

ltem No		Quantity	Rate	Amount
	SECTION NO. 1			
	BILL NO. 1			
	PRELIMINARY AND GENERAL			
	BUILDING AGREEMENT AND PRELIMINARIES			
	The JBCC Principal Building Agreement (Edition 6.2 - May 2018) prepared by the Joint Building Contracts Committee shall be the applicable building agreement, amended as hereinafter described			
	The JBCC Principal Building Agreement contract data form an integral part of this agreement			
	The JBCC General Preliminaries (Edition 6.2 - May 2018) published by the Joint Building Contracts Committee for use with the JBCC Principal Building Agreement (Edition 6.2 - May 2018) shall be deemed to be incorporated in these bills of quantities , amended as hereinafter described			
	The contractor is deemed to have referred to the abovementioned documents for the full intent and meaning of each clause			
	The clauses in the abovementioned documents are hereinafter referred to by clause number and heading only			
	Where any item is not relevant to this agreement such item is marked N/A signifying "not applicable"			
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Where standard clauses or alternatives are not entirely applicable to this agreement such amendments, modifications, corrections or supplements as will apply are given under each relevant clause heading and such amendments, modifications, corrections or supplements shall take precedence notwithstanding anything to the contrary contained in the abovementioned documents.		
PREAMBLES FOR TRADES		
The General Preambles for Trades 2017 published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claims arising from brevity of description of items fully described in the said General Preambles will be entertained		
Supplementary preambles and/or specifications are incorporated in these bills of quantities to satisfy the requirements of this project. Such supplementary preambles and/or specifications shall take precedence over the provisions of the Model Preambles		
The contractor's prices for all items throughout these bills of quantities shall take account of and include for all of the obligations, requirements and specifications given in the Model Preambles and in any supplementary preambles and/or specifications		
STRUCTURE OF THIS PRELIMINARIES BILL		
Section A: A recital of the headings of the individual clauses of the aforementioned JBCC Principal Building Agreement		
Section B : A recital of the headings of the individual clauses of the aforementioned Preliminaries document		
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Section C: Any special clauses to meet the particular circumstances of the project		
PRICING OF PRELIMINARIES		
Should the contractor select Option A in the contract data for the adjustment of preliminaries , the amounts entered against the relevant items in these preliminaries are to be divided into one or more of the three categories provided namely fixed (F), value related (V) and time related (T)		
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	SECTION A: PRINCIPAL BUILDING AGREEMENT			
	Interpretation (A1-A7)			
1	Clause 1.0 - Definitions and interpretation			
	Pricing of bills of quantities			
	The contractor is to allow opposite each item for all costs in connection therewith. All prices to include, unless otherwise stated, for all materials, fabrication, conveyance and delivery, unloading, storing, unpacking, hoisting, labour, setting, fitting and fixing in position, cutting and waste (except where to be measured in accordance with the standard system of measurement), patterns, models and templates, plant, temporary works, returning of packaging, duties, taxes (other than Value Added Tax), imposts, establishment charges, overheads, profit and all other obligations arising out of this agreement . Value Added Tax (VAT) is to be separately stated on the summary page of these bills of quantities			
	Items left unpriced will be deemed to be covered in prices against other items throughout these bills of quantities and no claim for any extras arising out of the contractor's omission to price any item will be entertained			
	Prices for all construction equipment , temporary works, services and other items shall include for the supply, maintenance, operating cost and subsequent removal and making good as necessary			
	Abbreviated descriptions			
	The items in these bills of quantities utilise abbreviated descriptions. It is the intention that the abbreviated descriptions be fully described when read with the applicable measuring system and the relevant preambles and/or specifications. However, should the full intent and meaning of any description not be clear, the contractor shall, before submission of his tender, call for a written			
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	directive from the principal agent , failing which it shall be assumed that the contractor has allowed in his pricing for materials and workmanship in terms of international best practice				
	Legal status of contractor				
	If the contractor constitutes a joint venture, consortium or other unincorporated grouping of two or more persons then:				
	 These persons are deemed to be jointly and severally liable to the employer for the performance of this agreement 				
	 These persons shall notify the employer of their leader who has authority to bind the contractor and each of these persons 				
	3. The contractor shall not alter its composition or legal status without the prior written consent of the employer				
	F: V: T:	Item			
2	Clause 2.0 - Law, regulations and notices				
	F: V: T:	Item			
3	Clause 3.0 - Offer and acceptance				
	F: V: T:	Item			
4	Clause 4.0 - Cession and assignment				
	F: V: T:	Item			
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5	Clause 5.0 - Documents			
	F: V: T:	Item		
6	Clause 6.0 - Employer's agents			
	Delegated authority			
	The authority of the principal agent to issue contract instructions [17.1] and perform duties for specific aspects of the works is delegated to agents as follows [6.2]. This does not preclude the principal agent from issuing such contract instructions :			
	1. <u>Architect</u>			
	1.1 Duties [6.2] :			
	The architect is responsible for the architectural design, functional design and quality inspection of the works			
	1.2 Contract instructions [6.2; 17.1]:			
	1.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement			
	1.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works			
	1.2.3 The site [13.0]			
	1.2.4 Compliance with the law , regulations and bylaws [2.1]			
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1.2.5	Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works		
1.2.6	Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]		
1.2.7	Removal or re-execution of work		
1.2.8	Removal or substitution of any materials and goods		
1.2.9	Protection of the works		
1.2.10	Making good physical loss and repairing damage to the works [23.2.2]		
1.2.11	Rectification of defects [21.2]		
1.2.12	A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion		
1.2.13	Expenditure of budgetary allowances , prime cost amounts and provisional sums		
1.2.14	Appointment of a subcontractor [14.0; 15.0]		
1.2.15	Work by direct contractors [16.0]		
1.2.16	On suspension or termination, protection of the works, removal of construction equipment and surplus materials and goods [29.0]		
2. <u>Qua</u>	intity surveyor		
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2.1 Duties [6.2] :		
The quantity surveyor is responsible for all measurements, valuations, financial assessments and all other quantity surveying and cost control functions of the works		
2.2 Contract instructions [6.2; 17.1]:		
2.2.1 No contract instructions delegated to the quantity surveyor		
3. <u>Civil and structural engineer</u>		
3.1 Duties [6.2] :		
The civil and structural engineer is responsible for all aspects of civil and structural engineering design and quality inspection of the works		
3.2 Contract instructions [6.2; 17.1]:		
3.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement		
3.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works		
3.2.3 The site [13.0]		
3.2.4 Compliance with the law , regulations and bylaws [2.1]		
3.2.5 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works		
3.2.6 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]		
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3.2.7	Removal or re-execution of work		
3.2.8	Removal or substitution of any materials and goods		
3.2.9	Protection of the works		
3.2.10	Making good physical loss and repairing damage to the works [23.2.2]		
3.2.11	Rectification of defects [21.2]		
3.2.12	A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion		
3.2.13	Expenditure of budgetary allowances , prime cost amounts and provisional sums		
4. <u>Mec</u>	chanical engineer		
4.1 Duf	ties [6.2]:		
aspect quality appoir service for co	nechanical engineer is responsible for all the sof mechanical engineering design and the inspection of the works and, where the solution is interested by the employer for quantity surveying the solutions in the surrements, wallustions, financial ments and all other quantity surveying and control functions		
4.2 Co	ntract instructions [6.2; 17.1] :		
4.2.1	Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement		
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4.2.2	Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works		
4.2.3	Compliance with the law , regulations and bylaws [2.1]		
4.2.4	Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works		
4.2.5	Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]		
4.2.6	Removal or re-execution of work		
4.2.7	Removal or substitution of any materials and goods		
4.2.8	Protection of the works		
4.2.9	Making good physical loss and repairing damage to the works [23.2.2]		
4.2.10	Rectification of defects [21.2]		
4.2.11	A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion		
4.2.12	Expenditure of budgetary allowances , prime cost amounts and provisional sums		
5. <u>Elec</u>	trical engineer		
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5.1 Du	ities [6.2]:		
of el inspec the e respec measu	ectrical engineer is responsible for all aspects ectrical engineering design and quality ction of the works and, where appointed by employer for quantity surveying services in ct of the electrical installations, for all urements, valuations, financial assessments all other quantity surveying and cost control ons		
5.2 C c	ontract instructions [6.2; 17.1] :		
5.2.1	Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement		
5.2.2	Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works		
5.2.3	Compliance with the law , regulations and bylaws [2.1]		
5.2.4	Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works		
5.2.5	Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]		
5.2.6	Removal or re-execution of work		
5.2.7	Removal or substitution of any materials and goods		
5.2.8	Protection of the works		
5.2.9	Making good physical loss and repairing damage to the works [23.2.2]		
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5.2.10	Rectification of defects [21.2]		
5.2.11	A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion		
5.2.12	Expenditure of budgetary allowances , prime cost amounts and provisional sums		
6. <u>We</u> 1	services engineer		
6.1 Du	ties [6.2] :		
aspec	vet services engineer is responsible for all cts of wet services engineering design and y inspection of the works		
6.2 Co	ontract instructions [6.2; 17.1]:		
6.2.1	Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement		
6.2.2	Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works		
6.2.3	Compliance with the law , regulations and bylaws [2.1]		
6.2.4	Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works		
6.2.5	Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]		
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6.2.6	Removal or re-execution of work			
6.2.7	Removal or substitution of any materials and goods			
6.2.8	Protection of the works			
6.2.9	Making good physical loss and repairing damage to the works [23.2.2]			
6.2.10	Rectification of defects [21,2]			
6.2.11	A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion			
6.2.12	Expenditure of budgetary allowances , prime cost amounts and provisional sums			
7. <u>Fire</u>	<u>consultant</u>			
7.1 Du	ties [6.2] :			
	e consultant is responsible for all aspects of all fire design and quality inspection of the			
7.2 Co	entract instructions [6.2; 17.1] :			
7.2.1	Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement			
7.2.2	Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works			
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7.2.3	Compliance with the law , regulations and bylaws [2.1]		
7.2.4	Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works		
7.2.5	Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]		
7.2.6	Removal or re-execution of work		
7.2.7	Removal or substitution of any materials and goods		
7.2.8	Protection of the works		
7.2.9	Making good physical loss and repairing damage to the works [23.2.2]		
