

Item No	SANS Pay Ref		Unit	Quantity	Rate	Amount
	SANS 1200A	<p><u>SECTION NO. 1</u></p> <p><u>BILL NO. 1</u></p> <p><u>PRELIMINARY AND GENERAL</u></p> <hr/> <p><u>BUILDING AGREEMENT AND PRELIMINARIES</u></p> <p>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</p> <p>The JBCC Principal Building Agreement contract data form an integral part of this agreement</p> <p>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</p> <p>The contractor is deemed to have referred to the abovementioned documents for the full intent and meaning of each clause</p>				
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		Section No. 1 Bill No. 1 Preliminaries			R	

		<p>The clauses in the abovementioned documents are hereinafter referred to by clause number and heading only</p> <p>Where any item is not relevant to this agreement such item is marked N/A signifying "not applicable"</p> <p>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.</p> <p><u>PREAMBLES FOR TRADES</u></p> <p>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</p> <p>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</p> <p style="text-align: center;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>				<table border="1" style="width: 100%; height: 100%;"> <tr> <td style="width: 50%;"></td> <td style="width: 50%;"></td> </tr> <tr> <td style="text-align: center;">R</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>			R			
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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

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 No. 1
Bill No. 1
Preliminaries

R

1		<p><u>SECTION A: PRINCIPAL BUILDING AGREEMENT</u></p> <p><u>Interpretation (A1-A7)</u></p> <p>Clause 1.0 - Definitions and interpretation</p> <p>Pricing of bills of quantities</p> <p>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</p> <p>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</p> <p>Prices for all construction equipment, temporary works, services and other items shall include for the supply, maintenance, operating cost and subsequent removal and making</p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>				<table border="1" style="width: 100%; height: 100%;"> <tr> <td style="width: 50%;"></td> <td style="width: 50%;"></td> </tr> <tr> <td style="text-align: center;">R</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>			R			
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		<p>good as necessary</p> <p>Abbreviated descriptions</p> <p>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</p> <p>Legal status of contractor</p> <p>If the contractor constitutes a joint venture, consortium or other unincorporated grouping of two or more persons then:</p> <ol style="list-style-type: none"> 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 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 <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>				<p style="text-align: center;">R</p>
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2	F:..... V:..... T:.....	Clause 2.0 - Law, regulations and notices		Item		
3	F:..... V:..... T:.....	Clause 3.0 - Offer and acceptance		Item		
4	F:..... V:..... T:.....	Clause 4.0 - Cession and assignment		Item		
5	F:..... V:..... T:.....	Clause 5.0 - Documents		Item		
6	F:..... V:..... T:.....	<p>Clause 6.0 - Employer's agents</p> <p>Delegated authority</p> <p>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:</p> <p>1. <u>Architect</u></p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>		Item	R	

		<p>1.1 Duties [6.2] :</p> <p>The architect is responsible for the architectural design, functional design and quality inspection of the works</p> <p>1.2 Contract instructions [6.2; 17.1] :</p> <p>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</p> <p>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</p> <p>1.2.3 The site [13.0]</p> <p>1.2.4 Compliance with the law, regulations and bylaws [2.1]</p> <p>1.2.5 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works</p> <p>1.2.6 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]</p> <p>1.2.7 Removal or re-execution of work</p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>				<p style="text-align: center;">R</p>
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		<p>1.2.8 Removal or substitution of any materials and goods</p> <p>1.2.9 Protection of the works</p> <p>1.2.10 Making good physical loss and repairing damage to the works [23.2.2]</p> <p>1.2.11 Rectification of defects [21.2]</p> <p>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</p> <p>1.2.13 Expenditure of budgetary allowances, prime cost amounts and provisional sums</p> <p>1.2.14 Appointment of a subcontractor [14.0; 15.0]</p> <p>1.2.15 Work by direct contractors [16.0]</p> <p>1.2.16 On suspension or termination, protection of the works, removal of construction equipment and surplus materials and goods [29.0]</p> <p>2. <u>Quantity surveyor</u></p>				
		Carried to Collection			R	
		<p>Section No. 1 Bill No. 1 Preliminaries</p>				

		<p>2.1 Duties [6.2] :</p> <p>The quantity surveyor is responsible for all measurements, valuations, financial assessments and all other quantity surveying and cost control functions of the works</p> <p>2.2 Contract instructions [6.2; 17.1] :</p> <p>2.2.1 No contract instructions delegated to the quantity surveyor</p> <p>3. <u>Civil and structural engineer</u></p> <p>3.1 Duties [6.2] :</p> <p>The civil and structural engineer is responsible for all aspects of civil and structural engineering design and quality inspection of the works</p> <p>3.2 Contract instructions [6.2; 17.1] :</p> <p>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</p> <p>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</p> <p>3.2.3 The site [13.0]</p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>				<p style="text-align: center;">R</p>
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		<p>3.2.4 Compliance with the law, regulations and bylaws [2.1]</p> <p>3.2.5 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works</p> <p>3.2.6 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]</p> <p>3.2.7 Removal or re-execution of work</p> <p>3.2.8 Removal or substitution of any materials and goods</p> <p>3.2.9 Protection of the works</p> <p>3.2.10 Making good physical loss and repairing damage to the works [23.2.2]</p> <p>3.2.11 Rectification of defects [21.2]</p> <p>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</p> <p>3.2.13 Expenditure of budgetary allowances, prime cost amounts and provisional sums</p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>				<table border="1" style="width: 100%; height: 100%;"> <tr> <td style="width: 80%;"></td> <td style="width: 20%;"></td> </tr> <tr> <td style="text-align: center; vertical-align: middle;">R</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>			R			
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		<p>4. <u>Mechanical engineer</u></p> <p>4.1 Duties [6.2] :</p> <p>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</p> <p>4.2 Contract instructions [6.2; 17.1] :</p> <p>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</p> <p>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</p> <p>4.2.3 Compliance with the law, regulations and bylaws [2.1]</p> <p>4.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works</p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>				<p style="text-align: center;">R</p>
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		<p>4.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]</p> <p>4.2.6 Removal or re-execution of work</p> <p>4.2.7 Removal or substitution of any materials and goods</p> <p>4.2.8 Protection of the works</p> <p>4.2.9 Making good physical loss and repairing damage to the works [23.2.2]</p> <p>4.2.10 Rectification of defects [21.2]</p> <p>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</p> <p>4.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums</p> <p>5. <u>Electrical engineer</u></p>				
		Carried to Collection			R	
		<p>Section No. 1 Bill No. 1 Preliminaries</p>				

