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REQUEST FOR PROPOSAL

REFURBISHMENT OF ABLUTION FACILITIES (PHASE 2) AT JOHANNESBURG CITY HALL BUILDING

RFQ NO: **PR10069689**

CLOSING DATE: **02 December 2026**

TIME: **11:00 AM**

RFQ SUBMISSION: **VLetshokota@gpl.gov.za**

GAUTENG LEGISLATURE Your View — Our Vision	**ADMINISTRATIVE BASIC COMPLIANCE REQUIREMENTS**	**Section 1**

These are documents required for this bidding. Should the bidder fail to submit the following documents, the bid will be disqualified automatically:

Item	Description	Mandatory	Submitted	
			Yes	**No**
1	Technical Proposal	**No**		
2	Pricing Schedule (Firm Pricing) SBD 3.3	**Yes**		
3	Bidder's Disclosure (SBD 4) Original completed and signed.	**Yes**		
4	Preference Point Claim form (SBD 6.1) Original completed and signed.	**Yes**		
5	Did you submit a valid CIDB Registration (1GB or higher)?	**Yes**		
6	Did you submit Three (3) signed and dated reference letters on official client letterheads confirming successful completion of commercial building refurbishment, porcelain tiling, and/or commercial plumbing works within the last five (5) years?	**Yes**		
7	Copy of full Company Registration documents?	**Yes**		
8	Did you submit copies of South African IDs' for shareholders?	**Yes**		
9	Did you submit your company profile?	**Yes**		
10	Did you submit one (1) electronic copy of the RFQ?	**Yes**		
11	Joint Venture / Consortium agreement / Trust Deed (if applicable): • Did you submit all documents for all parties of the Joint Venture/Consortium/Trust Deed? ✓ Certified copies of shareholders certificates ✓ Certified copy of Company Registration documents ✓ Certified copy of ID documents of the Directors or Members ✓ Submit a consolidated CIDB grading certificate	**Yes**		

Service Provider's Name : …….

Completed by : ……..

Signature: ……..…….

BID NUMBER: PR10069689

BID DESCRIPTION: REFURBISHMENT OF ABLUTION FACILITIES (PHASE 2) AT JOHANNESBURG CITY HALL BUILDING

BID CLOSING DATE : 02 December 2026

CLOSING TIME : 11h00am

NON-COMPULSORY SITE BRIEFING SESSION : YES

Venue: **Microsoft Teams**

Date: **27 November 2026**

Time: **09h00 am**

Address: **43 Rissik Street / Cnr City Hall & Helen Joseph Street**

Contact Person: **Lesebelele Seteno (LSeteno@gpl.gov.za)**

I/We hereby declare that I/we attended the non-compulsory site visit to understand the requirements of the GPL to supply all or any of the supplies and/or to render all or any of the services described in the attached bid documents, on the terms and conditions and in accordance with the specifications stipulated in the bid documents.

I, THE UNDERSIGNED (NAME)……

CERTIFY THAT THE INFORMATION FURNISHED AT THE NON-COMPULSORY SITE VISIT WAS UNDERSTOOD.

SIGNATURE OF BIDDER OR ASSIGNEE(S)

..... **DATE**: .....

Position
.....

Name Bidder
.....

Name of Company……..

SIGNATURE OF GPL OFFICIAL_____

DATE: _____

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SBD 3.3

PRICING SCHEDULE

(Professional Services)

NAME OF BIDDER:
……
BID NO.:

CLOSING TIME : CLOSING DATE :

OFFER TO BE VALID FOR 60 DAYS FROM THE CLOSING DATE OF BID.

ITEM NO	DESCRIPTION	BID PRICE IN RSA CURRENCY **(ALL APPLICABLE TAXES INCLUDED)

1. The accompanying information must be used for the formulation of proposals.

2. Bidders are required to indicate a ceiling price based on the total estimated time for completion of all phases and including all expenses inclusive of all applicable taxes for the project.

