

Item No	SANS Pay Ref		Unit	Quantity	Rate	Amount
		SECTION NO. 1				
		BILL NO. 1				
	SANS 1200A	PRELIMINARY AND GENERAL				
		BUILDING AGREEMENT AND PRELIMINARIES				
		The <b>JBCC</b> Principal Building Agreement (Edition 6.2 - May 2018) prepared by the Joint Building Contracts Committee shall be the applicable building agreement, amended as hereinafter described				
		The <b>JBCC</b> Principal Building Agreement <b>contract data</b> form an integral part of this <b>agreement</b>				
		The <b>JBCC</b> 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 <b>bills of quantities</b> , amended as hereinafter described				
		The <b>contractor</b> is deemed to have referred to the abovementioned documents for the full intent and meaning of each clause				
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The clauses in the abovementioned documents are hereinafter referred to by clause number and heading only  Where any item is not relevant to this agreement such item is marked N/A signifying "not applicable"		
Where standard clauses or alternatives are not entirely applicable to this <b>agreement</b> such amendments, modifications, corrections or supplements as will apply are given under each relevant clause heading and such amendments, modifications, corrections or supplements shall take precedence notwithstanding anything to the contrary contained in the abovementioned documents.		
PREAMBLES FOR TRADES		
The General Preambles for Trades 2017 published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claims arising from brevity of description of items fully described in the said General Preambles will be entertained		
Supplementary preambles and/or specifications are incorporated in these <b>bills of quantities</b> to satisfy the requirements of this project. Such supplementary preambles and/or specifications shall take precedence over the provisions of the Model Preambles		
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The <b>contractor's</b> prices for all items throughout these <b>bills of quantities</b> 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 <b>contractor</b> select Option		
A in the <b>contract</b> data for the adjustment of <b>preliminaries</b> , the amounts entered against the relevant items in these <b>preliminaries</b> are to be divided into one or more of the three categories provided namely fixed (F), value related (V) and time related (T)		
A in the <b>contract data</b> for the adjustment of <b>preliminaries</b> , the amounts entered against the relevant items in these <b>preliminaries</b> are to be divided into one or more of the three categories provided namely fixed (F), value related (V)		
A in the <b>contract data</b> for the adjustment of <b>preliminaries</b> , the amounts entered against the relevant items in these <b>preliminaries</b> are to be divided into one or more of the three categories provided namely fixed (F), value related (V)	R	



