



Transnet SOC Limited
Transnet RME

REQUEST FOR QUOTATION

BOARD LIST TFR RME
 TRANSNET FREIGHT RAIL - RME
 PROCUREMENT DEPARTMENT
 2000

Registration Number: 1990/000900/06
Vat Number : 4720103177

Attention:
 Telephone Number :
 Fax Number :
 Vendor Number :2004815

Quotation Deadline Date : 28.11.2014
Quotation Deadline Time : 16H00

REQUEST for QUOTATION
 Transnet RME
RFQ Number / Date
 6000212569 / 17.11.2014
Contact Person / Telephone
 Uginthree Pillay / 0313611784
Return to EMAIL
 TCPtender@Durban@Transnet.net

Item	Material	Description	RFQ Qty	UoM	Required Del date	Confirm Del date	Unit Price Excl	Total Price Excl
00010		SUPPLY ONLY OF BROWN AL		ea	01.12.2014			

SUPPLY ONLY OF BROWN ALUMINIUM WINDOWS AND BURGLAR GUARDS AS PER SPECIFICATIONS.

Transnet Limited t/a Transnet Freight Rail RME Durban, hereby invite your company to supply a separate detailed quotation to supply the following goods or services required:

SUPPLY ONLY OF BROWN ALUMINIUM WINDOWS AND BURGLAR GUARDS AS PER SPECIFICATIONS TO BIDVEST BUILDING, BAYHEAD, DURBAN

All technical queries relating to this invitation may be addressed to: BHEKI 0838420402

All procurement relating queries can be addressed to:
 Ms. Uginthree Pillay 031 3611784

The closing time for receipt of your official quotations is
 16:00 hrs on FRIDAY 28TH NOVEMBER 2014

Telephonic and late quotes will not be accepted.



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RFQ Number / Date
 6000212569 / 11.11.2014
Contact Person / Telephone
 Uginthree Pillay / 0313611784
Return to EMAIL
 TCPtendersDurban@Transnet.net

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All quotations should be e-mailed to TCPtendersDurban@transnet.net OR Imduzi.khoza@transnet.net.

The contractor's address and identification details have to be shown on each quotation received.

Please supply the following documents with every quotation submitted;

- # Valid Tax Clearance certificate.
- # Copy of your latest B.B.B.E.E. Certificate.
- # Certificate of good standing with the Workman's compensation commissioner.

Failing to submit any of the documents mentioned above could result in your quotation to be disqualified / not accepted.

Note: Transnet may not necessarily accept the lowest or any other offer and reserves the right to select in its favor any or, a portion of any offer made

If you are unable to quote for this enquiry, please submit a NO QUOTE, with a short reason, if possible, for not being able to quote.

Otherwise we look forward to receive your quote by the date and time stated.

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 Uginthra Pillay / 0313611784
Return to EMAIL
 TCPtendersDurban@Transnet.net

Delivery Address
 TFR RME Durban
 100 Eel Road
 Bayhead, Durban
 4001

This RFQ is subject to the following conditions:

1. Price/s : The price/s quoted in SA currency and is excluding of V.A.T
2. Delivery : The price/s quoted should include delivery cost to the delivery address stated on the RFQ
3. Returnables : A valid tax clearance certificate and BBBEE certificate from a SANAS accredited verification agency attached to quotation for all quotes above R30 000.
 Please note that only the official Transnet RFQ will be accepted and all other correspondence to be attached to the original
4. Safety : To confirm to Transnet Capital Projects Health & Safety plan and specification; HAS-std-0001, copy available on request.
5. Confirmation: To confirm your participation in this tender process please sign and return this document as immediate effect prior to the quotation deadline.
6. Negotiations: The Employer may elect to negotiate the final terms of the contract/order with the preferred tenderer in accordance with Clauses F.2.17 and F.3.13 of the CIDB Standard Conditions of Tender. A copy of which is available upon request.

