUND FLOOR > B1	Floor - Concrete	Worn out floor finishes
BLOCK B > GROUND FLOOR > B1	Architectural	Window handle missing in the lounge area
BLOCK B > GROUND FLOOR > B1	Architectural	The locking mechanism in the front door needs replacement as there is no latch and handles
BLOCK B > GROUND FLOOR > B1	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK B > GROUND FLOOR > B2	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK B > GROUND FLOOR > B2	Wall - Masonry	Mildew
BLOCK B > GROUND FLOOR > B2	Architectural	Door is broken and needs replacement
BLOCK B > GROUND FLOOR > B2	Sanitary Ware	Toilet lacks a seat/cover and waste pipe is leaking
BLOCK B > GROUND FLOOR > B2	Sanitary Ware	Broken tiles at the handwash basin
BLOCK B > GROUND FLOOR > B2	Floor - Concrete	Defected floor finishes
BLOCK B > GROUND FLOOR > B2	Architectural	Two handles are missing in the lounge window
BLOCK B > GROUND FLOOR > B2	Sanitary Ware	The tap doesn't reach the sink and needs to be either extended or replaced.
BLOCK B > GROUND FLOOR > B2	Architectural	Door handles in the front door are defective
BLOCK B > GROUND FLOOR > B2	Stairs - Concrete	Cracked balustrade but still in a stable condition
BLOCK B > GROUND FLOOR > B2	Sanitary Ware	No seat pan is broken and cistern is leaking
BLOCK B > GROUND FLOOR > B2	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK B > GROUND FLOOR > B3	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK B > GROUND FLOOR > B3	Stairs - Concrete	Bottom riser is too high
BLOCK B > GROUND FLOOR > B3	Architectural	Rear door is broken
BLOCK B > GROUND FLOOR > B3	Architectural	For one window, the frame needs replacement, while for the other, the glass needs to be replaced
BLOCK B > GROUND FLOOR > B3	Sanitary Ware	One tap head needs replacement in the kitchen sink
BLOCK B > GROUND FLOOR > B3	Sanitary Ware	Sealant is needed for the kitchen sink along with repairs for broken tiles
BLOCK B > GROUND FLOOR > B3	Architectural	Room locked but door is still damaged
BLOCK B > GROUND FLOOR > B3	Architectural	Bathroom door is missing
BLOCK B > GROUND FLOOR > B3	Sanitary Ware	The bath is currently inaccessible for assessment

RI OCK B > GROUND FLOOR > B3	Sanitary Ware	Missing seat on the toilet
RI OCK B > GROUND FLOOR > B3	Sanitary Ware	Cistern is broken and no closure
RI OCK B > GROUND FLOOR > B3	Sanitary Ware	Handwash basin is removed
RI OCK B > GROUND FLOOR > B3	Architectural	Two handles are missing on the lounge window
RI OCK B > GROUND FLOOR > B3	Architectural	Front door frame is broken
RI OCK B > GROUND FLOOR > B3	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK B > GROUND FLOOR > B4	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
RI OCK B > GROUND FLOOR > B4	Drainage and Plumbing	External waste pipe is broken and leaking
RI OCK B > GROUND FLOOR > B4	Architectural	Glass pane on the bedroom is broken and there is one missing handle
RI OCK B > GROUND FLOOR > B4	Wall - Masonry	Settlement cracks on the external walls
RI OCK B > GROUND FLOOR > B4	Drainage and Plumbing	External water mains are leaking
RI OCK B > GROUND FLOOR > B4	Wall - Masonry	Mildew
BLOCK B > GROUND FLOOR > B4	Architectural	Front door is has a loose frame, handles are missing and locking mechanism is defective
RI OCK B > GROUND FLOOR > B4	Architectural	The window in the bathroom lacks one handle
RI OCK B > GROUND FLOOR > B4	Sanitary Ware	Handwash basin is loose
RI OCK B > GROUND FLOOR > B4	Sanitary Ware	Toilet has leaking waste pipe
RI OCK B > GROUND FLOOR > B4	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
RI OCK B > FIRST FLOOR > B5	Stairs - Concrete	3 missing bolts
RI OCK B > FIRST FLOOR > B5	Drainage and Plumbing	Seal at connection to be fixed
RI OCK B > FIRST FLOOR > B5	Architectural	One broken window
RI OCK B > FIRST FLOOR > B5	Wall - Masonry	Mildew on the walls
RI OCK B > FIRST FLOOR > B5	Architectural	Bedroom door handles needs replacement
BLOCK B > FIRST FLOOR > B5	Architectural	Locking mechanism needs replacement in the toilet door. Door is broken and needs replacement
RI OCK B > FIRST FLOOR > B5	Roof - Timber	No flashing to canopy over first floor external door
RI OCK B > FIRST FLOOR > B5	Sanitary Ware	Seat needs to be tightened. The toilet is also leaking
RI OCK B > FIRST FLOOR > B5	Sanitary Ware	Basin is blocked and needs to be tightened
RI OCK B > FIRST FLOOR > B5	Sanitary Ware	The bathtub waste pipe is blocked
RI OCK B > FIRST FLOOR > B5	Sanitary Ware	Broken tiles in bathroom
RI OCK B > FIRST FLOOR > B5	Sanitary Ware	The waste pipe on the kitchen sink is blocked
RI OCK B > FIRST FLOOR > B5	Sanitary Ware	Broken kitchen tiles
RI OCK B > FIRST FLOOR > B5	Architectural	Door locking mechanism needs replacements
RI OCK B > FIRST FLOOR > B5	Wall - Masonry	Cracks
RI OCK B > FIRST FLOOR > B5	Floor - Concrete	Defective floor finishes
RI OCK B > FIRST FLOOR > B5	Stairs - Concrete	Cracks but still stable
BLOCK B > FIRST FLOOR > B5	Drainage and Plumbing	Fascia board is on a fair condition. Gutter is starting to buckle and needs fixing. Downpipe is missing
RI OCK B > FIRST FLOOR > B5	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
RI OCK B > FIRST FLOOR > B6	Roof - Timber	No flashing to canopy over first floor external door
RI OCK B > FIRST FLOOR > B6	Architectural	Cracked one window
RI OCK B > FIRST FLOOR > B6	Drainage and Plumbing	Leaking external waste pipe
RI OCK B > FIRST FLOOR > B6	Architectural	Door handles are loose and defective locking mechanism
RI OCK B > FIRST FLOOR > B6	Floor - Concrete	Floor finishes are worn

BI LOCK B > FIRST FLOOR > B6	Floor - Concrete	Floor finishes are worn
BI LOCK B > FIRST FLOOR > B6	Sanitary Ware	Kitchen basin is loose
BI LOCK B > FIRST FLOOR > B6	Sanitary Ware	Handwash basin is cracked
BI LOCK B > FIRST FLOOR > B6	Sanitary Ware	Missing seat/cover on the toilet
BI LOCK B > FIRST FLOOR > B6	Architectural	Bathroom window has a broken glass pane and two missing handles
BI LOCK B > FIRST FLOOR > B6	Architectural	Bathroom door has a defective locking mechanism and loose handles
BI LOCK B > FIRST FLOOR > B6	Architectural	Defective locking mechanism on the bedroom door
BI LOCK B > FIRST FLOOR > B6	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BI LOCK B > FIRST FLOOR > B6	Wall - Masonry	Internal paintwork
BI LOCK B > FIRST FLOOR > B7	Roof - Timber	No flashing to canopy over first floor external door
BI LOCK B > FIRST FLOOR > B7	Drainage and Plumbing	Tighten water mains
BLOCK B > FIRST FLOOR > B7	Drainage and Plumbing	Fascia board is on a fair condition. Gutter is starting to buckle and needs fixing. Downpipe is missing
BI LOCK B > FIRST FLOOR > B7	Stairs - Concrete	Stair riser is high. Stair structure on a fair condition. 3 missing bolts
BI LOCK B > FIRST FLOOR > B7	Sanitary Ware	Kitchen sink is not the original and taps are defective
BI LOCK B > FIRST FLOOR > B7	Architectural	Bathroom door is broken and locking mechanism is defective
BI LOCK B > FIRST FLOOR > B7	Architectural	Missing handle on the bathroom window
BI LOCK B > FIRST FLOOR > B7	Sanitary Ware	Bath has broken tiles
BI LOCK B > FIRST FLOOR > B7	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BI LOCK B > FIRST FLOOR > B7	Wall - Masonry	Internal paintwork
BI LOCK B > FIRST FLOOR > B8	Roof - Timber	No flashing to canopy over first floor external door
BI LOCK B > FIRST FLOOR > B8	Drainage and Plumbing	External waste pipe leaking
BI LOCK B > FIRST FLOOR > B8	Drainage and Plumbing	Leaks in the main water supply. Leaks at joint before water meter
BI LOCK B > FIRST FLOOR > B8	Architectural	Front door locking mechanism is defective and handles are loose
BI LOCK B > FIRST FLOOR > B8	Sanitary Ware	Kitchen sink is loose and one tap is defective
BI LOCK B > FIRST FLOOR > B8	Architectural	The bedroom window lacks one handle
BI LOCK B > FIRST FLOOR > B8	Sanitary Ware	Handwash basin has broken tiles. Handwash basin is loose
BI LOCK B > FIRST FLOOR > B8	Sanitary Ware	The toilet lacks a seat/cover. Cistern and waste pipe is leaking
BI LOCK B > FIRST FLOOR > B8	Sanitary Ware	Bath has broken tiles
BI LOCK B > FIRST FLOOR > B8	Architectural	Bathroom window lacks one handle
BI LOCK B > FIRST FLOOR > B8	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BI LOCK B > FIRST FLOOR > B8	Wall - Masonry	Internal paintwork
BLOCK B > FIRST FLOOR	Roof - Timber	Remove torched-on over flashings at flat 6 and 7. If flashing does not reach second crest of roof sheet, install wider flashing. Flashing to be sealed cap rivetted to second crest
BI LOCK B > FIRST FLOOR	Roof - Timber	Waterproofing around brick column to be addressed
BLOCK B > FIRST FLOOR	Roof - Timber	Flashings to be sealed cap rivetted to roof sheets at approx. 200mm. Gap between roof sheets and flashing to be closed with polyclosures
BLOCK B > FIRST FLOOR	Roof - Timber	No corrosion. No visible holes. All roof screw heads have been waterproofed. Remove all debris from roof

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 4: BLOCK C

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
4		BLOCK C				
4,1		Structural Defects				
		The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Structural Conditional Assessment Report (File No. 1623-003 146), and Appendix C (for Block C).</u>				
4,1,1	P.S 3	Staircase: Tightening of loose bolts and securing balustrade; replacement of missing bolt as required. Refer to P.S 3 and Structural Report (Document No. 1623-003 146)	No.	6		
4,1,2	P.S 3	Supply and install concrete to cast mass concrete (minimum 25MPa) step to correct first riser height. Refer to P.S 3 and Structural Report (Document No. 1623-003 146)	No.	2		
4,2		Critical Non-Structural Defects				
		<u>Wall Masonry:</u>				
4,2,1	P.S5	Supply and install air bricks for each unit to improve ventilation and address mildew issues caused by lack of airflow. To also include remediation of any damaged concrete and brickwork. Refer to P.S 5 and Structural Report (Document No. 1623-003 146)	No.	36		
4,2,2	P.S8	Appropriate cleaning, and treating of mildew. Supply and install paint for repainting interior ceiling/walls. Refer to P.S 8 and Structural Report (Document No. 1623-003 146)	m ²	320		
		<u>Roof Timber:</u>				
4,2,3	P.S4	Removal of existing flashing and torch-on waterproofing. Supply and installation of new wider flashing to reach roof sheet. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m	11		
4,2,4	P.S4	Removal and appropriate disposal of deteriorated torch-on waterproofing. Supply and install of new Derbigum SP4 torch-on waterproofing. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m ²	14		
4,2,5	P.S4	Cleaning, removal and appropriate disposal of debris from exposed expansion joints. Supply and install flexible, UV-resistant polyurethane joint sealant. Sealing of flashings to roof sheet cap rivetted at approximately 200mm. Gap between roof sheets and flashing to be closed with polyclosures. The sealant must be able to accommodate the expected joint movement and adhere effectively to the joint surfaces. Refer to P.S 4 and Structural Report	m	120		
		<u>Drainage and Plumbing:</u>				
4,2,6	P.S 7	Supply and install appropriate approved materials for replacement of damaged external waste pipe	No.	4		
4,2,7		Supply and install appropriate approved materials for replacement of missing gutter	m	11		
4,2,8		Supply and install appropriate approved materials for replacement of missing/damaged downpipe	m	20		
		Supply and install appropriate approved materials for replacement of defects to main water supply.	No.	3		
	P.S 13	<u>Sanitary Ware</u> Supply and install appropriate approved materials for replacement of blocked/leaking waste pipe	No.	10		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 4: BLOCK C

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
4,3		Minor Non-Structural Defects				
		<u>Sanitary Ware</u>				
		Supply and install approved materials for replacement of:				
4,3,1	P.S 14	loose kitchen sink	No.	2		
4,3,2	P.S 14	broken kitchen sink	No.	4		
4,3,3	P.S 14	broken kitchen sink taps	No.	1		
4,3,4	P.S 13	loose handwash basin	No.	3		
4,3,5	P.S 13	Broken missing handwash basin	No.	3		
4,3,6	P.S 13	broken handwash basin taps	No.	2		
4,3,7	P.S 13	broken bath taps	No.	2		
4,3,8	P.S 13	broken toilet seat or cover	No.	4		
4,3,9	P.S 13	Broken toilet	No.	4		
		<u>Architectural</u>				
		Supply and install approved materials for replacement of:				
4,3,10	P.S 12	broken/missing window glazing	No.	5		
4,3,11	P.S 12	broken/missing window handles	No.	9		
4,3,12	P.S 11	Damaged internal door frame	No.	1		
4,3,13	P.S 11	broken/missing internal door	No.	4		
4,3,14	P.S 11	broken/missing internal door handle	No.	18		
4,3,15	P.S 11	broken internal door locking mechanism	No.	8		
4,3,16	P.S 9	damaged external door frame	No.	2		
4,3,17	P.S 9	damaged external door	No.	1		
4,3,18	P.S 9	Broken external door handles	No.	6		
4,3,19	P.S 9	broken external door lock mechanism	No.	3		
4,3,20	P.S 10	remove door and brick in opening	No.	5		
		<u>Floor</u>				
		Replace				
4,3,21	P.S 16	Supply and install approved materials for replacement of damaged floor finishes	m ²	75		
4,3,22	P.S 15	Removal of existing tiles, Appropriate disposal, Supply, Transport, and Install of new tiling for all units using Optimus Bone Matt Finish Ceramic Floor Tiles (500x500mm), ensuring proper alignment, leveling, and adherence to manufacturer specifications. Refer to P.S 15 and Structural Report (Document No. 1623-003 146).	m ²	480		
		<u>Roof Timber</u>				
4,3,23	P.S 1	Supply and install approved materials for replacement of flashing to canopy over first floor external door.	m ²	2		
4,4		Paintwork				
		Exterior				
4,4,1	P.S 8	Painting works will include the supply and application of Plascon Micatex with 2 coats to paint the entire external area of the building, including filling minor cracks (less than 2mm). To include access to heights of 10m by means of scaffolding or a cherry picker. Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	530		
		Interior				
4,4,2	P.S 8	Painting works will include the supply and application of Plascon Velvaglo Non-Drip Enamel or similar approved with 2 coats to paint the entire interior walls of all units to match the existing colour of unit, including filling minor cracks (less than 2mm). Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	960		
4,5		Allowance				
4,5,1	P.S 17	An allowance has been made for remediation of units that were inaccessible during the site investigation. Refer to P.S 17 and Structural Report (Document No. 1623-003 146).	No.	1		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 4: BLOCK C

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
4,6		Electrical The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Electrical Typical Layout drawing (Drawing No:1099-100-010) and the Electrical Scoping Report (File No. 1623-003 146).</u>				
4,6,1	P.S 18	<u>Distribution Board</u> The supply, installation and commissioning of each complete distribution board, including all busbars, switchgear, legend cards and other equipment as per the relevant single line diagram for each DB.				
4,6,1,1	P.S 18	Supply DB (63A) a) Installation and Wiring b) Complete legend card and issue of CoC a) Allow profit and attendance % on the above DB	sum each %	12 12 10%		
4,6,2	P.S20	<u>Single Core General Purpose Cable</u> PVC insulated, annealed stranded copper conductors manufactured to SANS 1411-1, SANS 1411-2 and SANS 1574 installed in ducting or conduiting including all accessories as required for the following cross sectional areas:				
4,6,2,1	P.S20	1.5mm ² Cu Cable, Red	m	360		
4,6,2,2	P.S20	2.5mm ² Cu Cable, Red	m	360		
4,6,2,3	P.S20	4mm ² Cu Cable, Red	m	80		
4,6,2,4	P.S20	6mm ² Cu Cable, Red	m			
4,6,2,5	P.S20	1.5mm ² Cu Cable, Black	m	360		
4,6,2,6	P.S20	2.5mm ² Cu Cable, Black	m	320		
4,6,2,7	P.S20	4mm ² Cu Cable, Black	m	80		
4,6,2,8	P.S20	1.5mm ² Cu Cable, Green/Yellow Earth	m	360		
4,6,2,9	P.S20	2.5mm ² Cu Cable, Green/Yellow Earth	m	80		
4,6,3	P.S 19	<u>Conduit</u> Supply and installation of conduit including couplings, bends, glueing and all other necessary material and accessories.				
4,6,3,1	P.S 19	20mm diameter PVC a) Chased in brickwork	m	360		
4,6,3,2	P.S 19	20mm diameter PVC coated Sprague tubing	m	80		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 4: BLOCK C

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
4,6,4	P.S 21	<u>Draw Wire</u> The supply and installation in conduit of galvanized steel draw wires.				
4,6,4,1	P.S 21	1.5mm ² galvanized steel draw wire (not insulated):	m	60		
4,6,5	P.S 22	<u>Lighting</u> The supply, installation and commissioning of flush or surface mounted switches, socket outlets, isolators, push buttons and the like, including all associated accessories, cover plates and wiring.				
4,6,5,1	P.S 22	LED Lights a) LED Bulkhead b) LED Vapour Proof Fitting	each each	48 64		
4,6,6	P.S 24	<u>Switches</u> The supply, installation and commissioning of flush or surface mounted switches and the like, including all associated accessories, cover plates and wiring.				
4,6,6,1	P.S 24	1-Way Switch a) 1-lever recessed 16A light switch complete with gridplates, surrounds,	each	48		
4,6,7	P.S26	<u>Socket Outlets</u> The supply, installation and commissioning of flush or surface mounted socket outlets and the like, including all associated accessories, cover plates and wiring.				
	P.S25	a) 16A Single switched socket outlet complete with 1x164-1(S.A. 3 pin) & b) 2 x 16A Switched socket outlets, c/w 1x164-1(S.A. 3 pin)	each each	12 48		
4,7		Mechanical The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, and the Mechanical Assessment Report (File No. 1623-003 146).</u>				
4,7,1	P.S 27	Ventilation Louvres Supply, Transport, and install louvres for ventiation as per approved specifications, aligning with ventilation and design SANS requirements, as well as supply and installation appropriate materials for sealing, and weatherproofing.				
4,7,1,1	P.S 27		each	12		
4,7,2	P.S 28	Geysers Supply, transport and install appropriate materials to replace geysers in all units ensuring compliance with relevant SANS standards, functionality testing, and providing relavant documentation. Refer to P.S 28 and Structural Report (Document No. 1623-003 146).				
4,7,2,1	P.S 28		each	12		
Total Carried Forward						

APPENDIX C: BLOCK C



Figure 4: Block C Housing Units

Block C > ENTIRE BLOCK	Paint	Maintenance required in 3 to 5 years
Block C > GROUND FLOOR > C1	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
Block C > GROUND FLOOR > C1	Stairs - Concrete	Stair rise is too high
Block C > GROUND FLOOR > C1	Stairs - Concrete	2 missing bolts on the handrail
Block C > GROUND FLOOR > C1	Sanitary Ware	Kitchen sink has one defective tap, tiles are broken and waste pipe is leaking.
Block C > GROUND FLOOR > C1	Sanitary Ware	Toilet waste pipe is leaking
Block C > GROUND FLOOR > C1	Sanitary Ware	Handwash basin is loose
Block C > GROUND FLOOR > C1	Wall - Masonry	Mildew on the walls
Block C > GROUND FLOOR > C1	Architectural	One missing handle on the bathroom window
Block C > GROUND FLOOR > C1	Sanitary Ware	Broken tiles on the handwash basin and bathtub
Block C > GROUND FLOOR > C1	Architectural	The locking mechanism needs replacement and the door is also broken
Block C > GROUND FLOOR > C1	Floor - Concrete	Floor finishes are worn out
Block C > GROUND FLOOR > C1	Architectural	Door handles in the front door are loose, and the locking mechanism is defective.
Block C > GROUND FLOOR > C1	Drainage and Plumbing	Leaking external waste pipe
Block C > GROUND FLOOR > C1	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
Block C > GROUND FLOOR > C2	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
Block C > GROUND FLOOR > C2	Architectural	Glass pane in the bathroom window is cracked
Block C > GROUND FLOOR > C2	Architectural	Frame in the front door is unstable
Block C > GROUND FLOOR > C2	Architectural	3 window handles are missing
Block C > GROUND FLOOR > C2	Sanitary Ware	Cistern not working
Block C > GROUND FLOOR > C2	Sanitary Ware	Handwash basin is removed for washing machine
Block C > GROUND FLOOR > C2	Sanitary Ware	Tan for hot water is not working
Block C > GROUND FLOOR > C2	Wall - Masonry	Mildew
Block C > GROUND FLOOR > C2	Architectural	Door in the bathroom is broken together with the lock
Block C > GROUND FLOOR > C2	Architectural	Door in room is broken and the locking mechanism is defective
Block C > GROUND FLOOR > C2	Sanitary Ware	Basin needs to be tightened
Block C > GROUND FLOOR > C2	Floor - Concrete	Damaged floor finishes
Block C > GROUND FLOOR > C2	Drainage and Plumbing	Leaking external waste pipe
Block C > GROUND FLOOR > C2	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
Block C > GROUND FLOOR > C3	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
Block C > GROUND FLOOR > C3	Drainage and Plumbing	External waste pipe is on a fair condition
Block C > GROUND FLOOR > C3		Unable to gain access to inside of unit
Block C > GROUND FLOOR > C3	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
Block C > GROUND FLOOR > C4	Drainage and Plumbing	Leaking external pipes
Block C > GROUND FLOOR > C4	Wall - Masonry	Cracking at the external walls
Block C > GROUND FLOOR > C4	Stairs - Concrete	Stair case is on a fair condition. However, there handrails are loose
Block C > GROUND FLOOR > C4	Stairs - Concrete	Stair riser is too high
Block C > GROUND FLOOR > C4	Architectural	Door handles are loose
Block C > GROUND FLOOR > C4	Wall - Masonry	Mildew

BI OCK C > GROUND FLOOR > C4	Architectural	Missing handles in the lounge window
BI OCK C > GROUND FLOOR > C4	Architectural	Bedroom door has no locking mechanism and lacks door handles
BI OCK C > GROUND FLOOR > C4	Sanitary Ware	Bath has blocked waste pipe, broken tiles and both taps are defective
BI OCK C > GROUND FLOOR > C4	Sanitary Ware	Handwash basin is loose and waste pipe is leaking
BI OCK C > GROUND FLOOR > C4	Architectural	Bathroom door has no locking mechanism and handles are broken
BLOCK C > GROUND FLOOR > C4	Sanitary Ware	The toilet lacks seat/cover, waste pipe is blocked, cistern is leaking, and flushing mechanism is defective
BI OCK C > GROUND FLOOR > C4	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK C > GROUND FLOOR > C5	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BI OCK C > GROUND FLOOR > C5	Architectural	Locking mechanism in the bathroom needs to be replaced
BI OCK C > GROUND FLOOR > C5	Drainage and Plumbing	There's a broken external waste pipe resulting in a leak
BLOCK C > GROUND FLOOR > C5	Architectural	Front door is in a fair condition. However, the locking mechanism is defective.
BI OCK C > GROUND FLOOR > C5	Architectural	One broken glass pane in the bathroom
BI OCK C > GROUND FLOOR > C5	Sanitary Ware	Toilet has a broken pan and is missing seat
BI OCK C > GROUND FLOOR > C5	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK C > GROUND FLOOR > C6	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK C > GROUND FLOOR > C6	Architectural	Front door is broken, handles are lacking, door frame is damaged, and the locking mechanism is defective
BI OCK C > GROUND FLOOR > C6	Architectural	The lounge window has a broken glass pane and one missing handle
BI OCK C > GROUND FLOOR > C6	Architectural	Bedroom door has one broken glass pane and one missing handle
BI OCK C > GROUND FLOOR > C6	Architectural	One missing handle on the bathroom window
BI OCK C > GROUND FLOOR > C6	Sanitary Ware	The handwash basin is removed
BI OCK C > GROUND FLOOR > C6	Floor - Concrete	Damaged floor finishes
BI OCK C > GROUND FLOOR > C6	Sanitary Ware	Kitchen sink is loose
BI OCK C > GROUND FLOOR > C6	Architectural	Bathroom door is broken and lacks locking mechanism
BLOCK C > GROUND FLOOR > C6	Architectural	Bedroom door has defective locking mechanism and door handles are broken.
BI OCK C > GROUND FLOOR > C6	Drainage and Plumbing	Leaking external waste pipe
BI OCK C > GROUND FLOOR > C6	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BI OCK C > FIRST FLOOR > C7	Roof - Timber	No flashing to canopy over first floor external door
BI OCK C > FIRST FLOOR > C7	Drainage and Plumbing	External waste pipe is in a fair condition
BLOCK C > FIRST FLOOR > C7	Drainage and Plumbing	Fascia board is on a fair condition. Gutter needs fixing. Downpipe is missing.
BI OCK C > FIRST FLOOR > C7	Architectural	Front door is in a fair condition. Handles are loose
BLOCK C > FIRST FLOOR > C7	Sanitary Ware	Toilet cistern has missing cover, toilet seat/cover is missing and waste pipe is leaking.
BI OCK C > FIRST FLOOR > C7	Sanitary Ware	Handwash basin is removed and replaced with washing machine
BI OCK C > FIRST FLOOR > C7	Floor - Concrete	Damaged floor finishes
BI OCK C > FIRST FLOOR > C7	Sanitary Ware	The kitchen sink is broken and waste pipe is leaking
BI OCK C > FIRST FLOOR > C7	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BI OCK C > FIRST FLOOR > C8	Roof - Timber	No flashing to canopy over first floor external door
BI OCK C > FIRST FLOOR > C8	Drainage and Plumbing	External waste pipe are on a fair condition
BLOCK C > FIRST FLOOR > C8	Stairs - Concrete	The stair structure is on a fair condition. 6 missing bolts. Handrails need to be tightened
BI OCK C > FIRST FLOOR > C8	Architectural	Door frame is defective
BI OCK C > FIRST FLOOR > C8	Floor - Concrete	Floor finishes are replaced with carpet
BI OCK C > FIRST FLOOR > C8	Sanitary Ware	Kitchen sink is loose
BI OCK C > FIRST FLOOR > C8	Sanitary Ware	Handwash basin is broken and loose
BI OCK C > FIRST FLOOR > C8	Sanitary Ware	Broken tiles on the bathtub
BI OCK C > FIRST FLOOR > C8	Architectural	Bathroom door has a defective locking mechanism
BI OCK C > FIRST FLOOR > C8	Architectural	Bedroom door has no locking mechanism
BI OCK C > FIRST FLOOR > C8	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BI OCK C > FIRST FLOOR > C9	Roof - Timber	No flashing to canopy over first floor external door
BI OCK C > FIRST FLOOR > C9	Drainage and Plumbing	Fascia board is on a fair condition. Gutter and downpipe are both missing
BI OCK C > FIRST FLOOR > C9	Drainage and Plumbing	Tighten water mains
BI OCK C > FIRST FLOOR > C9	Stairs - Concrete	Stair is on a fair condition. 10 loose bolts. Handrail needs to be tightened
BI OCK C > FIRST FLOOR > C9	Sanitary Ware	Broken tiles on the bathtub
BI OCK C > FIRST FLOOR > C9	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BI OCK C > FIRST FLOOR > C10	Roof - Timber	No flashing to canopy over first floor external door

Block / Floor / Room	Trade / Work	Notes / Comments
BLOCK C > FIRST FLOOR > C10	Drainage and Plumbing	Water mains need to be tightened
BLOCK C > FIRST FLOOR > C10	Architectural	One missing handle on the lounge window
BLOCK C > FIRST FLOOR > C10	Sanitary Ware	Broken tiles on the bath
BLOCK C > FIRST FLOOR > C10	Sanitary Ware	Leaking water supply pipe
BLOCK C > FIRST FLOOR > C10	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK C > FIRST FLOOR > C11	Roof - Timber	No flashing to canopy over first floor external door
BLOCK C > FIRST FLOOR > C11	Drainage and Plumbing	Leaking waste pipe
BLOCK C > FIRST FLOOR > C11	Drainage and Plumbing	Fascia board is on a fair condition. Gutter needs fixing. Downpipe is missing.
BLOCK C > FIRST FLOOR > C11	Drainage and Plumbing	Leaking external waste pipe
BLOCK C > FIRST FLOOR > C11		Unable to gain access to inside of unit
BLOCK C > FIRST FLOOR > C11	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK C > FIRST FLOOR > C12	Roof - Timber	No flashing to canopy over first floor external door
BLOCK C > FIRST FLOOR > C12	Drainage and Plumbing	Leaking external waste pipe
BLOCK C > FIRST FLOOR > C12	Stairs - Concrete	Stair case is on a fair condition. 4 loose bolts
BLOCK C > FIRST FLOOR > C12	Stairs - Concrete	Cracked balustrade
BLOCK C > FIRST FLOOR > C12	Sanitary Ware	Broken tiles on the bathtub
BLOCK C > FIRST FLOOR > C12	Sanitary Ware	Handwash basin is missing one tap and waste pipe is leaking
BLOCK C > FIRST FLOOR > C12	Architectural	One broken glass pane and missing handle on the bathroom window
BLOCK C > FIRST FLOOR > C12	Architectural	Defective locking mechanism on the bathroom door
BLOCK C > FIRST FLOOR > C12	Sanitary Ware	Kitchen sink is broken
BLOCK C > FIRST FLOOR > C12	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK C > FIRST FLOOR	Roof - Timber	Remove torched-on over flashings at flat 10 and 11. If flashing does not reach second crest of roof sheet, install wider flashing. Flashing to be sealed cap rivetted to second crest
BLOCK C > FIRST FLOOR	Roof - Timber	Flashing does not reach second crest of roof sheet at flat 7. Install wider flashing. Flashing to be sealed cap rivetted to second crest
BLOCK C > FIRST FLOOR	Roof - Timber	Replace deteriorated torched-on waterproofing to brick parapet at flat 8
BLOCK C > FIRST FLOOR	Roof - Timber	Waterproofing around brick column to be addressed
BLOCK C > FIRST FLOOR	Roof - Timber	Flashings to be sealed cap rivetted to roof sheets at approx. 200mm. Gap between roof sheets and flashing to be closed with polyclosures
BLOCK C > FIRST FLOOR	Roof - Timber	No corrosion. No visible holes. All roof screw heads have been waterproofed. Remove all debris from roof.

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 5: BLOCK D

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
5		BLOCK D				
5,1		Structural Defects				
		The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Structural Conditional Assessment Report (File No. 1623-003 146), and Appendix D (for Block D).</u>				
5,1,1	P.S 3	Staircase: Tightening of loose bolts and securing balustrade; replacement of missing bolt as required. Refer to P.S 3 and Structural Report (Document No. 1623-003 146)	No.	6		
5,1,2	P.S 3	Supply and install concrete to cast mass concrete (minimum 25MPa) step to correct first riser height. Refer to P.S 3 and Structural Report (Document No. 1623-003 146)	No.	3		
5,2		Critical Non-Structural Defects				
		<u>Wall Masonry:</u>				
5,2,1	P.S 5	Supply and install air bricks for each unit to improve ventilation and address mildew issues caused by lack of airflow. To also include remediation of any damaged concrete and brickwork. Refer to P.S 5 and Structural Report (Document No. 1623-003 146)	No.	48		
5,2,2	P.S8	Appropriate cleaning, and treating of mildew. Supply and install paint for repainting interior ceiling/walls. Refer to P.S 8 and Structural Report (Document No. 1623-003 146)	m ²	320		
		<u>Roof Timber:</u>				
5,2,3	P.S4	Removal of existing flashing and torch-on waterproofing. Supply and installation of new wider flashing to reach roof sheet. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m	7		
5,2,4	P.S4	Removal and appropriate disposal of deteriorated torch-on waterproofing. Supply and install of new Derbigum SP4 torch-on waterproofing. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m ²	3		
5,2,5	P.S4	Cleaning, removal and appropriate disposal of debris from exposed expansion joints. Supply and install flexible, UV-resistant polyurethane joint sealant. Sealing of flashings to roof sheet cap rivetted at approximately 200mm. Gap between roof sheets and flashing to be closed with polyclosures. The sealant must be able to accommodate the expected joint movement and adhere effectively to the joint surfaces. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m	100		
		<u>Drainage and Plumbing:</u>				
5,2,6	P.S 7	Supply and install appropriate approved materials for replacement of damaged external waste pipe	No.	4		
5,2,7		Supply and install appropriate approved materials for replacement of missing/damaged downpipe	m	20		
		<u>Sanitary Ware</u>				
5,2,8	P.S 13	Supply and install appropriate approved materials for replacement of blocked/leaking waste pipe	No.	4		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION
TENDER NO.: BSM: 32/26

PART 5: BLOCK D

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
5,3		Minor Non-Structural Defects				
		<u>Sanitary Ware</u>				
		Supply and install approved materials for replacement:				
5,3,1	P.S 14	loose kitchen sink	No.	2		
5,3,2	P.S 14	broken kitchen sink	No.	2		
5,3,3	P.S 14	broken kitchen sink taps	No.	3		
5,3,4	P.S 13	loose handwash basin	No.	9		
5,3,5	P.S 13	Broken missing handwash basin	No.	4		
5,3,6	P.S 13	broken handwash basin taps	No.	4		
5,3,7	P.S 13	broken bath taps	No.	3		
5,3,8	P.S 13	broken toilet seat or cover	No.	3		
5,3,9	P.S 13	Broken toilet	No.	4		
		<u>Architectural</u>				
		Supply and install approved materials for replacement:				
5,3,10	P.S 12	broken/missing window glazing	No.	1		
5,3,11	P.S 12	broken/missing window handles	No.	1		
5,3,12	P.S 11	Damaged internal door frame	No.	8		
5,3,13	P.S 11	broken/missing internal door	No.	3		
5,3,14	P.S 11	broken/missing internal door handle	No.	1		
5,3,15	P.S 11	broken internal door locking mechanism	No.	1		
		<u>Floor</u>				
		Supply and install approved materials for replacement:				
5,3,16	P.S 16	damaged floor finishes	m ²	75		
		Removal of existing tiles, Appropriate disposal, Supply, transport, and install of new tiling for all units using Optimus Bone Matt Finish Ceramic Floor Tiles (500x500mm), ensuring proper alignment, leveling, and adherence to manufacturer specifications. Refer to P.S 15 and Structural Report (Document No. 1623-003 146).	m ²	480		
		<u>Roof Timber</u>				
		Supply and install approved materials for replacement:				
5,3,18	P.S 1	Flashing to canopy over first floor external door.	m ²	2		
5,4		Paintwork				
		Exterior				
		Painting works will include the supply and application of Plascon Micatex with 2 coats to paint the entire external area of the building, including filling minor cracks (less than 2mm). To include access to heights of 10m by means of scaffolding or a cherry picker. Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	530		
		Interior				
		Painting works will include the supply and application of Plascon Velvagro Non-Drip Enamel or similar approved with 2 coats to paint the entire interior walls of all units to match the existing colour of unit, including filling minor cracks (less than 2mm). Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	960		
5,5		Allowance				
5,5,1	P.S 17	An allowance has been made for remediation of units that were inaccessible during the site investigation. Refer to P.S 17 and Structural Report (Document No. 1623-003 146).	No.	2		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 5: BLOCK D

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
5,6		Electrical The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Electrical Typical Layout drawing (Drawing No:1099-100-010) and the Electrical Scoping Report (File No. 1623-003 146).</u>				
5,6,1	P.S 18	<u>Distribution Board</u> The supply, installation and commissioning of each complete distribution board, including all busbars, switchgear, legend cards and other equipment as per the relevant single line diagram for each DB.				
5,6,1,1	P.S 18	Supply DB (63A) a) Installation and Wiring b) Complete legend card and issue of CoC a) Allow profit and attendance % on the above DB	sum each %	12 12 10%		
5,6,2	P.S20	<u>Single Core General Purpose Cable</u> PVC insulated, annealed stranded copper conductors manufactured to SANS 1411-1, SANS 1411-2 and SANS 1574 installed in ducting or conduiting including all accessories as required for the following cross sectional areas:				
5,6,2,1	P.S20	1.5mm ² Cu Cable, Red	m	360		
5,6,2,2	P.S20	2.5mm ² Cu Cable, Red	m	360		
5,6,2,3	P.S20	4mm ² Cu Cable, Red	m	60		
5,6,2,4	P.S20	6mm ² Cu Cable, Red	m			
5,6,2,5	P.S20	1.5mm ² Cu Cable, Black	m	360		
5,6,2,6	P.S20	2.5mm ² Cu Cable, Black	m	240		
5,6,2,7	P.S20	4mm ² Cu Cable, Black	m	60		
5,6,2,8	P.S20	1.5mm ² Cu Cable, Green/Yellow Earth	m	360		
5,6,2,9	P.S20	2.5mm ² Cu Cable, Green/Yellow Earth	m	60		
5,6,3	P.S 19	<u>Conduit</u> Supply and installation of conduit including couplings, bends, glueing and all other necessary material and accessories.				
5,6,3,1	P.S 19	20mm diameter PVC a) Chased in brickwork	m	360		
5,6,3,2	P.S 19	20mm diameter PVC coated Sprague tubing	m	80		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 5: BLOCK D

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
5,6,4	P.S 21	<u>Draw Wire</u>				
5,6,4,1	P.S 21	The supply and installation in conduit of galvanized steel draw wires. 1.5mm ² galvanized steel draw wire (not insulated):	m	60		
5,6,5	P.S 22	<u>Lighting</u>				
		The supply, installation and commissioning of flush or surface mounted switches, socket outlets, isolators, push buttons and the like, including all associated accessories, cover plates and wiring.				
5,6,5,1	P.S 22	LED Lights				
		a) LED Bulkhead	each	36		
		b) LED Vapour Proof Fitting	each	12		
5,6,6	P.S 24	<u>Switches</u>				
		The supply, installation and commissioning of flush or surface mounted switches and the like, including all associated accessories, cover plates and wiring.				
5,6,6,1	P.S 24	1-Way Switch				
		a) 1-lever recessed 16A light switch complete with gridplates, surrounds,	each	36		
5,6,7	P.S26	<u>Socket Outlets</u>				
		The supply, installation and commissioning of flush or surface mounted socket outlets and the like, including all associated accessories, cover plates and wiring.				
	P.S25	a) 16A Single switched socket outlet complete with 1x164-1(S.A. 3 pin) &	each	12		
		b) 2 x 16A Switched socket outlets, c/w 1x164-1(S.A. 3 pin)	each	48		
5,7		Mechanical				
		The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, and the Mechanical Assessment Report (File No. 1623-003 146).</u>				
5,7,1	P.S 27	Ventilation Louvres				
		Supply, Transport, and install louvres for ventiation as per approved specifications, aligning with ventilation and design SANS requirements, as well as supply and installation appropriate materials for sealing, and weatherproofing.				
5,7,1,1	P.S 27		each	12		
5,7,2	P.S 28	Geysers				
		Supply, transport and install appropriate materials to replace geysers in all units ensuring compliance with relevant SANS standards, functionality testing, and providing relavant documentation. Refer to P.S 28 and Structural Report (Document No. 1623-003 146).				
5,7,2,1	P.S 28		each	12		
Total Carried Forward						