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	SECTION A: PRINCIPAL BUILDING		
	AGREEMENT		
	Interpretation (A1-A7)		
1	Clause 1.0 - Definitions and interpretation		
	Pricing of bills of quantities		
	The contractor is to allow opposite each item for all costs in connection therewith. All prices to include, unless otherwise stated, for all materials, fabrication, conveyance and delivery, unloading, storing, unpacking, hoisting, labour, setting, fitting and fixing in position, cutting and waste (except where to be measured in accordance with the standard system of measurement), patterns, models and templates, plant, temporary works, returning of packaging, duties, taxes (other than Value Added Tax), imposts, establishment charges, overheads, profit and all other obligations arising out of this agreement. Value Added Tax (VAT) is to be separately stated on the summary page of these bills of quantities		
	to be covered in prices against other items throughout these bills of quantities and no claim for any extras arising out of the contractor's omission to price any item will be entertained		
	Prices for all <b>construction equipment</b> , temporary works, services and other items shall include for the supply, maintenance, operating cost and subsequent removal and making		
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	good as necessary		
	Abbreviated descriptions		
	The items in these bills of quantities utilise abbreviated descriptions. It is the intention that the abbreviated descriptions be fully described when read with the applicable measuring system and the relevant preambles and/or specifications. However, should the full intent and meaning of any description not be clear, the contractor shall, before submission of his tender, call for a written directive from the principal agent, failing which it shall be assumed that the contractor has allowed in his pricing for materials and workmanship in		
	terms of international best practice		
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	Legal status of contractor		
	If the <b>contractor</b> constitutes a joint venture, consortium or other unincorporated grouping of two or more persons then:		
	These persons are deemed to be jointly and severally liable to the <b>employer</b> for the performance of this agreement		
	2. These persons shall notify the <b>employer</b> of their leader who has authority to bind the <b>contractor</b> and each of these persons		
	3. The <b>contractor</b> shall not alter its composition or legal status without the prior written consent of the <b>employer</b>		
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	F: V: T:	Item		
2	Clause 2.0 - Law, regulations and notices			
	F: V: T:	Item		
3	Clause 3.0 - Offer and acceptance			
	F: V: T:	Item		
4	Clause 4.0 - Cession and assignment			
	F: V: T:	Item		
5	Clause 5.0 - <b>Documents</b>			
	F: V: T:	Item		
6	Clause 6.0 - <b>Employer's agents</b>			
	Delegated authority			
	The authority of the principal agent to issue contract instructions [17.1] and perform duties for specific aspects of the works is delegated to agents as follows [6.2]. This does not preclude the principal agent from issuing such contract instructions:			
	1. <u>Architect</u>			
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1.1	Duties [6.2] :		
arc	e architect is responsible for the chitectural design, functional sign and quality inspection of the rks		
1.2	Contract instructions [6.2; 17.1]:		
1.2	.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement		
1.2	.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works		
1.2	.3 The <b>site</b> [13.0]		
1.2	.4 Compliance with the <b>law</b> , regulations and bylaws [2.1]		
1.2	samples of materials and goods and/or of finishes and assemblies of elements of the works		
1.2	.6 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]		
1.2	.7 Removal or re-execution of work		
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1.2.8	Removal or substitution of any <b>materials and goods</b>	
1.2.9	Protection of the works	
1.2.10	Making good physical loss and repairing damage to the works [23.2.2]	
1.2.1	Rectification of <b>defects</b> [21.2]	
1.2.12	A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion	
1.2.13	Expenditure of budgetary allowances, prime cost amounts and provisional sums	
1.2.14	Appointment of a subcontractor [14.0; 15.0]	
1.2.1 <sub>2</sub> [16.0 <sub>2</sub>	•	
1.2.10	On suspension or termination, protection of the works, removal of construction equipment and surplus materials and goods [29.0]	
2. <u>Q</u> u	vantity surveyor	
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2.1 Duties [6.2] :	
The quantity surveyor is responsible for all measurements, valuations, financial assessments and all other quantity surveying and cost control functions of the works	
2.2 Contract instructions [6.2; 17.1]:	
2.2.1 No <b>contract instructions</b> delegated to the quantity surveyor	
3. <u>Civil and structural engineer</u>	
3.1 Duties [6.2] :	
The civil and structural engineer is responsible for all aspects of civil and structural engineering design and quality inspection of the works	
3.2 Contract instructions [6.2; 17.1]:	
3.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement	
3.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works	
3.2.3 The <b>site</b> [13.0]	
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3.2.4	Compliance with the <b>law</b> , regulations and bylaws [2.1]		
3.2.5	Provision and testing of samples of <b>materials and goods</b> and/or of finishes and assemblies of elements of the <b>works</b>		
3.2.6	Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]		
3.2.7 work	Removal or re-execution of		
3.2.8	Removal or substitution of any <b>materials and goods</b>		
3.2.9	Protection of the works		
3.2.10	Making good physical loss and repairing damage to the works [23.2.2]		
3.2.11	Rectification of <b>defects</b> [21.2]		
3.2.12	A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion		
3.2.13	Expenditure of budgetary allowances, prime cost amounts and provisional sums		
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	4. <u>Mechanical engineer</u>	
	4.1 Duties [6.2] :	
	The mechanical engineer is responsible for all aspects of mechanical engineering design and quality inspection of the works and, where appointed by the employer for quantity surveying services in respect of the mechanical installations, for all measurements, valuations, financial assessments and all other quantity surveying and cost control functions	
	4.2 Contract instructions [6.2; 17.1]:	
	4.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement	
	4.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works	
	4.2.3 Compliance with the <b>law</b> , regulations and bylaws [2.1]	
	4.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works	
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4.2.5	Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]		
4.2.6 work	Removal or re-execution of		
4.2.7	Removal or substitution of any <b>materials and goods</b>		
4.2.8	Protection of the works		
4.2.9	Making good physical loss and repairing damage to the works [23.2.2]		
4.2.10	Rectification of <b>defects</b> [21.2]		
4.2.11	A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion		
4.2.12	Expenditure of budgetary allowances, prime cost amounts and provisional sums		
5. Elec	trical engineer		
	Carried to Collection	R	
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5	5.1 Duties [6.2] :		
for each of the control of the contr	The electrical engineer is responsible or 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 urveying and cost control functions		
5	5.2 Contract instructions [6.2; 17.1]:		
5	5.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement		
5	5.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works		
5	5.2.3 Compliance with the <b>law</b> , regulations and bylaws [2.1]		
5	5.2.4 Provision and testing of samples of <b>materials and goods</b> and/or of finishes and assemblies of elements of the <b>works</b>		
5	5.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]		
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5.2.6 Removal or re-execution of work		
5.2.7 Removal or substitution of any <b>materials and goods</b>		
5.2.8 Protection of the works		
5.2.9 Making good physical loss and repairing damage to the works [23.2.2]		
5.2.10 Rectification of <b>defects</b> [21.2]		
5.2.11 A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion		
5.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums		
6. Wet services engineer		
6.1 Duties [6.2] :		
The wet services engineer is responsible for all aspects of wet services engineering design and quality inspection of the works		
6.2 Contract instructions [6.2; 17.1]:		
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6.2	Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement		
6.2	2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works		
6.2	3 Compliance with the <b>law</b> , regulations and bylaws [2.1]		
6.2	4 Provision and testing of samples of <b>materials and goods</b> and/or of finishes and assemblies of elements of the <b>works</b>		
6.2	5 Opening up of work for inspection, removal or re- execution [23.2.4; 26.4.2]		
6.2 wo			
6.2	7 Removal or substitution of any <b>materials and goods</b>		
6.2	8 Protection of the works		
6.2	9 Making good physical loss and repairing damage to the works [23.2.2]		
6.2	10 Rectification of <b>defects</b> [21.2]		
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6.2.	A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion		
6.2.	12 Expenditure of budgetary allowances, prime cost amounts and provisional sums		
7. <u>Fi</u>	re consultant		
7.1	Outies [6.2] :		
all c	fire consultant is responsible for aspects of rational fire design and ality inspection of the <b>works</b>		
7.2	Contract instructions [6.2; 17.1]:		
7.2.	Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement		
7.2.:	Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works		
7.2.3	3 Compliance with the <b>law</b> , regulations and bylaws [2.1]		
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7.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works		
7.2.5 Opening up of work for inspection, removal or reexecution [23.2.4; 26.4.2]		
7.2.6 Removal or re-execution of work		
7.2.7 Removal or substitution of any materials and goods		
7.2.8 Protection of the <b>works</b>		
7.2.9 Making good physical loss and repairing damage to the works [23.2.2]		
7.2.10 Rectification of <b>defects</b> [21.2]		
7.2.11 A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion		
7.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums		
8. <u>Health and safety consultant</u>		
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	8.1 Duties [6.2] :		
	The health and safety consultant is responsible for all aspects of health and safety of the works. Without derogating from the generality thereof, the health and safety consultant will perform the following specific functions and duties in respect of the health and safety aspects of the works. He shall:		
	8.1.1 Act as the <b>employer's agent</b> in terms of the Construction Regulations issued in terms of the Occupational Health and Safety Act,1993 as amended		
	8.1.2 Prepare and update the health and safety specification for the works		
	8.1.3 Agree with the <b>contractor</b> the health and safety plan for the <b>works</b>		
	8.1.4 Carry out regular audits to ensure adherence to the safety plan and compliance with the act and regulations		
	8.1.5 Stop the execution of the works where the agreed specification or plan is not adhered to		
	F: V:	Item	
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7	Clause 7.0 - Design responsibility			
	F: V: T:	Item		
	Insurances and securities (A8-A11)			
8	Clause 8.0 - <b>Works</b> risk			
	F: V: T:	Item		
9	Clause 9.0 - Indemnities			
	F: V: T:	Item		
10	Clause 10.0 - Insurances			
	F: V: T:	ltem		
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11	Clause 11.0 - <b>Securities</b>				
	Clause 11.5 Omit this clause in its entirety				]
	Clause 11.5.1 Omit this clause in its entirety				
	Clause 11.5.2 Omit this clause in its entirety				
	Clause 11.6 Omit this clause in its entirety				
	Clause 11.10 Omit the words "on receipt of a Guarantee for Payment from the employer"				
	Extension of waiver of lien				
	The <b>contractor</b> shall ensure that a waiver of lien is included in all subcontracts and that the <b>works</b> executed on the <b>site</b> are kept free of all liens and other encumbrances at all times [11.10]				
	F: V:				]
	T:		Item		]
	Execution (A12 - A17)				]
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12	Clause 12.0 - Duties of the <b>parties</b>			
	Office accommodation			
	The <b>contractor</b> shall provide, maintain and remove on <b>practical completion</b> air conditioned office accommodation with suitable tables and chairs for meetings to be held on the <b>site</b> . Such offices shall be kept clean and fit for use at all times [12.2.18]			
	Notice board			
	The contractor shall erect in a position approved by the principal agent, maintain and remove on practical completion a notice board recommended by the South African Institute of Architects and as approved by the principal agent listing the names and logos of the employer, the contractor, and the professional consultants. No subcontractor or supplier notice boards may be erected unless permission is granted by the principal agent for such notice boards to be erected [12.2.18]			
	Statutory and other notices			
	The <b>contractor</b> 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 <b>works</b> by the <b>contractor</b> . The <b>contractor</b> shall pay all deposits or fees in this regard			
	It is, however, specifically recorded that the <b>employer</b> shall be responsible for the timeous approval			
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		other authorities	ns by any local or and the payment of ges related thereto					
		F: T:	V:		ltem			
13		Clause 13.0 - Sett	ting out					
		F: T:	V:		Item			
14		Clause 14.0 subcontractors	- Nominated					
		F: T:	V:		Item			
15		Clause 15.0 subcontractors	- Selected					
		F: T:	V:		Item			
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16	Clause 16.0 - Direct contractors		
	Attendance on direct contractors		
	In respect of <b>direct contractors</b> the <b>contractor</b> shall:		
	Designate an area for the direct contractor—to establish a temporary office and workshop and storage—of—equipment—and materials		
	2. Allow the use of personnel welfare facilities, where provided		
	3. Provide water, lighting and single phase electric power to a position within 50m of the place where the direct contract work is to be carried out, other than fuel or power for commissioning of any installation		
	4. Permit the direct contractor to use erected scaffolding, hoisting facilities, etc provided by the contractor, in common with others having the like right, while it remains erected on the site [16.1]		
	F: V:	ltem	
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17	Clause 17.0 - Contract instructions			
	Site instructions			
	Instructions issued on <b>site</b> are to be recorded in a site instruction book which is to be supplied and maintained on <b>site</b> by the <b>contractor</b>			
	F: V:	Item		
	Completion (A18 - A24)			
18	Clause 18.0 - Interim completion			
	F: V:	Item		
19	Clause 19.0 - <b>Practical completion</b>			
	F: V:	Item		
20	Clause 20.0 - Completion in <b>sections</b>			
	F: V: T:	Item		
21	Clause 21.0 - <b>Defects</b> liability period and <b>final completion</b>			
	F: V:	ltem		
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22		Clause 22.0 - <b>Latent defects</b> li period	ability			
		F: V: T:		Item		
23		Clause 23.0 - Revision of the do practical completion	ate for			
		Substitution of materials and go	ods			
		The removal or substitution of materials and goods which do conform to the specification of contract drawings shall constitute grounds for the extension of the construction period nor fadjustment of the contract [17.1.8, 23.1 & 2]	o not or the not ension or the			
		F: V: T:		Item		
24		Clause 24.0 - <b>Penalty</b> for late o completion	r non-			
		F: V: T:		ltem		
		Payment (A25 - A27)				
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25	Clause 25.0 - Payment			
	Clause 25.10 Replace "fourteen (14)" with "thirty (30)"			
	Materials and goods prematurely on site			
	<b>Materials and goods</b> brought onto the site prematurely shall not be authorised for payment [25.3.2]			
	Materials and goods stored off site			
	Materials and goods stored off site shall not be authorised for payment [25.3.2]			
	Fluctuations in costs			
	All fluctuations in costs, with the exception of fluctuations in the rate of Value Added Tax, shall be for the account of the <b>contractor</b> [25.3.4]			
	Prices submitted			
	Where prices are submitted by the contractor or subcontractor during the progress of the works in respect of contract instructions or in regard to a claim under the terms of this agreement and notwithstanding the fact that such prices may be used in an interim payment certificate, there is to be no presumption of acceptance. Should the principal agent wish to accept any such prices prior to the issue of the certificate of final completion, it shall be in writing			
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26	Clause 26.0 - Adjustment of the contract value and final account		
	Fluctuations in costs		
	All fluctuations in costs, with the exception of fluctuations in the rate of Value Added Tax, shall be for the account of the <b>contractor</b> [26.9.5]		
	Tenant installations/users requirements delayed		
	There is a possibility that certain works related to tenant installations/users requirements may have to be delayed and may consequently not be executed prior to practical completion		
	Should the contractor be instructed to do so he shall execute this work under the conditions pertaining to this agreement on the basis that a separate amount for preliminaries appurtenant to this work (if applicable) is agreed to between the contractor and the principal agent and on condition that instruction to proceed with such work is given to him within a period of three (3) calendar months after the date of practical completion of the works		
	The <b>employer</b> reserves the right to omit such work without compensation to the <b>contractor</b> for loss of profit or any other loss which the <b>contractor</b> may suffer as a result of such omission		
	Cost of claims		
	All costs incurred by the <b>contractor</b> in		
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	the preparation of claims shall be borne by the <b>contractor</b> . This provision shall not preclude an adjudicator or an arbitrator appointed in terms of this <b>agreement</b> [30.6 & 7] from making a determination on costs  Claims from subcontractors			
	The <b>contractor</b> shall review, assess and adjudicate any claims received by him from any <b>subcontractor</b> and thereafter submit same to the <b>principal agent</b> with a recommendation in order to assist the <b>principal agent</b> in adjudicating the claim [26.6]			
27	F: V:	ltem		
	F: V:	Item		
28	A29) Clause 28.0 - Suspension by the contractor			
	F: V: T:	ltem		
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29	Clause 29.0 - Termination			
	F: V:	Item		
	Dispute resolution (A30)			
30	Clause 30.0 - Dispute resolution			
	F: V: T:	Item		
31	Agreement			
	The required information of the parties and the amount of the contract sum shall be inserted in the agreement for signature of the agreement by the parties			
	F: V:	Item		
32	Contract data			
	Tenderer's selection Before submission of his tender the contractor is to complete the tenderer's selection in the contract data			
	F: V: T:	ltem		
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	SECTION B: GENERAL PRELIMINARIES			
	Definitions and interpretation (B1)			
33	Clause 1.1 - Definitions			
34	F:V: T: Clause 1.2 - Interpretation	Item		
	F: V: T:	ltem		
0.5	Documents (B2)			
35	Clause 2.1 - Checking of documents			
	F: V: T:	Item		
36	Clause 2.2 - Provisional <b>bills of quantities</b>			
	Multiple procurement			
	These bills of quantities are in multiple procurement format ie the "wet trades" - earthworks, concrete, formwork and reinforcement, precast concrete, masonry, waterproofing and sub-surface drainage - are provisionally measured and the subsequent trades are budgetary allowances and/or provisional sums			
	F: V: T:	Item		
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37	Clause 2.3 - Availability o construction information				
	Budgetary allowances and provisional sums				
	The budgetary allowances and/o provisional sums allocated fo subsequent trades included in this agreement will be separately procured, based on multiple procurement of subcontractors during the construction period				
	F: V:		Item		
38	Clause 2.4 - Ordering of materials and goods				
	F: V:		Item		
	Previous work and adjoining properties (B3)				
39	Clause 3.1 - Previous work dimensional accuracy				
	F: V:		Item		
40	Clause 3.2 - Previous work - <b>defects</b>				
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41	Clause 3.3 - Inspection of adjoining properties			
	F: V:	Item		
	The site (B4)			
42	Clause 4.1- Handover of <b>site</b> in stages			
	F: V:	Item		
43	Clause 4.2 - Enclosure of the works			
	F: V: T:	Item		
44	Clause 4.3 - Geotechnical and other investigations			
	F: V: T:	Item		
45	Clause 4.4 - Encroachments			