		<p>5.1 Duties [6.2] :</p> <p>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</p> <p>5.2 Contract instructions [6.2; 17.1] :</p> <p>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</p> <p>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</p> <p>5.2.3 Compliance with the law, regulations and bylaws [2.1]</p> <p>5.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works</p> <p>5.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]</p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>				<table border="1" style="width: 100%; height: 100%;"> <tr> <td style="width: 50%;"></td> <td style="width: 50%;"></td> </tr> <tr> <td style="text-align: center;">R</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>			R			
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		<p>5.2.6 Removal or re-execution of work</p> <p>5.2.7 Removal or substitution of any materials and goods</p> <p>5.2.8 Protection of the works</p> <p>5.2.9 Making good physical loss and repairing damage to the works [23.2.2]</p> <p>5.2.10 Rectification of defects [21.2]</p> <p>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</p> <p>5.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums</p> <p>6. <u>Wet services engineer</u></p> <p>6.1 Duties [6.2] :</p> <p>The wet services engineer is responsible for all aspects of wet services engineering design and quality inspection of the works</p> <p>6.2 Contract instructions [6.2; 17.1] :</p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>				
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		<p>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</p> <p>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</p> <p>6.2.3 Compliance with the law, regulations and bylaws [2.1]</p> <p>6.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works</p> <p>6.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]</p> <p>6.2.6 Removal or re-execution of work</p> <p>6.2.7 Removal or substitution of any materials and goods</p> <p>6.2.8 Protection of the works</p> <p>6.2.9 Making good physical loss and repairing damage to the works [23.2.2]</p> <p>6.2.10 Rectification of defects [21.2]</p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>				<p style="text-align: center;">R</p>
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		<p>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</p> <p>6.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums</p> <p>7. <u>Fire consultant</u></p> <p>7.1 Duties [6.2] :</p> <p>The fire consultant is responsible for all aspects of rational fire design and quality inspection of the works</p> <p>7.2 Contract instructions [6.2; 17.1] :</p> <p>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</p> <p>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</p> <p>7.2.3 Compliance with the law, regulations and bylaws [2.1]</p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>				<table border="1" style="width: 100%; height: 100%;"> <tr> <td style="width: 50%;"></td> <td style="width: 50%;"></td> </tr> <tr> <td style="text-align: center;">R</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>			R			
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		<p>7.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works</p> <p>7.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]</p> <p>7.2.6 Removal or re-execution of work</p> <p>7.2.7 Removal or substitution of any materials and goods</p> <p>7.2.8 Protection of the works</p> <p>7.2.9 Making good physical loss and repairing damage to the works [23.2.2]</p> <p>7.2.10 Rectification of defects [21.2]</p> <p>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</p> <p>7.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums</p> <p>8. <u>Health and safety consultant</u></p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>				<p style="text-align: right;">R</p>
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		<p>8.1 Duties [6.2] :</p> <p>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:</p> <p>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</p> <p>8.1.2 Prepare and update the health and safety specification for the works</p> <p>8.1.3 Agree with the contractor the health and safety plan for the works</p> <p>8.1.4 Carry out regular audits to ensure adherence to the safety plan and compliance with the act and regulations</p> <p>8.1.5 Stop the execution of the works where the agreed specification or plan is not adhered to</p> <p>F:..... V:..... T:.....</p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>		Item		
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7	<p>Clause 7.0 - Design responsibility</p> <p>F:..... V:..... T:.....</p>		Item		
<u>Insurances and securities (A8-A11)</u>					
8	<p>Clause 8.0 - Works risk</p> <p>F:..... V:..... T:.....</p>		Item		
9	<p>Clause 9.0 - Indemnities</p> <p>F:..... V:..... T:.....</p>		Item		
10	<p>Clause 10.0 - Insurances</p> <p>F:..... V:..... T:.....</p>		Item		
Carried to Collection					
<p>Section No. 1 Bill No. 1 Preliminaries</p>					

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11		<p>Clause 11.0 - Securities</p> <p>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"</p> <p>Extension of waiver of lien</p> <p>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]</p> <p>F:..... V:..... T:.....</p> <p><u>Execution (A12 - A17)</u></p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>		Item		
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12		<p>Clause 12.0 - Duties of the parties</p> <p>Office accommodation</p> <p>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]</p> <p>Notice board</p> <p>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]</p> <p>Statutory and other notices</p> <p>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</p> <p>It is, however, specifically recorded that the employer shall be responsible for the timeous approval</p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>				
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		<p>of building plans by any local or other authorities and the payment of any fees or charges related thereto</p> <p>F:..... V:..... T:.....</p> <p>Clause 13.0 - Setting out</p> <p>F:..... V:..... T:.....</p> <p>Clause 14.0 - Nominated subcontractors</p> <p>F:..... V:..... T:.....</p> <p>Clause 15.0 - Selected subcontractors</p> <p>F:..... V:..... T:.....</p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>		<p>Item</p> <p>Item</p> <p>Item</p> <p>Item</p>		<p>R</p>
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16		<p>Clause 16.0 - Direct contractors</p> <p>Attendance on direct contractors</p> <p>In respect of direct contractors the contractor shall:</p> <ol style="list-style-type: none"> 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 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] <p>F:..... V:..... T:.....</p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>		Item		<p style="text-align: right;">R</p>
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17		<p>Clause 17.0 - Contract instructions</p> <p>Site instructions</p> <p>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</p> <p>F:..... V:..... T:.....</p>		Item		
18		<p>Completion (A18 - A24)</p> <p>Clause 18.0 - Interim completion</p> <p>F:..... V:..... T:.....</p>		Item		
19		<p>Clause 19.0 - Practical completion</p> <p>F:..... V:..... T:.....</p>		Item		
20		<p>Clause 20.0 - Completion in sections</p> <p>F:..... V:..... T:.....</p>		Item		
21		<p>Clause 21.0 - Defects liability period and final completion</p> <p>F:..... V:..... T:.....</p>		Item		
		<p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>			R	

22		<p>Clause 22.0 - Latent defects liability period</p> <p>F:..... V:..... T:.....</p>		Item		
23		<p>Clause 23.0 - Revision of the date for practical completion</p> <p>Substitution of materials and goods</p> <p>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]</p> <p>F:..... V:..... T:.....</p>		Item		
24		<p>Clause 24.0 - Penalty for late or non-completion</p> <p>F:..... V:..... T:.....</p> <p><u>Payment (A25 - A27)</u></p>		Item		
		<p>Carried to Collection</p>			R	
		<p>Section No. 1 Bill No. 1 Preliminaries</p>				

25		<p>Clause 25.0 - Payment</p> <p>Clause 25.10 Replace "fourteen (14)" with "thirty (30)"</p> <p>Materials and goods prematurely on site</p> <p>Materials and goods brought onto the site prematurely shall not be authorised for payment [25.3.2]</p> <p>Materials and goods stored off site</p> <p>Materials and goods stored off site shall not be authorised for payment [25.3.2]</p> <p>Fluctuations in costs</p> <p>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]</p> <p>Prices submitted</p> <p>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</p> <p>F:..... V:..... T:.....</p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>		Item		<p style="text-align: right;">R</p>
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26		<p>Clause 26.0 - Adjustment of the contract value and final account</p> <p>Fluctuations in costs</p> <p>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]</p> <p>Tenant installations/users requirements delayed</p> <p>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</p> <p>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</p> <p>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</p> <p>Cost of claims</p> <p>All costs incurred by the contractor in</p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>				
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		<p>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</p> <p>Claims from subcontractors</p> <p>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]</p> <p>F:..... V:..... T:.....</p> <p>Clause 27.0 - Recovery of expense and/or loss</p> <p>F:..... V:..... T:.....</p> <p><u>Suspension and termination (A28 - A29)</u></p> <p>Clause 28.0 - Suspension by the contractor</p> <p>F:..... V:..... T:.....</p>		Item		
27				Item		
28				Item		
		<p style="text-align: center;">Carried to Collection</p>			R	
		<p>Section No. 1 Bill No. 1 Preliminaries</p>				

