

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 1 PRELIMINARIES & GENERAL BILL NO. 1 PRELIMINARIES 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 (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" 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 These Bills of Quantities are provisional therefore all items are subject to remeasurement PREAMBLES FOR TRADES The General Preambles for Trades 2017 published by the Association of South African Quantity Surveyors is designed to support and extend the abbreviated descriptions utilised in these bills of quantities by inter alia referring to SANS construction standards. Where such preambles are not applicable (eg where BS or Euro construction standards are applicable or the design consultants provide other preambles/specifications for insertion), users are to ensure that the abbreviated descriptions when read in conjunction with the Standard System of Measuring Building Work (seventh edition) for works within South Africa or the Standard Method of Measuring Building Work for Africa 2015 (first edition) for works elsewhere in Africa, represent the full description by extending the abbreviated bills of quantities descriptions and/or by inserting appropriate preambles or specifications 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 General Preambles				

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	SECTION 1 PRELIMINARIES & GENERAL BILL NO. 1 PRELIMINARIES The contractor's prices for all items throughout these bills of quantities shall take account of and include where applicable for all of the obligations, requirements and specifications given in the General 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 in the aforementioned JBCC Principal Building Agreement Section B : A recital of the headings of the individual clauses in the aforementioned JBCC General Preliminaries 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) SECTION A: PRINCIPAL BUILDING AGREEMENT <u>Interpretation (A1-A7)</u> 1 Clause 1.0 - Definitions and interpretation 2 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 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				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 1 PRELIMINARIES & GENERAL BILL NO. 1 PRELIMINARIES Legal status of contractor If the contractor constitutes a joint venture, consortium or other unincorporated grouping of two or more persons then: 1. These persons are deemed to be jointly and severally liable to the employer for the performance of this agreement 2. These persons shall notify the employer of their leader who has assigned authority to bind the contractor and each of these persons				

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	SECTION 1 PRELIMINARIES & GENERAL				
	BILL NO. 1				
	PRELIMINARIES				
	3. The contractor shall not alter its composition or legal status without the prior written consent of the employer				
	F:..... V:..... T:.....	Item			
3	Clause 2.0 - Law, regulations and notices				
	F:..... V:..... T:.....	Item			
4	Clause 3.0 - Offer and acceptance F:..... V:..... T:.....	Item			
5	Clause 4.0 - Cession and assignment F:..... V:..... T:.....	Item			
6	Clause 5.0 - Documents				
	Value Added Tax				
	Provision is made in the summary page of these bills of quantities for the inclusion of Value Added Tax (VAT)				
	Priced document as specification Clause 5.4 is deemed to be deleted				
	The principal agent shall decide which portion of the priced document may be used as a specification of materials and goods or methods, if any ?				
	Electronic issue of drawings				
	All drawings for this project will be issued electronically and the contractor shall be deemed to have received such drawings on the date that such drawings have been dispatched electronically [5.6]				
	F:..... V:..... T:.....	Item			
7	Clause 6.0 - Employer's agents				
	Delegated authority may be dealt with in B 5.0 of the contract data.				
	Note that the contract instructions hereinafter are selected from those listed in clause 17.1 of the JBCC PBA				
	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]				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 1 PRELIMINARIES & GENERAL				
	BILL NO. 1				
	PRELIMINARIES				
	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				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 1 PRELIMINARIES & GENERAL BILL NO. 1 PRELIMINARIES 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] ? <u>2. Quantity surveyor</u> 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 <u>3. 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]				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 1 PRELIMINARIES & GENERAL BILL NO. 1 PRELIMINARIES 3.2.7Removal or re-execution of work 3.2.8Removal or substitution of any materials and goods 3.2.9Protection of the works 3.2.10Making good physical loss and repairing damage to the works [23.2.2] 3.2.11Rectification of defects [21.2] 3.2.12A 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 3.2.13Expenditure of budgetary allowances, prime cost amounts and provisional sums ? <u>4. Mechanical engineer</u> 4.1 Duties [6.2] : The mechanical engineer is responsible for all aspects of mechanical engineering design and quality inspection of the works ? and, where appointed by the employer for quantity surveying services in respect of the mechanical installations, for all measurements, valuations, financial assessments and all other quantity surveying and cost control functions 4.2 Contract instructions [6.2; 17.1] : 4.2.1Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement 4.2.2Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works 4.2.3Compliance with the law, regulations and bylaws [2.1] 4.2.4Provision 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] 4.2.6Removal or re-execution of work 4.2.7Removal or substitution of any materials and goods 4.2.8Protection of the works 4.2.9Making good physical loss and repairing damage to the works [23.2.2] 4.2.10Rectification of defects [21.2] 4.2.11A 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				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 1 PRELIMINARIES & GENERAL BILL NO. 1 PRELIMINARIES 4.2.12Expenditure of budgetary allowances, prime cost amounts and provisional sums ? 5. Electrical engineer 5.1 Duties [6.2] : The electrical engineer is responsible for all aspects of electrical engineering design and quality inspection of the works ? and, where appointed by the employer for quantity surveying services in respect of the electrical installations, for all measurements, valuations, financial assessments and all other quantity surveying and cost control functions 5.2 Contract instructions [6.2; 17.1] : 5.2.1Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement 5.2.2Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works 5.2.3Compliance with the law, regulations and bylaws [2.1] 5.2.4Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works 5.2.5Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2] 5.2.6Removal or re-execution of work 5.2.7Removal or substitution of any materials and goods 5.2.8Protection of the works 5.2.9Making good physical loss and repairing damage to the works [23.2.2] 5.2.10Rectification of defects [21.2] 5.2.11A 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 5.2.12Expenditure of budgetary allowances, prime cost amounts and provisional sums ?				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 1 PRELIMINARIES & GENERAL BILL NO. 1 PRELIMINARIES 6. Wet services engineer 6.1 Duties [6.2] : The wet services engineer is responsible for all aspects of wet services engineering design and quality inspection of the works 6.2 Contract 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] 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. Fire consultant 7.1 Duties [6.2] : The fire consultant is responsible for all aspects of rational fire design and quality inspection of the works 7.2 Contract instructions [6.2; 17.1] :				