	F: V: T:	Item		
46	Clause 4.5 - Existing premises occupied			
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47	Clause 4.6 - Services - known			
48	F: V:  T:  Management of contract (B5)  Clause 5.1 - Management of the	Item		
49	Works           F:	ltem		
50	F: V: T: Clause 5.3 - Technical meetings	Item		
	F: V: T:  Samples, shop drawings and	ltem		
51	manufacturer's instructions (B6)  Clause 6.1 - Samples of materials			
52	F: V:	ltem		
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Clause 6.3 - Shop drawings   F:	
T:	
T:	
Clause 7.1 - Deposits and fees	
T:	
56 Clause 8.1 - Water  F:	
F:	
T:	
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T:  Clause 8.3 - Ablution and welfare facilities  F:	
facilities	
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59	Clo	ause 8.4 - Commu	nication facilities			
	T:		V:	ltem		
	Pri	ime cost amounts	<u>(B9)</u>			
60		ause 9.1 - Respor ost amounts	nsibility for <b>prime</b>			
	1		V:	Item		
	Att	tendance on subc	contractors (B10)			
61	Cle	ause 10.1 - Genero	al attendance			
	1		V:	Item		
62	Cle	ause 10.2 - Specia	l attendance			
			V:	Item		
	Ge	eneral (B11)				
63	Cle	ause 11.1 - Protect	tion of the <b>works</b>			
			V:	Item		
64	ex	ause 11.2 - Protectisting works and sections	•			
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65	Clause 11.3 - Security of the works			
66	F: V:	Item		
	F: V:	Item		
67	All work is to be carried out in such a manner as to cause no unacceptable or unreasonable dust, noise, vibrations, nuisance, inconvenience, annoyance and the like to the public, others, other properties and traffic in so far as they exceed the permissible limitations set by government legislation or by the local authority. Any delays, stoppages and the like arising from or in order to comply with the above will not constitute grounds for an adjustment to the construction period or contract value whatsoever  F:	Item		
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68	Clause 11.6 - Environmental disturbance			
	Controlling all forms of pollution			
	The <b>contractor</b> shall be responsible for and take all precautions in controlling by whatever means necessary all forms of pollution emanating from the <b>site</b> during the <b>construction period</b> due inter alia to noise, artificial light, wind-blown sand, dust, deposits of mud, etc.			
	F: V:	Item		
69	Clause 11.7 - <b>Works</b> cleaning and clearing			
	F: V: T:	Item		
70	Clause 11.8 - Vermin			
	F: V:	Item		
71	Clause 11.9 - Overhand work			
	F: V:	Item		
72	Clause 11.10 - Tenant installations			
	F: V: T:	Item		
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73	Clause 11.11 - Ad	dvertising			
	F: T:	V:	ltem		
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	SECTION C: SPECIFIC PRELIMINARIES			
74	Site instructions			
	Instructions issued on site are to be recorded in triplicate in a site instruction book which is to be maintained on site by the contractor			
	F: V:	ltem		
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75		Warranties for materials and			
		workmanship			
		Where warranties for materials			
		and/or workmanship are called for, the <b>contractor</b> shall obtain a written			
		warranty, addressed to the			
		<b>employer</b> , from the entity supplying the materials and/or doing the work			
		and shall deliver same to the			
		principal agent on the final completion of the contract			
		The warranty shall state that workmanship, materials and			
		installation are warranted for a			
		specific period from the date of practical completion and that any			
		defects that may arise during the			
		specified period shall be made good at the expense of the entity			
		supplying the materials and/or doing the work, upon written <b>notice</b> to do			
		so			
		The warranty will not be enforced if			
		the work is damaged by <b>defects</b> in the execution of the <b>works</b> , in which			
		case the responsibility for replacement shall rest entirely with			
		the contractor			
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76	Overtime			
	Should overtime be required to be worked for any reason whatsoever, the cost of such overtime is to be borne by the <b>contractor</b> unless the <b>principal agent</b> has specifically authorised, prior to execution thereof, that costs for such overtime are to be borne by the <b>employer</b>			
	F: V: T:	Item		
77	Co-operation of the <b>contractor</b> for cost management			
	It is specifically agreed that the <b>contractor</b> accepts the obligation of assisting the <b>principal agent</b> in implementing proper cost management. The <b>contractor</b> will be advised by the <b>principal agent</b> of all cost management procedures which will be implemented to ensure that the <b>contract value</b> does not exceed the budget			
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78	Overloading	
	The <b>contractor</b> shall take all necessary steps to ensure that no damage occurs due to overloading of any portion of the <b>works</b> or temporary works eg scaffolding, etc. The <b>contractor</b> shall submit details of his proposed loading, storage, plant erection, etc to the <b>principal agent</b> for approval prior to proceeding with such loading, storing or erecting and shall comply with and pay for the <b>principal agent's</b> requirements in connection with the provision of temporary support work, etc. Any damage caused to the <b>works</b> by overloading shall be made good by the <b>contractor</b> at his sole expense	
	F: V:	Item
79	Propping of floors below  The contractor is advised that propping of floors below may be required if he wishes to use any areas of completed suspended reinforced concrete slabs for vehicle access, storage of materials and goods and location of plant, scaffolding, etc. The location of these areas and any necessary propping shall be approved by the principal agent and the cost thereof shall be borne by the contractor	
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80	Testing of flat roof waterproofing fo watertightness				
	Flat roof waterproof areas shall be prepared with small sand dykes around them of a size and enclosing an area approved by the <b>principa agent</b> , flooded with water and kept "ponded" for at least forty (40) hours as a test to ensure the watertightness of the waterproofing and before any further construction work is carried out above the waterproofing				
	F: V:		Item		
81	Advertising rights				
	The employer may elect to contract with advertising agencies for the erection of advertising hoardings banners, wraps or the like for the duration of the contract. The contractor shall not prevent such an arrangement and will assist in the facilitation of same. 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				
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82	Confidentiality			
	The <b>contractor</b> undertakes to maintain in confidence any and all information regarding this project and shall obtain appropriate similar undertakings from all <b>subcontractors</b> and suppliers. Such information shall not be used in any way except in connection with the execution of the <b>works</b>			
	No information regarding this project shall be published or disclosed without the prior written consent of the <b>employer</b>			
	F: V: T:	Item		
83	Media releases			
	All rights of publication of articles in the media, together with any advertising relating thereto or in any way connected with this project, shall vest with the <b>employer</b>			
	The contractor together with his subcontractors shall not, without the prior written consent of the employer, cause any statement or advertisement connected with this project to be printed, screened or aired by the media			
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84	Testing of window	rs for watertightness					
	watertightness w on using adequat opinion of the pr pressure proves t then the pressure	nall be tested for ith water sprayed te pressure. If in the rincipal agent, the to be inadequate, e shall be boosted spressed air or other					
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85	Non-Cession of M	onies					
	assign his right	shall not cede or or claims to any or to become due ct					
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86	Proprietary Brande	ed Products					
	handle, store, use all proprietary bro strict accordan manufacturer's	instructions after the manufacturer's					
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87	Drawings on Site			
	The Contractor shall maintain on Site at all times, a complete set of the latest revisions of the working drawings issued by the Architect, the Engineer, and the Electrical Consultant			
	F: V:	Item		
88	Labour Record			
	At the end of each week the contractor shall provide the Principal Agent with a written record, in schedule form, reflecting the number and description of tradesmen and labourers employed by him and all subcontractors on the works each day			
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89	Scaffolding			
	No scaffolding is measured as these Bills of Quantities are based on the sixth edition of the Standard System for Measuring Building Work. However, the Tenderer is advised to study the drawings as scaffolding may be required in certain areas for use by himself and selected/nominated subcontractors and the contractor must establish or otherwise required by him or selected/nominated subcontractor including taking down and reerecting as may be necessary and no claims whatsoever will be entertained			
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90	Plant Record			
	At the end of each week the contractor shall provide the Principal Agent with a written record, in schedule form, reflecting the number, type and capacity of all plant, excluding hand tools, currently used on the works			
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91	Daywork			
	Where in the opinion of the Principal Agent any extra work cannot properly be measured or valued, the Contractor will be allowed daywork prices therefore calculated upon the costs defined hereunder together			
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with the stated percentages. The total thus arrived at shall be the total amount recoverable by the Contractor for performing such work  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		
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		
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been paid wages and allowances in excess of the minimum legalised rates, then proof must be furnished that such workmen had been so paid prior to the commencement of the daywork referred to  3. The rate for mechanical plant shall be commercial hire rates current at the time of executing the daywork and shall include fuel and insurance costs			
The above percentages shall cover head office charges; Site staff including Site supervision; third party and Contractors workmen compensation and unemployment insurance fund contributions; use, repair and sharpening of nonmechanical hand tools; use of erected scaffolding, staging, trestles and the like; use of tarpaulins, protective clothing, artificial lighting, safety and welfare facilities, storage and the like as may be available on the Site; and profit			
Supporting vouchers reflecting the time spent and materials used in each week shall be delivered for verification to the Principal Agent not later than twenty calendar days after the end of the week concerned. Should the Contractor fail to submit the vouchers within this time, the Principal Agent shall determine a fair price for the work			
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92	Unauthorised Persons/Worki Premises	men on			
	The Contractor shall at a strictly exclude all unau persons from the site and sup notice boards to that effective contractors are contracted as the contractor of the contract	uthorized hall set			
	F: V: T:		Item		
93	Guarantees and Main Instructions/Manuals	tenance			
	The Contractor shall obtohand over to the Archir Practical Completion, all guarantees, any operating maintenance manuals, or instructions required by the Manuf Suppliers, or Sub-contractors	tect on relevant ng and data or Architect			
	The Contractor shall ensure warranties and guarantees of are fully ceded to the Emp Final Completion, failing where the configuration of the Configuration of the Configuration will be withheld is satisfactorily completed	received loyer on nich the struction			
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94	Removal and Making Good of Temporary Works, etc. on Completion			
	The Contractor shall remove all temporary works, roads, services and the like used for this contract and shall make good to the entire satisfaction of the Architect any damages resulting there from			
	F: V:	Item		
95	Indemnities			
	Indemnities shall be sought by the Architect from all Contractors and Sub-contractors undertaking any design responsibility			
	F: V: T:	Item		
96	Shop Drawings			
	The term 'Shop Drawings' shall mean drawings, layout drawings, illustrations, schedules, performance charts, brochures, operating manuals, other data which are prepared by the Contractor or Subcontractor, Manufacturer, Supplier or Distributor and which illustrate some portion of the work			
	The Contractor shall ensure that all shop drawings required for the work in terms of this Contract, all selected/nominated Sub-contracts and/or Architect's instructions, are prepared and submitted timeously in accordance with the following			
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procedure			
(a) Three prints of shop drawings of all fabricated work, working or setting out drawings, shop details and schedules shall be submitted to the Architect for approval. Such work shall not be carried out until such approval has been given			
(b) Shop drawings shall be submitted to the Architect for approval at least two weeks prior to the date on which such approval is required in order to comply with the Contract Programme			
(c) All submissions shall be prepared in accordance with the Contract Drawings and specifications and/or any Architect's instructions and any deviation shall be specifically highlighted in writing, with a detailed explanation of the reason for such deviation, together with any cost and/or time implication			
Delays in approval of shop drawings due to non-compliance with drawings, specifications and/or Architect's instructions shall not constitute grounds for any claims for delays			
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97	Location of Temporary Buildings and Temporary Services			
	The Contractor shall provide all necessary temporary works, including temporary roads, tracks, crossings, hardstanding, and services, etc., required for his own Sub-contractors use during the construction and maintenance period			
	There is no guarantee given or implied that site conditions will be such that the Contractor will be able to erect such offices, stores and temporary accommodation within the site boundaries and it shall be the Contractors responsibility to adopt whatever measures he deems necessary in this regard and to obtain all necessary permission and pay all costs in connection therewith			
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98	Commodities to be New			
	All commodities, goods, articles or materials throughout the building are to be new except where re-use of existing is specified and are to be handled, stored, used and/or fixed with care to ensure that they are in perfect condition when incorporated into the works and thereafter properly protected so as to ensure that they are likewise in perfect condition when handed over at completion of the works			
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99	Cost of Claims			
	Costs incurred by the Contractor in the preparation of claims accepted by the Principal Agent shall be borne by the Contractor			
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specifically stated that the <b>employer</b> 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 reasonable provisions of the aforementioned health and safety specification [2.1]			
The <b>contractor</b> shall			
Comply with the health and safety specification for the works			
Prepare and agree with the health and safety consultant the health and safety plan for the works			
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 <b>employer's</b> health and safety specification			
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103	Transformation and Empowerment Requirements			
	The contractor shall take all necessary measures to comply with the document titled: Empowerment Breakdown of 15 point, compiled by Joburg Property Company, and make adequate provision to accommodate the requirements relating to job creation, job intensity, training and development, local SMME utilisation, local material utilisation, enterprise development, etc. as detailed in the above document			
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	ALTERATIONS			
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)			
	TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.			
	SUPPLEMENTARY PREAMBLES			
	Site inspection			
	The Tenderer is advised to visit the site, inspect the existing premises and acquaint himself thoroughly with the nature of the work specified.			
	Sizes and dimensions			
	All sizes and dimensions stated herein are approximate and deemed only sufficient to identify the item of work concerned.			
	No allowance for overbreak has been made to any of the adjoining structures, walls, finishes, etc., where removals or pockets occur (the nett opening size, etc., has been made good in later items of this bill where such making good has not been included with the item) and the Contractor must allow in his prices for making good any overbreak that may occur.			
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<u>Materials</u>	
Old materials from alterations, except where described to be re-used or handed over, become the property of the contractor.	
Old materials from the alterations, except where described to be re-used or handed over, as well as all rubish, etc., must be regularly carted from the site and not be allowed to accumulate on or around the site.	
None of the old materials are to be used for new work except where specifically described as being set aside for re-use.	
Where certain materials or articles from demolitions or alterations are described as to be handed over by the Contractor to the Client, such materials or articles shall be properly stored by the Contractor, until handing over thereof. The Contractor must obtain an official receipt listing the materials or articles and dates of handing over. If the Contractor fails to submit the receipt when requested to do so, it shall be deemed that the materials or articles are still in his possession and he will be held liable to the Client for the full replacement value thereof, which amount will be deducted from any monies due to the Contractor.	
General	
All new finishes are measured in the relevant trades for new work.	
Allow for watering the works sufficiently to prevent nuisance from dust.	
All alteration works described hereunder shall imply the use of an approved screed or plaster repairing compound and preparing existing surfaces to receive new.	
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	Provide all necessary propping, etc., required to ensure the safety and stability of the structure during the contract period and remove at completion.  Provide all necessary additional barricades, screens, overhead protections, etc., required to ensure the safety of persons, property, etc., and remove at completion.  All alteration work is within an existing facility. The contractor shall take utmost care to minimise damage to existing completed works in the vicinity of the alteration works.				
	Temporary barriers, screens, etc., including removal				
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.	m	10		
2	Extra over ditto for single leaf door size overall 1100 x 3350mm high, including all necessary posts, framing, lock, etc.	No	1		
	REMOVAL OF EXISTING WORK				
	Break down and remove brickwork, etc.:				
3	Half brick wall.	m2	5		
4	One brick wall.	m2	5		
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	Taking out and removing doors, windows, etc. including thresholds, sills, etc. (building up openings elsewhere)				
5	Single door and steel frame unit size overall 813 x 2032mm high from one brick wall.	No	1		
6	Door lockset including handles, escutcheons, cylinders, etc.	No	3		
	Take out and remove glass, mirrors, etc.:				
7	Glass from steel windows including cleaning out rebates and preparing for new glass.	m2	5		
8	Mirror size 500 x 600mm high.	No	6		
	Take down and remove roofs, floors, panelling, ceilings, partitions, etc:				
9	Suspended plasterboard ceilings including suspension grid, hangers, cornices, etc.	m2	99		
10	Drywall partitioning system 2600mm high including all aluminium tracks, studs, wall boarding, doors, ironmongery, windows, etc.	m	35		
11	100 x 125mm Box gutters including hailguards.	m	10		
12	100mm Downpipes.	m	5		
	Take out/off and remove sundry metalwork:				
13	2100mm High steel palisade fence including intermediate posts at 2,50m centres, end posts, gates, concrete bases, etc.	m	56		
	Carefully take up, remove and set aside for re-use (re-use elsewhere):				
14	60mm Thick concrete and clay pavers.	m2	28		
	Carried to Collection			R	$\prod$
	Section No. 2				${\dagger}$
	Bill No. 1 Alterations				



