



public works
& infrastructure

Department:
Public Works and Infrastructure
REPUBLIC OF SOUTH AFRICA

**TERMS OF REFERENCE FOR CARPENTRY,
LOCKSMITH AND HANDY MAN SERVICES
FOR THE PERIOD OF 12 MONTHS
CONTRACT IN BRYNTIRION ESTATE:
NASSAU NO 1, MEDICAL UNIT BUILDING
(PMU), LISDOGAN STAFF QUARTERS AND
180 LISDOGAN PRESIDENTIAL STAFF
HOUSE**

T01/22/05/24

ID3200545

1 PURPOSE

To invite companies to bid for Carpentry, Locksmith and Handyman Services in Bryntirion estate: Nassau no 1, Medical Unit Building (PMU), Lisdogan Staff Quarters and 180 Lisdogan Presidential Staff House for a period of Twelve (12) Months.

2 ABOUT THE DEPARTMENT

The mandate of the Department of Public Works (DPW) is, *inter alia*, to prepare the house to be in a better and liveable state by utilizing a Twelve (12) Months term contract for preventative Maintenance and unforeseen breakdowns and attending to minor repairs in Bryntirion estate: Nassau no 1, Medical Unit Building (PMU), Lisdogan Staff Quarters and 180 Lisdogan Presidential Staff House

SCOPE OF work

- 3.1 The required service to be completed by 16h00 on the 31 July 2025.
- 3.2 All work to be coordinated with DPWI (project manager responsible on site) and SAPS (access to be arranged with SAPS prior security cleared appointed service provider can resume with work on site)

3 MINIMUM REQUIREMENTS APPLICABLE TO THIS BID

4.1 Administrative responsiveness Criteria

Failure to comply with the criteria state hereunder shall result in the tender offer being disqualified from further consideration:

- 4.1.1 Bid form must be properly received on the bid closing date and time specified on the invitation, fully completed and signed in ink.
- 4.1.2 Submission of PA-11: Declaration of interest and bidder's past supply chain management practices.
- 4.1.3 Submission of PA-29: Certificate of Independent Bid Determination.
- 4.1.4 Provide proof of a registration on the National Treasury Central Suppliers Database by completing the invitation to bid form PA 32 with supplier registration number and unique registration reference number
- 4.1.5 Submission of a complete Price Schedule
- 4.1.6 Submission of a copy of the insurance

4.2 Infrastructure Requirements

The following resource requirements must be complied with and be included in the Bid price:

- 4.2.1 To ensure that all the required repairs are covered
- 4.2.2 Ensure Act 205 compliance and Engineering certification is supplied to the Department
- 4.2.3 All material, travelling and labour must be included at the cost of the tenderer
- 4.2.4 Must comply with the Occupational Health and Safety regulations
- 4.2.5 The Service Provider shall be liable for the Security of all the material and equipment's for the period of the project.

5. ALL POTENTIAL SERVICE PROVIDER TO NOTE THE FOLLOWING:

- 5.1 The service provider must have the companies' liabilities and insurance.
- 5.2 Upon completion of the project, a close-out report with photographic images of the focal points of the project should be handed to DPW. No final payment will be made if the said report is not submitted to DPW.

6. RESPONSIBILITIES

6.1 DPW: The departmental officials, who are involved in for the event will be responsible for:

- Providing the necessary detail and information arrangements in a form of a Project Plan that the required service requirements are understood
- Rendering all reasonable assistance in executing the service
- Granting the service providers access to the areas.

6.2 SERVICE PROVIDER: The personnel, who is involved in the project will be responsible for:

- Executing services as stipulated in the terms of reference
- Keep site safe and clean at all times especially after hours
- Timeous delivery of services as stipulated on approved Projects Execution Plan.
- Upon request from the Department remove any resource employed from site should the service rendered by the resource not be in accordance with Departmental requirements.
- Submission of the closeout report as stated in clause 5.2

- Timeous submission of correct detailed invoices for services rendered in order for payments to be effected by DPW within 30 days of receipt as per Bid stipulation.
- Any additional work not approved by the DPWI will be for their own account
- Any damage to the structure or pavement will be at the cost of the service provider
- The DPWI has the right to reduce the scope as in when required.