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	SECTION 1 PRELIMINARIES & GENERAL BILL NO. 1 PRELIMINARIES 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 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. Health and safety consultant 8.1 Duties [6.2] : The health and safety consultant is responsible for all aspects of health and safety of the works. Without derogating from the generality thereof, the health and safety consultant will perform the following specific functions and duties in respect of the health and safety aspects of the works. He shall: 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				

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	SECTION 1 PRELIMINARIES & GENERAL				
	BILL NO. 1				
	PRELIMINARIES				
	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			
	Clause 7.0 - Design responsibility				
8	F:..... V:..... T:.....	Item			
	<u>Insurances and securities (A8-A11)</u>				
	Clause 8.0 - Works risk				
9	F:..... V:..... T:.....	Item			
	Clause 9.0 - Indemnities				
10	F:..... V:..... T:.....	Item			
	Clause 10.0 - Insurances				
11	F:..... V:..... T:.....	Item			
12	Clause 11.0 - Securities				
	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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	SECTION 1 PRELIMINARIES & GENERAL				
	BILL NO. 1				
	PRELIMINARIES				
	<u>Execution (A12 - A17)</u>				
13	Clause 12.0 - Obligations 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] <u>Statutory and other notices</u> 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			
	Clause 13.0 - Setting out				
14	F:..... V:..... T:.....	Item			
15	Clause 14.0 - Nominated subcontractors F:..... V:..... T:.....	Item			
16	Clause 15.0 - Selected subcontractors F:..... V:..... T:.....	Item			
17	Clause 16.0 - Direct contractors Attendance on direct contractors In respect of direct contractors the contractor shall: 1. 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				

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	SECTION 1 PRELIMINARIES & GENERAL				
	BILL NO. 1				
	PRELIMINARIES				
	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			
18	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)				
19	Clause 18.0 - Interim completion	N/A			
	Clause 19.0 - Practical completion				
20	F:..... V:..... T:.....	Item			
21	Clause 20.0 - Completion in sections				
	F:..... V:..... T:.....	Item			
22	Clause 21.0 - Defects liability period and final completion				
	F:..... V:..... T:.....	Item			
	Clause 22.0 - Latent defects liability period				
23	F:..... V:..... T:.....	Item			
	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]				
24	F:..... V:..... T:.....	Item			
	Clause 24.0 - Penalty for late or non-completion				
25	F:..... V:..... T:.....	Item			
	Payment (A25 - A27)				
26	Clause 25.0 - Payment				
	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				

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	SECTION 1 PRELIMINARIES & GENERAL BILL NO. 1 PRELIMINARIES F:..... V:..... T:..... 27 Clause 26.0 - Adjustment of the contract value and final account 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	Item			

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	SECTION 1 PRELIMINARIES & GENERAL				
	BILL NO. 1				
	PRELIMINARIES				
	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]				
	F:..... V:..... T:.....	Item			
28	Clause 27.0 - Recovery of expense and/or loss	Item			
	<u>Suspension and termination (A28 - A29)</u>				
29	Clause 28.0 - Suspension by the contractor				
	F:..... V:..... T:.....	Item			
30	Clause 29.0 - Termination				
	F:..... V:..... T:.....	Item			
	<u>Dispute resolution (A30)</u>				
	Clause 30.0 - Dispute resolution				
31	F:..... V:..... T:.....	Item			
32	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			
33	Contract data				
	<u>Tenderer's selections</u>				
	Before submission of his tender the contractor is to complete the tenderer's selections in the contract data				
	F:..... V:..... T:.....	Item			
	SECTION B: GENERAL PRELIMINARIES				
	User note Amendments, modifications, corrections or supplements to the General Preliminaries in Section B should be recorded in the contract data				
	Should it be necessary to expand on any of the General Preliminaries clauses, the user should list the appropriate General Preliminary clause number and heading and insert the relevant provision under a suitable heading in bold as may be necessary				
	<u>Definitions and interpretation (B1)</u>				
	Clause 1.1 - Definitions				
34	F:..... V:..... T:.....	Item			

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	SECTION 1 PRELIMINARIES & GENERAL				
	BILL NO. 1				
	PRELIMINARIES				
	Clause 1.2 - Interpretation				
35	F:..... V:..... T:.....	Item			

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 1 PRELIMINARIES & GENERAL				
	BILL NO. 1				
	PRELIMINARIES				
	<u>Documents (B2)</u>				
	Clause 2.1 - Checking of documents				
36	F:..... V:..... T:.....	Item			
37	Clause 2.2 - Provisional bills of quantities				
38	Clause 2.3 - Availability of construction information				
	F:..... V:..... T:.....	Item			
	Clause 2.4 - Ordering of materials and goods				
39	F:..... V:..... T:.....	Item			
	<u>Previous work and adjoining properties (B3)</u>				
	Clause 3.1 - Previous work - dimensional accuracy				
40	F:..... V:..... T:.....	Item			
	Clause 3.2 - Previous work - defects				
41	F:..... V:..... T:.....	Item			
	Clause 3.3 - Inspection of adjoining properties				
42	F:..... V:..... T:.....	Item			
	<u>The site (B4)</u>				
	Clause 4.1 - Handover of site in stages				
43	F:..... V:..... T:.....	Item			
44	Clause 4.2 - Enclosure of the works	Item			
	Clause 4.4 - Encroachments				
45	F:..... V:..... T:.....	Item			
	Clause 4.5 - Existing premises occupied				
46	F:..... V:..... T:.....	Item			
	Clause 4.6 - Services - known				
47	F:..... V:..... T:.....	Item			
	<u>Management of contract (B5)</u>				
	Clause 5.1 - Management of the works				
48	F:..... V:..... T:.....				