	Hack up/off and remove granolithic, screeds, plaster, etc. from concrete or brickwork and prepare surfaces for new screeds, plaster, etc:				
15	Internal plaster from walls and columns.	m2	5		
	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:				
16	Ceramic floor tiles.	m2	20		
17	Ceramic wall tiles.	m2	20		
	Take out and remove piping, sanitary fittings, etc. including disconnecting piping from fittings and making good floor and wall finishes (making good filing and paintwork elsewhere):				
18	Water closet with all necessary piping, stop cocks, valves, etc.	No	10		
19	Wash hand basin with all necessary piping, stop cocks, valves, taps, etc.	No	6		
20	Urinal with all necessary piping, stop cocks, valves, etc.	No	3		
21	Toilet roll holders, soap dispensers, paper towel dispensers, dustbins, etc.	No	18		
	BUILD UP OPENINGS				
	Brickwork in SABS approved NFP bricks in class II mortar in building up opening in:				
22	Half brick walls.	m2	5		
23	One brick walls.	m2	5		
	MAKE GOOD FINISHES, ETC.				
	Carried to Collection			R	H
	Section No. 2 Bill No. 1 Alterations				



	Make good internal granolithic, screed, plaster, etc. to match existing:				
24	Floors in patches.	m2	5		
25	Walls in patches.	m2	5		
26	Making good defects on existing plastered columns, walls, etc. by stripping back plaster, patching holes with new plaster and rubbing down imperfections to a smooth finish.	m2	10		
	Clean down existing:				
27	Deep clean existing tiles.	m2	449		
28	Clean down existing glazing.	m2	20		
	REPAIR WORK AND SERVICING OF EXISTING DOORS AND WINDOWS				
	Steel Windows:				
29	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			R	
	Section No. 2 Bill No. 1 Alterations				