   R ……..……

3. PERSONS WHO WILL BE INVOLVED IN THE PROJECT AND RATES APPLICABLE (CERTIFIED INVOICES MUST BE RENDERED IN TERMS HEREOF)

PERSON AND POSITION	HOURLY RATE	DAILY RATE
----------	R----------	R----------
----------	R----------	R----------
----------	R----------	R----------

4. PHASES ACCORDING TO WHICH THE PROJECT WILL BE COMPLETED, COST PER PHASE AND MAN-DAYS TO BE SPENT

   ----------R---------- ---------- days
   ----------R---------- ---------- days
   ----------R---------- ---------- days

4.1 Travel expenses (specify, for example rate/km and total km, class of air travel, etc.). Only actual costs are recoverable. Proof of the expenses incurred must accompany certified invoices.

DESCRIPTION OF EXPENSE TO BE INCURRED	RATE	QUANTITY	AMOUNT
----------	……	……	R.....
----------	……...	……	R….....
----------	……	……	R….....
----------	……	…….	R….....

TOTAL: R……

** " all applicable taxes" includes value- added tax, pay as you earn, income tax, unemployment insurance
fund contributions and skills development levies.

4.2 Other expenses, for example accommodation (specify, e.g. Three star hotel, bed and breakfast, telephone cost, reproduction cost, etc.). On basis of these particulars, certified invoices will be checked for correctness. Proof of the expenses must accompany invoices.

DESCRIPTION OF EXPENSE TO BE INCURRED	RATE	QUANTITY	AMOUNT
----------	……	……	R.....
----------	……	……	R….....
----------	……	……	R….....
----------	……	…….	R….....

TOTAL: R……

5. Period required for commencement with project after acceptance of bid ……

6. Estimated man-days for completion of project ……..

7. Are the rates quoted firm for the full period of contract? *YES/NO

8. If not firm for the full period, provide details of the basis on which adjustments will be applied for, for example consumer price index.
……
*__[DELETE IF NOT APPLICABLE]__

9. Any enquiries regarding bidding procedures may be directed to the –

9.1 ANY **ENQUIRIES REGARDING THE BIDDING PROCEDURE MAY BE DIRECTED TO:**

Department: Supply Chain Management
Contact Person: Vhukhudo Letshokota
E-mail address: VLetshokota@gpl.gov.za

9.2 ANY ENQUIRIES REGARDING TECHNICAL INFORMATION MAY BE DIRECTED TO:

Department: Building Management

Contact Person: Lesebelele Seteno
E-mail address: LSeteno@gpl.gov.za

BIDDER'S DISCLOSURE

1. PURPOSE OF THE FORM

1.1 Any person (natural or juristic) may make an offer or offers in terms of this invitation to bid. In line with the principles of transparency, accountability, impartiality, and ethics as enshrined in the Constitution of the Republic of South Africa, 1996 (Constitution), and further expressed in the various applicable legislation, it is required for the bidder to make this declaration in respect of the details required hereunder.

1.2 If a person is listed in the Register for Tender Defaulters and/or the List of Restricted Suppliers, that person will automatically be disqualified from the bid process.

2. DECLARATION ON EMPLOYMENT BY ORGAN OF STATE

2.1 Is the bidder, or any of the directors / trustees / shareholders / members / partners of the bidder employed by an organ of state, as defined in section 239 of the Constitution? **YES/NO**

2.2 If YES, furnish particulars of the names, individual identity numbers, in the table below:

Full Name	**Identity Number**	**Name of organ of state**

2.3 Do you, or any person connected with the bidder, have a relationship with any person who is employed by the procuring institution? **YES/NO**

2.3.1 If so, furnish particulars:

……
……
……

2.4 Does the bidder or any of its directors/trustees/shareholders members/partners or any person having a controlling interest in the enterprise have any interest in any other related enterprise, whether or not they are bidding for this contract? **YES/NO**

2.4.1 If so, indicate all companies registered in the CSD in the table below:

Supplier registration number (MAAA)	**Status (active/inactive/deleted)**

Failure to disclose all CSD-registered active companies linked to all Directors will lead to disqualification**.**

3 GENERAL DECLARATION

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

3.1 I have read and I understand the contents of this disclosure.

3.2 I understand that the accompanying bid will be disqualified if this disclosure is found to be false.

3.3 The bidder has arrived at the accompanying bid independently from, and without consultation, communication, agreement or arrangement with any competitor.

3.4 In addition, there have been no consultations, communications, agreements or arrangements with any competitor regarding the quality, quantity, specifications, prices, including methods, factors or formulas used to calculate prices, market allocation, the intention or decision to submit or not to submit the bid, bidding with the intention not to win the bid and conditions or

delivery particulars of the products or services to which this bid invitation relates.