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	SECTION 1 PRELIMINARIES & GENERAL				
	BILL NO. 1				
	PRELIMINARIES				
	Clause 5.2 - Progress meetings				
49	F:..... V:..... T:.....	Item			
	Clause 5.3 - Technical meetings				
50	F:..... V:..... T:.....	Item			

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	SECTION 1 PRELIMINARIES & GENERAL				
	BILL NO. 1				
	PRELIMINARIES				
	<u>Samples, shop drawings and manufacturer's instructions (B6)</u>				
	Clause 6.1 - Samples of materials				
51	F:..... V:..... T:.....	Item			
	Clause 6.2 - Workmanship samples				
52	F:..... V:..... T:.....	Item			
	Clause 6.3 - Shop drawings				
53	F:..... V:..... T:.....	Item			
	Clause 6.4 - Compliance with manufacturer's instructions				
54	F:..... V:..... T:.....	Item			
	<u>Deposits and fees (B7)</u>				
	Clause 7.1 - Deposits and fees				
55	F:..... V:..... T:.....	Item			
	<u>Temporary services (B8)</u>				
	Clause 8.1 - Water				
56	F:..... V:..... T:.....	Item			
	Clause 8.2 - Electricity				
57	F:..... V:..... T:.....	Item			
	Clause 8.3 - Ablution and welfare facilities				
58	F:..... V:..... T:.....	Item			
	Clause 8.4 - Communication facilities				
59	F:..... V:..... T:.....	Item			
	<u>Prime cost amounts (B9)</u>				
60	Clause 9.1 - Responsibility for prime cost amounts				
	Where details of materials for which prime cost amounts are to be allowed are readily available, the quantity surveyor may elect to insert the relevant prime cost amounts in measured items, which measured items shall contain sufficient detail for the contractor to price for fixing and installation, waste, etc				
	F:..... V:..... T:.....	Item			
	<u>Attendance on subcontractors (B10)</u>				
	Clause 10.1 - General attendance				
61	F:..... V:..... T:.....	Item			

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	SECTION 1 PRELIMINARIES & GENERAL				
	BILL NO. 1				
	PRELIMINARIES				
	<u>General (B11)</u>				
	Clause 11.1 - Protection of the works				
62	F:..... V:..... T:.....	Item			
	Clause 11.2 - Protection/isolation of existing works and works occupied in sections				
63	F:..... V:..... T:.....	Item			
	Clause 11.3 - Security of the works				
64	F:..... V:..... T:.....	Item			
	Clause 11.4 - Notice before covering work				
65	F:..... V:..... T:.....	Item			

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	SECTION 1 PRELIMINARIES & GENERAL				
	BILL NO. 1				
	PRELIMINARIES				
66	Clause 11.5 - Disturbance				
	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			
67	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				
	The contractor is to ensure that all roads which border the site and are used by the contractor during the execution of the works are kept clean and free of any dirt or debris caused by the execution of the works				
	Clause 11.7 - Works cleaning and clearing				
68	F:..... V:..... T:.....	Item			
	Clause 11.8 - Vermin				
69	F:..... V:..... T:.....	Item			
	Clause 11.9 - Overhand work				
70	F:..... V:..... T:.....	Item			
	Clause 11.10 - Tenant installations				
71	F:..... V:..... T:.....	Item			
	Clause 11.11 - Advertising				
72	F:..... V:..... T:.....	Item			
	SECTION C: SPECIFIC PRELIMINARIES				
	Warranties for materials and workmanship 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 executing the work and shall deliver same to the principal agent on final completion of the contract				
73	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				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 1 PRELIMINARIES & GENERAL BILL NO. 1 PRELIMINARIES 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 F:..... V:..... T:.....	Item			

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 1 PRELIMINARIES & GENERAL				
	BILL NO. 1				
	PRELIMINARIES				
	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				
74	F:..... V:.....T:..... Cooperation 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	Item			
75	F:..... V:.....T:..... 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	Item			
76	F:..... V:.....T:..... Propping of floors below 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	Item			
77	F:..... V:.....T:..... Testing of flat roof waterproofing for watertightness Flat roof waterproof areas shall be flooded and kept "ponded" for at least forty eight (48) hours as a test to ensure the watertightness of the waterproofing and before any further construction work is carried out above the waterproofing	Item			
78	F:..... V:.....T:.....	Item			
79	Health and safety 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]				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 1 PRELIMINARIES & GENERAL				
	BILL NO. 1				
	PRELIMINARIES				
	The contractor shall: 1. 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				
	F:..... V:..... T:.....	Item			
80	Broad based black economic empowerment (BBBEE) Tenders submitted will be evaluated taking into account their empowerment rating The employer will be monitoring the broad based black economic empowerment (BBBEE) status of the contractor throughout the execution of the works				
	The contractor is to submit to the principal agent on an a monthly basis a schedule of spend, split into vendors engaged as subcontractors and suppliers indicating their BBBEE rating including proof of the said rating				
	F:..... V:..... T:.....	Item			
	Advertising rights 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. The position and type of advertising structure to be agreed with the principal agent so as not to hinder the contractor in meeting his obligations under this agreement				
81	F:..... V:..... T:.....	Item			
	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				
82	F:..... V:..... T:.....	Item			
	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				
83	F:..... V:..... T:.....	Item			