7. ENQUIRIES:

Technical queries

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NO	DESCRIPTION	LOCATION	UNIT	QUANTITY	RATE	AMOUNT
	<u>SCHEDULE ONE (1)</u>					
	<u>PRICING DATA</u>					
	<u>SCHEDULE OF QUANTITIES</u>					
	<u>FAILURE TO PRICE ALL ITEMS IN ALL THE SCHEDULES COULD RESULT IN THE TENDER NOT BEING CONSIDERED</u>					
1	<u>DISMANTLING, REMOVAL PREPARATIONS</u>					
1.1	Removal of postform top in the guard house		m ²	1		
1.2	Removal of postform top in the kitchen					
1.3	Removal of postform top in the bathrooms					
1.4	Removal of damaged cracked granite top in the kitchen		m ²	1		
1.5	Removal of damaged cracked granite top in the bathrooms		m ²	1		
1.6	Prepare wooden deck surface, remove dust, apply suitable wood filla, allow to dry and sand down to be even/ level, clean surface to receive new sealant		m ²	1		
1.7	Removal of damaged suspended ceiling including main frame and struts/ hangers		m ²	1		
1.8	Removal of damaged/ worn-out wooden double door/ stainless steel door/ aluminium door		No	1		
1.9	Remove louver doors, cantilever door, folding doors, shutter doors		No	1		
1.10	Remove louver windows, shutter doors		No	1		
1.11	Removal of damaged and worn-out suspended wooden flooring inclusive of supporting members		m ²	1		
1.12	Removal of bullet proof window glass panel 0.7 x .08 x .050 mm thick		No	1		

NO	DESCRIPTION	LOCATION	UNIT	QUANTITY	RATE	AMOUNT
	SCHEDULE ONE (1)					
1.13	Removal of an old wall paper from the wall, prepare and make good surface to receive new		m ²	1		
1.14	Removal of worn-out/ damaged wall to wall carpet including underfelt to receive new floor covering		m ²	1		
1.15	Removal of broken floor tiles and make good to receive new floor covering		m ²	1		
1.16	Removal of damaged/ broken wall tiles and make good to receive new tiles		m ²	1		
1.17	Removal of damaged and or cracked tile skirting, make good on the surface to receive new skirting		m ²	1		
1.18	Removal of laminated wooden flooring including underfelt/ underlay and make good to receive new floor covering		m ²	1		
1.19	Removal of broken curtain rails, close holes, allow to dry, make to receive new rails		No	1		
1.20	Remove damaged and or wornout internal door		No	1		
1.21	Remove damaged and or wornout external door		No	1		
1.22	Removal of old damaged/ fallen/ torn blinds, close holes and make good to receive new blinds		No	1		
1.23	Remove damaged cupboard doors, drawers and shelves and make good on the surface		No	1		
1.24	Removal of damaged kitchen unit doors, drawers and shelves and make good on the surface		No	1		
1.25	Removal of damaged rotten wooden skirtings, make good on the surface to receive new skirting		m	1		
1.26	Removal of worn-out/ damaged vinyl skirting		m	1		
1.27	Removal of damaged/ worn-out single garage door		No	1		
1.28	Removal of damaged/ worn-out double garage door		No	1		
1.29	Removal of faulty lock set, make good on the surface to receive new lock		No	1		

NO	DESCRIPTION	LOCATION	UNIT	QUANTITY	RATE	AMOUNT
	SCHEDULE ONE (1)					
1.30	Removal of broken windows, make good on the surface to receive new window pane		No	1		
1.31	Removal of damaged / worn-out/ broken gutters, down pipes		m	1		
1.32	Removal of sika waterproofing membrane on the roof, clean surface thoroughly and allow to dry completely, make good on the surface to receive new membrane		m ²	1		
1.33	Removal of torch-on waterproofing membrane clean and remove dirt on the surface, allow to dry, level surface, make good to receive new torch-on membrane		m ²	1		
1.34	Removal of damaged, fallen , falling ceiling, make good on the surface to receive new ceiling		m ²	1		
1.35	Removal of old damaged trap door, make good on the surface to receive new trap door		No	1		
1.36	Removal of broken roof slate tiles, cement tile and harvye tiles		No	1		
1.37	Removal of damaged zink metal sheet (corrugated/ galvanized roof sheets)		m ²	1		
1.38	Removal of bent/ damaged retractable roof blades		No	1		
1.39	Removal of vinyl floor covering, make good to receive new floor covering		m ²	1		
1.40	Removal of wooden floor covering, make good to receive new floor covering		m ²	1		
1.41	Removal of dividing strips make good to receive new one		m	1		
1.42	Removal of swollen door due to water and or wheather, sand down and or plain to fit on the door frame		No	1		
1.43	Removal of internal panels of the guard house and allow crusher stones to fall		m ²	1		
1.44	Remove crusher stones from the guard house and keep safe for re-use purposes		m ³	1		