3.5 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.

3.6 There have been no consultations, communications, agreements or arrangements made by the bidder with any official of the procuring institution in relation to this procurement process prior to and during the bidding process except to provide clarification on the bid submitted where so required by the institution; and the bidder was not involved in the drafting of the specifications or terms of reference for this bid.

3.7 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, 1998 (Act No. 89 of 1998) and or may be referred to law enforcement agencies for criminal investigation and or may be restricted from conducting business with the state for a period not exceeding 10 years in terms of the Prevention and Combating of Corrupt Activities Act, 2004 (Act No. 12 of 2004) or any other applicable legislation.

I CERTIFY THAT THE ABOVE IS CORRECT.

I ACCEPT THAT THE PROCURING INSTITUTION MAY REJECT THE BID OR TAKE APPROPRIATE ACTION AGAINST ME IF THIS DECLARATION IS FALSE.

…… ……

Signature Date

…… ……...

Designation Name of bidder

PREFERENCE POINTS CLAIM FORM IN TERMS OF THE PREFERENTIAL PROCUREMENT REGULATIONS 2022

This preference form must form part of all tenders invited. It contains general information and serves as a claim form for preference points for specific goals.

NB: BEFORE COMPLETING THIS FORM, TENDERERS MUST STUDY THE GENERAL CONDITIONS, DEFINITIONS AND DIRECTIVES APPLICABLE IN RESPECT OF THE TENDER AND PREFERENTIAL PROCUREMENT REGULATIONS, 2022

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1. GENERAL CONDITIONS

1.1 The following preference point systems are applicable to invitations to tender:

- ✓ the 80/20 system for requirements with a Rand value of up to R50 000 000.00 (all applicable taxes included); and

- ✓ The applicable preference point system for this tender is the 80/20 preference point system. The lowest/highest acceptable tender will be used to determine the accurate system once tenders are received.

1.2 Points for this tender (even in the case of a tender for income-generating contracts) shall be awarded for:

(a) Price; and
(b) Specific Goals.

1.3 The maximum points for this tender are allocated as follows:

	POINTS
PRICE	80
SPECIFIC GOALS	20
TOTAL POINTS FOR PRICE AND SPECIFIC GOALS	**100**

1.4 Failure on the part of a tenderer to submit proof or documentation required in terms of this tender to claim points for specific goals with the tender, will be interpreted to mean that preference points for specific goals are not claimed.

1.5 The Gauteng Provincial Legislature reserves the right to require of a tenderer, either before a tender is adjudicated or at any time subsequently, to substantiate any claim in regard to preferences, in any manner required by the organ of state.

2. DEFINITIONS

(a) **"tender"** means a written offer in the form determined by an organ of state in response to an invitation to provide goods or services through price quotations, competitive tendering process or any other method envisaged in legislation;

(b) **"price"** means an amount of money tendered for goods or services, and includes all applicable taxes less all unconditional discounts;

(c) **"rand value"** means the total estimated value of a contract in Rand, calculated at the time of bid invitation, and includes all applicable taxes;

(d) **"tender for income-generating contracts"** means a written offer in the form determined by an organ of state in response to an invitation for the origination of income-generating contracts through any method envisaged in legislation that will result in a legal agreement between the organ of state and a third party that produces revenue for the organ of state, and includes, but is not limited to, leasing and disposal of assets and concession contracts, excluding direct sales and disposal of assets through public auctions; and

(e) **"the Act"** means the Preferential Procurement Policy Framework Act, 2000 (Act No. 5 of 2000).

3. FORMULAE FOR PROCUREMENT OF GOODS AND SERVICES

3.1. POINTS AWARDED FOR PRICE

3.1.1 THE 80/20 OR 90/10 PREFERENCE POINT SYSTEMS

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

80/20 or 90/10

$$Ps = 80\left(1 - \frac{Pt - P\,min}{P\,min}\right) \quad \text{or} \quad Ps = 90\left(1 - \frac{Pt - P\,min}{P\,min}\right)$$