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 1 PRELIMINARIES & GENERAL				
	BILL NO. 1				
	PRELIMINARIES				
84	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				
85	F:..... V:..... T:.....	Item			
86	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				
87	F:..... V:..... T:.....	Item			
88	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 re- erecting as may be necessary and no claims whatsoever will be entertained				
89	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				
91	F:..... V:..... T:.....	Item			
92	Daywork				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 1 PRELIMINARIES & GENERAL				
	BILL NO. 1				
	PRELIMINARIES 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 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. The cost of labour to the Contractor or sub-contractor, 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. 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 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. The above percentages shall cover head office charges; Site staff including Site supervision; third party and Contractors workmen compensation and unemployment insurance fund contributions; use, repair and sharpening of non-mechanical hand tools; use of erected scaffolding, staging, trestles and the like; use of tarpaulins, protective clothing, artificial lighting, safety and welfare facilities, storage and the like as may be available on the Site; and profit. Supporting vouchers reflecting the time spent and materials used in each week shall be delivered for verification to the Principal Agent not later than	Item			
93					
94	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	CONT			
95	F:..... V:..... T:.....	Item			
96	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				
97	F:..... V:..... T:.....	Item			

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 1 PRELIMINARIES & GENERAL				
	BILL NO. 1				
	PRELIMINARIES				
98	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				
99	F:..... V:..... T:.....	Item			
100	Indemnities				
	Indemnities shall be sought by the Architect from all Contractors and Sub-contractors undertaking any design responsibility				
101	F:..... V:..... T:.....	Item			
102	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				
103	F:..... V:..... T:.....	Item			
104	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 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 Shop drawings shall be submitted to the 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 (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				
105	F:..... V:..... T:.....	Item			
106	Commodities to be New				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 1 PRELIMINARIES & GENERAL				
	BILL NO. 1				
	PRELIMINARIES 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				
107	F:..... V:..... T:.....	Item			
108	Cost of Claims Costs incurred by the Contractor in the preparation of claims accepted by the Principal Agent shall be borne by the Contractor				
109	F:..... V:..... T:.....	Item			
110	Transformation and Empowerment Requirements 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				
111	F:..... V:..... T:.....	Item			
	SUMMARY OF CATEGORIES Category : Fixed R..... Category : Value R..... Category : Time R.....				
CARRIED TO SUMMARY				R	

<u>SECTION SUMMARY</u>				
1	PRELIMINARIES	Page		-
Carried to Summary				
			R	-

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	JPC
					AMOUNT
	SECTION 2: DEMOLITIONS AND ALTERATIONS BILL NO 1 ALTERATIONS (PROVISIONAL) LOCATIONS FOR QUANTITIES <i>Completion in sections (Clause 20.0 JBCC PBA) is applicable to this contract. All items without location quantities are applicable to the whole works. The dimensions in the Bills of Quantities are allocated to the Sections as follows:</i> PREAMBLES The General Preambles for Trades 2017 published by the Association of South African Quantity Surveyors is designed to support and extend the abbreviated bills of quantities descriptions by inter alia referring to SANS construction standards. SUPPLEMENTARY PREAMBLES <u>Site inspection</u> The Tenderer is advised to visit the site, inspect the existing premises and acquaint himself thoroughly with the nature of the work specified. <u>Sizes and dimensions</u> 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. <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 rubbish, 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. 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.				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 2: DEMOLITIONS AND ALTERATIONS				
	BILL NO 1				
	ALTERATIONS (PROVISIONAL)				
	TEMPORARY BARRIERS, SCREENS, ETC				
	<u>Temporary barriers, screens, etc., including removal on completion</u>				
1	Dust screen 1800mm high on gravel floor, formed of suitable timber framing with shade net cloth to one side including corners, ends, etc. (Re-usable in all sections)	m	30.00		
2	1000mm X 2000mm High Single leaf steel gate with support posts on each side and covered with 2000mm high knitted plastic including all fixers (Re-usable in all sections)	No	1.00		
	REMOVAL OF EXISTING WORK				
	<u>Break down and remove carports, etc</u>				
3	carport structure	No	9.00		
	<u>Breaking down and removing doors, burglar bars etc</u>				
4	2100mm x 2500mm steel double doors, frame and all the fixing	No	1.00		
5	steel double burglar bars, frame and all the fixing	No	1.00		
6	trellidoor security barrier	No	1.00		
	<u>Breaking down and removing roller shutter doors, etc</u>				
6	steel roller shutter doors, frame and all the fixing 2000 x 2500mm high	No	4.00		
	<u>Removing mild steel plates on gates, etc</u>				
7	mild steel plates 260 x 3450mm high on all external steel gates and all the fixing	m2	357.90		
	SUNDRIES				
	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 require				
8	Allow the amount of R 50 000.00 (Fifty Thousand Rand) for sundry alteration work. This work shall be measured on completion and priced at scheduled rates.	SUM	1.00		
CARRIED TO SUMMARY				R	

				JPC
<u>SECTION SUMMARY</u>				
1	ALTERATIONS (PROVISIONAL)	Page		-
Carried to Summary				
			R	-