7.2.10	Rectification of defects [21.2]		
7.2.11	A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion		
7.2.12	Expenditure of budgetary allowances , prime cost amounts and provisional sums		
8. <u>Hea</u>	Ith and safety consultant		
8.1 Duí	ties [6.2] :		
all asp Withou health followi	ealth and safety consultant is responsible for pects of health and safety of the works. It derogating from the generality thereof, the and safety consultant will perform the ng specific functions and duties in respect of alth and safety aspects of the works. He shall:		
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	8.1.1	Act as the employer's agent in terms of the Construction Regulations issued in terms of the Occupational Health and Safety Act,1993 as amended			
	8.1.2	Prepare and update the health and safety specification for the works			
	8.1.3	Agree with the contractor the health and safety plan for the works			
	8.1.4	Carry out regular audits to ensure adherence to the safety plan and compliance with the act and regulations			
	8.1.5	Stop the execution of the works where the agreed specification or plan is not adhered to			
	F:	V: T:	Item		
7	Clause	e 7.0 - Design responsibility			
	F:	V: T:	Item		
	Insura	nces and securities (A8-A11)			
8	Clause	e 8.0 - Works risk			
	F:	V: T:	Item		
9	Clause	e 9.0 - Indemnities			
	F:	V: T:	Item		
10	Clause	e 10.0 - Insurances			
	F:	V: T:	Item		
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11	Clause 11.0 - Securities			
	Clause 11.5 Omit this clause in its entirety Clause 11.5.1 Omit this clause in its entirety Clause 11.5.2 Omit this clause in its entirety Clause 11.6 Omit this clause in its entirety Clause 11.10 Omit the words "on receipt of a Guarantee for Payment from the employer"			
	Extension of waiver of lien			
	The contractor shall ensure that a waiver of lien is included in all subcontracts and that the works executed on the site are kept free of all liens and other encumbrances at all times [11.10]			
	F: V: T:	Item		
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	Execution (A12 - A17)			
12	Clause 12.0 - Duties of the parties			
	Office accommodation			
	The contractor shall provide, maintain and remove on practical completion air conditioned office accommodation with suitable tables and chairs for meetings to be held on the site . Such offices shall be kept clean and fit for use at all times [12.2.18]			
	Notice board			
	The contractor shall erect in a position approved by the principal agent , maintain and remove on practical completion a notice board recommended by the South African Institute of Architects and as approved by the principal agent listing the names and logos of the employer , the contractor , and the professional consultants. No subcontractor or supplier notice boards may be erected unless permission is granted by the principal agent for such notice boards to be erected [12.2.18]			
	Statutory and other notices			
	The contractor shall submit and/or comply with all statutory and other notices that may be required by any local or other authority in order not to cause any delay to the commencement of the works by the contractor . The contractor shall pay all deposits or fees in this regard			
	It is, however, specifically recorded that the employer shall be responsible for the timeous approval of building plans by any local or other authorities and the payment of any fees or charges related thereto			
	F: V: T:	Item		
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13	Clause 13.0 - Setting out			
	F: V: T:	Item		
14	Clause 14.0 - Nominated subcontractors			
	F: V: T:	Item		
15	Clause 15.0 - Selected subcontractors			
	F: V: T:	Item		
16	Clause 16.0 - Direct contractors			
	Attendance on direct contractors			
	In respect of direct contractors the contractor shall:			
	 Designate an area for the direct contractor to establish a temporary office and workshop and storage of equipment and materials 			
	2. Allow the use of personnel welfare facilities, where provided			
	3. Provide water, lighting and single phase electric power to a position within 50m of the place where the direct contract work is to be carried out, other than fuel or power for commissioning of any installation			
	4. Permit the direct contractor to use erected scaffolding, hoisting facilities, etc provided by the contractor , in common with others having the like right, while it remains erected on the site [16.1]			
	F: V: T:	Item		
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17	Clause 17.0 - Contract instructions			
	Site instructions			
	Instructions issued on site are to be recorded in a site instruction book which is to be supplied and maintained on site by the contractor			
	F: V: T:	Item		
	Completion (A18 - A24)			
18	Clause 18.0 - Interim completion			
	F: V: T:	Item		
19	Clause 19.0 - Practical completion			
	F: V: T:	Item		
20	Clause 20.0 - Completion in sections			
	F: V: T:	Item		
21	Clause 21.0 - Defects liability period and final completion			
	F: V: T:	Item		
22	Clause 22.0 - Latent defects liability period			
	F: V: T:	Item		
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23	Clause 23.0 - Revision of the date for practical completion			
	Substitution of materials and goods			
	The removal or substitution of any materials and goods which do not conform to the specification or the contract drawings shall not constitute grounds for the extension of the construction period nor for the adjustment of the contract value [17.1.8, 23.1 & 2]			
	F: V: T:	Item		
24	Clause 24.0 - Penalty for late or non-completion			
	F: V: T:	Item		
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	<u>Payment (A25 - A27)</u>			
25	Clause 25.0 - Payment			
	Clause 25.10 Replace "fourteen (14)" with "thirty (30)"			
	Materials and goods prematurely on site			
	Materials and goods brought onto the site prematurely shall not be authorised for payment [25.3.2]			
	Materials and goods stored off site			
	Materials and goods stored off site shall not be authorised for payment [25.3.2]			
	Fluctuations in costs			
	All fluctuations in costs, with the exception of fluctuations in the rate of Value Added Tax, shall be for the account of the contractor [25.3.4]			
	Prices submitted			
	Where prices are submitted by the contractor or subcontractor during the progress of the works in respect of contract instructions or in regard to a claim under the terms of this agreement and notwithstanding the fact that such prices may be used in an interim payment certificate , there is to be no presumption of acceptance. Should the principal agent wish to accept any such prices prior to the issue of the certificate of final completion , it shall be in writing			
	F: V: T:	Item		
26	Clause 26.0 - Adjustment of the contract value and final account			
	Fluctuations in costs			
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All fluctuations in costs, with the exception of fluctuations in the rate of Value Added Tax, shall be for the account of the contractor [26.9.5]			
Tenant installations/users requirements delayed			
There is a possibility that certain works related to tenant installations/users requirements may have to be delayed and may consequently not be executed prior to practical completion			
Should the contractor be instructed to do so he shall execute this work under the conditions pertaining to this agreement on the basis that a separate amount for preliminaries appurtenant to this work (if applicable) is agreed to between the contractor and the principal agent and on condition that instruction to proceed with such work is given to him within a period of three (3) calendar months after the date of practical completion of the works			
The employer reserves the right to omit such work without compensation to the contractor for loss of profit or any other loss which the contractor may suffer as a result of such omission			
Cost of claims			
All costs incurred by the contractor in the preparation of claims shall be borne by the contractor . This provision shall not preclude an adjudicator or an arbitrator appointed in terms of this agreement [30.6 & 7] from making a determination on costs			
Claims from subcontractors			
The contractor shall review, assess and adjudicate any claims received by him from any subcontractor and thereafter submit same to the principal agent with a recommendation in order to assist the principal agent in adjudicating the claim [26.6]			
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	F: V: T:	Item		
27	Clause 27.0 - Recovery of expense and/or loss			
	F: V: T:	Item		
	Suspension and termination (A28 - A29)			
28	Clause 28.0 - Suspension by the contractor			
	F: V: T:	Item		
29	Clause 29.0 - Termination			
	F: V: T:	Item		
	Dispute resolution (A30)			
30	Clause 30.0 - Dispute resolution			
	F: V: T:	Item		
31	Agreement			
	The required information of the parties and the amount of the contract sum shall be inserted in the agreement for signature of the agreement by the parties			
	F: V: T:	Item		
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32	Contract data			
	Tenderer's selection Before submission of his tender the contractor is to complete the tenderer's selection in the contract data			
	F: V: T:	Item		
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	SECTION B: GENERAL PRELIMINARIES			
	Definitions and interpretation (B1)			
33	Clause 1.1 - Definitions			
	F: V: T:	Item		
34	Clause 1.2 - Interpretation			
	F: V: T:	Item		
	Documents (B2)			
35	Clause 2.1 - Checking of documents			
	F: V: T:	Item		
36	Clause 2.2 - Provisional bills of quantities			
	Multiple procurement			
	These bills of quantities are in multiple procurement format ie the "wet trades" - earthworks, concrete, formwork and reinforcement, precast concrete, masonry, waterproofing and sub-surface drainage - are provisionally measured and the subsequent trades are budgetary allowances and/or provisional sums			
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37	Clause 2.3 - Availability of construction information			
	Budgetary allowances and provisional sums			
	The budgetary allowances and/or provisional sums allocated for subsequent trades included in this agreement will be separately procured, based on multiple procurement of subcontractors during the construction period			
	F: V: T:	Item		
38	Clause 2.4 - Ordering of materials and goods			
	F: V: T:	Item		
	Previous work and adjoining properties (B3)			
39	Clause 3.1 - Previous work - dimensional accuracy			
	F: V: T:	Item		
40	Clause 3.2 - Previous work - defects			
	F: V: T:	Item		
41	Clause 3.3 - Inspection of adjoining properties			
	F: V: T:	Item		
	The site (B4)			
42	Clause 4.1- Handover of site in stages			
	F: V: T:	Item		
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43	Clause 4.2 - Enclosure of the works		
	F: V: T:	Item	
44	Clause 4.3 - Geotechnical and other investigations		
	F: V: T:	Item	
45	Clause 4.4 - Encroachments		
	F: V: T:	Item	
46	Clause 4.5 - Existing premises occupied		
	F: V: T:	Item	
47	Clause 4.6 - Services - known		
	F: V: T:	Item	
	Management of contract (B5)		
48	Clause 5.1 - Management of the works		
	F: V: T:	Item	
49	Clause 5.2 - Progress meetings		
	F: V: T:	Item	
50	Clause 5.3 - Technical meetings		
	F: V: T:	Item	
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	Samples, shop drawings and manufacturer's instructions (B6)			
51	Clause 6.1 - Samples of materials			
	F: V: T:	Item		
52	Clause 6.2 - Workmanship samples			
	F: V: T:	Item		
53	Clause 6.3 - Shop drawings			
	F: V: T:	Item		
54	Clause 6.4 - Compliance with manufacturer's instructions			
	F: V: T:	Item		
	Deposits and fees (B7)			
55	Clause 7.1 - Deposits and fees			
	F: V: T:	Item		
	Temporary services (B8)			
56	Clause 8.1 - Water			
	F: V: T:	Item		
57	Clause 8.2 - Electricity			
	F: V: T:	Item		
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58	Clause 8.3 - Ablution and welfare facilities			
50	F: V: T:	Item		
59	Clause 8.4 - Communication facilities			
	F: V: T:	Item		
	Prime cost amounts (B9)			
60	Clause 9.1 - Responsibility for prime cost amounts			
	F: V: T:	Item		
	Attendance on subcontractors (B10)			
61	Clause 10.1 - General attendance			
	F: V: T:	Item		
62	Clause 10.2 - Special attendance			
	F: V: T:	Item		
	General (B11)			
63	Clause 11.1 - Protection of the works			
	F: V: T:	Item		
64	Clause 11.2 - Protection/isolation of existing works and works occupied in sections			
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65	Clause 11.3 - Security of the works			
	F: V: T:	Item		
66	Clause 11.4 - Notice before covering work			
	F: V: T:	Item		
67	Clause 11.5 - Disturbance			
	All work is to be carried out in such a manner as to cause no unacceptable or unreasonable dust, noise, vibrations, nuisance, inconvenience, annoyance and the like to the public, others, other properties and traffic in so far as they exceed the permissible limitations set by government legislation or by the local authority. Any delays, stoppages and the like arising from or in order to comply with the above will not constitute grounds for an adjustment to the construction period or contract value whatsoever			
