

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 JBCC Principal Building Agreement (Edition 6.2 - May 2018) prepared by the Joint Building Contracts Committee shall be the applicable building agreement, amended as hereinafter described				
		The JBCC Principal Building Agreement contract data form an integral part of this agreement				
		The JBCC General Preliminaries (Edition 6.2 - May 2018) published by the Joint Building Contracts Committee for use with the JBCC Principal Building Agreement (Edition 6.2 - May 2018) shall be deemed to be incorporated in these bills of quantities , amended as hereinafter described				
		The contractor is deemed to have referred to the abovementioned documents for the full intent and meaning of each clause				
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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 agreement such amendments, modifications, corrections or supplements as will apply are given under each relevant clause heading and such amendments, modifications, corrections or supplements shall take precedence notwithstanding anything to the contrary contained in the abovementioned documents.		
PREAMBLES FOR TRADES		
The General Preambles for Trades 2017 published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claims arising from brevity of description of items fully described in the said General Preambles will be entertained		
Supplementary preambles and/or specifications are incorporated in these bills of quantities to satisfy the requirements of this project. Such supplementary preambles and/or specifications shall take precedence over the provisions of the Model Preambles		
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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)		
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)		
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)	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 construction equipment , 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	
If the contractor constitutes a joint venture, consortium or other unincorporated grouping of two or more persons then:	
These persons are deemed to be jointly and severally liable to the employer for the performance of this agreement	
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	
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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 - Documents			
	F: V: T:	Item		
6	Clause 6.0 - Employer's agents			
	Delegated authority			
	The authority of the principal agent to issue contract instructions [17.1] and perform duties for specific aspects of the works is delegated to agents as follows [6.2]. This does not preclude the principal agent from issuing such contract instructions:			
	1. <u>Architect</u>			
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1.1 Duties [6.2] :		
The architect is responsible for the architectural design, functional design and quality inspection of the works		
1.2 Contract instructions [6.2; 17.1]:		
1.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement		
1.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works		
1.2.3 The site [13.0]		
1.2.4 Compliance with the law , regulations and bylaws [2.1]		
1.2.5 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works		
1.2.6 Opening up of work for inspection, removal or reexecution [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 materials and goods		
1.2.9	Protection of the works		
1.2.1	0 Making good physical loss and repairing damage to the works [23.2.2]		
1.2.1	1 Rectification of defects [21.2]		
1.2.1	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		
1.2.1	3 Expenditure of budgetary allowances, prime cost amounts and provisional sums		
1.2.1	4 Appointment of a subcontractor [14.0; 15.0]		
1.2.1 [16.0	•		
1.2.1	6 On suspension or termination, protection of the works, removal of construction equipment and surplus materials and goods [29.0]		
2. <u>Q</u>	uantity surveyor		
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	2.1 Duties [6.2] :		
	The quantity surveyor is responsible for all measurements, valuations, financial assessments and all other quantity surveying and cost control functions of the works		
	2.2 Contract instructions [6.2; 17.1]:		
	2.2.1 No contract instructions delegated to the quantity surveyor		
	3. <u>Civil and structural engineer</u>		
	3.1 Duties [6.2] :		
	The civil and structural engineer is responsible for all aspects of civil and structural engineering design and quality inspection of the works		
	3.2 Contract instructions [6.2; 17.1]:		
	3.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement		
	3.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works		
	3.2.3 The site [13.0]		
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3.2.4	Compliance with the law , regulations and bylaws [2.1]		
3.2.5	Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works		
3.2.6	Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]		
3.2.7 work	Removal or re-execution of		
3.2.8	Removal or substitution of any materials and goods		
3.2.9	Protection of the works		
3.2.10	Making good physical loss and repairing damage to the works [23.2.2]		
3.2.11	Rectification of defects [21.2]		
3.2.12	A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion		
3.2.13	Expenditure of budgetary allowances, prime cost amounts and provisional sums		
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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 Connect manochoris [0.2, 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 law , regulations and bylaws [2.1]		
4.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works		
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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 materials and goods		
4.2.8	Protection of the works		
4.2.9	Making good physical loss and repairing damage to the works [23.2.2]		
4.2.10	Rectification of defects [21.2]		
4.2.11	A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion		