NO	DESCRIPTION	LOCATION	UNIT	QUANTITY	RATE	AMOUNT
	<u>SCHEDULE ONE (1)</u>					
1.45	Remove falling and or damaged fascia board		m	1		
1.46	Remove falling and or damaged barge board		m	1		
1.47	Remove cracked and or broken window pane, make good on the surface to receive new		No	1		
1.48	Remove damaged trunking from the wall, close all wholes and or remove adhesive on the wall, make good to receive new		m	1		
1.49	Replace fireplace chimney to match the existing on site and make good finish		No	1		
1.50	Remove old and damaged cornice from the wall and ceiling make good on the surface to receive new		m	1		
1.51	Remove fallen and or damaged aluminium sliding door		No	1		
1.52	Remove damaged and or worn-out aluminium sliding door wheels		No	1		
1.53	Remove damaged and or worn-out stainless steel sliding door wheels		No	1		
1.54	Remove damaged stainless steel burglar door with lock set make good finish to receive new		No	1		
1.55	Remove damaged trellie and or maxi door make good finish to receive new		No	1		
1.56	Removal of light fittings from the ceiling, keep safe, fix and reconnect electrical wires to be in good working condition after ceiling has been installed and painted		No	1		
1.57	Removal of light and plug covers, keep safe, fix to be in good working condition after walls has been painted		No	1		
1.58	Remove cracked putty from window frames, clean frames and replace with new putty		m ²	1		

NO	DESCRIPTION	LOCATION	UNIT	QUANTITY	RATE	AMOUNT
	<u>SCHEDULE ONE (1)</u>					
2	CARPENTRY WORK					
2.1	<u>KITCHEN UNITS AND CUPBOARDS/ WARDROBES</u>					
2.1.1	Adjust and align built-in cupboard drawers		No	1		
2.1.2	Ditto but to kitchen units drawers		No	1		
2.1.3	Ditto but to kitchen units doors		No	1		
2.1.4	Ditto but to built-in cupboard doors		No	1		
2.1.5	Supply and fix heavy duty drawer 300mm drawer rails Extension telescopic Slides Full extension 600mm with self closing (1 pair)		No	1		
2.1.6	Ditto but to Fit push to open bearing drawer runners 400mm (one pair)		No	1		
2.1.7	Ditto but to prime line drawer slide kit - replace drawer track hardware - self closing design - fits most bottom/ side-mounted drawer systems with steel tracks, plastic wheels, white one pair		No	1		
2.1.8	Fix loose cupboard drawer and door handles		No	1		
2.1.9	Replace damage kitchen units shelves where applicable		No	1		
2.1.10	Replace cupboard 600 x 2600mm side panel		No	1		
2.1.11	Replace kitchen cupboards 600 x 2500mm side panel		No	1		
2.1.12	Ditto but to built-in cupboards		No	1		
2.1.13	Replace cupboards/ kitchen door knobs		No	1		
2.1.14	Ditto but to drawer knobs		No	1		
2.1.15	Ditto but to cupboard/ kitchen door handles		No	1		
2.1.16	Ditto but to drawer handles		No	1		
2.1.17	Ditto but to cupboard/ kitchen door catchers to match the existing		No	1		
2.1.18	Ditto but to cupboard/ kitchen door hinges to match the existing		No			
2.1.19	Replace steel clothes rail not exceeding 1.0m long		No	1		
2.1.20	Ditto exceeding 1.0m but not exceeding 2.0 long		No	1		