APPENDIX D: BLOCK D



Figure 5: Block D Housing Units

BLOCK D > ENTIRE BLOCK	Paint	Maintenance required in 3 to 5 years
BLOCK D > GROUND FLOOR > D1	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK D > GROUND FLOOR > D1	Drainage and Plumbing	Leaking external waste pipe
BLOCK D > GROUND FLOOR > D1	Sanitary Ware	Toilet has a broken pan, both cistern and waste pipe are leaking, and flushing mechanism is defective
BLOCK D > GROUND FLOOR > D1	Sanitary Ware	Handwash basin is removed
BLOCK D > GROUND FLOOR > D1	Architectural	One broken glass pane in the bathroom and two missing handles
BLOCK D > GROUND FLOOR > D1	Architectural	The rear door is broken
BLOCK D > GROUND FLOOR > D1	Stairs - Concrete	Staircase is on a condition. However one bolt is missing
BLOCK D > GROUND FLOOR > D1	Architectural	The bathroom door is broken, lacking both a locking mechanism and handles.
BLOCK D > GROUND FLOOR > D1	Architectural	Bedroom glass pane is broken and both window handles are missing
BLOCK D > GROUND FLOOR > D1	Sanitary Ware	Kitchen sink is broken, both taps are defective, tiles are broken and waste pipe is leaking
BLOCK D > GROUND FLOOR > D1	Architectural	Four broken glass pane on the lounge window and 4 missing handles
BLOCK D > GROUND FLOOR > D1	Architectural	Broken front door handles are broken and locking mechanism is defective
BLOCK D > GROUND FLOOR > D1	Stairs - Concrete	Stair rise is too high
BLOCK D > GROUND FLOOR > D1	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK D > GROUND FLOOR > D2	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK D > GROUND FLOOR > D2	Architectural	Front door frame is defective and handles are loose
BLOCK D > GROUND FLOOR > D2	Wall - Masonry	Mildew
BLOCK D > GROUND FLOOR > D2	Sanitary Ware	Handwash basin is removed
BLOCK D > GROUND FLOOR > D2	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK D > GROUND FLOOR > D3	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK D > GROUND FLOOR > D3	Stairs - Concrete	The staircase is in fair condition, but the handrails are loose and require tightening, along with replacing the four missing bolts
BLOCK D > GROUND FLOOR > D3	Stairs - Concrete	Stair rise is high
BLOCK D > GROUND FLOOR > D3	Architectural	Front door handles are loose and locking mechanism is defective
BLOCK D > GROUND FLOOR > D3	Sanitary Ware	The kitchen sink is broken and has one defective tap
BLOCK D > GROUND FLOOR > D3	Floor - Concrete	Damaged floor finishes
BLOCK D > GROUND FLOOR > D3	Architectural	Lounge window has one missing handle
BLOCK D > GROUND FLOOR > D3	Architectural	The bathroom window has a missing handle
BLOCK D > GROUND FLOOR > D3	Sanitary Ware	The handwash basin is removed
BLOCK D > GROUND FLOOR > D3	Sanitary Ware	The bath has one defective tap
BLOCK D > GROUND FLOOR > D3	Architectural	Bedroom door has no locking mechanism and handles
BLOCK D > GROUND FLOOR > D3	Drainage and Plumbing	External waste pipes and water mains are on a fair condition
BLOCK D > GROUND FLOOR > D3	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK D > GROUND FLOOR > D4	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door

RI OCK D > GROUND FLOOR > D4	Drainage and Plumbing	External waste pipe is on a fair condition
RI OCK D > GROUND FLOOR > D4	Sanitary Ware	Toilet seat/cover is missing
RI OCK D > GROUND FLOOR > D4	Sanitary Ware	Handwash basin is removed
RI OCK D > GROUND FLOOR > D4	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK D > GROUND FLOOR > D5	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
RI OCK D > GROUND FLOOR > D5	Drainage and Plumbing	External waste pipe is on a fair condition
BLOCK D > GROUND FLOOR > D5	Stairs - Concrete	Stair case is on a fair condition. However, the handrails are loose and 4 bolts are missing
RI OCK D > GROUND FLOOR > D5	Stairs - Concrete	High stair rise
RI OCK D > GROUND FLOOR > D5	Architectural	The front door handle are loose
RI OCK D > GROUND FLOOR > D5	Sanitary Ware	The kitchen sink is loose. Tiles are broken and one defective tap
RI OCK D > GROUND FLOOR > D5	Wall - Masonry	Mildew
RI OCK D > GROUND FLOOR > D5	Sanitary Ware	Handwash basin is removed
BLOCK D > GROUND FLOOR > D5	Sanitary Ware	Toilet has both cistern and waste pipe leaking, no seat/cover and flushing mechanism is defective
RI OCK D > GROUND FLOOR > D5	Sanitary Ware	Bathtub has one defective tap
RI OCK D > GROUND FLOOR > D5	Architectural	Bathroom door is broken and has no key
RI OCK D > GROUND FLOOR > D5	Floor - Concrete	Damaged floor finishes
RI OCK D > GROUND FLOOR > D5	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK D > GROUND FLOOR > D6	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
RI OCK D > GROUND FLOOR > D6	Architectural	Broken glass pane and 2 missing handles in the bedroom
RI OCK D > GROUND FLOOR > D6	Architectural	Broken rear door
RI OCK D > GROUND FLOOR > D6	Wall - Masonry	External wall cracks
RI OCK D > GROUND FLOOR > D6	Drainage and Plumbing	Leaking external waste pipe
RI OCK D > GROUND FLOOR > D6		Unable to gain access to inside of unit
RI OCK D > GROUND FLOOR > D6	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
RI OCK D > FIRST FLOOR > D7	Roof - Timber	No flashing to canopy over first floor external door
RI OCK D > FIRST FLOOR > D7	Drainage and Plumbing	Leaking external waste pipe
BLOCK D > FIRST FLOOR > D7	Stairs - Concrete	The staircase is on a fair condition. However, there are two missing bolts and handrail needs to be tightened
RI OCK D > FIRST FLOOR > D7	Drainage and Plumbing	Fascia is on a fair condition. Gutter needs fixings. Downpipe is missing
RI OCK D > FIRST FLOOR > D7	Architectural	Front door handles are loose and locking mechanism is defective
BLOCK D > FIRST FLOOR > D7	Architectural	The locking mechanism on the front door is defective. Handles are missing. Door is broken
RI OCK D > FIRST FLOOR > D7	Sanitary Ware	Handwash basin is removed
RI OCK D > FIRST FLOOR > D7	Architectural	Bathroom door has loose handles
RI OCK D > FIRST FLOOR > D7	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
RI OCK D > FIRST FLOOR > D8	Roof - Timber	No flashing to canopy over first floor external door
RI OCK D > FIRST FLOOR > D8	Drainage and Plumbing	Leaking external waste pipe
RI OCK D > FIRST FLOOR > D8		Unable to gain access to inside of unit
RI OCK D > FIRST FLOOR > D8	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK D > FIRST FLOOR > D9	Stairs - Concrete	Stair is on a fair condition. However, there are 5 missing bolts and handrail is loose.
RI OCK D > FIRST FLOOR > D8	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK D > FIRST FLOOR > D9	Stairs - Concrete	Stair is on a fair condition. However, there are 5 missing bolts and handrail is loose.
RI OCK D > FIRST FLOOR > D9	Stairs - Concrete	Cracked balustrade
RI OCK D > FIRST FLOOR > D9	Architectural	One broken glass pane and two missing handles in the lounge window
RI OCK D > FIRST FLOOR > D9	Architectural	Front door is broken and locking mechanism is defective
RI OCK D > FIRST FLOOR > D9	Sanitary Ware	The waste pipe of the kitchen sink is broken
RI OCK D > FIRST FLOOR > D9	Architectural	Bathroom door is broken and locking mechanism is defective
BLOCK D > FIRST FLOOR > D9	Architectural	The window in the bathroom has a broken glass pane and two missing handles.
RI OCK D > FIRST FLOOR > D9	Sanitary Ware	The toilet has a missing seat/cover and the waste pipe is leaking
RI OCK D > FIRST FLOOR > D9	Floor - Concrete	Damaged floor finishes
RI OCK D > FIRST FLOOR > D9	Sanitary Ware	The handwash basin is removed
RI OCK D > FIRST FLOOR > D9	Drainage and Plumbing	Fascia is on a fair condition. Gutter needs fixings. Downpipe is missing
RI OCK D > FIRST FLOOR > D9	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
RI OCK D > FIRST FLOOR > D10	Roof - Timber	No flashing to canopy over first floor external door
BLOCK D > FIRST FLOOR > D10	Architectural	Front door is broken, handles are loose and locking mechanism is defective.
RI OCK D > FIRST FLOOR > D10	Architectural	Front door frame is damaged
RI OCK D > FIRST FLOOR > D10	Architectural	Bedroom door has no locking mechanism and lacks door handles
BLOCK D > FIRST FLOOR > D10	Architectural	Bathroom door is broken, locking mechanism is defective and handles are missing.
RI OCK D > FIRST FLOOR > D10	Sanitary Ware	Bath has broken tiles and one defective tap
RI OCK D > FIRST FLOOR > D10	Sanitary Ware	Toilet has a broken pan. Missing seat/cover and leaking waste pipe
RI OCK D > FIRST FLOOR > D10	Architectural	One missing handle on the bathroom window
RI OCK D > FIRST FLOOR > D10	Sanitary Ware	Kitchen sink is loose
RI OCK D > FIRST FLOOR > D10	Floor - Concrete	Damaged floor finishes
RI OCK D > FIRST FLOOR > D10	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
RI OCK D > FIRST FLOOR > D11	Roof - Timber	No flashing to canopy over first floor external door
BLOCK D > FIRST FLOOR > D11	Stairs - Concrete	Stair case on a fair condition. 5 missing bolts. Handrails need to be tightened.
RI OCK D > FIRST FLOOR > D11	Drainage and Plumbing	Fascia is on a fair condition. Gutter needs fixings. Downpipe is missing
RI OCK D > FIRST FLOOR > D11	Stairs - Concrete	Cracked balustrade
RI OCK D > FIRST FLOOR > D11	Architectural	Loose handles and defective locking mechanism on the front door
RI OCK D > FIRST FLOOR > D11	Sanitary Ware	Handwash basin is broken
RI OCK D > FIRST FLOOR > D11	Sanitary Ware	The toilet has no seat/cover. Pan is broken and waste pipe is leaking
RI OCK D > FIRST FLOOR > D11	Architectural	The bathroom door handles are broken and locking mechanism is missing
RI OCK D > FIRST FLOOR > D11	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
RI OCK D > FIRST FLOOR > D12	Roof - Timber	No flashing to canopy over first floor external door
RI OCK D > FIRST FLOOR > D12	Architectural	Missing door handles and locking mechanism on the front door
RI OCK D > FIRST FLOOR > D12	Architectural	One handle missing on the lounge window
RI OCK D > FIRST FLOOR > D12	Ceilings	Mildew
RI OCK D > FIRST FLOOR > D12	Architectural	Door lacks handles and locking mechanism is defective
RI OCK D > FIRST FLOOR > D12	Sanitary Ware	Toilet lacks seat/cover and the waste pipe is leaking
RI OCK D > FIRST FLOOR > D12	Sanitary Ware	Handwash basin is removed
RI OCK D > FIRST FLOOR > D12	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation

BLOCK D > FIRST FLOOR	Roof - Timber	Remove torched-on over flashings at flat 10. If flashing does not reach second crest of roof sheet, install wider flashing. Flashing to be sealed cap rivetted to second crest.
BLOCK D > FIRST FLOOR	Roof - Timber	Flashing does not reach second crest of roof sheet at flat 7. Install wider flashing. Flashing to be sealed cap rivetted to second crest
BLOCK D > FIRST FLOOR	Roof - Timber	Waterproofing around brick column to be addressed
BLOCK D > FIRST FLOOR	Roof - Timber	Flashings to be sealed cap rivetted to roof sheets at approx. 200mm. Gap between roof sheets and flashing to be closed with polyclosures
BLOCK D > FIRST FLOOR	Roof - Timber	<i>No corrosion. No visible holes. All roof screw heads have been waterproofed. Remove all debris from roof.</i>

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 6: BLOCK E

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
6		BLOCK E The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Structural Conditional Assessment Report (File No. 1623-003 146), and Appendix E (for Block E).</u>				
6,1		Structural Defects				
		Staircase:				
6,1,1	P.S 3	Tightening of loose bolts and securing balustrade; replacement of missing bolt as required. Refer to P.S 1 and Structural Report (Document No. 1623-003 146)	No.	4		
6,1,2	P.S 3	Supply and install concrete to cast mass concrete (minimum 25MPa) step to correct first riser height. Refer to P.S 1 and Structural Report (Document No. 1623-003 146)	No.	1		
6,2		Critical Non-Structural Defects				
		<u>Wall Masonry:</u>				
6,2,1	P.S5	Supply and install air bricks for each unit to improve ventilation and address mildew issues caused by lack of airflow. To also include remediation of any damaged concrete and brickwork. Refer to P.S 5 and Structural Report (Document No. 1623-003 146)	No.	32		
6,2,2	P.S8	Appropriate cleaning, and treating of mildew. Supply and install paint for repainting interior ceiling/walls. Refer to P.S 1 and Structural Report (Document No. 1623-003 146)	m ²	320		
		<u>Roof Timber:</u>				
6,2,3	P.S4	Removal of existing flashing and torch-on waterproofing. Supply and installation of new wider flashing to reach roof sheet. Refer to P.S 1 and Structural Report (Document No. 1623-003 146)	m	7		
6,2,4	P.S4	Removal and appropriate disposal of deteriorated torch-on waterproofing. Supply and install of new Derbigum SP4 torch-on waterproofing. Refer to P.S 1 and Structural Report (Document No. 1623-003 146)	m ²	6,5		
6,2,5	P.S4	Cleaning, removal and appropriate disposal of debris from exposed expansion joints. Supply and install flexible, UV-resistant polyurethane joint sealant. Sealing of flashings to roof sheet cap rivetted at approximately 200mm. Gap between roof sheets and flashing to be closed with polyclosures. The sealant must be able to accommodate the expected joint movement and adhere effectively to the joint surfaces. Refer to P.S 1 and Structural Report (Document No. 1623-003 146)	m	75		
		<u>Drainage and Plumbing:</u>				
6,2,6	P.S 7	Supply and install appropriate approved materials for replacement of damaged external waste pipe	No.	2		
6,2,7		Supply and install appropriate approved materials for replacement of missing/damaged downpipe	m	15		
		<u>Sanitary Ware</u>				
6,2,8	P.S 13	Supply and install appropriate approved materials for replacement of blocked/leaking waste pipe	No.	4		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 6: BLOCK E

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
6,3		Minor Non-Structural Defects				
	P.S 13	<u>Sanitary Ware</u>				
		Supply and install approved materials for replacement:				
6,3,1	P.S 14	lose kitchen sink	No.	2		
6,3,2	P.S 14	broken kitchen sink	No.	1		
6,3,3	P.S 14	broken kitchen sink taps	No.	4		
6,3,4	P.S 13	broken handwash basin taps	No.	1		
6,3,5	P.S 13	broken bath taps	No.	1		
6,3,6	P.S 13	broken toilet seat or cover	No.	1		
		<u>Architectural</u>				
		Supply and install approved materials for replacement:				
6,3,7	P.S 12	broken/missing window glazing	No.	4		
6,3,8	P.S 12	broken/missing window handles	No.	5		
6,3,9	P.S 11	broken/missing internal door	No.	5		
6,3,10	P.S 11	broken/missing internal door handle	No.	12		
6,3,11	P.S 11	broken internal door locking mechanism	No.	8		
6,3,12	P.S 9	damaged external door frame	No.	1		
6,3,13	P.S 9	damaged external door	No.	3		
6,3,14	P.S 9	Broken external door handles	No.	6		
6,3,15	P.S 9	broken external door lock mechanism	No.	3		
6,3,16	P.S 10	remove door and brick in opening	No.	4		
		<u>Floor</u>				
		Supply and install approved materials for replacement:				
6,3,17	P.S 16	damaged floor finishes	m ²	69		
6,3,18	P.S 16	damaged floor screed	m ²	2		
6,3,19	P.S 15	Removal of existing tiles, Appropriate disposal, Supply, Transport, and install of new tiling for all units using Optimus Bone Matt Finish Ceramic Floor Tiles (500x500mm), ensuring proper alignment, leveling, and adherence to manufacturer specifications. Refer to P.S 15 and Structural Report (Document No. 1623-003 146).	m ²	320		
		<u>Roof Timber</u>				
6,3,20	P.S 1	Supply and install approved materials for replacement: flashing to canopy over first floor external door.	m ²	2		
6,4		Paintwork				
6,4,1	P.S 8	Painting works will include the supply and application of Plascon Micatex with 2 coats to paint the entire external area of the building, including filling minor cracks (less than 2mm). To include access to heights of 10m by means of scaffolding or a cherry picker. Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	382		
6,4,2	P.S 8	Interior Painting works will include the supply and application of Plascon Velvaglo Non-Drip Enamel or similar approved with 2 coats to paint the entire interior walls of all units to match the existing colour of unit, including filling minor cracks (less than 2mm). Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	640		
6,5		Allowance				
6,5,1	P.S 17	An allowance has been made for remediation of units that were inaccessible during the site investigation. Refer to P.S 1 and Structural Report (Document No. 1623-003 146).	No.	3		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 6: BLOCK E

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
6,6		Electrical The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Electrical Typical Layout drawing (Drawing No:1099-100-010) and the Electrical Scoping Report (File No. 1623-003 146).</u>				
6,6,1	P.S 18	<u>Distribution Board</u> The supply, installation and commissioning of each complete distribution board, including all busbars, switchgear, legend cards and other equipment as per the relevant single line diagram for each DB.				
6,6,1,1	P.S 18	Supply DB (63A) a) Installation and Wiring b) Complete legend card and issue of CoC a) Allow profit and attendance % on the above DB	sum each %	8 8 10%		
6,6,2	P.S20	<u>Single Core General Purpose Cable</u> PVC insulated, annealed stranded copper conductors manufactured to SANS 1411-1, SANS 1411-2 and SANS 1574 installed in ducting or conduiting including all accessories as required for the following cross sectional areas:				
6,6,2,1	P.S20	1.5mm ² Cu Cable, Red	m	180		
6,6,2,2	P.S20	2.5mm ² Cu Cable, Red	m	160		
6,6,2,3	P.S20	4mm ² Cu Cable, Red	m	40		
6,6,2,4	P.S20	6mm ² Cu Cable, Red	m			
6,6,2,5	P.S20	1.5mm ² Cu Cable, Black	m	180		
6,6,2,6	P.S20	2.5mm ² Cu Cable, Black	m	160		
6,6,2,7	P.S20	4mm ² Cu Cable, Black	m	40		
6,6,2,8	P.S20	1.5mm ² Cu Cable, Green/Yellow Earth	m	160		
6,6,2,9	P.S20	2.5mm ² Cu Cable, Green/Yellow Earth	m	40		
6,6,3	P.S 19	<u>Conduit</u> Supply and installation of conduit including couplings, bends, glueing and all other necessary material and accessories.				
6,6,3,1	P.S 19	20mm diameter PVC a) Chased in brickwork	m	180		
6,6,3,2	P.S 19	20mm diameter PVC coated Sprague tubing	m	40		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 6: BLOCK E

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
6,6,4	P.S 21	<u>Draw Wire</u>				
6,6,4,1	P.S 21	The supply and installation in conduit of galvanized steel draw wires. 1.5mm ² galvanized steel draw wire (not insulated):	m	40		
6,6,5	P.S 22	<u>Lighting</u>				
		The supply, installation and commissioning of flush or surface mounted switches, socket outlets, isolators, push buttons and the like, including all associated accessories, cover plates and wiring.				
6,6,5,1	P.S 22	LED Lights				
		a) LED Bulkhead	each	24		
		b) LED Vapour Proof Fitting	each	8		
6,6,6	P.S 24	<u>Switches</u>				
		The supply, installation and commissioning of flush or surface mounted switches and the like, including all associated accessories, cover plates and wiring.				
6,6,6,1	P.S 24	1-Way Switch				
		a) 1-lever recessed 16A light switch complete with gridplates, surrounds,	each	24		
6,6,7	P.S26	<u>Socket Outlets</u>				
		The supply, installation and commissioning of flush or surface mounted socket outlets and the like, including all associated accessories, cover plates and wiring.				
	P.S25	a) 16A Single switched socket outlet complete with 1x164-1(S.A. 3 pin) & b) 2 x 16A Switched socket outlets, c/w 1x164-1(S.A. 3 pin)	each each	8 32		
6,7		Mechanical				
		The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, and the Mechanical Assessment Report (File No. 1623-003 146).</u>				
	P.S 27	Ventilation Louvres				
6,7,1	P.S 27	Supply, Transport, and install louvres for ventiation as per approved specifications, aligning with ventilation and design SANS requirements, as well as supply and installation appropriate materials for sealing, and weatherproofing.	each	8		
	P.S 28	Geysers				
6,7,2	P.S 28	Supply, transport and install appropriate materials to replace geysers in all units ensuring compliance with relevant SANS standards, functionality testing, and providing relavant documentation. Refer to P.S 28 and Structural Report (Document No. 1623-003 146).	each	8		
Total Carried Forward						

APPENDIX E: BLOCK E



Figure 6: Block E Housing Units

BLOCK E > ENTIRE BLOCK	Paint	Maintenance required in 3 to 5 years
BLOCK E > GROUND FLOOR > E1	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK E > GROUND FLOOR > F1	Wall - Masonry	External settlement cracks
BLOCK E > GROUND FLOOR > F1	Drainage and Plumbing	External waste pipe is leaking
BLOCK E > GROUND FLOOR > F1	Architectural	Rear door is broken
BLOCK E > GROUND FLOOR > E1	Stairs - Concrete	Stair case is on a fair condition. However, the handrails need to be tightened and the two missing bolts need to be replaced
BLOCK E > GROUND FLOOR > F1	Stairs - Concrete	Stair riser is too high
BLOCK E > GROUND FLOOR > F1	Floor - Concrete	Floor finishes are defected
BLOCK E > GROUND FLOOR > F1	Sanitary Ware	Kitchen sink: broken and taps are defected
BLOCK E > GROUND FLOOR > F1	Sanitary Ware	Toilet: defected cistern
BLOCK E > GROUND FLOOR > F1	Sanitary Ware	Bath: broken tiles and one defective tap
BLOCK E > GROUND FLOOR > F1	Wall - Masonry	Internal wall cracks
BLOCK E > GROUND FLOOR > F1	Ceilings	Ceiling cracks
BLOCK E > GROUND FLOOR > E1	Architectural	Bathroom door: handles are broken and there is no locking mechanism
BLOCK E > GROUND FLOOR > F1	Architectural	Bedroom door: door is broken, handles are broken and no key
BLOCK E > GROUND FLOOR > F1	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK E > GROUND FLOOR > E2	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK E > GROUND FLOOR > E2	Architectural	Broken glass pane on the bedroom
BLOCK E > GROUND FLOOR > E2	Architectural	Broken rear door
BLOCK E > GROUND FLOOR > E2	Architectural	Unable to gain access to inside of unit
BLOCK E > GROUND FLOOR > F2	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK E > GROUND FLOOR > E3	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK E > GROUND FLOOR > E3	Architectural	Broken glass pane on the bedroom window
BLOCK E > GROUND FLOOR > F3	Architectural	Bathroom glass pane is broken
BLOCK E > GROUND FLOOR > E3	Drainage and Plumbing	Leaking external waste pipe
BLOCK E > GROUND FLOOR > E3	Architectural	Unable to gain access to inside of unit
BLOCK E > GROUND FLOOR > E3	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK E > GROUND FLOOR > E4	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK E > GROUND FLOOR > F4	Architectural	Unable to gain access to inside of unit
BLOCK E > GROUND FLOOR > F4	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK E > FIRST FLOOR > F5	Roof - Timber	No flashing to canopy over first floor external door
BLOCK E > FIRST FLOOR > E5	Stairs - Concrete	Stair case is generally on a fair condition. However, the handrails need to be adjusted and the eleven missing bolts need to be replaced
BLOCK E > FIRST FLOOR > F5	Architectural	Front door: No handles and locking mechanism is defected
BLOCK E > FIRST FLOOR > F5	Architectural	Bedroom door: broken, no locking mechanism and handles
BLOCK E > FIRST FLOOR > F5	Floor - Concrete	Floor finishes are damaged
BLOCK E > FIRST FLOOR > F5	Sanitary Ware	Toilet: cistern is defected, seat is broken and waste pipe is leaking
BLOCK E > FIRST FLOOR > F5	Sanitary Ware	Kitchen sink: one defected tap and leaking waste pipe
BLOCK E > FIRST FLOOR	Roof - Timber	Flashing does not reach second crest of roof sheet at flat 6. Install wider flashing. Flashing to be sealed cap rivetted to second crest.
BLOCK E > FIRST FLOOR	Roof - Timber	Replace deteriorated torched-on waterproofing to brick parapet at flat 5
BLOCK E > FIRST FLOOR	Roof - Timber	There appears to be a missing rafter over flat 5. To be investigated and rectified.
BLOCK E > FIRST FLOOR	Roof - Timber	Waterproofing around brick column to be addressed
BLOCK E > FIRST FLOOR	Roof - Timber	Flashings to be sealed cap rivetted to roof sheets at approx. 200mm. Gap between roof sheets and flashing to be closed with polyclosures.
BLOCK E > FIRST FLOOR	Roof - Timber	No corrosion. No visible holes. All roof screw heads have been waterproofed. Remove all debris from roof.
ESTIMATED REPAIR COST FOR BLOCK E		

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 7: BLOCK F

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
7		BLOCK F				
7,1		Structural Defects				
		The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Structural Conditional Assessment Report (File No. 1623-003 146), and Appendix F (for Block F).</u>				
7,1,1	P.S 3	Staircase: Tightening of loose bolts and securing balustrade; replacement of missing bolt as required. Refer to P.S 3 and Structural Report (Document No. 1623-003 146)	No.	1		
7,1,2	P.S 3	Supply and install concrete to cast mass concrete (minimum 25MPa) step to correct first riser height. Refer to P.S 3 and Structural Report (Document No. 1623-003 146)	No.	1		
7,2		Critical Non-Structural Defects				
		<u>Wall Masonry:</u>				
7,2,1	P.S5	Supply and install air bricks for each unit to improve ventilation and address mildew issues caused by lack of airflow. To also include remediation of any damaged concrete and brickwork. Refer to P.S 5 and Structural Report (Document No. 1623-003 146)	No.	16		
7,2,2	P.S8	Appropriate cleaning, and treating of mildew. Supply and install paint for repainting interior ceiling/walls. Refer to P.S 8 and Structural Report (Document No. 1623-003 146)	m ²	320		
		<u>Roof Timber:</u>				
7,2,3	P.S4	Removal of existing flashing and torch-on waterproofing. Supply and installation of new wider flashing to reach roof sheet. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m	3,6		
7,2,4	P.S4	Cleaning, removal and appropriate disposal of debris from exposed expansion joints. Supply and install flexible, UV-resistant polyurethane joint sealant. Sealing of flashings to roof sheet cap rivetted at approximately 200mm. Gap between roof sheets and flashing to be closed with polyclosures. The sealant must be able to accommodate the expected joint movement and adhere effectively to the joint surfaces. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m	38		
		<u>Drainage and Plumbing:</u>				
7,2,5	P.S 7	Supply and install appropriate approved materials for replacement of damaged external waste pipe	No.	2		
7,2,6		Supply and install appropriate approved materials for replacement of defects to main water supply.	m	2		
		<u>Sanitary Ware</u>				
7,2,8	P.S 13	Supply and install appropriate approved materials for replacement of blocked/leaking waste pipe	No.	4		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 7: BLOCK F

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
7,3		Minor Non-Structural Defects				
		<u>Sanitary Ware</u>				
		Supply and install approved materials for replacement of:				
7,3,1	P.S 14	loose kitchen sink	No.	1		
7,3,2	P.S 13	loose handwash basin	No.	1		
7,3,3	P.S 13	Broken missing handwash basin	No.	1		
7,3,4	P.S 13	broken toilet seat or cover	No.	1		
		<u>Architectural</u>				
		Supply and install approved materials for replacement of:				
7,3,5	P.S 12	broken/missing window glazing	No.	2		
7,3,6	P.S 12	broken/missing window handles	No.	3		
7,3,7	P.S 11	broken/missing internal door handle	No.	4		
7,3,8	P.S 11	broken internal door locking mechanism	No.	2		
7,3,9	P.S 9	damaged external door frame	No.	1		
7,3,10	P.S 9	Broken external door handles	No.	6		
7,3,11	P.S 9	broken external door lock mechanism	No.	1		
7,3,12	P.S 10	remove door and brick in opening	No.	2		
		<u>Floor</u>				
		Supply and install approved materials for replacement of:				
7,3,13	P.S 16	damaged floor finishes	m ²	27,3		
		Removal of existing tiles, Appropriate disposal, Supply, Transport, and install of new tiling for all units using Optimus Bone Matt Finish Ceramic Floor Tiles (500x500mm), ensuring proper alignment, leveling, and adherence to manufacturer specifications. Refer to P.S 15 and Structural Report (Document No. 1623-003 146).	m ²	480		
		<u>Roof Timber</u>				
7,3,15	P.S 1	Supply and install approved materials for replacement of flashing to canopy over first floor external door.	m ²	0,8		
7,4		Paintwork				
		Painting works will include the supply and application of Plascon Micatex with 2 coats to paint the entire external area of the building, including filling minor cracks (less than 2mm). To include access to heights of 10m by means of scaffolding or a cherry picker. Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	240		
		Interior				
		Painting works will include the supply and application of Plascon Velvaglo Non-Drip Enamel or similar approved with 2 coats to paint the entire interior walls of all units to match the existing colour of unit, including filling minor cracks (less than 2mm). Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	320		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 7: BLOCK F

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
7,5		Electrical The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Electrical Typical Layout drawing (Drawing No:1099-100-010) and the Electrical Scoping Report (File No. 1623-003 146).</u>				
7,5,1	P.S 18	<u>Distribution Board</u> The supply, installation and commissioning of each complete distribution board, including all busbars, switchgear, legend cards and other equipment as per the relevant single line diagram for each DB.				
7,5,1,1	P.S18	Supply DB (63A) a) Installation and Wiring b) Complete legend card and issue of CoC a) Allow profit and attendance % on the above DB	sum each %	4 4 10%		
7,5,2	P.S 20	<u>Single Core General Purpose Cable</u> PVC insulated, annealed stranded copper conductors manufactured to SANS 1411-1, SANS 1411-2 and SANS 1574 installed in ducting or conduiting including all accessories as required for the following cross sectional areas:				
7,5,2,1	P.S20	1.5mm ² Cu Cable, Red	m	88		
7,5,2,2	P.S20	2.5mm ² Cu Cable, Red	m	80		
7,5,2,3	P.S20	4mm ² Cu Cable, Red	m	20		
7,5,2,4	P.S20	1.5mm ² Cu Cable, Black	m	88		
7,5,2,5	P.S20	2.5mm ² Cu Cable, Black	m	80		
7,5,2,6	P.S20	4mm ² Cu Cable, Black	m	20		
7,5,2,7	P.S20	1.5mm ² Cu Cable, Green/Yellow Earth	m	80		
7,5,2,8	P.S20	2.5mm ² Cu Cable, Green/Yellow Earth	m	20		
7,5,3	P.S 19	<u>Conduit</u> Supply and installation of conduit including couplings, bends, glueing and all other necessary material and accessories.				
7.5.3.1	P.S 19	20mm diameter PVC a) Chased in brickwork	m	92		
7.5.3.2	P.S 19	20mm diameter PVC coated Sprague tubing	m	20		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 7: BLOCK F

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
7.5.4	P.S 21	<u>Draw Wire</u> The supply and installation in conduit of galvanized steel draw wires.				
7.5.4.1	P.S 21	1.5mm ² galvanized steel draw wire (not insulated):	m	20		
7.5.5	P.S 22	<u>Lighting</u> The supply, installation and commissioning of flush or surface mounted switches, socket outlets, isolators, push buttons and the like, including all associated accessories, cover plates and wiring.				
7.5.5.1	P.S 22	LED Lights a) LED Bulkhead b) LED Vapour Proof Fitting	each each	12 4		
7.5.6	P.S 24	<u>Switches</u> The supply, installation and commissioning of flush or surface mounted switches and the like, including all associated accessories, cover plates and wiring.				
7.5.6.1	P.S 24	1-Way Switch a) 1-lever recessed 16A light switch complete with gridplates, surrounds,	each	12		
7.5.7	P.S26	<u>Socket Outlets</u> The supply, installation and commissioning of flush or surface mounted socket outlets and the like, including all associated accessories, cover plates and wiring.				
	P.S25	a) 16A Single switched socket outlet complete with 1x164-1(S.A. 3 pin) & b) 2 x 16A Switched socket outlets, c/w 1x164-1(S.A. 3 pin)	each each	4 16		
7,6		Mechanical The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, and the Mechanical Assessment Report (File No. 1623-003 146).</u>				
	P.S 27	Ventilation Louvres Supply, Transport, and install louvres for ventiation as per approved specifications, aligning with ventilation and design SANS requirements, as well as supply and installation appropriate materials for sealing, and weatherproofing.	each	4		
7,6,1	P.S 27					
	P.S 28	Geysers Supply, transport and install appropriate materials to replace geysers in all units ensuring compliance with relevant SANS standards, functionality testing, and providing relevant documentation. Refer to P.S 28 and Structural Report (Document No. 1623-003 146).	each	4		
7,6,2	P.S 28					
Total Carried Forward						

APPENDIX F: BLOCK F



Figure 7: Block F Housing Units

BLOCK F > ENTIRE BLOCK	Paint	Maintenance required in 3 to 5 years
BLOCK F > GROUND FLOOR > F1	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door.
BLOCK F > GROUND FLOOR > F1	Architectural	The front door handle is loose
BLOCK F > GROUND FLOOR > F1	Drainage and Plumbing	Broken tiles in the kitchen
BLOCK F > GROUND FLOOR > F1	Drainage and Plumbing	No seat cover.
BLOCK F > GROUND FLOOR > F1	Architectural	One broken window handle
BLOCK F > GROUND FLOOR > F1	Drainage and Plumbing	Leaking of the waste pipe
BLOCK F > GROUND FLOOR > F1	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK F > GROUND FLOOR > F2	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK F > GROUND FLOOR > F2	Wall - Masonry	Mildew
BLOCK F > GROUND FLOOR > F2	Architectural	One missing handle in the lounge window.
BLOCK F > GROUND FLOOR > F2	Architectural	One broken glass pane in the lounge area
BLOCK F > GROUND FLOOR > F2	Architectural	Broken glass pane in the bathroom
BLOCK F > GROUND FLOOR > F2	Architectural	One missing handle in the bathroom.
BLOCK F > GROUND FLOOR > F2	Floor - Concrete	Floor finishes are required
BLOCK F > GROUND FLOOR > F2	Drainage and Plumbing	Leaking external pipes
BLOCK F > GROUND FLOOR > F2	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK F > FIRST FLOOR > F3	Roof - Timber	No flashing to canopy over first floor external door
BLOCK F > FIRST FLOOR > F3	Drainage and Plumbing	Water mains needs to be adjusted and refitted
BLOCK F > FIRST FLOOR > F3	Stairs - Concrete	2 bolts missing on the handrail. The handrail needs to be tightened
BLOCK F > FIRST FLOOR > F3	Stairs - Concrete	Rise is too high.
BLOCK F > FIRST FLOOR > F3	Stairs - Concrete	Cracking of the masonry balustrade
BLOCK F > FIRST FLOOR > F3	Architectural	Frame defects
BLOCK F > FIRST FLOOR > F3	Architectural	Door handles are loose and the locking mechanism is defected.
BLOCK F > FIRST FLOOR > F3	Architectural	The handles are missing in the bedroom door and the locking mechanism is defected.
BLOCK F > FIRST FLOOR > F3	Architectural	The locking mechanism in the bathroom needs replacement (no key) and the handles are loose.
BLOCK F > FIRST FLOOR > F3	Sanitary Ware	Handwash basin is loose
BLOCK F > FIRST FLOOR > F3	Sanitary Ware	Toilet is leaking on the external pipe
BLOCK F > FIRST FLOOR > F3	Sanitary Ware	Kitchen sink is loose.

BLOCK F > FIRST FLOOR > F3	Sanitary Ware	There is leakage from the bathroom
BLOCK F > FIRST FLOOR > F3	Sanitary Ware	Kitchen sink is loose.
BLOCK F > FIRST FLOOR > F3	Wall - Masonry	Mildew
BLOCK F > FIRST FLOOR > F3	Drainage and Plumbing	Gutter and fascia board are on a fair condition
BLOCK F > FIRST FLOOR > F3	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
BLOCK F > FIRST FLOOR > F4	Roof - Timber	No flashing to canopy over first floor external door
BLOCK F > FIRST FLOOR > F4	Architectural	The handles at the front door are loose
BLOCK F > FIRST FLOOR > F4	Sanitary Ware	The waste pipe of the toilet is leaking
BLOCK F > FIRST FLOOR > F4	Sanitary Ware	The handwash basin is broken.
BLOCK F > FIRST FLOOR > F4	Wall - Masonry	Mildew on the walls
BLOCK F > FIRST FLOOR > F4	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK F > FIRST FLOOR	Roof - Timber	Flashing does not reach second crest of roof sheet at flat 3. Install wider flashing. Flashing to be sealed can rivetted to second crest
BLOCK F > FIRST FLOOR	Roof - Timber	Flashings to be sealed can rivetted to roof sheets at approx. 200mm. Gap between roof sheets and flashing to be closed with polyclosures.