4.2.12	Expenditure of budgetary allowances, prime cost amounts and provisional sums		
5. Elec	trical engineer		
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	5.1 Duties [6.2] :		
	The electrical engineer is responsible for all aspects of electrical engineering design and quality inspection of the works and, where appointed by the employer for quantity surveying services in respect of the electrical installations, for all measurements, valuations, financial assessments and all other quantity surveying and cost control functions		
	5.2 Contract instructions [6.2; 17.1]:		
	5.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement		
	5.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works		
	5.2.3 Compliance with the law , regulations and bylaws [2.1]		
	5.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works		
	5.2.5 Opening up of work for inspection, removal or reexecution [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 materials and goods		
5.2.8 Protection of the works		
5.2.9 Making good physical loss and repairing damage to the works [23.2.2]		
5.2.10 Rectification of defects [21.2]		
5.2.11 A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion		
5.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums		
6. 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 law , regulations and bylaws [2.1]		
6.2	4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works		
6.2	5 Opening up of work for inspection, removal or re- execution [23.2.4; 26.4.2]		
6.2 wo			
6.2	7 Removal or substitution of any materials and goods		
6.2	8 Protection of the works		
6.2	9 Making good physical loss and repairing damage to the works [23.2.2]		
6.2	10 Rectification of defects [21.2]		
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	6.2.11 A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion		
	6.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums		
	7. <u>Fire consultant</u>		
	7.1 Duties [6.2] :		
	The fire consultant is responsible for all aspects of rational fire design and quality inspection of the works		
	7.2 Contract instructions [6.2; 17.1] :		
	7.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement		
	7.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works		
	7.2.3 Compliance with the law , regulations and bylaws [2.1]		
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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 works	
7.2.9 Making good physical loss and repairing damage to the works [23.2.2]	
7.2.10 Rectification of defects [21.2]	
7.2.11 A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion	
7.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums	
8. <u>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 employer's agent in terms of the Construction Regulations issued in terms of the Occupational Health and Safety Act,1993 as amended		
	8.1.2 Prepare and update the health and safety specification for the works		
	8.1.3 Agree with the contractor the health and safety plan for the works		
	8.1.4 Carry out regular audits to ensure adherence to the safety plan and compliance with the act and regulations		
	8.1.5 Stop the execution of the works where the agreed specification or plan is not adhered to		
	F: V:	Item	
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7	Clause 7.0 - Design responsibility			
	F: V: T:	Item		
	Insurances and securities (A8-A11)			
8	Clause 8.0 - Works 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 - Securities				
	Clause 11.5 Omit this clause in its entirety]
	Clause 11.5.1 Omit this clause in its entirety				
	Clause 11.5.2 Omit this clause in its entirety				
	Clause 11.6 Omit this clause in its entirety				
	Clause 11.10 Omit the words "on receipt of a Guarantee for Payment from the employer"				
	Extension of waiver of lien				
	The contractor shall ensure that a waiver of lien is included in all subcontracts and that the works executed on the site are kept free of all liens and other encumbrances at all times [11.10]				
	F: V:]
	T:		Item]
	Execution (A12 - A17)]
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12	Clause 12.0 - Duties of the parties		
	Office accommodation		
	The contractor shall provide, maintain and remove on practical completion air conditioned office accommodation with suitable tables and chairs for meetings to be held on the site . Such offices shall be kept clean and fit for use at all times [12.2.18]		
	Notice board		
	The contractor shall erect in a position approved by the principal agent, maintain and remove on practical completion a notice board recommended by the South African Institute of Architects and as approved by the principal agent listing the names and logos of the employer, the contractor, and the professional consultants. No subcontractor or supplier notice boards may be erected unless permission is granted by the principal agent for such notice boards to be erected [12.2.18]		
	Statutory and other notices		
	The contractor shall submit and/or comply with all statutory and other notices that may be required by any local or other authority in order not to cause any delay to the commencement of the works by the contractor . The contractor shall pay all deposits or fees in this regard		
	It is, however, specifically recorded that the employer shall be responsible for the timeous approval		
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		other authorities	ns by any local or and the payment of ges related thereto				
		F: T:	V:		Item		
13		Clause 13.0 - Set	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 direct contractors the contractor shall:		
	Designate an area for the direct contractor—to establish a temporary office and workshop and storage—of—equipment—and materials		
	2. Allow the use of personnel welfare facilities, where provided		
	3. Provide water, lighting and single phase electric power to a position within 50m of the place where the direct contract work is to be carried out, other than fuel or power for commissioning of any installation		