ITEM NO	DESCRIPTION	UNIT	QUANTITY	JPC	
				RATE	AMOUNT
	SECTION 3: BUILDING WORK BILL NO. 1 CEILINGS, PARTITIONS AND ACCESS FLOORING PREAMBLES The General Preambles for Trades 2017 published by the Association of South African Quantity Surveyors is designed to support and extend the abbreviated bills of SUPPLEMENTARY PREAMBLES <u>Descriptions</u> Items described as "nailed" shall be deemed to be fixed with hardened steel nails or pins or shot pinned to brickwork or concrete. Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 600mm centres, and where described as "bolted" the bolts have been given elsewhere. <u>AEROLITE OR OTHER EQUAL AND APPROVED INSULATION</u> 1 100mm Insulation closely fitted and laid on top of brander between roof timbers etc. SUSPENDED CEILINGS <u>12.5mm Thick vinyl faced Gypsum ceiling tile with embossed finish size 1200 x 600mm laid on and including "OWAconstruct S3a" fire rated white powder coated aluminium exposed demountable tee suspension ceiling system including main and cross tees, holding down clips, necessary hangers, grids, etc., all in strict accordance with the manufacturer's instructions</u> 2 Ceiling suspended not exceeding 1m below steel rafters <u>9.5mm Thick "Gyproc Rhinoboard" plasterboard bulkhead fixed to and including light weight steel support structure with 63mm wide strips of mesh scrim nailed over joints and the whole bulkhead finished with and including "Gyproc Rhinolite" skim plaster trowelled to a smooth polished surface in strict accordance with the manufacturer's instructions:</u> 3 5200mm High vertical drywall partition wall 4 25mm GMS powdercoated shadowline cornice secured to plastered wall and ceiling boarding including mitres, etc. 5 900 x 2100mm high aluminium door frame 6 817 x 2032mm high internal wooden door complete with door locks				
	CARRIED TO SUMMARY		R		-

ITEM NO.	DESCRIPTION	UNIT	QTY	P/C	
				RATE	AMOUNT
	SECTION 3: BUILDING WORK BILL NO 2 STRUCTURAL STEELWORK LOCATIONS FOR QUANTITIES <u>Completion is per Section 3.03 and is dependent on the quantity and time without further details are provided to the project team. The quantities in the Bill of Materials are subject to the Section 3.03 below.</u> PREAMBLES The General Provisions for Items 2567 published by the Association of South African Quantity Surveyors is adopted as subject and subject to the amendments to the quantities also contained in the Bill of Materials for the 2025/26 financial year. SUPPLEMENTARY PREAMBLES <u>Orientation</u> Descriptions of bolts shall be deemed to include nuts and washers. Descriptions of L-shaped and U-shaped anchor bolts shall be deemed to include brackets, threaded nuts and washers and embedded in concrete. Descriptions of expansion anchors and bolts and chemical anchors and bolts shall be deemed to include nuts, washers and mortars in brickwork or concrete. <u>Shop drawings</u> The contractor will be required to prepare shop details for the work which must be submitted to the Engineer for approval before fabrication is started. Approval of the details by the Engineer will indicate the following: a) Examination of member sizes for consistency with design requirements b) Examination of all connections designed and/or detailed by the fabricator, for adequacy of load transfer c) Approval of welding dimensions which are taken to include such dimensions as may influence the design (eg. depth of groove and girth) in which may grossly affect the programme (eg. truss spans and reaction heights) Notwithstanding any approval of these details, the contractor shall remain responsible for ensuring that the dimensions, details and workmanship result in the correct assembly of the work. <u>Material and workmanship</u> The steelwork is to be fabricated from mild steel to SABS 1431 Grade 350MPa. The whole of the fabrication and workmanship generally is to be in strict accordance with SABS 0164-1984 as amended. The material shall be of best quality throughout, free from loose rivets or patches of rust to the thickness and profile throughout and of the section and mass specified subject to a 2% tolerance for rolling weight. Consideration will be given to any detail variation which the contractor may wish to make with the view to the simplification of other fabrication, delivery or erection. Substitutions must be made at the contractor's own expense. The contractor shall provide Works Test Certificates where so required by the Engineer. <u>Delivery</u> The Engineer shall be at liberty to select test pieces from steelwork in the workshop or on the site and to have them tested. The expense of such tests are to be borne by the contractor if the steelwork does not comply with the standards laid down above. <u>Mild steel bolts</u> Hot-dip galvanized bolts and other fixing devices which are to be embedded in concrete must be supplied to the main contractor on request together with the necessary information, identification and samples. 2 mm mild steel plate templates provided on a scale of one template for every five groups of bolts, suitably marked to ensure easy identification are to be supplied to the principal contractor. Any cases incurred by subsequent repositioning of bolts, etc. resulting from the contractor having failed to furnish adequate information, identification and templates will be for the contractor's account. <u>Welding</u> Welding shall be in accordance with SABS 644 "Welding: Parts 1, 2 and 3". Welding shall be carried out in a manner which will prevent any distortion of the weld or the parent metal. All welds shall have adequate root faces and shall be free from cracks, porosity or other irregularities and any undercuts shall be made good by the deposition of additional runs of weld metal. Any completed welds showing cracks, cavities or other defects shall be cut out and made good at the contractor's own expense. Mild steel electrodes shall comply with SABS 455 "Covered Electrodes for Manual Arc Welding of Mild Steel and Medium High Tensile Steel". <u>Friction plate bolts</u> Connections specifying high strength friction grip bolts are to be in strict accordance with SABS 094 "Bolted Friction Grip Joints in Structural Steelwork" and the bolts used are to be in accordance with BS 1139 Part 1: 1989 "Covered Grade Bolts, High Strength Friction Grip Bolts for Structural Engineering". Notwithstanding the above, the following must be rigidly adhered to: a) Two cross hardened washers, one flat or bevelled under the head and the other flat or bevelled under the nut shall be used with each bolt. b) Contact surfaces shall not be painted and shall be thoroughly cleaned free of dirt, oil, loose scale, burrs and other defects which are liable to reduce friction resistance between surfaces. c) At all times the correct torque shall be applied to the different sizes of bolts. <u>Erection</u> The steelwork generally is to be fabricated in the contractor's works having due regard to transport and erection facilities. He must supply all erection tackle, temporary erection bracing, erect and jumbo all steelwork and supply all steel wedges and racks as required. Items may be detailed for delivery "piece only" or the contractor may prefabricate if he is satisfied that suitable arrangements for transport can be made. Connections are to be designed for the forces indicated on the drawings or to the maximum capacity of the members. <u>Cleaning and painting</u> All structural steel is to be thoroughly degreased to remove all grease or oil and then wire-brushed, or sanded or sand-papred to remove all rust, mill scale or surface contamination and is to be immediately given one coat of zinc chromate, allowed to dry overnight and given one coat of universal undercoat prior to delivery etc. All damaged and broken is to be made good on site after erection is complete. <u>Testing of welders</u> Welders must include in their rates for the testing of any welder used on the work who has not been tested within a period of six months immediately preceding his employment on this contract. <u>Further notes</u> Also refer to the structural steelwork notes indicated on the Engineer's relevant structure drawings. <u>Protecting/covering/protective painting</u> All steelwork will be mechanically wire-brushed to SFS 1 blast class to S42. All steelwork will receive one coat primer to DFT 73 system. CARPENTRY, ETC.				