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 8: BLOCK G

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
8		BLOCK G				
8,1		Structural Defects				
		The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Structural Conditional Assessment Report (File No. 1623-003 146), and Appendix G (for Block G).</u>				
8,1,1	P.S 3	Staircase: Tightening of loose bolts and securing balustrade; replacement of missing bolt as required. Refer to P.S 3 and Structural Report (Document No. 1623-003 146)	No.	2		
8,1,2	P.S 3	Supply and install concrete to cast mass concrete (minimum 25MPa) step to correct first riser height. Refer to P.S 3 and Structural Report (Document No. 1623-003 146)	No.	1		
8,2		Critical Non-Structural Defects				
8,2,1	P.S5	<u>Wall Masonry:</u> Supply and install air bricks for each unit to improve ventilation and address mildew issues caused by lack of airflow. To also include remediation of any damaged concrete and brickwork. Refer to P.S 5 and Structural Report (Document No. 1623-003 146)	No.	16		
8,2,2	P.S8	Appropriate cleaning, and treating of mildew. Supply and install paint for repainting interior ceiling/walls. Refer to P.S 8 and Structural Report (Document No. 1623-003 146)	m ²	420		
8,2,3	P.S4	<u>Roof Timber:</u> Removal of existing flashing and torch-on waterproofing. Supply and installation of new wider flashing to reach roof sheet. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m	3,6		
8,2,4	P.S4	Cleaning, removal and appropriate disposal of debris from exposed expansion joints. Supply and install flexible, UV-resistant polyurethane joint sealant. Sealing of flashings to roof sheet cap rivetted at approximately 200mm. Gap between roof sheets and flashing to be closed with polyclosures. The sealant must be able to accommodate the expected joint movement and adhere effectively to the joint surfaces. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m	38		
8,2,5	P.S 7	<u>Drainage and Plumbing:</u> Supply and install appropriate approved materials for replacement of damaged external waste pipe	No.	3		
8,2,6	P.S 7	Supply and install appropriate approved materials for replacement of defects to main water supply.	m	2		
8,2,7	P.S 13	<u>Sanitary Ware</u> Supply and install appropriate approved materials for replacement of blocked/leaking waste pipe	No.	2		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 8: BLOCK G

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
8,3		Minor Non-Structural Defects				
		<u>Sanitary Ware</u>				
		Supply and install approved materials for replacement of:				
8,3,1	P.S 14	loose kitchen sink	No.	1		
8,3,2	P.S 14	broken kitchen sink taps	No.	2		
8,3,3	P.S 13	Broken missing handwash basin	No.	3		
8,3,4	P.S 13	broken toilet seat or cover	No.	1		
8,3,5	P.S 13	Broken toilet	No.	2		
		<u>Architectural</u>				
		Supply and install approved materials for replacement of:				
8,3,6	P.S 12	broken/missing window handles	No.	2		
8,3,7	P.S 11	Damaged internal door frame	No.	2		
8,3,8	P.S 11	broken/missing internal door handle	No.	10		
8,3,9	P.S 11	broken internal door locking mechanism	No.	5		
8,3,10	P.S 9	damaged external door frame	No.	3		
8,3,11	P.S 9	damaged external door	No.	3		
8,3,12	P.S 9	Broken external door handles	No.	6		
8,3,13	P.S 9	broken external door lock mechanism	No.	3		
8,3,14	P.S 10	remove door and brick in opening	No.	2		
		<u>Floor</u>				
8,3,15	P.S 16	Supply and install approved materials for replacement of damaged floor finishes	m ²	54,6		
8,3,16	P.S 15	Removal of existing tiles, Appropriate disposal, Supply, Transport, and install of new tiling for all units using Optimus Bone Matt Finish Ceramic Floor Tiles (500x500mm), ensuring proper alignment, leveling, and adherence to manufacturer specifications. Refer to P.S 15 and Structural Report (Document No. 1623-003 146).	m ²	160		
		<u>Roof Timber</u>				
8,3,17	P.S 1	Supply and install approved materials for replacement of flashing to canopy over first floor external door.	m ²	0,8		
8,4		Paintwork				
		Exterior				
8,4,1	P.S 8	Painting works will include the supply and application of Plascon Micatex with 2 coats to paint the entire external area of the building, including filling minor cracks (less than 2mm). To include access to heights of 10m by means of scaffolding or a cherry picker. Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	240		
		Interior				
8,4,2	P.S 8	Painting works will include the supply and application of Plascon Velvaglo Non-Drip Enamel or similar approved with 2 coats to paint the entire interior walls of all units to match the existing colour of unit, including filling minor cracks (less than 2mm). Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	320		
Total Carried Forward						R -

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 8: BLOCK G

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
8,5		Electrical The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Electrical Typical Layout drawing (Drawing No:1099-100-010) and the Electrical Scoping Report (File No. 1623-003 146).</u>				
8,5,1	P.S 18	<u>Distribution Board</u> The supply, installation and commissioning of each complete distribution board, including all busbars, switchgear, legend cards and other equipment as per the relevant single line diagram for each DB.				
8,5,1,1	P.S18	Supply DB (63A) a) Installation and Wiring b) Complete legend card and issue of CoC a) Allow profit and attendance % on the above DB	sum each %	4 4 10%		
8,5,2	P.S 20	<u>Single Core General Purpose Cable</u> PVC insulated, annealed stranded copper conductors manufactured to SANS 1411-1, SANS 1411-2 and SANS 1574 installed in ducting or conduiting including all accessories as required for the following cross sectional areas:				
8,5,2,1	P.S20	1.5mm ² Cu Cable, Red	m	88		
8,5,2,2	P.S20	2.5mm ² Cu Cable, Red	m	80		
8,5,2,3	P.S20	4mm ² Cu Cable, Red	m	20		
8,5,2,4	P.S20	1.5mm ² Cu Cable, Black	m	88		
8,5,2,5	P.S20	2.5mm ² Cu Cable, Black	m	80		
8,5,2,6	P.S20	4mm ² Cu Cable, Black	m	20		
8,5,2,7	P.S20	1.5mm ² Cu Cable, Green/Yellow Earth	m	80		
8,5,2,8	P.S20	2.5mm ² Cu Cable, Green/Yellow Earth	m	20		
8,5,3	P.S 19	<u>Conduit</u> Supply and installation of conduit including couplings, bends, glueing and all other necessary material and accessories.				
8.5.3.1	P.S 19	20mm diameter PVC a) Chased in brickwork	m	92		
8.5.3.2	P.S 19	20mm diameter PVC coated Sprague tubing	m	20		
Total Carried Forward						R -

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 8: BLOCK G

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
8.5.4	P.S 21	<u>Draw Wire</u>				
8.5.4.1	P.S 21	The supply and installation in conduit of galvanized steel draw wires. 1.5mm ² galvanized steel draw wire (not insulated):	m	20		
8.5.5	P.S 22	<u>Lighting</u>				
		The supply, installation and commissioning of flush or surface mounted switches, socket outlets, isolators, push buttons and the like, including all associated accessories, cover plates and wiring.				
8.5.5.1	P.S 22	LED Lights				
		a) LED Bulkhead	each	12		
		b) LED Vapour Proof Fitting	each	4		
8.5.6	P.S 24	<u>Switches</u>				
		The supply, installation and commissioning of flush or surface mounted switches and the like, including all associated accessories, cover plates and wiring.				
8.5.6.1	P.S 24	1-Way Switch				
		a) 1-lever recessed 16A light switch complete with gridplates, surrounds,	each	12		
8.5.7	P.S26	<u>Socket Outlets</u>				
		The supply, installation and commissioning of flush or surface mounted socket				
	P.S25	a) 16A Single switched socket outlet complete with 1x164-1(S.A. 3 pin) &	each	4		
		b) 2 x 16A Switched socket outlets, c/w 1x164-1(S.A. 3 pin)	each	16		
8,6		Mechanical				
		The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, and the Mechanical Assessment Report (File No. 1623-003 146).</u>				
8,6,1	P.S 27	Ventilation Louvres				
		Supply, Transport, and install louvres for ventiation as per approved specifications, aligning with ventilation and design SANS requirements, as well as supply and installation appropriate materials for sealing, and weatherproofing.				
8,6,1,1	P.S 27		each	4		
8,6,2	P.S 28	Geysers				
		Supply, transport and install appropriate materials to replace geysers in all units ensuring compliance with relevant SANS standards, functionality testing, and providing relavant documentation. Refer to P.S 28 and Structural Report (Document No. 1623-003 146).				
8,6,2,1	P.S 28		each	4		
Total Carried Forward						R -

APPENDIX G: BLOCK G



Figure 8: Block G Housing Units

BLOCK G > ENTIRE BLOCK	Paint	Maintenance required in 3 to 5 years
BLOCK G > GROUND FLOOR > G1	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK G > GROUND FLOOR > G1	Drainage and Plumbing	Leaking external pipe
BLOCK G > GROUND FLOOR > G1	Stairs - Concrete	Risers are too high
BLOCK G > GROUND FLOOR > G1	Wall - Masonry	Minor cracks on the balustrade
BLOCK G > GROUND FLOOR > G1	Architectural	The front door locking mechanism is defective, handles are loose and the door is broken
BLOCK G > GROUND FLOOR > G1	Sanitary Ware	The basin is removed and replaced with a washing machine
BLOCK G > GROUND FLOOR > G1	Wall - Masonry	Mildew on the walls. Some of the walls could not be inspected because they are covered
BLOCK G > GROUND FLOOR > G1	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK G > GROUND FLOOR > G2	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK G > GROUND FLOOR > G2	Drainage and Plumbing	Leaking waste pipes
BLOCK G > GROUND FLOOR > G2	Floor - Concrete	Defective floor finishes
BLOCK G > GROUND FLOOR > G2	Architectural	Handles are loose and the locking mechanism is defective
BLOCK G > GROUND FLOOR > G2	Architectural	The door frame is defective
BLOCK G > GROUND FLOOR > G2	Sanitary Ware	The kitchen sink is removed. Tabs are not defective
BLOCK G > GROUND FLOOR > G2	Sanitary Ware	Broken tiles
BLOCK G > GROUND FLOOR > G2	Sanitary Ware	Handwash basin is removed
BLOCK G > GROUND FLOOR > G2	Sanitary Ware	The toilet cistern is broken
BLOCK G > GROUND FLOOR > G2	Wall - Masonry	Mildew on the walls
BLOCK G > GROUND FLOOR > G2	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK G > FIRST FLOOR > G3	Roof - Timber	No flashing to canopy over first floor external door
BLOCK G > FIRST FLOOR > G3	Drainage and Plumbing	readjustment of water mains is required
BLOCK G > FIRST FLOOR > G3	Wall - Masonry	Minor cracks on the external walls
BLOCK G > FIRST FLOOR > G3	Drainage and Plumbing	Leaking of external pipes
BLOCK G > FIRST FLOOR > G3	Stairs - Concrete	The staircase is in a fair condition. However, the handrails needs to be tightened and 8 bolts are missing
BLOCK G > FIRST FLOOR > G3	Architectural	The front door handles are loose and the locking mechanism is defective
BLOCK G > FIRST FLOOR > G3	Architectural	The front door is broken
BLOCK G > FIRST FLOOR > G3	Wall - Masonry	Mildew on the walls

BLOCK G > FIRST FLOOR > G3	Architectural	The front door is broken.
BLOCK G > FIRST FLOOR > G3	Wall - Masonry	Mildew on the walls
BLOCK G > FIRST FLOOR > G3	Architectural	One missing handle in the bathroom window
BLOCK G > FIRST FLOOR > G3	Architectural	Bathroom door is broken and handles are loose.
BLOCK G > FIRST FLOOR > G3	Sanitary Ware	The kitchen sink is loose taps are defective and the waste pipe is blocked
BLOCK G > FIRST FLOOR > G3	Wall - Masonry	Internal wall cracking
BLOCK G > FIRST FLOOR > G3	Architectural	Locking mechanism in the bathroom is defective
BLOCK G > FIRST FLOOR > G3	Sanitary Ware	The toilet seat cover is missing. The waste pipe is leaking.
BLOCK G > FIRST FLOOR > G3	Drainage and Plumbing	Fascia board is damaged Gutter and downpipe are both missing
BLOCK G > FIRST FLOOR > G3	Wall - Masonry	No airbricks Mildew problems due to lack of ventilation
BLOCK G > FIRST FLOOR > G4	Roof - Timber	No flashing to canopy over first floor external door
BLOCK G > FIRST FLOOR > G4	Architectural	The door and the door frame are both damaged
BLOCK G > FIRST FLOOR > G4	Sanitary Ware	The toilet cistern and waste pipe are leaking. Seat cover is removed. Flushing mechanism is not working.
BLOCK G > FIRST FLOOR > G4	Wall - Masonry	Mildew on the walls
BLOCK G > FIRST FLOOR > G4	Sanitary Ware	Broken tiles
BLOCK G > FIRST FLOOR > G4	Floor - Concrete	Finishes need to be replaced
BLOCK G > FIRST FLOOR > G4	Sanitary Ware	The handwash basin is burnt.
BLOCK G > FIRST FLOOR > G4	Architectural	The handles in the bedroom door are missing. The locking mechanism is defective and there is no key
BLOCK G > FIRST FLOOR > G4	Architectural	The bathroom door is broken, handles are missing and locking mechanism is damaged.
BLOCK G > FIRST FLOOR > G4	Architectural	One missing handle in the bathroom
BLOCK G > FIRST FLOOR > G4	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
BLOCK G > FIRST FLOOR	Roof - Timber	Flashing does not reach second crest of roof sheet at flat 3. Install wider flashing. Flashing to be sealed cap rivetted to second crest
BLOCK G > FIRST FLOOR	Roof - Timber	Flashings to be sealed cap rivetted to roof sheets at approx. 200mm. Gap between roof sheets and flashing to be closed with polyclosures.
BLOCK G > FIRST FLOOR	Roof - Timber	No corrosion. No visible holes. All roof screw heads have been waterproofed. Remove all debris from roof.

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 9: BLOCK H

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
9		BLOCK H				
9,1		Structural Defects				
		The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Structural Conditional Assessment Report (File No. 1623-003 146), and Appendix H (for Block H).</u>				
9,1,1	P.S 3	Staircase: Tightening of loose bolts and securing balustrade; replacement of missing bolt as required. Refer to P.S 3 and Structural Report (Document No. 1623-003 146)	No.	3		
9,2		Critical Non-Structural Defects				
		<u>Wall Masonry:</u>				
9,2,1	P.S5	Supply and install air bricks for each unit to improve ventilation and address mildew issues caused by lack of airflow. To also include remediation of any damaged concrete and brickwork. Refer to P.S 5 and Structural Report (Document No. 1623-003 146)	No.	48		
9,2,2	P.S8	Appropriate cleaning, and treating of mildew. Supply and install paint for repainting interior ceiling/walls. Refer to P.S 8 and Structural Report (Document No. 1623-003 146)	m ²	420		
		<u>Roof Timber:</u>				
9,2,3	P.S4	Removal of existing flashing and torch-on waterproofing. Supply and installation of new wider flashing to reach roof sheet. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m	7		
9,2,4	P.S4	Removal and appropriate disposal of deteriorated torch-on waterproofing. Supply and install of new Derbigum SP4 torch-on waterproofing. Refer to P.S 1 and Structural Report (Document No. 1623-003 146)	m ²	2		
9,2,5	P.S4	Cleaning, removal and appropriate disposal of debris from exposed expansion joints. Supply and install flexible, UV-resistant polyurethane joint sealant. Sealing of flashings to roof sheet cap rivetted at approximately 200mm. Gap between roof sheets and flashing to be closed with polyclosures. The sealant must be able to accommodate the expected joint movement and adhere effectively to the joint surfaces. Refer to P.S 1 and Structural Report (Document No. 1623-003 146)	m	120		
		<u>Drainage and Plumbing:</u>				
9,2,6	P.S 7	Supply and install appropriate approved materials for replacement of damaged external/internal waste pipes	No.	10		
9,2,7	P.S 7	Supply and install appropriate approved materials for replacement of defects to main water supply.	m	7		
9,2,8	P.S 7	Supply and install appropriate approved materials for replacement of missing gutter	m	20		
9,2,9	P.S 7	Supply and install appropriate approved materials for replacement of missing downpipe	m	21		
		<u>Sanitary Ware</u>				
9,2,8	P.S 13	Supply and install appropriate approved materials for replacement of blocked/leaking waste pipe	No.	9		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 9: BLOCK H

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						R -
9,3		Minor Non-Structural Defects				
		<u>Sanitary Ware</u>				
		Supply and install approved materials for replacement of:				
9,3,1	P.S 14	lose kitchen sink	No.	1		
9,3,2	P.S 14	broken kitchen sink	No.	1		
9,3,3	P.S 14	broken kitchen sink taps	No.	1		
9,3,4	P.S 13	loose handwash basin	No.	2		
9,3,5	P.S 13	Broken missing handwash basin	No.	6		
9,3,6	P.S 13	broken handwash basin taps	No.	6		
9,3,7	P.S 13	broken bath taps	No.	9		
9,3,8	P.S 13	broken toilet seat or cover	No.	4		
9,3,9	P.S 13	Broken toilet	No.	1		
		<u>Architectural</u>				
		Supply and install approved materials for replacement of:				
9,3,10	P.S 12	broken/missing window glazing	No.	1		
9,3,11	P.S 12	broken/missing window handles	No.	5		
9,3,12	P.S 11	broken/missing internal door	No.	5		
9,3,13	P.S 11	broken/missing internal door handle	No.	32		
9,3,14	P.S 11	broken internal door locking mechanism	No.	10		
9,3,15	P.S 9	damaged external door frame	No.	3		
9,3,16	P.S 9	damaged external door	No.	4		
9,3,17	P.S 9	Broken external door handles	No.	16		
9,3,18	P.S 9	broken external door lock mechanism	No.	7		
	P.S 10	remove door and brick in opening	No.	6		
		<u>Floor</u>				
9,3,19	P.S 16	Supply and install approved materials for replacement of damaged floor	m ²	81,8		
		Removal of existing tiles, Appropriate disposal,Supply, Transport, and install of				
9,3,20	P.S 15	new tiling for all units using Optimus Bone Matt Finish Ceramic Floor Tiles (500x500mm), ensuring proper alignment, leveling, and adherence to manufacturer specifications. Refer to P.S 15 and Structural Report (Document No. 1623-003 146).	m ²	480		
		<u>Roof Timber</u>				
9,3,21	P.S 1	Supply and install approved materials for replacement of flashing to canopy over first floor external door.	m ²	2,4		
9,4		Paintwork				
		Exterior				
		Painting works will include the supply and application of Plascon Micatex with 2 coats to paint the entire external area of the building, including filling minor cracks (less than 2mm). To include access to heights of 10m by means of scaffolding or a cherry picker. Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	530		
		Interior				
9,4,2	P.S 8	Painting works will include the supply and application of Plascon Velvagio Non-Drip Enamel or similar approved with 2 coats to paint the entire interior walls of all units to match the existing colour of unit, including filling minor cracks (less than 2mm). Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	960		
		Allowance				
9,5	P.S 17	An allowance has been made for remediation of units that were inaccessible during the site investigation. Refer to P.S 17 and Structural Report (Document No. 1623-003 146).	No.	1		
9,5,1						
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 9: BLOCK H

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						R -
9,6		Electrical The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Electrical Typical Layout drawing (Drawing No:1099-100-010) and the Electrical Scoping Report (File No. 1623-003 146).				
9,6,1	P.S 18	Distribution Board The supply, installation and commissioning of each complete distribution board, including all busbars, switchgear, legend cards and other equipment as per the relevant single line diagram for each DB.				
9,6,1,1	P.S 18	Supply DB (63A) a) Installation and Wiring b) Complete legend card and issue of CoC a) Allow profit and attendance % on the above DB	sum each %	12 12 10%		
9,6,2	P.S20	Single Core General Purpose Cable PVC insulated, annealed stranded copper conductors manufactured to SANS 1411-1, SANS 1411-2 and SANS 1574 installed in ducting or conduiting including all accessories as required for the following cross sectional areas:				
9,6,2,1	P.S20	1.5mm ² Cu Cable, Red	m	360		
9,6,2,2	P.S20	2.5mm ² Cu Cable, Red	m	360		
9,6,2,3	P.S20	4mm ² Cu Cable, Red	m	60		
9,6,2,4	P.S20	6mm ² Cu Cable, Red	m			
9,6,2,5	P.S20	1.5mm ² Cu Cable, Black	m	360		
9,6,2,6	P.S20	2.5mm ² Cu Cable, Black	m	240		
9,6,2,7	P.S20	4mm ² Cu Cable, Black	m	60		
9,6,2,8	P.S20	1.5mm ² Cu Cable, Green/Yellow Earth	m	360		
9,6,2,9	P.S20	2.5mm ² Cu Cable, Green/Yellow Earth	m	60		
9,6,3	P.S 19	Conduit Supply and installation of conduit including couplings, bends, glueing and all other necessary material and accessories.				
9,6,3,1	P.S 19	20mm diameter PVC a) Chased in brickwork	m	360		
9,6,3,2	P.S 19	20mm diameter PVC coated Sprague tubing	m	80		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 9: BLOCK H

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						R -
9,6,4	P.S 21	<u>Draw Wire</u>				
		The supply and installation in conduit of galvanized steel draw wires.				
9,6,4,1	P.S 21	1.5mm ² galvanized steel draw wire (not insulated):	m	60		
9,6,5	P.S 22	<u>Lighting</u>				
		The supply, installation and commissioning of flush or surface mounted switches, socket outlets, isolators, push buttons and the like, including all associated accessories, cover plates and wiring.				
9,6,5,1	P.S 22	LED Lights				
		a) LED Bulkhead	each	36		
		b) LED Vapour Proof Fitting	each	12		
9,6,6	P.S 24	<u>Switches</u>				
		The supply, installation and commissioning of flush or surface mounted switches and the like, including all associated accessories, cover plates and wiring.				
9,6,6,1	P.S 24	1-Way Switch				
		a) 1-lever recessed 16A light switch complete with gridplates, surrounds,	each	36		
9,6,7	P.S26	<u>Socket Outlets</u>				
		The supply, installation and commissioning of flush or surface mounted socket				
	P.S25	a) 16A Single switched socket outlet complete with 1x164-1(S.A. 3 pin) &	each	12		
		b) 2 x 16A Switched socket outlets, c/w 1x164-1(S.A. 3 pin)	each	48		
9,7		Mechanical				
		The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, and the Mechanical Assessment Report (File No. 1623-003 146).</u>				
9,7,1	P.S 27	Ventilation Louvres				
		Supply, Transport, and install louvres for ventiation as per approved specifications, aligning with ventilation and design SANS requirements, as well as supply and installation appropriate materials for sealing, and weatherproofing.	each	12		
9,7,2	P.S 28	Geysers				
		Supply, transport and install appropriate materials to replace geysers in all units ensuring compliance with relevant SANS standards, functionality testing, and providing relavant documentation. Refer to P.S 28 and Structural Report (Document No. 1623-003 146).	each	12		
Total Carried Forward						

APPENDIX H: BLOCK H



Figure 9: Block H Housing Units

BLOCK H > ENTIRE BLOCK	Paint	Maintenance required in 3 to 5 years
BLOCK H > GROUND FLOOR > H1	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door.
BLOCK H > GROUND FLOOR > H1	Drainage and Plumbing	Leaking external waste pipe
BLOCK H > GROUND FLOOR > H1	Architectural	The front door is broken, with a defective locking mechanism and loose handles.
BLOCK H > GROUND FLOOR > H1	Sanitary Ware	Handwash basin is removed and replaced with washing machine
BLOCK H > GROUND FLOOR > H1	Sanitary Ware	Toilet waste pipe is blocked
BLOCK H > GROUND FLOOR > H1	Sanitary Ware	One defective tap on the bath.
BLOCK H > GROUND FLOOR > H1	Architectural	Bathroom door handles are loose
BLOCK H > GROUND FLOOR > H1	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK H > GROUND FLOOR > H2	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door.
BLOCK H > GROUND FLOOR > H2	Architectural	Leaking external waste pipe
BLOCK H > GROUND FLOOR > H2	Architectural	The front door has a defective locking mechanism, loose handles, and a broken frame.
BLOCK H > GROUND FLOOR > H2	Sanitary Ware	The bathtub has defective taps, broken tiles, and requires sealant
BLOCK H > GROUND FLOOR > H2	Sanitary Ware	Handwash basin is removed
BLOCK H > GROUND FLOOR > H2	Sanitary Ware	The kitchen sink area has missing tiles.
BLOCK H > GROUND FLOOR > H2	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK H > GROUND FLOOR > H3	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door.
BLOCK H > GROUND FLOOR > H3	Drainage and Plumbing	Leaking external waste pipe.
BLOCK H > GROUND FLOOR > H3		Unable to gain access to inside of unit
BLOCK H > GROUND FLOOR > H3	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK H > GROUND FLOOR > H4	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door.
BLOCK H > GROUND FLOOR > H4	Drainage and Plumbing	Leaking external waste pipe
BLOCK H > GROUND FLOOR > H4	Floor - Concrete	Damaged floor finishes.
BLOCK H > GROUND FLOOR > H4	Architectural	The front door is broken and has loose handles
BLOCK H > GROUND FLOOR > H4	Wall - Masonry	Mildew
BLOCK H > GROUND FLOOR > H4	Architectural	The bedroom door is missing both its locking mechanism and handles

BLOCK H > GROUND FLOOR > H4	Architectural	No bathroom door.
RI OCK H > GROUND FLOOR > H4	Architectural	The lounge window has one broken glass pane and a broken handle
RI OCK H > GROUND FLOOR > H4	Sanitary Ware	Kitchen sink is removed
BLOCK H > GROUND FLOOR > H4	Sanitary Ware	The bathtub has both taps defective, broken tiles, and requires sealant.
RI OCK H > GROUND FLOOR > H4	Sanitary Ware	Handwash basin is removed
RI OCK H > GROUND FLOOR > H4	Sanitary Ware	The toilet has a broken seat cover and a leaking waste pipe
BLOCK H > GROUND FLOOR > H4	Architectural	One missing handle in the bath window.
RI OCK H > GROUND FLOOR > H4	Wall - Masonry	Cracking at the internal walls
RI OCK H > GROUND FLOOR > H4	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK H > GROUND FLOOR > H5	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door.
RI OCK H > GROUND FLOOR > H5	Drainage and Plumbing	Leaking external waste pipe
RI OCK H > GROUND FLOOR > H5	Architectural	Front door: broken, loose door handles and defected locking mechanism
BLOCK H > GROUND FLOOR > H5	Sanitary Ware	Kitchen sink: broken tiles.
RI OCK H > GROUND FLOOR > H5	Architectural	Bathroom door: no handles and key
RI OCK H > GROUND FLOOR > H5	Sanitary Ware	Toilet: no seat cover, leaking waste pipe and leaking cistern
BLOCK H > GROUND FLOOR > H5	Sanitary Ware	Handwash basin is removed and replaced with washing machine.
RI OCK H > GROUND FLOOR > H5	Sanitary Ware	Bath: both taps are defected
RI OCK H > GROUND FLOOR > H5	Architectural	Bedroom door: no key and loose handles
RI OCK H > GROUND FLOOR > H5	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK H > GROUND FLOOR > H6	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
RI OCK H > GROUND FLOOR > H6	Drainage and Plumbing	Leaking external waste pipe
BLOCK H > GROUND FLOOR > H6	Architectural	Front door: handles are broken and locking mechanism is defected.
RI OCK H > GROUND FLOOR > H6	Architectural	Bedroom door: broken and no key
RI OCK H > GROUND FLOOR > H6	Sanitary Ware	Handwash basin is removed
BLOCK H > GROUND FLOOR > H6	Architectural	Bathroom window: one missing handle.
RI OCK H > GROUND FLOOR > H6	Wall - Masonry	Mildew
RI OCK H > GROUND FLOOR > H6	Sanitary Ware	Toilet: defected cistern and locking mechanism
RI OCK H > GROUND FLOOR > H6	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK H > FIRST FLOOR > H7	Roof - Timber	No flashing to canopy over first floor external door
BLOCK H > FIRST FLOOR > H7	Stairs - Concrete	Stair case is on a fair condition. However, the handrail needs to be tightened and the 4 missing bolts need to be replaced
RI OCK H > FIRST FLOOR > H7	Drainage and Plumbing	Adjust water mains
BLOCK H > FIRST FLOOR > H7	Stairs - Concrete	Cracking balustrade.
RI OCK H > FIRST FLOOR > H7	Architectural	Front door: frame is defected and locking mechanism is dysfunctional
RI OCK H > FIRST FLOOR > H7	Sanitary Ware	Handwash basin: loose and leaking waste pipe
BLOCK H > FIRST FLOOR > H7	Sanitary Ware	Kitchen sink: tiles are removed and one tap is defective.
BLOCK H > FIRST FLOOR > H7	Sanitary Ware	Toilet: no seat cover, flushing mechanism is defected and waste pipe is leaking.
BLOCK H > FIRST FLOOR > H7	Architectural	Bathroom window is missing one handle.
RI OCK H > FIRST FLOOR > H7	Floor - Concrete	Damaged floor finishes
RI OCK H > FIRST FLOOR > H7	Wall - Masonry	Mildew
BLOCK H > FIRST FLOOR > H7	Drainage and Plumbing	Fascia board is on a fair condition. Gutter needs fixings. Downpipe is missing.
RI OCK H > FIRST FLOOR > H7	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
RI OCK H > FIRST FLOOR > H8	Roof - Timber	No flashing to canopy over first floor external door
BLOCK H > FIRST FLOOR > H8	Drainage and Plumbing	Adjust water mains.
RI OCK H > FIRST FLOOR > H8	Architectural	Front door: broken, defected locking mechanism and loose handles
RI OCK H > FIRST FLOOR > H8	Floor - Concrete	Floor finishes are damaged
BLOCK H > FIRST FLOOR > H8	Architectural	Bedroom door: handles are loose and locking mechanism is defected.
RI OCK H > FIRST FLOOR > H8	Architectural	Bathroom door: no handles and locking mechanism is defected
RI OCK H > FIRST FLOOR > H8	Sanitary Ware	Handwash basin is loose and the waste pipe is leaking
RI OCK H > FIRST FLOOR > H8	Sanitary Ware	Toilet: no seat/cover and the waste pipe is leaking
BLOCK H > FIRST FLOOR > H8	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
RI OCK H > FIRST FLOOR > H9	Roof - Timber	No flashing to canopy over first floor external door
RI OCK H > FIRST FLOOR > H9	Drainage and Plumbing	Leaking external waste pipe
BLOCK H > FIRST FLOOR > H9	Stairs - Concrete	Stair case is generally on a fair condition. However, the handrail requires to be tightened and the four missing bolts need to be replaced
RI OCK H > FIRST FLOOR > H9	Stairs - Concrete	Cracks on the balustrade
BLOCK H > FIRST FLOOR > H9	Architectural	Defected frame on the front door.
RI OCK H > FIRST FLOOR > H9	Sanitary Ware	Bath: broken tiles and defected tap
RI OCK H > FIRST FLOOR > H9	Architectural	Bathroom window: one missing handle
RI OCK H > FIRST FLOOR > H9	Floor - Concrete	Defected floor finishes
BLOCK H > FIRST FLOOR > H9	Architectural	Bathroom door: broken and no locking mechanism.
RI OCK H > FIRST FLOOR > H9	Architectural	Bedroom door: broken and no locking mechanism
BLOCK H > FIRST FLOOR > H9	Drainage and Plumbing	Fascia board is on a fair condition. Gutter needs fixings. Downpipe is missing.

BLOCK H > FIRST FLOOR > H9	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
BLOCK H > FIRST FLOOR > H10	Roof - Timber	No flashing to canopy over first floor external door
BLOCK H > FIRST FLOOR > H10	Floor - Concrete	Broken floor tiles
BLOCK H > FIRST FLOOR > H10	Sanitary Ware	One defected tap.
BLOCK H > FIRST FLOOR > H10	Sanitary Ware	Leaking toilet waste pipe
BLOCK H > FIRST FLOOR > H10	Architectural	Bathroom door is broken
BLOCK H > FIRST FLOOR > H10	Architectural	Bedroom door has no locking mechanism and handles.
BLOCK H > FIRST FLOOR > H10	Sanitary Ware	Kitchen sink is loose
BLOCK H > FIRST FLOOR > H10	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK H > FIRST FLOOR > H11	Roof - Timber	No flashing to canopy over first floor external door
BLOCK H > FIRST FLOOR > H11	Drainage and Plumbing	Tighten water mains.
BLOCK H > FIRST FLOOR > H11	Drainage and Plumbing	Leaking external waste pipe
BLOCK H > FIRST FLOOR > H11	Stairs - Concrete	Stair case is generally on a fair condition. However, the handrails needs to be tightened and the two missing bolts needs to be replaced.
BLOCK H > FIRST FLOOR > H11	Stairs - Concrete	Cracks on the balustrade
BLOCK H > FIRST FLOOR > H11	Sanitary Ware	Toilet seat cover is missing
BLOCK H > FIRST FLOOR > H11	Architectural	Bathroom door handles are loose.
BLOCK H > FIRST FLOOR > H11	Architectural	Bedroom door: no handles and locking mechanism
BLOCK H > FIRST FLOOR > H11	Drainage and Plumbing	Fascia board is on a fair condition. Gutter and downpipe are both missing
BLOCK H > FIRST FLOOR > H11	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK H > FIRST FLOOR > H12	Roof - Timber	No flashing to canopy over first floor external door
BLOCK H > FIRST FLOOR > H12	Drainage and Plumbing	Tighten water mains
BLOCK H > FIRST FLOOR > H12	Architectural	Front door handles are loose
BLOCK H > FIRST FLOOR > H12	Sanitary Ware	Handwash basin is removed.
BLOCK H > FIRST FLOOR > H12	Architectural	Bedroom door is broken
BLOCK H > FIRST FLOOR > H12	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK H > FIRST FLOOR	Roof - Timber	Waterproofing around brick column to be addressed.
BLOCK H > FIRST FLOOR	Roof - Timber	Flashings to be sealed cap rivetted to roof sheets at approx. 200mm. Gap between roof sheets and flashing to be closed with polyclosures
BLOCK H > FIRST FLOOR	Roof - Timber	No corrosion. No visible holes. All roof screw heads have been waterproofed. Remove all debris from roof.

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 10: BLOCK I

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
10		BLOCK I				
10,1		Structural Defects				
		The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Structural Conditional Assessment Report (File No. 1623-003 146), and Appendix I (for Block I).</u>				
10,1,1	P.S 3	Staircase: Tightening of loose bolts and securing balustrade; replacement of missing bolt as required. Refer to P.S 3 and Structural Report (Document No. 1623-003 146)	No.	3		
10,1,2	P.S 3	Supply and install appropriate approved materials for replacement of cracked masonry on balustrade, including servicing of cracks and defective brickwork. Refer to P.S 3 and Structural Report (Document No. 1623-003 146)	No.	2		
10,2		Critical Non-Structural Defects				
		<u>Wall Masonry:</u>				
10,2,1	P.S5	Supply and install air bricks for each unit to improve ventilation and address mildew issues caused by lack of airflow. To also include remediation of any damaged concrete and brickwork. Refer to P.S 5 and Structural Report (Document No. 1623-003 146)	No.	48		
10,2,2	P.S8	Appropriate cleaning, and treating of mildew. Supply and install paint for repainting interior ceiling/walls. Refer to P.S 8 and Structural Report (Document No. 1623-003 146)	m ²	420		
		<u>Roof Timber:</u>				
10,2,3	P.S4	Removal of existing flashing and torch-on waterproofing. Supply and installation of new wider flashing to reach roof sheet. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m	7		
10,2,4	P.S4	Removal and appropriate disposal of deteriorated torch-on waterproofing. Supply and install of new Derbigum SP4 torch-on waterproofing. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m ²	2		
10,2,5	P.S4	Cleaning, removal and appropriate disposal of debris from exposed expansion joints. Supply and install flexible, UV-resistant polyurethane joint sealant. Sealing of flashings to roof sheet cap rivetted at approximately 200mm. Gap between roof sheets and flashing to be closed with polyclosures. The sealant must be able to accommodate the expected joint movement and adhere effectively to the joint surfaces. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m	120		
		<u>Drainage and Plumbing:</u>				
10,2,6	P.S 7	Supply and install appropriate approved materials for replacement of damaged external/internal waste pipes	No.	10		
10,2,7	P.S 7	Supply and install appropriate approved materials for replacement of defects to main water supply.	m	7		
10,2,8	P.S 6	Supply and install appropriate approved materials for replacement of missing gutter	m	20		
10,2,9	P.S 6	Supply and install appropriate approved materials for replacement of missing downpipe	m	21		
		<u>Sanitary Ware</u>				
10,21	P.S 13	Supply and install appropriate approved materials for replacement of blocked/leaking waste pipe	No.	9		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 10: BLOCK I

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
10,3		Minor Non-Structural Defects				
		<u>Sanitary Ware</u>				
		Supply and install approved materials for replacement of:				
10,3,1	P.S 14	lose kitchen sink	No.	5		
10,3,2	P.S 14	broken kitchen sink	No.	5		
10,3,3	P.S 14	broken kitchen sink taps	No.	8		
10,3,4	P.S 13	loose handwash basin	No.	4		
10,3,5	P.S 13	Broken missing handwash basin	No.	2		
10,3,6	P.S 13	broken handwash basin taps	No.	3		
10,3,7	P.S 13	broken bath taps	No.	3		
10,3,8	P.S 13	broken toilet seat or cover	No.	2		
10,3,9	P.S 13	Broken toilet	No.	4		
		<u>Architectural</u>				
		Supply and install approved materials for replacement of:				
10,3,10	P.S 12	broken/missing window glazing	No.	5		
10,3,11	P.S 12	broken/missing window handles	No.	26		
10,3,12	P.S 11	broken/missing internal door	No.	9		
10,3,13	P.S 11	broken/missing internal door handle	No.	22		
10,3,14	P.S 11	broken internal door locking mechanism	No.	12		
10,3,15	P.S 9	damaged external door frame	No.	1		
10,3,16	P.S 9	damaged external door	No.	6		
10,3,17	P.S 9	Broken external door handles	No.	14		
10,3,18	P.S 9	broken external door lock mechanism	No.	6		
10,3,19	P.S 10	remove door and brick in opening	No.	5		
10,3,20	P.S 1	damaged ceiling	m ²	9		
		<u>Floor</u>				
10,3,21	P.S 16	Supply and install approved materials for replacement of damaged floor finishes	m ²	81,8		
10,3,22	P.S 15	Removal of existing tiles, Appropriate disposal,Supply, transport, and install of new tiling for all units using Optimus Bone Matt Finish Ceramic Floor Tiles (500x500mm), ensuring proper alignment, leveling, and adherence to manufacturer specifications. Refer to P.S 15 and Structural Report (Document No. 1623-003 146).	m ²	480		
		<u>Roof Timber</u>				
10,3,23	P.S 1	Supply and install approved materials for replacement of flashing to canopy over first floor external door.	m ²	2,4		
10,4		Paintwork				
		Exterior				
10,4,1	P.S 8	Painting works will include the supply and application of Plascon Micatex with 2 coats to paint the entire external area of the building, including filling minor cracks (less than 2mm). To include access to heights of 10m by means of scaffolding or a cherry picker. Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	530		
		Interior				
10,4,2	P.S 8	Painting works will include the supply and application of Plascon Velvaglo Non-Drip Enamel or similar approved with 2 coats to paint the entire interior walls of all units to match the existing colour of unit, including filling minor cracks (less than 2mm). Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	960		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 10: BLOCK I

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
10,6		Electrical The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Electrical Typical Layout drawing (Drawing No:1099-100-010) and the Electrical Scoping Report (File No. 1623-003 146).</u>				
10,6,1	P.S 18	<u>Distribution Board</u> The supply, installation and commissioning of each complete distribution board, including all busbars, switchgear, legend cards and other equipment as per the relevant single line diagram for each DB.				
10,6,1,1	P.S 18	Supply DB (63A) a) Installation and Wiring b) Complete legend card and issue of CoC a) Allow profit and attendance % on the above DB	sum each %	12 12 10%		
10,6,2	P.S20	<u>Single Core General Purpose Cable</u> PVC insulated, annealed stranded copper conductors manufactured to SANS 1411-1, SANS 1411-2 and SANS 1574 installed in ducting or conduiting including all accessories as required for the following cross sectional areas:				
10,6,2,1	P.S20	1.5mm ² Cu Cable, Red	m	360		
10,6,2,2	P.S20	2.5mm ² Cu Cable, Red	m	360		
10,6,2,3	P.S20	4mm ² Cu Cable, Red	m	60		
10,6,2,4	P.S20	6mm ² Cu Cable, Red	m			
10,6,2,5	P.S20	1.5mm ² Cu Cable, Black	m	360		
10,6,2,6	P.S20	2.5mm ² Cu Cable, Black	m	240		
10,6,2,7	P.S20	4mm ² Cu Cable, Black	m	60		
10,6,2,8	P.S20	1.5mm ² Cu Cable, Green/Yellow Earth	m	360		
10,6,2,9	P.S20	2.5mm ² Cu Cable, Green/Yellow Earth	m	60		
10,6,3	P.S 19	<u>Conduit</u> Supply and installation of conduit including couplings, bends, glueing and all other necessary material and accessories.				
10,6,3,1	P.S 19	20mm diameter PVC a) Chased in brickwork	m	360		
10,6,3,2	P.S 19	20mm diameter PVC coated Sprague tubing	m	80		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 10: BLOCK I

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
10,6,4	P.S 21	<u>Draw Wire</u> The supply and installation in conduit of galvanized steel draw wires.				
10,6,4,1	P.S 21	1.5mm ² galvanized steel draw wire (not insulated):	m	60		
10,6,5	P.S 22	<u>Lighting</u> The supply, installation and commissioning of flush or surface mounted switches, socket outlets, isolators, push buttons and the like, including all associated accessories, cover plates and wiring.				
10,6,5,1	P.S 22	LED Lights				
		a) LED Bulkhead	each	36		
		b) LED Vapour Proof Fitting	each	12		
10,6,6	P.S 24	<u>Switches</u> The supply, installation and commissioning of flush or surface mounted switches and the like, including all associated accessories, cover plates and wiring.				
10,6,6,1	P.S 24	1-Way Switch				
		a) 1-lever recessed 16A light switch complete with gridplates, surrounds,	each	36		
10,6,7	P.S26	<u>Socket Outlets</u> The supply, installation and commissioning of flush or surface mounted socket outlets and the like, including all associated accessories, cover plates and wiring.				
	P.S25	a) 16A Single switched socket outlet complete with 1x164-1(S.A. 3 pin) &	each	12		
		b) 2 x 16A Switched socket outlets, c/w 1x164-1(S.A. 3 pin)	each	48		
10,7		Mechanical The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, and the Mechanical Assessment Report (File No. 1623-003 146).</u>				
10,7,1	P.S 27	Ventilation Louvres				
10,7,1,1	P.S 27	Supply, Transport, and install louvres for ventiation as per approved specifications, aligning with ventilation and design SANS requirements, as well as supply and installation appropriate materials for sealing, and weatherproofing.	each	12		
10,7,2	P.S 28	Geysers				
10,7,2,1	P.S 28	Supply, transport and install appropriate materials to replace geysers in all units ensuring compliance with relevant SANS standards, functionality testing, and providing relavant documentation. Refer to P.S 28 and Structural Report (Document No. 1623-003 146).	each	12		
Total Carried Forward						

APPENDIX I: BLOCK I



Figure 10: Block I Housing Units

BLOCK I > ENTIRE BLOCK	Paint	Maintenance required in 3 to 5 years
BLOCK I > GROUND FLOOR > I1	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door.
BLOCK I > GROUND FLOOR > I1	Architectural	Broken glass pane
BLOCK I > GROUND FLOOR > I1	Architectural	1 handle is missing on the bathroom window.
BLOCK I > GROUND FLOOR > I1	Architectural	One glass pane is broken in the bedroom
BLOCK I > GROUND FLOOR > I1	Architectural	Door handles are loose and the locking mechanism is defective
BLOCK I > GROUND FLOOR > I1	Architectural	Two window handles are missing in the lounge area.
BLOCK I > GROUND FLOOR > I1	Sanitary Ware	The kitchen sink is loose, one tap is defective and the tiles are broken
BLOCK I > GROUND FLOOR > I1	Sanitary Ware	The toilet pan is broken, seat cover is missing, and waste pipe and cistern are leaking.
BLOCK I > GROUND FLOOR > I1	Sanitary Ware	The tiles are broken and one tap is defective
BLOCK I > GROUND FLOOR > I1	Sanitary Ware	The tiles are broken and one tap is not working
BLOCK I > GROUND FLOOR > I1	Architectural	The bathroom door handles are broken and there is no locking mechanism.
BLOCK I > GROUND FLOOR > I1	Architectural	One window handle is missing in the bedroom
BLOCK I > GROUND FLOOR > I1	Architectural	The bedroom door is broken. No handles. No door latch
BLOCK I > GROUND FLOOR > I1	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
BLOCK I > GROUND FLOOR > I2	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK I > GROUND FLOOR > I2	Drainage and Plumbing	Leaking waste pipe.
BLOCK I > GROUND FLOOR > I2	Sanitary Ware	Kitchen sink is broken
BLOCK I > GROUND FLOOR > I2	Floor - Concrete	Floor finishes are required
BLOCK I > GROUND FLOOR > I2	Architectural	The door handle in the bathroom is broken.
BLOCK I > GROUND FLOOR > I2	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK I > GROUND FLOOR > I3	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK I > GROUND FLOOR > I3	Drainage and Plumbing	Leaking external waste pipe.
BLOCK I > GROUND FLOOR > I3	Architectural	The door is broken. Locking mechanism is defected. Handles are loose
BLOCK I > GROUND FLOOR > I3	Sanitary Ware	Kitchen sink is loose. One tap is defected. Tiles are broken
BLOCK I > GROUND FLOOR > I3	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
BLOCK I > GROUND FLOOR > I4	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the

BLOCK I > GROUND FLOOR > I4	Drainage and Plumbing	Leaking external waste pipe.
RI OCK I > GROUND FI OOR > I4	Drainage and Plumbing	Water main needs adjustments
RI OCK I > GROUND FI OOR > I4	Architectural	Door handles are broken
RI OCK I > GROUND FI OOR > I4	Architectural	Door frame is broken
BLOCK I > GROUND FLOOR > I4	Architectural	2 missing handles.
RI OCK I > GROUND FI OOR > I4	Sanitary Ware	The kitchen sink is broken. One tap is defected. Tiles are broken
BLOCK I > GROUND FLOOR > I4	Architectural	Bedroom door is broken. Locking mechanism is defected and handles are broken.
RI OCK I > GROUND FI OOR > I4	Wall - Masonry	Cracks at the internal walls
RI OCK I > GROUND FI OOR > I4	Architectural	Two missing handles
BLOCK I > GROUND FLOOR > I4	Architectural	Rear door is broken.
RI OCK I > GROUND FI OOR > I4	Architectural	Bathroom door is broken
RI OCK I > GROUND FI OOR > I4	Architectural	2 missing handles
BLOCK I > GROUND FLOOR > I4	Sanitary Ware	Broken pan. No seat cover. Flushing mechanism is defected. Leaking waste pipe.
RI OCK I > GROUND FI OOR > I4	Sanitary Ware	Handwash basin is loose. One tap is defected
RI OCK I > GROUND FI OOR > I4	Wall - Masonry	Cracking at joint walls
BLOCK I > GROUND FLOOR > I4	Floor - Concrete	Carpet is damaged.
RI OCK I > GROUND FI OOR > I4	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK I > GROUND FLOOR > I5	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door.
RI OCK I > GROUND FI OOR > I5	Drainage and Plumbing	Leaking external waste pipe
RI OCK I > GROUND FI OOR > I5	Architectural	Broken glass pane and two missing handles
RI OCK I > GROUND FI OOR > I5	Architectural	Handles are loose
BLOCK I > GROUND FLOOR > I5	Sanitary Ware	Kitchen sink is broken. One tap is not working. leaking waste pipe.
RI OCK I > GROUND FI OOR > I5	Architectural	Bathroom door is broken. There is no locking mechanism
RI OCK I > GROUND FI OOR > I5	Architectural	Two handles are missing on the bathroom window
BLOCK I > GROUND FLOOR > I5	Sanitary Ware	Flushing mechanism is defected. Cistern and waste pipe are leaking.
RI OCK I > GROUND FI OOR > I5	Sanitary Ware	Handwash basin is loose
RI OCK I > GROUND FI OOR > I5	Wall - Masonry	Mildew
BLOCK I > GROUND FLOOR > I5	Architectural	The bedroom door is broken.
RI OCK I > GROUND FI OOR > I5	Architectural	Rear door is broken
RI OCK I > GROUND FI OOR > I5	Architectural	2 missing handles

RI OCK I > GROUND FI OOR > I5	Wall - Masonry	Cracking
BLOCK I > GROUND FLOOR > I5	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
BLOCK I > GROUND FLOOR > I6	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK I > GROUND FLOOR > I6	Drainage and Plumbing	Leaking waste pipe.
RI OCK I > GROUND FI OOR > I6	Sanitary Ware	Broken tiles on the bath walls. One tap is defected
RI OCK I > GROUND FI OOR > I6	Sanitary Ware	The handwash basin is broken. The waste pipe is leaking
BLOCK I > GROUND FLOOR > I6	Architectural	2 missing handles.
RI OCK I > GROUND FI OOR > I6	Architectural	Loose door handles
RI OCK I > GROUND FI OOR > I6	Sanitary Ware	Leaking waste pipe
RI OCK I > GROUND FI OOR > I6	Sanitary Ware	Kitchen sink is loose. Broken tiles. One tap is defected
BLOCK I > GROUND FLOOR > I6	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
RI OCK I > FIRST FI OOR > I7	Roof - Timber	No flashing to canopy over first floor external door
RI OCK I > FIRST FI OOR > I7	Drainage and Plumbing	Leaking waste pipe. Water main needs readjustment
BLOCK I > FIRST FLOOR > I7	Stairs - Concrete	Stair structure is generally in a fair condition. However, 1 bolt is missing and the handrails needs to be tightened
RI OCK I > FIRST FI OOR > I7	Stairs - Concrete	Cracking of the concrete balustrade
BLOCK I > FIRST FLOOR > I7	Architectural	Door is broken.
RI OCK I > FIRST FI OOR > I7	Sanitary Ware	No toilet seat cover
RI OCK I > FIRST FI OOR > I7	Sanitary Ware	Handwash basin is loose
RI OCK I > FIRST FI OOR > I7	Sanitary Ware	Bath tiles are broken
BLOCK I > FIRST FLOOR > I7	Architectural	The locking mechanism is defected and there is no key.
RI OCK I > FIRST FI OOR > I7	Sanitary Ware	Kitchen sink needs to be tightened. Waste pipe is leaking
RI OCK I > FIRST FI OOR > I7	Architectural	One missing handle
BLOCK I > FIRST FLOOR > I7	Drainage and Plumbing	Fascia board is on a fair condition. Gutter needs fixings. Downpipe is missing.
RI OCK I > FIRST FI OOR > I7	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK I > FIRST FLOOR > I8	Roof - Timber	No flashing to canopy over first floor external door
RI OCK I > FIRST FI OOR > I8	Drainage and Plumbing	Leaking external waste pipes
RI OCK I > FIRST FI OOR > I8	Drainage and Plumbing	Adjustment of water mains is required
RI OCK I > FIRST FI OOR > I8	Sanitary Ware	Leaking toilet waste pipe
BLOCK I > FIRST FLOOR > I8	Sanitary Ware	The basin is loose. Waste pipe is leaking.