29	<p>Clause 29.0 - Termination</p> <p>F:..... V:..... T:.....</p>		Item		
30	<p><u>Dispute resolution (A30)</u></p> <p>Clause 30.0 - Dispute resolution</p> <p>F:..... V:..... T:.....</p>		Item		
31	<p>Agreement</p> <p>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</p> <p>F:..... V:..... T:.....</p>		Item		
32	<p>Contract data</p> <p>Tenderer's selection Before submission of his tender the contractor is to complete the tenderer's selection in the contract data</p> <p>F:..... V:..... T:.....</p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>		Item	R	

		<p>SECTION B: GENERAL</p> <p><u>PRELIMINARIES</u></p> <p><u>Definitions and interpretation (B1)</u></p>				
33		<p>Clause 1.1 - Definitions</p> <p>F:..... V:..... T:.....</p>	Item			
34		<p>Clause 1.2 - Interpretation</p> <p>F:..... V:..... T:.....</p>	Item			
		<p><u>Documents (B2)</u></p>				
35		<p>Clause 2.1 - Checking of documents</p> <p>F:..... V:..... T:.....</p>	Item			
36		<p>Clause 2.2 - Provisional bills of quantities</p> <p>Multiple procurement</p> <p>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</p> <p>F:..... V:..... T:.....</p>	Item			
		Carried to Collection				
		<p>Section No. 1 Bill No. 1 Preliminaries</p>			R	

37		<p>Clause 2.3 - Availability of construction information</p> <p>Budgetary allowances and provisional sums</p> <p>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</p> <p>F:..... V:..... T:.....</p>		Item		
38		<p>Clause 2.4 - Ordering of materials and goods</p> <p>F:..... V:..... T:.....</p> <p>Previous work and adjoining properties (B3)</p>		Item		
39		<p>Clause 3.1 - Previous work - dimensional accuracy</p> <p>F:..... V:..... T:.....</p>		Item		
40		<p>Clause 3.2 - Previous work - defects</p> <p>F:..... V:..... T:.....</p>		Item		
		<p style="text-align: center;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>			R	

41		<p>Clause 3.3 - Inspection of adjoining properties</p> <p>F:..... V:..... T:.....</p>		Item		
42		<p><u>The site (B4)</u></p> <p>Clause 4.1- Handover of site in stages</p> <p>F:..... V:..... T:.....</p>		Item		
43		<p>Clause 4.2 - Enclosure of the works</p> <p>F:..... V:..... T:.....</p>		Item		
44		<p>Clause 4.3 - Geotechnical and other investigations</p> <p>F:..... V:..... T:.....</p>		Item		
45		<p>Clause 4.4 - Encroachments</p> <p>F:..... V:..... T:.....</p>		Item		
46		<p>Clause 4.5 - Existing premises occupied</p> <p>F:..... V:..... T:.....</p>		Item		
		<p style="text-align: center;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>			R	

47	<p>Clause 4.6 - Services - known</p> <p>F:..... V:..... T:.....</p>		Item		
48	<p><u>Management of contract (B5)</u></p> <p>Clause 5.1 - Management of the works</p> <p>F:..... V:..... T:.....</p>		Item		
49	<p>Clause 5.2 - Progress meetings</p> <p>F:..... V:..... T:.....</p>		Item		
50	<p>Clause 5.3 - Technical meetings</p> <p>F:..... V:..... T:.....</p>		Item		
51	<p><u>Samples, shop drawings and manufacturer's instructions (B6)</u></p> <p>Clause 6.1 - Samples of materials</p> <p>F:..... V:..... T:.....</p>		Item		
52	<p>Clause 6.2 - Workmanship samples</p> <p>F:..... V:..... T:.....</p>		Item		
	<p style="text-align: center;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>			R	

53		<p>Clause 6.3 - Shop drawings</p> <p>F:..... V:..... T:.....</p>		Item		
54		<p>Clause 6.4 - Compliance with manufacturer's instructions</p> <p>F:..... V:..... T:.....</p>		Item		
55		<p><u>Deposits and fees (B7)</u></p> <p>Clause 7.1 - Deposits and fees</p> <p>F:..... V:..... T:.....</p>		Item		
56		<p><u>Temporary services (B8)</u></p> <p>Clause 8.1 - Water</p> <p>F:..... V:..... T:.....</p>		Item		
57		<p>Clause 8.2 - Electricity</p> <p>F:..... V:..... T:.....</p>		Item		
58		<p>Clause 8.3 - Ablution and welfare facilities</p> <p>F:..... V:..... T:.....</p>		Item		
		<p style="text-align: center;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>			R	

59		<p>Clause 8.4 - Communication facilities</p> <p>F:..... V:..... T:.....</p>		Item		
60		<p><u>Prime cost amounts (B9)</u></p> <p>Clause 9.1 - Responsibility for prime cost amounts</p> <p>F:..... V:..... T:.....</p>		Item		
61		<p><u>Attendance on subcontractors (B10)</u></p> <p>Clause 10.1 - General attendance</p> <p>F:..... V:..... T:.....</p>		Item		
62		<p>Clause 10.2 - Special attendance</p> <p>F:..... V:..... T:.....</p>		Item		
63		<p><u>General (B11)</u></p> <p>Clause 11.1 - Protection of the works</p> <p>F:..... V:..... T:.....</p>		Item		
64		<p>Clause 11.2 - Protection/isolation of existing works and works occupied in sections</p> <p>F:..... V:..... T:.....</p>		Item		
		<p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>			R	

65		<p>Clause 11.3 - Security of the works</p> <p>F:..... V:..... T:.....</p>		Item		
66		<p>Clause 11.4 - Notice before covering work</p> <p>F:..... V:..... T:.....</p>		Item		
67		<p>Clause 11.5 - Disturbance</p> <p>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</p> <p>F:..... V:..... T:.....</p>		Item		
		<p style="text-align: center;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>			R	

68		<p>Clause 11.6 - Environmental disturbance</p> <p>Controlling all forms of pollution</p> <p>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.</p> <p>F:..... V:..... T:.....</p>		Item		
69		<p>Clause 11.7 - Works cleaning and clearing</p> <p>F:..... V:..... T:.....</p>		Item		
70		<p>Clause 11.8 - Vermin</p> <p>F:..... V:..... T:.....</p>		Item		
71		<p>Clause 11.9 - Overhand work</p> <p>F:..... V:..... T:.....</p>		Item		
72		<p>Clause 11.10 - Tenant installations</p> <p>F:..... V:..... T:.....</p>		Item		
		<p style="text-align: center;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>			R	

73		<p>Clause 11.11 - Advertising</p> <p>F:..... V:..... T:.....</p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>		Item		
						R

74		<p>SECTION C: SPECIFIC PRELIMINARIES</p> <p>Site instructions</p> <p>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</p> <p>F:..... V:..... T:.....</p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>		Item		
						R

75		<p>Warranties for materials and workmanship</p> <p>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</p> <p>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</p> <p>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</p> <p>F:..... V:..... T:.....</p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>		Item		<p style="text-align: right;">R</p>
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76		<p>Overtime</p> <p>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</p> <p>F:..... V:..... T:.....</p>		Item		
77		<p>Co-operation of the contractor for cost management</p> <p>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</p> <p>F:..... V:..... T:.....</p>		Item		
		<p>Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>			R	

78		<p>Overloading</p> <p>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</p> <p>F:..... V:..... T:.....</p>		Item		
79		<p>Propping of floors below</p> <p>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</p> <p>F:..... V:..... T:.....</p>		Item		
		<p style="text-align: center;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>			R	

80		<p>Testing of flat roof waterproofing for watertightness</p> <p>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</p> <p>F:..... V:..... T:.....</p>		Item		
81		<p>Advertising rights</p> <p>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</p> <p>F:..... V:..... T:.....</p>		Item		
		<p style="text-align: center;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>			R	