	4. Permit the direct contractor to use erected scaffolding, hoisting facilities, etc provided by the contractor, in common with others having the like right, while it remains erected on the site [16.1]		
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17	Clause 17.0 - Contract instructions			
	Site instructions			
	Instructions issued on site are to be recorded in a site instruction book which is to be supplied and maintained on site by the contractor			
	F: V:	Item		
	Completion (A18 - A24)			
18	Clause 18.0 - Interim completion			
	F: V:	Item		
19	Clause 19.0 - Practical completion			
	F: V:	Item		
20	Clause 20.0 - Completion in sections			
	F: V: T:	Item		
21	Clause 21.0 - Defects liability period and final completion			
	F: V:	ltem		
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22	Clause 22.0 - Latent defects liability period			
23	F: V: T: Clause 23.0 - Revision of the date for practical completion	ltem		
	Substitution of materials and goods			
	The removal or substitution of any materials and goods which do not conform to the specification or the contract drawings shall not constitute grounds for the extension of the construction period nor for the adjustment of the contract value [17.1.8, 23.1 & 2]			
	F: V: T:	Item		
24	Clause 24.0 - Penalty for late or non-completion			
	F: V:	Item		
	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			
	Materials and goods brought onto the site prematurely shall not be authorised for payment [25.3.2]			
	Materials and goods stored off site			
	Materials and goods stored off site shall not be authorised for payment [25.3.2]			
	Fluctuations in costs			
	All fluctuations in costs, with the exception of fluctuations in the rate of Value Added Tax, shall be for the account of the contractor [25.3.4]			
	Prices submitted			
	Where prices are submitted by the contractor or subcontractor during the progress of the works in respect of contract instructions or in regard to a claim under the terms of this agreement and notwithstanding the fact that such prices may be used in an interim payment certificate, there is to be no presumption of acceptance. Should the principal agent wish to accept any such prices prior to the issue of the certificate of final completion, it shall be in writing			
	F: V: T:	ltem		
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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 contractor [26.9.5]		
	Tenant installations/users requirements delayed		
	There is a possibility that certain works related to tenant installations/users requirements may have to be delayed and may consequently not be executed prior to practical completion		
	Should the contractor be instructed to do so he shall execute this work under the conditions pertaining to this agreement on the basis that a separate amount for preliminaries appurtenant to this work (if applicable) is agreed to between the contractor and the principal agent and on condition that instruction to proceed with such work is given to him within a period of three (3) calendar months after the date of practical completion of the works		
	The employer reserves the right to omit such work without compensation to the contractor for loss of profit or any other loss which the contractor may suffer as a result of such omission		
	Cost of claims		
	All costs incurred by the contractor in		
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	the preparation of claims shall be borne by the contractor . This provision shall not preclude an adjudicator or an arbitrator appointed in terms of this agreement [30.6 & 7] from making a determination on costs Claims from subcontractors			
	The contractor shall review, assess and adjudicate any claims received by him from any subcontractor and thereafter submit same to the principal agent with a recommendation in order to assist the principal agent in adjudicating the claim [26.6]			
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 - Te	ermination					
	F: T:			Item			
	<u>Dispute resoluti</u>	on (A30)					
30	Clause 30.0 - Di	ispute resolution					
	F: T:	. V:		Item			
31	Agreement						
	parties and contract sum s	information of the the amount of the hall be inserted in the or signature of the the parties					
	F: T:			ltem			
32	Contract data						
	contractor is	ction ion of his tender the to complete the ction in the contract					
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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 bills of quantities			
	Multiple procurement			
	These bills of quantities are in multiple procurement format ie the "wet trades" - earthworks, concrete, formwork and reinforcement, precast concrete, masonry, waterproofing and sub-surface drainage - are provisionally measured and the subsequent trades are budgetary allowances and/or provisional sums			
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37	Clause 2.3 - Availability of construction information			
	Budgetary allowances and provisional sums			
	The budgetary allowances and/or provisional sums allocated for subsequent trades included in this agreement will be separately procured, based on multiple procurement of subcontractors during the construction period			
	F: V: T:	Item		
38	Clause 2.4 - Ordering of materials and goods			
	F: V: T:	Item		
	<u>Previous work and adjoining</u> <u>properties (B3)</u>			
39	Clause 3.1 - Previous work - dimensional accuracy			
	F: V: T:	Item		
40	Clause 3.2 - Previous work - defects			
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41	Clause 3.3 - Inspection of adjoining properties			
	F: V:	Item		
	The site (B4)			
42	Clause 4.1- Handover of site 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:	Item		
46	Clause 4.5 - Existing premises occupied			
	F: V: T:	Item		
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47		Clause 4.6 - Services - known				
		F: V: T:		Item		
48		Clause 5.1 - Management of the works				
		F: V: T:		Item		
49		Clause 5.2 - Progress meetings				
		F: V: T:		Item		
50		Clause 5.3 - Technical meetings				
		F: V:		Item		
		Samples, shop drawings and manufacturer's instructions (B6)				