Signature _____

Date _____

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Main Building			
Type of opening	length(m)	height(m)	Quantity
Window	1.14	1.97	8
Window	1.14	1.68	15
Door	1.03	2.11	1
Door	1.03	2.55	1
Door	1.03	2.73	1

Human Resource			
Type of opening	length(m)	height(m)	Quantity
Window	1.56	1.34	5
Window	2.04	1.34	2
Window	1.02	1.34	1
Door	1.04	2.44	1
Door	1.04	2.21	1

Human Resource/Board room			
Type of opening	length(m)	height(m)	Quantity
Window	1.14	1.68	12
Door	1	2.53	1
Door	1.03	2.54	1

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Description
kitchen
toilet
Main entrance

Description

Description

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MESS AND ABLUTION MAINTENANCE STANDARD

Ablution room Toilet, and shower area general

1	Ceiling new or replace	Fit Nutex cement fibre ceiling boards, spot prime nails with universal undercoat and apply 3 coat acrylic emulsion paint.
2	Ceiling paint finish existing gloss enamel	Paint ceilings 1 coat universal undercoat and 1 coat acrylic emulsion paint or as per condition of ceiling allow additional coats
3	Ceiling finish existing acrylic emulsion	Paint ceilings 2 coat acrylic emulsion paint or as per condition of ceiling allow additional coats
4	Where not practical to fit standard type ceiling due to roof structure, fit suspended ceiling	Suspend ceiling 1200 x 600mm white vinyl clad boards
5	Cornice; ablution area walls to be tiled to ceiling, remove existing cornice and replace new cornice after tiling had been done.	Fit or replace existing type with meranti wood skirting and quarter rounds as cornice, no section of skirting or quarter rounds shall be shorter than 450mm as alternative use SA Pine type or Supa wood type and paint as per ceiling finish
6	Wall finish existing painted areas. Tile all walls in side ablution area to ceiling and screening wall to top and on top of screening wall of shower, toilet cubicles and screen walls in front of entrances	Chip 80% of wall area to be tiled and apply key coat to wall before laying ceramic tiles. Key coat shall be apply according the manufacturer specification on container. Lay 1st grade 200 x 200mm white ceramic glazed wall tiles. use 3mm spacers, item include walls, reveals, soffits, sills and the top of shower cubicle and toilet cubicle walls. use white grout. Fit white round plastic tile edge strip for ceramic wall tiles at exterior corners of openings. All corners shall be neat mitre joints, no section shall be shorter than 400mm in a long straight section
7	Wall finish existing tiled areas. Tile all walls in side ablution area to ceiling and screening wall to top and on top of screening wall of shower, toilet cubicles and screen walls in front of entrances	Check if tiles when removed and tiles was fix with cement direct to brick wall all to plaster walls if wall was plaster and plaster is in sound condition lay 1st grade 200 x 200mm white ceramic glazed wall tiles. use 3mm spacers, item include walls, reveals, soffits, sills and the top of shower cubicle and toilet cubicle walls. use white grout. Fit white round plastic tile edge strip for ceramic wall tiles at exterior corners of openings. All corners shall be neat mitre joints, no section shall be shorter than 400mm in a long straight section

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8	Floor finish remove vinyl tiles, vinyl sheeting or damaged or loose ceramic tiles as necessary and lay JOHNSON THEMIS, 300 x 300 full body porcelain tiles available from all Tile Africa outlets	Chip 80 % of concrete floor area, apply approved key coat to floor for ceramic tiles (please read the manufacture specifications on container on how to mix and apply the key coat) Lay 1st grade JOHNSON THEMIS, 300 x 300 full body porcelain tiles available from all Tile Africa outlets (use 10 x 6mm notched trowel) joints 5mm wide) use only tile adhesive for porcelain tiles. Provide heavy duty L type aluminium floor tile edge strip at door entrances. Tiles should be installed providing for adequate movement joints. Movement and expansion joints to be provided for at maximum \pm 3 m centres externally or at \pm 4 m centres internally in both directions or as per the tile manufacturers instructions. All expansion and movement joints must extend through the adhesive bed and tiles. Apply masking tape to both sides of joints, fill joint with beige silicone sealer, finish neatly and remove masking tape before silicone starts to set.
9	Skirting for tiled walls, if existing skirting is grano type, remove the grano skirting	Lay ceramic tile skirting 100mm wide, without tile edge strip on top edge of tiles, item include the chip of 80% of wall area for the tile skirting and to apply key coat to chipped wall area 100mm wide. use tiles as specified for floor tiles
10	Doors entrance, existing doors if repairable, repair as necessary. New doors fit meranti flash back FL & B door. All doors to be painted to ensure uniformity of all doors in the building	Paint door complete both sides, side edges and top edge universal undercoat and 2 coats Dulux pearlglow river rock code 6J1-7.
11	Door lock	Fit 3 lever lock for double door fit spacer for rebate complete with striker plate for rebate. Lock shall be SABS approved with 3 keys. if more than 1 lock to be install to building keys shall not be interchangeable. Single door
12	Door frame if frame have fanlight paint complete with fan light	Paint door frame 1 coat undercoat and 2 coats Dulux water base pearlglow lockness code-3L1-5
13	Window frames	Paint window frame complete, with 1 coat universal undercoat and 2 coats Dulux water base pearlglow lockness code - 3L1-5. Specification to include removing all old paint from glass area and cleaning of glass
14	Window panes	All panes to be obscure panes. Replace all clear, cracked or broken window panes.
15	Window sills	To be tiled with walls, sills to slope inwards 20 degree from horizontal
16	Signs (Male / Female)	Provide plastic at least 200mm x 200mm standard sign indicating for male or female as necessary
17	Mirrors	Fit mirror 400mm x 400mm above basin. Fit mirror direct to wall to allow mirror to be flush with wall tiles. When fitting basins contractor to make sure the 200mm x 200mm tile joint is in centre of basin if possible, when tiling wall leave out 4 wall tile and fit mirror to be plus minus 1.40m above floor finish. Fix mirror with two sided tape and mirror adhesive. Do not use silicone sealer as silicone attack the silver coating on the mirror, as alternative to mirror adhesive acrylic sealer/adhesive can be used.