	F: V: T:	Item		
68	Clause 11.6 - Environmental disturbance			
	Controlling all forms of pollution			
	The contractor shall be responsible for and take all precautions in controlling by whatever means necessary all forms of pollution emanating from the site during the construction period due inter alia to noise, artificial light, wind-blown sand, dust, deposits of mud, etc.			
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69	Clause 11.7 - Works cleaning and clearing			
	F: V: T:	Item		
70	Clause 11.8 - Vermin			
	F: V: T:	Item		
71	Clause 11.9 - Overhand work			
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72	Clause 11.10 - Tenant installations			
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73	Clause 11.11 - Advertising			
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	SECTION C: SPECIFIC PRELIMINARIES			
74	Site instructions			1
	Instructions issued on site are to be recorded in triplicate in a site instruction book which is to be maintained on site by the contractor			
	F: V: T:	Item		ı
75	Warranties for materials and workmanship			ì
	Where warranties for materials and/or workmanship are called for, the contractor shall obtain a written warranty, addressed to the employer , from the entity supplying the materials and/or doing the work and shall deliver same to the principal agent on the final completion of the contract			
	The warranty shall state that workmanship, materials and installation are warranted for a specific period from the date of practical completion and that any defects that may arise during the specified period shall be made good at the expense of the entity supplying the materials and/or doing the work, upon written notice to do so			
	The warranty will not be enforced if the work is damaged by defects in the execution of the works , in which case the responsibility for replacement shall rest entirely with the contractor			
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76	Overtime			
	Should overtime be required to be worked for any reason whatsoever, the cost of such overtime is to be borne by the contractor unless the principal agent has specifically authorised, prior to execution thereof, that costs for such overtime are to be borne by the employer			
	F: V: T:	Item		
77	Co-operation of the contractor for cost management			
	It is specifically agreed that the contractor accepts the obligation of assisting the principal agent in implementing proper cost management. The contractor will be advised by the principal agent of all cost management procedures which will be implemented to ensure that the contract value does not exceed the budget			
	F: V: T:	Item		
78	Overloading			
	The contractor shall take all necessary steps to ensure that no damage occurs due to overloading of any portion of the works or temporary works eg scaffolding, etc. The contractor shall submit details of his proposed loading, storage, plant erection, etc to the principal agent for approval prior to proceeding with such loading, storing or erecting and shall comply with and pay for the principal agent's requirements in connection with the provision of temporary support work, etc. Any damage caused to the works by overloading shall be made good by the contractor at his sole expense			
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The contractor is advised that propping of floors below may be required if he wishes to use any areas of completed suspended reinforced concrete slabs for vehicle access, storage of materials and goods and location of plant, scaffolding, etc. The location of these areas and any necessary propping shall be approved by the principal agent and the cost thereof shall be borne by the contractor F:					_
below may be required if he wishes to use any areas of completed suspended reinforced concrete slabs for vehicle access, storage of materials and goods and location of plant, scaffolding, etc. The location of these areas and any necessary propping shall be approved by the principal agent and the cost thereof shall be borne by the contractor F:	79	Propping of floors below			
Testing of flat roof waterproofing for watertightness Flat roof waterproof areas shall be prepared with small sand dykes around them of a size and enclosing an area approved by the principal agent, flooded with water and kept "ponded" for at least forty (40) hours as a test to ensure the watertightness of the waterproofing and before any further construction work is carried out above the waterproofing F:		below may be required if he wishes to use any areas of completed suspended reinforced concrete slabs for vehicle access, storage of materials and goods and location of plant, scaffolding, etc. The location of these areas and any necessary propping shall be approved by the principal agent and the cost thereof shall be borne			
Flat roof waterproof areas shall be prepared with small sand dykes around them of a size and enclosing an area approved by the principal agent, flooded with water and kept "ponded" for at least forty (40) hours as a test to ensure the waterlightness of the waterproofing and before any further construction work is carried out above the waterproofing F:		F: V: T:	Item		
small sand dykes around them of a size and enclosing an area approved by the principal agent, flooded with water and kept "ponded" for at least forty (40) hours as a test to ensure the waterlightness of the waterproofing and before any further construction work is carried out above the waterproofing F:	80	Testing of flat roof waterproofing for watertightness			
The employer may elect to contract with advertising agencies for the erection of advertising hoardings, banners, wraps or the like for the duration of the contract. The contractor shall not prevent such an arrangement and will assist in the facilitation of same. Position and type of advertising structure to be agreed with the principal agent so as not to hinder the contractor in meeting the obligations under this agreement F:		small sand dykes around them of a size and enclosing an area approved by the principal agent , flooded with water and kept "ponded" for at least forty (40) hours as a test to ensure the watertightness of the waterproofing and before any further construction work is carried out above the			
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advertising agencies for the erection of advertising hoardings, banners, wraps or the like for the duration of the contract. The contractor shall not prevent such an arrangement and will assist in the facilitation of same. Position and type of advertising structure to be agreed with the principal agent so as not to hinder the contractor in meeting the obligations under this agreement F:	81	Advertising rights			
Carried to Collection Section No. 1 Bill No. 1		advertising agencies for the erection of advertising hoardings, banners, wraps or the like for the duration of the contract. The contractor shall not prevent such an arrangement and will assist in the facilitation of same. Position and type of advertising structure to be agreed with the principal agent so as not to hinder the contractor in meeting the			
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82	Confidentiality				
	The contractor undertakes to maintain in confidence any and all information regarding this project and shall obtain appropriate similar undertakings from all subcontractors and suppliers. Such information shall not be used in any way except in connection with the execution of the works				
	No information regarding this project shall be published or disclosed without the prior written consent of the employer				
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83	Media releases				
	All rights of publication of articles in the media, together with any advertising relating thereto or in any way connected with this project, shall vest with the employer				
	The contractor together with his subcontractors shall not, without the prior written consent of the employer , cause any statement or advertisement connected with this project to be printed, screened or aired by the media				
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84	Testing of windows for watertightness				
	Each window shall be tested for watertightness with water sprayed on using adequate pressure. If in the opinion of the principal agent, the pressure proves to be inadequate, then the pressure shall be boosted by means of compressed air or other approved means				
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85	Non-Cession of Monies			
	The Contractor shall not cede or assign his right or claims to any monies due to or to become due under this Contract			
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86	Proprietary Branded Products			
	The contractor shall take delivery of, handle, store, use, apply and/or fix all proprietary branded products in strict accordance with the manufacturer's instructions after construction with the manufacturer's authorised representative			
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87	Drawings on Site			
	The Contractor shall maintain on Site at all times, a complete set of the latest revisions of the working drawings issued by the Architect, the Engineer, and the Electrical Consultant			
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88	Labour Record			
	At the end of each week the contractor shall provide the Principal Agent with a written record, in schedule form, reflecting the number and description of tradesmen and labourers employed by him and all subcontractors on the works each day			
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89	Scaffolding			
	No scaffolding is measured as these Bills of Quantities are based on the sixth edition of the Standard System for Measuring Building Work. However, the Tenderer is advised to study the drawings as scaffolding may be required in certain areas for use by himself and selected/nominated subcontractors and the contractor must establish or otherwise required by him or selected/nominated subcontractor including taking down and reerecting as may be necessary and no claims whatsoever will be entertained			
	F: V: T:	Item		
90	Plant Record			
	At the end of each week the contractor shall provide the Principal Agent with a written record, in schedule form, reflecting the number, type and capacity of all plant, excluding hand tools, currently used on the works			
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91	Daywork			
	Where in the opinion of the Principal Agent any extra work cannot properly be measured or valued, the Contractor will be allowed daywork prices therefore calculated upon the costs defined hereunder together with the stated percentages. The total thus arrived at shall be the total amount recoverable by the Contractor for performing such work			
	 The costs to the Contractor or sub-contractor of materials, being the net cost (at current market prices) actually paid for such materials after the deduction of cash discounts or if materials are supplied from the Contractor's or sub-contractor's stock then the cost of such 			
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	pporting vouchers reflecting the time spent and aterials used in each week shall be delivered for		
ch pa un- rep too an art sto Site	e above percentages shall cover head office larges; Site staff including Site supervision; third arty and Contractors workmen compensation and employment insurance fund contributions; use, pair and sharpening of non-mechanical hand pols; use of erected scaffolding, staging, trestles and the like; use of tarpaulins, protective clothing, tificial lighting, safety and welfare facilities, prage and the like as may be available on the e; and profit		
3.	The rate for mechanical plant shall be commercial hire rates current at the time of executing the daywork and shall include fuel and insurance costs		
	Hourly base rates for labour shall be the current market rates for labour based upon standard working hours and shall be applied in respect of the time spent by workers directly engaged on the particular day works including any operators mechanical plant and transport and erecting and dismantling other plant. If a claim is made that individual workmen have been paid wages and allowances in excess of the minimum legalised rates, then proof must be furnished that such workmen had been so paid prior to the commencement of the daywork referred to		
2.	which net cost 7,5% thereof shall be added. The cost of labour to the Contractor or subcontractor, being all items of direct cost of labour actually remunerated to the workmen concerned which shall include the cost of all allowances in terms of the industrial Conciliation Act (where applicable) or any other wage determination applying in the area where the daywork is executed: to which labour cost 7,5% shall be added		
	materials shall be based upon the current market price plus the cost of delivery to Site; to which net cost 7,5% thereof shall be added.		