RI OCK I > FIRST FLOOR > I10	Sanitary Ware	One tap of the handwash basin is defected. Tiles are broken.
RI OCK I > FIRST FLOOR > I10	Sanitary Ware	One defected tap on the bath. Broken tiles.
BLOCK I > FIRST FLOOR > I10	Sanitary Ware	Waste pipe is leaking on the toilet.
RI OCK I > FIRST FLOOR > I10	Wall - Masonry	Internal wall cracks.
RI OCK I > FIRST FLOOR > I10	Architectural	Bedroom door is broken. No locking mechanism on the door.
RI OCK I > FIRST FLOOR > I10	Architectural	Front door is broken. Locking mechanism is defected.
BLOCK I > FIRST FLOOR > I10	Ceilings	Damaged ceiling.
RI OCK I > FIRST FLOOR > I10	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
RI OCK I > FIRST FLOOR > I11	Roof - Timber	No flashing to canopy over first floor external door.
BLOCK I > FIRST FLOOR > I11	Drainage and Plumbing	Adjust water mains.
RI OCK I > FIRST FLOOR > I11	Sanitary Ware	No seat cover.
RI OCK I > FIRST FLOOR > I11	Architectural	One missing window handle.
BLOCK I > FIRST FLOOR > I11	Sanitary Ware	Handwash basin is replaced with washing machine.
RI OCK I > FIRST FLOOR > I11	Sanitary Ware	Broken tiles on the bath.
RI OCK I > FIRST FLOOR > I11	Wall - Masonry	Mildew.
RI OCK I > FIRST FLOOR > I11	Architectural	No handles on the bathroom door. No key.
BLOCK I > FIRST FLOOR > I11	Architectural	Bedroom door is broken and locking mechanism is defective.
BLOCK I > FIRST FLOOR > I11	Stairs - Concrete	Staircase is on a fair condition. However, there are four missing bolts on the handrail which need to be tightened.
BLOCK I > FIRST FLOOR > I11	Wall - Masonry	Internal cracks.
RI OCK I > FIRST FLOOR > I11	Stairs - Concrete	Cracking on the balustrade.
RI OCK I > FIRST FLOOR > I11	Drainage and Plumbing	Fascia board is on a fair condition. Downpipe and gutter are both missing.
BLOCK I > FIRST FLOOR > I11	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
RI OCK I > FIRST FLOOR > I12	Roof - Timber	No flashing to canopy over first floor external door.
RI OCK I > FIRST FLOOR > I12	Drainage and Plumbing	Tighten water mains.
RI OCK I > FIRST FLOOR > I12	Sanitary Ware	Broken kitchen sink and one defective tap.
BLOCK I > FIRST FLOOR > I12	Sanitary Ware	Broken tiles on the bath.
RI OCK I > FIRST FLOOR > I12	Sanitary Ware	Leaking waste pipe on the handwash basin.
RI OCK I > FIRST FLOOR > I12	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
BLOCK I > FIRST FLOOR	Roof - Timber	Remove torched-on over flashings between flats 8-9. If flashing does not reach second crest of roof sheet, install wider flashing. Flashing to be sealed cap rivetted to second crest.
RI OCK I > FIRST FLOOR	Roof - Timber	Waterproofing around brick column to be addressed.
BLOCK I > FIRST FLOOR	Roof - Timber	Flashings to be sealed cap rivetted to roof sheets at approx. 200mm. Gap between roof

RI OCK I > FIRST FLOOR	Roof - Timber	Waterproofing around brick column to be addressed.
BLOCK I > FIRST FLOOR	Roof - Timber	Flashings to be sealed cap rivetted to roof sheets at approx. 200mm. Gap between roof sheets and flashing to be closed with polyclosures.
BLOCK I > FIRST FLOOR	Roof - Timber	No corrosion. No visible holes. All roof screw heads have been waterproofed. Remove all debris from roof.

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 11: BLOCK J

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
11		BLOCK J				
11,1		Structural Defects				
		The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Structural Conditional Assessment Report (File No. 1623-003 146), and Appendix J (for Block J).</u>				
11,1,1	P.S 3	Staircase: Tightening of loose bolts and securing balustrade; replacement of missing bolt as required. Refer to P.S 3 and Structural Report (Document No. 1623-003 146)	No.	3		
11,1,2	P.S 3	Supply and install appropriate approved materials for replacement of cracked masonry on balustrade, including servicing of cracks and defective brickwork. Refer to P.S 3 and Structural Report (Document No. 1623-003 146)	No.	1		
11,2		Critical Non-Structural Defects				
		<u>Wall Masonry:</u>				
11,2,1	P.S5	Supply and install air bricks for each unit to improve ventilation and address mildew issues caused by lack of airflow. To also include remediation of any damaged concrete and brickwork. Refer to P.S 5 and Structural Report (Document No. 1623-003 146)	No.	48		
11,2,2	P.S8	Appropriate cleaning, and treating of mildew. Supply and install paint for repainting interior ceiling/walls. Refer to P.S 8 and Structural Report (Document No. 1623-003 146)	m ²	210		
		<u>Roof Timber:</u>				
11,2,3	P.S4	Removal of existing flashing and torch-on waterproofing. Supply and installation of new wider flashing to reach roof sheet. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m	7		
11,2,4	P.S4	Removal and appropriate disposal of deteriorated torch-on waterproofing. Supply and install of new Derbigum SP4 torch-on waterproofing. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m ²	2		
11,2,5	P.S4	Cleaning, removal and appropriate disposal of debris from exposed expansion joints. Supply and install flexible, UV-resistant polyurethane joint sealant. Sealing of flashings to roof sheet cap rivetted at approximately 200mm. Gap between roof sheets and flashing to be closed with polyclosures. The sealant must be able to accommodate the expected joint movement and adhere effectively to the joint surfaces. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m	120		
		<u>Drainage and Plumbing:</u>				
11,2,6	P.S 7	Supply and install appropriate approved materials for replacement of damaged external/internal waste pipes	No.	7		
11,2,7	P.S 7	Supply and install appropriate approved materials for replacement of defects to main water supply.	m	3		
11,2,8	P.S 6	Supply and install appropriate approved materials for replacement of missing gutter	m	10		
11,2,9	P.S 6	Supply and install appropriate approved materials for replacement of missing downpipe	m	20		
		<u>Sanitary Ware</u>				
11,21	P.S 13	Supply and install appropriate approved materials for replacement of blocked/leaking waste pipe	No.	7		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 11: BLOCK J

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						R -
11,3		Minor Non-Structural Defects				
		<u>Sanitary Ware</u>				
		Supply and install approved materials for replacement of:				
11,3,1	P.S 14	loose kitchen sink	No.	5		
11,3,2	P.S 14	broken kitchen sink	No.	2		
11,3,3	P.S 14	broken kitchen sink taps	No.	6		
11,3,4	P.S 13	loose handwash basin	No.	3		
11,3,5	P.S 13	Broken missing handwash basin	No.	4		
11,3,6	P.S 13	broken handwash basin taps	No.	3		
11,3,7	P.S 13	Broken bath	No.	1		
11,3,8	P.S 13	broken toilet seat or cover	No.	2		
11,3,9	P.S 13	Broken toilet	No.	4		
		<u>Architectural</u>				
		Supply and install approved materials for replacement of:				
11,3,10	P.S 12	broken/missing window glazing	No.	3		
11,3,11	P.S 12	broken/missing window handles	No.	19		
11,3,12	P.S 11	Damaged internal door frame	No.	1		
11,3,13	P.S 11	broken/missing internal door	No.	9		
11,3,14	P.S 11	broken/missing internal door handle	No.	26		
11,3,15	P.S 11	broken internal door locking mechanism	No.	8		
11,3,16	P.S 9	damaged external door frame	No.	3		
11,3,17	P.S 9	damaged external door	No.	2		
11,3,18	P.S 9	Broken external door handles	No.	5		
11,3,19	P.S 9	broken external door lock mechanism	No.	2		
11,3,20	P.S 10	remove door and brick in opening	No.	6		
11,3,21	P.S 1	damaged ceiling	m ²	9		
		<u>Floor</u>				
11,3,22	P.S 16	Supply and install approved materials for replacement of damaged floor finishes	m ²	74,9		
11,3,23	P.S 15	Removal of existing tiles. Appropriate disposal, Supply, transport, and installation of new tiling for all units using Optimus Bone Matt Finish Ceramic Floor Tiles (500x500mm), ensuring proper alignment, leveling, and adherence to manufacturer specifications. Refer to P.S 15 and Structural Report (Document No. 1623-003 146).	m ²	480		
		<u>Roof Timber</u>				
11,3,24	P.S 10	Supply and install approved materials for replacement of flashing to canopy over first floor external door.	m ²	2,4		
11,4		Paintwork				
		Exterior				
11,4,1	P.S 8	Painting works will include the supply and application of Plascon Micatex with 2 coats to paint the entire external area of the building, including filling minor cracks (less than 2mm). To include access to heights of 10m by means of scaffolding or a cherry picker. Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	530		
		Interior				
11,4,2	P.S 8	Painting works will include the supply and application of Plascon Velvagro Non-Drip Enamel or similar approved with 2 coats to paint the entire interior walls of all units to match the existing colour of unit, including filling minor cracks (less than 2mm). Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	960		
11,5		Allowance				
11,5,1	P.S 17	An allowance has been made for remediation of units that were inaccessible during the site investigation. Refer to P.S 17 and Structural Report (Document No. 1623-003 146).	No.	1		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 11: BLOCK J

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
11,6		Electrical The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Electrical Typical Layout drawing (Drawing No:1099-100-010) and the Electrical Scoping Report (File No. 1623-003 146).</u>				
11,6,1	P.S 18	<u>Distribution Board</u> The supply, installation and commissioning of each complete distribution board, including all busbars, switchgear, legend cards and other equipment as per the relevant single line diagram for each DB.				
11,6,1,1	P.S 18	Supply DB (63A) a) Installation and Wiring b) Complete legend card and issue of CoC a) Allow profit and attendance % on the above DB	sum each %	12 12 10%		
11,6,2	P.S20	<u>Single Core General Purpose Cable</u> PVC insulated, annealed stranded copper conductors manufactured to SANS 1411-1, SANS 1411-2 and SANS 1574 installed in ducting or conduiting including all accessories as required for the following cross sectional areas:				
11,6,2,1	P.S20	1.5mm ² Cu Cable, Red	m	360		
11,6,2,2	P.S20	2.5mm ² Cu Cable, Red	m	360		
11,6,2,3	P.S20	4mm ² Cu Cable, Red	m	60		
11,6,2,4	P.S20	6mm ² Cu Cable, Red	m			
11,6,2,5	P.S20	1.5mm ² Cu Cable, Black	m	360		
11,6,2,6	P.S20	2.5mm ² Cu Cable, Black	m	240		
11,6,2,7	P.S20	4mm ² Cu Cable, Black	m	60		
11,6,2,8	P.S20	1.5mm ² Cu Cable, Green/Yellow Earth	m	360		
11,6,2,9	P.S20	2.5mm ² Cu Cable, Green/Yellow Earth	m	60		
11,6,3	P.S 19	<u>Conduit</u> Supply and installation of conduit including couplings, bends, glueing and all other necessary material and accessories.				
11,6,3,1	P.S 19	20mm diameter PVC a) Chased in brickwork	m	360		
11,6,3,2	P.S 19	20mm diameter PVC coated Sprague tubing	m	80		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 11: BLOCK J

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
11,6,4	P.S 21	<u>Draw Wire</u> The supply and installation in conduit of galvanized steel draw wires.				
11,6,4,1	P.S 21	1.5mm² galvanized steel draw wire (not insulated):	m	60		
11,6,5	P.S 22	<u>Lighting</u> The supply, installation and commissioning of flush or surface mounted switches, socket outlets, isolators, push buttons and the like, including all associated accessories, cover plates and wiring.				
11,6,5,1	P.S 22	LED Lights				
		a) LED Bulkhead	each	36		
		b) LED Vapour Proof Fitting	each	12		
11,6,6	P.S 24	<u>Switches</u> The supply, installation and commissioning of flush or surface mounted switches and the like, including all associated accessories, cover plates and wiring.				
11,6,6,1	P.S 24	1-Way Switch				
		a) 1-lever recessed 16A light switch complete with gridplates, surrounds,	each	36		
11,6,7	P.S26	<u>Socket Outlets</u> The supply, installation and commissioning of flush or surface mounted socket outlets and the like, including all associated accessories, cover plates and wiring.				
	P.S25	a) 16A Single switched socket outlet complete with 1x164-1(S.A. 3 pin) &	each	12		
		b) 2 x 16A Switched socket outlets, c/w 1x164-1(S.A. 3 pin)	each	48		
11,7		Mechanical The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, and the Mechanical Assessment Report (File No. 1623-003 146).</u>				
11,7,1	P.S 27	Ventilation Louvres				
11,7,1,1	P.S 27	Supply, Transport, and install louvres for ventiation as per approved specifications, aligning with ventilation and design SANS requirements, as well as supply and installation appropriate materials for sealing, and weatherproofing.	each	12		
11,7,2	P.S 28	Geysers				
11,7,2,1	P.S 28	Supply, transport and install appropriate materials to replace geysers in all units ensuring compliance with relevant SANS standards, functionality testing, and providing relavant documentation. Refer to P.S 28 and Structural Report (Document No. 1623-003 146).	each	12		
Total Carried Forward						

APPENDIX J: BLOCK J



Figure 11: Block J Housing Units

BLOCK J > ENTIRE BLOCK	Paint	Maintenance required in 3 to 5 years
BLOCK J > GROUND FLOOR > J1	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK J > GROUND FLOOR > J1	Wall - Masonry	External wall cracks
BLOCK J > GROUND FLOOR > J1	Sanitary Ware	Broken tiles on the bath
BLOCK J > GROUND FLOOR > J1	Sanitary Ware	Leaking waste pipe on the toilet
BLOCK J > GROUND FLOOR > J1	Sanitary Ware	Handwash basin is loose
BLOCK J > GROUND FLOOR > J1	Architectural	2 missing handles on the bathroom window
BLOCK J > GROUND FLOOR > J1	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK J > GROUND FLOOR > J2	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK J > GROUND FLOOR > J2	Drainage and Plumbing	Leaking external waste pipe
BLOCK J > GROUND FLOOR > J2	Architectural	Loose door frame. Needs be tightened
BLOCK J > GROUND FLOOR > J2	Architectural	Loose door handles
BLOCK J > GROUND FLOOR > J2	Floor - Concrete	Damaged floor finishes
BLOCK J > GROUND FLOOR > J2	Architectural	One missing handle on the lounge window
BLOCK J > GROUND FLOOR > J2	Sanitary Ware	Loose kitchen sink. One defective tap
BLOCK J > GROUND FLOOR > J2	Wall - Masonry	Internal cracking
BLOCK J > GROUND FLOOR > J2	Architectural	Bedroom door is broken. Locking mechanism is defective
BLOCK J > GROUND FLOOR > J2	Architectural	One missing handle in the bedroom window
BLOCK J > GROUND FLOOR > J2	Sanitary Ware	Broken tiles on the handwash basin. One defective tap
BLOCK J > GROUND FLOOR > J2	Sanitary Ware	Broken toilet seat cover. Leaking waste pipe
BLOCK J > GROUND FLOOR > J2	Sanitary Ware	Broken tiles on the bath
BLOCK J > GROUND FLOOR > J2	Wall - Masonry	Cracking
BLOCK J > GROUND FLOOR > J2	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK J > GROUND FLOOR > J3	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK J > GROUND FLOOR > J3	Wall - Masonry	External minor cracks
BLOCK J > GROUND FLOOR > J3	Architectural	Front door handles
BLOCK J > GROUND FLOOR > J3	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK J > GROUND FLOOR > J4	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK J > GROUND FLOOR > J4	Drainage and Plumbing	Leaking waste pipe

RI OCK J > GROUND FLOOR > J4	Drainage and Plumbing	Leaking waste pipe
RI OCK J > GROUND FLOOR > J4	Sanitary Ware	Broken bath tiles
BLOCK J > GROUND FLOOR > J4	Architectural	One bathroom window handles is missing.
RI OCK J > GROUND FLOOR > J4	Sanitary Ware	Handwash basin is removed for washing machine
RI OCK J > GROUND FLOOR > J4	Architectural	Bathroom door handles are broken
BLOCK J > GROUND FLOOR > J4	Architectural	Front door is broken and handles are loose.
RI OCK J > GROUND FLOOR > J4	Floor - Concrete	Tiles are broken
RI OCK J > GROUND FLOOR > J4	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK J > GROUND FLOOR > J5	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door.
RI OCK J > GROUND FLOOR > J5	Drainage and Plumbing	Tighten water mains
RI OCK J > GROUND FLOOR > J5	Architectural	Loose bedroom door handles. Locking mechanism is not working (no key)
BLOCK J > GROUND FLOOR > J5	Architectural	One broken glass pane on the lounge area.
RI OCK J > GROUND FLOOR > J5	Sanitary Ware	Loose kitchen sink. One defective tap
RI OCK J > GROUND FLOOR > J5	Architectural	Three missing window handles
BLOCK J > GROUND FLOOR > J5	Sanitary Ware	Broken tiles on the bath.
RI OCK J > GROUND FLOOR > J5	Sanitary Ware	Handwash basin is removed and replaced with washing machine
RI OCK J > GROUND FLOOR > J5	Sanitary Ware	No toilet seat cover
RI OCK J > GROUND FLOOR > J5	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK J > GROUND FLOOR > J6	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door.
RI OCK J > GROUND FLOOR > J6	Drainage and Plumbing	Tighten water mains
BLOCK J > GROUND FLOOR > J6	Architectural	One broken glass pane in the lounge area.
RI OCK J > GROUND FLOOR > J6	Architectural	Loose front door handles
RI OCK J > GROUND FLOOR > J6	Architectural	Front door frame is broken
BLOCK J > GROUND FLOOR > J6	Architectural	3 missing handles on the lounge window.

BLOCK J > GROUND FLOOR > J6	Sanitary Ware	Loose kitchen sink. one tap is defective and waste pipe is leaking.
BLOCK J > GROUND FLOOR > J6	Sanitary Ware	Toilet seat cover is broken. Flushing mechanism is defected. Waste pipe is leaking.
BLOCK J > GROUND FLOOR > J6	Architectural	Bedroom door handles are missing. Door is broken. No locking mechanism.
RI OCK J > GROUND FLOOR > J6	Architectural	Bathroom door is broken. Locking mechanism is defected. No handles
RI OCK J > GROUND FLOOR > J6	Architectural	One missing bathroom window handle
BLOCK J > GROUND FLOOR > J6	Architectural	Bathroom frame is broken.
RI OCK J > GROUND FLOOR > J6	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
RI OCK J > FIRST FLOOR > J7	Roof - Timber	No flashing to canopy over first floor external door.
RI OCK J > FIRST FLOOR > J7	Drainage and Plumbing	Leaking external waste pipe
BLOCK J > FIRST FLOOR > J7	Drainage and Plumbing	Fascia board and gutter are on a fair condition. Downpipe is missing.
RI OCK J > FIRST FLOOR > J7		Unable to gain access to inside of unit
RI OCK J > FIRST FLOOR > J7	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK J > FIRST FLOOR > J8	Roof - Timber	No flashing to canopy over first floor external door
RI OCK J > FIRST FLOOR > J8	Wall - Masonry	Cracked external walls
BLOCK J > FIRST FLOOR > J8	Stairs - Concrete	The stair case is on a fair condition. However, there are three missing bolts. The handrail needs to be tightened.
RI OCK J > FIRST FLOOR > J8	Wall - Masonry	Cracking at the internal walls
RI OCK J > FIRST FLOOR > J8	Ceilings	Damaged ceiling
RI OCK J > FIRST FLOOR > J8	Floor - Concrete	Floor finishes are damaged
BLOCK J > FIRST FLOOR > J8	Drainage and Plumbing	Leaking external waste pipe.
RI OCK J > FIRST FLOOR > J8	Sanitary Ware	Broken kitchen sink
RI OCK J > FIRST FLOOR > J8	Sanitary Ware	Handwash basin is broken. Broken tiles. Leaking waste pipe
BLOCK J > FIRST FLOOR > J8	Sanitary Ware	Defective flushing mechanism. Leaking waste pipe. Toilet cistern is leaking.
RI OCK J > FIRST FLOOR > J8	Wall - Masonry	Mildew
RI OCK J > FIRST FLOOR > J8	Wall - Masonry	Cracking at the joints in the bathroom
BLOCK J > FIRST FLOOR > J8	Architectural	Bathroom door is broken. Loose handles. No key.
RI OCK J > FIRST FLOOR > J8	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
RI OCK J > FIRST FLOOR > J9	Roof - Timber	No flashing to canopy over first floor external door
RI OCK J > FIRST FLOOR > J9	Drainage and Plumbing	External waste pipe is leaking
BLOCK J > FIRST FLOOR > J9	Stairs - Concrete	The stair case is generally in a good condition. However, the handrail needs to be tightened due to two missing bolts
RI OCK J > FIRST FLOOR > J9	Stairs - Concrete	Cracking of the masonry balustrade

RI OCK J > FIRST FLOOR > J9	Wall - Masonry	Cracking to internal wall
RI OCK J > FIRST FLOOR > J9	Sanitary Ware	Handwash basin is removed
BLOCK J > FIRST FLOOR > J9	Drainage and Plumbing	Fascia board is on a fair condition. Downpipe and gutter are both missing.
RI OCK J > FIRST FLOOR > J9	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
RI OCK J > FIRST FLOOR > J10	Roof - Timber	No flashing to canopy over first floor external door
RI OCK J > FIRST FLOOR > J10	Drainage and Plumbing	Leaking waste pipe
BLOCK J > FIRST FLOOR > J10	Sanitary Ware	Defective flushing mechanism. Loose seat cover.
RI OCK J > FIRST FLOOR > J10	Sanitary Ware	Leaking waste pipe. Handwash basin is loose. One defective tap
RI OCK J > FIRST FLOOR > J10	Sanitary Ware	Broken tiles on the bath. One defective tap
BLOCK J > FIRST FLOOR > J10	Wall - Masonry	Internal wall cracking at the joints.
RI OCK J > FIRST FLOOR > J10	Floor - Concrete	Damaged floor finishes
RI OCK J > FIRST FLOOR > J10	Architectural	Damaged door handles in the bathroom
BLOCK J > FIRST FLOOR > J10	Architectural	Broken bedroom door.
RI OCK J > FIRST FLOOR > J10	Wall - Masonry	Mildew
RI OCK J > FIRST FLOOR > J10	Architectural	One missing handle in the bedroom
RI OCK J > FIRST FLOOR > J10	Sanitary Ware	No kitchen sink
RI OCK J > FIRST FLOOR > J10	Architectural	Missing one handle in the lounge window
RI OCK J > FIRST FLOOR > J10	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
RI OCK J > FIRST FLOOR > J11	Roof - Timber	No flashing to canopy over first floor external door
BLOCK J > FIRST FLOOR > J11	Stairs - Concrete	Stair case is generally on a fair condition. However, the handrails needs to be tightened
RI OCK J > FIRST FLOOR > J11	Stairs - Concrete	Cracking masonry balustrade
BLOCK J > FIRST FLOOR > J11	Architectural	One broken glass pane.
RI OCK J > FIRST FLOOR > J11	Architectural	Dysfunctional locking mechanism on the front door
RI OCK J > FIRST FLOOR > J11	Architectural	Bathroom door is broken. No key
BLOCK J > FIRST FLOOR > J11	Architectural	Bedroom door is broken. No key.
RI OCK J > FIRST FLOOR > J11	Architectural	Two missing window handles in the bedroom
RI OCK J > FIRST FLOOR > J11	Architectural	Two missing window handles in the bathroom
RI OCK J > FIRST FLOOR > J11	Sanitary Ware	Handwash basin is removed
BLOCK J > FIRST FLOOR > J11	Sanitary Ware	Bath tiles are broken.
RI OCK J > FIRST FLOOR > J11	Sanitary Ware	Toilet cistern and waste pipe are leaking. No seat cover
RI OCK J > FIRST FLOOR > J11	Sanitary Ware	Kitchen sink is loose. Broken tiles. One tap is dysfunctional
BLOCK J > FIRST FLOOR > J11	Drainage and Plumbing	Fascia board is on a fair condition. Gutter needs fixings. Downpipe is missing.
RI OCK J > FIRST FLOOR > J11	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK J > FIRST FLOOR > J12	Roof - Timber	No flashing to canopy over first floor external door
RI OCK J > FIRST FLOOR > J12	Drainage and Plumbing	Tighten water mains
RI OCK J > FIRST FLOOR > J12	Architectural	Door frame needs to be tightened
RI OCK J > FIRST FLOOR > J12	Architectural	Door is broken
BLOCK J > FIRST FLOOR > J12	Sanitary Ware	The kitchen sink is loose. Two defective taps. Broken tiles.
RI OCK J > FIRST FLOOR > J12	Sanitary Ware	Broken tiles on the bath
RI OCK J > FIRST FLOOR > J12	Sanitary Ware	Handwash basin is loose. One defective tap
BLOCK J > FIRST FLOOR > J12	Sanitary Ware	Toilet waste pipe is leaking.
BLOCK J > FIRST FLOOR > J12	Architectural	Bathroom door is broken. Locking mechanism is dysfunctional. Handles are broken.
BLOCK J > FIRST FLOOR > J12	Architectural	Bedroom door is broken. No handles. No locking mechanism.
RI OCK J > FIRST FLOOR > J12	Floor - Concrete	Floor finishes are damaged
RI OCK J > FIRST FLOOR > J12	Architectural	One missing handle on the lounge window
RI OCK J > FIRST FLOOR > J12	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK J > FIRST FLOOR	Roof - Timber	Remove torched-on over flashings at flat 9 and 11. If flashing does not reach second crest of roof sheet, install wider flashing. Flashing to be sealed cap rivetted to second crest
BLOCK J > FIRST FLOOR	Roof - Timber	Waterproofing around brick column to be addressed.
BLOCK J > FIRST FLOOR	Roof - Timber	Flashings to be sealed cap rivetted to roof sheets at approx. 200mm. Gap between roof sheets and flashing to be closed with polyurethane
BLOCK J > FIRST FLOOR	Roof - Timber	No corrosion. No visible holes. All roof screw heads have been waterproofed. Remove all debris from roof.

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 12: BLOCK K

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
12		BLOCK K The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Structural Conditional Assessment Report (File No. 1623-003 146), and Appendix K (for Block K).</u>				
12,1		Structural Defects				
		Staircase:				
12,1,1	P.S 3	Tightening of loose bolts and securing balustrade; replacement of missing bolt as required. Refer to P.S 3 and Structural Report (Document No. 1623-003 146)	No.	2		
12,1,2	P.S 3	Supply and install concrete to cast mass concrete (minimum 25MPa) step to correct first riser height. Refer to P.S 3 and Structural Report (Document No. 1623-003 146)	No.	1		
12,2		Critical Non-Structural Defects				
		<u>Wall Masonry:</u>				
12,2,1	P.S5	Supply and install air bricks for each unit to improve ventilation and address mildew issues caused by lack of airflow. To also include remediation of any damaged concrete and brickwork. Refer to P.S 5 and Structural Report (Document No. 1623-003 146)	No.	32		
12,2,2	P.S 8	Appropriate cleaning, and treating of mildew. Supply and install paint for repainting interior ceiling/walls. Refer to P.S 1 and Structural Report (Document No. 1623-003 146)	m ²	210		
		<u>Roof Timber:</u>				
12,2,3	P.S4	Removal of existing flashing and torch-on waterproofing. Supply and installation of new wider flashing to reach roof sheet. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m	7		
12,2,4	P.S4	Removal and appropriate disposal of deteriorated torch-on waterproofing. Supply and install of new Derbigum SP4 torch-on waterproofing. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m ²	12		
12,2,5	P.S1	Cleaning, removal and appropriate disposal of debris from exposed expansion joints. Supply and install flexible, UV-resistant polyurethane joint sealant. Sealing of flashings to roof sheet cap rivetted at approximately 200mm. Gap between roof sheets and flashing to be closed with polyclosures. The sealant must be able to accommodate the expected joint movement and adhere effectively to the joint surfaces. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m	74		
		<u>Drainage and Plumbing:</u>				
12,2,6	P.S 7	Supply and install appropriate approved materials for replacement of damaged external/internal waste pipes	No.	8		
12,2,7	P.S 7	Supply and install appropriate approved materials for replacement of defects to main water supply.	m	3		
12,2,8	P.S 6	Supply and install appropriate approved materials for replacement of missing gutter	m	10		
12,2,9	P.S 6	Supply and install appropriate approved materials for replacement of missing downpipe	m	14		
	P.S 6	Supply and install appropriate approved materials for replacement of missing/damaged fascia board	m	10		
		<u>Sanitary Ware</u>				
12,21	P.S 13	Supply and install appropriate approved materials for replacement of blocked/leaking waste pipe	No.	10		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 12: BLOCK K

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
12,3		Minor Non-Structural Defects				
		<u>Sanitary Ware</u>				
		Supply and install approved materials for replacement of:				
12,3,1	P.S 14	loose kitchen sink	No.	3		
12,3,2	P.S 14	broken kitchen sink	No.	1		
12,3,3	P.S 14	broken kitchen sink taps	No.	5		
12,3,4	P.S 13	loose handwash basin	No.	2		
12,3,5	P.S 13	Broken missing handwash basin	No.	2		
12,3,6	P.S 13	broken handwash basin taps	No.	2		
12,3,7	P.S 13	Broken bath taps	No.	3		
12,3,8	P.S 13	broken toilet seat or cover	No.	2		
12,3,9	P.S 13	Broken toilet	No.	3		
		<u>Architectural</u>				
		Supply and install approved materials for replacement of:				
12,3,10	P.S 12	broken/missing window glazing	No.	5		
12,3,11	P.S 12	broken/missing window handles	No.	28		
12,3,12	P.S 11	broken/missing internal door	No.	6		
12,3,13	P.S 11	broken/missing internal door handle	No.	18		
12,3,14	P.S 11	broken internal door locking mechanism	No.	8		
12,3,15	P.S 9	damaged external door frame	No.	2		
12,3,16	P.S 9	damaged external door	No.	4		
12,3,17	P.S 9	Broken external door handles	No.	12		
12,3,18	P.S 9	broken external door lock mechanism	No.	5		
12,3,19	P.S 10	remove door and brick in opening	No.	4		
12,3,20	P.S 1	damaged ceiling	m ²	16,5		
		<u>Floor</u>				
		Supply and install approved materials for replacement of:				
12,3,21	P.S 16	damaged floor finishes	m ²	20,4		
12,3,22	P.S 16	damaged floor screed	m ²	2		
12,3,23	P.S 15	Removal of existing tiles, Appropriate disposal, Supply, transport, and installation of new tiling for all units using Optimus Bone Matt Finish Ceramic Floor Tiles (500x500mm), ensuring proper alignment, leveling, and adherence to manufacturer specifications. Refer to P.S 15 and Structural Report (Document No. 1623-003 146).	m ²	320		
		<u>Roof Timber</u>				
12,3,24	P.S 1	Supply and install approved materials for replacement of flashing to canopy over first floor external door.	m ²	2		
12,4		Paintwork				
		Exterior				
12,4,1	P.S 8	Painting works will include the supply and application of Plascon Micatex with 2 coats to paint the entire external area of the building, including filling minor cracks (less than 2mm). To include access to heights of 10m by means of scaffolding or a cherry picker. Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	385		
		Interior				
12,4,2	P.S 8	Painting works will include the supply and application of Plascon Velvaglo Non-Drip Enamel or similar approved with 2 coats to paint the entire interior walls of all units to match the existing colour of unit, including filling minor cracks (less than 2mm). Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	640		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 12: BLOCK K

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
12,6		Electrical The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Electrical Typical Layout drawing (Drawing No:1099-100-010) and the Electrical Scoping Report (File No. 1623-003 146).</u>				
12,6,1	P.S 18	Distribution Board The supply, installation and commissioning of each complete distribution board, including all busbars, switchgear, legend cards and other equipment as per the relevant single line diagram for each DB.				
12,6,1,1	P.S 18	Supply DB (63A) a) Installation and Wiring b) Complete legend card and issue of CoC a) Allow profit and attendance % on the above DB	sum each %	8 8 10%		
12,6,2	P.S20	Single Core General Purpose Cable PVC insulated, annealed stranded copper conductors manufactured to SANS 1411-1, SANS 1411-2 and SANS 1574 installed in ducting or conduiting including all accessories as required for the following cross sectional areas:				
12,6,2,1	P.S20	1.5mm ² Cu Cable, Red	m	180		
12,6,2,2	P.S20	2.5mm ² Cu Cable, Red	m	160		
12,6,2,3	P.S20	4mm ² Cu Cable, Red	m	40		
12,6,2,4	P.S20	6mm ² Cu Cable, Red	m			
12,6,2,5	P.S20	1.5mm ² Cu Cable, Black	m	180		
12,6,2,6	P.S20	2.5mm ² Cu Cable, Black	m	160		
12,6,2,7	P.S20	4mm ² Cu Cable, Black	m	40		
12,6,2,8	P.S20	1.5mm ² Cu Cable, Green/Yellow Earth	m	160		
12,6,2,9	P.S20	2.5mm ² Cu Cable, Green/Yellow Earth	m	40		
12,6,3	P.S 19	Conduit Supply and installation of conduit including couplings, bends, glueing and all other necessary material and accessories.				
12,6,3,1	P.S 19	20mm diameter PVC a) Chased in brickwork	m	180		
12,6,3,2	P.S 19	20mm diameter PVC coated Sprague tubing	m	40		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 12: BLOCK K

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
12,6,4	P.S 21	<u>Draw Wire</u> The supply and installation in conduit of galvanized steel draw wires.				
12,6,4,1	P.S 21	1.5mm ² galvanized steel draw wire (not insulated):	m	40		
12,6,5	P.S 22	<u>Lighting</u> The supply, installation and commissioning of flush or surface mounted switches, socket outlets, isolators, push buttons and the like, including all associated accessories, cover plates and wiring.				
12,6,5,1	P.S 22	LED Lights				
		a) LED Bulkhead	each	24		
		b) LED Vapour Proof Fitting	each	8		
12,6,6	P.S 24	<u>Switches</u> The supply, installation and commissioning of flush or surface mounted switches and the like, including all associated accessories, cover plates and wiring.				
12,6,6,1	P.S 24	1-Way Switch				
		a) 1-lever recessed 16A light switch complete with gridplates, surrounds,	each	24		
12,6,7	P.S26	<u>Socket Outlets</u> The supply, installation and commissioning of flush or surface mounted socket outlets and the like, including all associated accessories, cover plates and wiring.				
	P.S25	a) 16A Single switched socket outlet complete with 1x164-1(S.A. 3 pin) &	each	8		
		b) 2 x 16A Switched socket outlets, c/w 1x164-1(S.A. 3 pin)	each	32		
12,7		Mechanical The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, and the Mechanical Assessment Report (File No. 1623-003 146).</u>				
12,7,1	P.S 27	Ventilation Louvres Supply, Transport, and install louvres for ventiation as per approved specifications, aligning with ventilation and design SANS requirements, as well as supply and installation appropriate materials for sealing, and weatherproofing.				
12,7,1,1	P.S 27		each	8		
12,7,2	P.S 28	Geysers Supply, transport and install appropriate materials to replace geysers in all units ensuring compliance with relevant SANS standards, functionality testing, and providing relavant documentation. Refer to P.S 28 and Structural Report (Document No. 1623-003 146).				
12,7,2,1	P.S 28		each	8		
Total Carried Forward						