18	Screening walls	Provide adequate as necessary screening wall at all entrance to ablutions to secure privacy. Screen wall between showers double copping to slope 20 degree from horizontal
19	Minimum area of light opening	10% of floor area or 0.2 square meter whichever is the greater
20	Ventilation	5% of floor area or 0.2 square meter whichever is the greater
21	Ceiling height	2.40m from finish floor level to underside of ceiling
22	Width of rooms throughout	Minimum 2.0 meter
Cold and hot water supply		
23	Cold water feed pipe diameter	Use where possible balance water system. Calculated to determine for total amount of water points that will be used simultaneously drawing off the feeding line
24	Hot water feed pipe diameter	Use where possible balance water system Calculated to determine for total amount of water points that will be used simultaneously drawing off the feeding line
25	Water pipes, were possible provide service ducts for pipes to run in See attached sample plan or chase all pipes in walls.	Class 2 copper pipes in roof or against wall, avoid to fit copper pipes in wall were building is close to rail way lines. Use pex-aluminium multi layer SABS approved water pipe in walls in roofs or against walls as necessary
26	Hot water storage capacity	Use where possible balance water system Calculated to determine size of hot water capacity for total amount of water points that will be used simultaneously drawing hot water
27	Lagging to pipes	In areas were freezing of water can occur fit pipe insulation to all water pipes in roof and to pipes against walls on exterior of building, strap insulation at ends and at lease every 400mm with cable ties if not zip lock type is used
Showers		
28	Drainage of waste water	Do away with open channels, all waste water to be piped to sewer
29	Number of persons per shower and cubicle size	Provide showers in any occupancy where employees are expose to high risk substances, dirt, dust, oil, grease or any similar substances. Provide at lease one shower per 7 persons where space permit but not less than one shower per 15 persons separately for each sex. Shower shall have direct access to a change room. Shower shall be provide in a shower cubicle measuring 1.00m x 1.00m per shower internally. Communal showers will not be allowed. NOTE: 20% of showers shall be shower cubicle with adjacent clothing changing cubicle to ensure privacy for employees choosing to use such facility.
30	Cubicle next to shower cubicle for clothing change 20% of shower to be provide with adjacent clothing change cubicle	If space allow the shower and clothing change cubicle can be 1.20m wide, but minim size shall be 1.00m x 1.00m for shower and 1.00m x 1.00m for clothing cubicle.