Where

Ps = Points scored for price of tender under consideration

Pt = Price of tender under consideration

Pmin = Price of lowest acceptable tender

3.2. **FORMULAE FOR DISPOSAL OR LEASING OF STATE ASSETS AND INCOME GENERATING PROCUREMENT**

3.2.1. **Points awarded for price**

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

80/20 or 90/10

$$Ps = 80\left(1 + \frac{Pt - P\,max}{P\,max}\right) \text{ or } Ps = 90\left(1 + \frac{Pt - P\,max}{Pmax}\right)$$

Where

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

3.2.2. **Points awarded for specific goals**

3.2.2.1 In terms of Regulation 4(2); 5(2); 6(2) and 7(2) of the Preferential Procurement Regulations, preference points must be awarded for specific goals stated in the tender. For the purposes of this tender the tenderer will be allocated points based on the goals stated in table 1 below as may be supported by proof/ documentation stated in the conditions of this tender:

3.2.2.2 In cases where organs of state intend to use Regulation 3(2) of the Regulations, which states that, if it is unclear whether the 80/20 or 90/10 preference point system applies, an organ of state must, in the tender documents, stipulate in the case of—

(a) an invitation for tender for income-generating contracts, that either the 80/20 or 90/10 preference point system will apply and that the highest acceptable tender will be used to determine the applicable preference point system; or

(b) any other invitation for tender, that either the 80/20 or 90/10 preference point system will apply and that the lowest acceptable tender will be used to determine the applicable preference point system, then the organ of state must indicate the points allocated for specific goals for both the 90/10 and 80/20 preference point system.

3.2.2.3 Specific Goals

Table 1: Specific goals for the tender and points claimed are indicated per the table below.

Note to tenderers: The tenderer must indicate how they claim points for each preference point system.)

GROUPINGS	POINTS	VERIFICATION
1. Black Ownership (7)		Registration documents and ID Copy
Enterprise is 100% Black Owned	7	
Enterprise is 51% Black Owned	5	
Enterprise is less 51% Black Owned	3	
Enterprise is not Black Owned	0	
2. Women Ownership (5)		Registration documents and ID Copy
Enterprise is 100% Women Owned	5	
Enterprise is 51% Women Owned	3	
Enterprise is less 51% Women Owned	1	
Enterprise is not Women Owned	0	
3. Youth Ownership (5)		Registration documents and ID Copy
Enterprise is 100% Youth Owned	5	
Enterprise is 51% Youth Owned	3	
Enterprise is less 51% Youth Owned	1	
Enterprise is not Youth Owned	0	
4. PWDs Ownership (3)		Letter from the doctor
Enterprise is 100% PWDs Owned	3	
Enterprise is 51% PWDs Owned	2	
Enterprise is less 51% PWDs Owned	1	
Enterprise is not PWDs Owned	0	

4. DECLARATION WITH REGARD TO COMPANY/FIRM

4.1 Name of company/firm…….

4.2 Company registration number: ……...

4.3 TYPE OF COMPANY/ FIRM [TICK APPLICABLE BOX]

- ☐ Partnership/Joint Venture / Consortium
- ☐ One-person business/sole propriety
- ☐ Close corporation
- ☐ Public Company
- ☐ Personal Liability Company
- ☐ (Pty) Limited
- ☐ Non-Profit Company
- ☐ State Owned Company

4.4 I, the undersigned, who is duly authorised to do so on behalf of the company/firm, certify that the points claimed, based on the specific goals as advised in the tender, qualifies the company/ firm for the preference(s) shown and I 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 4.2, the contractor may be required to furnish documentary proof to the satisfaction of the organ of state that the claims are correct;

iv) If the specific goals have been claimed or obtained on a fraudulent basis or any of the conditions of contract have not been fulfilled, the organ of state may, in addition to any other remedy it may have –

(a) disqualify the person from the tendering 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 tenderer or contractor, its shareholders and directors, or only the shareholders and directors who acted on a fraudulent basis, be restricted 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, if deemed necessary.

	…….
	SIGNATURE(S) OF TENDERER(S)
SURNAME AND NAME:	……
DATE:	……
ADDRESS:	……
	……

SECTION A: PROJECT SCOPE SUMMARY:

Site Location: Johannesburg City Hall Building (2nd, 3rd, and 4th Floors).

Facility Layout: 6 ablution sets total (3 Male, 3 Female; 2 sets per floor on Floors 2, 3, and 4), each measuring 3.0 m × 4.0 m (12.0 m² per set; 72.0 m² total floor footprint).