NO	DESCRIPTION	LOCATION	UNIT	QUANTITY	RATE	AMOUNT
	<u>SCHEDULE ONE (1)</u>					
2.1.21	Replacement of kitchen unit shelves to match the existing		No	1		
2.1.22	Ditto but to cupboard/ wardrobes wooden linen shelves		No	1		
2.1.23	Ditto but to grocery cupboard shelves		No	1		
2.1.24	Supply and install key cabinet		No	1		
2.2	<u>DOORS</u>					
2.2.1	Servicing of aluminum sliding doors to be in good working condition		No	1		
2.2.2	Replace aluminum sliding door wheels, apply approved lubricant on the wheels to be in good working condition		No	1		
2.2.3	Ditto but to wooden sliding doors		No	1		
2.2.4	Ditto but to stainless steel sliding doors		No	1		
2.2.5	Ditto but to folding/ shutter/ louver/ cantiliver doors		No	1		
2.2.6	Replace 0.813 x 2.032m internal wooden door to match the existing on site		No	1		
2.2.7	Ditto but to external wooden door		No	1		
2.2.8	Hardwood Doors Hardwood 4 Panel Complete Double Door & Frame 1700 x 2100mm 19A		No	1		
2.2.9	Solid Doors Commercial Hollow Core Horizontal Door 813 x 2032		No	1		

NO	DESCRIPTION	LOCATION	UNIT	QUANTITY	RATE	AMOUNT
	<u>SCHEDULE ONE (1)</u>					
2.3	<u>GARAGE DOORS</u>					
2.3.1	Replace damaged wooden single garage door with wooden garage door to match the existing		no	1		
2.3.2	Replace damaged wooden double garage door with wooden garage door to match the existing		no	1		
2.3.3	Replace damaged wooden single garage door with aluminium garage door to match the existing		no	1		
2.3.4	Replace damaged wooden double garage door with aluminium garage door to match the existing		no	1		
2.4	<u>WINDOWS</u>					
2.4.1	Ditto but to trellie/ maxi doors		No	1		
2.4.2	Servicing of aluminium windows to be in good working condition		No	1		
2.4.3	Ditto but to wooden windows		No	1		
2.4.4	Replacement of window mechanism (handles, stays, hinges etc.)		No	1		
2.5	<u>VANECIANS AND WOODEN BLINDS</u>					
2.5.1	Adjusting the blinds to open and close properly		Each	1		
2.5.2	Replace vanecian blind not exceeding 1.0m long		Each	1		
2.5.3	Ditto exceeding 1.0m but not exceeding 3.0m long		Each	1		
2.5.4	Replace wooden blind not exceeding 1.0m long		Each	1		
2.5.5	Ditto exceeding 1.0m but not exceeding 3.0m long		Each	1		

NO	DESCRIPTION	LOCATION	UNIT	QUANTITY	RATE	AMOUNT
	<u>SCHEDULE ONE (1)</u>					
2.6	<u>HEAVY DUTY CURTAIN RAILS</u>					
2.6.1	Fix fallen curtain rails		Each	1		
2.6.2	Replace existing damaged curtain rails with heavy duty not exceeding 1.0m long		Each	1		
2.6.3	Ditto exceeding 1.0m but not exceeding 2.0m long		Each	1		
2.6.4	Ditto exceeding 2.0m but not exceeding 5.0m long		Each	1		
2.6.5	Replace existing damaged curtain rail hooks with heavy duty ones		Each	1		
2.6.6	Fixing of wooden curtain rods		Each	1		
2.7	<u>GUTTERS AND DOWN PIPES</u>					
2.7.1	Replacement of fallen damaged gutters to match the existing including the brackets		m	1		
2.7.2	Ditto but to down pipes		m	1		
6	<u>IRONMONGERY</u>					
61	<u>LOCKS AND HANDLES</u>					
6.1.1	fix loose door handles		No	1		
6.1.2	Replace damaged door handles to match the existing on site with good or similar quality		No	1		
6.1.3	Replace mortice lock to similar one/ to match the existing		No	1		
6.1.4	Replace faulty cylinder locks to match existing		No	1		
6.1.5	Yale trellis gate lock with slam lock and Anti lift Pin		No	1		
6.1.6	Sliding Patio Door Lock		No	1		
6.1.7	Sliding door Lock T Bolt Alike		No	1		
6.1.8	Ultra Security gate Lock Double Lock 3- Bolt with Cylinder		No	1		