JPC					
ITEM NO.	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	SECTION 3: BUILDING WORK BILL NO. 3 METALWORK LOCATIONS FOR QUANTITIES <i>Completion in sections (Clause 20.0 JBCC PBA) is applicable to this contract. All items without location quantities are applicable to the whole works. The dimensions in the Bills of Materials are allocated to the Sections as follows:</i> PREAMBLES <i>The General Preambles for Trades 2017 published by the Association of South African Quantity Surveyors is designed to support and extend the abbreviated bills of quantities descriptions by inter alia referring to SANS construction standards.</i> SUPPLEMENTARY PREAMBLES <u>Descriptions of pressed steel door, frames, etc</u> Frames shall project not less than 20mm into floor finish. Except where described as galvanized, frames shall be primed as specified before leaving the factory. Frames are to jambs and heads of openings. Frames for single doors shall be provided with two 100mm steel butt hinges and an adjustable striking plate for a mortice lock and frames for double doors shall be provided with four 100mm steel butt hinges. Butt hinges shall be steel butts with loose pins, welded to frames. Where necessary mortar caps shall be welded to frames and back plates shall be welded on behind tappings for screws The frame widths given refer to unfinished wall thicknesses <u>Descriptions of steel door, frames, etc</u> All fittings to windows, doors, etc shall be chromium plated. Fixed lights and opening sashes shall be in single squares. Windows etc of single unit construction shall have weather bars at transoms above opening sashes Composite windows not of single piece construction shall be coupled with standard coupling mullions and transoms that correspond with the window section used Kicking plates and panels shall be 1,6mm metal plate fixed with standard metal glazing beads mitred at angles and countersunk screwed on at not exceeding 300mm centres with self-tapping screws Except where described as galvanized, windows, doors, burglar bars, etc shall be primed as specified before leaving the factory GALVANISED STEEL COLUMNS, BEAMS, PURLINS, ETC., TO OPENINGS <u>Mentis Gratis to Gates and Screens:</u> 1 50 x 50mm Mesh screens, including all necessary cutting and frames, etc. m² 695 2 40 x 40 x 5mm square tube framing. Tonnes 2.00 3 70 x 50 x 5mm square tube framing. Tonnes 4.00 4 70 x 50 x 5mm Angle section framing. Tonnes 1.50 5 100 x 50 x 5mm Square tube framing. Tonnes 2.50 <u>STEEL ROLLER SHUTTERS, ETC.</u> "Roll-Up Serranda Series 500", or equal approved, solid galvanized steel slatted manual operated roller shutter door including cover box, end locks and extruded aluminium T-bar with rubber seal, fixed in strict accordance with the manufacturers instructions 1 Steel roller shutter door and frame unit size overall 2000 x 2500mm high from one brick wall. No 4.00 A: 0 B: 0 C: 0 D: 18				
CARRIED TO SUMMARY			R		

JPC					
ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 3: BUILDING WORK BILL NO. 4 PAINTWORK LOCATIONS FOR QUANTITIES <u>Completion in sections (Clause 20.0 JBCC PBA) is applicable to this contract. All items without location quantities are applicable to the whole works. The dimensions in the Bills of Quantities are allocated to the Sections as follows:</u> PREAMBLES The General Preambles for Trades 2017 published by the Association of South African Quantity Surveyors is designed to support and extend the abbreviated bills of quantities descriptions by inter alia referring to SANS construction standards. PREPARATORY WORK TO EXISTING WORK <u>Previously painted plastered surfaces</u> Surfaces shall be thoroughly washed down and allowed to dry completely before any paint is applied. Blistered or peeling paint shall be completely removed and cracks shall be opened, filled with a suitable filler and finished smooth <u>Previously painted metal surfaces</u> Surfaces shall be thoroughly rubbed and cleaned down. Blistered or peeling paint shall be completely removed down to bare metal <u>Previously painted wood surfaces</u> Surfaces shall be thoroughly cleaned down. Blistered or peeling paint shall be completely removed and cracks and crevices shall be primed, filled with suitable filler and finished smooth				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 3: BUILDING WORK BILL NO. 4 PAINTWORK LOCATIONS FOR QUANTITIES <u>Completion in sections (Clause 20.0 JBCC PBA) is applicable to this contract. All items without location quantities are applicable to the whole works. The dimensions in the Bills of Quantities are allocated to the Sections as follows:</u> PAINT WORK TO PREVIOUSLY PAINTED WORK ON FLOATED PLASTER <u>Clean down, prepare and apply one coat "Plascon" plaster primer and two coats "Plascon Velvaqlo" paint</u>				
1	Internal plastered walls, columns, recessed bands, etc	m ²	190.00		
2	Internal plastered slab soffits including beams	m ²	10.00		
	ON METAL SURFACES <u>Clean down, prepare and apply one coat "Plascon Zinc Phosphate" primer and two coats "Plascon Velvaqlo" paint</u>				
3	Frames and linings	m ²	877.00		
	Gates, grilles, etc. (both sides measured)	m ²	1 912.00		
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CARRIED TO SUMMARY			R		-