31	Shower cubicle floor	Build shower floor retaining wall, 2 bricks high. Form concrete shower floor 1.0m x 1.0m. in side shower cubicles, floor shall have fall towards outlet. make sure to leave space for ceramic floor tiles and adhesive to ensure floor is level with top of outlet grid.
32	Shower cubicle floor tile with mosaic tiles	Tile shower floor with 50mm x 50mm beige colour mosaic tiles. Tile shall be laid to have fall towards outlet. Top of tiles shall be level with the top of outlet trap grid. Use tile adhesive for mosaic tiles. Grout colour to match. Mix grout with product like Tylor bond it, to make grout water proof
33	Clothing change cubicle floor	Tile as per ablution floor
34	Skirting for shower cubicle provide	Lay ceramic tile skirting 100mm wide, without tile edge strip on top edge of tiles, item include the chip of 80% of wall area for the tile skirting and to apply key coat to chipped wall area 100mm wide. use tiles as specified ablution area floor tiles. NO PONDING OF WATER SHALL BE ALLOWED. Provide heavy duty L type aluminium floor tile edge strip at both sides of shower retaining wall
35	Shower cubicle door type pivot type is preferred only use sliding door if space is a problem.	Install kal/Wesper or approved high quality pivot or sliding type glass and aluminium shower door with obscure/frosted glass. silicone sealer shall be applied between tiles and aluminium frame before fitting frame and not after frame has been fixed.
36	Clothing change cubicle door type.	Fit purpose made door. Manufacture door from white melamine chip board cut to size. Seal edges with aluminium channel, apply white or clear silicone to edge before fitting aluminium channel over all four edges. Aluminium edges that fir tight over melamine bison board are available as a standard size. Fix channel 40mm from corners with countersunk chrome plated self tapping screws and in centre of each side. Fit meranti wood cleat to tile wall and hang door with T hinge to meranti cleat. Fit on indicator lock side meranti cleat with rebate to tile wall. Paint cleats wood primer, universal undercoat and 2 coat Dulux white pearl glo paint
37	Taps type	Install heavy pattern Cobra under tile shower tap with star handle
38	Shower rose type	Shower rose with swivel type complete with cobra brass chrome plated extension pipe with cover plate
39	Shower trap type	Brass deep seal shower trap with brass chromium-plated grating. Grating shall be level with tile finish.
40	Bench for shower cubicle.	See attached sketch
41	Soap dish type	Fit chrome plated type or stainless steel type soap dish in showers fit on top of tiles. (fit 1250mm height from shower floor)
	Toilet	

42	Number of persons per toilet per sex	Provide at least one toilet per 8 male persons where space permit, for male employees if a urinal is provided but not less than 1 toilet for 20 male persons. For female employees provide at least one toilet per 5 persons but not less than one toilet per 10 females
43	Size of toilet cubicle	Toilet cubicles minimum size 877mm wide x 1700mm in length
44	Door type	Masonite flush panel door manufacture to have 100mm gap between floor and bottom of door
45	Door frame	Steel door frame, if new frame cut 100mm off bottom to prevent that bottom section rust, if existing frame that had already rusted cut rusted section of if rusted section is not more than 100mm if necessary replace frame. 100mm wide tile skirting will finish section between floor and door frame
46	Cistern type	Cistern 9 litre porcelain from Vaal potteries or similar product from other local manufacturer.
47	Stop valve type	If existing stop cock is a chrome plates stop cock and if pipes is not going to be replaced, clean and service stop cock. If new installation or pipes is to be replaced fit Cobra angle valve and flex connector
48	Pan type	WC porcelain pan complying with sans specification for WC porcelain pan from Vaal potteries or similar product from other local manufacturer.
49	Seat type	Fit or replace toilet seat with heavy duty plastic toilet seat
50	Toilet paper holder type	Fit toilet paper holder white lockable paper dispenser type holding 3 rolls
Urinals		
51	Number of persons per urinal	Allow 1 urinal for every 10 males, if toilet area and ablution area are in separate rooms allow 1 additional basin at toilet area
52	Type of urinal bowl	White Flat back Lavetera or urinal bowl or square type with integrated trap (install urinal 650mm from floor level to front top edge of urinal)
53	Flush valve	Cobra watertech exposed fj6.000 flush master valve for urinal
54	Trap	White PVC bottle trap
55	Waste outlet	Brass chromium plated 38 mm diameter with chromium plated domical grating
56	Floor area (urinal area)	Allow minimum of 1.30m open area between front of urinal and nearest obstruction (wall/fittings) to allow free movement.
Basins		
57	Drainage of waste water	Do away with open channels, all waste water to be piped to sewer
58	Number of persons per basin	Allow 1 basin for every 10 persons, if toilet area and ablution area are in separate rooms allow 1 additional basin at toilet area
59	Type of basin	450mm x 530mm white vaal porcelain on wall mounted fixing brackets or similar from local manufacturer
60	Taps	Taps with 15 mm cobra heavy pattern pillar taps with star handle.
62	Trap	Anti - vac trap