51		Clause 6.1 - Samples of materials				
		F: V: T:		Item		
52		Clause 6.2 - Workmanship samples				
		F: V: T:		ltem		
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53		Clause 6.3 - Shop drawings			
54		F: V:	Item		
		F: V:	Item		
55		Deposits and fees (B7) Clause 7.1 - Deposits and fees			
	I	F: V: T:	Item		
		Temporary services (B8)			
56		Clause 8.1 - Water			
		F: V:	Item		
57		Clause 8.2 - Electricity			
		F: V:	Item		
58		Clause 8.3 - Ablution and welfare facilities			
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59	Clause 8.4 - Communication facilities			
	F: V: T:	Item		
60	Clause 9.1 - Responsibility for prime cost amounts			
	F: V: T:	Item		
	Attendance on subcontractors (B10)			
61	Clause 10.1 - General attendance			
	F: V: T:	Item		
62	Clause 10.2 - Special attendance			
	F: V: T:	Item		
	General (B11)			
63	Clause 11.1 - Protection of the works			
	F: V: T:	Item		
64	Clause 11.2 - Protection/isolation of existing works and works occupied in sections			
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65	Clause 11.3 - Security of the works			
66	F: V: T: Clause 11.4 - Notice before covering work	ltem		
	F: V: T:	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	ltem		
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68	Clause 11.6 - Environmental disturbance			
	Controlling all forms of pollution			
	The contractor shall be responsible for and take all precautions in controlling by whatever means necessary all forms of pollution emanating from the site during the construction period due inter alia to noise, artificial light, wind-blown sand, dust, deposits of mud, etc.			
	F: V:	Item		
69	Clause 11.7 - Works 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			
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73	Clause 11.11 - Ac	dvertising			
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	SECTION C: PRELIMINARIES	SPECIFIC			
74	Site instructions				
	Instructions issued on recorded in triplical instruction book who maintained on site by	te in a site ich is to be			
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75		Warranties for materials and			
		workmanship			
		Where warranties for materials			
		and/or workmanship are called for, the contractor shall obtain a written			
		warranty, addressed to the			
		employer , from the entity supplying the materials and/or doing the work			
		and shall deliver same to the			
		principal agent on the final completion of the contract			
		The warranty shall state that workmanship, materials and			
		installation are warranted for a			
		specific period from the date of practical completion and that any			
		defects that may arise during the			
		specified period shall be made good at the expense of the entity			
		supplying the materials and/or doing the work, upon written notice to do			
		so			
		The warranty will not be enforced if			
		the work is damaged by defects in the execution of the works , in which			
		case the responsibility for replacement shall rest entirely with			
		the contractor			
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76	Overtime			
	Should overtime be required to be worked for any reason whatsoever, the cost of such overtime is to be borne by the contractor unless the principal agent has specifically authorised, prior to execution thereof, that costs for such overtime are to be borne by the employer			
	F: V:	Item		
77	Co-operation of the contractor for cost management			
	It is specifically agreed that the contractor accepts the obligation of assisting the principal agent in implementing proper cost management. The contractor will be advised by the principal agent of all cost management procedures which will be implemented to ensure that the contract value does not exceed the budget			
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78	Overloading	
	The contractor shall take all necessary steps to ensure that no damage occurs due to overloading of any portion of the works or temporary works eg scaffolding, etc. The contractor shall submit details of his proposed loading, storage, plant erection, etc to the principal agent for approval prior to proceeding with such loading, storing or erecting and shall comply with and pay for the principal agent's requirements in connection with the provision of temporary support work, etc. Any damage caused to the works by overloading shall be made good by the contractor at his sole expense	
	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 for watertightness			
	Flat roof waterproof areas shall be prepared with small sand dykes around them of a size and enclosing an area approved by the principal agent , flooded with water and kept "ponded" for at least forty (40) hours as a test to ensure the watertightness of the waterproofing and before any further construction work is carried out above the waterproofing			
	F: V: T:	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 contractor undertakes to maintain in confidence any and all information regarding this project and shall obtain appropriate similar undertakings from all subcontractors and suppliers. Such information shall not be used in any way except in connection with the execution of the works			
	No information regarding this project shall be published or disclosed without the prior written consent of the employer			
	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 employer			
	The contractor together with his subcontractors shall not, without the prior written consent of the employer, cause any statement or advertisement connected with this project to be printed, screened or aired by the media			
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84	Testing of 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					
	F: T:	V:		Item			
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			
	F: V: T:	Item		
90	Plant Record			
	At the end of each week the contractor shall provide the Principal Agent with a written record, in schedule form, reflecting the number, type and capacity of all plant, excluding hand tools, currently used on the works			
