

**MINOR BUILDING WORKS AT THE FLATS. ALL ITEMS INCLUDE  
SUPPLY AND INSTALLATION OF MATERIAL, LABOUR, TRANSPORT  
AND VAT.**

ITEM	DESCRIPTION	UNIT	RATE
<b>B1</b>	<b>Replace mortice door lock with two keys and handles, satin finish furniture (only Esco or solid) locks required.</b>		
	(a) 2 lever lock.	each	
	(b) 3 lever lock.	each	
	(c) Keys only.	each	
	(d) A pair of door handles only.	each	
<b>B2</b>	<b>Supply padlocks with two keys.</b>		
	(a) 60mm padlock (B1171)	each	
	(b) 75mm padlock	each	
	(c) 100mm padlock	each	
<b>B3</b>	<b>Supply and install striking plates of steel or wooden doorframes.</b>	each	
<b>B4</b>	<b>Supply and Replace cylinder type door locks chrome plated with 2 keys.</b>		
	(a) Complete cylinder mortise door lock	each	
	(b) Glass sliding door lock	each	
	(c) Rim night latch (Yale union type)	each	
<b>B5</b>	<b>Replace steel mailbox (standard size)</b>	each	
<b>B6</b>	<b>Replace all furniture of window openers, provide for all sizes</b>		
	(a) Brass handle	each	
	(b) Brass sliding stay	each	
	(c) Brass peg stays	each	
<b>B7</b>	<b>Replace roof coverings: Remove defective material of roof, supply and install new. Remove all old material from site.</b>		
	(a) Corrugated iron roof sheets (0,5mm thick)	sqm	
	(b) IBR roof sheets (0,5mm thick)	sqm	
	(c) Klip lock roof sheets including brackets etc.	sqm	
	(d) cement tiles to match existing	each	
	(e) remove and refit existing cement tiles	sqm	
	(f) under tile roof membrane	sqm	
<b>B8</b>	<b>Replace roof ridging</b>		
	(a) Corrugated	m	
	(b) IBR	m	
	(c) Cement tile	each	
	(d) Klip Lock Ridging including brackets etc.	m	

<b>B9</b>	(a) Repair roof leaks: Including tightening of loose screws sealing of screws, joints of roof sheets and parapet walls	sqm	
	(b) Install roof wires for purlins at roof (Hoop wires at 1st, 2nd and 3rd floors)	each	
<b>B10</b>	Supply and install roof flashing to parapet walls	sqm	
<b>B11</b>	<b>Roof structure: Remove existing defective, supply and install new roof structure. All material in SA Pine unless specified.</b>		
	(a) 75mm x 50mm purlins	m	
	(b) 38mm x 38mm branderings or roof battens	m	
	(c) 11mm x 38mm wall plate	m	
	(d) 114mm x 38mm rafter or tie beam	m	
	(e ) 114mm x 38mm kingpost and struts	m	
	(f) aluminium purlins for klip lok roof sheets.	m	
<b>B12</b>	<b>Replace fascia boards and bargeboards (asbestos/aluminium/galvanised)</b>		
	(a) 200mm x 80mm	m	
	(b) 150mm x 12mm	m	
	(c) 225mm x 12mm	m	
	(d) 300mm x 12mm	m	
	(e) 375mm x 25mm wooden fascia or barge boards	m	
	(f) aluminium barge/facia board	m	
<b>B13</b>	<b>Remove defective skirting and quadrant, supply and install new including painting varnish</b>		
	(a) 72mm x 22mm skirting including quadrant	m	
	(b) 2mm quadrant where only quadrant is defective	m	
	(c) PVC skirting or cover strip	m	
	(d) 25mm aluminium cover strip of finishing the joins of tiles and carpet or corners of steps of staircase	m	
<b>B14</b>	Refit/secure loose fascia board, skirting, brandering, etc.	m	
<b>B15</b>	<b>Replace doorframes: Supply and build-in new doorframe including breaking of walls, rebuilding, plastering and painting to match existing walls</b>		
	(a) Single steel doorframe	each	
	(b) Double steel doorframe	each	
	(c) Single wooden doorframe	each	
	(d) Double wooden doorframe	each	
<b>B16</b>	<b>Replace inside doors: Remove broken doors, supply and fit door including all trades of carpentry and painting.</b>		
	(a) Hollow core masonite door with new 2 lever mortise lock	each	