APPENDIX K: BLOCK K



Figure 12: Block K Housing Units

BLOCK K > ENTIRE BLOCK	Paint	Maintenance required in 3 to 5 years
BLOCK K > GROUND FLOOR > K1	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
RI OCK K > GROUND FLOOR > K1	Drainage and Plumbing	Leaking external waste pipe
BLOCK K > GROUND FLOOR > K1	Architectural	Door handles on the front door are loose
RI OCK K > GROUND FLOOR > K1	Architectural	Door frame is defected
RI OCK K > GROUND FLOOR > K1	Architectural	2 missing handles on the bedroom window
BLOCK K > GROUND FLOOR > K1	Architectural	Bedroom door locking mechanism is defected
RI OCK K > GROUND FLOOR > K1	Wall - Masonry	Mildew
RI OCK K > GROUND FLOOR > K1	Architectural	Two bathroom window handles are missing
BLOCK K > GROUND FLOOR > K1	Architectural	Bathroom door is broken. Handles are loose
RI OCK K > GROUND FLOOR > K1	Sanitary Ware	Toilet cistern and waste pipe are both leaking
RI OCK K > GROUND FLOOR > K1	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK K > GROUND FLOOR > K2	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
RI OCK K > GROUND FLOOR > K2	Drainage and Plumbing	Leaking external waste pipes
RI OCK K > GROUND FLOOR > K2	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK K > GROUND FLOOR > K3	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
RI OCK K > GROUND FLOOR > K3	Stairs - Concrete	Stair finishes are damaged
BLOCK K > GROUND FLOOR > K3	Architectural	Front door is broken. Locking mechanism is dysfunctional
RI OCK K > GROUND FLOOR > K3	Sanitary Ware	Kitchen sink has one defected tap
RI OCK K > GROUND FLOOR > K3	Sanitary Ware	Bath has two defected taps. Broken tiles
RI OCK K > GROUND FLOOR > K3	Architectural	Bedroom door is broken. Loose handles. No key
BLOCK K > GROUND FLOOR > K3	Architectural	Glass pane is broken in the bathroom. One missing handle
RI OCK K > GROUND FLOOR > K3	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK K > GROUND FLOOR > K4	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
RI OCK K > GROUND FLOOR > K4	Drainage and Plumbing	Leaking external waste pipe
RI OCK K > GROUND FLOOR > K4	Architectural	Bedroom door handles are loose
BLOCK K > GROUND FLOOR > K4	Architectural	Bathroom door is broken
RI OCK K > GROUND FLOOR > K4	Architectural	One cracked glass pane in the lounge area. Two missing handles
RI OCK K > GROUND FLOOR > K4	Architectural	One broken glass pane in the bedroom. Two missing handles

Block	Room	Defects
Block K > Ground Floor > K4	Sanitary Ware	Loose handwash basin. One defective tap.
Block K > Ground Floor > K4	Sanitary Ware	Broken toilet pan and seat cover.
Block K > Ground Floor > K4	Sanitary Ware	Kitchen sink is broken. One defective tap. Tiles are broken.
Block K > Ground Floor > K4	Floor - Concrete	Floor finishes are damaged.
Block K > Ground Floor > K4	Architectural	Broken glass pane in the bathroom. Two missing handles.
Block K > Ground Floor > K4	Ceilings	Damaged ceiling.
Block K > Ground Floor > K4	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
Block K > First Floor > K5	Roof - Timber	No flashing to canopy over first floor external door.
Block K > First Floor > K5	Drainage and Plumbing	Leaking waste pipe.
Block K > First Floor > K5	Drainage and Plumbing	Tighten water mains.
Block K > First Floor > K5	Stairs - Concrete	Stair case is generally on a fair condition. However, the handrail needs to be tightened.
Block K > First Floor > K5	Stairs - Concrete	Balustrade is cracked.
Block K > First Floor > K5	Ceilings	Missing architrave.
Block K > First Floor > K5	Sanitary Ware	No toilet seat cover. Cistern is leaking. Flushing mechanism is defected.
Block K > First Floor > K5	Sanitary Ware	Handwash basin is loose. One defected tap.
Block K > First Floor > K5	Architectural	Broken glass pane in the bathroom. One missing handle.
Block K > First Floor > K5	Wall - Masonry	Mildew.
Block K > First Floor > K5	Sanitary Ware	Bath has one defective tap. Tiles are broken. No tran door.
Block K > First Floor > K5	Architectural	Floor finishes needs replacement.
Block K > First Floor > K5	Architectural	Bathroom door is broken. No key.
Block K > First Floor > K5	Architectural	Bedroom door is broken. No handles. No locking mechanism.
Block K > First Floor > K5	Sanitary Ware	Kitchen sink is loose. One defective tap. Leaking waste pipe.
Block K > First Floor > K5	Architectural	One missing handle on the lounge window.
Block K > First Floor > K5	Sanitary Ware	Toilet does not have a seat cover. Leaking waste pipe.
Block K > First Floor > K5	Drainage and Plumbing	Fascia board is damaged. Downpipe and gutter are both missing.
Block K > First Floor > K5	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
Block K > First Floor > K6	Roof - Timber	No flashing to canopy over first floor external door.
Block K > First Floor > K6	Drainage and Plumbing	Leaking waste pipe.
Block K > First Floor > K6	Architectural	Two missing handles.
Block K > First Floor > K6	Architectural	Door is broken. Handles are loose.
Block K > First Floor > K6	Ceilings	Ceiling are defected.
Block K > First Floor > K6	Sanitary Ware	Kitchen sink is loose. Waste pipe is leaking. One defective tap.
Block K > First Floor > K6	Architectural	Bathroom door is broken. Handles are loose. No key.
Block K > First Floor > K6	Sanitary Ware	Bath has broken tiles.
Block K > First Floor > K6	Architectural	Two missing handles on the bathroom window.
Block K > First Floor > K6	Architectural	Bedroom door has loose handles. No key.
Block K > First Floor > K6	Architectural	2 missing handles on the bathroom window.
Block K > First Floor > K6	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
Block K > First Floor > K7	Roof - Timber	No flashing to canopy over first floor external door.
Block K > First Floor > K7	Drainage and Plumbing	Leaking waste pipe.
Block K > First Floor > K7	Drainage and Plumbing	Tighten water mains.
Block K > First Floor > K7	Stairs - Concrete	Stair case on a fair condition. However, there are two missing bolts. Handrail needs to be tightened.
Block K > First Floor > K7	Stairs - Concrete	Cracked balustrade.
Block K > First Floor > K7	Architectural	Front door is broken. Locking mechanism is defected. Handles are loose.
Block K > First Floor > K7	Architectural	Front door frame is broken.
Block K > First Floor > K7	Ceilings	Damaged ceiling.
Block K > First Floor > K7	Wall - Masonry	Cracking at the walls.
Block K > First Floor > K7	Sanitary Ware	Kitchen sink is loose. One defected tap.
Block K > First Floor > K7	Architectural	One missing window handle in the bathroom.
Block K > First Floor > K7	Architectural	Loose door handles on the bathroom. No key.
Block K > First Floor > K7	Drainage and Plumbing	Fascia board is on a fair condition. Gutter is starting to buckle and needs fixing. Downpipe is missing.
Block K > First Floor > K7	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
Block K > First Floor > K8	Roof - Timber	No flashing to canopy over first floor external door.
Block K > First Floor > K8	Drainage and Plumbing	Leaking waste pipe.
Block K > First Floor > K8	Drainage and Plumbing	Tighten water mains.
Block K > First Floor > K8	Architectural	Front door is broken. Handles are loose. Locking mechanism is defected.
Block K > First Floor > K8	Sanitary Ware	No seat cover on the toilet. Waste pipe leaks.
Block K > First Floor > K8	Architectural	One missing handle on the bathroom window.
Block K > First Floor > K8	Sanitary Ware	Waste pipe of the handwash basin is leaking.
Block K > First Floor > K8	Architectural	Door on the bathroom has no locking mechanism.
Block K > First Floor > K8	Ceilings	Damaged ceiling.
Block K > First Floor > K8	Sanitary Ware	One defected tap on the kitchen sink.
Block K > First Floor > K8	Architectural	Two missing handles on the bedroom window.
Block K > First Floor > K8	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.

BLOCK K > FIRST FLOOR > NO	Category	Notes
BLOCK K > FIRST FLOOR > K8	Architectural	Door on the bathroom has no locking mechanism
BLOCK K > FIRST FLOOR > K8	Ceilings	Damage ceiling
BLOCK K > FIRST FLOOR > K8	Sanitary Ware	One defected tap on the kitchen sink.
BLOCK K > FIRST FLOOR > K8	Architectural	Two missing handles on the bedroom window
BLOCK K > FIRST FLOOR > K8	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK K > FIRST FLOOR	Roof - Timber	Remove torched-on over flashings at flat 6. If flashing does not reach second crest of roof sheet, install wider flashing. Flashing to be sealed cap rivetted to second crest.
BLOCK K > FIRST FLOOR	Roof - Timber	Flashing does not reach second crest of roof sheet at flat 8. Install wider flashing. Flashing to be sealed cap rivetted to second crest.
BLOCK K > FIRST FLOOR	Roof - Timber	Replace deteriorated torched-on waterproofing to brick parapet at flat 5 and 8.
BLOCK K > FIRST FLOOR	Roof - Timber	Waterproofing around brick column to be addressed
BLOCK K > FIRST FLOOR	Roof - Timber	Flashings to be sealed cap rivetted to roof sheets at approx. 200mm. Gap between roof sheets and flashing to be closed with nolvlosures
BLOCK K > FIRST FLOOR	Roof - Timber	No corrosion. No visible holes. All roof screw heads have been waterproofed. Remove all debris from roof.

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 13: BLOCK L

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
13		BLOCK L				
13,1		Structural Defects				
		The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Structural Conditional Assessment Report (File No. 1623-003 146), and Appendix L (for Block L).</u>				
13,1,1	P.S 3	Staircase: Tightening of loose bolts and securing balustrade; replacement of missing bolt as required. Refer to P.S 3 and Structural Report (Document No. 1623-003 146)	No.	1		
13,1,2	P.S 3	Supply and install concrete to cast mass concrete (minimum 25MPa) step to correct first riser height. Refer to P.S 3 and Structural Report (Document No. 1623-003 146)	No.	1		
13,1,3	P.S 2	Supply and install appropriate approved materials for repair of cracked masonry on balustrade, including servicing of cracks and defective brickwork. Refer to P.S 2 and Structural Report (Document No. 1623-003 146)	No.	1		
13,2		Critical Non-Structural Defects				
		<u>Wall Masonry:</u>				
13,2,1	P.S5	Supply and install air bricks for each unit to improve ventilation and address mildew issues caused by lack of airflow. To also include remediation of any damaged concrete and brickwork. Refer to P.S 5 and Structural Report (Document No. 1623-003 146)	No.	16		
		<u>Roof Timber:</u>				
13,2,2	P.S4	Removal and appropriate disposal of deteriorated torch-on waterproofing. Supply and install of new Derbigum SP4 torch-on waterproofing. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m ²	6		
13,2,3	P.S4	Cleaning, removal and appropriate disposal of debris from exposed expansion joints. Supply and install flexible, UV-resistant polyurethane joint sealant. Sealing of flashings to roof sheet cap rivetted at approximately 200mm. Gap between roof sheets and flashing to be closed with polyclosures. The sealant must be able to accommodate the expected joint movement and adhere effectively to the joint surfaces. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m	38		
		<u>Drainage and Plumbing:</u>				
13,2,4	P.S 7	Supply and install appropriate approved materials for replacement of damaged external/internal waste pipes	No.	3		
13,2,5	P.S 7	Supply and install appropriate approved materials for replacement of defects to main water supply.	m	1		
13,2,6	P.S 6	Supply and install appropriate approved materials for replacement of missing gutter	m	10		
13,2,7	P.S 6	Supply and install appropriate approved materials for replacement of missing downpipe	m	7		
	P.S 6	Supply and install appropriate approved materials for replacement of missing/damaged fascia board	m	10		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 13: BLOCK L

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						R -
13,3		Minor Non-Structural Defects				
		<u>Sanitary Ware</u>				
		Supply and install approved materials for replacement of:				
13,3,1	P.S 14	lose kitchen sink	No.	3		
13,3,2	P.S 14	broken kitchen sink	No.	1		
13,3,3	P.S 14	broken kitchen sink taps	No.	6		
13,3,4	P.S 13	broken handwash basin taps	No.	1		
13,3,5	P.S 13	Broken bath taps	No.	3		
13,3,6	P.S 13	broken toilet seat or cover	No.	2		
13,3,7	P.S 13	Broken toilet	No.	2		
		<u>Architectural</u>				
		Supply and install approved materials for replacement of:				
13,3,8	P.S 12	broken/missing window glazing	No.	4		
13,3,9	P.S 12	broken/missing window handles	No.	4		
13,3,10	P.S 11	broken/missing internal door	No.	2		
13,3,11	P.S 11	broken/missing internal door handle	No.	8		
13,3,12	P.S 11	broken internal door locking mechanism	No.	3		
13,3,13	P.S 9	damaged external door frame	No.	2		
13,3,14	P.S 9	damaged external door	No.	1		
13,3,15	P.S 9	Broken external door handles	No.	6		
13,3,16	P.S 9	broken external door lock mechanism	No.	2		
13,3,17	P.S 10	remove door and brick in opening	No.	2		
		<u>Floor Concrete</u>				
13,3,18	P.S 16	Supply and install approved materials for replacement of damaged floor finishes	m ²	6,8		
13,3,19	P.S 15	Removal of existing tiles, Appropriate disposal, Supply, transport, and installation of new tiling for all units using Optimus Bone Matt Finish Ceramic Floor Tiles (500x500mm), ensuring proper alignment, leveling, and adherence to manufacturer specifications. Refer to P.S 15 and Structural Report (Document No. 1623-003 146).	m ²	160		
		<u>Roof Timber</u>				
13,3,20	P.S 1	Supply and install approved materials for replacement of flashing to canopy over first floor external door.	m ²	1		
13,4		Paintwork				
		Exterior				
13,4,1	P.S 8	Painting works will include the supply and application of Plascon Micatex with 2 coats to paint the entire external area of the building, including filling minor cracks (less than 2mm). To include access to heights of 10m by means of scaffolding or a cherry picker. Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	240		
		Interior				
13,4,2	P.S 8	Painting works will include the supply and application of Plascon Velvagio Non-Drip Enamel or similar approved with 2 coats to paint the entire interior walls of all units to match the existing colour of unit, including filling minor cracks (less than 2mm). Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	320		
13,5		Allowance				
13,5,1	P.S 17	An allowance has been made for remediation of units that were inaccessible during the site investigation. Refer to P.S 1 and Structural Report (Document No. 1623-003 146).	No.	1		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 13: BLOCK L

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						R -
13,5		Electrical The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Electrical Typical Layout drawing (Drawing No:1099-100-010) and the Electrical Scoping Report (File No. 1623-003 146).</u>				
13,5,1	P.S 18	<u>Distribution Board</u> The supply, installation and commissioning of each complete distribution board, including all busbars, switchgear, legend cards and other equipment as per the relevant single line diagram for each DB.				
13,5,1,1	P.S18	Supply DB (63A) a) Installation and Wiring b) Complete legend card and issue of CoC a) Allow profit and attendance % on the above DB	sum each %	4 4 10%		
13,5,2	P.S 20	<u>Single Core General Purpose Cable</u> PVC insulated, annealed stranded copper conductors manufactured to SANS 1411-1, SANS 1411-2 and SANS 1574 installed in ducting or conduiting including all accessories as required for the following cross sectional areas:				
13,5,2,1	P.S20	1.5mm² Cu Cable, Red	m	88		
13,5,2,2	P.S20	2.5mm² Cu Cable, Red	m	80		
13,5,2,3	P.S20	4mm² Cu Cable, Red	m	20		
13,5,2,4	P.S20	1.5mm² Cu Cable, Black	m	88		
13,5,2,5	P.S20	2.5mm² Cu Cable, Black	m	80		
13,5,2,6	P.S20	4mm² Cu Cable, Black	m	20		
13,5,2,7	P.S20	1.5mm² Cu Cable, Green/Yellow Earth	m	80		
13,5,2,8	P.S20	2.5mm² Cu Cable, Green/Yellow Earth	m	20		
13,5,3	P.S 19	<u>Conduit</u> Supply and installation of conduit including couplings, bends, glueing and all other necessary material and accessories.				
13.5.3.1	P.S 19	20mm diameter PVC a) Chased in brickwork	m	92		
13.5.3.2	P.S 19	20mm diameter PVC coated Sprague tubing	m	20		
Total Carried Forward						R -

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 13: BLOCK L

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						R -
13.5.4	P.S 21	<u>Draw Wire</u> The supply and installation in conduit of galvanized steel draw wires.				
13.5.4.1	P.S 21	1.5mm² galvanized steel draw wire (not insulated):	m	20		
13.5.5	P.S 22	<u>Lighting</u> The supply, installation and commissioning of flush or surface mounted switches, socket outlets, isolators, push buttons and the like, including all associated accessories, cover plates and wiring.				
13.5.5.1	P.S 22	LED Lights				
		a) LED Bulkhead	each	12		
		b) LED Vapour Proof Fitting	each	4		
13.5.6	P.S 24	<u>Switches</u> The supply, installation and commissioning of flush or surface mounted switches and the like, including all associated accessories, cover plates and wiring.				
13.5.6.1	P.S 24	1-Way Switch				
		a) 1-lever recessed 16A light switch complete with gridplates, surrounds,	each	12		
13.5.7	P.S26	<u>Socket Outlets</u> The supply, installation and commissioning of flush or surface mounted socket outlets and the like, including all associated accessories, cover plates and wiring.				
	P.S25	a) 16A Single switched socket outlet complete with 1x164-1(S.A. 3 pin) & b) 2 x 16A Switched socket outlets, c/w 1x164-1(S.A. 3 pin)	each each	4 16		
13,6		Mechanical The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, and the Mechanical Assessment Report (File No. 1623-003 146).</u>				
13,6,1	P.S 27	Ventilation Louvres				
13,6,1,1	P.S 27	Supply, Transport, and install louvres for ventiation as per approved specifications, aligning with ventilation and design SANS requirements, as well as supply and installation appropriate materials for sealing, and weatherproofing.	each	4		
13,6,2	P.S 28	Geysers				
13,6,2,1	P.S 28	Supply, transport and install appropriate materials to replace geysers in all units ensuring compliance with relevant SANS standards, functionality testing, and providing relevant documentation. Refer to P.S 28 and Structural Report (Document No. 1623-003 146).	each	4		
Total Carried Forward						R -

APPENDIX L: BLOCK L



Figure 13: Block L housing Units

BLOCK L > ENTIRE BLOCK	Paint	Maintenance required in 3 to 5 years
BLOCK L > GROUND FLOOR > L1	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK L > GROUND FLOOR > L1	Wall - Masonry	Cracks at the external walls
BLOCK L > GROUND FLOOR > L1	Drainage and Plumbing	Leaking external pipes
BLOCK L > GROUND FLOOR > L1	Stairs - Concrete	Stair rise is too high
BLOCK L > GROUND FLOOR > L1	Architectural	The front door frame is defective
BLOCK L > GROUND FLOOR > L1	Architectural	The locking mechanism on the front door is defective and the handles are loose.
BLOCK L > GROUND FLOOR > L1	Architectural	The bedroom door locking mechanism is defective and there is no key
BLOCK L > GROUND FLOOR > L1	Architectural	Glass pane in the lounge window is broken
BLOCK L > GROUND FLOOR > L1	Sanitary Ware	Two taps are defective, the sink is broken and loose.
BLOCK L > GROUND FLOOR > L1	Sanitary Ware	The pan is broken. Seat cover is missing. Waste pipe is leaking
BLOCK L > GROUND FLOOR > L1	Sanitary Ware	The bath taps are not working, tiles are broken and the sealant needs to be replaced.
BLOCK L > GROUND FLOOR > L1	Architectural	The glass pane in the bedroom is broken
BLOCK L > GROUND FLOOR > L1	Architectural	Two handles are missing in the bathroom window
BLOCK L > GROUND FLOOR > L1	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK L > GROUND FLOOR > L2	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK L > GROUND FLOOR > L2	Drainage and Plumbing	Leaking external waste pipes
BLOCK L > GROUND FLOOR > L2	Architectural	The door handles are loose.
BLOCK L > GROUND FLOOR > L2	Sanitary Ware	The kitchen sink is loose and one tap is defective
BLOCK L > GROUND FLOOR > L2	Sanitary Ware	The toilet seat cover and cistern cover are missing. The waste pipe is leaking.
BLOCK L > GROUND FLOOR > L2	Architectural	Glass pane in the bedroom is missing
BLOCK L > GROUND FLOOR > L2	Architectural	The door handles in the bedroom are loose
BLOCK L > GROUND FLOOR > L2	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK L > FIRST FLOOR > L3	Roof - Timber	No flashing to canopy over first floor external door
BLOCK L > FIRST FLOOR > L3	Wall - Masonry	Cracking at the external stair landing support walls
BLOCK L > FIRST FLOOR > L3	Stairs - Concrete	The handrail needs to be tightened. One bolt missing
BLOCK L > FIRST FLOOR > L3	Drainage and Plumbing	The water mains require adjustments.
BLOCK L > FIRST FLOOR > L3	Drainage and Plumbing	The water mains require adjustments.
BLOCK L > FIRST FLOOR > L3	Architectural	Bathroom door is broken. Locking mechanism needs replacement
BLOCK L > FIRST FLOOR > L3	Sanitary Ware	Sink is loose. One tap is defective
BLOCK L > FIRST FLOOR > L3	Drainage and Plumbing	Fascia board is missing. Downpipe and gutter are both missing.
BLOCK L > FIRST FLOOR > L3		Unable to gain access to inside of unit
BLOCK L > FIRST FLOOR > L3	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK L > FIRST FLOOR > L4	Roof - Timber	No flashing to canopy over first floor external door
BLOCK L > FIRST FLOOR > L4	Architectural	Front door is broken, handles are loose and the locking mechanism is not working.
BLOCK L > FIRST FLOOR > L4	Architectural	Front door frame is loose from the wall
BLOCK L > FIRST FLOOR > L4	Sanitary Ware	The kitchen sink is loose and both taps are defective.
BLOCK L > FIRST FLOOR > L4	Floor - Concrete	Floor finishes need replacement
BLOCK L > FIRST FLOOR > L4	Sanitary Ware	Flashing mechanism is not working
BLOCK L > FIRST FLOOR > L4	Sanitary Ware	One tap is defective.
BLOCK L > FIRST FLOOR > L4	Sanitary Ware	One tap is defective
BLOCK L > FIRST FLOOR > L4	Architectural	The bedroom door is broken, handles are missing there is no key
BLOCK L > FIRST FLOOR > L4	Architectural	Glass pane in the bedroom is broken
BLOCK L > FIRST FLOOR > L4	Architectural	Bathroom door handles are loose and there is no key.
BLOCK L > FIRST FLOOR > L4	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK L > FIRST FLOOR	Roof - Timber	Replace deteriorated torch-on waterproofing to brick parapet at flat 4
BLOCK L > FIRST FLOOR	Roof - Timber	Flashings to be sealed cap rivetted to roof sheets at approx. 200mm. Gap between roof sheets and flashing to be closed with polyclosures
BLOCK L > FIRST FLOOR	Roof - Timber	No corrosion. No visible holes. All roof screw heads have been waterproofed. Remove all debris from roof.

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 14: BLOCK M

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
14		BLOCK M				
14,1		Structural Defects				
		The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Structural Conditional Assessment Report (File No. 1623-003 146), and Appendix M (for Block M).</u>				
14,1,1	P.S 3	Staircase: Tightening of loose bolts and securing balustrade; replacement of missing bolt as required. Refer to P.S 3 and Structural Report (Document No. 1623-003 146)	No.	2		
14,1,2	P.S 1	Supply and install approved materials for investigation and rectification of unsupported top corner of roof, including assessment of roof structure and sheeting. Refer to P.S 1 and Structural Report (Document No. 1623-003 146)	m ²	29		
14,1,3	P.S 2	Supply and install appropriate approved materials for repair of cracked masonry on balustrade, including servicing of cracks and defective brickwork. Refer to P.S 2 and Structural Report (Document No. 1623-003 146)	No.	1		
14,2		Critical Non-Structural Defects				
		<u>Wall Masonry:</u>				
14,2,1	P.S5	Supply and install air bricks for each unit to improve ventilation and address mildew issues caused by lack of airflow. To also include remediation of any damaged concrete and brickwork. Refer to P.S 5 and Structural Report (Document No. 1623-003 146)	No.	48		
14,2,2	P.S8	Appropriate cleaning, and treating of mildew. Supply and install paint for repainting interior ceiling/walls. Refer to P.S 1 and Structural Report (Document No. 1623-003 146)	m ²	210		
		<u>Roof Timber:</u>				
14,2,3	P.S4	Removal of existing flashing and torch-on waterproofing. Supply and installation of new wider flashing to reach roof sheet. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m	17		
14,2,4	P.S4	Removal and appropriate disposal of deteriorated torch-on waterproofing. Supply and install of new Derbigum SP4 torch-on waterproofing. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m ²	7		
14,2,5	P.S4	Cleaning, removal and appropriate disposal of debris from exposed expansion joints. Supply and install flexible, UV-resistant polyurethane joint sealant. Sealing of flashings to roof sheet cap rivetted at approximately 200mm. Gap between roof sheets and flashing to be closed with polyclosures. The sealant must be able to accommodate the expected joint movement and adhere effectively to the joint surfaces. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m	120		
		<u>Drainage and Plumbing:</u>				
14,2,6	P.S 7	Supply and install appropriate approved materials for replacement of damaged external/internal waste pipes	No.	10		
14,2,7	P.S 7	Supply and install appropriate approved materials for replacement of defects to main water supply.	m	4		
14,2,8	P.S 6	Supply and install appropriate approved materials for replacement of missing gutter	m	10		
14,2,9	P.S 6	Supply and install appropriate approved materials for replacement of missing downpipe	m	20		
	P.S 6	Supply and install appropriate approved materials for replacement of missing/damaged fascia board	m	10		
		<u>Sanitary Ware</u>				
	P.S 13	Supply and install appropriate approved materials for replacement of blocked/leaking waste pipe	No.	12		
Total Carried Forward						R -

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 14: BLOCK M

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R) R
Brought Forward						R -
14,3		Minor Non-Structural Defects				
		<u>Sanitary Ware</u>				
		Supply and install approved materials for replacement of:				
14,3,1	P.S 14	loose kitchen sink	No.	2		
14,3,2	P.S 14	broken kitchen sink	No.	3		
14,3,3	P.S 14	broken kitchen sink taps	No.	3		
14,3,4	P.S 13	loose handwash basin	No.	3		
14,3,5	P.S 13	Broken missing handwash basin	No.	4		
14,3,6	P.S 13	broken handwash basin taps	No.	4		
14,3,7	P.S 13	broken bath taps	No.	7		
14,3,8	P.S 13	broken toilet seat or cover	No.	3		
14,3,9	P.S 13	Broken toilet	No.	3		
		<u>Architectural</u>				
		Supply and install approved materials for replacement of:				
14,3,10	P.S 12	broken/missing window glazing	No.	8		
14,3,11	P.S 12	broken/missing window handles	No.	12		
14,3,12	P.S 11	broken/missing internal door	No.	9		
14,3,13	P.S 11	broken/missing internal door handle	No.	24		
14,3,14	P.S 11	broken internal door locking mechanism	No.	12		
14,3,15	P.S 9	damaged external door frame	No.	4		
14,3,16	P.S 9	damaged external door	No.	6		
14,3,17	P.S 9	Broken external door handles	No.	12		
14,3,18	P.S 9	broken external door lock mechanism	No.	6		
14,3,19	P.S 10	remove door and brick in opening	No.	6		
14,3,20	P.S 1	damaged ceiling	m ²	2,9		
		<u>Floor</u>				
14,3,21	P.S 16	Supply and install approved materials for replacement of damaged floor finishes	m ²	81,8		
14,3,22	P.S 15	Removal of existing tiles, Appropriate disposal, Supply, transport, and installation of new tiling for all units using Optimus Bone Matt Finish Ceramic Floor Tiles (500x500mm), ensuring proper alignment, leveling, and adherence to manufacturer specifications. Refer to P.S 15 and Structural Report (Document No. 1623-003 146).	m ²	480		
		<u>Roof Timber</u>				
14,3,23	P.S 1	Supply and install approved materials for replacement of flashing to canopy over first floor external door.	m ²	2,4		
14,4		Paintwork				
		Exterior				
14,4,1	P.S 8	Painting works will include the supply and application of Plascon Micatex with 2 coats to paint the entire external area of the building, including filling minor cracks (less than 2mm). To include access to heights of 10m by means of scaffolding or a cherry picker. Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	530		
		Interior				
14,4,2	P.S 8	Painting works will include the supply and application of Plascon Velvaglo Non-Drip Enamel or similar approved with 2 coats to paint the entire interior walls of all units to match the existing colour of unit, including filling minor cracks (less than 2mm). Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	960		
14,5		Allowance				
14,5,1	P.S 17	An allowance has been made for remediation of units that were inaccessible during the site investigation. Refer to P.S 1 and Structural Report (Document No. 1623-003 146).	No.	2		
Total Carried Forward						R -

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 14: BLOCK M

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
14,6		Electrical The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Electrical Typical Layout drawing (Drawing No:1099-100-010) and the Electrical Scoping Report (File No. 1623-003 146).</u>				
14,6,1	P.S 18	<u>Distribution Board</u> The supply, installation and commissioning of each complete distribution board, including all busbars, switchgear, legend cards and other equipment as per the relevant single line diagram for each DB.				
14,6,1,1	P.S 18	Supply DB (63A) a) Installation and Wiring b) Complete legend card and issue of CoC a) Allow profit and attendance % on the above DB	sum each %	12 12 10%		
14,6,2	P.S20	<u>Single Core General Purpose Cable</u> PVC insulated, annealed stranded copper conductors manufactured to SANS 1411-1, SANS 1411-2 and SANS 1574 installed in ducting or conduiting including all accessories as required for the following cross sectional areas:				
14,6,2,1	P.S20	1.5mm ² Cu Cable, Red	m	360		
14,6,2,2	P.S20	2.5mm ² Cu Cable, Red	m	360		
14,6,2,3	P.S20	4mm ² Cu Cable, Red	m	60		
14,6,2,4	P.S20	6mm ² Cu Cable, Red	m			
14,6,2,5	P.S20	1.5mm ² Cu Cable, Black	m	360		
14,6,2,6	P.S20	2.5mm ² Cu Cable, Black	m	240		
14,6,2,7	P.S20	4mm ² Cu Cable, Black	m	60		
14,6,2,8	P.S20	1.5mm ² Cu Cable, Green/Yellow Earth	m	360		
14,6,2,9	P.S20	2.5mm ² Cu Cable, Green/Yellow Earth	m	60		
14,6,3	P.S 19	<u>Conduit</u> Supply and installation of conduit including couplings, bends, glueing and all other necessary material and accessories.				
14,6,3,1	P.S 19	20mm diameter PVC a) Chased in brickwork	m	360		
14,6,3,2	P.S 19	20mm diameter PVC coated Sprague tubing	m	80		
Total Carried Forward						R -

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 14: BLOCK M

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R) R
Brought Forward						R -
14,6,4	P.S 21	<u>Draw Wire</u> The supply and installation in conduit of galvanized steel draw wires.				
14,6,4,1	P.S 21	1.5mm² galvanized steel draw wire (not insulated):	m	60		
14,6,5	P.S 22	<u>Lighting</u> The supply, installation and commissioning of flush or surface mounted switches, socket outlets, isolators, push buttons and the like, including all associated accessories, cover plates and wiring.				
	P.S 22	LED Lights				
14,6,5,1		a) LED Bulkhead	each	36		
14,6,5,2		b) LED Vapour Proof Fitting	each	12		
14,6,6	P.S 24	<u>Switches</u> The supply, installation and commissioning of flush or surface mounted switches and the like, including all associated accessories, cover plates and wiring.				
	P.S 24	1-Way Switch				
14,6,6,1		a) 1-lever recessed 16A light switch complete with gridplates, surrounds,	each	36		
14,6,7	P.S 26	<u>Socket Outlets</u> The supply, installation and commissioning of flush or surface mounted socket outlets and the like, including all associated accessories, cover plates and wiring.				
14,6,7,1	P.S 25	a) 16A Single switched socket outlet complete with 1x164-1(S.A. 3 pin) &	each	12		
14,6,7,2		b) 2 x 16A Switched socket outlets, c/w 1x164-1(S.A. 3 pin)	each	48		
14,7		Mechanical The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, and the Mechanical Assessment Report (File No. 1623-003 146).</u>				
14,7,1	P.S 27	Ventilation Louvres				
		Supply, Transport, and install louvres for ventiation as per approved specifications, aligning with ventilation and design SANS requirements, as well as supply and installation appropriate materials for sealing, and weatherproofing.				
14,7,1,1	P.S 27		each	12		
14,7,2	P.S 28	Geysers				
		Supply, transport and install appropriate materials to replace geysers in all units ensuring compliance with relevant SANS standards, functionality testing, and providing relevant documentation. Refer to P.S 28 and Structural Report (Document No. 1623-003 146).				
14,7,2,1	P.S 28		each	12		
Total Carried Forward						R -

APPENDIX M: BLOCK M



Figure 14: Block M Housing Units

Block M > ENTIRE BLOCK	Paint	Maintenance required in 3 to 5 years
Block M > GROUND FLOOR > M1	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door.
Block M > GROUND FLOOR > M1	Drainage and Plumbing	Leaking waste pipe
Block M > GROUND FLOOR > M1	Architectural	Front door is broken, locking mechanism is defective and handles are loose.
Block M > GROUND FLOOR > M1	Architectural	Bedroom door is broken and locking mechanism is defective
Block M > GROUND FLOOR > M1	Architectural	One cracked window and missing handle
Block M > GROUND FLOOR > M1	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
Block M > GROUND FLOOR > M2	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
Block M > GROUND FLOOR > M2	Wall - Masonry	Minor external cracks
Block M > GROUND FLOOR > M2	Drainage and Plumbing	Leaking waste pipe
Block M > GROUND FLOOR > M2	Sanitary Ware	Leaking toilet cistern and defective flushing mechanism
Block M > GROUND FLOOR > M2	Sanitary Ware	Missing handwash basin
Block M > GROUND FLOOR > M2	Sanitary Ware	Required sealant for the bath and one defective tap.
Block M > GROUND FLOOR > M2	Architectural	Bedroom door handles are loose and the locking mechanism is defective
Block M > GROUND FLOOR > M2	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
Block M > GROUND FLOOR > M3	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
Block M > GROUND FLOOR > M3	Drainage and Plumbing	Leaking external waste pipe
Block M > GROUND FLOOR > M3	Architectural	Front door locking mechanism is defective, handles are loose and door is broken.
Block M > GROUND FLOOR > M3	Architectural	Cracked glass pane and one missing handle
Block M > GROUND FLOOR > M3	Sanitary Ware	Broken kitchen sink and one tap is defective
Block M > GROUND FLOOR > M3	Architectural	Two missing handles in the bedroom window.
Block M > GROUND FLOOR > M3	Wall - Masonry	Severe mildew
Block M > GROUND FLOOR > M3	Architectural	Bedroom door is broken, locking mechanism is defective and handles are loose.
Block M > GROUND FLOOR > M3	Architectural	Glass pane is broken and two handles are missing
Block M > GROUND FLOOR > M3	Sanitary Ware	Toilet does not have a seat/cover, flushing mechanism is defective and waste pipe is leaking
Block M > GROUND FLOOR > M3	Floor - Concrete	Floor finishes are worn.

RI OCK M > GROUND FLOOR > M3	Sanitary Ware	The handwash basin has a leaking waste pipe and defective taps.
RI OCK M > GROUND FLOOR > M3	Sanitary Ware	Defective taps on the bath.
BLOCK M > GROUND FLOOR > M3	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
BLOCK M > GROUND FLOOR > M4	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door.
BLOCK M > GROUND FLOOR > M4	Drainage and Plumbing	Leaking external waste pipe.
RI OCK M > GROUND FLOOR > M4	Architectural	The door handles are loose and the locking mechanism is defective.
RI OCK M > GROUND FLOOR > M4	Architectural	One cracked glass pane in the bathroom and one missing handle.
RI OCK M > GROUND FLOOR > M4	Sanitary Ware	The handwash basin has leaking waste pipe and two defective taps.
RI OCK M > GROUND FLOOR > M4	Architectural	Broken bathroom door.
RI OCK M > GROUND FLOOR > M4	Sanitary Ware	Defective taps in the bath.
RI OCK M > GROUND FLOOR > M4	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
BLOCK M > GROUND FLOOR > M5	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door.
RI OCK M > GROUND FLOOR > M5	Drainage and Plumbing	Leaking external waste pipe.
BLOCK M > GROUND FLOOR > M5	Architectural	Front door is broken and handles are loose.
RI OCK M > GROUND FLOOR > M5	Architectural	Front door frame is defective.
RI OCK M > GROUND FLOOR > M5	Floor - Concrete	Defective floor finishes. Tiles are replaced with carpet.
BLOCK M > GROUND FLOOR > M5	Sanitary Ware	Kitchen sink is loose.
RI OCK M > GROUND FLOOR > M5	Sanitary Ware	Bath has broken tiles and one defective tap.
RI OCK M > GROUND FLOOR > M5	Sanitary Ware	Toilet has no seat/cover and both the cistern and waste pipe are leaking.
RI OCK M > GROUND FLOOR > M5	Architectural	Bathroom door has no locking mechanism.
BLOCK M > GROUND FLOOR > M5	Architectural	Bedroom door has no locking mechanism.
RI OCK M > GROUND FLOOR > M5	Wall - Masonry	Mildew.
RI OCK M > GROUND FLOOR > M5	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
BLOCK M > GROUND FLOOR > M6	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door.
RI OCK M > GROUND FLOOR > M6	Drainage and Plumbing	Leaking waste pipe.
BLOCK M > GROUND FLOOR > M6	Architectural	Two broken glass pane in the lounge.
RI OCK M > GROUND FLOOR > M6	Architectural	Front door is broken and loose handles.
RI OCK M > GROUND FLOOR > M6	Sanitary Ware	Kitchen sink is broken and waste pipe is leaking.
RI OCK M > GROUND FLOOR > M6	Sanitary Ware	Handwash basin is loose.
BLOCK M > GROUND FLOOR > M6	Architectural	Two handles are missing in the bathroom window.