	F: V:	Item		
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.		
dudea.		
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		
7,5% stidii be added		
Hourly base rates for labour shall		
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 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			
	line sine, and prem			
	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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100	Overloading			
	The Contractor shall take all necessary steps to ensure that no damage occurs due to overloading of any portion of the works. The Contractor shall submit details of his proposed loading, storage, plant, erection, etc., to the Architect for their approval prior to proceeding with such loading, storing or erecting and shall comply with and pay for the Engineer's requirements in connection with the provision of temporary support work, etc. Any damage caused to the works by overloading shall be made good by the Contractor at his sole expense			
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101	Environmental Management Plan			
	The contractor shall take all necessary measures to comply with the Environmental Management Plan (EMP) and make adequate provision to accommodate the requirements of the EMP			
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102	Health and safety			
	Without limiting the generality of the provisions of clause 2.0, the contractor's attention is drawn to the provisions of the Construction Regulations issued in terms of the Occupational Health and Safety Act, 1993 as amended. It is			
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specifically stated that the employer shall prepare a documented health and safety specification for the works and that the employer shall ensure that the contractor has made provision for the cost of health and safety measures during the execution of the works. The contractor shall price opposite this item for compliance with the act and the regulations and the reasonable provisions of the aforementioned health and safety specification [2.1]			
The contractor shall			
Comply with the health and safety specification for the works			
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 employer's 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.			
<u>General</u>			
All new finishes are measured in the relevant trades for new work.			
Allow for watering the works sufficiently to prevent nuisance from dust.			
All alteration works described hereunder shall imply the use of an approved screed or plaster repairing compound and preparing existing surfaces to receive new.			
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	Provide all necessary propping, etc., required to ensure the safety and stability of the structure during the contract period and remove at completion. Provide all necessary additional barricades, screens, overhead protections, etc., required to ensure the safety of persons, property, etc., and remove at completion. All alteration work is within an existing facility. The contractor shall take utmost care to minimise damage to existing completed works in the vicinity of the alteration works.				
	TEMPORARY BARRIERS, SCREENS, ETC.				
	Temporary barriers, screens, etc., including removal				
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	8		
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				
	Taking out and removing doors, windows, etc. including thresholds, sills, etc. (building up openings elsewhere)				
3	Door lockset including handles, escutcheons, cylinders, etc.	No	3		
	Take down and remove roofs, floors, panelling, ceilings, partitions, etc:				
4	Suspended plasterboard ceilings including suspension grid, hangers, cornices, etc.	m2	14		
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5	100 x 125mm Box gutters including hailguards.	m	3		
6	100mm Downpipes.	m	3		
	Take out/off and remove sundry metalwork:				
7	Hand dryer including disconnecting complete.	No	2		
	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:				
8	Ceramic floor tiles.	m2	7		
9	Ceramic wall tiles.	m2	7		
	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):				
10	Water closet with all necessary piping, stop cocks, valves, etc.	No	2		
11	Wash hand basin with all necessary piping, stop cocks, valves, taps, etc.	No	2		
12	Urinal with all necessary piping, stop cocks, valves, etc.	No	2		
13	Toilet roll holders, soap dispensers, paper towel dispensers, dustbins, etc.	No	4		
	MAKE GOOD FINISHES, ETC.				
	Make good internal granolithic, screed, plaster, etc. to match existing:				
14	Floors in patches.	m2	2		
15	Walls in patches.	m2	2		
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	Clean down existing:				
16	Deep clean existing tiles.	m2	72		
17	Clean down existing glazing.	m2	2		
	Facebrick Facades:				
18	Jet clean existing face brickwork and joints with a high pressure washer, cart away 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	36		
	REPAIR WORK AND SERVICING OF EXISTING DOORS AND WINDOWS				
	Steel Windows:				
19	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	2		
	<u>Timber Doors Hung on Steel Frames:</u>				
20	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.	No	3		
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Carried Forward to Summary of Section No. 2		R		
Section No. 2 Bill No. 1				ı
Alterations				ı
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Item No		Quantity	Rate	Amount
	SECTION NO. 2			
	BILL NO. 2			
	WATERPROOFING			
	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			
	<u>Waterproofing</u>			
	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.			
	PROTECTIVE PAINT			
	Prepare existing surfaces and spray apply Aquagard 422, or equal approved, clear penetrating waterproof sealant in strict accordance with the manufacturers instructions on:			
1	External facebrick walls and plaster surfaces. m2	36		
	Carried Forward to Summary of Section No. 2		R	
	Section No. 2 Bill No. 2 Waterproofing			