Section No. 2			
Bill No. 1			
Alterations			
COLLECTION			
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RICKWORK IN SUPERSTRUCTURE				
ickwork in burnt clay NFP bricks in 3:1 cement ortar:				
alf brick walls.	n2	5		
ne brick walls.	n2	5		
ick reinforcement:				
imm Wide reinforcement built in horizontally.	m	15		
Omm Wide reinforcement built in horizontally.	m	15		
alvanised hoop iron cramps, ties, etc.:				
2 x 1,6mm Wall tie 600mm long with one end shot nned to concrete and other built into brickwork.	10	10		
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ne icl im ion ion	e brick walls.  k reinforcement:  Im Wide reinforcement built in horizontally.  Imm Wide reinforcement built in horizontally.  Vanised hoop iron cramps, ties, etc.:  1,6mm Wall tie 600mm long with one end shot need to concrete and other built into brickwork.  Carried Forward to Summary of Section No. 2  tion No. 2	k reinforcement:  Im Wide reinforcement built in horizontally.  Im Wide reinforcement built in horizontally.  Im Wanised hoop iron cramps, ties, etc.:  1,6mm Wall tie 600mm long with one end shothed to concrete and other built into brickwork.  Carried Forward to Summary of Section No. 2	c brick walls. m2 5  k reinforcement:  Im Wide reinforcement built in horizontally. m 15  Imm Wide reinforcement built in horizontally. m 15  vanised hoop iron cramps, ties, etc.:  1,6mm Wall tie 600mm long with one end shot need to concrete and other built into brickwork. No 10  Carried Forward to Summary of Section No. 2  tion No. 2	Extreinforcement:  In Wide reinforcement built in horizontally.  In Wide reinforcement built in horizontally.  In Mide reinforcement built in horizontally.  In