NO	DESCRIPTION	LOCATION	UNIT	QUANTITY	RATE	AMOUNT
	SCHEDULE ONE (1)					
6.1.9	Roller Bolt Lock Brassforend		No	1		
6.1.10	Prime Line Aluminuim Sliding Patio Door Lock		No	1		
6.1.11	Elis 2 Bolt Cross Key Deadlock Gate Lock		No	1		
6.1.12	Yale White Patio Door Lock		No	1		
6.1.13	Yale Yoly Lever Security Gate Lock		No	1		
6.1.14	Yale Cylinder Standard Lock Trellis Gate Lock for most Sliding Security Gate		No	1		
6.1.15	Copper Creek Colonial passage Door Knob Satin Stainless		No	1		
6.1.16	Copper Creek Colonial Privacy Function		No	1		
6.1.17	S/ Striker Plate		No	1		
6.1.18	4 Piece Stainless Steel Striker Plate		No	1		
6.1.19	Security Latch Striker Plate		No	1		
6.1.20	Replace damaged door shooters to match the existing		No	1		
6.1.21	Replace night latch locks to match the existing		No	1		
6.1.22	Replacement of outside locks and keys to match the existing according to manufactures specifications		No	1		
6.1.23	Locksmith services to unlock wooden doors, aluminum doors and sliding doors, stainless steel doors, sliding doors, trellie/ maxi/ burglar doors and required to provide new set of keys		No	1		
6.1.24	Locksmith services to unlock safe doors and provide new set of keys		No	1		
6.1.25	Replacement of security locks and handles with accredited service provider		No	1		
6.1.26	Replacement of door stoppers/ door hookers		no	1		
6.1.27	Replacement of stainless steel striker plate to door frames to match the existing		No	1		

NO	DESCRIPTION	LOCATION	UNIT	QUANTITY	RATE	AMOUNT
	SCHEDULE ONE (1)					
6.1.28	Replacement of aluminum striker plate to aluminum door frames to match the existing		No	1		
6.1.29	Replacement of damaged stainless steel hinges to door frames to match the existing		No	1		
6.1.30	Replacement of burglar gate lock and provide three set of keys to match the existing		No	1		
6.1.31	Provide pad locks with set of keys		No	1		
6.1.32	provide locks with set of keys to strong doors (guard house/ safes)		No	1		
6.2	TOWEL RAILS, SOAP DISH HOLDERS, BRUSH HOLDERS AND TOOTHBRUSH HOLDERS					
6.2.1	Chrome towel Rail Style Double Silver 600mm		No	1		
6.2.2	Wildberry double Towelbar - Silver 600mm		No	1		
6.2.3	Steelcraft Coral Single Towel Rail 600mm		No	1		
6.2.4	Steelcraft Arctic Towel Rail Stainless Steel		No	1		
6.2.5	Lusso Bianco Towel Ring Chrome 200 x 80 x 200mm		No	1		
6.2.6	Chrome Towel Ring - Silver		No	1		
6.2.7	Muse Chrome Towel Ring - Silver		No	1		
6.2.8	Quarz Towel Ring		No	1		
6.2.9	Bodie Los Angels - Towel Ring		No	1		
6.2.10	Chrome Towel Ring		No	1		
6.2.11	Demola Towel Ring		No	1		
6.2.12	Chrome Soap Holder Braket - Silver		No	1		
6.2.13	Spree Soap Dish - White		No	1		
6.2.14	Muse Chrome Soap Basket - Silver		No	1		

NO	DESCRIPTION	LOCATION	UNIT	QUANTITY	RATE	AMOUNT
	<u>SCHEDULE ONE (1)</u>					
6.2.15	Spare Soap Dish Chrome 140 x 40 x 170mm		No	1		
6.2.16	Evovac Stainless Steel Square Soap Dish - Silver		No	1		
6.2.17	Evovac Stainless Steel Round Soap Dish - Silver		No	1		
6.2.18	Lusso Mstfb Metal Toiletbrush		No	1		
6.2.19	lusso Rosa Toilet Brush holder Chrome 220 x 100 x 480		No	1		
6.2.20	Chrome Toothbrush Tumbler - Silver		No	1		
6.2.21	Style Chrome Toothbrush Tumbler		No	1		
6.2.22	Classc Tooth brush and Tumbler Holder - Chrome		No	1		
<u>7</u>	<u>WELDING</u>					
7.1	Arc welding to damaged hinges to steel door frame		No	1		
7.2	Ditto but to burglar gates		No	1		
7.3	Ditto but to burglar proofing on windows		No	1		
7.4	Ditto but to pallisade fencing		No	1		
7.5	Ditto but to stainless steel gate posts		No	1		
7.6	Ditto but to stainless steel motor gates		No	1		
7.7	Ditto but to stainless steel pedestrain gates		No	1		
7.8	Ditto but to swing/ sliding stainless steel gate		No	1		