	verification to the Principal Agent not later than twenty calendar days after the end of the week concerned. Should the Contractor fail to submit the vouchers within this time, the Principal Agent shall determine a fair price for the work			
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92	Unauthorised Persons/Workmen on Premises			
	The Contractor shall at all times strictly exclude all unauthorized persons from the site and shall set up notice boards to that effect			
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93	Guarantees and Maintenance Instructions/Manuals			
	The Contractor shall obtain and hand over to the Architect on Practical Completion, all relevant guarantees, any operating and maintenance manuals, data or instructions required by the Architect or provided by the Manufacturers, Suppliers, or Sub-contractors			
	The Contractor shall ensure that all warranties and guarantees received are fully ceded to the Employer on Final Completion, failing which the release of the Construction Guarantee will be withheld until this is satisfactorily completed			
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94	Removal and Making Good of Temporary Works, etc. on Completion			
	The Contractor shall remove all temporary works, roads, services and the like used for this contract and shall make good to the entire satisfaction of the Architect any damages resulting there from			
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95	Indemnities			
	Indemnities shall be sought by the Architect from all Contractors and Sub-contractors undertaking any design responsibility			
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96	Shop Drawings			
	The term 'Shop Drawings' shall mean drawings, layout drawings, illustrations, schedules, performance charts, brochures, operating manuals, other data which are prepared by the Contractor or Sub-contractor, Manufacturer, Supplier or Distributor and which illustrate some portion of the work			
	The Contractor shall ensure that all shop drawings required for the work in terms of this Contract, all selected/nominated Sub-contracts and/or Architect's instructions, are prepared and submitted timeously in accordance with the following procedure			
	(a) Three prints of shop drawings of all fabricated work, working or setting out drawings, shop details and schedules shall be submitted to the Architect for approval. Such work shall not be carried out until such approval has been given			
	(b) Shop drawings shall be submitted to the			
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	Architect for approval at least two weeks prior to the date on which such approval is required in order to comply with the Contract Programme			
	(c) All submissions shall be prepared in accordance with the Contract Drawings and specifications and/or any Architect's instructions and any deviation shall be specifically highlighted in writing, with a detailed explanation of the reason for such deviation, together with any cost and/or time implication			
	Delays in approval of shop drawings due to non- compliance with drawings, specifications and/or Architect's instructions shall not constitute grounds for any claims for delays			
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97	Location of Temporary Buildings and Temporary Services			
	The Contractor shall provide all necessary temporary works, including temporary roads, tracks, crossings, hardstanding, and services, etc., required for his own Sub-contractors use during the construction and maintenance period			
	There is no guarantee given or implied that site conditions will be such that the Contractor will be able to erect such offices, stores and temporary accommodation within the site boundaries and it shall be the Contractors responsibility to adopt whatever measures he deems necessary in this regard and to obtain all necessary permission and pay all costs in connection therewith			
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98	Commodities to be New			
	All commodities, goods, articles or materials throughout the building are to be new except where re-use of existing is specified and are to be handled, stored, used and/or fixed with care to ensure that they are in perfect condition when incorporated into the works and thereafter properly protected so as to ensure that they are likewise in perfect condition when handed over at completion of the works			
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99	Cost of Claims			
	Costs incurred by the Contractor in the preparation of claims accepted by the Principal Agent shall be borne by the Contractor			
	F: V: T:	Item		
100	Overloading			
	The Contractor shall take all necessary steps to ensure that no damage occurs due to overloading of any portion of the works. The Contractor shall submit details of his proposed loading, storage, plant, erection, etc., to the Architect for their approval prior to proceeding with such loading, storing or erecting and shall comply with and pay for the Engineer's requirements in connection with the provision of temporary support work, etc. Any damage caused to the works by overloading shall be made good by the Contractor at his sole expense			
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101	Environmental Management Plan			
	The contractor shall take all necessary measures to comply with the Environmental Management Plan (EMP) and make adequate provision to accommodate the requirements of the EMP			
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Without limiting the generality of the provisions of			
clause 2.0, the contractor's attention is drawn to the			
provisions of the Construction Regulations issued in terms of the Occupational Health and Safety Act,			
1993 as amended. It is specifically stated that the			
employer shall prepare a documented health and			
safety specification for the works and that the			
employer shall ensure that the contractor has made			
provision for the cost of health and safety measures during the execution of the works. The contractor			
shall price opposite this item for compliance with			
the act and the regulations and the reasonable			
provisions of the aforementioned health and safety			
specification [2.1]			
The contractor shall			
Comply with the health and safety specification			
for the works			
2. Prepare and agree with the health and safety			
consultant the health and safety plan for the			
works			
3. Cooperate with the health and safety			
consultant in all respects			
4. Manage the compliance of all subcontractors with the regulations and with the health and			
safety plan and specification			
5. Conform to the conditions contained in the			
employer's health and safety specification			
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103	Transformation and Empowerment Requirements			ı
	The contractor shall take all necessary measures to comply with the document titled: Empowerment Breakdown of 15 point, compiled by Joburg Property Company, and make adequate provision to accommodate the requirements relating to job creation, job intensity, training and development, local SMME utilisation, local material utilisation, enterprise development, etc. as detailed in the above document			
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	ALTERATIONS			
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)			
	TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.			
	SUPPLEMENTARY PREAMBLES			
	Site inspection			
	The Tenderer is advised to visit the site, inspect the existing premises and acquaint himself thoroughly with the nature of the work specified.			
	Sizes and dimensions			
	All sizes and dimensions stated herein are approximate and deemed only sufficient to identify the item of work concerned.			
	No allowance for overbreak has been made to any of the adjoining structures, walls, finishes, etc., where removals or pockets occur (the nett opening size, etc., has been made good in later items of this bill where such making good has not been included with the item) and the Contractor must allow in his prices for making good any overbreak that may occur.			
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<u>Materials</u>		
Old materials from alterations, except where described to be re-used or handed over, become the property of the contractor.		
Old materials from the alterations, except where described to be re-used or handed over, as well as all rubish, etc., must be regularly carted from the site and not be allowed to accumulate on or around the site.		
None of the old materials are to be used for new work except where specifically described as being set aside for re-use.		
Where certain materials or articles from demolitions or alterations are described as to be handed over by the Contractor to the Client, such materials or articles shall be properly stored by the Contractor, until handing over thereof. The Contractor must obtain an official receipt listing the materials or articles and dates of handing over. If the Contractor fails to submit the receipt when requested to do so, it shall be deemed that the materials or articles are still in his possession and he will be held liable to the Client for the full replacement value thereof, which amount will be deducted from any monies due to the Contractor.		
<u>General</u>		
All new finishes are measured in the relevant trades for new work.		
Allow for watering the works sufficiently to prevent nuisance from dust.		
All alteration works described hereunder shall imply the use of an approved screed or plaster repairing compound and preparing existing surfaces to receive new.		
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	Provide all necessary propping, etc., required to ensure the safety and stability of the structure during the contract period and remove at completion.				
	Provide all necessary additional barricades, screens, overhead protections, etc., required to ensure the safety of persons, property, etc., and remove at completion.				
	All alteration work is within an existing facility. The contractor shall take utmost care to minimise damage to existing completed works in the vicinity of the alteration works.				
	TEMPORARY BARRIERS, SCREENS, ETC.				
	Temporary barriers, screens, etc., including removal on completion:				
1	Temporary hoarding 3350mm high on concrete floor, formed of drywall partition system with 6mm thick gypsum wall board fixed to one side including all tracks, vertical studs, corners, abuttments, etc.	m	14		
2	Extra over ditto for single leaf door size overall 1100 x 3350mm high, including all necessary posts, framing, lock, etc.	No	1		
	REMOVAL OF EXISTING WORK				
	<u>Take out and remove doors, windows, etc.</u> <u>including thresholds, sills, etc. (building up openings elsewhere):</u>				
3	Single door and steel frame unit size overall 813 x 2032mm high from one brick wall.	No	2		
4	Door lockset including handles, escutcheons, cylinders, etc.	No	3		
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	Take down and remove roofs, floors, panelling,				
	ceilings, partitions, etc:				
5	Profiled roof sheeting fixed to steel/timber trusses in single lengths with a pitch not exceeding 50 degrees including removal of all flashings, etc.	m2	42		
6	Timber roof trusses, size overall 6.31 x 6.10m wide on plan 4,00m above ground level including brandering, bracing, gangboarding, purlins, wall ties, wall plates, etc.	No	1		
7	Suspended plasterboard ceilings including suspension grid, hangers, cornices, etc.	m2	38		
8	100 x 125mm Box gutters including hailguards.	m	6		
9	100mm Downpipes.	m	8		
	Hack up/off and remove granolithic, screeds, plaster, etc. from concrete or brickwork and prepare surfaces for new screeds, plaster, etc:				
10	External plaster from walls and columns.	m2	99		
	Hack up/off and remove wall and floor tiles including removing mortar bed or backing and preparing concrete or brick surfaces for new screed, plaster or tile finishes:				
11	including removing mortar bed or backing and preparing concrete or brick surfaces for new	m2	5		
11	including removing mortar bed or backing and preparing concrete or brick surfaces for new screed, plaster or tile finishes:	m2 m2	5		
	including removing mortar bed or backing and preparing concrete or brick surfaces for new screed, plaster or tile finishes: Porcelain floor tiles.		5		
	including removing mortar bed or backing and preparing concrete or brick surfaces for new screed, plaster or tile finishes: Porcelain floor tiles. Ceramic wall tiles. Take out and remove piping, sanitary fittings, etc. including disconnecting piping from fittings and making good floor and wall finishes (making good		5 7		
12	including removing mortar bed or backing and preparing concrete or brick surfaces for new screed, plaster or tile finishes: Porcelain floor tiles. Ceramic wall tiles. Take out and remove piping, sanitary fittings, etc. including disconnecting piping from fittings and making good floor and wall finishes (making good tiling and paintwork elsewhere): Water closet with all necessary piping, stop cocks,	m2	7		
12	including removing mortar bed or backing and preparing concrete or brick surfaces for new screed, plaster or tile finishes: Porcelain floor tiles. Ceramic wall tiles. Take out and remove piping, sanitary fittings, etc. including disconnecting piping from fittings and making good floor and wall finishes (making good tiling and paintwork elsewhere): Water closet with all necessary piping, stop cocks, valves, etc. Wash hand basin with all necessary piping, stop	m2 No	6	R	