RI OCK M > GROUND FLOOR > M6	Architectural	The bedroom door is broken and the locking mechanism is defective.
RI OCK M > GROUND FLOOR > M6	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
BLOCK M > FIRST FLOOR > M7	Roof - Timber	No flashing to canopy over first floor external door.
RI OCK M > FIRST FLOOR > M7	Drainage and Plumbing	Tighten water mains.
BLOCK M > FIRST FLOOR > M7	Stairs - Concrete	The staircase is in fair condition, but there are three missing bolts, and the handrail needs to be tightened.
RI OCK M > FIRST FLOOR > M7	Stairs - Concrete	Cracked balustrade - rebuild wall.
RI OCK M > FIRST FLOOR > M7	Architectural	The front door is broken and there are no handles.
RI OCK M > FIRST FLOOR > M7	Architectural	Front door frame is defective.
BLOCK M > FIRST FLOOR > M7	Floor - Concrete	The floor finishes are worn.
RI OCK M > FIRST FLOOR > M7	Sanitary Ware	Handwash basin is loose and waste pipe is leaking.
RI OCK M > FIRST FLOOR > M7	Architectural	One broken glass pane in the lounge area.
BLOCK M > FIRST FLOOR > M7	Architectural	The bathroom door is broken, lacking handles and a locking mechanism.
RI OCK M > FIRST FLOOR > M7	Architectural	The bedroom is lacking a door.
RI OCK M > FIRST FLOOR > M7	Architectural	Bathroom window has a broken glass pane and one missing handle.
BLOCK M > FIRST FLOOR > M7	Sanitary Ware	Handwash basin is broken.
RI OCK M > FIRST FLOOR > M7	Sanitary Ware	Bath has one defective tap.
RI OCK M > FIRST FLOOR > M7	Sanitary Ware	Leaking cistern.
BLOCK M > FIRST FLOOR > M7	Drainage and Plumbing	The gutter and fascia board are on a fair condition. However, a downpipe is missing.
RI OCK M > FIRST FLOOR > M7	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
RI OCK M > FIRST FLOOR > M8	Roof - Timber	No flashing to canopy over first floor external door.
BLOCK M > FIRST FLOOR > M8	Drainage and Plumbing	Tighten water mains.
RI OCK M > FIRST FLOOR > M8	Architectural	Door frame is defective.
RI OCK M > FIRST FLOOR > M8	Wall - Masonry	Internal wall cracking.
BLOCK M > FIRST FLOOR > M8	Architectural	One missing window handle in the lounge area.
RI OCK M > FIRST FLOOR > M8	Ceilings	Defective ceilings.
RI OCK M > FIRST FLOOR > M8	Wall - Masonry	Internal wall cracking.
RI OCK M > FIRST FLOOR > M8	Sanitary Ware	Kitchen sink is loose.
BLOCK M > FIRST FLOOR > M8	Sanitary Ware	Toilet cistern is missing lid and a leak in the waste pipe.
RI OCK M > FIRST FLOOR > M8	Sanitary Ware	Handwash basin is removed.
RI OCK M > FIRST FLOOR > M8	Wall - Masonry	Cracking at the internal walls.
BLOCK M > FIRST FLOOR > M8	Sanitary Ware	Bath has broken tiles.
BLOCK M > FIRST FLOOR > M8	Architectural	The bathroom door is broken, there is no locking mechanism and the handles are

RI OCK M > FIRST FLOOR > M8	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
RI OCK M > FIRST FLOOR > M9	Roof - Timber	No flashing to canopy over first floor external door
RI OCK M > FIRST FLOOR > M9	Drainage and Plumbing	Leaking external waste pipe
BLOCK M > FIRST FLOOR > M9	Drainage and Plumbing	The gutter and fascia board are on a fair condition. However, a downpipe is missing.
RI OCK M > FIRST FLOOR > M9		Unable to gain access to inside of unit
BLOCK M > FIRST FLOOR > M9	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
RI OCK M > FIRST FLOOR > M10	Roof - Timber	No flashing to canopy over first floor external door
RI OCK M > FIRST FLOOR > M10	Drainage and Plumbing	Leaking external waste pipe
BLOCK M > FIRST FLOOR > M10		Unable to gain access to inside of unit
RI OCK M > FIRST FLOOR > M10	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
RI OCK M > FIRST FLOOR > M11	Roof - Timber	No flashing to canopy over first floor external door
RI OCK M > FIRST FLOOR > M11	Drainage and Plumbing	Tighten water mains
BLOCK M > FIRST FLOOR > M11	Architectural	The front door is broken and locking mechanism is defective.
RI OCK M > FIRST FLOOR > M11	Architectural	The frame for the front door is defective
RI OCK M > FIRST FLOOR > M11	Sanitary Ware	The kitchen sink is broken and one tap is defective
BLOCK M > FIRST FLOOR > M11	Floor - Concrete	Floor finishes are damaged.
BLOCK M > FIRST FLOOR > M11	Architectural	The bathroom door is damaged and lacks both a locking mechanism and door handles.
BLOCK M > FIRST FLOOR > M11	Sanitary Ware	The toilet is lacking seat/cover, cistern is leaking and the flushing mechanism is defective
RI OCK M > FIRST FLOOR > M11	Sanitary Ware	The handwash basin is broken and waste pipe is leaking
BLOCK M > FIRST FLOOR > M11	Drainage and Plumbing	The gutter and fascia board are on a fair condition. However, a downpipe is missing.
RI OCK M > FIRST FLOOR > M11	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
RI OCK M > FIRST FLOOR > M12	Roof - Timber	No flashing to canopy over first floor external door
BLOCK M > FIRST FLOOR > M12	Drainage and Plumbing	Tighten water mains.
BLOCK M > FIRST FLOOR > M12	Sanitary Ware	The toilet seat/cover is missing, and both the cistern and waste pipe are leaking.
BLOCK M > FIRST FLOOR > M12	Architectural	Bedroom door handles are loose.
RI OCK M > FIRST FLOOR > M12	Sanitary Ware	Handwash basin is loose
RI OCK M > FIRST FLOOR > M12	Sanitary Ware	One defective tap on the kitchen sink
RI OCK M > FIRST FLOOR > M12	Stairs - Concrete	Cracked balustrade
BLOCK M > FIRST FLOOR > M12	Stairs - Concrete	The stair case is on a fair condition. However, the handrail needs to be tightened.

RI OCK M > FIRST FLOOR > M12	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK M > FIRST FLOOR	Roof - Timber	Remove torched-on over flashings at flat 8, 9, 10, 11 and 12. If flashing does not reach second crest of roof sheet, install wider flashing. Flashing to be sealed cap rivetted to second crest
RI OCK M > FIRST FLOOR	Roof - Timber	Replace deteriorated torched-on waterproofing to brick parapet at flat 7
BLOCK M > FIRST FLOOR	Roof - Timber	Top corner of roof is unsupported. To be investigated and rectified.
RI OCK M > FIRST FLOOR	Roof - Timber	Waterproofing around brick column to be addressed
BLOCK M > FIRST FLOOR	Roof - Timber	Flashings to be sealed cap rivetted to roof sheets at approx. 200mm. Gap between roof sheets and flashing to be closed with polyclosures.
BLOCK M > FIRST FLOOR	Roof - Timber	No corrosion. No visible holes. All roof screw heads have been waterproofed. Remove all debris from roof.

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 15: BLOCK N

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
15		BLOCK N				
15,1		Structural Defects				
		The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Structural Conditional Assessment Report (File No. 1623-003 146), and Appendix N (for Block N).</u>				
15,1,1	P.S 3	Staircase: Tightening of loose bolts and securing balustrade; replacement of missing bolt as required. Refer to P.S 3 and Structural Report (Document No. 1623-003 146)	No.	4		
15,1,2	P.S 1	Supply and install approved materials for investigation and rectification of unsupported top corner of roof, including assessment of roof structure and sheeting. Refer to P.S 3 and Structural Report (Document No. 1623-003 146)	m ²	15		
15,1,3	P.S 2	Supply and install appropriate approved materials for repair of cracked masonry on balustrade, including servicing of cracks and defective brickwork. Refer to P.S 2 and Structural Report (Document No. 1623-003 146)	No.	2		
15,2		Critical Non-Structural Defects				
15,2,1	P.S5	<u>Wall Masonry:</u> Supply and install air bricks for each unit to improve ventilation and address mildew issues caused by lack of airflow. To also include remediation of any damaged concrete and brickwork. Refer to P.S 5 and Structural Report (Document No. 1623-003 146)	No.	48		
15,2,2	P.S4	<u>Roof Timber:</u> Removal of existing flashing and torch-on waterproofing. Supply and installation of new wider flashing to reach roof sheet. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m	7		
15,2,3	P.S4	Removal and appropriate disposal of deteriorated torch-on waterproofing. Supply and install of new Derbigum SP4 torch-on waterproofing. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m ²	2		
15,2,4	P.S4	Cleaning, removal and appropriate disposal of debris from exposed expansion joints. Supply and install flexible, UV-resistant polyurethane joint sealant. Sealing of flashings to roof sheet cap rivetted at approximately 200mm. Gap between roof sheets and flashing to be closed with polyclosures. The sealant must be able to accommodate the expected joint movement and adhere effectively to the joint surfaces. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m	120		
15,2,5	P.S 7	<u>Drainage and Plumbing:</u> Supply and install appropriate approved materials for replacement of damaged external/internal waste pipes	No.	7		
15,2,6	P.S 7	Supply and install appropriate approved materials for replacement of defects to main water supply.	m	6		
15,2,7	P.S 6	Supply and install appropriate approved materials for replacement of missing gutter	m	30		
15,2,8	P.S 6	Supply and install appropriate approved materials for replacement of missing downpipe	m	20		
15,2,9	P.S 6	Supply and install appropriate approved materials for replacement of missing/damaged fascia board	m	10		
	P.S 13	<u>Sanitary Ware</u> Supply and install appropriate approved materials for repair/replacement of blocked/leaking waste pipe	No.	12		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 15: BLOCK N

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						R -
15,3		Minor Non-Structural Defects				
		<u>Sanitary Ware</u>				
		Supply and install approved materials for replacement of:				
15,3,1	P.S 14	loose kitchen sink	No.	3		
15,3,2	P.S 14	broken kitchen sink	No.	3		
15,3,3	P.S 14	broken kitchen sink taps	No.	7		
15,3,4	P.S 13	loose handwash basin	No.	2		
15,3,5	P.S 13	Broken missing handwash basin	No.	3		
15,3,6	P.S 13	broken handwash basin taps	No.	1		
15,3,7	P.S 13	Broken toilet	No.	2		
		<u>Architectural</u>				
		Supply and install approved materials for replacement of:				
15,3,8	P.S 12	broken/missing window glazing	No.	2		
15,3,9	P.S 12	broken/missing window handles	No.	6		
15,3,10	P.S 11	broken/missing internal door	No.	6		
15,3,11	P.S 11	broken/missing internal door handle	No.	16		
15,3,12	P.S 11	broken internal door locking mechanism	No.	8		
15,3,13	P.S 9	damaged external door frame	No.	2		
15,3,14	P.S 9	damaged external door	No.	1		
15,3,15	P.S 9	Broken external door handles	No.	6		
15,3,16	P.S 9	broken external door lock mechanism	No.	2		
15,3,17	P.S 10	remove door and brick in opening	No.	6		
15,3,18	P.S 1	damaged ceiling	m ²	12		
		<u>Floor</u>				
15,3,19	P.S 16	Supply and install approved materials for replacement of damaged floor finishes	m ²	55		
15,3,20	P.S 15	Removal of existing tiles, Appropriate disposal, Supply, transport, and installation of new tiling for all units using Optimus Bone Matt Finish Ceramic Floor Tiles (500x500mm), ensuring proper alignment, leveling, and adherence to manufacturer specifications. Refer to P.S 15 and Structural Report (Document No. 1623-003 146).	m ²	480		
		<u>Roof Timber</u>				
15,3,21	P.S 1	Supply and install approved materials for replacement of flashing to canopy over first floor external door.	m ²	2,4		
15,4		Paintwork				
		Exterior				
		Painting works will include the supply and application of Plascon Micatex with 2 coats to paint the entire external area of the building, including filling minor cracks (less than 2mm). To include access to heights of 10m by means of scaffolding or a cherry picker. Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	530		
		Interior				
		Painting works will include the supply and application of Plascon Velvagio Non-Drip Enamel or similar approved with 2 coats to paint the entire interior walls of all units to match the existing colour of unit, including filling minor cracks (less than 2mm). Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	960		
15,5		Allowance				
15,5,1	P.S 17	An allowance has been made for remediation of units that were inaccessible during the site investigation. Refer to P.S 1 and Structural Report (Document No. 1623-003 146).	No.	1		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 15: BLOCK N

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						R -
15,6		Electrical The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Electrical Typical Layout drawing (Drawing No:1099-100-010) and the Electrical Scoping Report (File No. 1623-003 146).</u>				
15,6,1	P.S 18	<u>Distribution Board</u> The supply, installation and commissioning of each complete distribution board, including all busbars, switchgear, legend cards and other equipment as per the relevant single line diagram for each DB.				
15,6,1,1	P.S 18	Supply DB (63A) a) Installation and Wiring b) Complete legend card and issue of CoC a) Allow profit and attendance % on the above DB	sum each %	12 12 10%		
15,6,2	P.S20	<u>Single Core General Purpose Cable</u> PVC insulated, annealed stranded copper conductors manufactured to SANS 1411-1, SANS 1411-2 and SANS 1574 installed in ducting or conduiting including all accessories as required for the following cross sectional areas:				
15,6,2,1	P.S20	1.5mm ² Cu Cable, Red	m	360		
15,6,2,2	P.S20	2.5mm ² Cu Cable, Red	m	360		
15,6,2,3	P.S20	4mm ² Cu Cable, Red	m	60		
15,6,2,4	P.S20	6mm ² Cu Cable, Red	m			
15,6,2,5	P.S20	1.5mm ² Cu Cable, Black	m	360		
15,6,2,6	P.S20	2.5mm ² Cu Cable, Black	m	240		
15,6,2,7	P.S20	4mm ² Cu Cable, Black	m	60		
15,6,2,8	P.S20	1.5mm ² Cu Cable, Green/Yellow Earth	m	360		
15,6,2,9	P.S20	2.5mm ² Cu Cable, Green/Yellow Earth	m	60		
15,6,3	P.S 19	<u>Conduit</u> Supply and installation of conduit including couplings, bends, glueing and all other necessary material and accessories.				
15,6,3,1	P.S 19	20mm diameter PVC a) Chased in brickwork	m	360		
15,6,3,2	P.S 19	20mm diameter PVC coated Sprague tubing	m	80		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 15: BLOCK N

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						R -
15,6,4	P.S 21	<u>Draw Wire</u> The supply and installation in conduit of galvanized steel draw wires.				
15,6,4,1	P.S 21	1.5mm ² galvanized steel draw wire (not insulated):	m	60		
15,6,5	P.S 22	<u>Lighting</u> The supply, installation and commissioning of flush or surface mounted switches, socket outlets, isolators, push buttons and the like, including all associated accessories, cover plates and wiring.				
15,6,5,1	P.S 22	LED Lights				
		a) LED Bulkhead	each	36		
		b) LED Vapour Proof Fitting	each	12		
15,6,6	P.S 24	<u>Switches</u> The supply, installation and commissioning of flush or surface mounted switches and the like, including all associated accessories, cover plates and wiring.				
15,6,6,1	P.S 24	1-Way Switch				
		a) 1-lever recessed 16A light switch complete with gridplates, surrounds,	each	36		
15,6,7	P.S26	<u>Socket Outlets</u> The supply, installation and commissioning of flush or surface mounted socket outlets and the like, including all associated accessories, cover plates and wiring.				
	P.S25	a) 16A Single switched socket outlet complete with 1x164-1(S.A. 3 pin) &	each	12		
		b) 2 x 16A Switched socket outlets, c/w 1x164-1(S.A. 3 pin)	each	48		
15,7		Mechanical The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, and the Mechanical Assessment Report (File No. 1623-003 146).</u>				
15,7,1	P.S 27	Ventilation Louvres				
15,7,1,1	P.S 27	Supply, Transport, and install louvres for ventiation as per approved specifications, aligning with ventilation and design SANS requirements, as well as supply and installation appropriate materials for sealing, and weatherproofing.	each	12		
15,7,2	P.S 28	Geysers				
15,7,2,1	P.S 28	Supply, transport and install appropriate materials to replace geysers in all units ensuring compliance with relevant SANS standards, functionality testing, and providing relavant documentation. Refer to P.S 28 and Structural Report (Document No. 1623-003 146).	each	12		
Total Carried Forward						

APPENDIX N: BLOCK N



Figure 15: Block N Housing Units

BLOCK N > ENTIRE BLOCK	Paint	Maintenance required in 3 to 5 years
BLOCK N > GROUND FLOOR > N1	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door.
BLOCK N > GROUND FLOOR > N1	Drainage and Plumbing	Tighten water mains.
BLOCK N > GROUND FLOOR > N1	Architectural	Front door has loose handles and the frame is defected.
BLOCK N > GROUND FLOOR > N1	Sanitary Ware	Kitchen sink is loose and both taps are defective.
BLOCK N > GROUND FLOOR > N1	Sanitary Ware	Handwash basin is leaking.
BLOCK N > GROUND FLOOR > N1	Sanitary Ware	One defective tap on the bath and sealant is required.
BLOCK N > GROUND FLOOR > N1	Sanitary Ware	The toilet waste pipe and cistern are both leaking.
BLOCK N > GROUND FLOOR > N1	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
BLOCK N > GROUND FLOOR > N2	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door.
BLOCK N > GROUND FLOOR > N2	Drainage and Plumbing	Leaking external waste pipe.
BLOCK N > GROUND FLOOR > N2	Architectural	The bathroom door is broken with no handles and a missing locking mechanism.
BLOCK N > GROUND FLOOR > N2	Sanitary Ware	Kitchen sink is broken.
BLOCK N > GROUND FLOOR > N2	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
BLOCK N > GROUND FLOOR > N3	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door.
BLOCK N > GROUND FLOOR > N3	Drainage and Plumbing	Leaking external waste pipe.
BLOCK N > GROUND FLOOR > N3	Sanitary Ware	The kitchen sink is broken with one tap not working properly.
BLOCK N > GROUND FLOOR > N3	Sanitary Ware	Leaking toilet waste pipe.
BLOCK N > GROUND FLOOR > N3	Architectural	Broken bathroom door.
BLOCK N > GROUND FLOOR > N3	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
BLOCK N > GROUND FLOOR > N4	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door.
BLOCK N > GROUND FLOOR > N4	Drainage and Plumbing	Leaking external waste pipe.
BLOCK N > GROUND FLOOR > N4	Wall - Masonry	External wall cracking.
BLOCK N > GROUND FLOOR > N4	Architectural	One missing window handle in the bathroom.
BLOCK N > GROUND FLOOR > N4	Floor - Concrete	Damaged floor finishes.
BLOCK N > GROUND FLOOR > N4	Sanitary Ware	Broken tiles on the bath.
BLOCK N > GROUND FLOOR > N4	Sanitary Ware	Flushing mechanism is defective, the toilet cistern and waste pipe are leaking.

BLOCK N > GROUND FLOOR > N4	Sanitary Ware	Leaking external waste pipe on the handwash basin
BLOCK N > GROUND FLOOR > N4	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK N > GROUND FLOOR > N5	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK N > GROUND FLOOR > N5	Drainage and Plumbing	Leaking external waste pipe
BLOCK N > GROUND FLOOR > N5	Architectural	Loose handles on the front door
BLOCK N > GROUND FLOOR > N5	Architectural	Bathroom door is broken and locking mechanism is defective
BLOCK N > GROUND FLOOR > N5	Sanitary Ware	Toilet cistern and waste pipe are leaking
BLOCK N > GROUND FLOOR > N5	Sanitary Ware	The handwash basin is removed
BLOCK N > GROUND FLOOR > N5	Sanitary Ware	Bath has broken tiles and one defective tap
BLOCK N > GROUND FLOOR > N5	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK N > GROUND FLOOR > N6	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK N > GROUND FLOOR > N6	Drainage and Plumbing	Leaking external waste pipe
BLOCK N > GROUND FLOOR > N6	Wall - Masonry	Cracks on the external walls
BLOCK N > GROUND FLOOR > N6	Architectural	The lounge window has one broken glass pane and handle
BLOCK N > GROUND FLOOR > N6	Architectural	Front door is broken, and the door frame is also defective
BLOCK N > GROUND FLOOR > N6	Sanitary Ware	The kitchen sink is loose, and both taps are defective
BLOCK N > GROUND FLOOR > N6	Architectural	The bathroom door lacks both door handles and locking mechanism
BLOCK N > GROUND FLOOR > N6	Sanitary Ware	Bath has broken tiles, waste pipe is blocked and one tap is defective
BLOCK N > GROUND FLOOR > N6	Architectural	Two missing handles on the bathroom window
BLOCK N > GROUND FLOOR > N6	Sanitary Ware	Handwash basin is loose and one tap is defective
BLOCK N > GROUND FLOOR > N6	Architectural	Bedroom door has no locking mechanism
BLOCK N > GROUND FLOOR > N6	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK N > FIRST FLOOR > N7	Roof - Timber	No flashing to canopy over first floor external door
BLOCK N > FIRST FLOOR > N7	Drainage and Plumbing	Tighten water mains
BLOCK N > FIRST FLOOR > N7	Stairs - Concrete	Stair case is on a fair condition. However, there are 7 missing bolts and the handrail needs to be tightened
BLOCK N > FIRST FLOOR > N7	Stairs - Concrete	Cracked balustrade
BLOCK N > FIRST FLOOR > N7	Sanitary Ware	The kitchen sink is loose
BLOCK N > FIRST FLOOR > N7	Ceilings	Ceiling collapse due to roof leaks
BLOCK N > FIRST FLOOR > N7	Sanitary Ware	Handwash basin has a leaking waste pipe
BLOCK N > FIRST FLOOR > N7	Sanitary Ware	Broken tiles on the bath
BLOCK N > FIRST FLOOR > N7	Sanitary Ware	Leaking external waste pipe on the toilet

BLOCK N > FIRST FLOOR > N7	Drainage and Plumbing	The fascia board is broken while both the gutter and downpipe are missing
BLOCK N > FIRST FLOOR > N7	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK N > FIRST FLOOR > N8	Roof - Timber	No flashing to canopy over first floor external door
BLOCK N > FIRST FLOOR > N8	Drainage and Plumbing	Tighten water mains
BLOCK N > FIRST FLOOR > N8	Sanitary Ware	Kitchen sink is burnt and one tap is defective
BLOCK N > FIRST FLOOR > N8	Architectural	Missing bathroom door
BLOCK N > FIRST FLOOR > N8	Architectural	One missing window handle in the bathroom
BLOCK N > FIRST FLOOR > N8	Sanitary Ware	The toilet is missing its seat/cover, has a leaking waste pipe, and a defective flushing mechanism
BLOCK N > FIRST FLOOR > N8	Architectural	Bedroom door has defective locking mechanism
BLOCK N > FIRST FLOOR > N8	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK N > FIRST FLOOR > N9	Roof - Timber	No flashing to canopy over first floor external door
BLOCK N > FIRST FLOOR > N9	Drainage and Plumbing	Tighten water mains
BLOCK N > FIRST FLOOR > N9	Stairs - Concrete	The staircase is in fair condition, but there are two bolts that need to be tightened, and the handrail also needs to be secured
BLOCK N > FIRST FLOOR > N9	Stairs - Concrete	Cracks on the balustrade
BLOCK N > FIRST FLOOR > N9	Sanitary Ware	Kitchen sink has one defective tap
BLOCK N > FIRST FLOOR > N9	Sanitary Ware	Leaking toilet waste pipe
BLOCK N > FIRST FLOOR > N9	Sanitary Ware	Handwash basin is loose
BLOCK N > FIRST FLOOR > N9	Drainage and Plumbing	The fascia board is on a fair condition. However, the gutter and the downpipe are both missing
BLOCK N > FIRST FLOOR > N9	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK N > FIRST FLOOR > N10	Roof - Timber	No flashing to canopy over first floor external door
BLOCK N > FIRST FLOOR > N10	Drainage and Plumbing	Tighten water mains
BLOCK N > FIRST FLOOR > N10	Architectural	Loose door handles
BLOCK N > FIRST FLOOR > N10	Floor - Concrete	Damaged floor finishes
BLOCK N > FIRST FLOOR > N10	Architectural	Bedroom door is broken, no handles and locking mechanism is defective
BLOCK N > FIRST FLOOR > N10	Sanitary Ware	Handwash basin is removed
BLOCK N > FIRST FLOOR > N10	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK N > FIRST FLOOR > N11	Roof - Timber	No flashing to canopy over first floor external door
BLOCK N > FIRST FLOOR > N11	Drainage and Plumbing	Leaking external waste pipe
BLOCK N > FIRST FLOOR > N11	Drainage and Plumbing	The fascia board is on a fair condition. However, the gutter and the downpipe are both missing

		missing
BLOCK N > FIRST FLOOR > N11		Unable to gain access to inside of unit
BLOCK N > FIRST FLOOR > N11	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK N > FIRST FLOOR > N12	Roof - Timber	No flashing to canopy over first floor external door
BLOCK N > FIRST FLOOR > N12	Drainage and Plumbing	Tighten water mains
BLOCK N > FIRST FLOOR > N12	Stairs - Concrete	Staircase is on a fair condition. However, there are three missing bolts and the handrail need to be tightened
BLOCK N > FIRST FLOOR > N12	Stairs - Concrete	Cracking on the balustrade
BLOCK N > FIRST FLOOR > N12	Wall - Masonry	Cracking at the internal walls

BLOCK N > FIRST FLOOR > N12	Architectural	Front door has defective locking mechanism.
BLOCK N > FIRST FLOOR > N12	Architectural	On broken glass pane in the lounge area
BLOCK N > FIRST FLOOR > N12	Ceilings	Ceiling stain due to leaking roof
BLOCK N > FIRST FLOOR > N12	Architectural	Bathroom door is broken and has no handles.
BLOCK N > FIRST FLOOR > N12	Architectural	Bedroom door lacks a locking mechanism
BLOCK N > FIRST FLOOR > N12	Floor - Concrete	Damaged floor finishes
BLOCK N > FIRST FLOOR > N12	Sanitary Ware	Bath has broken tiles.
BLOCK N > FIRST FLOOR > N12	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK N > FIRST FLOOR	Roof - Timber	Remove torched-on over flashings at flat 8. If flashing does not reach second crest of roof sheet, install wider flashing. Flashing to be sealed cap rivetted to second crest.
BLOCK N > FIRST FLOOR	Roof - Timber	Flashing does not reach second crest of roof sheet at flat 12. Install wider flashing. Flashing to be sealed cap rivetted to second crest
BLOCK N > FIRST FLOOR	Roof - Timber	Roof sheets over wall separating flat 9 and 10 is problematic and loose. Replace these two sheets and investigate and rectify the cause of the defect.
BLOCK N > FIRST FLOOR	Roof - Timber	Waterproofing around brick column to be addressed
BLOCK N > FIRST FLOOR	Roof - Timber	Flashings to be sealed cap rivetted to roof sheets at approx. 200mm. Gap between roof sheets and flashing to be closed with polyclosures
BLOCK N > FIRST FLOOR	Roof - Timber	No corrosion. No visible holes. All roof screw heads have been waterproofed. Remove all debris from roof.

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 16: BLOCK O

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
16		BLOCK O				
16,1		Structural Defects				
		The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Structural Conditional Assessment Report (File No. 1623-003 146), and Appendix O (for Block O).</u>				
16,1,1	P.S 3	Staircase: Tightening of loose bolts and securing balustrade; replacement of missing bolt as required. Refer to P.S 3 and Structural Report (Document No. 1623-003 146)	No.	3		
16,1,2	P.S 1	Supply and install approved materials for investigation and rectification of unsupported top corner of roof, including assessment of roof structure and sheeting. Refer to P.S 1 and Structural Report (Document No. 1623-003 146)	m ²	15		
16,2		Critical Non-Structural Defects				
		<u>Wall Masonry:</u>				
16,2,1	P.S5	Supply and install air bricks for each unit to improve ventilation and address mildew issues caused by lack of airflow. To also include remediation of any damaged concrete and brickwork. Refer to P.S 5 and Structural Report (Document No. 1623-003 146)	No.	48		
16,2,2	P.S8	Appropriate cleaning, and treating of mildew. Supply and install paint for repainting interior ceiling/walls. Refer to P.S 8 and Structural Report (Document No. 1623-003 146)	m ²	320		
		<u>Roof Timber:</u>				
16,2,3	P.S4	Removal of existing flashing and torch-on waterproofing. Supply and installation of new wider flashing to reach roof sheet. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m	7		
16,2,4	P.S4	Removal and appropriate disposal of deteriorated torch-on waterproofing. Supply and install of new Derbigum SP4 torch-on waterproofing. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m ²	8		
16,2,5	P.S4	Cleaning, removal and appropriate disposal of debris from exposed expansion joints. Supply and install flexible, UV-resistant polyurethane joint sealant. Sealing of flashings to roof sheet cap rivetted at approximately 200mm. Gap between roof sheets and flashing to be closed with polyclosures. The sealant must be able to accommodate the expected joint movement and adhere effectively to the joint surfaces. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m	120		
		<u>Drainage and Plumbing:</u>				
16,2,6	P.S 7	Supply and install appropriate approved materials for replacement of damaged external/internal waste pipes	No.	3		
16,2,7	P.S 7	Supply and install appropriate approved materials for replacement of defects to main water supply.	m	6		
16,2,8	P.S 6	Supply and install appropriate approved materials for replacement of missing gutter	m	30		
16,2,9	P.S 6	Supply and install appropriate approved materials for replacement of missing downpipe	m	20		
16,21	P.S 6	Supply and install appropriate approved materials for replacement of missing/damaged fascia board	m	10		
		<u>Sanitary Ware</u>				
	P.S 13	Supply and install appropriate approved materials for replacement of blocked/leaking waste pipe	No.	9		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 16: BLOCK O

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						R -
16,3		Minor Non-Structural Defects				
		<u>Sanitary Ware</u>				
		Supply and install approved materials for replacement of:				
16,3,1	P.S 14	loose kitchen sink	No.	3		
16,3,2	P.S 14	broken kitchen sink	No.	1		
16,3,3	P.S 14	broken kitchen sink taps	No.	6		
16,3,4	P.S 13	loose handwash basin	No.	2		
16,3,5	P.S 13	Broken missing handwash basin	No.	1		
16,3,6	P.S 13	broken handwash basin taps	No.	6		
16,3,7	P.S 13	Broke bath taps	No.	8		
16,3,8	P.S 13	Broken toilet cover or seat	No.	2		
16,3,9	P.S 13	Broken toilet	No.	3		
		<u>Architectural</u>				
		Supply and install approved materials for replacement of:				
16,3,10	P.S 12	broken/missing window glazing	No.	7		
16,3,11	P.S 12	broken/missing window handles	No.	10		
16,3,12	P.S 11	broken/missing internal door	No.	5		
16,3,13	P.S 11	broken/missing internal door handle	No.	22		
16,3,14	P.S 11	broken internal door locking mechanism	No.	8		
16,3,15	P.S 9	damaged external door frame	No.	4		
16,3,16	P.S 9	damaged external door	No.	3		
16,3,17	P.S 9	Broken external door handles	No.	14		
16,3,18	P.S 9	broken external door lock mechanism	No.	3		
16,3,19	P.S 10	remove door and brick in opening	No.	6		
16,3,20	P.S 1	damaged ceiling	m ²	9		
		<u>Floor</u>				
16,3,21	P.S 16	Supply and install approved materials for replacement of damaged floor finishes	m ²	20		
16,3,22	P.S 15	Removal of existing tiles, Appropriate disposal, Supply, transport, and installation of new tiling for all units using Optimus Bone Matt Finish Ceramic Floor Tiles (500x500mm), ensuring proper alignment, leveling, and adherence to manufacturer specifications. Refer to P.S 15 and Structural Report (Document No. 1623-003 146).	m ²	480		
		<u>Roof Timber</u>				
16,3,23	P.S 1	Supply and install approved materials for replacement of flashing to canopy over first floor external door.	m ²	2,4		
16,4		Paintwork				
		Exterior				
16,4,1	P.S 8	Painting works will include the supply and application of Plascon Micatex with 2 coats to paint the entire external area of the building, including filling minor cracks (less than 2mm). To include access to heights of 10m by means of scaffolding or a cherry picker. Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	530		
		Interior				
16,4,2	P.S 8	Painting works will include the supply and application of Plascon Velvagio Non-Drip Enamel or similar approved with 2 coats to paint the entire interior walls of all units to match the existing colour of unit, including filling minor cracks (less than 2mm). Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	960		
16,5		Allowance				
16,5,1	P.S 17	An allowance has been made for remediation of units that were inaccessible during the site investigation. Refer to P.S and Structural Report (Document No. 1623-003 146).	No.	2		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 16: BLOCK O

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
16,6		Electrical The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Electrical Typical Layout drawing (Drawing No:1099-100-010) and the Electrical Scoping Report (File No. 1623-003 146).</u>				
16,6,1	P.S 18	<u>Distribution Board</u> The supply, installation and commissioning of each complete distribution board, including all busbars, switchgear, legend cards and other equipment as per the relevant single line diagram for each DB.				
16,6,1,1	P.S 18	Supply DB (63A) a) Installation and Wiring b) Complete legend card and issue of CoC a) Allow profit and attendance % on the above DB	sum each %	12 12 10%		
16,6,2	P.S20	<u>Single Core General Purpose Cable</u> PVC insulated, annealed stranded copper conductors manufactured to SANS 1411-1, SANS 1411-2 and SANS 1574 installed in ducting or conduiting including all accessories as required for the following cross sectional areas:				
16,6,2,1	P.S20	1.5mm ² Cu Cable, Red	m	360		
16,6,2,2	P.S20	2.5mm ² Cu Cable, Red	m	360		
16,6,2,3	P.S20	4mm ² Cu Cable, Red	m	60		
16,6,2,4	P.S20	6mm ² Cu Cable, Red	m			
16,6,2,5	P.S20	1.5mm ² Cu Cable, Black	m	360		
16,6,2,6	P.S20	2.5mm ² Cu Cable, Black	m	240		
16,6,2,7	P.S20	4mm ² Cu Cable, Black	m	60		
16,6,2,8	P.S20	1.5mm ² Cu Cable, Green/Yellow Earth	m	360		
16,6,2,9	P.S20	2.5mm ² Cu Cable, Green/Yellow Earth	m	60		
16,6,3	P.S 19	<u>Conduit</u> Supply and installation of conduit including couplings, bends, glueing and all other necessary material and accessories.				
16,6,3,1	P.S 19	20mm diameter PVC a) Chased in brickwork	m	360		
16,6,3,2	P.S 19	20mm diameter PVC coated Sprague tubing	m	80		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 16: BLOCK O

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
16,6,4	P.S 21	<u>Draw Wire</u> The supply and installation in conduit of galvanized steel draw wires.				
16,6,4,1	P.S 21	1.5mm ² galvanized steel draw wire (not insulated):	m	60		
16,6,5	P.S 22	<u>Lighting</u> The supply, installation and commissioning of flush or surface mounted switches, socket outlets, isolators, push buttons and the like, including all associated accessories, cover plates and wiring.				
16,6,5,1	P.S 22	LED Lights				
		a) LED Bulkhead	each	36		
		b) LED Vapour Proof Fitting	each	12		
16,6,6	P.S 24	<u>Switches</u> The supply, installation and commissioning of flush or surface mounted switches and the like, including all associated accessories, cover plates and wiring.				
16,6,6,1	P.S 24	1-Way Switch				
		a) 1-lever recessed 16A light switch complete with gridplates, surrounds,	each	36		
16,6,7	P.S26	<u>Socket Outlets</u> The supply, installation and commissioning of flush or surface mounted socket outlets and the like, including all associated accessories, cover plates and wiring.				
	P.S25	a) 16A Single switched socket outlet complete with 1x164-1(S.A. 3 pin) &	each	12		
		b) 2 x 16A Switched socket outlets, c/w 1x164-1(S.A. 3 pin)	each	48		
16,7		Mechanical The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, and the Mechanical Assessment Report (File No. 1623-003 146).</u>				
16,7,1	P.S 27	Ventilation Louvres				
16,7,1,1	P.S 27	Supply, Transport, and install louvres for ventiation as per approved specifications, aligning with ventilation and design SANS requirements, as well as supply and installation appropriate materials for sealing, and weatherproofing.	each	12		
16,7,2	P.S 28	Geysers				
16,7,2,1	P.S 28	Supply, transport and install appropriate materials to replace geysers in all units ensuring compliance with relevant SANS standards, functionality testing, and providing relavant documentation. Refer to P.S 28 and Structural Report (Document No. 1623-003 146).	each	12		
Total Carried Forward						

APPENDIX O: BLOCK O



Figure 16: Block O Housing Units

Block O > Entire Block	Paint	Maintenance required in 3 to 5 years
Block O > Ground Floor > O1	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
Block O > Ground Floor > O1		Unable to gain access to inside of unit
Block O > Ground Floor > O1	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
Block O > Ground Floor > O2	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
Block O > Ground Floor > O2	Architectural	The front door is broken, the locking mechanism is defective, and the frame is damaged.
Block O > Ground Floor > O2	Architectural	Bedroom door is missing
Block O > Ground Floor > O2	Architectural	The bathroom door is broken, lacks handles, and has no locking mechanism.
Block O > Ground Floor > O2	Architectural	Two broken glass pane in the lounge area
Block O > Ground Floor > O2	Architectural	Two missing handles
Block O > Ground Floor > O2	Architectural	Bathroom window: one missing handle.
Block O > Ground Floor > O2	Wall - Masonry	Mildew
Block O > Ground Floor > O2	Sanitary Ware	Kitchen sink is broken, one tap is defective, tiles are broken and waste pipe is leaking.
Block O > Ground Floor > O2	Sanitary Ware	Toilet: both waste pipe and cistern are leaking, no seat and the flushing mechanism is defective
Block O > Ground Floor > O2	Sanitary Ware	Handwash basin: leaking waste pipe, both taps are defective and tiles are broken.
Block O > Ground Floor > O2	Sanitary Ware	Bath could not be properly inspected due to presence of clothes that were hard to remove
Block O > Ground Floor > O2	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
Block O > Ground Floor > O3	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
Block O > Ground Floor > O3		Unable to gain access to inside of unit
Block O > Ground Floor > O3	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
Block O > Ground Floor > O4	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
Block O > Ground Floor > O4	Architectural	Front door handles are loose and frame is defective.

BLOCK O > GROUND FLOOR > O4	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK O > GROUND FLOOR > O4	Architectural	Front door handles are loose and frame is defective.
RI OCK O > GROUND FI OOR > O4	Wall - Masonrv	Internal wall cracks
RI OCK O > GROUND FI OOR > O4	Sanitary Ware	Kitchen sink is leaking and tiles are broken
	Wall - Masonrv	No airbricks. Mildew problems due to lack of ventilation.
BLOCK O > GROUND FLOOR > O5	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK O > GROUND FLOOR > O5	Drainage and Plumbing	Leaking external waste pipe.
RI OCK O > GROUND FI OOR > O5	Wall - Masonrv	External wall cracks
RI OCK O > GROUND FI OOR > O5	Wall - Masonrv	Severe mildew
RI OCK O > GROUND FI OOR > O5	Sanitary Ware	Kitchen sink is loose and both taps are defective
BLOCK O > GROUND FLOOR > O5	Sanitary Ware	Toilet has a missing seat/cover.
RI OCK O > GROUND FI OOR > O5	Sanitary Ware	Bath has broken tiles
RI OCK O > GROUND FI OOR > O5	Architectural	Bathroom door has broken handles and defective locking mechanism
	Wall - Masonrv	No airbricks. Mildew problems due to lack of ventilation.
BLOCK O > GROUND FLOOR > O6	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK O > GROUND FLOOR > O6	Drainage and Plumbing	Leaking external waste pipe.
RI OCK O > GROUND FI OOR > O6	Sanitary Ware	Kitchen sink is loose
RI OCK O > GROUND FI OOR > O6	Sanitary Ware	Toilet has no seat/cover and the waste pipe is leaking
RI OCK O > GROUND FI OOR > O6	Floor - Concrete	Floor finishes are damaged
BLOCK O > GROUND FLOOR > O6	Sanitary Ware	Handwash basin is loose and one tap is defected.
RI OCK O > GROUND FI OOR > O6	Sanitary Ware	Bath has broken tiles and sealant is required
BLOCK O > GROUND FLOOR > O6	Architectural	The bathroom door is broken, lacks handles, and has a defective locking mechanism.
BLOCK O > GROUND FLOOR > O6	Architectural	Door in the lounge has defective handles and locking mechanism is dysfunctional.
BLOCK O > GROUND FLOOR > O6	Wall - Masonrv	Internal wall cracking.
RI OCK O > GROUND FI OOR > O6	Architectural	One broken glass pane in the bedroom area
RI OCK O > GROUND FI OOR > O6	Architectural	Two broken glass pane in the lounge area
RI OCK O > GROUND FI OOR > O6	Wall - Masonrv	No airbricks. Mildew problems due to lack of ventilation
BLOCK O > FIRST FLOOR > O7	Roof - Timber	No flashing to canopy over first floor external door
RI OCK O > FIRST FI OOR > O7	Drainage and Plumbing	Water mains are leaking and need to be tightened

BLOCK O > FIRST FLOOR > O7	Stairs - Concrete	Stair case is on a fair condition. However, the handrails need to be tightened and the three missing bolts need to be replaced.
RI OCK O > FIRST FI OOR > O7	Stairs - Concrete	Cracked balustrade
RI OCK O > FIRST FI OOR > O7	Architectural	Front door frame is loose
BLOCK O > FIRST FLOOR > O7	Wall - Masonrv	Mildew.
RI OCK O > FIRST FI OOR > O7	Architectural	Bathroom door has no handles and locking mechanism
BLOCK O > FIRST FLOOR > O7	Drainage and Plumbing	Gutter and fascia board are on a fair condition. However, the downpipe is missing.
BLOCK O > FIRST FLOOR > O7	Wall - Masonrv	No airbricks. Mildew problems due to lack of ventilation.
RI OCK O > FIRST FI OOR > O8	Roof - Timber	No flashing to canopy over first floor external door
RI OCK O > FIRST FI OOR > O8	Drainage and Plumbing	Tighten water mains.
BLOCK O > FIRST FLOOR > O8	Wall - Masonrv	Internal wall cracking.
RI OCK O > FIRST FI OOR > O8	Ceilings	Damaged ceiling
RI OCK O > FIRST FI OOR > O8	Architectural	Bedroom door has no handles and the locking mechanism is defected
BLOCK O > FIRST FLOOR > O8	Sanitary Ware	Toilet: both the waste pipe and the cistern are leaking, broken pan and defective flushing mechanism
RI OCK O > FIRST FI OOR > O8	Sanitary Ware	Bath: broken tiles and defective taps
RI OCK O > FIRST FI OOR > O8	Sanitary Ware	Handwash basin: defective taps and waste pipe drains into the bath
BLOCK O > FIRST FLOOR > O8	Architectural	Front door is broken and handles are loose.
RI OCK O > FIRST FI OOR > O8	Wall - Masonrv	No airbricks. Mildew problems due to lack of ventilation
RI OCK O > FIRST FI OOR > O9	Roof - Timber	No flashing to canopy over first floor external door
BLOCK O > FIRST FLOOR > O9	Drainage and Plumbing	Tighten water mains.
BLOCK O > FIRST FLOOR > O9	Stairs - Concrete	Stair case is on a fair condition. However, the handrails are buckling and need to be tightened. Additionally four bolts are missing
BLOCK O > FIRST FLOOR > O9	Stairs - Concrete	Cracking at the balustrade.
RI OCK O > FIRST FI OOR > O9	Architectural	Front door is broken
RI OCK O > FIRST FI OOR > O9	Architectural	Bathroom door handles are loose
RI OCK O > FIRST FI OOR > O9	Architectural	Broken glass pane in the lounge area
BLOCK O > FIRST FLOOR > O9	Architectural	One missing handle in the bedroom window.
RI OCK O > FIRST FI OOR > O9	Sanitary Ware	Leaking toilet waste pipe
RI OCK O > FIRST FI OOR > O9	Architectural	One missing handle on the bathroom window
BLOCK O > FIRST FLOOR > O9	Sanitary Ware	Defective taps on the bath.
RI OCK O > FIRST FI OOR > O9	Sanitary Ware	Defective taps on the kitchen sink
BLOCK O > FIRST FLOOR > O9	Drainage and Plumbing	Gutter and fascia board are on a fair condition. However, the downpipe is missing.