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	18			
	Carried Forward to Summary of Section No. 2		R		1
	Section No. 2 Bill No. 3				1
	Roof Coverings, Etc.				



Item No		Quantity	Rate	Amount
	SECTION NO. 2			
	BILL NO. 4			
	CEILINGS, PARTITIONS AND ACCESS FLOORING			
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)			
	TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.			
	SUSPENDED CEILINGS			
1	9,5mm Thick "Gyproc Rhinoboard" gypsum plasterboard ceiling screwed to and including "Donn T37K" screw up ceiling grid with drywall screws spaced at 150mm centres including galvanised main tees at 1200mm centres and cross tees at 600mm centres, all suspended with 25 x 25mm galvanised angles at not exceeding 1200mm centres with 63mm wide strips of mesh scrim nailed over joints and the whole ceiling finished with and including "Gyproc Rhinolite" skim plaster trowelled to a smooth polished surface in strict accordance with the manufacturer's instructions: Ceiling suspended not exceeding 1m below concrete soffits.	14		
	Carried to Collection Section No. 2		R	
	Bill No. 4 Ceilings, Partitions and Access Flooring			



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



Section No. 2			
Bill No. 4			
Ceilings, Partitions and Access Flooring			
COLLECTION			
	Page No		Amount
Total Brought Forward from Page No.	70		
	71		
Carried Forward to Summary of Section No. 2		R	
Section No. 2 Bill No. 4			
Ceilings, Partitions and Access Flooring			



Item No			Quantity	Rate	Amount
NO	SECTION NO. 2				
	BILL NO. 5				
	IRONMONGERY				
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)				
	TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.				
	LOCKS				
1	"Q\$6055/1/A\$/\$\$" Cylinder latch and dead bolt lock.	No	3		
2	"Q\$6055/3/A\$/\$\$" Cylinder roller ball lock.	No	3		
3	"QS4406/QS4409" Thumbturn wc indicator bolt.	No	2		
4	"QSR" Rebate conversion set.	No	3		
	HANDLES, ETC.				
5	"IW 1212/62/05" Set of two lever handles with 3mm aluminium backplates fixed back to back.	No	3		
6	"Kiruna" stainless steel lever handle on rose.	Pairs	3		
7	"QS4403" Stainless steel cylinder escutcheon.	Pairs	3		
	Carried to Collection			R	
	Section No. 2 Bill No. 5 Ironmongery				