15	Urinal with all necessary piping, stop cocks, valves, etc.	No	3			
16	Sink with all necessary piping, stop cocks, valves, taps, etc.	No	1			
17	Toilet roll holders, soap dispensers, paper towel dispensers, dustbins, etc.	No	18			
	Carefully take up, remove and set aside for re-use (re-use elsewhere):					
18	60mm Thick concrete and clay pavers	m2	14			
	MAKE GOOD FINISHES, ETC.					
	Make good internal granolithic, screed, plaster, etc. to match existing:					
19	Floors in patches.	m2	5			
20	Walls in patches.	m2	7			
21	Making good defects on existing plastered columns, walls, etc. by stripping back plaster, patching holes with new plaster and rubbing down imperfections to a smooth finish.	m2	3			
	Clean down existing:					
22	Deep clean existing tiles.	m2	201			
23	Clean down existing glazing.	m2	3			
	REPAIR WORK AND SERVICING OF EXISTING DOORS AND WINDOWS					
	Timber Doors Hung on Timber Frames:					
24	Repair and service existing timber doors, timber frames and ironmongery including lubricating all components, tightening all loose screws, replacing missing fixtures, straightening out striking plates, etc.	No	8			
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	ROOF COVERINGS, ETC.			
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)			
	TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.			
	SUPPLEMENTARY PREAMBLES			
	Straight cutting			
	Description of all roof coverings are deemed to include for all straight cutting			
	PROFILED SHEETING OF METAL, FIBRE-CEMENT, PLASTICS, ETC.			
	0,58mm Thick profiled heavy industrial galvanised sheet metal roof sheeting with chromadek finish, sheets 700mm wide with one 41mm high male and female ribs at ends and two 41mm high centre ribs, with chromadek finish on one side in single lengths fixed to steel purlins by means of concealed fixings with 41mm deep flutes and fully interlocking fixing clips, including heavy duty industrial gauge chromadek finished accessories, fixed in strict accordance with the manufacturer's instructions:			
1	Sheeting laid to roof with pitch not exceeding 25 degrees in single lengths (measured nett). m2	42		
	Carried to Collection		R	
	Section No. 2 Bill No. 2 Roof Coverings, Etc.			