Item No		Quantity	Rate	Amount
	SECTION NO. 2			
	BILL NO. 3			
	ROOF COVERINGS, ETC.			
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)			
	TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.			
	SUPPLEMENTARY PREAMBLES			
	Straight cutting			
	Description of all roof coverings are deemed to include for all straight cutting			
	<u>SUNDRIES</u>	-		
1	Making good roof sheeting by screwing and sealing of loose or missing screws /nails, including sealing using an approved waterproof coating m2	99		
	Carried Forward to Summary of Section No. 2		R	
	Section No. 2 Bill No. 3			
	Roof Coverings, Etc.			



Item No		Quantity	Rate	Amount
	SECTION NO. 2			
	BILL NO. 4			
	CARPENTRY AND JOINERY			
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)			
	TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.			
	DOORS, WINDOWS, SASHES, ETC.			
	Semi-solid flush doors:			
	44mm Thick door with hardwood concealed edge strips finished on both sides with commercial veneer and hung on steel frames (frames elsewhere):			
1	Door size overall 813 x 2032mm high. No	1		
	Carried Forward to Summary of Section No. 2		R	
	Section No. 2 Bill No. 4			
	Carpentry and Joinery			



Item No		Quantity	Rate	Amount
	SECTION NO. 2			
	BILL NO. 5			
	CEILINGS, PARTITIONS AND ACCESS FLOORING			
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)			
	TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.			
	SUSPENDED CEILINGS			
1	9,5mm Thick "Gyproc Rhinoboard" gypsum plasterboard ceiling screwed to and including "Donn T37K" screw up ceiling grid with drywall screws spaced at 150mm centres including galvanised main tees at 1200mm centres and cross tees at 600mm centres, all suspended with 25 x 25mm galvanised angles at not exceeding 1200mm centres with 63mm wide strips of mesh scrim nailed over joints and the whole ceiling finished with and including "Gyproc Rhinolite" skim plaster trowelled to a smooth polished surface in strict accordance with the manufacturer's instructions:  Ceiling suspended not exceeding 1m below concrete soffits.  CORNICES, ETC.:	99		
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	Bill No. 5 Ceilings, Partitions and Access Flooring			



	Powdercoated shadowline cornices:				
2	25mm GMS shadowline cornice secured to plastered wall and ceiling boarding including mitres, etc.	m	125		
	TOILET PARTITIONS				
	Toilet partitioning formed of 16mm thick melamine faced particle board and natural anodised aluminium u-channel edging and top rails including fixing components and standard ironmongery comprising indicator bolts, coat hooks, door stops and rubber buffers, etc. all installed in strict accordance with the manufacturer's instructions:				
3	Partition size 1555 x 1800mm high.	No	10		
4	Full stile 540mm wide x 1850mm high.	No	8		
5	End stile 150mm wide x 1850mm high.	No	2		
6	Wall stile 115mm wide x 1850mm high.	No	8		
7	Door size 740 x 1800mm high.	No	10		
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	Bill No. 5 Ceilings, Partitions and Access Flooring				



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Ceilings, Partitions and Access Flooring				l
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	SECTION NO. 2				
	BILL NO. 6				
	IRONMONGERY				
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)				
	TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.				
	LOCKS				
1	"Q\$6055/1/A\$/\$\$" Cylinder latch and dead bolt lock.	No	3		
2	"QS4406/QS4409" Thumbturn wc indicator bolt.	No	10		
3	"QSR" Rebate conversion set.	No	3		
	HANDLES, ETC.				
4	"IW 1212/62/05" Set of two lever handles with 3mm aluminium backplates fixed back to back.	No	3		
5	"QS4403" Stainless steel cylinder escutcheon.	airs	3		
	LETTERS, NAMEPLATES, ETC.				
6	"Union" 152 x 152 x 3mm aluminium plate anodised silver with male pictogram Ref. No. AL5063E-06ASE10	No	1		
	Carried to Collection			R	
	Section No. 2 Bill No. 6 Ironmongery				



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	2			
	SUNDRIES					
	BATHROOM FITTINGS					
9	"Kwakuhle Hygiene" lockable and vandal resistant white powder coated metal roll holder Ref TR3W.	No	10			
10	"Kwakuhle Hygiene" ABS construction lockable Roll Control Paper Dispenser with viewing window in colour white.	No	4			
11	"Kwakuhle Hygiene" stainless steel 950ml vandal and theft resistant Soap Dispenser.	No	6			
12	"Costa Lambrianos CLX 2500 (Ref. 59)" stainless steel fully automatic hand dryer with infrared sensor plugged to wall.	No	2			
13	"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.	m	3			
	GRAB RAILS, ETC.					
14	"Railman Grabrails DL2" stainless steel dogleg grab rail plugged to wall in strict accordance with the manufacturer's instructions.	No	2			
15	"Railman Grabrails SR2" stainless steel rear grab rail plugged to wall in strict accordance with the manufacturer's instructions.	No	2			
	Carried to Collection Section No. 2			R		_
	Bill No. 6 Ironmongery					
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	TOILET BINS			
	Stainless steel			
16	Half moon wall mounted bin size 330 x 450 x 180mm.	4		
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	Section No. 2 Bill No. 6			
	Ironmongery			



Section No. 2				
Bill No. 6				
Ironmongery				
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Bill No. 6 Ironmongery				



Item No		Quantity	Rate	Amount
	SECTION NO. 2			
	BILL NO. 7			
	<u>METALWORK</u>			
	Tenderers are advised to study the "Model Preambles for Trades 1999" before accepting and signing for this Schedule.			
	SUPPLEMENTARY PREAMBLES			
	<u>Descriptions</u>			
	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			
	PRESSED STEEL DOOR FRAMES			
	1,6mm Thick double rebated frames suitable for half brick walls complete with hoop iron anchors welded to frame, one adjustable stainless steel striking plate suitable for cylinder locks, three rubber shock absorbers in rebate and one pair of 100mm standard heavy duty brass butt hinges welded to frame:			
1	Frame for door size 813 x 2032mm high. No	1		
	STEEL BURGLAR PROOF SCREENS			
	Carried to Collection		R	
	Section No. 2 Bill No. 7 Metalwork			