62	Waste outlet	Brass chrome plated, plug and chain
63	Distance at front of basins l	Allow 1.50m between basin in double row and 1.20m if single row
Foot bath		
64	Discuss with client,	At some abluion the staff members still use the foot baths, they also use the foot baths to fill the buckets they use for washing and rinse clothing.
65	Size	500mm wide, length not less than 600mm, depend on total staff using the facility. Allow 600mm with one hot and one cold water tap per 20 person using the facility
66	Finish	Tile wall with white 200 x200mm wall tiles, and floor with floor tiles as per specified for abluion
67	Taps	Taps 15 mm cobra heavy pattern bib taps with star handle and chrome plated brass extension pipe.
68	Outlet	Install brass deep seal shower trap with brass chromium-plated grating. Grating shall be level with tile finish.
Locker room		
69	Size, space per person	Minimum area per person using locker room simultaneously. For 1 to 12 persons area is 9 square meter minimum. Add additional 0.75 square meter per person for up to 50 person and add 0.60 square meter per person for every person more than 50 persons. Note; Area occupied by seats and lockers for persons on one shift is included above, but the area occupied by lockers for persons on
70	Ceiling paint finish existing gloss enamel	Paint ceilings 1 coat universal undercoat and 1 coat acrylic emulsion paint or as per condition of ceiling allow additional coats
71	Ceiling finish existing acrylic emulsion	Paint ceilings 2 coat acrylic emulsion paint or as per condition of ceiling allow additional coats
72	Cornice if small gap between wall seal gap if big gap move cornice back and seal or replace as necessary	Seal gap between Cornish and wall with paint able acrylic sealer after wall and ceiling has been washed
73	Wall finish plaster area	Paint wall to 2.0m high 1 coat universal undercoat if existing finish is gloss and two 2 coats Dulux Wash N Wear Silk lockness code-3L1-5. If PVA not necessary to apply universal under coat. Area above 2.0m apply two coats Dulux Wash N Wear Silk, Barely Beige code 3H1-1 as finish coats or as per condition of wall allow additional coats
74	Face brick wall bricks and finish neat and in good condition	Apply 2 coats brick dressing
75	Face brick wall brick finish not neat or in bad condition	Paint wall to 2.0m high 1 coat universal undercoat if existing finish is gloss and two 2 coats Dulux Wash N Wear Silk lockness code-3L1-5. If PVA not necessary to apply universal under coat. Area above 2.0m apply two coats Dulux Wash N Wear Silk, Barely Beige code 3H1-1 as finish coats or as per condition of wall allow additional coats

76	Floor finish remove vinyl tiles, vinyl sheeting or damaged or loose ceramic tiles as necessary.	Chip 80 % of concrete floor area, apply approved key coat to floor for ceramic tiles (please read the manufacture specifications on container on how to mix and apply the key coat) Lay 1st grade JOHNSON THEMIS, 300 x 300 full body porcelain tiles available from all Tile Africa outlets (use 10 x 6mm notched trowel) joints 5mm wide) use only tile adhesive for porcelain tiles. Provide heavy duty L type aluminium floor tile edge strip at door entrances. Tiles should be installed providing for adequate movement joints. Movement and expansion joints to be provided for at maximum \pm 3 m centres externally or at \pm 4 m centres internally in both directions or as per the tile manufacturers instructions. All expansion and movement joints must extend through the adhesive bed and tiles. Apply masking tape to both sides of joints, fill joint with beige silicone sealer, finish neatly and remove masking tape before silicone starts to set.
77	Skirting for wall is not tiled	Fit ceramic tile skirting cut 100mm wide from floor tiles lay complete with plastic ceramic tile edge strip on top edge of tiles. item include the chip of 80% of wall area for the tile skirting and to apply key coat to chipped wall area 100mm wide. use tiles as per floor tiles
78	Locker bases	If there is existing locker concrete base tile edge as per skirting and paint top with dark grey floor paint
79	Door frame if frame have fanlight paint complete with fan light	Paint door frame 1 coat undercoat and 2 coats Dulux water base pearl glo lockness code-3L1-5
80	Window frames	Paint window frame complete, with 1 coat universal undercoat and 2 coats Dulux water base pearl glo lockness code - 3L1-5. Specification to include removing all old paint from glass area and cleaning of glass
81	Minimum area of light opening	10% of floor area or 0.2 square meter whichever is the greater
82	Ventilation	5% of floor area or 0.2 square meter whichever is the greater
83	Window frames	Paint window frame complete, with 1 coat universal undercoat and 2 coats Dulux water base pearl glo lockness code - 3L1-5. Specification to include removing all old paint from glass area and cleaning of glass
84	Window panes	All panes to be obscure panes. Replace all clear, cracked or broken window panes.
85	Window sills quarry tile in good condition	If painted and paint can easily be removed, clean from all paint and apply stone/brick dressing. If paint can not easily be removed sand, clean and apply 2 coats dark grey floor paint
86	Window sills new or existing sills damaged or not in good condition	Tile window sill with ceramic floor tiles, tile sill and tile 80mm wide against wall, fit plastic tile edge strip to finished edge between wall tiles section and sill tiles section
87	Benches	See attached sketch
88	Minimum distance between seats and lockers	Allow minimum of 800mm between seat and locker.
Kitchen/Mess		