	0,6mm Thick chromadek flashings, etc.:				
2	550mm Girth apex flashing including serrated broad flute closer and polycloser.	m	6		
3	580mm Girth barge flashing.	m	12		
	ROOF INSULATION				
4	"Aerolite" or equal approved fibreglass insulation with galvanised straining wires fixed in strict accordance with the manufacturer's instructions: 135mm Thick insulation (11kg/m3) laid taut over purlins (purlins at approximately 900mm centres)				
	with minimum 100mm side laps and fixed concurrent below roof covering.	m2	42		
	Carried to Collection			R	
	Section No. 2 Bill No. 2 Roof Coverings, Etc.				



Section No. 2			
Bill No. 2			
Roof Coverings, Etc.			
COLLECTION			
Total Brought Forward from Page No.	Page No 55		Amount
Carried Forward to Summary of Section No. 2 Section No. 2 Bill No. 2 Roof Coverings, Etc.		R	



Item No		Quantity	Rate	Amount
	SECTION NO. 2			
	BILL NO. 3			
	CARPENTRY AND JOINERY			
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)			
	TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.			
	FASCIA AND BARGE BOARDS, ETC.			
	Tempered fibre cement:			
1	12 x 150mm Fascia board countersunk screwed to roof timbers (elsewhere) with one brass screw at maximum 750mm centres and joined with and including standard aluminium halfround cover strips at all joints.	18		
2	12 x 200mm Barge board countersunk screwed to roof timbers (elsewhere) with one brass screw at maximum 750mm centres and nailed with steel nails into mortar joints at 750mm and joined with and including standard aluminium halfround cover strips at all joints.	18		
	DOORS, WINDOWS, SASHES, ETC.			
	Semi-solid flush doors:			
	Carried to Collection		R	
	Section No. 2 Bill No. 3 Carpentry and Joinery			



	44mm Thick door with hardwood concealed edge strips finished on both sides with commercial veneer and hung on steel frames (frames elsewhere):			
3	elsewnere): Door size overall 813 x 2032mm high. No	3		
	Carried to Collection Section No. 2 Bill No. 3 Carpentry and Joinery		R	



Section No. 2				_
Bill No. 3				
Carpentry and Joinery				
COLLECTION				
	Page No		Amount	
Total Brought Forward from Page No.	58			
	59			
Carried Forward to Summary of Section No. 2		R		_
Section No. 2 Bill No. 3				_
Carpentry and Joinery				



Item No		Quantity	Rate	Amount
	SECTION NO. 2			
	BILL NO. 4			
	CEILINGS, PARTITIONS AND ACCESS FLOORING			
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)			
	TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.			
	SUSPENDED CEILINGS			
1	9,5mm Thick "Gyproc Rhinoboard" gypsum plasterboard ceiling screwed to and including "Donn T37K" screw up ceiling grid with drywall screws spaced at 150mm centres including galvanised main tees at 1200mm centres and cross tees at 600mm centres, all suspended with 25 x 25mm galvanised angles at not exceeding 1200mm centres with 63mm wide strips of mesh scrim nailed over joints and the whole ceiling finished with and including "Gyproc Rhinolite" skim plaster trowelled to a smooth polished surface in strict accordance with the manufacturer's instructions: Ceiling suspended not exceeding 1m below concrete soffits. m2	38		
			0	
	Section No. 2 Bill No. 4 Ceilings, Partitions and Access Flooring		R	



	Powdercoated shadowline cornices:			
2	25mm GMS shadowline cornice secured to plastered wall and ceiling boarding including mitres, etc.	78		
	Carried to Collection		R	
	Section No. 2 Bill No. 4 Ceilings, Partitions and Access Flooring			



Section No. 2				
Bill No. 4				
Ceilings, Partitions and Access Flooring				
COLLECTION				
	Page		Amount	
Total Brought Forward from Page No.	No 61			
	62			
Carried Forward to Summary of Section No. 2 Section No. 2		R		
Bill No. 4 Ceilings, Partitions and Access Flooring				



Item No			Quantity	Rate	Amount
	SECTION NO. 2				
	BILL NO. 5				
	IRONMONGERY				
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)				
	TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.				
	LOCKS				
1	"Q\$6055/1/A\$/\$\$" Cylinder latch and dead bolt lock.	No	5		
2	"QS4406/QS4409" Thumbturn wc indicator bolt.	No	5		
	<u>HANDLES</u>				
3	"Kiruna" stainless steel lever handle on rose.	Pairs	5		
4	"QS4403" Stainless steel cylinder escutcheon.	Pairs	5		
	BATHROOM FITTINGS				
5	"Kwakuhle Hygiene" lockable and vandal resistant white powder coated metal roll holder Ref TR3W.	No	6		
6	"Kwakuhle Hygiene" ABS construction lockable Roll Control Paper Dispenser with viewing window in colour white.	No	2		
	Carried to Collection			R	
	Section No. 2 Bill No. 5 Ironmongery				



7	"Kwakuhle Hygiene" stainless steel 950ml vandal and theft resistant Soap Dispenser.	No	5		
8	"Costa Lambrianos CLX 2500 (Ref. 59)" stainless steel fully automatic hand dryer with infrared sensor plugged to wall.	No	2		
9	"Chilli B CL-01052" 820mm long x 540mm wide horizontal wall mounted baby changing station with 480mm high foldable lid, high density polyethylene interior, top shelf, adjustable safety belt, bag hooks, etc. with a bearing weight of 20kg installed in strict accordance with the manufacturer's instructions.	No	1		
	GRAB RAILS, ETC.				
10	"Railman Grabrails DL2" stainless steel dogleg grab rail plugged to wall in strict accordance with the manufacturer's instructions.	No	1		
11	"Railman Grabrails SR2" stainless steel rear grab rail plugged to wall in strict accordance with the manufacturer's instructions.	No	1		
	TOILET BINS				
	Stainless steel				
12	Half moon wall mounted bin size 330 x 450 x 180mm.	No	2		
	Carried to Collection			R	
	Section No. 2 Bill No. 5				
	Ironmongery				



Section No. 2				
Bill No. 5				
Ironmongery				
COLLECTION				
	Page No		Amount	
Total Brought Forward from Page No.	64			
	65			
Carried Fernand to Summary of Seekler No. 2				
Carried Forward to Summary of Section No. 2 Section No. 2		R		
Bill No. 5 Ironmongery				



Item No		Quantity	Rate	Amount
110	SECTION NO. 2			
	BILL NO. 6			
	<u>METALWORK</u>			
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)			
	TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.			
	PRESSED STEEL DOOR FRAMES			
	1,6mm Thick double rebated frames suitable for half brick walls complete with hoop iron anchors welded to frame, one adjustable stainless steel striking plate suitable for cylinder locks, three rubber shock absorbers in rebate and one pair of 100mm standard heavy duty brass butt hinges welded to frame:			
1	Frame for door size 813 x 2032mm high. No	3		
	Carried Forward to Summary of Section No. 2		R	
	Section No. 2 Bill No. 6 Metalwork			



Item No			Quantity	Rate	Amount
140	SECTION NO. 2				
	BILL NO. 7				
	<u>PLASTERING</u>				
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)				
	TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.				
	EXTERNAL PLASTER				
	Iwo coats cement plaster comprising one coat cement plaster minimum 15mm thick (5:1) steel floated and one finishing coat rhinolite including all labours on:				
1	Brick vertical surfaces (part on concrete).	m2	99		
2	Narrow widths.	m2	10		
	Carried Forward to Summary of Section No. 2			R	
	Section No. 2 Bill No. 7 Plastering				