	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				
2	Burglar proofing screen size overall $500 \times 500 \text{mm}$ high formed with $40 \times 40 \times 2.5 \text{mm}$ equal leg angle framed frame infilled horizontally with and including $40 \times 6 \text{mm}$ flat bar at $105 \text{mm}$ centres.	No	10		
	Section No. 2 Bill No. 7 Metalwork			R	



	Section No. 2				
	Bill No. 7				
	Metalwork				
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	Metalwork				



ltem No			Quantity	Rate	Amount
	SECTION NO. 2				
	BILL NO. 8				
	PLASTERING				
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)				
	TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.				
	INTERNAL PLASTER				
	One coat cement plaster mimimum 15mm thick (5:1) wood floated to receive tiles (elsewhere) including all labours on:				
1	Brick vertical surfaces (part on concrete).	m2	5		
2	Narrow widths.	m2	1		
	Two coats cement plaster comprising one coat cement plaster minimum 15mm thick (5:1) steel floated and one finishing coat rhinolite including all				
3	Brick vertical surfaces (part on concrete).	m2	5		
4	Narrow widths.	m2	1		
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	Bill No. 8 Plastering				



ltem No		Quantity	Rate	Amount
	SECTION NO. 2			
	BILL NO. 9			
	TILING			
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)			
	TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.			
	SUPPLEMENTARY PREAMBLES			
	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			
	WALL TILING			
	Allow a Prime Cost Amount of R170/m2 for ceramic tiles fixed with an approved adhesive to plaster (plaster elsewhere) and flush pointed with tinted jointing compond on:			
1	Walls.	2 20		
2	Narrow widths.	2 2		
	FLOOR TILING			
	Carried to Collection		R	
	Section No. 2 Bill No. 9 Tiling			



	Allow a Prime Cost Amount of R170/m2 for ceramic floor tiles fixed with an approved adhesive on plaster bedding (bedding elsewhere) and flush pointed with tinted waterproof jointing compound on:				
3	Floors.	m2	20		
4	Narrow widths.	m2	2		
	SUNDRIES				
	Corner protectors, dividing strips, etc.:				
5	"Kirk M-Trim PRE090" 9mm high white PVC round edge trim fixed with patent adhesive to external				
	wall corners.	m	20		
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	Bill No. 9 Tiling				



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Tiling				Ī
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Item No			Quantity	Rate	Amount
NO	SECTION NO. 2				
	BILL NO. 10				
	PLUMBING AND DRAINAGE				
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)				
	TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.				
	RAINWATER DISPOSAL				
	0,6mm Thick seamless aluminium eaves gutters, downpipes and accessories with chromadek finish:				
1	125 x 100mm Rectangular eaves gutter with and including 125mm wide hot dipped galvanised mild steel hailguard formed of "Mentex Ref. 118" or equal approved once bent and tack welded to top of gutter.	m	10		
2	Extra for stop end.	No	2		
3	Extra for outlet with nozzle for and jointed to 100 x 75mm rectangular downpipe.	No	2		
4	100 x 75mm Rainwater downpipe fixed to brick wall.	m	5		
5	Extra for shoe.	No	1		
	SANITARY FITTINGS				
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	Section No. 2 Bill No. 10 Plumbing and Drainage				



	MINISTER STATE OF THE STATE OF	1			$\neg$
	White vitreous china:				
6	"Vaal Daisy Elite (Ref. 772403WH)" semi-close coupled wc suite comprising 90° outlet pan and matching 9 litre cistern including heavy duty white double flap seat, flushpipe, fixing in position and connecting complete in strict accordance with the manufacturer's instructions.	No	10		
7	"Vaal Lavatera (Ref. 705427WH)" wall mounted back inlet bowl urinal with and including "Cobra FJ8.102) flush valve, 38mm chromium plated domical grating and chromium plated back inlet spreader (Code: 8541Z000), fixed on and including two hanger brackets (Code: 8127Z000) and connected complete in strict accordance with the manufacturer's instructions.	No	3		
8	"Vaal Hibiscus (Ref. 702303AV)" one tap hole wash hand basin complete with chromium plated waste union, chain and stay, vulcanite plugs and fixing in position on and including two semi-concealed brackets including sealing with an approved waterproof sealer and connecting complete in strict accordance with the manufacturer's instructions (taps alreadors)	No	6		
	instructions (taps elsewhere).	INO	0		
	TRAPS, ETC.				
9	"Cobra (Ref. 340)" 40mm chromium plated brass bottle trap.	No	6		
	TAPS, VALVES, ETC.				
	Chromium plated:				
10					
10	"Cobra Carina 294CA" 15mm basin mixer including flexible connection hoses.	No	6		
11	"Cobra 832/350" 15mm angle valve.	No	6		
	Sundries:				
12	15mm Flexihose 450mm long.	No	8		
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	Section No. 2 Bill No. 10				
	Plumbing and Drainage				



	SOIL AND WASTE WATER DRAINAGE				
	uPVC pipes				
13	50mm Pipes	m	5		
14	100mm Pipes	m	5		
	Extra over uPVC pipes for fittings				
15	50mm Access bend	No	1		
16	50mm Access junction	No	1		
17	100mm Access bend	No	1		
18	100mm Access junction	No	1		
19	100mm Access bend pan connector	No	1		
20	110mm "Gl Two-way" vent valve	No	1		
21	100 x 50mm Access reducing junction	No	1		
22	100mm Stub stack.	No	1		
	<u>Sundries</u>				
23	Testing waste pipe system		Item		
	WATER SUPPLIES				
	Class 1 copper pipes				
24	15mm Pipes	m	5		
25	22mm Pipes	m	5		
26	35mm Pipes	m	5		
	Carried to Collecti	on		R	
	Section No. 2 Bill No. 10 Plumbing and Drainage				



	Extra over class 1 copper pipes for ca	pillary fittings			
27	15mm Fittings	No	10		
28	22mm Fittings	No	10		
29	35mm Fittings	No	10		
	Sundries				
30	Testing water pipe system		Item		
	Section No. 2	ed to Collection		R	
	Bill No. 10 Plumbing and Drainage				



Section No. 2				
Bill No. 10				
Plumbing and Drainage				
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Bill No. 10 Plumbing and Drainage				



Item No		Quantity	Rate	Amount
	SECTION NO. 2			
	BILL NO. 11			
	GLAZING			
	Tenderers are advised to study the "Model Preambles for Trades" before pricing this schedule.			
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)			
	TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.			
		<u> </u>  -		
	GLAZING TO STEEL WITH PUTTY			
	4mm Obscure glass			
1	Panes exceeding 0,5m2 and not exceeding 2m2. m2	5		
	TOPS, SHELVES, DOORS, MIRRORS, ETC.			
	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:			
2	Mirror size 600 x 1000mm high.	6		
	Carried Forward to Summary of Section No. 2		R	
	Section No. 2 Bill No. 11 Glazing			



Item No			Quantity	Rate	Amount
140	SECTION NO. 2				
	BILL NO. 12				
	<u>PAINTWORK</u>				
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)				
	TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.				
	PAINTWORK TO NEW WORK				
	PLASTER				
	Prepare and apply one coat "Plascon" plaster primer and two coats "Plascon Double Velvet" paint on:				
1	Internal plastered walls, columns, recessed bands, etc.	m2	5		
	PLASTERBOARD				
	Prepare and apply one coat "Plascon" primer and two coats "Plascon Professional Super Matt" paint on:				
2	Ceilings and cornices.	m2	79		
	METAL				
	Carried to Collection			R	
	Section No. 2 Bill No. 12 Paintwork				