<b>B17</b>	<b>Replace outside doors: Remove broken outside doors, supply and fit 2030mm x 813mm x 43mm tongue and groove batten meranti door including all trades of carpentry and painting</b>		
	(a) Outside door with 3 lever mortise lock and meranti weatherboard all varnished with two coats	each	
	(b) Replace meranti weatherboards for outside doors, properly secured at the bottom of the door by wood screws. Varnish paint with two coat.	each	
<b>B18</b>	<b>Refit doors/repair doors: Where the door does not fit properly on the doorframe plane and adjust it. Where the door is cracked or the panel of inside door is split open, glue it with wood glue and fasten it by screws or panel pins</b>	each	
<b>B19</b>	<b>Replace electric ducts steel doors and frames</b>	each	
<b>B20</b>	<b>Remove existing damaged or broken doors and door frames, build-in doorframe and hang steel door</b>		
	(a) Steel doorframe with the door including barrel bolt including painting and door lock	each	
	(b) Steel door without doorframe, but with barrel bolt including painting and door lock	each	
<b>B21</b>	<b>security gate: Supply and install security gate including new double action lock. 25mm x 25mm square tubing (2mm thick steel) and 12 x 12mm square bar solid inners spaced 60mm including painting.</b>	each	
<b>B22</b>	<b>Replace double action lock for security door/gate</b>	each	
<b>B23</b>	<b>Replace /install window burglar proof including welding and painting to match.</b>	sqm	
<b>B24</b>	<b>Replace "T" type washing line complete with 4 x 16mm straining eyebolts, 4mm thick straining wire with all members painted. (10m distance between poles)</b>	each	
	(a) Straining bolts 500mm long	each	
	(b) Straining wire 4.0 mm	length	
	(c) 50mm anchor pole	each	
	(d) 75mm diameter pipe constructed in "T" style	each	
<b>B25</b>	<b>Fencing</b>		
	(a) Replace 1.5m high wire fence including corner posts and support poles. Post to be encased (anchored) in 500x500x500mm class C concrete. Steelwork to be painted with 2 coats of bitumen aluminium paint. (Price excludes installation of gates).	each	
	(b) Corner post. 75mm- 3.25 gauge- 2m length.	each	
	(c) Stay 40mm- 3.25mm gauge- 2m length	each	
	(d) Dropper	each	

	(e) 65mm diamond mesh wire- 2.5mm (galvanised). Including bolts and 4mm strands.	m	
	(f) Double gate 40mm including 65mm galvanised diamond mesh, hinges, latches and is painted. Gates to fit 1.5m high fence	pair	
	(g) single gate 40mm including 65mm galvanised diamond mesh, hinges, latches and is painted. Gates to fit 1.5m high fence	each	
<b>B26</b>	Replace steel window frames including plastering. Brickwork and painting to match existing. Weld back existing burglarproofing if there was any on the frame removed.	sqm	
	(a ) replace/install exterior window sills	m	
<b>B27</b>	<b>Supply and fit of new ceiling board including brandering where necessary, Cornice, bishoff strips half-round wooden strips and paint to match the existing. Brandering to not be more than 400mm apart.</b>		
	(a) Gypsum board 6.4mm	sqm	
	(b) Fibre cement board 4mm-6mm	sqm	
	(c) Soft board 10mm	sqm	
	(d) trap doors (install purpose made trap door)	each	
<b>B28</b>	Replace cornice 6.4mm x 75mm x 125mm and seal all gaps	m	
<b>B29</b>	Re-fix ceiling boards by nailing back the nails and adding new nails where required	sqm	
<b>B30</b>	Re-fix cornices by nailing and stops the opening under or between it and ceiling with filler and paint	m	
<b>B31</b>	Replace curtain rails: Supply and install two tracks aluminium curtain rails complete with curtain books	m	
<b>B32</b>	<b>Replace broken or cracked glass: Supply and install glass to the existing frames after cleaning the putty on the frame. Price must include the putty and painting of the putty ( up to 3 floors high)</b>		
	(a) 3mm clear glass	sqm	
	(b) 6mm clear glass	sqm	
	(c) 4mm obscure glass	sqm	
	(d) Replace putty including painting	m	
<b>B33</b>	Re-plaster/repair plaster: Re-plaster loose or cracked plaster with suitable mixture plaster to match the existing including painting. Removal of rubble from site.	sqm	
<b>B34</b>	<b>Replace glazed wall/floor tiles. Supply and lay ceramic wall/floor tiles, grout and clean to match existing. Including breaking, removal of old material and preparing area for tiling. Rubble to be removed from site</b>		
	(a) Ceramic wall tiles 200x 200mm	sqm	