RI OCK O > FIRST FLOOR > O9	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
RI OCK O > FIRST FLOOR > O10	Roof - Timber	No flashing to canopy over first floor external door.
RI OCK O > FIRST FLOOR > O10	Drainage and Plumbing	Tighten water mains.
BLOCK O > FIRST FLOOR > O10	Architectural	Defective front door handles.
RI OCK O > FIRST FLOOR > O10	Wall - Masonry	Cracking at internal walls.
RI OCK O > FIRST FLOOR > O10	Architectural	One missing window handle in the bathroom.
BLOCK O > FIRST FLOOR > O10	Architectural	Loose door handles in the bathroom.
RI OCK O > FIRST FLOOR > O10	Floor - Concrete	Damaged floor finishes.
RI OCK O > FIRST FLOOR > O10	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
BLOCK O > FIRST FLOOR > O11	Roof - Timber	No flashing to canopy over first floor external door.
RI OCK O > FIRST FLOOR > O11	Drainage and Plumbing	Tightened water mains.
BLOCK O > FIRST FLOOR > O11	Stairs - Concrete	Stair case is on a fair condition. However, the handrails needs to be adjusted and the three missing bolts needs to be replaced.
BLOCK O > FIRST FLOOR > O11	Stairs - Concrete	Cracked balustrade.
RI OCK O > FIRST FLOOR > O11	Architectural	Door frame is defective.
RI OCK O > FIRST FLOOR > O11	Architectural	One broken glass pane and three missing handles on the lounge window.
BLOCK O > FIRST FLOOR > O11	Sanitary Ware	Kitchen sink: leaking waste pipe and one defective tap.
RI OCK O > FIRST FLOOR > O11	Sanitary Ware	Handwash basin is removed.
RI OCK O > FIRST FLOOR > O11	Sanitary Ware	Bath: tiles are broken and a defective tap.
BLOCK O > FIRST FLOOR > O11	Architectural	One missing handle on the bathroom window.
RI OCK O > FIRST FLOOR > O11	Architectural	Missing door in the bedroom.
BLOCK O > FIRST FLOOR > O11	Drainage and Plumbing	The gutter needs fixing but the condition is still fair. Fascia board is on fair condition. Downpipe is missing.
BLOCK O > FIRST FLOOR > O11	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
RI OCK O > FIRST FLOOR > O12	Roof - Timber	No flashing to canopy over first floor external door.
RI OCK O > FIRST FLOOR > O12	Drainage and Plumbing	Tighten water mains.
BLOCK O > FIRST FLOOR > O12	Sanitary Ware	Toilet: broken pan and defective flushing mechanism.
RI OCK O > FIRST FLOOR > O12	Sanitary Ware	Defective taps on the bath.
RI OCK O > FIRST FLOOR > O12	Architectural	Bedroom door is broken - no handles and defective locking mechanism.
BLOCK O > FIRST FLOOR > O12	Sanitary Ware	The handwash basin is replaced with washing machine.
RI OCK O > FIRST FLOOR > O12	Architectural	The door handles are loose in the bathroom.
RI OCK O > FIRST FLOOR > O12	Sanitary Ware	Kitchen sink is loose.
RI OCK O > FIRST FLOOR > O12	Architectural	Front door handles are loose.

RI OCK O > FIRST FLOOR > O12	Architectural	Front door handles are loose.
BLOCK O > FIRST FLOOR > O12	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
BLOCK O > FIRST FLOOR	Roof - Timber	Remove torched-on over flashings at flat 12. If flashing does not reach second crest of roof sheet, install wider flashing. Flashing to be sealed cap rivetted to second crest.
BLOCK O > FIRST FLOOR	Roof - Timber	Flashing does not reach second crest of roof sheet at flat 8. Install wider flashing. Flashing to be sealed cap rivetted to second crest.
BLOCK O > FIRST FLOOR	Roof - Timber	Roof sheets over wall separating flat 9 and 10 is problematic and loose. Replace these two sheets and investigate and rectify the cause of the defect.
BLOCK O > FIRST FLOOR	Roof - Timber	Fix loose flashing to front wall of flat 11 and 12. Reinstate torched-on waterproofing.
RI OCK O > FIRST FLOOR	Roof - Timber	Waterproofing around brick column to be addressed.
BLOCK O > FIRST FLOOR	Roof - Timber	Flashings to be sealed cap rivetted to roof sheets at approx. 200mm. Gap between roof sheets and flashing to be closed with polyurethane.
BLOCK O > FIRST FLOOR	Roof - Timber	No corrosion. No visible holes. All roof screw heads have been waterproofed. Remove all debris from roof.
ESTIMATED REPAIR COST FOR RI OCK O		

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 17: BLOCK P

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
17		BLOCK P				
17,1		Structural Defects				
		The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Structural Conditional Assessment Report (File No. 1623-003 146), and Appendix P (for Block P).</u>				
17,1,1	P.S 3	Staircase: Tightening of loose bolts and securing balustrade; replacement of missing bolt as required. Refer to P.S 3 and Structural Report (Document No. 1623-003 146)	No.	2		
17,1,2	P.S 1	Supply and install approved materials for investigation and rectification of unsupported top corner of roof, including assessment of roof structure and sheeting. Refer to P.S 1 and Structural Report (Document No. 1623-003 146)	m ²	6		
17,2		Critical Non-Structural Defects				
		<u>Wall Masonry:</u>				
17,2,1	P.S5	Supply and install air bricks for each unit to improve ventilation and address mildew issues caused by lack of airflow. To also include remediation of any damaged concrete and brickwork. Refer to P.S 5 and Structural Report (Document No. 1623-003 146)	No.	32		
17,2,2	P.S8	Appropriate cleaning, and treating of mildew. Supply and install paint for repainting interior ceiling/walls. Refer to P.S 8 and Structural Report (Document No. 1623-003 146)	m ²	210		
		<u>Roof Timber:</u>				
17,2,3	P.S4	Removal of existing flashing and torch-on waterproofing. Supply and installation of new wider flashing to reach roof sheet. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m	7		
17,2,4	P.S4	Removal and appropriate disposal of deteriorated torch-on waterproofing. Supply and install of new Derbigum SP4 torch-on waterproofing. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m ²	2		
17,2,5	P.S4	Cleaning, removal and appropriate disposal of debris from exposed expansion joints. Supply and install flexible, UV-resistant polyurethane joint sealant. Sealing of flashings to roof sheet cap rivetted at approximately 200mm. Gap between roof sheets and flashing to be closed with polyclosures. The sealant must be able to accommodate the expected joint movement and adhere effectively to the joint surfaces. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m	75		
		<u>Drainage and Plumbing:</u>				
17,2,6	P.S 7	Supply and install appropriate approved materials for replacement of damaged external/internal waste pipes	No.	4		
17,2,7	P.S 7	Supply and install appropriate approved materials for replacement of defects to main water supply.	m	3		
17,2,8	P.S 6	Supply and install appropriate approved materials for replacement of missing gutter	m	10		
17,2,9	P.S 6	Supply and install appropriate approved materials for replacement of missing downpipe	m	14		
17,21	P.S 6	Supply and install appropriate approved materials for replacement of missing/damaged fascia board	m	10		
		<u>Sanitary Ware</u>				
	P.S 13	Supply and install appropriate approved materials for replacement of blocked/leaking waste pipe	No.	6		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 17: BLOCK P

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						R -
17,3		Minor Non-Structural Defects				
		<u>Sanitary Ware</u>				
		Supply and install approved materials for replacement of:				
17,3,1	P.S 14	loose kitchen sink	No.	1		
17,3,2	P.S 14	broken kitchen sink	No.	3		
17,3,3	P.S 14	broken kitchen sink taps	No.	3		
17,3,4	P.S 13	Broken missing handwash basin	No.	4		
17,3,5	P.S 13	Broke bath taps	No.	1		
17,3,6	P.S 13	Broken toilet cover or seat	No.	3		
17,3,7	P.S 13	Broken toilet	No.	1		
		<u>Architectural</u>				
		Supply and install approved materials for replacement of:				
17,3,8	P.S 12	broken/missing window glazing	No.	2		
17,3,9	P.S 12	broken/missing window handles	No.	5		
17,3,10	P.S 11	broken/missing internal door	No.	2		
17,3,11	P.S 11	broken/missing internal door handle	No.	10		
17,3,12	P.S 11	broken internal door locking mechanism	No.	6		
17,3,13	P.S 9	damaged external door	No.	1		
17,3,14	P.S 9	Broken external door handles	No.	10		
17,3,15	P.S 9	broken external door lock mechanism	No.	3		
17,3,16	P.S 10	remove door and brick in opening	No.	4		
		<u>Floor</u>				
17,3,17	P.S 16	Supply and install approved materials for replacement of damaged floor finishes	m ²	96		
17,3,18	P.S 15	Removal of existing tiles, Appropriate disposal, Supply, transport, and installation of new tiling for all units using Optimus Bone Matt Finish Ceramic Floor Tiles (500x500mm), ensuring proper alignment, leveling, and adherence to manufacturer specifications. Refer to P.S 15 and Structural Report (Document No. 1623-003 146).	m ²	320		
		<u>Roof Timber</u>				
17,3,19	P.S 1	Supply and install approved materials for replacement of flashing to canopy over first floor external door.	m ²	1,6		
17,4		Paintwork				
		Exterior				
17,4,1	P.S 8	Painting works will include the supply and application of Plascon Micatex with 2 coats to paint the entire external area of the building, including filling minor cracks (less than 2mm). To include access to heights of 10m by means of scaffolding or a cherry picker. Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	385		
		Interior				
17,4,2	P.S 8	Painting works will include the supply and application of Plascon Velvagio Non-Drip Enamel or similar approved with 2 coats to paint the entire interior walls of all units to match the existing colour of unit, including filling minor cracks (less than 2mm). Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	640		
17,5		Allowance				
17,5,1	P.S 17	An allowance has been made for remediation of units that were inaccessible during the site investigation. Refer to P.S 1 and Structural Report (Document No. 1623-003 146).	No.	1		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 17: BLOCK P

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
17,6		Electrical The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Electrical Typical Layout drawing (Drawing No:1099-100-010) and the Electrical Scoping Report (File No. 1623-003 146).</u>				
17,6,1	P.S 18	<u>Distribution Board</u> The supply, installation and commissioning of each complete distribution board, including all busbars, switchgear, legend cards and other equipment as per the relevant single line diagram for each DB.				
17,6,1,1	P.S 18	Supply DB (63A) a) Installation and Wiring b) Complete legend card and issue of CoC a) Allow profit and attendance % on the above DB	sum each %	8 8 10%		
17,6,2	P.S20	<u>Single Core General Purpose Cable</u> PVC insulated, annealed stranded copper conductors manufactured to SANS 1411-1, SANS 1411-2 and SANS 1574 installed in ducting or conduiting including all accessories as required for the following cross sectional areas:				
17,6,2,1	P.S20	1.5mm ² Cu Cable, Red	m	180		
17,6,2,2	P.S20	2.5mm ² Cu Cable, Red	m	160		
17,6,2,3	P.S20	4mm ² Cu Cable, Red	m	40		
17,6,2,4	P.S20	6mm ² Cu Cable, Red	m			
17,6,2,5	P.S20	1.5mm ² Cu Cable, Black	m	180		
17,6,2,6	P.S20	2.5mm ² Cu Cable, Black	m	160		
17,6,2,7	P.S20	4mm ² Cu Cable, Black	m	40		
17,6,2,8	P.S20	1.5mm ² Cu Cable, Green/Yellow Earth	m	160		
17,6,2,9	P.S20	2.5mm ² Cu Cable, Green/Yellow Earth	m	40		
17,6,3	P.S 19	<u>Conduit</u> Supply and installation of conduit including couplings, bends, glueing and all other necessary material and accessories.				
17,6,3,1	P.S 19	20mm diameter PVC a) Chased in brickwork	m	180		
17,6,3,2	P.S 19	20mm diameter PVC coated Sprague tubing	m	40		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 17: BLOCK P

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						
17,6,4	P.S 21	<u>Draw Wire</u>				
17,6,4,1	P.S 21	The supply and installation in conduit of galvanized steel draw wires. 1.5mm ² galvanized steel draw wire (not insulated):	m	40		
17,6,5	P.S 22	<u>Lighting</u>				
		The supply, installation and commissioning of flush or surface mounted switches, socket outlets, isolators, push buttons and the like, including all associated accessories, cover plates and wiring.				
17,6,5,1	P.S 22	LED Lights				
		a) LED Bulkhead	each	24		
		b) LED Vapour Proof Fitting	each	8		
17,6,6	P.S 24	<u>Switches</u>				
		The supply, installation and commissioning of flush or surface mounted switches and the like, including all associated accessories, cover plates and wiring.				
17,6,6,1	P.S 24	1-Way Switch				
		a) 1-lever recessed 16A light switch complete with gridplates, surrounds,	each	24		
17,6,7	P.S26	<u>Socket Outlets</u>				
		The supply, installation and commissioning of flush or surface mounted socket outlets and the like, including all associated accessories, cover plates and wiring.				
	P.S25	a) 16A Single switched socket outlet complete with 1x164-1(S.A. 3 pin) & b) 2 x 16A Switched socket outlets, c/w 1x164-1(S.A. 3 pin)	each each	8 32		
17,7		Mechanical				
		The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, and the Mechanical Assessment Report (File No. 1623-003 146).</u>				
17,7,1	P.S 27	Ventilation Louvres				
		Supply, Transport, and install louvres for ventilation as per approved specifications, aligning with ventilation and design SANS requirements, as well as supply and installation appropriate materials for sealing, and weatherproofing.	each	8		
17,7,2	P.S 28	Geysers				
17,7,2,1	P.S 28	Supply, transport and install appropriate materials to replace geysers in all units ensuring compliance with relevant SANS standards, functionality testing, and providing relevant documentation. Refer to P.S 28 and Structural Report (Document No. 1623-003 146).	each	8		
Total Carried Forward						

APPENDIX P: BLOCK P



Figure 17: Block P Housing Units

BLOCK P > ENTIRE BLOCK	Paint	Maintenance required in 3 to 5 years
BLOCK P > GROUND FLOOR > P1	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK P > GROUND FLOOR > P1	Architectural	Front door: broken door and loose handles.
BLOCK P > GROUND FLOOR > P1	Architectural	Front window: one broken glass pane
BLOCK P > GROUND FLOOR > P1	Floor - Concrete	Damaged floor finishes
BLOCK P > GROUND FLOOR > P1	Architectural	Bathroom door: broken, loose handles and no key.
BLOCK P > GROUND FLOOR > P1	Architectural	Bathroom window: two missing handles
BLOCK P > GROUND FLOOR > P1	Sanitary Ware	Kitchen sink: broken and sealant is required to be replaced
BLOCK P > GROUND FLOOR > P1	Sanitary Ware	Handwash basin: is removed and replaced with washing machine.
BLOCK P > GROUND FLOOR > P1	Sanitary Ware	Toilet: cistern is leaking and seat cover is broken
BLOCK P > GROUND FLOOR > P1	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK P > GROUND FLOOR > P1	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
BLOCK P > GROUND FLOOR > P2	Architectural	Unable to gain access to inside of unit
BLOCK P > GROUND FLOOR > P2	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK P > GROUND FLOOR > P3	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door
BLOCK P > GROUND FLOOR > P3	Architectural	Front door: broken, loose handles and dysfunctional locking mechanism
BLOCK P > GROUND FLOOR > P3	Floor - Concrete	Damaged floor finishes.
BLOCK P > GROUND FLOOR > P3	Sanitary Ware	Toilet: cistern is defective
BLOCK P > GROUND FLOOR > P3	Architectural	Bathroom door: loose handles and dysfunctional locking mechanism
BLOCK P > GROUND FLOOR > P3	Architectural	Bedroom door: loose handles and no key
BLOCK P > GROUND FLOOR > P3	Wall - Masonry	Mildew.
BLOCK P > GROUND FLOOR > P3	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK P > GROUND FLOOR > P4	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door.
BLOCK P > GROUND FLOOR > P4	Drainage and Plumbing	Leaking external waste pipe
BLOCK P > GROUND FLOOR > P4	Architectural	Front door: handles are loose and locking mechanism is dysfunctional
BLOCK P > GROUND FLOOR > P4	Wall - Masonry	Mildew.
BLOCK P > GROUND FLOOR > P4	Architectural	Bedroom door: door handles are loose and locking mechanism is dysfunctional.
BLOCK P > GROUND FLOOR > P4	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK P > FIRST FLOOR > P5	Roof - Timber	No flashing to canopy over first floor external door

BLOCK P > FIRST FLOOR > P5	Stairs - Concrete	Stair case is on a fair condition. However, there are four missing bolts that need to be replaced
BLOCK P > FIRST FLOOR > P5	Stairs - Concrete	Cracking balustrade.
RI OCK P > FIRST FLOOR > P5	Architectural	Front door: loose handles
RI OCK P > FIRST FLOOR > P5	Drainage and Plumbing	Tighten water mains
BLOCK P > FIRST FLOOR > P5	Floor - Concrete	Damaged floor finishes.
RI OCK P > FIRST FLOOR > P5	Architectural	Broken glass pane in the lounge area window
RI OCK P > FIRST FLOOR > P5	Sanitary Ware	Kitchen sink: loose and one defective tap
RI OCK P > FIRST FLOOR > P5	Architectural	Bathroom door: broken loose handles and no key
BLOCK P > FIRST FLOOR > P5	Sanitary Ware	Handwash basin is removed.
RI OCK P > FIRST FLOOR > P5	Sanitary Ware	Bath: broken tiles
RI OCK P > FIRST FLOOR > P5	Sanitary Ware	Toilet: leaking waste pipe and missing seat/cover
BLOCK P > FIRST FLOOR > P5	Architectural	Bathroom window: one missing handle.
RI OCK P > FIRST FLOOR > P5	Drainage and Plumbing	The fascia board and gutter are on a fair condition. Downpipe is missing
RI OCK P > FIRST FLOOR > P5	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK P > FIRST FLOOR > P6	Roof - Timber	No flashing to canopy over first floor external door
RI OCK P > FIRST FLOOR > P6	Drainage and Plumbing	Water mains are leaking and further needs to be tightened
RI OCK P > FIRST FLOOR > P6	Architectural	Front door: loose handles and defected locking mechanism
RI OCK P > FIRST FLOOR > P6	Architectural	Lounge window: one missing handle
BLOCK P > FIRST FLOOR > P6	Architectural	Bedroom door: loose handles and no locking mechanism.
RI OCK P > FIRST FLOOR > P6	Architectural	Bathroom door: loose handles
RI OCK P > FIRST FLOOR > P6	Sanitary Ware	Kitchen sink: broken sink and one defective tap
BLOCK P > FIRST FLOOR > P6	Sanitary Ware	Bath : one defective tap.
RI OCK P > FIRST FLOOR > P6	Sanitary Ware	Toilet: leaking waste pipe
RI OCK P > FIRST FLOOR > P6	Architectural	Bathroom window: one missing handle
BLOCK P > FIRST FLOOR > P6	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
RI OCK P > FIRST FLOOR > P7	Roof - Timber	No flashing to canopy over first floor external door
BLOCK P > FIRST FLOOR > P7	Stairs - Concrete	Stair case is on a fair condition. However, the handrails need to be adjusted and there is also a presence of masonry cracks on the balustrade
BLOCK P > FIRST FLOOR > P7	Drainage and Plumbing	Leaking external waste pipe.
RI OCK P > FIRST FLOOR > P7	Floor - Concrete	Damaged floor finishes
RI OCK P > FIRST FLOOR > P7	Sanitary Ware	Kitchen sink: broken leaking waste pipe and one defective tap
BLOCK P > FIRST FLOOR > P7	Sanitary Ware	The handwash basin is broken, loose, and has a leaking waste pipe.
RI OCK P > FIRST FLOOR > P7	Drainage and Plumbing	Fascia board is broken at the ends. Downpipe and gutter are missing

BLOCK P > FIRST FLOOR > P7	Sanitary Ware	The handwash basin is broken, loose, and has a leaking waste pipe.
RI OCK P > FIRST FLOOR > P7	Drainage and Plumbing	Fascia board is broken at the ends. Downpipe and gutter are missing
RI OCK P > FIRST FLOOR > P7	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK P > FIRST FLOOR > P8	Roof - Timber	No flashing to canopy over first floor external door
RI OCK P > FIRST FLOOR > P8	Sanitary Ware	The bath has broken tiles
RI OCK P > FIRST FLOOR > P8	Drainage and Plumbing	Leaking waste pipe
RI OCK P > FIRST FLOOR > P8	Drainage and Plumbing	Tighten water mains
BLOCK P > FIRST FLOOR > P8	Sanitary Ware	Broken tiles on the kitchen sink.
RI OCK P > FIRST FLOOR > P8	Sanitary Ware	Broken tiles on the bath
RI OCK P > FIRST FLOOR > P8	Sanitary Ware	Leaking cistern on the toilet
BLOCK P > FIRST FLOOR > P8	Sanitary Ware	Handwash basin is removed.
RI OCK P > FIRST FLOOR > P8	Floor - Concrete	Damaged floor finishes
RI OCK P > FIRST FLOOR > P8	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation
BLOCK P > FIRST FLOOR	Roof - Timber	Flashing does not reach second crest of roof sheet at flat 5 and 8. Install wider flashing. Flashing to be sealed cap rivetted to second crest
BLOCK P > FIRST FLOOR	Roof - Timber	Section of roof over flat 6 not screwed down to rafter below. Install roofing screws.
BLOCK P > FIRST FLOOR	Roof - Timber	Waterproofing over screw heads have deteriorated. Apply new waterproofing.
RI OCK P > FIRST FLOOR	Roof - Timber	Waterproofing around brick column to be addressed
BLOCK P > FIRST FLOOR	Roof - Timber	Flashings to be sealed cap rivetted to roof sheets at approx. 200mm. Gap between roof sheets and flashing to be closed with polyclosures
BLOCK P > FIRST FLOOR	Roof - Timber	No corrosion. No visible holes. All roof screw heads have been waterproofed. Remove all debris from roof.

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 18: BLOCK Q

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
18		BLOCK Q				
18,1		Structural Defects				
		The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Structural Conditional Assessment Report (File No. 1623-003 146), and Appendix Q (for Block Q).</u>				
18,2		Critical Non-Structural Defects				
		<u>Wall Masonry:</u>				
18,2,1	P.S5	Supply and install air bricks for each unit to improve ventilation and address mildew issues caused by lack of airflow. To also include remediation of any damaged concrete and brickwork. Refer to P.S 5 and Structural Report (Document No. 1623-003 146)	No.	8		
		<u>Roof Timber:</u>				
18,2,2	P.S4	Removal and appropriate disposal of deteriorated torch-on waterproofing. Supply and install of new Derbigum SP4 torch-on waterproofing. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m ²	4		
18,2,3	P.S4	Cleaning, removal and appropriate disposal of debris from exposed expansion joints. Supply and install flexible, UV-resistant polyurethane joint sealant. Sealing of flashings to roof sheet cap rivetted at approximately 200mm. Gap between roof sheets and flashing to be closed with polyclosures. The sealant must be able to accommodate the expected joint movement and adhere effectively to the joint surfaces. Refer to P.S 4 and Structural Report (Document No. 1623-003 146)	m	40		
		<u>Drainage and Plumbing:</u>				
18,2,4	P.S 7	Supply and install appropriate approved materials for replacement of damaged external/internal waste pipes	No.	6		
18,2,5	P.S 6	Supply and install appropriate approved materials for replacement of missing gutter	m	10		
18,2,6	P.S 6	Supply and install appropriate approved materials for replacement of missing downpipe	m	7		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 18: BLOCK Q

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						R -
18,3		Minor Non-Structural Defects				
		<u>Sanitary Ware</u>				
		Supply and install approved materials for replacement of:				
18,3,1	P.S 14	loose kitchen sink	No.	2		
18,3,2	P.S 14	broken kitchen sink taps	No.	1		
18,3,3	P.S 13	loose handwash basin	No.	2		
18,3,4	P.S 13	broken handwash basin taps	No.	1		
18,3,5	P.S 13	Broken bath taps	No.	2		
18,3,6	P.S 13	Broken toilet	No.	1		
		<u>Architectural</u>				
		Supply and install approved materials for replacement of:				
18,3,7	P.S 12	broken/missing window glazing	No.	1		
18,3,8	P.S 12	broken/missing window handles	No.	3		
18,3,9	P.S 11	broken/missing internal door	No.	1		
18,3,10	P.S 11	broken/missing internal door handle	No.	4		
18,3,11	P.S 9	broken internal door locking mechanism	No.	2		
18,3,12	P.S 9	damaged external door frame	No.	2		
18,3,13	P.S 9	Broken external door handles	No.	2		
18,3,14	P.S 9	broken external door lock mechanism	No.	1		
18,3,15	P.S 10	remove door and brick in opening	No.	2		
		<u>Floor</u>				
		Removal of existing tiles, Appropriate disposal, Supply, transport, and installation of new tiling for all units using Optimus Bone Matt Finish Ceramic Floor Tiles (500x500mm), ensuring proper alignment, leveling, and adherence to manufacturer specifications. Refer to P.S 15 and Structural Report (Document No. 1623-003 146).	m ²	80		
		<u>Roof Timber</u>				
18,3,17	P.S 1	Supply and install approved materials for replacement of flashing to canopy over first floor external door.	m ²	0,8		
18,4		Paintwork				
		Exterior				
		Painting works will include the supply and application of Plascon Micatex with 2 coats to paint the entire external area of the building, including filling minor cracks (less than 2mm). To include access to heights of 10m by means of scaffolding or a cherry picker. Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	130		
		Interior				
		Painting works will include the supply and application of Plascon Velvagio Non-Drip Enamel or similar approved with 2 coats to paint the entire interior walls of all units to match the existing colour of unit, including filling minor cracks (less than 2mm). Refer to P.S 8 and Structural Report (Document No. 1623-003 146).	m ²	160		
Total Carried Forward						

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 18: BLOCK Q

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						R -
18,5		Electrical The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, the Electrical Typical Layout drawing (Drawing No:1099-100-010) and the Electrical Scoping Report (File No. 1623-003 146).</u>				
18,5,1	P.S 18	<u>Distribution Board</u> The supply, installation and commissioning of each complete distribution board, including all busbars, switchgear, legend cards and other equipment as per the relevant single line diagram for each DB.				
18,5,1,1	P.S18	Supply DB (63A) a) Installation and Wiring b) Complete legend card and issue of CoC a) Allow profit and attendance % on the above DB	sum each %	4 4 10%		
18,5,2	P.S 20	<u>Single Core General Purpose Cable</u> PVC insulated, annealed stranded copper conductors manufactured to SANS 1411-1, SANS 1411-2 and SANS 1574 installed in ducting or conduiting including all accessories as required for the following cross sectional areas:				
18,5,2,1	P.S20	1.5mm ² Cu Cable, Red	m	88		
18,5,2,2	P.S20	2.5mm ² Cu Cable, Red	m	80		
18,5,2,3	P.S20	4mm ² Cu Cable, Red	m	20		
18,5,2,4	P.S20	1.5mm ² Cu Cable, Black	m	88		
18,5,2,5	P.S20	2.5mm ² Cu Cable, Black	m	80		
18,5,2,6	P.S20	4mm ² Cu Cable, Black	m	20		
18,5,2,7	P.S20	1.5mm ² Cu Cable, Green/Yellow Earth	m	80		
18,5,2,8	P.S20	2.5mm ² Cu Cable, Green/Yellow Earth	m	20		
18,5,3	P.S 19	<u>Conduit</u> Supply and installation of conduit including couplings, bends, glueing and all other necessary material and accessories.				
18.5.3.1	P.S 19	20mm diameter PVC a) Chased in brickwork	m	92		
18.5.3.2	P.S 19	20mm diameter PVC coated Sprague tubing	m	20		
Total Carried Forward						R -

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATION

TENDER NO.: BSM: 32/26

PART 18: BLOCK Q

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	RATE	AMOUNT (R)
Brought Forward						R -
18.5.4	P.S 21	<u>Draw Wire</u> The supply and installation in conduit of galvanized steel draw wires.				
18.5.4.1	P.S 21	1.5mm² galvanized steel draw wire (not insulated):	m	20		
18.5.5	P.S 22	<u>Lighting</u> The supply, installation and commissioning of flush or surface mounted switches, socket outlets, isolators, push buttons and the like, including all associated accessories, cover plates and wiring.				
18.5.5.1	P.S 22	LED Lights				
		a) LED Bulkhead	each	6		
		b) LED Vapour Proof Fitting	each	2		
18.5.6	P.S 24	<u>Switches</u> The supply, installation and commissioning of flush or surface mounted switches and the like, including all associated accessories, cover plates and wiring.				
18.5.6.1	P.S 24	1-Way Switch				
		a) 1-lever recessed 16A light switch complete with gridplates, surrounds,	each	6		
18.5.7	P.S26	<u>Socket Outlets</u> The supply, installation and commissioning of flush or surface mounted socket outlets and the like, including all associated accessories, cover plates and wiring.				
	P.S25	a) 16A Single switched socket outlet complete with 1x164-1(S.A. 3 pin) &	each	2		
		b) 2 x 16A Switched socket outlets, c/w 1x164-1(S.A. 3 pin)	each	8		
18,6		Mechanical The supply, delivery on site and construction of the following materials and equipment and the guarantee thereof as specified. All prices listed below must make provision for the delivery to Site of Works and must include all SABS approved materials deemed necessary for the commissioning of the Works in full, including all handling, insurance and any other cost involved in delivering of material and plant on Site. <u>It is important to note that the BOQ document should be read in conjunction with the Particular Specifications, and the Mechanical Assessment Report (File No. 1623-003 146).</u>				
18,6,1	P.S 27	Ventilation Louvres				
18,6,1,1	P.S 27	Supply, Transport, and install louvres for ventiation as per approved specifications, aligning with ventilation and design SANS requirements, as well as supply and installation appropriate materials for sealing, and weatherproofing.	each	2		
18,6,2	P.S 28	Geysers				
18,6,2,1	P.S 28	Supply, transport and install appropriate materials to replace geysers in all units ensuring compliance with relevant SANS standards, functionality testing, and providing relavant documentation. Refer to P.S 28 and Structural Report (Document No. 1623-003 146).	each	2		
Total Carried Forward						R -

APPENDIX Q: BLOCK Q



Figure 18: Block Q Housing Units

BLOCK Q > ENTIRE BLOCK	Paint	Maintenance required in 3 to 5 years.
BLOCK Q > GROUND FLOOR > Q1	Roof - Timber	No flashing to canopy over first floor external door.
BLOCK Q > GROUND FLOOR > Q1	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door.
BLOCK Q > GROUND FLOOR > Q1	Drainage and Plumbing	Leaking external waste pipe.
BLOCK Q > GROUND FLOOR > Q1	Architectural	Loose front door handles.
BLOCK Q > GROUND FLOOR > Q1	Architectural	The front door is unable to lock.
BLOCK Q > GROUND FLOOR > Q1	Architectural	1 broken glass pane in the sitting area.
BLOCK Q > GROUND FLOOR > Q1	Sanitary Ware	Defective flushing mechanism.
BLOCK Q > GROUND FLOOR > Q1	Sanitary Ware	Loose kitchen sink.
BLOCK Q > GROUND FLOOR > Q1	Architectural	1 missing window handle in the bedroom.
BLOCK Q > GROUND FLOOR > Q1	Architectural	Missing window handle on the bathroom.
BLOCK Q > GROUND FLOOR > Q1	Sanitary Ware	Leaking toilet at the waste pipe.
BLOCK Q > GROUND FLOOR > Q1	Sanitary Ware	Loose handwash basin.
BLOCK Q > GROUND FLOOR > Q1	Sanitary Ware	One defective tap on the handwash basin.
BLOCK Q > GROUND FLOOR > Q1	Architectural	Locking mechanism and handles not working.
BLOCK Q > GROUND FLOOR > Q1	Wall - Masonry	Internal wall cracking.
BLOCK Q > GROUND FLOOR > Q1	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
BLOCK Q > GROUND FLOOR > Q2	Roof - Timber	No flashing to canopy over first floor external door.
BLOCK Q > GROUND FLOOR > Q2	Architectural	The back door is exposed to rain, raising waterproofing concerns as rain is entering the underside of the door.
BLOCK Q > GROUND FLOOR > Q2	Wall - Masonry	Internal cracks.
BLOCK Q > GROUND FLOOR > Q2	Drainage and Plumbing	Leaking waste pipe.
BLOCK Q > GROUND FLOOR > Q2	Architectural	The front door is broken.
BLOCK Q > GROUND FLOOR > Q2	Architectural	Handle on the window in the lounge area is missing.
BLOCK Q > GROUND FLOOR > Q2	Drainage and Plumbing	The kitchen sink is loose, one tap is defective and no tiles on the kitchen wall.
BLOCK Q > GROUND FLOOR > Q2	Architectural	Bathroom door is broken.
BLOCK Q > GROUND FLOOR > Q2	Drainage and Plumbing	The handwash basin is loose with one tap not working. In addition, tiles are broken.
BLOCK Q > GROUND FLOOR > Q2	Drainage and Plumbing	The cistern and toilet are leaking.
BLOCK Q > GROUND FLOOR > Q2	Ceilings	Leaking at the ceiling.
BLOCK Q > GROUND FLOOR > Q2	Architectural	Frame of the front door is defective.
BLOCK Q > GROUND FLOOR > Q2	Wall - Masonry	No airbricks. Mildew problems due to lack of ventilation.
BLOCK Q > GROUND FLOOR	Roof - Timber	Flashing does not reach second crest of roof sheet at flat 1. Install wider flashing. Flashing to be sealed can rivetted to second crest.
BLOCK Q > GROUND FLOOR	Drainage and Plumbing	The fascia board is in fair condition, but the gutter needs replacement, and there's a missing downpipe.
BLOCK Q > GROUND FLOOR	Roof - Timber	Flashings to be sealed can rivetted to roof sheets at approx. 200mm. Gap between roof sheets and flashing to be closed with polyclosures.
BLOCK Q > GROUND FLOOR	Roof - Timber	No corrosion. No visible holes. All roof screw heads have been waterproofed. Remove all debris from roof.

STELLENBOSCH KAYAMANDI STRUCTURAL REMEDIATIONTENDER NO.: BSM: 32/26**SUMMARY OF SCHEDULE OF QUANTITIES**

PART	DESCRIPTION	AMOUNT
		R-C
PART 1	PRELIMINARY AND GENERAL	
PART 2	BLOCK A	
PART 3	BLOCK B	
PART 4	BLOCK C	
PART 5	BLOCK D	
PART 6	BLOCK E	
PART 7	BLOCK F	
PART 8	BLOCK G	
PART 9	BLOCK H	
PART 10	BLOCK I	
PART 11	BLOCK J	
PART 12	BLOCK K	
PART 13	BLOCK L	
PART 14	BLOCK M	
PART 15	BLOCK N	
PART 16	BLOCK O	
PART 17	BLOCK P	
PART 18	BLOCK Q	
A: SUBTOTAL		
B: CONTINGENCIES		
Add 10% of Subtotal A		
C: SUBTOTAL (A + B)		
D: VALUE ADDED TAX		
Add 15 % of Subtotal C (Provisional sum based on current rate of VAT)		
TOTAL (C + D): CARRIED TO FORM, C1.1, FORM OF OFFER		



27. DECLARATION BY TENDERER

I / We acknowledge that I / we am / are fully acquainted with the contents of the conditions of tender of this tender document and that I / we accept the conditions in all respects.

I / We agree that the laws of the Republic of South Africa shall be applicable to the contract resulting from the acceptance of *my / our tender and that I / we elect *domicillium citandi et executandi* (physical address at which legal proceedings may be instituted) in the Republic at:

I / We accept full responsibility for the proper execution and fulfillment of all obligations and conditions devolving in me / us under this agreement as the principal liable for the due fulfillment of this contract.

I / We furthermore confirm I / we satisfied myself / ourselves as to the corrections and validity of my / our tender; that the price quoted cover all the work / items specified in the tender documents and that the price(s) cover all my / our obligations under a resulting contract and that I / we accept that any mistake(s) regarding price and calculations will be at my / our risk.

I / We furthermore confirm that my / our offer remains binding upon me / us and open for acceptance by the Purchases / Employer during the validity period indicated and calculated from the closing date of the bid.

SIGNATURE		NAME (PRINT)	
CAPACITY		DATE	
NAME OF FIRM			
WITNESS 1		WITNESS 2	



APPENDIX A – PARTICULAR SPECIFICATIONS

TENDER NO.: B/SM 32/26

UPGRADING OF 146 MUNICIPAL RENTAL FLATS IN KAYAMANDI

Particular Specifications (P.S)

This document (P.S) should be read in conjunction with the original structural assessment report, the original Electrical Scoping Report, the Mechanical Assessment Report, and the BOQ. All remediation measures outlined herein are to be undertaken in accordance with the findings and recommendations of the original assessment to ensure comprehensive and effective repair or reinforcement of the structure. All equipment used for repair and/or replacement must be in accordance to the relevant SANS standards. It should be noted that whenever a product specification is followed by the phrase “or similar approved,” it is required to provide a specifications sheet detailing the specifications of the approved alternative product.

Structural Elements

It is important to note that the Particular Specifications document should be read in conjunction with the **BOQ**, and the **Structural Conditional Assessment Report (File No. 1623-003 146)**.

P.S 1: Roofs and Ceilings

The scope of work with reference to the roofing elements includes, but not limited to:

- Ceilings:

Damaged ceilings to be replaced with Rhino boards ceiling covered with (44X8mm) cover strips. Cornice rhino standard.

Roofs:

- Replace Roof Sheets Between Units:
 - N9 and N10
 - O9 and O10
- Roof Over Block M - Investigate and rectify the unsupported top corner of the roof.
- Roof Over Block E - Install roof screws to secure the section of the roof that is not fastened to the rafter below.
- Debris Removal - Remove all debris and foreign objects from the roofs to prevent corrosion.

Supply, installation, and remediation of roof sheeting, ensuring compliance with SANS 10400-L (Roofs). The roofing specifications should be as follows:

- Roof Sheeting
 - Roof sheeting shall be IBR roof sheeting, or similar approved, with a minimum thickness of 0.47mm (Zincalume or similar approved).
 - Coating to be galvanized (Z275) or similar approved, coated for corrosion resistance.
 - Sheeting shall be laid with a minimum end-lap of 150mm.
 - Side laps to be sealed with an approved sealant where required.
 - Sheets to be installed in accordance with manufacturer's guidelines and SANS 10062.
 - Ridge capping, bargeboards, and flashings shall be installed with minimum 150mm overlap.
 - Material to match the sheeting specification.
 - Secure with compatible fasteners.
 - Sheeting to conform to SANS 936 and SANS 10237.
- Fasteners
 - All fasteners to be self-drilling, corrosion-resistant screws with neoprene washers.
 - Minimum spacing as per manufacturer's recommendations.
 - Approved sealants and washers must be UV and weather-resistant.

PS 2: Walls

Scope of Work includes but not limited to:

- Balustrade Walls (Units I9, I10, M7, N7, N9):
 - Reconstruct damaged and unstable balustrade walls.
- Support Wall for External Stair Landing (Unit L3):
 - Reconstruct the support wall.

This specification details the remediation of balustrade walls and staircase walls in municipal homes, ensuring compliance with SANS 10400-B (Structural Design), SANS 10400-M (Stairways). The wall specifications should be as follows:

- All brickwork shall be hollow concrete blocks (SANS 1215 compliant).
- Mortar to be 1:4 cement-sand mix with a minimum 28-day strength of 10 MPa.
- Reinforced concrete elements to be 25 MPa strength as per SANS 10100.
- Balustrade walls to have vertical and horizontal reinforcement as per design specifications with minimum Y10 high-tensile steel rebar.
- Plaster mix to be 1:5 cement-sand, applied to a minimum thickness of 12mm.
- Smooth finish required, using SANS 1090-compliant cement-based plaster.
- Paint finish to be weather-resistant, acrylic-based, applied in two coats. Paint with 2 coats Plascon Micatex or similar approved (please provide specification sheet for similar approved product) to match existing colour of external building.
- Handrails to be mild steel or similar approved, compliant with SANS 1350.
- Minimum height of 1.0m from stair nosing as per SANS 10400-D.
- Fasteners to be stainless steel corrosion-resistant bolts.
- Brickwork to be laid with staggered joints for structural integrity.
- Staircase walls must be anchored securely to existing structures.
- Ensure smooth, uniform finish with proper curing time.
- Mortar Joint Cracks (Various Blocks):
 - Address visible cracks likely caused by foundation settlement.
 - Fill cracks before repainting, with approved joint sealant for cracks larger than 2mm. The methodology below can be used as a guideline:

Polyurethane joint remediation

- a. Remove existing loose polysulfide joints and grind surfaces to expose clean concrete.
- b. Blow out gap with compressed air to remove contaminants and loose material.
- c. Minimum width of any joint must be 6mm. The width of joint to be sealed should be four times that of calculated movement. For joints up to 12mm in width the sealant depth must equal the joint width; for joints 12mm to 24mm wide the depth must be 12mm and finally for joints greater than 24mm in width, the sealant depth must be half the width.
- d. Masking tape applied to areas adjacent to joint will protect them from smearing and enable the joints to be finished to a neat line. The tape should be applied after joint preparation but prior to priming or sealing. The tape to be removed from the joint edges once the tooling operations have been completed for the joint.
- e. Porous surfaces must be fully primed with ABE Epidermix 326 or similar approved (please provide specifications sheet for similar approved product) for brush application to concrete. Brush well into the faces of the joint, to ensure complete coverage. Avoid over priming resulting in excess primer in the base of the joint or application beyond faces. The primer film should be allowed to lose its solvent before sealant is applied. If, however, the primer is allowed to dry longer than 6 hours, the surface must be re-ground and re-primed.
- f. Dura.®cord or similar approved (please provide specification sheet for similar approved product) should be compressed into the joint to approximately 70% of its original size.