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<u>SECTION SUMMARY</u>			
1	CEILINGS, PARTITIONS AND ACCESS FLOORING	Page	-
2	STRUCTURAL STEELWORK	Page	-
3	METALWORK	Page	-
5	PAINTWORK	Page	-
Carried to Final Summary			R -

					JPC
ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 5: PROVISIONAL SUMS & BUDGETARY ALLOWANCES BILL NO. 1 PROVISIONAL SUMS PREAMBLES The General Preambles for Trades 2017 published by the Association of South African Quantity Surveyors is designed to support and extend the abbreviated bills of quantities descriptions by inter alia referring to SANS construction standards. SUPPLEMENTARY PREAMBLES <u>General</u> Work for which budgetary allowances are provided will be measured and valued in accordance with the relevant building agreement building contract and deducted in whole or in part if not required without any compensation for loss of profit on the said allowances Prime cost amounts and provisional sums are net. Prime cost amounts shall include for delivery to site of all articles concerned Provisional sums are for material and equipment supplied and installed complete by firms of specialists <u>Profit</u> Where stated, the contractor may allow for profit if required <u>General attendance on nominated/selected subcontractors</u> The item "attendance" which follows each provisional sum for nominated/selected subcontractors' work, shall be deemed to cover all the contractor's costs incurred in providing free of charge to the nominated/selected subcontractors the contractor's duties as described in clause 12.2 of the JBCC N/S Subcontract Agreement <u>Special attendance on nominated/selected subcontractors</u> Where "special attendance" such as unloading, storing, placing in position, providing special power supplies, specific hoisting, craneage and scaffolding requirements, provision of temporary casing and/or other specific protection of the works, special security and clearing away rubbish is required, a separate item describing the specific requirements in detail is to be provided for the pricing of such requirements <u>Builder's work</u>				

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION 5: PROVISIONAL SUMS & BUDGETARY ALLOWANCES Builder's work in connection with specialist services is given elsewhere in these bills of quantities BUDGETARY ALLOWANCES 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				
1	Allow the amount of R 22 500 (Twenty Two Thousand Five Hundred Rand) for sundry builders work. This work shall be measured on completion and priced at scheduled rates PROVISIONAL SUMS IRONMONGERY FOR ENTRANCE GATES	SUM	1		
2	Provide the amount of R100,000.00 (One Hundred Thousand Rand) for ironmongery installed complete	Item	1		
3	Profit	%IT	1		
4	Allow for general attendance	%IT	1		
	ELECTRICAL WORKS				
5	Provide the amount of R30 000.00 (Thirty Thousand Rand) for for the electrical works in the community hall(offices)	Item	1		
6	Profit	%IT	1		
7	Allow for general attendance	%IT	1		
	DEEP CLEANING AND PEST CONTROL				
8	Provide the amount of R250 000.00 (Two Hundrend and Fifty Thousand Rand) for deep cleaning and pest control	Item	1		
9	Profit	%IT	1		
10	Allow for general attendance	%IT	1		
CARRIED TO SUMMARY			R		-

<u>SECTION SUMMARY</u>				
1	BILL NO. 1	Page		JPC -
Carried to Final Summary			R	-

			JPC
FINAL SUMMARY			
1 Preliminaries and General	Page		-
2 Demolitions and Alterations	Page		-
3 Building Work	Page		-
5 Provisional Sums	Page		-
Sub Total	ST		-
Contingency			
Provide the sum of 5% for contingencies to be used as directed and deducted in whole or in part if not required			
		5%	-
Sub Total	ST		-
Add: Value Added Tax (15%)	TAX	15%	-
Carried to Form of Tender			-



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26 MAY 2023

INTERNAL MEMO

FROM: Lesibana Ramashala
Acting General Manager: FM

TO: Sipho Mzobe
Acting CFO

This memo is confidential and NOT for publication

REFERENCE: MOTIVATION FOR THE PROCUREMENT OF SERVICES – REQUEST FOR A SERVICE PROVIDER TO UNDERTAKE THE REFURBISHMENTS AND SECURITY GATES AT METRO MALL, BLOCK C INFORMAL TRADING FACILITIES.

1. PURPOSE

To request Supply Chain Management to assist with the sourcing of a service provider to undertake the refurbishments and security gates at Metro Mall, Block C informal trading facilities.

2. BACKGROUND

Metro Mall Informal Trading Facility is situated at the corner of Sauer Street and Ntemi Piliso Street in the Joburg CBD. The facility caters for both traders, commuters and taxi operators in a daily basis.

3. SCOPE OF WORK

To undertake the refurbishments and security gates at Metro Mall, Block C informal trading facilities (See attached BOQ).