82		<p>Confidentiality</p> <p>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</p> <p>No information regarding this project shall be published or disclosed without the prior written consent of the employer</p> <p>F:..... V:..... T:.....</p>		Item		
83		<p>Media releases</p> <p>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</p> <p>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</p> <p>F:..... V:..... T:.....</p>		Item		
		<p style="text-align: center;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>			R	

84		<p>Testing of windows for watertightness</p> <p>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</p> <p>F:..... V:..... T:.....</p>		Item		
85		<p>Non-Cession of Monies</p> <p>The Contractor shall not cede or assign his right or claims to any monies due to or to become due under this Contract</p> <p>F:..... V:..... T:.....</p>		Item		
86		<p>Proprietary Branded Products</p> <p>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</p> <p>F:..... V:..... T:.....</p>		Item		
		<p style="text-align: center;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>			R	

87		<p>Drawings on Site</p> <p>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</p> <p>F:..... V:..... T:.....</p>		Item		
88		<p>Labour Record</p> <p>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</p> <p>F:..... V:..... T:.....</p>		Item		
		<p>Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>			R	

89		<p>Scaffolding</p> <p>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</p> <p>F:..... V:..... T:.....</p>		Item		
90		<p>Plant Record</p> <p>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</p> <p>F:..... V:..... T:.....</p>		Item		
91		<p>Daywork</p> <p>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</p>				
		<p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>			R	

		<p>with the stated percentages. The total thus arrived at shall be the total amount recoverable by the Contractor for performing such work</p> <ol style="list-style-type: none"> 1. 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. 2. 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 <p>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</p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>				<table border="1" style="width: 100%; height: 100%;"> <tr> <td style="width: 50%;"></td> <td style="width: 50%;"></td> </tr> <tr> <td style="text-align: center;">R</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>			R			
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		<p>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</p> <p>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</p> <p>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</p> <p>Supporting vouchers reflecting the time spent and materials used in each week shall be delivered for 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</p> <p>F:..... V:..... T:.....</p> <p style="text-align: center;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>		Item		
					R	

92		<p>Unauthorised Persons/Workmen on Premises</p> <p>The Contractor shall at all times strictly exclude all unauthorized persons from the site and shall set up notice boards to that effect</p> <p>F:..... V:..... T:.....</p>		Item		
93		<p>Guarantees and Maintenance Instructions/Manuals</p> <p>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</p> <p>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</p> <p>F:..... V:..... T:.....</p>		Item		
		<p>Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>			R	

94		<p>Removal and Making Good of Temporary Works, etc. on Completion</p> <p>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</p> <p>F:..... V:..... T:.....</p>		Item		
95		<p>Indemnities</p> <p>Indemnities shall be sought by the Architect from all Contractors and Sub-contractors undertaking any design responsibility</p> <p>F:..... V:..... T:.....</p>		Item		
96		<p>Shop Drawings</p> <p>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</p> <p>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</p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>			R	

		<p>procedure</p> <p>(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</p> <p>(b) 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</p> <p>(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</p> <p>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</p> <p>F:..... V:..... T:.....</p> <p style="text-align: center;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>		Item		
					R	

97		<p>Location of Temporary Buildings and Temporary Services</p> <p>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</p> <p>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</p> <p>F:..... V:..... T:.....</p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>		Item		
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98		<p>Commodities to be New</p> <p>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</p> <p>F:..... V:..... T:.....</p>		Item		
99		<p>Cost of Claims</p> <p>Costs incurred by the Contractor in the preparation of claims accepted by the Principal Agent shall be borne by the Contractor</p> <p>F:..... V:..... T:.....</p>		Item		
		<p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>			R	

100		<p>Overloading</p> <p>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</p> <p>F:..... V:..... T:.....</p>				
101		<p>Environmental Management Plan</p> <p>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</p> <p>F:..... V:..... T:.....</p>		Item		
102		<p>Health and safety</p> <p>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</p>		Item		
		<p style="text-align: center;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>			R	

		<p>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]</p> <p>The contractor shall</p> <ol style="list-style-type: none"> 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 <p>F:..... V:..... T:.....</p> <p style="text-align: center;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>		Item		
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103		<p>Transformation and Empowerment Requirements</p> <p>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</p> <p>F:..... V:..... T:.....</p> <p><u>SUMMARY OF CATEGORIES</u></p> <p>Category : Fixed _____</p> <p>Category : Value _____</p> <p>Category : Time _____</p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>		Item		
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	Section No. 1 Bill No. 1 Preliminaries <u>COLLECTION</u>				
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	Section No. 1 Bill No. 1 Preliminaries				

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		<p>Section No. 1</p> <p>Bill No. 1</p> <p>Preliminaries</p> <p><u>COLLECTION</u></p> <p style="text-align: right;">Brought Forward</p> <p>Total Brought Forward from Page No.</p> <p style="text-align: right;">Carried to Final Summary</p> <p>Section No. 1</p> <p>Bill No. 1</p> <p>Preliminaries</p>		<p style="text-align: center;">Page No</p> <p style="text-align: center;">56</p> <p style="text-align: center;">57</p>	<p style="text-align: right;">R</p>	<p style="text-align: center;">Amount</p> <hr style="border-top: 1px dashed black;"/> <hr style="border-top: 1px dashed black;"/> <hr style="border-top: 1px dashed black;"/>
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Item No		Quantity	Rate	Amount
	<p><u>SECTION NO. 2</u></p> <p><u>BILL NO. 1</u></p> <p><u>ALTERATIONS</u></p> <p><u>The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)</u></p> <p>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.</p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Site inspection</u></p> <p>The Tenderer is advised to visit the site, inspect the existing premises and acquaint himself thoroughly with the nature of the work specified.</p> <p><u>Sizes and dimensions</u></p> <p>All sizes and dimensions stated herein are approximate and deemed only sufficient to identify the item of work concerned.</p> <p>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.</p> <p style="text-align: center;">Carried to Collection</p> <p>Section No. 2 Bill No. 1 Alterations</p>			<p style="text-align: right;">R</p>

	<p><u>Materials</u></p> <p>Old materials from alterations, except where described to be re-used or handed over, become the property of the contractor.</p> <p>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.</p> <p>None of the old materials are to be used for new work except where specifically described as being set aside for re-use.</p> <p>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.</p> <p><u>General</u></p> <p>All new finishes are measured in the relevant trades for new work.</p> <p>Allow for watering the works sufficiently to prevent nuisance from dust.</p> <p>All alteration works described hereunder shall imply the use of an approved screed or plaster repairing compound and preparing existing surfaces to receive new.</p> <p style="text-align: center;">Carried to Collection</p> <p>Section No. 2 Bill No. 1 Alterations</p>			<p style="text-align: center;">R</p>
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<p>Provide all necessary propping, etc., required to ensure the safety and stability of the structure during the contract period and remove at completion.</p> <p>Provide all necessary additional barricades, screens, overhead protections, etc., required to ensure the safety of persons, property, etc., and remove at completion.</p> <p>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.</p>					
<p><u>TEMPORARY BARRIERS, SCREENS, ETC.</u></p>					
<p><u>Temporary barriers, screens, etc., including removal</u></p>					
<p>1 Dust screen 2400mm high on gravel surface, formed of suitable timber framing with corrugated iron sheeting fixed to one side including corners, ends, etc.</p>	m	52			
<p>2 Extra over ditto for single leaf door size overall 1100 x 3350mm high, including all necessary posts, framing, lock, etc.</p>	No	1			
<p><u>REMOVAL OF EXISTING WORK</u></p>					
<p><u>Taking out and removing doors, windows, etc. including thresholds, sills, etc. (building up openings elsewhere)</u></p>					
<p>3 Single door and steel frame unit size overall 813 x 2032mm high from one brick wall.</p>	No	1			
<p><u>Take out and remove glass, mirrors, etc.:</u></p>					
<p>4 Glass from steel windows including cleaning out rebates and preparing for new glass.</p>	m2	5			
<p>Carried to Collection</p>					
<p>Section No. 2 Bill No. 1 Alterations</p>				R	