89	Size, space per person in mess room	For 1 to 10 persons = 9 square meter. Add .90 square meter for every additional person up to 50 persons and then add additional 0.70 square meter for every person more than 50 persons. Note: The area occupied by tables and chairs is included in the above, but that occupied by sinks and work tables is not included.
90	Distance between kitchen fittings and first row of chairs and tables.	Minimum 1.00m but if space allow 1.20m
91	Ceiling paint finish existing gloss enamel	Paint ceilings 1 coat universal undercoat and 1 coat acrylic emulsion paint or as per condition of ceiling allow additional coats
92	Ceiling finish existing acrylic emulsion	Paint ceilings 2 coat acrylic emulsion paint or as per condition of ceiling allow additional coats
93	Cornice if small gap between wall and cornice if big gap move back and seal or replace as necessary	Seal gap between Cornish and wall with paint able acrylic sealer after wall and ceiling has been washed
94	Wall finish sink and work top side	Tile wall with 200mm x 200mm tiles from floor to ceiling
95	Wall finish plaster area	Paint wall to 2.0m high 1 coat universal undercoat if existing finish is gloss and two 2 coats Dulux Wash N Wear Silk lockness code-3L1-5. If PVA not necessary to apply universal under coat. Area above 2.0m apply two coats Dulux Wash N Wear Silk, Barely Beige code 3H1-1 as finish coats or as per condition of wall allow additional coats
96	Face brick wall bricks and finish neat and in good condition	Apply 2 coats brick dressing
97	Face brick wall brick finish not neat or in bad condition	Paint wall to 2.0m high 1 coat universal undercoat if existing finish is gloss and two 2 coats Dulux Wash N Wear Silk lockness code-3L1-5. If PVA not necessary to apply universal under coat. Area above 2.0m apply two coats Dulux Wash N Wear Silk, Barely Beige code 3H1-1 as finish coats or as per condition of wall allow additional coats
98	Floor finish remove vinyl tiles, vinyl sheeting or damaged or loose ceramic tiles as necessary.	Chip 80 % of concrete floor area, apply approved key coat to floor for ceramic tiles (please read the manufacture specifications on container on how to mix and apply the key coat) Lay 1st grade JOHNSON THEMIS, 300 x 300 full body porcelain tiles avalibale from all Tile Africa outlets (use 10 x 6mm notched trowel) joints 5mm wide) use only tile adhesive for porcelain tiles. Provide heavy duty L type aluminium floor tile edge strip at door entrances. Tiles should be installed providing for adequate movement joints. Movement and expansion joints to be provided for at maximum \pm 3 m centres externally or at \pm 4 m centres internally, in both directions or as per the tile manufacturers instructions. All expansion and movement joints must extend through the adhesive bed and tiles. Apply masking tape to both sides of joints, fill joint with beige silicone sealer, finish neatly and remove masking tape before silicone starts to set.
99	Skirting for tiled walls,	Lay ceramic tile skirting 100mm wide, without tile edge strip on top edge of tiles, item include the chip of 80% of wall area for the tile skirting and to apply key coat to chipped wall area 100mm wide. use tiles as specified for floor tiles