4. FINANCIAL IMPLICATIONS

There is a budget availability of **R4 859 596.50**



ADVERT REQUEST:
REFURBISHMENTS AND SECURITY
GATES AT METRO MALL BLOCK C
INFORMAL TRADING FACILITIES

Non-Executive Directors: Enos Sithole (Chairperson)
Bettycourt Teffo | Dali Mpofu | Ellen Rakodi | Fulufhelo Ratshikhopha |
Londiwe Mthembu | Mxolisi Zondo | Ntalo Mabundza | Ntombikayise Tini |
Sabelo Mtolo | Tshepang Thatelo

Executive Directors: Helen Botes (Chief Executive Officer)
Sipho Mzobe (Acting Chief Financial Officer)

Company Secretary: Gontse Dlamini
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26 MAY 2023

INTERNAL MEMO

5. RECOMMENDATION

It is, therefore, recommended that the Acting General Manager (GM) for FM approves the procurement of goods and services – request for service provider to undertake the refurbishments and security gates at Metro Mall, Block C informal trading facilities.

Requested by:

Lesiba Masemola
Project Manager: PPMU

Approved by:

Lesibana Ramashala
Acting General Manager: Facilities Management (JPC)

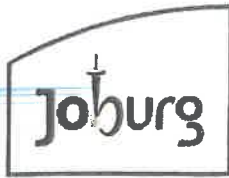


ADVERT REQUEST:
REFURBISHMENTS AND SECURITY
GATES AT METRO MALL BLOCK C
INFORMAL TRADING FACILITIES

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INTERNAL MEMO

26 May 2023

FROM
Annoria Macamo

TO
Lesiba Masemola

Copied:
SCM Official;
SCM Senior Manager

This memo is confidential and NOT for publication

PORTFOLIO CAPEX BUDGET VERIFICATION FOR REFURBISHMENT OF METRO MALL INFORMAL TRADING FACILITY

Per the allocated budget for 2022/23 financial year, it can be confirmed that an amount of R 4 859 596.50 is available.

Sincerely,

Annoria Macamo

Accountant: Portfolio Management

Sipho Mzobe

Acting CFO



Non-Executive Directors: Enos Silihole (Chairperson)
Bettycourt Tefo | Dali Mpofo | Ellen Rakodi | Fulufhelo Ratshikhopho |
Londwe Mthembu | Mxolisi Zondo | Ntalo Mabundza | Ntombikayise Tini |
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INTERNAL MEMO

Date: May 26, 2023

FROM:
Lesiba Masemola
Regional Manager

TO:
Annoria Macamo
JPC: Accountant

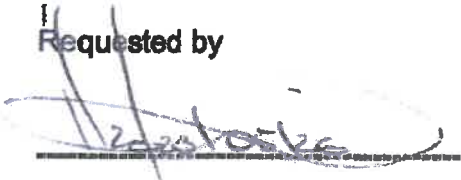
REFERENCE: REQUEST FOR PROOF OF BUDGET FOR METRO MALL INFORMAL TRADING FACILITY – BLOCK C.

This memo is confidential and NOT for publication.

Kindly provide us with proof of budget for the refurbishment of the Metro Mall Block C.

I hope this receives your urgent attention.

Requested by


Lesiba Masemola

Approved By


Lesibana Ramashala



Non-Executive Directors: Enos Skhole (Chairperson)
Bettycourt Tefo | Dali Mpofu | Ellen Rakodi | Fuluhele Ratsikhopho |
Londwe Mthembu | ~~Nicole Zenge~~ | Ntato Mabunda | Ntombikayise Tini |
Sabelo Mtolo | Tshapang Thalelo

Executive Directors: Helen Botes (Chief Executive Officer)
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Company Secretary: Gontse Dlamini
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12 July 2022

FROM
Annoria Macamo

TO
Asogan Maistry

Copied
SCM Official, CFO

This memo is confidential and NOT for publication

JPC PORTFOLIO CAPEX BUDGET CONFIRMATION FOR METRO MALL

Per the allocated budget for 2022/2023 financial year, it can be confirmed that an amount of R19 000 000.00 is available.

Sincerely,

Annoria Macamo

Accountant: Portfolio Management



JOBURG
PROPERTY COMPANY

Non-Executive Directors: Adv. Brenda Madumise (Chairperson),
Barry Sneece, Boltumelo Mthimkhulu, Bongani Mgoza, Khanyisile Ng'ambl,
Rory Gallocher, Silingsby Mda, Thilivhali Ramawa, Xola Lingani

Executive Directors: Helen Botes (Chief Executive Officer)
Sipho Mzobe (Acting Chief Financial Officer)

Company Secretary: Gontse Dlamini
City of Joburg Property Company SOC Ltd.
Registration Number: 2000/017147/07



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12 July 2022

FROM
Annoria Macamo

TO
Asogan Maistry

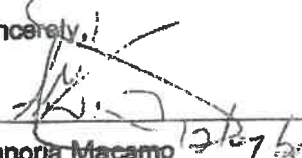
Copied
SCM Official, CFO

This memo is confidential and NOT for publication

JPC PORTFOLIO BUDGET CONFIRMATION FOR R&M AT METRO MALL

Per the allocated budget for 2022/2023 financial year, it can be confirmed that an amount of R14 417 000.00 is available.

Sincerely,


Annoria Macamo

Accountant: Portfolio Management



Non-Executive Directors: Adv. Brenda Madumise (Chairperson),
Barry Sneeck, Boitumelo Mthimkhulu, Bongani Mgoza, Khanyisile Ng'ambe,
Rory Gallocher, Slingsby Mda, Thilivhali Ramawa, Xole Lingani

Executive Directors: Helen Botes (Chief Executive Officer)
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Company Secretary: Gontse Dlamini
City of Joburg Property Company SOC Ltd.
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