Full Porcelain Wall & Floor Tiling:

Strip out existing floor and wall tiles across all 6 ablution sets and replace with heavy-duty non-slip porcelain floor tiles (72.0 m²) and first-grade glazed/rectified porcelain wall tiles installed up to 2.2 m high all round (168.0 m² net).

Existing Marble Countertops & Drop-In WHBs:

Carefully remove 18 existing drop-in wash hand basins (WHBs) from the existing marble vanity countertops (retaining and protecting the marble slabs) and install 18 new drop-in WHBs fitted with Cobra or SABS-approved equivalent single-lever basin mixers (lift upward to open, push downward to close).

Concealed WCs & Urinals:

Disconnect and remove 12 existing WCs and 6 existing urinals complete with exposed Flush-master flush valves and fittings, open/chase one skin layer of brickwork (110 mm) to recess 12 new Geberit or SABS-approved equivalent concealed cistern carrier frames and 6 concealed urinal flush systems, brick up/make good recesses, and install 12 wall-hung WCs and 6 urinals.

Double-Sided Porcelain Tiled Drywall Partitions:

Dismantle and replace 12 damaged drywall partitions measuring 2.2 m × 1.5 m each (39.6 m² partition footprint) and tile both sides with porcelain wall tiles (79.2 m² total tiled surface).

Painting & Decorating:

Paint both 3rd-floor ceilings (2 sets × 4.0 m × 3.0 m = 24.0 m²), 3rd-floor upper walls above the 2.2 m tile line (2 sets × 14.0 m perimeter × 1.2 m height = 33.6 m²), and 24 existing ablution/cubicle doors (both sides and frames).

SECTION B: SPECIAL CONDITIONS OF QUOTATION (SCM GOVERNANCE)

CIDB Contractor Grading Requirement:

Bidders must hold an active CIDB Contractor Grading of Grade 1 GB (General Building) or higher at the closing date and time of the RFQ. Joint Ventures (JVs) must submit a consolidated CIDB grading certificate and signed JV agreement.

Brand Names & Approved Equivalents:

Where specific brand names are referenced (Cobra for single-lever mixers and Geberit for concealed cistern/urinal systems), they serve strictly as a benchmark of quality, dimensions, and spare-parts availability in South Africa. Bidders may offer a SABS-approved equivalent, provided that complete manufacturer technical data sheets and SABS/JASWIC compliance certificates are submitted with the quotation.

Site Inspection:

Attendance at the site briefing at the Johannesburg City Hall Building (2nd, 3rd, and 4th Floors) is **NOT** mandatory. No claims for extras arising from failure to inspect the existing marble countertop apertures or brickwork thickness will be entertained.

Arithmetic Errors & Pricing Rules:

All rates must be priced in South African Rand (ZAR). Where an arithmetic discrepancy occurs between a unit rate and the extended amount, the unit rate shall govern, and the total will be corrected accordingly. Any unpriced item in the BOQ shall be deemed to be covered by other rates in the quotation.

Validity Period: Quotations must remain valid for 60 days from the closing date.

SECTION C: MANDATORY RETURNABLE DOCUMENTS & EVALUATION CRITERIA

Stage 1 — Mandatory Administrative & Functionality Compliance (Pass/Fail)

Active CIDB Registration:

Proof of active CIDB Grade 1 GB (or higher) registration (verified online by SCM via the CIDB register).

Three (3) Verifiable Reference Letters:

Three (3) signed and dated reference letters on official client letterheads confirming successful completion of commercial building refurbishment, porcelain tiling, and/or commercial plumbing works within the last five (5) years. Each letter must include the client's physical address, project description, completion date, and verifiable contact details (contact

person, designation, telephone number, and email address). Purchase orders, appointment letters, or invoices without a signed client reference letter will not be accepted.

SECTION D: TECHNICAL SPECIFICATIONS

Statutory & SANS Compliance:

All building, masonry, plumbing, waterproofing, and tiling works must strictly conform to SANS 10400 (National Building Regulations), SANS 10252-1 & 2 (Water Supply and Drainage for Buildings), SANS 226 (Water Taps and Mixers), SANS 1449 (Ceramic/Porcelain Tiles), and SANS 10107 (Code of Practice for Wall and Floor Tiling). All plumbing work must be executed and signed off by a PIRB-registered plumber with a valid Certificate of Compliance (CoC).