	PUSH PLATES				
8	"Union" 400 x 800 x 1,6mm thick SS5089-400W stainless steel kick plate.	No	3		
	LETTERS, NAMEPLATES, ETC.				
9	"Union" 152 x 152 x 3mm aluminium plate anodised silver with male pictogram Ref. No. AL5063E-06ASE10	No	1		
10	"Union" 152 x 152 x 3mm aluminium plate anodised silver with female pictogram Ref. No. AL5063E-06ASE11	No	1		
	<u>SUNDRIES</u>				
	BATHROOM FITTINGS				
11	"Kwakuhle Hygiene" lockable and vandal resistant white powder coated metal roll holder Ref TR3W.	No	2		
12	"Kwakuhle Hygiene" ABS construction lockable Roll Control Paper Dispenser with viewing window in colour white.	No	2		
13	"Kwakuhle Hygiene" stainless steel 950ml vandal and theft resistant Soap Dispenser.	No	2		
14	"Costa Lambrianos CLX 2500 (Ref. 59)" stainless steel fully automatic hand dryer with infrared sensor plugged to wall.	No	2		
	TOILET BINS				
	<u>Stainless steel</u>				
15	Half moon wall mounted bin size 330 x 450 x 180mm.	No	2		
	Carried to Collection			R	\dashv
	Section No. 2			ĸ	\dashv
	Bill No. 5 Ironmongery				



Section No. 2				
Bill No. 5				
Ironmongery				
COLLECTION				
	Page No		Amount	
Total Brought Forward from Page No.	73			
	74			
Carried Forward to Summary of Section No. 2		R		
Section No. 2 Bill No. 5				
Ironmongery				



Item No		Quantity	Rate	Amount
	SECTION NO. 2			
	BILL NO. 6			
	<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			
	STEEL BURGLAR PROOF SCREENS			
1	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 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. No	1		
	Carried Forward to Summary of Section No. 2		R	
	Section No. 2 Bill No. 6 Metalwork			



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



Item No		Quantity	Rate	Amount
	SECTION NO. 2			
	BILL NO. 8			
	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.	m2 5	5	
2	Narrow widths.	m2 2	2	
	FLOOR TILING			
	Carried to Collection		R	
	Section No. 2 Bill No. 8 Tiling			
			1	



	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	5		
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	5		
	Carried to Collection			R	
	Section No. 2 Bill No. 8 Tiling			K	



Section No. 2				
Bill No. 8				
Tiling				
COLLECTION				
	Page No		Amount	
Total Brought Forward from Page No.	78			
	79			
Carried Eagurard to Company of Carties No. 0		5		
Carried Forward to Summary of Section No. 2 Section No. 2		R		
Bill No. 8 Tiling				



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



1	Wildle Aller and a bin on				
	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	2		
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	2		
	TRAPS, ETC.				
9	"Cobra (Ref. 340)" 40mm chromium plated brass bottle trap.	No	2		
10	38mm Combination sink rubber P or S trap.	No	3		
	TAPS, VALVES, ETC.				
	Chromium plated:				
11	"Cobra Watertech", or equal approved, chrome Junior Flushmaster exposed flush valve (Code: FJ6-000), installed in accordance with the manufacturer's recommendations.	No	2		
	Carried to Collection			R	
	Section No. 2			``	Ħ
	Bill No. 9 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	2		
13	"Cobra Carina 294CA" 15mm basin mixer including flexible connection hoses.	No	3		
14	"Cobra 832/350" 15mm angle valve.	No	7		
	Sundries:				
15	15mm Flexihose 450mm long.	No	7		
	SOIL AND WASTE WATER DRAINAGE				
	uPVC pipes				
16	50mm Pipes	m	1		
17	100mm Pipes	m	2		
	Extra over uPVC pipes for fittings				
18	50mm Access bend	No	2		
19	50mm Access junction	No	2		
20	100mm Access bend	No	1		
21	100mm Access junction	No	1		
22	100mm Access bend pan connector	No	2		
23	110mm "GI Two-way" vent valve	No	2		
24	100 x 50mm Access reducing junction	No	2		
25	100mm Stub stack.	No	1		
	Carried to Collection			R	
	Section No. 2 Bill No. 9				
	Plumbing and Drainage				