NO	DESCRIPTION	LOCATION	UNIT	QUANTITY	RATE	AMOUNT
	<u>SCHEDULE ONE (1)</u>					
	<u>BURGLAR PROOFING</u>					
8						
8.1	Replace trellie/ maxi door wheels, apply approved lubricant on the wheels to be in good working condition		No	1		
8.2	Ditto but to trellie/ maxi window		No	1		
8.3	Replace damaged maxi door to match the existing		No	1		
8.4	Replace damaged trellie door to match the existing		No	1		
8.5	Replace damaged burglar gate and make good fishes		No	1		
8.6	Replace damaged stainless steel gate and make good fishes		No	1		
8.7	Replace damaged stainless steel gate and make good fishes		No	1		
8.8	Replace damaged pallisade fencing and make good finishing		No	1		
9	<u>GLAZING</u>					
	Glazing to steel with putty:					
9.1	<u>4mm clear float glass</u>					
9.1.1	provide and install new putty to window panes to match the existing		m ²	1		
9.1.2	Panes not exceeding 0.1m ²		No	1		
9.1.3	Panes exceeding 0.1m ² but not exceeding 0.5m ²		No	1		
9.1.4	Replace safety aluminum glass not exceeding 0.1m ² to be in good condition		No	1		
9.1.5	Safety aluminum glass exceeding 0.1m ² but not exceeding 0.5m ²		No	1		
9.1.6	Provide 700mm x 800mm x 50mm thick bullet proof window pane		No	1		

NO	DESCRIPTION	LOCATION	UNIT	QUANTITY	RATE	AMOUNT
	<u>SCHEDULE ONE (1)</u>					
9.1.7	Tinting of glass aluminium, wooden or stainless steewindows		m ²	1		
9.1.8	Tinting of glass aluminium, wooden or stainless steel doors		m ²	1		
9.1.9	Frosting of glass aluminium, wooden or stainless steel windows		m ²	1		
9.1.10	Frosting of glass aluminium, wooden or stainless steel doors		m ²	1		
9.2	<u>4mm Obscure glass</u>					
9.2.1	panes not exceeding 0.1m ²		No	1		
9.2.2	panes exceeding 0.1m ² but not exceeding 0.5m ²		No	1		
	Glazing to wood with pinned on beads (beads elsewhere)					
9.3	<u>4mm clear float glass</u>					
9.3.1	panes not exceeding 0.1m ²		No	1		
9.3.2	panes exceeding 0.1m ² but not exceeding 0.5m ²		No	1		
10	<u>REINFORCEMENT</u>					
10.1	38mm x 1mm thick Hoop iron metal plate to be nailed across the wall crack with wire nails		M	1		
10.2	Butterfly reinforcing wire to be spread and nailed on the wall crack with wire concrete nails/ wire nails		No	1		
10.3	Chicken mesh wire to be nailed and to cover wall crack with wire nails		M ²	1		

NO	DESCRIPTION	LOCATION	UNIT	QUANTITY	RATE	AMOUNT
	<u>SCHEDULE ONE (1)</u>					
	<u>PAINT WORK</u>					
11	<u>PREPARATION OF SURFACES</u>					
11.1	<i>Surface shall be thoroughly cleaned down, blistered or peeling paint shall be completely removed and cracks and crevices shall be primed, filled with suitable filler and finished smooth</i>					
	<i>Surface shall be thoroughly rubbed and cleaned down, blistered or peeling paint shall be completely removed down to bare metal</i>					
11.1.1	Remove nails from the walls, fill all the wholes with internal suitable filler and allow to dry, sand down with smooth sand paper, clear and clean dust from the wall					
11.1.2	Allow dropped sheets to be used for the entire project period and it is the responsibility of the contractor to protect all the items in the property during this period (furniture, floor finishes etc.)					
11.1.3	Open cracks on the wall, remove dust and clean, used appropriate stopper, allow to dry and sand down to be even					
11.1.4	The site to be kept safe and clean at all times and clearing of all rubble to be removed from site to a suitable/ approved dumping area.					