Item No			Quantity	Rate	Amount
	SECTION NO. 2				
	BILL NO. 8				
	<u>TILING</u>				
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)				
	TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.				
	WALL TILING				
	Allow a Prime Cost Amount of R170/m2 for ceramic tiles fixed with an approved adhesive to plaster (plaster elsewhere) and flush pointed with tinted jointing compound on:				
1	Walls.	m2	7		
2	Narrow widths.	m2	1		
	FLOOR TILING				
	Allow a Prime Cost Amount of R170/m2 for porcelain floor tiles fixed with an approved adhesive on plaster bedding (bedding elsewhere) and flush pointed with tinted waterproof jointing compound on:				
3	Floors.	m2	5		
4	Narrow widths.	m2	1		
	Carried to Collection			R	
	Section No. 2 Bill No. 8 Tiling				



	SUNDRIES			
	Corner protectors, dividing strips, etc.:			
5	"Kirk M-Trim PRE090" 9mm high white PVC round edge trim fixed with patent adhesive to external wall corners.	8		
	Carried to Collection		R	
	Section No. 2 Bill No. 8 Tiling			



Section No. 2				
Bill No. 8				
Tiling				
COLLECTION				
	Page		Amount	
Total Brought Forward from Page No.	No 69			
	70			
Carried Forward to Summary of Section No. 2		R		
Section No. 2 Bill No. 8				
Tiling				



Item No			Quantity	Rate	Amount
	SECTION NO. 2				
	BILL NO. 9				
	PLUMBING AND DRAINAGE				
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)				
	TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.				
	RAINWATER DISPOSAL				
	0,6mm Thick seamless aluminium eaves gutters, downpipes and accessories with chromadek finish:				
1	125 x 100mm Rectangular eaves gutter with and including 125mm wide hot dipped galvanised mild steel hailguard formed of "Mentex Ref. 118" or equal approved once bent and tack welded to top of gutter.	m	6		
2	Extra for stop end.	No	2		
3	Extra for outlet with nozzle for and jointed to 100 x 75mm rectangular downpipe.	No	2		
4	100 x 75mm Rainwater downpipe fixed to brick wall.	m	8		
5	Extra for shoe.	No	2		
	SANITARY FITTINGS				
	Carried to Collection Section No. 2			R	
	Bill No. 9 Plumbing and Drainage				



		I			П
	White vitreous china:				
6	"Vaal Daisy Elite (Ref. 772403WH)" semi-close coupled wc suite comprising 90° outlet pan and matching 9 litre cistern including heavy duty white double flap seat, flushpipe, fixing in position and connecting complete in strict accordance with the manufacturer's instructions.	No	6		
7	"Vaal Lavatera (Ref. 705427WH)" wall mounted back inlet bowl urinal with and including "Cobra FJ8.102) flush valve, 38mm chromium plated domical grating and chromium plated back inlet spreader (Code: 8541Z000), fixed on and including two hanger brackets (Code: 8127Z000) and connected complete in strict accordance with the manufacturer's instructions.	No	3		
8	"Vaal Hibiscus (Ref. 702303AV)" one tap hole wash hand basin complete with chromium plated waste union, chain and stay, vulcanite plugs and fixing in position on and including two semi-concealed brackets including sealing with an approved waterproof sealer and connecting complete in strict accordance with the manufacturer's instructions (taps elsewhere).	No	5		
	TRAPS, ETC.				
	IRAFS, EIC.				
9	"Cobra (Ref. 340)" 40mm chromium plated brass bottle trap.	No	9		
10	38mm Combination sink rubber P or S trap.	No	5		
	TAPS, VALVES, ETC.				
	Chromium plated:				
11	"Cobra Watertech", or equal approved, Chrome Junior Flushmaster exposed flush valve (Code: FJ6-000), installed in accordance with the manufacturer's recommendations.	No	3		
					П
	Carried to Collection			R	
	Section No. 2 Bill No. 9				
	Plumbing and Drainage				
					H



	Section No. 2 Bill No. 9 Plumbing and Drainage					
	Carried to Collection			R		
25	100mm Stub stack.	No	6			
24	100 x 50mm Access reducing junction	No	2			
23	110mm "GI Two-way" vent valve	No	2			
22	100mm Access bend pan connector	No	3			
21	100mm Access junction	No	3			
20	100mm Access bend	No	10			
19	50mm Access junction	No	4			
18	50mm Access bend	No	8			
	Extra over uPVC pipes for fittings					
17	100mm Pipes	m	15			
16	50mm Pipes	m	10			
	uPVC pipes					
	SOIL AND WASTE WATER DRAINAGE					
15	15mm Flexihose 450mm long.	No	6			
14	Sundries:	140	20			
14	flexible connection hoses. "Cobra 832/350" 15mm angle valve.	No No	5 26			
13	"Cobra Carina 294CA" 15mm basin mixer including					
12	"Cobra Watertech", or equal approved, chrome Junior Flushmaster exposed water closet flush valve (Code: FJS2-100) with integral vacuum breaker, ballostop value and BSP inlet, bent flush pipe and connectors, etc, installed in accordance with the manufacturer's recommendations	No	6			
		I		-	I	



	<u>Sundries</u>			
26	Testing waste pipe system	Item		
	WATER SUPPLIES			
	Class 1 copper pipes			
27	15mm Pipes m	7		
28	22mm Pipes m	12		
29	35mm Pipes m	5		
	Extra over class 1 copper pipes for capillary fittings			
30	15mm Fittings No	16		
31	22mm Fittings No	8		
32	35mm Fittings No	6		
	Sundries			
33	Testing water pipe system	Item		
	Carried to Collection		R	
	Section No. 2 Bill No. 9 Plumbing and Drainage			
	Plumbing and Drainage			



Section No. 2				
Bill No. 9				
Plumbing and Drainage				
COLLECTION				
	Page No		Amount	
Total Brought Forward from Page No.	72			
	73			
	74			
	75			
Carried Forward to Summary of Section No. 2		R		
Section No. 2 Bill No. 9				
Plumbing and Drainage				
	I	ı	ıı İ	



Item No			Quantity	Rate	Amount
140	SECTION NO. 2				
	BILL NO. 10				
	<u>PAINTWORK</u>				
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)				
	TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.				
	PAINTWORK TO NEW WORK				
	PLASTERBOARD				
	Prepare and apply one coat "Plascon" primer and two coats "Plascon Professional Super Matt" paint on:				
1	Ceilings and cornices.	m2	38		
	METAL				
	Prepare and apply one coat "Plascon Zinc Phosphate" primer and two coats "Plascon Velvaglo" paint on:				
2	Frames and linings.	m2	1		
3	Roof sheeting.	m2	42		
	WOOD				
	Carried to Collection			R	
	Section No. 2 Bill No. 10 Paintwork			ĸ	



	Prepare and apply one coat "Plascon Woodcare Pre-treatment", one coat "Plascon Wood Primer" and two coats "Plascon Velvaglo" paint on:				
4	Fascias, barge boards, etc.	m2	5		
5	General surfaces of doors.	m2	4		
	PAINTWORK TO PREVIOUSLY PAINTED WORK				
	PLASTER				
	Clean down, prepare and apply one coat "Plascon" plaster primer and two coats "Plascon Double Velvet" paint on:				
6	External plastered walls, columns, recessed bands, etc.	m2	109		
	Clean down, prepare and apply one coat "Plascon" plaster primer and two coats "Plascon Double Velvet" paint on:				
7	Internal plastered walls, columns, recessed bands, etc.	m2	7		
	METAL				
	Clean down, prepare and apply one coat "Plascon Zinc Phosphate" primer and two coats "Plascon Velvaglo" paint on:				
8	Frames and linings.	m2	9		
9	On hand rails and balustrades (measured flat both sides).	m2	5		
10	Gates, grilles, burglar bars, etc. (both sides measured).	m2	4		
	WOOD				
					\parallel
	Carried to Collection			R	
	Section No. 2 Bill No. 10 Paintwork				



	Clean down, prepare and apply one coat "Plascon Woodcare Pre-treatment", one coat "Plascon Wood Primer" and two coats "Plascon Velvaglo" paint on:			
11	General surfaces of doors.	30		
	Section No. 2 Bill No. 10		R	
	Paintwork			



Section No. 2				
Bill No. 10				
Paintwork				
COLLECTION				
	Page No		Amount	
Total Brought Forward from Page No.	77			
	78			
	79			
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Section No. 2 Bill No. 10 Paintwork				
TAITIWOR				