Heritage Protection & Single-Skin Brick Chasing:

The Johannesburg City Hall is a declared heritage building. Prior to cutting any brickwork, the contractor must verify wall thickness on site with the building manager/inspector to confirm that chasing one brick skin (110 mm) will not compromise a single-skin load-bearing wall. All brick cuts must be pre-scored using a dust-extracted diamond blade grinder to prevent vibration damage to surrounding heritage masonry and plaster.

Decommissioning of Existing Flush-Master Systems:

All 18 existing Flush master valves (12 WCs and 6 urinals) and exposed chrome flush pipes must be completely stripped back to the concealed supply branches. New brass isolating stopcocks must be fitted inside the concealed cistern and urinal access boxes for future servicing.

Concealed Cisterns & Wall-Hung Sanitary Ware (Geberit or Equivalent):

All 12 concealed WC carrier frames, cisterns, dual-flush actuator plates, and 6 concealed urinal flush valve systems must be Geberit (e.g., Geberit Duofix / Alpha concealed cistern systems) or an SABS-approved equivalent conforming to SANS 10252. Concealed WC frames must be self-supporting heavy-duty steel frames rated for a minimum 400 kg static load, securely bolted to the structural floor slab and rear brickwork skin. Cisterns must be factory-insulated against condensation and fitted with front-access dual-flush actuator plates (3/6 L) allowing full valve servicing without breaking porcelain tiles. All 6 urinal flush systems must be housed in recessed, tiled-flush access boxes with accessible isolating valves.

Existing Marble Countertop Protection & Drop-In WHBs:

Contractors must measure all 18 existing marble vanity cut-outs during the compulsory site briefing prior to procuring new basins. Existing marble slabs and brackets must be fully protected with timber/foam boarding throughout demolition and tiling; any damage will be rectified or replaced at the contractor's sole cost. New drop-in vitreous china basins must feature a self-rimming flange covering the cut-out perimeter and be bedded in neutral-cure, non-staining marble-safe anti-fungal sanitary silicone.

Single-Lever Basin Mixers (Cobra or Equivalent — 18 No.):
All 18 wash hand basins must be fitted with heavy-duty, commercial-grade deck-mounted single-lever basin mixers (Cobra or SABS-approved equivalent complying with SANS 226). Mixers must feature a top-mounted single lever operating vertically (lifting upward to open and pushing downward to close), a ceramic disc cartridge, solid chrome-plated DZR brass body, and an integrated water-saving aerator limiting flow to 6 litres per minute, connected via 15 mm braided stainless-steel flexi-hoses with individual isolating angle valves.

Double-Sided Porcelain Tiled Drywall Partitions (2.2 m × 1.5 m × 12 No.):
Galvanised steel studs must be spaced at maximum 400 mm centres and clad on both faces with 12.5 mm moisture-resistant (green board) gypsum plasterboard or 12 mm fibre-cement board to prevent flexing under tile loads. No gypsum skim plaster is permitted on drywall surfaces receiving tiles; boards must be primed with an approved acrylic bonding primer and tiled on both faces with porcelain wall tiles using Class C2TE S1 high-flexibility polymer-modified porcelain adhesive, finished with brushed aluminium edge trims along all exposed edges.

Waterproofing & Full Porcelain Tiling (2.2 m High All Round):
Floors must receive a 2-coat SABS-approved flexible cementitious waterproofing membrane turned up 150 mm onto all perimeter walls and partitions, flood-tested prior to tiling. All floor and wall tiles across the entire works must be first-grade porcelain tiles (no ceramic tiles permitted). Floor tiles must be full-bodied commercial porcelain (600 × 600 mm, PEI Class 4/5, R10/R11 slip resistance), and all perimeter wall and partition tiles must be first-grade glazed/rectified porcelain (300 × 600 mm) installed up to 2.2 m high all round. All porcelain tiles must be bonded using Class C2TE S1 flexible polymer-modified porcelain adhesive, finished with brushed aluminium trims and polymer-modified anti-fungal grout.

Paintwork:

The 3rd-floor ceilings (24.0 m²) and upper wall surfaces above the 2.2 m tile height (33.6 m²) must be prepared, primed, and finished with 2 coats low-VOC, washable, anti-fungal interior acrylic PVA. All 24 doors and frames must be sanded, primed, and coated with 2 coats tough, scuff-resistant polyurethane or alkyd enamel.