NO	DESCRIPTION	LOCATION	UNIT	QUANTITY	RATE	AMOUNT
	<u>SCHEDULE ONE (1)</u>					
	<u>On previously painted surfaces:</u>					
11.2						
11.2.1	Fibre cement ceilings		m ²	1		
11.2.2	Gypsum board ceilings		m ²	1		
11.2.3	Timber doors		m ²	1		
11.2.4	steel windows (internally only measured flat overall)		m ²	1		
11.2.5	Knotty pine and or tongue and groove ceiling		m ²	1		
	<i>One coat primer and two coats interior quality PVA emulsion paint</i>					
11.2.6	To internal walls		m ²	1		
	<i>One coat primer and two coats exterior quality PVA emulsion paint</i>					
11.2.7	To external walls		m ²	1		
11.3	<u>On metals</u>					
	<i>spot priming to defects in factory primer, apply one coat under coat and two coats high gloss enamel paint to:</i>					
11.3.1	Security gates and frames (measured flat on both sides)		m ²	1		
11.3.2	On botom and sides gutters and down pipes		m ²	1		
11.3.4	On down pipes cover panels		m ²	1		
11.3.5	Steel garage doors		m ²	1		
11.3.6	On steel frames		m ²	1		
11.3.7	On window frames		m ²	1		
11.3.8	On stainless steel gates		m ²	1		

NO	DESCRIPTION	LOCATION	UNIT	QUANTITY	RATE	AMOUNT
	<u>SCHEDULE ONE (1)</u>					
11.4	<u>On wood</u>					
	<i>Make good defects, sand smooth and clean apply first coat, thinned appropriately and two final coats of clear varnish, all in strict accordance with the manufacture's specifications</i>					
11.4.1	timber doors		m ²	1		
11.4.2	timber windows		m ²	1		
11.4.3	timber frames		m ²	1		
11.4.4	Apply woodfilla on the affected surface, sand down and make good to receive varnishing		m ²	1		
12	<u>CEILING</u>					
	Horizontal ceilings secured to and including 38 x 38mm brandering at 450mm centres in both direction not exceeding 20m² for the damaged/ falling/ fallen ceilings to match the existing:					
12.1	On gypsum ceilings		m ²	1		
12.2	Rhinoboard ceilings		m ²	1		
12.3	On suspended ceilings		m ²	1		
12.3	To Knotty pine and or Tongue wnd groove ceiling		m ²	1		
12.4	fix and connect light fittings, secure properly with necessary fittings to be in good working conditions		no	1		
12.5	Replaceold damaged cornice with new		m	1		
12.6	Replace old and damaged trap door with stainless steel trap door and make good finish		no	1		

NO	DESCRIPTION	LOCATION	UNIT	QUANTITY	RATE	AMOUNT
	<u>SCHEDULE ONE (1)</u>					
13	<u>FLOOR COVERING</u>					
13.1	<u>TILING</u>					
13.1.1	Replace damaged and or cracked floor tiles with an appropriate edhesive		m ²	1		
13.1.2	Replace damaged and or cracked wall tiles with an appropriate edhesive		m ²	1		
13.1.3	Replace damaged and or splashback tiles to match and or similar to the existing		m ²	1		
13.1.4	Apply self levelling screed to keep the areato be even/ level or to redirect water to a suitable lowest point		m ²	1		
13.1.5	Fixing of loose skirting on the wall using dry screws and make good finish to match existing		m	1		
13.1.6	Ditto but to tile skirting to match the existing on site		m	1		
13.1.7	Replace wooden skirting to match the existing 70mm to 225mm wide		m	1		
13.1.8	Fixing of loose paquet wooden flooring with tar		m ²	1		
13.1.9	Ditto but to laminated wooden flooring		m ²	1		
13.1.10	Ditto but to laminated wooden skirting		m	1		
13.1.11	Ditto but to wooden skirting not exceeding 75mm width		m	1		
13.1.12	Ditto but wooden skirting exceeding 75mm width but not exceeding 150mm width		m	1		