	(b) Ceramic floor tiles 300x 300mm	sqm	
<b>B35</b>	Repair wall cracks by taking of plaster 100mm both sides of crack open the crack and fill it with approved filler	sqm	
<b>B36</b>	Repair / Replace beam filling with suitable mixture of mortar to underside of roof including rebuilding of missing bricks and painting to match existing. Upto 3 storeys high.	m	
<b>B37</b>	<b>Demolish structure and remove all rubble and debris from site</b>		
	(a) 220mm thick brick wall	sqm	
	(b) 110mm thick brick wall	sqm	
	(c) Roof structure	sqm	
	(d) Concrete floors, steps, columns. etc.	sqm	
<b>B38</b>	Repair/replace concrete: Excavate to suitable depth when required. Cast 1:3:6 concrete for floors, foundations and pathways	sqm	
<b>B39</b>	Replace/lay paving: Supply and all material of paving. Prepare the floor and lay concrete pavers to match the existing	sqm	
<b>B40</b>	<b>Rebuild brick wall including labour and material, damp course membrane and brick force</b>		
	(a ) 110mm	sqm	
	(b) 220mm	sqm	
	(c ) concrete lintels	m	
<b>B41</b>	<b>Repair work to steel staircases including all labour and material</b>		
	(a) Handrail 25x25mm flat bar mild steel including welding	m	
	(b) Uprights 12x12mm square bar mild steel including welding	m	
	(c) Uprights 75x50mm square tubing including all trades	m	
	(d) Re-fix of steel structure to brick wall or concrete with suitable rawl bolts	m	
<b>B42</b>	Waterproof concrete roofs or balconies with torch on material including stripping of existing waterproofing and cleaning of site	sqm	
<b>B43</b>	<b>Paint previously painted surfaces including walls and all type of ceilings</b>		
	(a)PVA (allow for preparation and undercoat)	sqm	
	(b)High gloss (allow for preparation and undercoat)	sqm	
	(c)Wash walls with Sugar Soap	sqm	
	(d) Paint previously painted or never painted roof with approved roof paint. (Allow for preparation and undercoat)	sqm	
	(e )Paint doorframes with high gloss (Allow for preparation)	each	
	(f) Paint Steel Window frames inside and outside with high gloss. (allow for preparation and undercoat)	sqm	
	(g) Treating damp walls with approved dampness sealer	sqm	
	(h) Paint / varnish doors with high gloss paint	each	

	(i) Painting of steel rails, steps etc with enamel paint including preparation and suitable undercoat	sqm	
	(j) Paint/ varnish skirting and quadrant	m	
<b>B44</b>	<b>Supply and install air vents and make good all round to match the existing</b>		
	(a)Clay brick (Terracota)	each	
	(b)PVC	each	
<b>B45</b>	Clear site of vegetation and topsoil	m3	
<b>B46</b>	Remove rubble/debris and clean site area where the rubble was and cart away	m3	
<b>B47</b>	<b>Cutting trees: Excavate around the trees = 500mm deep and cut the stem of the tree. Backfill and compact the ground</b>		
	(a) The tree with the stem under 0.3m diameter	each	
	(b) The tree with the stem of the diameter bigger than 0.3m	each	
<b>B48</b>	<b>Cutting grass: including removal of cut grass</b>	sqm	