SECTION E: BILL OF QUANTITIES (BOQ)

Instructions to Bidders: Price all items in South African Rand (ZAR) excluding VAT, carry forward the Sub-Total, add 15% VAT, and transfer the Total Tender Sum (Incl. VAT) to your quotation form.

Item	Description of Work	Unit	Qty	Rate (ZAR)	Amount (ZAR)
1.0	**PRELIMINARIES & GENERAL (P&G)**				
1.1	Site establishment, dust/noise control hoarding, OHS safety file (Construction Regulations 2014), and access scaffolding/ladders across Floors 2, 3, and 4.	Sum	1		
1.2	Protection of heritage architectural features (windows, cornices, heritage timber/stonework) and existing marble vanity countertops, plus off-site rubble disposal at a licensed municipal landfill (disposal slips required).	Sum	1		
2.0	**DEMOLITIONS, STRIP-OUT & BRICKWORK CHASING**				
2.1	Carefully hack up and remove existing floor tiles and screed bed across 6 ablution sets (6 × 3.0 m × 4.0 m).	m²	72.0		
2.2	Carefully hack off existing perimeter wall tiles up to 2.2 m high all round across 6 ablution sets (14.0 m perimeter × 2.2 m height, less door/window openings).	m²	168.0		
2.3	Carefully disconnect and lift out 18 existing drop-in WHBs from the existing marble countertops without chipping, cracking, or staining the marble slabs.	No.	18		
2.4	Disconnect, strip out, and remove 12 existing WCs and 6 existing urinals complete with all exposed Flush-master flush valves, flush pipes, brackets, and redundant surface plumbing, temporarily capping water points.	Sum	1		

Item	Description of Work	Unit	Qty	Rate (ZAR)	Amount (ZAR)
2.5	Brickwork Recess Opening (WCs): Carefully cut and break open one skin layer of brick (110 mm single-skin) in designated WC walls (approx. 1.2 m high × 0.6 m wide per unit) using diamond-blade angle-grinder cutting to prevent structural vibration, cart away brick rubble, and prepare recesses for 12 concealed cistern frames.	No.	12		
2.6	Brickwork Recess Opening (Urinals): Carefully cut and break open one skin layer of brick (110 mm single skin) to accommodate 6 concealed urinal flush valve boxes and concealed supply/waste pipework, and cart away rubble.	No.	6		
2.7	Dismantle and remove 12 damaged drywall partitions measuring 2.2 m × 1.5 m each (12 × 3.3 m²) and dispose of debris off-site.	m²	40		
3.0	**MASONRY MAKING-GOOD & DRYWALL PARTITIONS**				
3.1	Brick up and close recesses around installed concealed WC cistern frames and urinal flush boxes using SABS clay/cement bricks and mortar and apply cement plaster scratch coat flush with surrounding wall face ready for tiling (18 recesses total).	No.	18		
3.2	Moisture-Resistant Drywall Partitions (For Porcelain Tiling): Supply and install 12 double-sided moisture-resistant (MR) gypsum drywall partitions (12 × 2.2 m × 1.5 m = 39.6 m² partition area / 79.2 m² board face area), fixed to heavy-duty galvanized steel studs at 400 mm centers (stiffened to support dual-sided porcelain tile loads), with taped/flush-jointed seams primed and ready for direct tiling.	m²	40		
4.0	**WATERPROOFING & FULL PORCELAIN TILING**				
4.1	Prepare floor substrate, apply self-levelling screed as required, and apply 2 coats SABS-approved cementitious/liquid waterproofing membrane to all floor areas (72.0 m²) and 150 mm wall upstands.	m²	72.0		
4.2	Floor Porcelain Tiling: Supply and lay heavy-duty full-bodied non-slip porcelain floor tiles (600 × 600 mm, PEI Class 4/5, R10/R11 slip rating) using Class C2TE S1 flexible porcelain adhesive and anti-fungal grout across 6 sets.	m²	72.0		