5	Mirror size 500 x 600mm high.	No	4		
	<u>Take down and remove roofs, floors, panelling, ceilings, partitions, etc:</u>				
6	Suspended plasterboard ceilings including suspension grid, hangers, cornices, etc.	m2	35		
	<u>Take out/off and remove sundry metalwork:</u>				
7	Hand dryer including disconnecting complete.	No	2		
	<u>Hack up/off and remove granolithic, screeds, plaster, etc. from concrete or brickwork and prepare surfaces for new screeds, plaster, etc:</u>				
8	Internal plaster from walls and columns.	m2	30		
9	Bituminous waterproofing membrane to slabs and beams including removal of all flashing strips, etc.	m2	18		
	<u>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:</u>				
10	Porcelain floor tiles.	m2	3		
11	Ceramic wall tiles.	m2	5		
	<u>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):</u>				
12	Water closet with all necessary piping, stop cocks, valves, etc.	No	6		
13	Wash hand basin with all necessary piping, stop cocks, valves, taps, etc.	No	6		
14	Urinal with all necessary piping, stop cocks, valves, etc.	No	2		
	Carried to Collection				
	Section No. 2				
	Bill No. 1				
	Alterations				
				R	

15	Toilet roll holders, soap dispensers, paper towel dispensers, dustbins, etc.	No	6		
	<u>Carefully take up, remove and set aside for re-use (re-use elsewhere):</u>				
16	60mm Thick concrete and clay pavers	m2	52		
	<u>BUILD UP OPENINGS</u>				
	<u>MAKE GOOD FINISHES, ETC.</u>				
	<u>Make good internal granolithic, screed, plaster, etc. to match existing:</u>				
17	Floors in patches.	m2	3		
18	Walls in patches.	m2	5		
	<u>Clean down existing:</u>				
19	Deep clean existing tiles.	m2	154		
20	Clean down existing glazing.	m2	10		
	<u>Facebrick Facades:</u>				
21	Jet clean existing face brickwork and joints with a high pressure washer, cartaway all debris to a dumping site to be located by the Contractor, including making good all loose and missing mortar, all in accordance with the Architect's instructions.	m2	35		
	<u>REPAIR WORK AND SERVICING OF EXISTING DOORS AND WINDOWS</u>				
	<u>Steel Windows:</u>				
22	Repair and service existing steel windows, shopfronts and ironmongery including lubricating all components, tightening all loose screws, replacing missing fixtures, realigning opening sections, replacing damaged putty, etc.	m2	10		
	Carried to Collection				
	Section No. 2				
	Bill No. 1				
	Alterations				
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<p>23</p>	<p><u>Timber Doors Hung on Steel Frames:</u></p> <p>Repair and service existing timber doors, steel frames and ironmongery including lubricating all components, tightening all loose screws, replacing missing fixtures, straightening out striking plates, etc.</p>	<p>No</p>	<p>8</p>	<p></p>
<p>Section No. 2 Bill No. 1 Alterations</p>		<p>Carried to Collection</p>		<p>R</p>

Section No. 2 Bill No. 1 Alterations <u>COLLECTION</u>			
	Page No		Amount
Total Brought Forward from Page No.	62		
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	65		
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	67		
Carried Forward to Summary of Section No. 2		R	
Section No. 2 Bill No. 1 Alterations			

Item No		Quantity	Rate	Amount
	<p><u>SECTION NO. 2</u></p> <p><u>BILL NO. 2</u></p> <p><u>WATERPROOFING</u></p> <p><u>The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)</u></p> <p>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.</p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Waterproofing</u></p> <p>Waterproofing of roofs, basements, etc. shall be laid under a ten year guarantee. Waterproofing to roofs shall be laid to even falls to outlets etc with necessary ridges, hips and valleys. Descriptions of sheet or membrane waterproofing shall be deemed to include additional labour to turn-ups and turn-downs.</p>			
	<p><u>SLAB WATERPROOFING</u></p> <p>The Contractor shall allow in his rates for testing the waterproofing for water tightness by ponding the waterproofed surfaces for a period of at least 48 hours before application of a protective layer.</p>			
	<p style="text-align: center;">Carried to Collection</p> <p>Section No. 2 Bill No. 2 Waterproofing</p>		R	

<p><u>4mm Thick "Derbigum SP" fully bonded waterproofing guaranteed to remain watertight for a period of ten years on:</u></p>					
1	Concrete slab, beams and sides of parapets including dressing into outlets, turn-ups, etc.	m2	18		
2	Flashing strip 300mm girth at turn-ups including sealing top edge into groove with mastic.	m	25		
<p><u>PROTECTIVE PAINT</u></p> <p><u>Prepare and apply two coats bituminous aluminium paint on:</u></p>					
3	Waterproofing on concrete slab, beams and side of parapets.	m2	18		
<p><u>Prepare existing surfaces and spray apply Aquagard 422, or equal approved, clear penetrating waterproof sealant in strict accordance with the manufacturers instructions on:</u></p>					
4	External facebrick walls and plaster surfaces.	m2	35		
<p style="text-align: center;">Carried to Collection</p>					
<p>Section No. 2 Bill No. 2 Waterproofing</p>					R

Section No. 2 Bill No. 2 Waterproofing <u>COLLECTION</u>			
	Page No		Amount
Total Brought Forward from Page No.	69		
	70		
Carried Forward to Summary of Section No. 2		R	
Section No. 2 Bill No. 2 Waterproofing			

Item No		Quantity	Rate	Amount
	<p><u>SECTION NO. 2</u></p> <p><u>BILL NO. 3</u></p> <p><u>ROOF COVERINGS, ETC.</u></p> <p><u>The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)</u></p> <p>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.</p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Straight cutting</u></p> <p>Description of all roof coverings are deemed to include for all straight cutting</p>			
1	<p><u>SUNDRIES</u></p> <p>Making good roof sheeting by screwing and sealing of loose or missing screws /nails, including sealing using an approved waterproof coating</p>	m2	19	
	<p>Carried Forward to Summary of Section No. 2</p> <p>Section No. 2 Bill No. 3 Roof Coverings, Etc.</p>		R	

Item No		Quantity	Rate	Amount
	<p><u>SECTION NO. 2</u></p> <p><u>BILL NO. 4</u></p> <p><u>CARPENTRY AND JOINERY</u></p> <p><u>The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)</u></p> <p>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.</p>			
1	<p><u>DOORS, WINDOWS, SASHES, ETC.</u></p> <p><u>Semi-solid flush doors:</u></p> <p><u>44mm Thick door with hardwood concealed edge strips finished on both sides with commercial veneer and hung on steel frames (frames elsewhere):</u></p> <p>Door size overall 813 x 2032mm high.</p>	No	1	
	<p>Carried Forward to Summary of Section No. 2</p> <p>Section No. 2 Bill No. 4 Carpentry and Joinery</p>		R	