3	Prepare and apply one coat "Plascon Zinc Phosphate" primer and two coats "Plascon Velvaglo" paint on:  Frames and linings.  WOOD  Prepare and apply one coat "Plascon Woodcare Pre-treatment", one coat "Plascon Wood Primer" and two coats "Plascon Velvaglo" paint on:	m2	5		
4	General surfaces of doors.  PAINTWORK TO PREVIOUSLY PAINTED WORK	m2	3		
5	Clean down, prepare and apply one coat "Plascon" plaster primer and two coats "Plascon Double Velvet" paint on:  Internal plastered walls, columns, recessed bands, etc.  PLASTERBOARD	m2	30		
6	Clean down, prepare and apply one coat "Plascon" primer and two coats "Plascon Professional Super Matt" paint on:  Ceilings and cornices.  METAL  Clean down, prepare and apply one coat "Plascon Zinc Phosphate" primer and two coats "Plascon	m2	30		
7	Velvaglo" paint on: Frames and linings.	m2	10		
8	Gates, grilles, etc. (both sides measured).	m2	10		
	Carried to Collection Section No. 2 Bill No. 12 Paintwork			R	



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	One coat water based galvanised iron primer, one coat Universal alkyd based undercoat and two coats alkyd based high gloss enamel paint				
	on galvanised steel in poor condition (rusted)				
9	On corrugated iron profile roof sheeting (measured on flat)	m2	99		
	WOOD				
	Clean down, prepare and apply one coat "Plascon Woodcare Pre-treatment", one coat "Plascon Wood Primer" and two coats "Plascon Velvaglo" paint on:				
10	General surfaces of doors.	m2	10		
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	Paintwork				



Section No. 2				
Bill No. 12				
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Paintwork				
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	SECTION SUMMARY - Builders Work			
Bill No		Page No		Amount
1	Alterations	68		
2	Masonry	69		
3	Roof Coverings, Etc.	70		
4	Carpentry and Joinery	71		
5	Ceilings, Partitions and Access Flooring	74		
6	Ironmongery	78		
7	Metalwork	81		
8	Plastering	82		
9	Tiling	85		
10	Plumbing and Drainage	90		
11	Glazing	91		
12	Paintwork	95		
	Carried to Final Summary		R	
	Section No. 2			
		<u> </u>	l .	<u> </u>



Item No		Quantity	Rate	Amount
	SECTION NO. 2			
	BILL NO. 1			
	EXTERNAL WORKS			
	Tenderers are advised to study the "Model Preambles for Trades" before pricing this schedule.			
	SUPPLEMENTARY PREAMBLES			
	<u>FENCING</u>			
1	Hot dipped galvanised steel high security anticlimbing and anti-cut fence and gates similar to cochrane clearvu formed of 3mm diameter horizontal & vertical galvanised marine fusion bond coated high tensile steel mesh wires with 76,2mm x 12,7mm aperture and reinforced with 4 x 50mm deep V-section horizontal recessed bands with and including 85 x 45 x 3mm thick marine fusion bond coated taper posts, locking recess mechanism, UV stabilised polymer end caps, vandal resistant bolts, clamping plates, sealant, etc. with posts bolted to brick plinth wall or pier (elsewhere measured) in strict accordance with the manufacturer's instructions:  2400mm High fence with and including 2400mm high posts at 3328mm centres.  Single leaf swing gate size overall 1495 x 2325mm high complete with and including frame, additional	m 56		
	bracing, pull handles, lock box, heavy duty lock,	0 1		
3	Sliding gate, size overall 3100 x 2100mm high.	0 1		
	<u>PAVING</u>			
	Carried to Collection		R	
	Section No. 3 Bill No. 1 External Works			



	Clean down and lay existing concrete and clay pavers from stockpiles, bedded on and including 20mm thick bed of river sand with 1:6 cement grout swept & watered into joints between roadstones:			
4	Paving to roads, parking areas, pavements, etc. in patchwork and small quantities to falls <b>including any consequent cutting</b> (circular cutting elsewhere) and tying into existing paving.  m2	28		
	Section No. 3 Bill No. 1		R	
	External Works			



Section No. 3			
Bill No. 1			
External Works			
COLLECTION			
	Page		Amount
	No		
Total Brought Forward from Page No.	97		
	98		
Carried Forward to Summary of Section No. 3		R	
Section No. 3			
Bill No. 1 External Works			



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



Section No. 3				
Bill No. 2				
Stormwater Drainage, Soil Drainage and Water Reticulation				
COLLECTION				
	Page No		Amount	
Total Brought Forward from Page No.	100			
	101			
Carried Forward to Summary of Section No. 3		R		
Section No. 3  Bill No. 2  Stormwater Drainage, Soil Drainage, and Water Retire				
Stormwater Drainage, Soil Drainage and Water Retic				



	SECTION SUMMARY - External Works				
Bill No		Page No		Amount	
1	External Works	99			
2	Stormwater Drainage, Soil Drainage and Water Reticulation	102			
	Carried to Final Summary		R		
	Section No. 3				



Item No		Quantity	Rate	Amount
	SECTION NO. 4			
	BILL NO. 1			
	PROVISIONAL SUMS			
	The following sums and amounts are NETT.			
	Under no circumstances may any Provisional Sum or P.C Item be altered.			
	Unless a specific percentage mark up for attendence is indicated in the rate column, the amounts priced by the contractor for attendence against each Provisional Sum shall be deemed to be Lump Sum and shall not be adjusted unless the scope of the sub-contract varies significantly.			
	Provisional Sums contained herein may be omitted or reduced at the employer's sole discretion and the contractor shall not be entitled to claim for any loss by way of reductions or omissions of any discount, or percentage relating to the Provisional Sums pr P.C Amounts or any loss of profit related thereto.			
	ALLOW THE FOLLOWING PROVISIONAL SUMS	_		
	ELECTRICAL INSTALLATION			
1	Provide the amount of 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	
	Section No. 4 Bill No. 1			
	Provisional Sums			



	FIDE DECEMBER			
	FIRE PROTECTION			
4	Provide the amount of R15,000.00 (Fifteen Thousand Rand) for fire protection executed complete.	Item		15,000.00
5	Profit on above item.		%	
6	Attendance on ditto.		%	
	STORE ROOM UNITS			
7	Provide the amount of R10,000.00 (Ten Thousand Rand) for store room units installed complete.	Item		10,000.00
8	Profit on above item.		%	
9	Attendance on ditto.		%	
	STAND ALONE ALARM SYSTEM			
10	Provide the amount of R20,000.00 (Twenty Thousand Rand) for signage installed complete.	Item		20,000.00
11	Profit on above item.		%	
12	Attendance on ditto.		%	
	CLO			
13	Provide the amount of R50,000.00 (Fifty Thousand Rand) for a Community Liaison Officer.	Item		50,000.00
14	Profit on above item.		%	
15	Attendance on ditto.		%	
	Carried to Collection		R	
	Section No. 4			
	Bill No. 1 Provisional Sums			



		1		
	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.			
16	Allow the amount of R10,000.00 (Ten Thousand Rand) for sundry builders work. This work shall be measured on completion and priced at scheduled rates.	ltem		10,000,00
	Carried to Collection  Section No. 4  Bill No. 1  Provisional Sums		R	



Section No. 4			
DW M			
Bill No. 1			
Provisional Sums			
COLLECTION			
	Page		Amount
T.   10   115   11	No		
Total Brought Forward from Page No.	104		
	105		
	107		
	106		
Carried to Final Summary		R	
Section No. 4			
Bill No. 1 Provisional Sums			
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	FINAL SUMMARY				
Section No			Page No		Amount
1	Preliminaries		61		
2	Builders Work		96		
3	External Works		103		
4	Provisional Sums		107		
	Sub-Total			R	
	Value Added Tax (15%)				
	value Added Tax (13%)			R	
	Total			R	
		Carried to Form of Tender		R	
			<u> </u>	1	