Item	Description of Work	Unit	Qty	Rate (ZAR)	Amount (ZAR)
4.3	Perimeter Wall Porcelain Tiling (2.2 m High All Round): Supply and lay first-grade glazed/rectified porcelain wall tiles (300 × 600 mm) up to 2.2 m high all round on prepared brick perimeter walls across 6 ablution sets, fixed with Class C2TE S1 flexible porcelain tile adhesive, neatly cut around concealed flush actuator plates, urinals, and wall-hung WCs, and finished with anti-fungal grout and brushed aluminum top-capping and corner/edge trims.	m²	168.0		
4.4	Drywall Partition Porcelain Tiling (Both Sides): Supply and lay first-grade glazed/rectified porcelain wall tiles (300 × 600 mm) to both sides of all 12 newly installed drywall partitions (12 × 2.2 m × 1.5 m × 2 faces), fixed with Class C2TE S1 high-flexibility polymer-modified porcelain tile adhesive, grouted with anti-fungal grout, and finished with brushed aluminum edge/corner trims along all exposed partition edges.	m²	79.2		
5.0	**SANITARY WARE & CONCEALED PLUMBING**				
5.1	Drop-In WHBs: Supply and install white vitreous china top-mount / drop-in vanity wash hand basins sized to fit existing apertures in the marble countertops, sealed with non-staining neutral-cure anti-fungal silicone, complete with chrome slotted wastes, 32/40 mm bottle traps, isolating angle valves, and braided flexi-connectors.	No.	18		
5.2	Single-Lever Basin Mixers (Cobra or Equivalent): Supply and install heavy-duty SABS-approved chrome-plated DZR brass deck-mounted single-lever basin mixers with vertical lever action (lift lever upward to open, push downward to close, hot/cold swivel mixing), fitted with 35/40 mm ceramic disc cartridge, aerated flow restrictor (max 6 L/min), braided stainless-steel flexi-connectors, and isolating angle valves — Cobra or SABS-approved equivalent.	No.	18		
5.3	Wall-Hung WCs & Concealed Cisterns (Geberit or Equivalent): Supply and install heavy-duty powder-coated/galvanized steel concealed cistern carrier frames (Geberit Duofix / Alpha series or SABS-approved equivalent, 400 kg static load-rated) recessed into the single-skin brick openings, complete with insulated cistern tank, integrated isolating valve, front-access dual-flush (3/6 L) actuator plate, white vitreous china wall-hung WCs, heavy-duty soft-close seats, and concealed water/soil connections.	No.	12		

Item	Description of Work	Unit	Qty	Rate (ZAR)	Amount (ZAR)
5.4	Urinals & Concealed Flush Systems (Geberit or Equivalent): Supply and install white vitreous china wall-hung urinals complete with recessed concealed hydraulic/sensor flush valve boxes (Geberit concealed urinal flush system or SABS-approved equivalent), concealed pipework, traps, and spreaders.	No.	6		
5.5	Pressure testing, commissioning, and issuing of a Plumbing Certificate of Compliance (CoC) by a PIRB-registered plumber across all 3 floors.	Sum	1		
6.0	**PAINTING & DECORATING**				
6.1	Painting — 3rd Floor Ceilings: Prepare, prime, and apply 2 coats anti-fungal acrylic PVA paint to both 3rd-floor ceilings (2 sets × 4.0 m × 3.0 m).	m²	24.0		
6.2	Painting — 3rd Floor Upper Walls: Prepare, prime, and apply 2 coats washable low-sheen acrylic paint to upper wall surfaces above the 2.2 m tile line across both 3rd-floor ablution sets (2 sets × 14.0 m perimeter × 1.2 m height).	m²	33.6		
6.3	Painting — Doors: Rub down, prepare, prime, and apply 2 coats high-durability polyurethane/alkyd enamel to existing ablution and cubicle doors (both sides and frames).	No.	24		
7.0	**PROVISIONAL SUM (CONTINGENCY)**				
7.1	Allow a fixed Provisional Sum for unforeseen heritage/plumbing contingencies, to be expended only upon prior written authorization by the Project Manager.	Prov. Sum	1	**25,000.00**	**25,000.00**
	SUB-TOTAL (EXCL. VAT)				
	VAT 15%				
	TOTAL TENDER SUM (INCL. VAT)				

BIDDER DECLARATION & AUTHORISED SIGNATURE

Company Name:	**CSD Registration Number (MAAA):**
CIDB Registration Number (CRS):	**Contact Person & Telephone:**
Authorized Signatory Name & Title:	**Signature & Date:**

The End