	SECTION SUMMARY - Builders Work			
Bill No		Page No		Amount
1	Alterations	54		
2	Roof Coverings, Etc.	57		
3	Carpentry and Joinery	60		
4	Ceilings, Partitions and Access Flooring	63		
5	Ironmongery	66		
6	Metalwork	67		
7	Plastering	68		
8	Tiling	71		
9	Plumbing and Drainage	76		
10	Paintwork	80		
	Carried to Final Summary		R	
	Section No. 2			



Item No		Quantity	Rate	Amount	
	SECTION NO. 3				
	BILL NO. 1				
	EXTERNAL WORKS				
	Tenderers are advised to study the "Model Preambles for Trades" before pricing this schedule.				
	SUPPLEMENTARY PREAMBLES				
	FENCING				
	Hot dipped galvanised steel high security anticlimbing and anti-cut fence and gates similar to cochrane clearvu formed of 3mm diameter horizontal & vertical galvanised marine fusion bond coated high tensile steel mesh wires with 76,2mm x 12,7mm aperture and reinforced with 4 x 50mm deep V-section horizontal recessed bands with and including 85 x 45 x 3mm thick marine fusion bond coated taper posts, locking recess mechanism, UV stabilised polymer end caps, vandal resistant bolts, clamping plates, sealant, etc. with posts bolted to brick plinth wall or pier (elsewhere measured) in strict accordance with the manufacturer's instructions:				
1	2400mm High fence with and including 2400mm high posts at 3328mm centres.	14			
2	Single leaf swing gate size overall 1495 x 2325mm high complete with and including frame, additional bracing, pull handles, lock box, heavy duty lock, lockable sliding bolt with keep, etc. PAVING	1			
	Carried to Collection		R		
	Section No. 3 Bill No. 1 Sundry External Works				



	Clean down and lay existing concrete and clay pavers from stockpiles, bedded on and including 20mm thick bed of river sand with 1:6 cement grout swept & watered into joints between roadstones:			
3	Paving to roads, parking areas, pavements, etc. in patchwork and small quantities to falls including any consequent cutting (circular cutting elsewhere) and tying into existing paving.	2 14		
	Carried to Collection Section No. 3 Bill No. 1 Sundry External Works		R	
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Section No. 3			
Bill No. 1			
Sundry External Works			
COLLECTION			
	Page		Amount
Total Brought Forward from Page No.	No 82		
Total Bloogili Foliwara nomi ago No.	83		
	00		
Carried Forward to Summary of Section No. 3		R	
Section No. 3 Bill No. 1			
Sundry External Works			



Item No		Quantit	y Rate	Amount
NO	SECTION NO. 3			
	BILL NO. 2			
	STORMWATER DRAINAGE, SOIL DRAINAGE & WATER RETICULATION			
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)			
	TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.			
	STORMWATER RETICULATION			
	Cleaning existing grid inlets, kerb inlets, pipes, etc.:			
1	Clean existing kerb inlets, manholes. etc. (various sizes) of all rubbish, debris, etc., including cleaning of the inlet & outlet pipes for 20 metres in both directions, including removal of existing lids, relaying existing lids as per Engineer's instructions, making good & carting away all rubbish, debris, etc. to a dumping site to be located by the contractor.	No	3	
	Manhole covers, gratings, frames, etc.:			
2	600 x 600mm Heavy duty polymer concrete cover slab including frame as supplied by "civil cultured polymer products cc", or equal approved.	No	2	
	SEWER RETICULATION			
	Carried to Collection		R	
	Section No. 3 Bill No. 2			
	Stormwater Drainage, Soil Drainage and Water Retic			



	Cleaning existing manholes, pipes, etc.:			
3	Allow for cleaning existing manholes. etc. (various sizes) of all rubbish, debris, etc., including cleaning of the inlet & outlet pipes for 20 metres in both directions, including removal of existing lids, relaying existing lids as per Engineer's instructions, making good & carting away all rubbish, debris, etc. to a dumping site to be located by the contractor.	2		
	Carried to Collection		R	
	Section No. 3 Bill No. 2 Stormwater Drainage, Soil Drainage and Water Retic			



Section No. 3				
Bill No. 2				
Stormwater Drainage, Soil Drainage and Water Reticulation				
COLLECTION				
	Page No		Amount	
Total Brought Forward from Page No.	85			
	86			
Carried Forward to Summary of Section No. 3 Section No. 3		R		
Bill No. 2 Stormwater Drainage, Soil Drainage and Water Retic				



	SECTION SUMMARY - External Works			
Bill No		Page No		Amount
1	Sundry External Works	84		
2	Stormwater Drainage, Soil Drainage and Water Reticulation	87		
	Carried to Final Summary		R	
	Section No. 3			



Item No		Quantity	Rate	Amount
	SECTION NO. 4			
	BILL NO. 1			
	PROVISIONAL SUMS			
	The following sums and amounts are NETT.			
	Under no circumstances may any Provisional Sum or P.C Item be altered.			
	Unless a specific percentage mark up for attendence is indicated in the rate column, the amounts priced by the contractor for attendence against each Provisional Sum shall be deemed to be Lump Sum and shall not be adjusted unless the scope of the sub-contract varies significantly.			
	Provisional Sums contained herein may be omitted or reduced at the employer's sole discretion and the contractor shall not be entitled to claim for any loss by way of reductions or omissions of any discount, or percentage relating to the Provisional Sums pr P.C Amounts or any loss of profit related thereto.			
	ALLOW THE FOLLOWING PROVISIONAL SUMS			
	ELECTRICAL INSTALLATION			
1	Provide the amount of R10,150.00 (Ten Thousand One Hundred and Fifty Rand) for electrical installation executed complete.	ltem		10,150.00
2	Profit on above item.		%	
3	Attendance on ditto.		%	
	Carried to Collection		R	
	Section No. 4 Bill No. 1 Provisional Sums			



	LINAC INICTALLATION	I I		
	HVAC INSTALLATION			
4	Provide the amount of R20,000.00 (Twenty Thousand Rand) for HVAC installation executed complete.	Item		20,000.00
5	Profit on above item.		%	
6	Attendance on ditto.		%	
	FIRE PROTECTION			
7	Provide the amount of R15,050.00 (Fifteen Thousand and Fifty Rand) for fire protection executed complete.	Item		15,050.00
8	Profit on above item.		%	
9	Attendance on ditto.		%	
	STORE ROOM UNITS			
10	Provide the amount of R10,000.00 (Ten Thousand Rand) for store room units installed complete.	Item		10,000.00
11	Profit on above item.		%	
12	Attendance on ditto.		%	
	STAND ALONE ALARM SYSTEM			
13	Provide the amount of R20,000.00 (Twenty Thousand Rand) for signage installed complete.	Item		20,000.00
14	Profit on above item.		%	
15	Attendance on ditto.		%	
	SIGNAGE			
16	Provide the amount of R5,000.00 (Five Thousand Rand) for signage installed complete.	Item		5,000.00
17	Profit on above item.		%	
	Carried to Collection		R	
	Section No. 4			
	Bill No. 1 Provisional Sums			



		<u> </u>		1 1
18	Attendance on ditto.		%	
	TIMBER TRUSSES			
19	Provide the amount of R20,000.00 (Twenty Thousand Rand) for timber trusses installed complete.	Item		20,000.00
20	Profit on above item.		%	
21	Attendance on ditto.		%	
	CLO			
22	Provide the amount of R50,000.00 (Fifty Thousand Rand) for a Community Liaison Officer.	Item		50,000.00
23	Profit on above item.		%	
24	Attendance on ditto.		%	
	FINANCIAL PROVISIONS			
	The items described hereunder cover work which is not fully defined at tender stage and which is intended to be executed by the Contractor and/or his Sub-Contractors. The amounts shown shall be used as directed by the Representative/ Agent and shall be deducted in whole or in part if not required.			
25	Allow the amount of R49,500.00 (Forty Nine Thousand Five Hundred Rand) for sundry builders work. This work shall be measured on completion and priced at scheduled rates.	ltem		49,500.00
	Carried to Collection		R	
	Section No. 4 Bill No. 1			
	Provisional Sums			



Section No. 4			
Bill No. 1			
Provisional Sums			
COLLECTION			
	Page No		Amount
Total Brought Forward from Page No.	89		
	90		
	91		
Carried to Final Summary Section No. 4		R	
Bill No. 1 Provisional Sums			
TO FISIONAL SOTTS			



	FINAL SUMMARY				
Section No			Page No		Amount
1	Preliminaries & General		48		
2	Builders Work		81		
3	External Works		88		
4	Provisional Sums		92		
	Sub-Total			R	
	Value Added Tax (15%)			R	
	Total			D	
	Total			R	
		Carried to Form of Tender		R	