100	Skirting for wall not tiled	Fit ceramic tile skirting cut 100mm wide from floor tiles lay complete with plastic ceramic tile edge strip on top edge of tiles. item include the chip of 80% of wall area for the tile skirting and to apply key coat
101	Doors entrance, existing doors if repairable, repair as necessary. New doors fit meranti flash back FL & B door. All doors to be painted to ensure uniformity of all doors in the building	Paint door complete both sides, side edges and top edge universal undercoat and 2 coats Dulux pearl glo river rock code 6J1-7.
102	Door lock	Fit 3 lever lock for double door fit spacer for rebate complete with striker plate for rebate. Lock shall be SABS approved with 3 keys. if more than 1 lock to be install to building keys shall not be interchangeable. Single door
103	Door frame if frame have fanlight paint complete with fan light	Paint door frame 1 coat undercoat and 2 coats Dulux water base pearl glo lockness code-3L1-5
104	Window frames	Paint window frame complete, with 1 coat universal undercoat and 2 coats Dulux water base pearl glo lockness code - 3L1-5. Specification to include removing all old paint from glass area and cleaning of glass
105	Window panes	Clear panes
106	Window sills quarry tile in good condition	If painted and paint can easily be removed, clean from all paint and apply stone/brick dressing. If paint can not easily be removed sand, clean and apply 2 coats dark grey floor/ paint
107	Window sills new or existing sills damage or not in good condition	Tile window sill with ceramic floor tiles, tile sill and tile 80mm wide against wall, fit plastic tile edge strip to finish edge between wall tiles section and sill tiles section
Sink		
108	Number of persons per sink	1 to 16 persons one single bowl, 17 to 60 double bowl and above 60 an additional double bowl for each 100 persons or part thereof.
109	Sink type	Stainless steel overlay 1.20m or 1.50m single bowl, double bowl 1.80m
110	Sink cupboard type	Sink stand, build 1.2m long single sink stand with bricks, plaster, tiles and manufacture angel iron frame to support sink. Item is to build sink stand with bricks to fit 1,20m long x 530mm wide single sink. See attached specification for sink stand.
111	Taps	Taps for each sink bowl hot and cold water 15 mm cobra heavy pattern bib taps with star handle and chrome plated brass extension pipe.
112	Outlet	Brass chrome plated
Table/work top		
113	Build in table with tiled shelf and stainless steel work top and as per specification for build in sink.	Build table as per specification for build in sink, but in place of sink use supa wood sheet cut to size and covered with stainless steel sheet for work top.
Veranda		

114	Ceiling paint finish existing gloss enamel	Paint ceilings 1 coat universal undercoat and 1 coat acrylic emulsion paint or as per condition of ceiling allow additional coats
115	Ceiling finish existing acrylic emulsion	Paint ceilings 2 coat acrylic emulsion paint or as per condition of ceiling allow additional coats
116	Cornice if small gap between wall and cornice if big gap move back and seal or replace as necessary	Seal gap between Cornish and wall with paintable acrylic sealer after wall and ceiling has been washed
117	Wall finish plaster area	Paint wall to 2.0m high 1 coat universal undercoat if existing finish is gloss and two 2 coats Dulux Wash N Wear Silk lockness code-3L1-5. If PVA not necessary to apply universal under coat. Area above 2.0m apply two coats Dulux Wash N Wear Silk, Barely Beige code 3H1-1 as finish coats or as per condition of wall allow additional coats
	Face brick wall bricks and finish neat and in good condition	Apply 2 coats brick dressing
118	Face brick wall brick finish not neat or in bad condition	Paint wall to 2.0m high 1 coat universal undercoat if existing finish is gloss and two 2 coats Dulux Wash N Wear Silk lockness code-3L1-5. If PVA not necessary to apply universal under coat. Area above 2.0m apply two coats Dulux Wash N Wear Silk, Barely Beige code 3H1-1 as finish coats or as per condition of wall allow additional coats
119	Floor finish: Tile floor with brown colour terrazzo type or anti slip type tile floor tile	Chip 80 % of concrete floor area, apply approved key coat to floor for ceramic tiles (please read the manufacture specifications on container on how to mix and apply the key coat) Lay 1st grade JOHNSON THEMIS, 300 x 300 full body porcelain tiles avalibale from all Tile Africa outlets (use 10 x 6mm notched trowel) joints 5mm wide) use only tile adhesive for porcelain tiles. Provide heavy duty L type aluminium floor tile edge strip at door entrances. Tiles should be installed providing for adequate movement joints. Movement and expansion joints to be provided for at maximum \pm 3 m centres externally or at \pm 4 m centres internally, in both directions or as per the tile manufacturers instructions. All expansion and movement joints must extend through the adhesive bed and tiles. Apply masking tape to both sides of joints, fill joint with beige silicone sealer, finish neatly and remove masking tape before silicone starts to set.
120	Skirting: Tile if grano type remove grano skirting.	Fit ceramic tile skirting cut 100mm wide from floor tiles lay complete with plastic ceramic tile edge strip on top edge of tiles. item include the chip of 80% of wall area for the tile skirting and to apply key coat to chipped wall area 100mm wide. use tiles as per floor tiles
Security		
121	Burglar bars provide	Discuss with Property manager and client if necessary to provide and if capital money is required
122	Security gates provide	Discuss with Property manager and client if necessary to provide and if capital money is required
123	Burglar bars existing paint	One Coat universal undercoat and one coats Dulux Pearl glo white
124	Security gates existing paint	One Coat universal undercoat and one coats Dulux Pearl glo white