Item No		Quantity	Rate	Amount
	<p><u>SECTION NO. 2</u></p> <p><u>BILL NO. 5</u></p> <p><u>CEILING, PARTITIONS AND ACCESS FLOORING</u></p> <p><u>The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)</u></p> <p>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.</p>			
1	<p><u>SUSPENDED CEILINGS</u></p> <p><u>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:</u></p> <p>Ceiling suspended not exceeding 1m below concrete soffits.</p> <p><u>CORNICES, ETC.:</u></p>	m2	35	
	<p>Carried to Collection</p>		R	
	<p>Section No. 2 Bill No. 5 Ceilings, Partitions and Access Flooring</p>			

<p>2</p>	<p><u>Powdercoated shadowline cornices:</u></p> <p>25mm GMS shadowline cornice secured to plastered wall and ceiling boarding including mitres, etc.</p> <p style="text-align: right;">m</p> <p style="text-align: right;">57</p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 2 Bill No. 5 Ceilings, Partitions and Access Flooring</p>			<p style="text-align: center;">R</p>
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<p>Section No. 2 Bill No. 5 Ceilings, Partitions and Access Flooring <u>COLLECTION</u></p>			
<p>Total Brought Forward from Page No.</p>	<p>Page No 74</p>		<p>Amount</p>
	<p>75</p>		<hr style="border-top: 1px dashed black;"/>
<p>Carried Forward to Summary of Section No. 2 Section No. 2 Bill No. 5 Ceilings, Partitions and Access Flooring</p>		<p>R</p>	

Item No		Quantity	Rate	Amount
	<p><u>SECTION NO. 2</u></p> <p><u>BILL NO. 6</u></p> <p><u>IRONMONGERY</u></p> <p><u>The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)</u></p> <p>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.</p>			
	<p><u>LOCKS</u></p>			
1	"QS6055/1/AS/SS" Cylinder latch and dead bolt lock.	No	1	
2	"QS4406/QS4409" Thumbturn wc indicator bolt.	No	7	
3	"QSR" Rebate conversion set.	No	1	
	<p><u>HANDLES, ETC.</u></p>			
4	"IW 1212/62/05" Set of two lever handles with 3mm aluminium backplates fixed back to back.	No	1	
	<p><u>PUSH PLATES</u></p>			
5	"Union" 400 x 800 x 1,6mm thick SS5089-400W stainless steel kick plate.	No	7	
	<p><u>LETTERS, NAMEPLATES, ETC.</u></p>			
6	"Union" 152 x 152 x 3mm aluminium plate anodised silver with male pictogram Ref. No. AL5063E-06ASE10	No	1	
	Carried to Collection			
	Section No. 2			
	Bill No. 6			
	Ironmongery			
			R	

7	"Union" 152 x 152 x 3mm aluminium plate anodised silver with female pictogram Ref. No. AL5063E-06ASE11	No	1		
8	"Union" 152 x 152 x 3mm aluminium plate anodised silver with paraplegic pictogram Ref. No. AL5066E-06ASE14	No	1		
9	"Union" 152 x 152 x 3mm aluminium plate anodised silver with baby pictogram Ref. No. IW6004	No	1		
<u>SUNDRIES</u>					
<u>BATHROOM FITTINGS</u>					
10	"Kwakuhle Hygiene" lockable and vandal resistant white powder coated metal roll holder Ref TR3W.	No	6		
11	"Kwakuhle Hygiene" ABS construction lockable Roll Control Paper Dispenser with viewing window in colour white.	No	2		
12	"Kwakuhle Hygiene" stainless steel 950ml vandal and theft resistant Soap Dispenser.	No	6		
13	"Costa Lambrianos CLX 2500 (Ref. 59)" stainless steel fully automatic hand dryer with infrared sensor plugged to wall.	No	2		
14	"Chilli B CL-01052" 20mm 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		
<u>TOILET BINS</u>					
<u>Stainless steel</u>					
15	Half moon wall mounted bin size 330 x 450 x 180mm.	No	6		
Carried to Collection					
Section No. 2					
Bill No. 6					
Ironmongery					
				R	

Section No. 2 Bill No. 6 Ironmongery <u>COLLECTION</u>			
	Page No		Amount
Total Brought Forward from Page No.	77		
	78		
Carried Forward to Summary of Section No. 2		R	
Section No. 2 Bill No. 6 Ironmongery			

Item No		Quantity	Rate	Amount
	<p><u>SECTION NO. 2</u></p> <p><u>BILL NO. 7</u></p> <p><u>METALWORK</u></p> <p><u>Tenderers are advised to study the "Model Preambles for Trades 1999" before accepting and signing for this Schedule.</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Descriptions</u></p> <p>Descriptions of bolts shall be deemed to include nuts and washers Descriptions of expansion anchors and bolts an chemical anchors and bolts shall be deemed to include nuts, washers and mortises in brickwork or concrete Metalwork described as "holed for bolts(s)" shall be deemed to exclude the bolts unless otherwise described</p> <p><u>PRESSED STEEL DOOR FRAMES</u></p> <p><u>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:</u></p> <p>1 Frame for door size 813 x 2032mm high. No 1</p> <p><u>STEEL ROLLER SHUTTERS ETC.</u></p> <p style="text-align: center;">Carried to Collection</p> <p>Section No. 2 Bill No. 7 Metalwork</p>			
			R	

	<p><u>Roll up "Serranda 2000", or equal approved, galvanised mild steel push up, 75 x 0.1mm thick endlocked slatted curtain roller shutter, standard bottom rail with overhead box 285mm high with 75mm wide guides</u></p> <p>2 Manually operated roll-up type shutter door with 75mm thick endlocking slats, complete with 50 x 3mm thick cold rolled mild steel framing, standard channel section guides, roller mechanism, canopy and slide bolt locking device, rubber insulation weatherstrip to bottom T-bar, to suit opening size 813 x 2230mm high.</p> <p style="text-align: right;">No</p> <p><u>STEEL BURGLAR PROOF SCREENS</u></p> <p><u>Welded mild steel burglar proof screens formed of 40 x 40 x 2.5mm thick angle section framing with mitred and welded corners, the frame filled in with 40 x 6mm flat bars at 105mm centres, built into wall with heavy duty lugs including tack welding nuts and washers</u></p> <p>3 Burglar proofing screen size overall 790 x 2230mm high formed with 40 x 40 x 2,5mm equal leg angle framed frame infilled horizontally with and including 40 x 6mm flat bar at 105mm centres.</p> <p style="text-align: right;">No</p> <p style="text-align: center;">Carried to Collection</p> <p>Section No. 2 Bill No. 7 Metalwork</p>			
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<p>Section No. 2</p> <p>Bill No. 7</p> <p>Metalwork</p> <p><u>COLLECTION</u></p> <p>Total Brought Forward from Page No.</p> <p style="text-align: right;">Carried Forward to Summary of Section No. 2</p> <p>Section No. 2 Bill No. 7 Metalwork</p>	<p style="text-align: center;">Page No</p> <p style="text-align: center;">80</p> <p style="text-align: center;">81</p>	<p style="text-align: center;">Amount</p> <hr style="border-top: 1px dashed black;"/> <hr style="border-top: 1px dashed black;"/>	<p style="text-align: center;">R</p>
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Item No		Quantity	Rate	Amount
	<p><u>SECTION NO. 2</u></p> <p><u>BILL NO. 8</u></p> <p><u>PLASTERING</u></p> <p><u>The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)</u></p> <p>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.</p>			
	<p><u>INTERNAL PLASTER</u></p> <p><u>One coat cement plaster mimimum 15mm thick (5:1) wood floated to receive tiles (elsewhere) including all labours on:</u></p> <p>1 Brick vertical surfaces (part on concrete). m2 14</p> <p>2 Narrow widths. m2 1</p> <p style="text-align: right;">Carried Forward to Summary of Section No. 2</p> <p>Section No. 2 Bill No. 8 Plastering</p>			<p style="text-align: right;">R</p>