NO	DESCRIPTION	LOCATION	UNIT	QUANTITY	RATE	AMOUNT
	<u>SCHEDULE ONE (1)</u>					
	<u>LAMINATED FLOORING</u>					
13.2	Replacing of laminated wooden flooring with underlay to floors to match the existing		m ²	1		
13.2.1	Replace damaged laminated wooden flooring to match the existing or similar to the existing as the manufactures specifications		m ²	1		
	<u>CARPETS</u>					
13.3	Replace damaged and or worn-out carpet in the bedrooms and or passage with underfelt		m ²	1		
	<u>VYNIL FLOORING</u>					
13.4	Replacement of Vinyl flooring to match the existing		m ²	1		
13.4.1						
	<u>GUARD HOUSE RESTORATION</u>					
14	Remove internal damaged wooden panels inside the guard house		m ²	1		
14.1	Ditto but to stainless steel damaged panels		m ²	1		
14.2	Replace damaged internal wall panels with 1mm thick stainless steel metal sheet cut to size, fix properly to accommodate crusher stones		m ²	1		
14.3	Remove loose crusher stones from the guard house and keep safe to be reused		m ³	1		
14.4	restore crusher stones into the panels for bullet proofing purposes and make good finish		m ³	1		
14.5						

NO	DESCRIPTION	LOCATION	UNIT	QUANTITY	RATE	AMOUNT
	<u>SCHEDULE ONE (1)</u>					
	<u>WATERPROOFING</u>					
15						
15.1	Apply waterproofing sika membrane to leaking areas and paint as per the manufactures specification to be in good condition		m ²	1		
15.2	Replace worn-out stainless steel flashing with mew		m	1		
15.3	waterproofing of skylight roof		m ²	1		
15.4	Replacement of damaged stainless steel valley		m	1		
16	<u>ROOF COVERING</u>					
16.1	Replace damaged and or missing concrete roof tiles to roofs and anchor properly to battens with nails		no	1		
16.2	Replace aluminium retractable blades make good finish		no	1		
16.3	Replace timber members by baring new timber to old main timber member of trusses		m	1		
16.4	Replace missing and or broken slate roof tiles		no	1		
16.5	Replace fascia board to match the existing and to be fix accordinly with proper 3" mm nail size		m	1		
16.6	Replace barge board to match the existing and to be fix accordinly with proper 3" mm nail size		m	1		
17	<u>HANDYMAN SERVICES</u>					
17.1	Replace old and damaged PVC trunking with same and to be anchored with tarpert screws to walls		m	1		
17.2	Allow movement of furniture around the house whilst painting, ceiling installation e.t.c. are in progress					
17.3	Hanging of pictures		No	1		
17.4	Hanging of mirrors		No	1		

NO	DESCRIPTION	LOCATION	UNIT	QUANTITY	RATE	AMOUNT
	<u>SCHEDULE ONE (1)</u>					
18	<u>SCHEDULE TWO (2)</u>					
	<u>NON SCHEDULE MATERIAL, LABOUR AND TRANSPORT</u>					
	<u>MATERIAL</u>					
	Mark-up allowance for non schedule material calculated as follows: (R To entered in total column)					
	<u>LABOUR SCHEDULE</u>					
	The rates for labour will exclude mark-up and VAT					
18.1	<u>LABOUR NORMAL WORKING HOURS</u>					
18.1.1	Skilled Artisan		Per/H	1		
18.1.2	General Assistance		Per/H	1		
18.2	<u>LABOUR OVERTIME: SUNDAY AND PUBLIC HOLIDAYS</u>					
18.2.1	Skilled Artisan		Per/H	1		
18.2.1	General Assistance		Per/H	1		
18.3	<u>TRANSPORT INSIDE CORE AREAS AND GENERAL</u>					
18.3.1	Transport for travelling inside core defined areas @ R5.00			1KM		
	<u>SUB TOTAL</u>					
	<u>15% VAT</u>					
	<u>TOTAL AMOUNT</u>					