- g. Apply ABE dura.®kol G LM or similar approved (please provide specifications for similar approved product) with a gun or similar device making sure that the surface is correctly tooled as shown below.
- h. Paint with Plascon Micatex or similar approved (please provide specification sheet for similar approved product) to match existing colour of building.

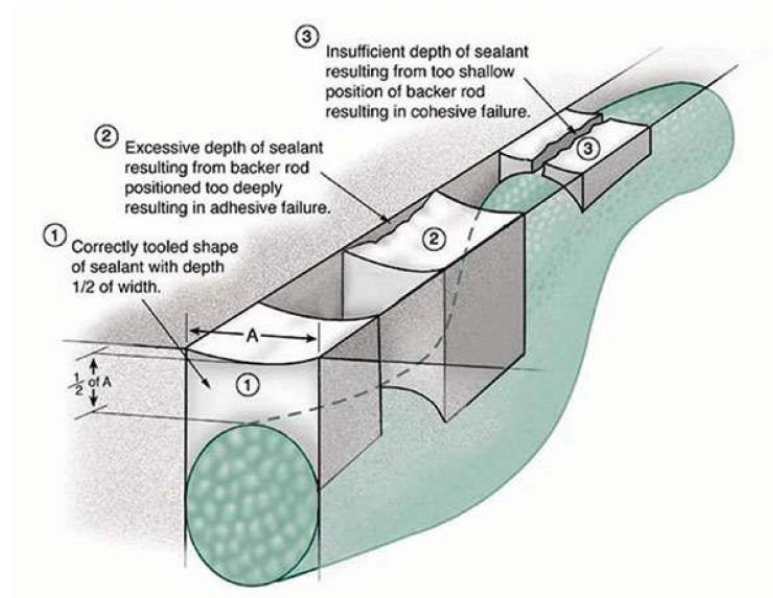


Figure 1: Types of joint failure and correct installation

PS 3: Staircases

Scope of Work includes, but not limited to:

- Replace or tighten missing or loose bolts on a like-for-like basis on isolated balustrade fixings.
- Cast additional mass concrete (minimum 25 MPa) steps in front of the affected staircases to ensure compliance with the maximum allowable riser height. This is to address the issue of soil erosion affecting the first riser of external staircases, which have risen above the maximum allowable height of 200mm as per Part M of the National Building Regulations.

PS 4: Waterproofing

Scope of Work includes, but not limited to:

- Existing flashing from parapet walls over adjacent IBR roof sheets does not reach the second crest. Remove the existing torched-on waterproofing and flashing, and install new, wider flashings that extend to the second crest of the IBR roof sheets.
- Seal the edges of the new flashings along the roof sheets with UV-resistant flexible sealant.
- Fix flashings to the second crest of the roof sheets with sealed cap rivets, spaced at approximately 200mm centers.
- Close gaps between the roof sheets and flashings at roof abutments using Poly closures to prevent driving rain from entering the ceiling void.
- Reinstate the existing waterproofing where brick columns protrude above the roof sheets.
- Remove peeling torched-on waterproofing from parapets and replace with new waterproofing.
- Install flashings where the first-floor front door canopies meet the external wall, as no flashings currently exist in these locations.

The methodology below can be used as a guideline for waterproofing remediation.

Waterproofing

- a. Contractor should inspect area to be waterproofed to identify the following:
 - Identify existing full bores and high pressure clean to ensure removal of silt, dirt and foreign objects. This will ensure free flow of runoff through to the full-bores.
 - Establish whether there is adequate fall (Min 1:80) on roof slab to mitigate against ponding. If inadequate, the engineer should be consulted to facilitate the remediation of the screed to fall
 - Identify pin holes and other breach areas within the existing waterproofing.
- b. Remove breached and delaminated waterproofing and grind down to concrete surface.
- c. One layer of Derbigum SP4 or similar approved (please provide specifications sheet for similar approved product) waterproofing membrane, with 75mm side laps and 100mm end laps, sealed to primed surface to falls and crossfalls by 'torch-fusion' finished with two coats bituminous aluminium paint.

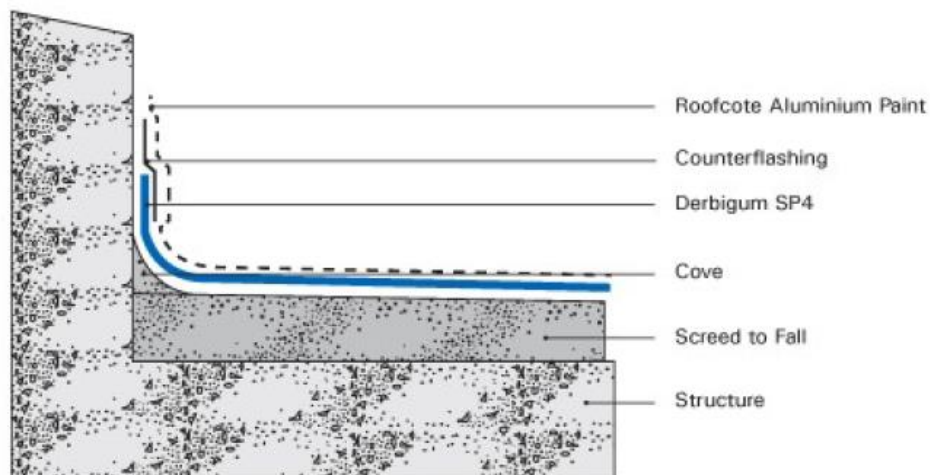


Figure 2: Cross-section of waterproofing detail

- d. 2 x coats of Roofcote or similar approved (please provide specifications sheet for similar approved product) aluminium paint should be applied over the Derbigum or similar approved (please provide specifications sheet for similar approved product) in line with the application guidelines.
- e. 19/25mm blue crushed stone should be laid above finished waterproofed surface as shown below. A stone-guard or band of larger stones should be positioned around the outlets so as to ensure that the smaller stone is not 'washed' down the outlets.

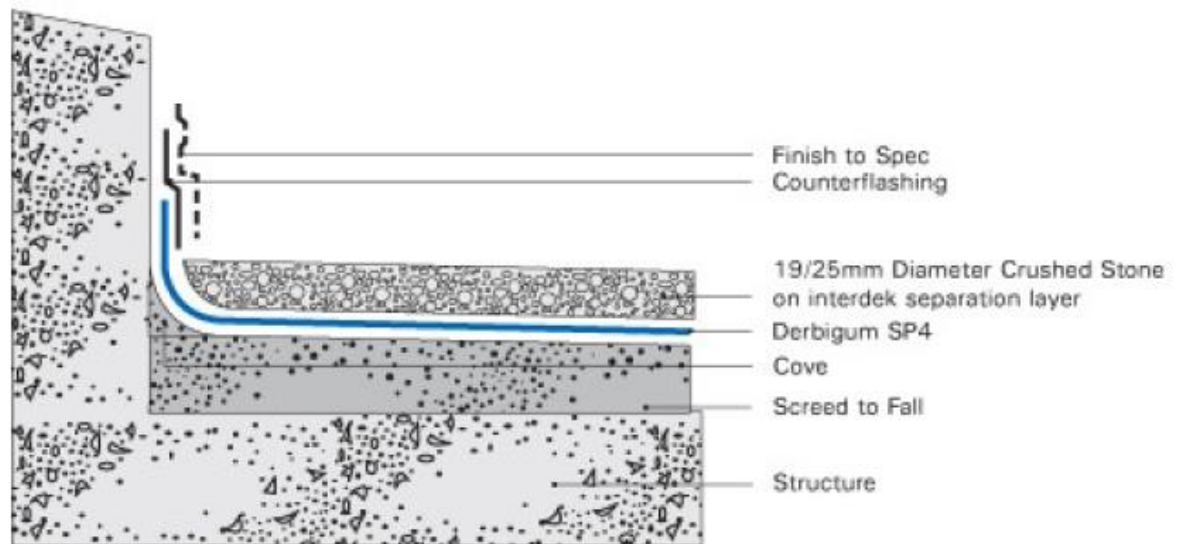


Figure 3: Cross-section of waterproofing detail showing 19/25mm stone

- f. The waterproofing is to be fully dressed into the drainage outlets so as to ensure a watertight seal as shown below. Ensure that the level of the flange is kept below the screed level to prevent ponding around the outlet.

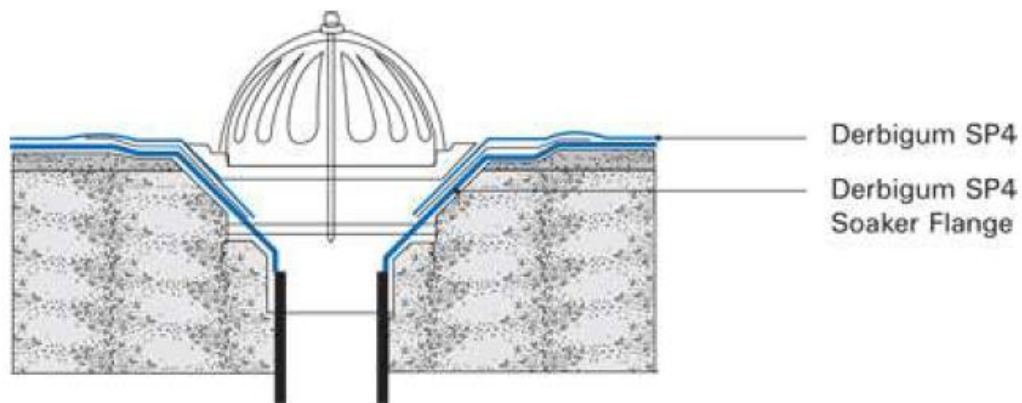


Figure 4: Cross-section of full bore-waterproofing detail

- g. All angles, internal and external, should be rounded. Provide a min. of 35 mm radius rounded cove at all internal angles. Horizontal and vertical surfaces are usually of different materials and are subject to different heat transference rates and thus differential movement. The waterproofing membrane is subject to unnecessary stresses and practical installation problems if it is sealed into or over a 90° angle. Sharp edges and angles are to be avoided. The cove will greatly reduce these stresses and provide a neat finish.

The basic principles to be followed:

- A sand/cement cove with a 35mm radius is to be formed at all internal angles.
- The surface to receive the Derbigum or similar approved (please provide specifications sheet for similar approved product) is to be fully primed with a bitumen primer.



Figure 5: Min height of 100mm

Derbigum or similar approved (please provide specifications sheet for similar approved product) is sealed by 'torch-on' fusion over the cove and to the vertical surface to a minimum height of 100mm. (Figure 5 above)

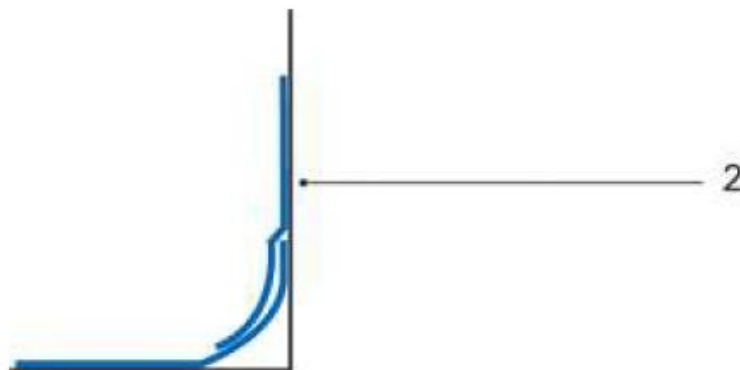


Figure 6: Detail for turn-ups greater than 200mm

It is good waterproofing practice that all exposed terminations on vertical surfaces are either flashed or counter-flashed. A variety of flashing methods and systems are available. The nature of vertical surface and aesthetic requirements will determine the flashing type.

- h. Brick parapets must be rendered and protected with one layer of Derbigum SP3 or SP4 or similar approved (please provide specifications sheet for similar approved product) as shown below:

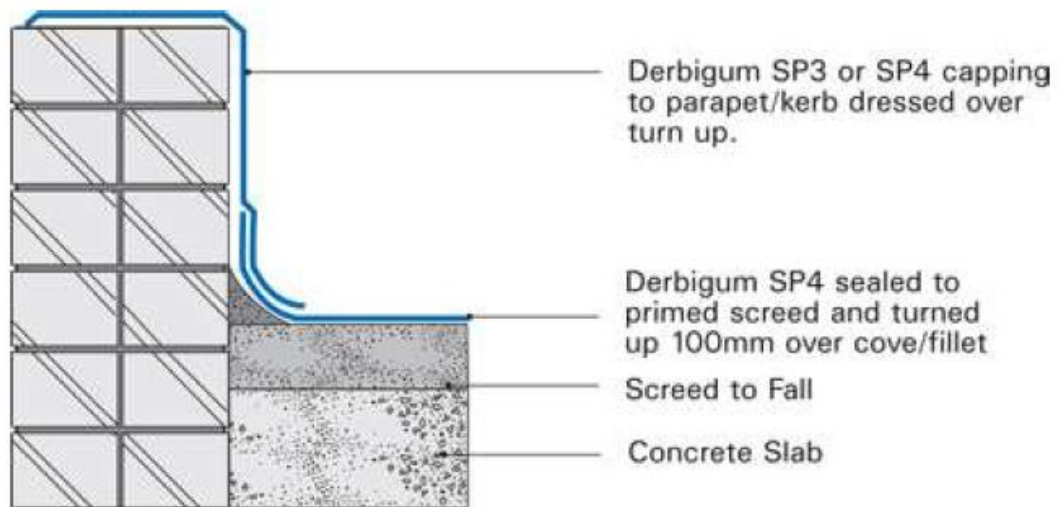


Figure 7: Cross-section of brick parapet with Derbigum detail

- i. One layer Derbigum or similar approved (please provide specifications sheet for similar approved product) fully sealed, up and over plinths with a sheet metal capping detail over the plinths to serve as protection to the membrane as shown below:

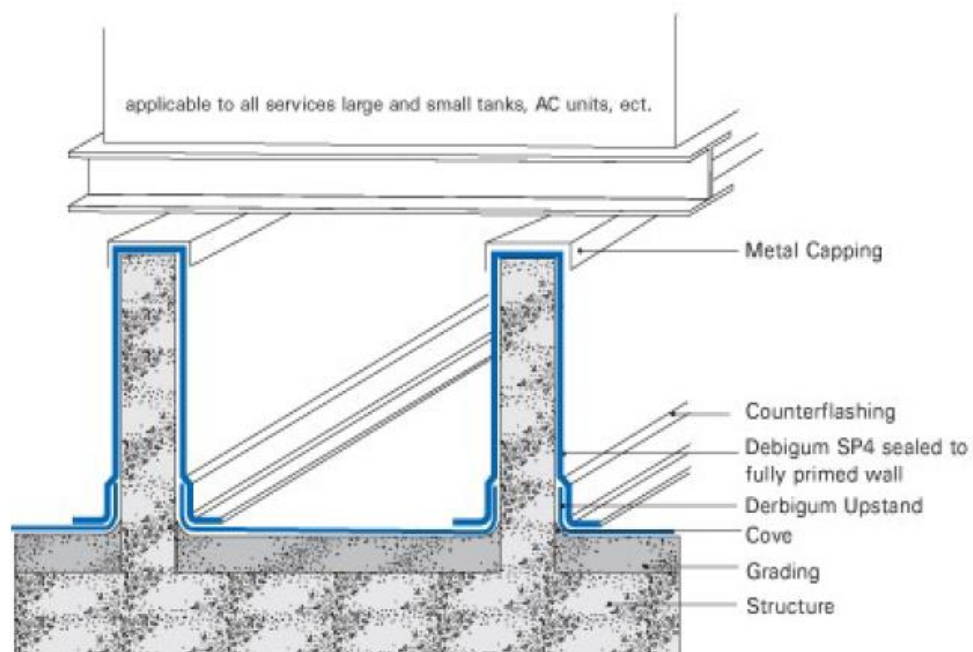


Figure 8: Cross-section of plinth showing Derbigum detail

The contractor should be registered with “Derbigum” or similar approved (please provide specifications sheet for similar approved product) and has to provide a 10-year guarantee for the work undertaken. No other entity will be responsible for this guarantee.

PS 5: Ventilation

Scope of Work includes, but not limited to:

- Installation of airbricks in each room to improve ventilation.
- Remediation of any damaged concrete or brickwork during installation of new air bricks.

PS 6: Gutters and downpipes

Scope of Work includes, but not limited to:

- Replace all missing and damaged gutters and downpipes with new 110mm diameter PVC downpipes in affected units to prevent structural deterioration.
- Inspect areas where gutters are replaced to ensure no gaps exist between fascia boards and the underside of roof sheets. Seal any gaps between fascia boards and roof sheets before installing new gutters to prevent birds and rainwater from entering ceiling voids.

PS 7: Drainage and Plumbing

Scope of Work includes, but not limited to:

- Fix all leaking external drainage and internal waste pipe connections to prevent damage to buildings and fixtures.
- Address and repair leaks in mains water supply pipes to prevent water wastage.
- Clear debris from identified manholes to ensure the sewer network remains free-flowing.

PS 8: Paintwork

Scope of Work includes, but not limited to:

- Access to heights of 10m by means of scaffolding or a cherry picker for exterior wall painting
- Clean all areas with mould formation using SABS approved chemical treatments.
- Paint with 2 coats Plascon Micatex or similar approved (please provide specification sheet for similar approved product) to match existing colour of external building.
- Sand internal walls and ceilings after mould removal to prepare the surfaces for treatment.
- Paint with 2 coats Plascon Velvagro Non-Drip Enamel or similar approved (please provide specification sheet for similar approved product) to match existing colour of interior unit.

PS 9: External front doors

Scope of Work includes, but not limited to:

- Replace all damaged external doors, with Meranti ply-back door (813mmX2082mm).
- Replaced doors to include Wood primer and 2 coats of Plascon white glass enamel or similar approved.
- Replace defective locking mechanisms on external doors that lack keys or have non-functional locks, ensuring proper locks are installed to prevent tenants from installing alternative locks that damage doors and door frames. The door mechanisms should be as follows:
 - Defected metal frames to be replaced with meranti door frame with no seal (90mmX48X813).
 - Door locks – Union mortice locks or equivalent. 3-lever external and 2-lever internal.

PS 10: External Rear Doors

Scope of Work includes, but not limited to:

- Remove rear external doors from ground floor units and close off the openings by bricking them in to prevent driving rain from entering the units.

PS 11: Internal Doors

Scope of Work includes, but not limited to:

- Replace any damaged internal doors with Hollowcore (813mmX2082mm)
- Replaced doors to include Wood primer and 2 coats of Plascon white glass enamel or similar approved.
- Replace any faulty door handles and locking mechanisms as needed, on a like-for-like basis. The door mechanisms should be as follows:
 - Defected metal frames to be replaced with meranti door frame with no seal (90mmX48X813).
 - Door locks – Union mortice locks or equivalent. 3-lever external and 2-lever internal.

PS 12: Windows

Scope of Work includes, but not limited to:

- Replace the glazing on all broken windows to match existing dimensions in accordance to SANS 10400-Part N edition with:
- Single Glazing – Nominal Glass thickness 4mm, PG X1E (Clear) or similar approved.
- Replace all missing/broken window handles with 12.5cm x 7cm, high-grade aluminium corrosion-resistant, black aluminium handle.

PS 13: Sanitary Ware

Scope of Work includes, but not limited to:

- Replace broken/damaged toilet pans, with Betta Rapido Pan or equivalent. White size 400x365.
- Replace broken/damaged toilet cistern, with ELF or equivalent, Plastic, standard size and side flush.
- Replace broken/damaged toilet seat with, Neon lite or equivalent with plastic hinge.
- Replace broken/damaged handwash basin, with Betta Consul or equivalent. Basin white (490mmX575mmX160)

- Replace broken/damaged handwash basin taps, with Cobra or equivalent. 15mm star pillar taps. Wall mounted.
- Replace defective bathtubs, with Betta Value or equivalent. Drop-in bath. Size 1700x700mm.
- and bath taps.
- Replace defective bathtub taps, with Builders Allure Bath tap or equivalent. Pillar tap 22mm.

PS 14: Kitchen Sink

Scope of Work includes, but not limited to:

- Replace damaged/broken kitchen sinks, with Cam Afrika or equivalent. Size(750x400).
- Replace broken/damaged kitchen taps, with Redstar or equivalent size 15mm tap (21cmX10cmX5cm). Wall mounted.

P.S 15: Wall and Floor Tiles

Scope of Work includes, but not limited to:

- Removal, appropriate disposal, Supply, Transport and Install new floor and wall tiles in all units with the following:
 - Floor tiles - Optimus Bone matt Finish ceramic floor tile – (500 x 500mm)
 - Wall tiles - Johnson Tiles Ceramic Wall Tile (150 x 150 mm)
 - The line item for floor tiles includes the installation of wall tiles in the bathrooms only. Allow for 20m² of wall tiles in each bathroom.

P.S 17: Pre-fabricated Container Homes

As per the client's request, two prefabricated container homes of 36 m² in size per container home, complete with electrical and water supply, will be provided for beneficiaries to use as temporary accommodation during the remediation of their dwellings. The remediation work will be carried out on two housing units at a time, from start to finish. The contractor will be responsible for the supply, transportation, and installation of these container homes, as well as their disestablishment and removal from the site once the client has confirmed satisfactory completion of the remediation works.

2. Electrical Specifications

It is important to note that the Particular Specifications document should be read in conjunction with the **BOQ**, the **Electrical Typical Layout drawing (Drawing No:1099-100-010)** and the **Electrical Scoping Report (File No. 1623-003 146)**.

P.S 18: Electrical Distribution board

As per site investigation, the scope of works, per housing unit, for the electrical distribution boards includes but not limited to:

- Supply and install Electrical distribution board shall be installed +200mm AFFL to top DB unless otherwise indicated with CBI brand Breakers or similar approved, as per the typical electrical layout drawing.

P.S 19: Conduit

Scope of work, per housing unit, includes but not limited to.

- Supply, and Install multiple 20mmØ PVC conduit for plugs and lights, as per the typical electrical layout drawing.

P.S 20: Plugs Cables

Scope of work, per housing unit, includes but not limited to.

- Supply and install multiple Crabtree 2 x 2.5mm² G.P wire PVC/Cu L/N + 1 x 1.5mm² PVC/Cu E, as per the typical electrical layout drawing.

P.S 21: Lighting Cables

Scope of work, per housing unit, includes but limited to:

- Supply and install multiple 2 x 1.5mm² G.P wire PVC/Cu L/N, as per the typical electrical layout drawing.

P.S 22: Vapour Proof Fitting

Scope of work, per housing unit, includes but not limited to:

- Supply and install LED vapour proof fitting installed surface on ceiling/soffit above, as per the typical electrical layout drawing.

P.S 23: Bulk Head

Scope of work, per housing unit, includes but not limited to:

- Supply and install multiple round decorative LED bulkhead light fitting installed surface on ceiling or surface on wall @+2400mm AFFL or unless otherwise indicated, as per the typical electrical layout drawing.

P.S 24: Light Switch

Scope of work, per housing unit, includes but not limited to:

- Supply and Installation of multiple Crabtree single lever light switch, installed surface @ +1200mm AFFL, and ± 150 mm away from door frame to centre of wall box, as per the typical electrical layout drawing.

P.S 25: Euro Combo Socket Outlet

Scope of work, per housing unit, includes but not limited to:

- Supply and install Crabtree 16A Single switched socket outlet complete with 1x164-1(S.A. 3 pin) & 1x164-2(Z.A 3 pin) installed flush @ +300mm AFFL unless otherwise indicated, as per the typical electrical layout drawing.

P.S 26: Switch Socket Outlet ZA Combo

Scope of work, per housing unit, includes but not limited to:

- Supply and install multiple Crabtree 2 x 16A Switched socket outlets, c/w 1x164-1(S.A. 3 pin) @ +300mm AFFL unless otherwise indicated, as per the typical electrical layout drawing, as per the typical electrical layout drawing.

3. Mechanical Specifications

It is important to note that the Particular Specifications document should be read in conjunction with the **BOQ**, and the **Mechanical Assessment Report (File No. 1623-003 146)**.

P.S 27: Ventilation Louvres

Scope of work, per housing unit, includes but not limited to:

- Supply and install louvres as per approved specifications, aligning with ventilation and design SANS requirements.
- Supply and install appropriate materials for sealing, and weatherproofing.

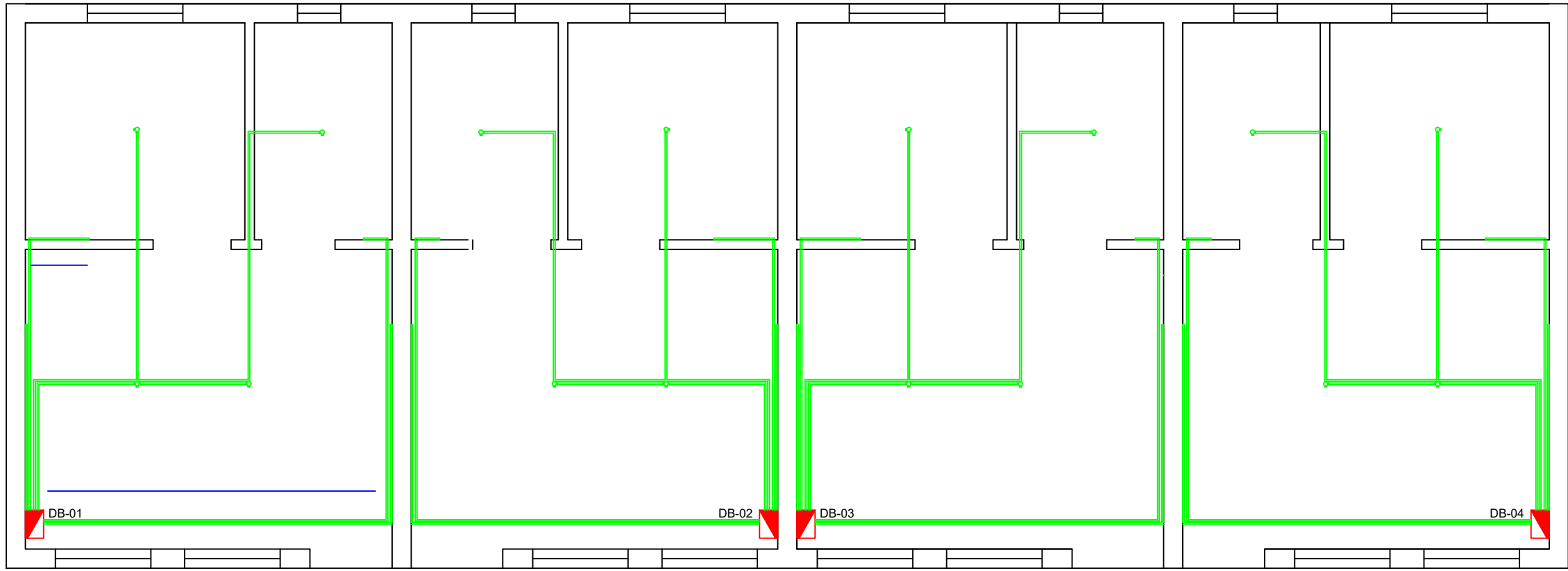
P.S 28: Geysers

Scope of work, per housing unit, includes but not limited to:

- Supply, transport and install new functioning geysers Kwikot DSG or equivalent 100litres 400kPa to replace geysers, ensuring compliance with relevant SANS standards.
- Test functionality, provide quality assurance documentation, and ensure regulatory compliance.

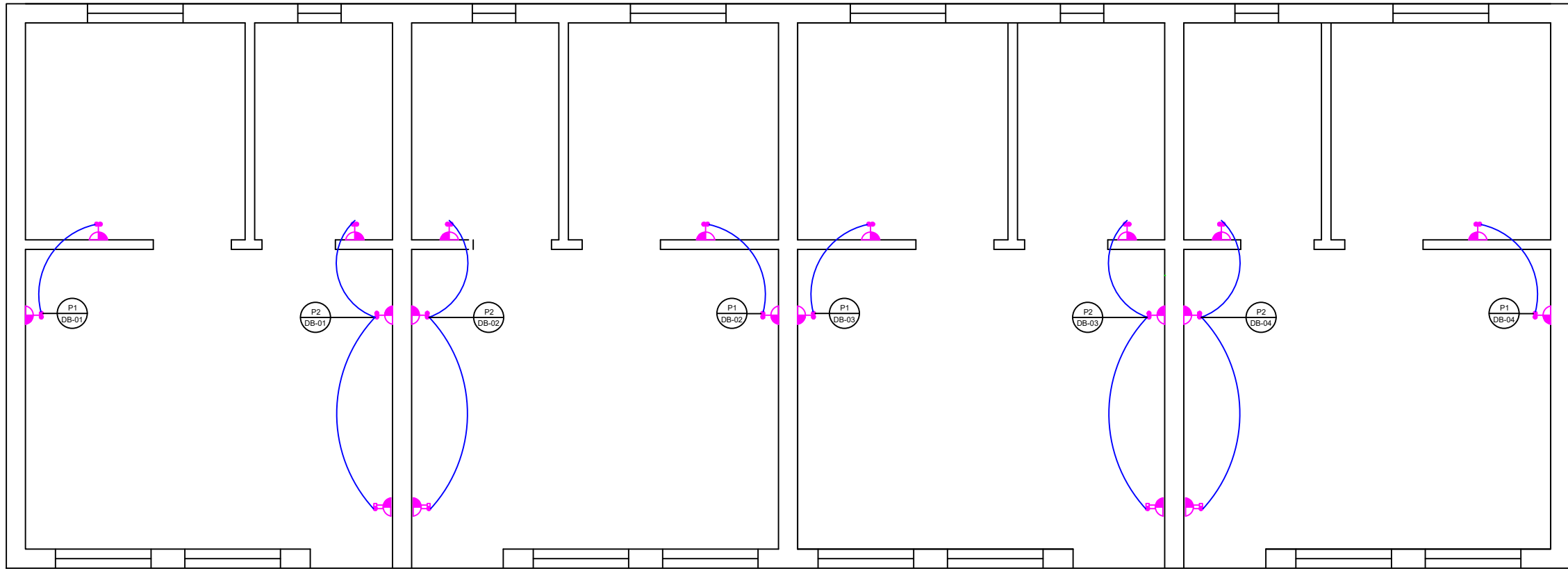


APPENDIX B – DRAWING NO: TYPICAL ELECTRICAL FLOOR PLAN LAYOUT



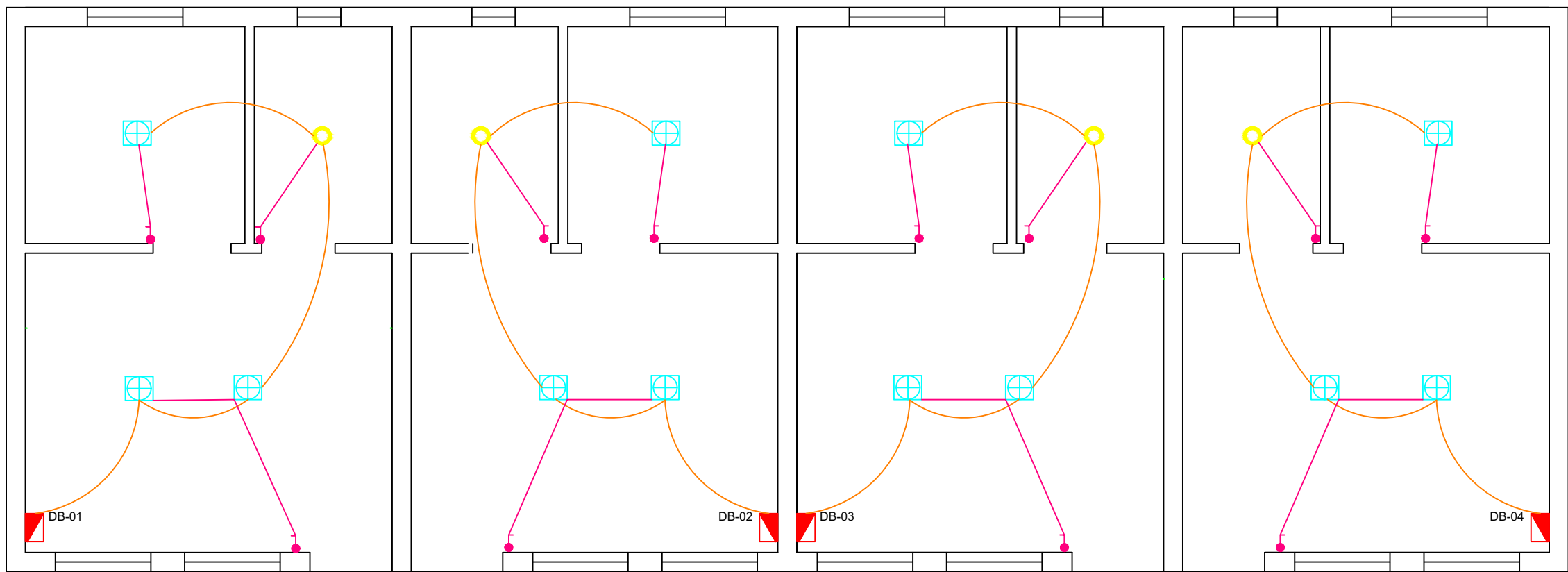
TYPICAL ELECTRICAL RETICULATION AND SLEEVES

Scale: 1:1



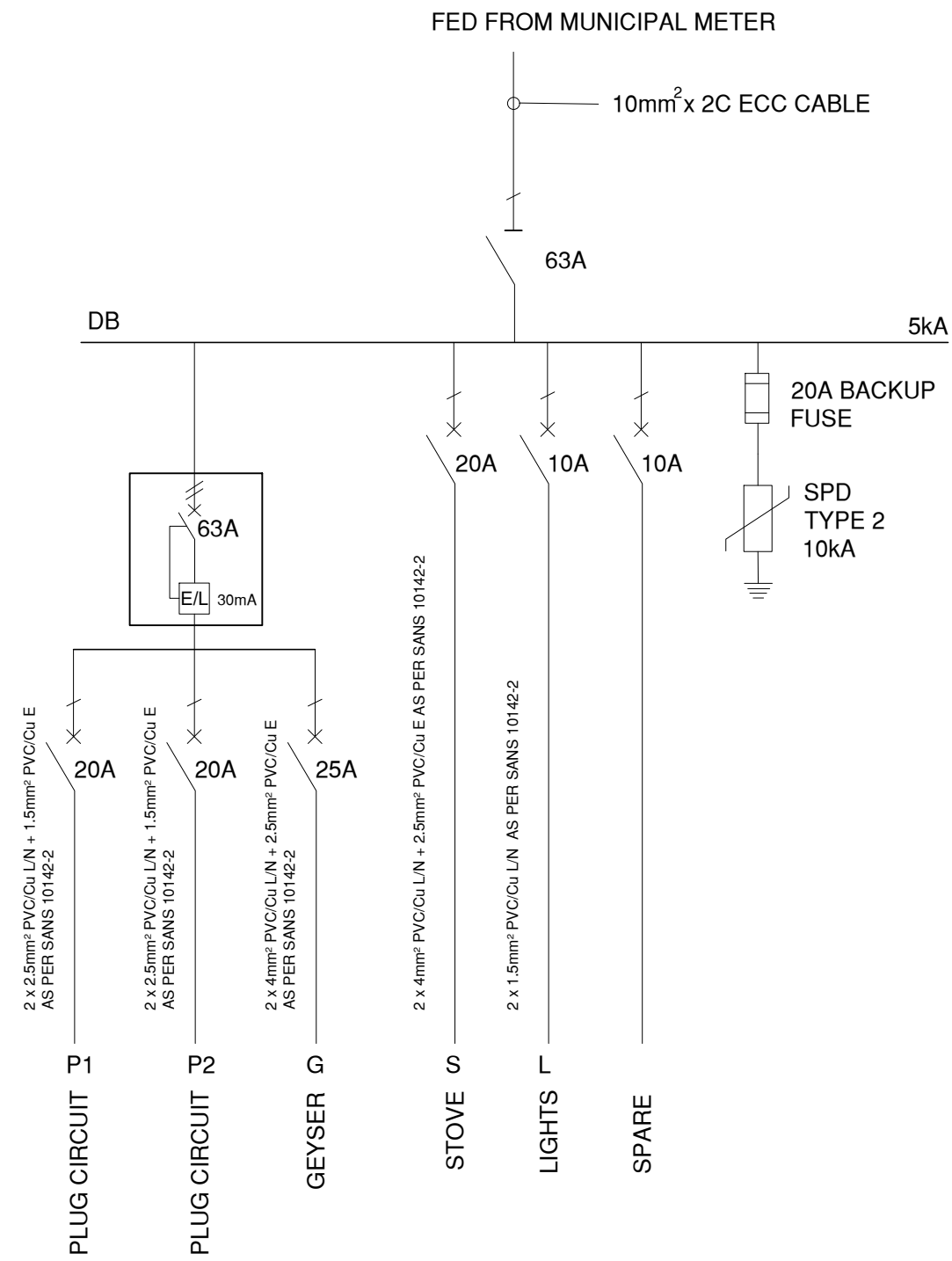
TYPICAL SMALL POWER LAYOUT

Scale: 1:1



TYPICAL LIGHTING LAYOUT

Scale: 1:1



TYPICAL DB SINGLE LINE DIAGRAM

Scale: 1:1

LEGEND	
	ELECTRICAL DISTRIBUTION BOARD Electrical distribution board installed @ +2000mm AFFL to top of DB unless otherwise indicated.
	CONDUIT 20mmØ PVC conduit for plugs and lights
	PLUGS CABLE 2 x 2.5mm² G.P wire PVC/Cu L/N + 1 x 1.5mm² PVC/Cu E
	LIGHTING CABLE 2 x 1.5mm² G.P wire PVC/Cu L/N
	VAPOUR PROOF FITTING LED vapour proof fitting installed surface on ceiling/soffit above
	BULKHEAD Round decorative LED bulkhead light fitting installed surface on ceiling or surface on wall @+2400mm AFFL. unless otherwise indicated
	LIGHT SWITCH Single lever light switch, installed surface @ +1200mm AFFL. and ± 150mm away from door frame to centre of wall box.
	EURO COMBO SOCKET OUTLET 16A Single switched socket outlet complete with 1x16A-1(S.A. 3 pin) & 1x16A-2(Z.A 3 pin) installed flush @ +300mm AFFL unless otherwise indicated
	SWITCHED SOCKET OUTLET 2A COMBO 2 x 16A Switched socket outlets, c/w 1x16A-1(S.A. 3 pin). @ +300mm AFFL unless otherwise indicated
CIRCUITING DETAILS	
	← Circuit Number
	← DB Label

Notes

All work to be carried out strictly in accordance with national building regulations and local authority regulations. Electrical work, in particular, is to be carried out in accordance with

SANS 10142-1:2017 Edition 2
SANS 10142-2:2014 Edition 1.1
SANS 10114-1:2000 Edition 3

All relevant details, levels and dimensions are to be checked on site prior to commencement of work. Any discrepancies are to be reported to the electrical engineer.
Do not scale this drawing. Use figured dimensions only.

Disclaimer

The electrical engineer/consultant accepts no responsibility for errors resulting from misinterpretation of this drawing. Any doubt must be clarified with the engineer.

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REV	DATE	DRAWN	CHECKED	DESCRIPTION
0	18-11-2024	OAK	OAK	DETAILED DESIGN

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MUNICIPALITY • UMHAKIPALA • MUNICIPALITY

DRAWING & PROJECT

KAYAMANDI FLATS

ELECTRICAL LAYOUT AND SINGLE LINE DIAGRAMS

	RESPONSIBLE PERSON		
DESIGNED	OAK		18-11-2024
DRAWN	OAK		18-11-2024
CHECKED	AI		18-11-2024
REVISION	0		18-11-2024
SCALE	AS SHOWN	SHEET SIZE	A1
DRAWING NUMBER			REVISION
1099-100-010			0
DRAWING STATUS CODE: D			
R = REPORT D = DETAILED	T = TENDER P = PRELIMINARY	C = CONSTRUCTION A = AS BUILT	
COPYRIGHT RESERVED			

DETAILED DESIGN