Item No		Quantity	Rate	Amount
	<p><u>SECTION NO. 2</u></p> <p><u>BILL NO. 9</u></p> <p><u>TILING</u></p> <p><u>The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)</u></p> <p>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.</p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p>Unless described as "fixed with adhesive to plaster (plaster elsewhere)" descriptions of tiling on brick or concrete walls, columns, etc shall be deemed to include 1:4 cement plaster backing and descriptions of tiling on concrete floors etc shall be deemed to include 1:3 plaster bedding</p>			
	<p><u>WALL TILING</u></p> <p><u>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:</u></p>			
1	Walls.	m2	5	
2	Narrow widths.	m2	1	
	<p><u>FLOOR TILING</u></p>			
	<p style="text-align: center;">Carried to Collection</p>		R	
	<p>Section No. 2 Bill No. 9 Tiling</p>			

Section No. 2 Bill No. 9 Tiling <u>COLLECTION</u>			
Total Brought Forward from Page No.	Page No 84		Amount
	85		----- -----
<p style="text-align: center;">Carried Forward to Summary of Section No. 2</p> Section No. 2 Bill No. 9 Tiling		R	

Item No		Quantity	Rate	Amount
	<p><u>SECTION NO. 2</u></p> <p><u>BILL NO. 10</u></p> <p><u>PLUMBING AND DRAINAGE</u></p> <p><u>The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)</u></p> <p>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.</p>			
	<p><u>RAINWATER DISPOSAL</u></p> <p><u>0,6mm Thick seamless aluminium eaves gutters, downpipes and accessories with chromadek finish:</u></p> <p>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 18</p> <p>2 Extra for stop end. No 4</p> <p>3 Extra for outlet with nozzle for and jointed to 100 x 75mm rectangular downpipe. No 5</p> <p>4 100 x 75mm Rainwater downpipe fixed to brick wall. m 8</p> <p>5 Extra for shoe. No 5</p>			
	<p><u>SANITARY FITTINGS</u></p> <p style="text-align: center;">Carried to Collection</p> <p>Section No. 2 Bill No. 10 Plumbing and Drainage</p>			R

<u>White vitreous china:</u>					
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	2		
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	6		
<u>TRAPS, ETC.</u>					
9	"Cobra (Ref. 340)" 40mm chromium plated brass bottle trap.	No	6		
10	38mm Combination sink rubber P or S trap.	No	6		
<u>TAPS, VALVES, ETC.</u>					
<u>Chromium plated:</u>					
11	"Cobra Watertech", or equal approved, Chrome Junior Flushmaster exposed flush valve (Code: FJ6-000), installed in accordance with the manufacturer's recommendations.	No	2		
Carried to Collection					R
Section No. 2 Bill No. 10 Plumbing and Drainage					

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		
13	"Cobra Carina 294CA" 15mm basin mixer including flexible connection hoses.	No	6		
14	"Cobra 832/350" 15mm angle valve.	No	28		
	<u>Sundries:</u>				
15	15mm Flexihose 450mm long.	No	6		
	<u>SOIL AND WASTE WATER DRAINAGE</u>				
	<u>uPVC pipes</u>				
16	50mm Pipes	m	10		
17	100mm Pipes	m	15		
	<u>Extra over uPVC pipes for fittings</u>				
18	50mm Access bend	No	25		
19	50mm Access junction	No	20		
20	100mm Access bend	No	18		
21	100mm Access junction	No	15		
22	100mm Access bend pan connector	No	5		
23	110mm "GI Two-way" vent valve	No	5		
24	100 x 50mm Access reducing junction	No	8		
25	100mm Stub stack.	No	5		
	Carried to Collection				R
	Section No. 2 Bill No. 10 Plumbing and Drainage				

Section No. 2 Bill No. 10 Plumbing and Drainage <u>COLLECTION</u>			
	Page No		Amount
Total Brought Forward from Page No.	87		
	88		
	89		
	90		
Carried Forward to Summary of Section No. 2		R	
Section No. 2 Bill No. 10 Plumbing and Drainage			

Item No		Quantity	Rate	Amount
	<p><u>SECTION NO. 2</u></p> <p><u>BILL NO. 11</u></p> <p><u>GLAZING</u></p> <p><u>Tenderers are advised to study the "Model Preambles for Trades" before pricing this schedule.</u></p> <p><u>The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)</u></p> <p>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.</p>			
1	<p><u>GLAZING TO STEEL WITH PUTTY</u></p> <p><u>4mm Obscure glass</u></p> <p>Panes exceeding 0,5m2 and not exceeding 2m2.</p>	m2	5	
2	<p><u>TOPS, SHELVES, DOORS, MIRRORS, ETC.</u></p> <p><u>6mm Thick silvered float glass copper backed mirrors with 10mm bevelled and polished edges holed for and fixed with chromium plated dome capped mirror screws with rubber buffers to plugs in porcelain tiled wall:</u></p> <p>Mirror size 600 x 1000mm high.</p>	No	4	
	<p>Carried Forward to Summary of Section No. 2</p> <p>Section No. 2 Bill No. 11 Glazing</p>		R	

Item No		Quantity	Rate	Amount
	<p><u>SECTION NO. 2</u></p> <p><u>BILL NO. 12</u></p> <p><u>PAINTWORK</u></p> <p><u>The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)</u></p> <p>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.</p>			
	<p><u>PAINTWORK TO NEW WORK</u></p> <p><u>PLASTERBOARD</u></p> <p><u>Prepare and apply one coat "Plascon" primer and two coats "Plascon Professional Super Matt" paint on:</u></p>			
1	Ceilings and cornices.	m2	35	
	<p><u>FIBRE CEMENT</u></p> <p><u>Prepare and apply one coat Plascon, or equal approved, plaster primer and two coats Plascon Double Velvet, or equal approved, paint:</u></p>			
2	On window cills in narrow girths.	m	2	
	<p><u>METAL</u></p>			
	Carried to Collection		R	
	Section No. 2 Bill No. 12 Paintwork			