Exterior		
125	Roof structure	Check, repair as necessary. Replace if loose roof screws and or roof leak replace as necessary old type roof screws with 8.0mm coach screws and bendit washers 75mm for corrugated iron or 90mm for IBR
126	Roof paint	Rusted areas clean and spot primer with -NS grey paint. Paint roof 2 coat white Dulux roof guard or paint with approved white roof paint from a reputable manufacture with a good track record and guarantee
127	Expose painted wood sprockets and purlines	Paint universal undercoat and 2 coat white Dulux roof guard or paint with approved white roof paint from a reputable manufacture with a good track record and guarantee. If existing finish is water base paint it is not necessary to apply universal under coat
128	Facia and barge boards all types	If existing gloss finish apply 1 coat universal under coat where applicable and 2 coats white Dulux wall guard or 2 coat white Dulux roof guard or paint with approved white roof paint from a reputable manufacture with a good track record and guarantee. If existing finish is water base paint it is not necessary to apply universal under coat
129	Gutters necessary to replace.	Replace with white chroma dek seamless industrial type gutters for inland and aluminium for costal area
130	Gutters necessary to replace but lots of trees around building.	Remove gutters fit facia to building if not existing to keep rain water from bottom purline and sprockets. Fit only square galvanised gutter over entrances to building, gutter to be plus minus 500mm wider on each side than entrance. Ends of gutters to be open for leaves to be washed out by rain water, no down pipes to be provided.
131	Gutters galvanised type in good condition but need painting	If existing gloss finish apply 1 coat universal under coat where applicable and 2 coats white Dulux wall guard or 2 coat white Dulux roof guard or paint with approved white roof paint from a reputable manufacture with a good track record and guarantee. If existing finish is water base paint it is not necessary to apply universal under coat.
132	Wall face brick in neat and good condition	Leave as is
133	Wall face brick not in good condition	Repair as necessary and paint wall 3 coats or as necessary with Dulux wall guard paint or with similar paint from a reputable manufacture with a good track record and guarantee. Note; Bottom 1,20m section of wall can be painted with lockness code-3L1-5a colour. Also a good idee is to lay one row of floor tiles above the concrete or paving apron to keep the moisture away from the paint
134	Wall Plaster finish	Paint wall 2 coats or as necessary with Dulux wall guard paint or with similar type paint from a reputable manufacture with a good track record and guarantee. Note; Bottom 1,20m section of wall can be painted with lockness code-3L1-5 colour. Also a good idee is to lay one row of floor tiles above the concrete or paving apron to keep the moisture away from the paint if the foundation build is not face bricks

135	Window sills	Paint 2 coats dark grey floor paint
136	Doors(outside)	Two coats Dulux River Rock code 6J1-7
137	Outside pipes paint all diameter.	Two coats Dulux Pearl glo white or similar paint from a reputable manufacture with a good track record and guarantee
138	Washing line (inside court yard) Discuss if necessary with Property manager and client	2m Diameter Wendy DRY (Galvanised or powder coated white) with 7mm nylon cord wash- line.
139	Paving apron and pathways; Plus points: Neater finish, have better control over finish product, can have brick easy tested for quality. Can easily be repaired. Negative point: Need care and maintenance to prevent grass and weeds growing between bricks in joints	1.5m wide paving strip around building colour grey, paving to slope away from building
140	Concrete apron and pathways: Plus point: If good quality concrete it is maintenance free. Negative point: Not easy to monitor quality and finish if not whole time on site when concrete is mixed.	1.5m wide strip around building with construction/expansion joints at 1.2m wide. Concrete strip to be 80mm thick and to slope away from building
141	Vegetation: 10 m strip	Cut grass and vegetation. Remove trees and stumps closer than 2 m to building
142	Plant trees: Discuss with Property manager and client	Plant trees suitable to area to provide shade, 3 m away from building. One tree per building
	Asset number	
143	Asset number type and size	Asset number made from plastic sign material or from car number plate. Letters and numbers to be car number plate size

"PREVIEW COPY ONLY"