3	<p><u>Prepare and apply one coat "Plascon Zinc Phosphate" primer and two coats "Plascon Velvagio" paint on:</u></p> <p>Frames and linings.</p>	m2	2	
<p><u>WOOD</u></p>				
4	<p><u>Prepare and apply one coat "Plascon Woodcare Pre-treatment", one coat "Plascon Wood Primer" and two coats "Plascon Velvagio" paint on:</u></p> <p>General surfaces of doors.</p>	m2	4	
<p><u>PAINTWORK TO PREVIOUSLY PAINTED WORK</u></p>				
<p><u>PLASTER</u></p>				
5	<p><u>Clean down, prepare and apply one coat "Plascon" plaster primer and two coats "Plascon Double Velvet" paint on:</u></p> <p>Internal plastered walls, columns, recessed bands, etc.</p>	m2	30	
<p><u>PLASTERBOARD</u></p>				
6	<p><u>Clean down, prepare and apply one coat "Plascon" primer and two coats "Plascon Professional Super Matt" paint on:</u></p> <p>Partitions.</p>	m2	15	
<p><u>METAL</u></p>				
7	<p><u>Clean down, prepare and apply one coat "Plascon Zinc Phosphate" primer and two coats "Plascon Velvagio" paint on:</u></p> <p>Frames and linings.</p>	m2	17	
8	<p>Gates, grilles, etc. (both sides measured).</p>	m2	4	
<p style="text-align: center;">Carried to Collection</p>				R
<p>Section No. 2 Bill No. 12 Paintwork</p>				

9	Roof sheeting. m2 <u>WOOD</u> <u>Clean down, prepare and apply one coat "Plascon Woodcare Pre-treatment", one coat "Plascon Wood Primer" and two coats "Plascon Velvagio" paint on:</u>	19		
10	General surfaces of doors. m2	30		
Section No. 2 Bill No. 12 Paintwork		Carried to Collection		R

Section No. 2 Bill No. 12 Paintwork <u>COLLECTION</u>			
	Page No		Amount
Total Brought Forward from Page No.	93		
	94		
	95		
Carried Forward to Summary of Section No. 2		R	
Section No. 2 Bill No. 12 Paintwork			

Bill No	SECTION SUMMARY - Builders Work	Page No		Amount
1	Alterations	68		
2	Waterproofing	71		
3	Roof Coverings, Etc.	72		
4	Carpentry and Joinery	73		
5	Ceilings, Partitions and Access Flooring	76		
6	Ironmongery	79		
7	Metalwork	82		
8	Plastering	83		
9	Tiling	86		
10	Plumbing and Drainage	91		
11	Glazing	92		
12	Paintwork	96		
Carried to Final Summary				R
Section No. 2				

Item No		Quantity	Rate	Amount
	<p><u>SECTION NO. 2</u></p> <p><u>BILL NO. 1</u></p> <p><u>EXTERNAL WORKS</u></p> <p><u>Tenderers are advised to study the "Model Preambles for Trades" before pricing this schedule.</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>FENCING</u></p> <p><u>Hot dipped galvanised steel high security anti-climbing 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:</u></p>			
1	2400mm High fence with and including 2400mm high posts at 3328mm centres.	m	52	
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.	No	1	
	<p><u>PAVING</u></p>			
	Carried to Collection			R
	Section No. 3 Bill No. 1 External Works			

<p>3</p>	<p><u>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:</u></p> <p>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.</p> <p>m2</p>	<p>52</p>		
<p style="text-align: center;">Carried to Collection</p>			<p style="text-align: center;">R</p>	
<p>Section No. 3 Bill No. 1 External Works</p>				

<p>Section No. 3</p> <p>Bill No. 1</p> <p>External Works</p> <p><u>COLLECTION</u></p> <p>Total Brought Forward from Page No.</p> <p style="text-align: right;">Carried Forward to Summary of Section No. 3</p> <p>Section No. 3 Bill No. 1 External Works</p>	<p style="text-align: center;">Page No</p> <p style="text-align: center;">98</p> <p style="text-align: center;">99</p>		<p style="text-align: center;">Amount</p> <hr style="border-top: 1px dashed black;"/> <hr style="border-top: 1px dashed black;"/>
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Item No		Quantity	Rate	Amount
	<p><u>SECTION NO. 3</u></p> <p><u>BILL NO. 2</u></p> <p><u>STORMWATER DRAINAGE, SOIL DRAINAGE & WATER RETICULATION</u></p> <p><u>The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)</u></p> <p>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.</p>			
1	<p><u>STORMWATER RETICULATION</u></p> <p><u>Cleaning existing grid inlets, kerb inlets, pipes, etc.:</u></p> <p>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.</p>	No	2	
2	<p><u>SEWER RETICULATION</u></p> <p><u>Cleaning existing manholes, pipes, etc.:</u></p> <p>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.</p>	No	3	
	<p>Carried Forward to Summary of Section No. 3</p> <p>Section No. 3 Bill No. 2 Stormwater Drainage, Soil Drainage and Water Retic</p>		R	

Bill No	<u>SECTION SUMMARY - External Works</u>	Page No		Amount
1	External Works	100		
2	Stormwater Drainage, Soil Drainage and Water Reticulation	101		
	<p style="text-align: center;">Carried to Final Summary</p> <p>Section No. 3</p>		R	

Item No		Quantity	Rate	Amount
	<p><u>SECTION NO. 4</u></p> <p><u>BILL NO. 1</u></p> <p><u>PROVISIONAL SUMS</u></p> <p>The following sums and amounts are NETT.</p> <p>Under no circumstances may any Provisional Sum or P.C Item be altered.</p> <p>Unless a specific percentage mark up for attendance is indicated in the rate column, the amounts priced by the contractor for attendance 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.</p> <p>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.</p>			
	<p><u>ALLOW THE FOLLOWING PROVISIONAL SUMS</u></p> <p><u>ELECTRICAL INSTALLATION</u></p>			
1	Provide the amount of R20,000.00 (Twenty Thousand Rand) for electrical installation executed complete.	Item		20,000.00
2	Profit on above item.		%	
3	Attendance on ditto.		%	
	Carried to Collection			R
	<p>Section No. 4 Bill No. 1 Provisional Sums</p>			

<u>HVAC INSTALLATION</u>					
4	Provide the amount of R30,000.00 (Thirty Thousand Rand) for HVAC installation executed complete.	Item		30,000.00	
5	Profit on above item.		%		
6	Attendance on ditto.		%		
<u>FIRE PROTECTION</u>					
7	Provide the amount of R15,000.00 (Fifteen Thousand Rand) for fire protection executed complete.	Item		15,000.00	
8	Profit on above item.		%		
9	Attendance on ditto.		%		
<u>STORE ROOM UNITS</u>					
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.		%		
<u>STAND ALONE ALARM SYSTEM</u>					
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.		%		
<u>CLO</u>					
16	Provide the amount of R50,000.00 (Fifty Thousand Rand) for a Community Liaison Officer.	Item		50,000.00	
17	Profit on above item.		%		
Carried to Collection					
				R	
Section No. 4					
Bill No. 1					
Provisional Sums					

<p>18 Attendance on ditto.</p> <p><u>FINANCIAL PROVISIONS</u></p> <p>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.</p> <p>19 Allow the amount of R50,000.00 (Fifty Thousand Rand) for sundry builders work. This work shall be measured on completion and priced at scheduled rates.</p>	<p>Carried to Collection</p>	<p>Item</p>	<p>%</p>	<p>50,000.00</p>
<p>Section No. 4 Bill No. 1 Provisional Sums</p>	<p></p>	<p></p>	<p>R</p>	<p></p>

Section No. 4 Bill No. 1 Provisional Sums <u>COLLECTION</u>			
Total Brought Forward from Page No.	103		
	104		
	105		
Section No. 4 Bill No. 1 Provisional Sums	Carried to Final Summary	R	

Section No	<u>FINAL SUMMARY</u>	Page No		Amount
1	Preliminaries	61		
2	Builders Work	97		
3	External Works	102		
4	Provisional Sums	106		
	Sub-Total		R	
	Value Added Tax (15%)		R	
	Total		R	
	Carried to Form of Tender		R	