	<u>Sundries</u>				
26	Testing waste pipe system	Item			
	WATER SUPPLIES				
	Class 1 copper pipes				
27	15mm Pipes m	3			
28	22mm Pipes m	1			
29	35mm Pipes m	2			
	Extra over class 1 copper pipes for capillary fittings				
30	15mm Fittings No	2			
31	22mm Fittings No	3			
32	35mm Fittings No	2			
	<u>Sundries</u>				
33	Testing water pipe system	Item			
	Carried to Collection		R		
	Section No. 2 Bill No. 9				_
	Plumbing and Drainage				
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Section No. 2				
Bill No. 9				
Plumbing and Drainage				
COLLECTION				
	Page No		Amount	
Total Brought Forward from Page No.	81			
	82			
	83			
	84			
Carried Forward to Summary of Section No. 2 Section No. 2		R		
Bill No. 9 Plumbing and Drainage				



Item No			Quantity	Rate	Amount
	SECTION NO. 2				
	BILL NO. 10				
	<u>PAINTWORK</u>				
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)				
	TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.				
	PAINTWORK TO NEW WORK				
	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	14		
ı	PAINTWORK TO PREVIOUSLY PAINTED WORK				
	<u>PLASTER</u>				
	Section No. 2			R	
	Bill No. 10 Paintwork				



	Clean down, prepare and apply one coat "Plascon" plaster primer and two coats "Plascon Double Velvet" paint on:				
3	Internal plastered walls, columns, recessed bands, etc.	m2	16		
	PLASTERBOARD				
	Clean down, prepare and apply one coat "Plascon" primer and two coats "Plascon Professional Super Matt" paint on:				
4	Partitions.	m2	35		
	METAL				
	Clean down, prepare and apply one coat "Plascon Zinc Phosphate" primer and two coats "Plascon Velvaglo" paint on:				
5	Frames and linings.	m2	17		
6	Gates, grilles, etc. (both sides measured).	m2	16		
	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)				
7	On corrugated iron profile roof sheeting (measured on flat)	m2	24		
	WOOD				
	Clean down, prepare and apply one coat "Plascon Woodcare Pre-treatment", one coat "Plascon Wood Primer" and two coats "Plascon Velvaglo" paint on:				
8	General surfaces of doors.	m2	11		
	Carried to Collection			R	
	Section No. 2 Bill No. 10 Paintwork				



Section No. 2			
Bill No. 10			
Paintwork			
COLLECTION			
	Page No		Amount
Total Brought Forward from Page No.	86		
	87		
Carried Forward to Summary of Section No. 2		R	
Section No. 2		K	
Bill No. 10 Paintwork			



	SECTION SUMMARY - Builders Work			
Bill No		Page No		Amount
1	Alterations	67		
2	Waterproofing	68		
3	Roof Coverings, Etc.	69		
4	Ceilings, Partitions and Access Flooring	72		
5	Ironmongery	75		
6	Metalwork	76		
7	Plastering	77		
8	Tiling	80		
9	Plumbing and Drainage	85		
10	Paintwork	88		
	Carried to Final Summary		R	
	Section No. 2			



Item No		Quantity	Rate	Amount
1	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>			
	Hot dipped galvanised steel high security anticlimbing and anti-cut fence and gates similar to cochrane clearvu formed of 3mm diameter horizontal & vertical galvanised marine fusion bond coated high tensile steel mesh wires with 76,2mm x 12,7mm aperture and reinforced with 4 x 50mm deep V-section horizontal recessed bands with and including 85 x 45 x 3mm thick marine fusion bond coated taper posts, locking recess mechanism, UV stabilised polymer end caps, vandal resistant bolts, clamping plates, sealant, etc. with posts bolted to brick plinth wall or pier (elsewhere measured) in strict accordance with the manufacturer's instructions:			
1	2400mm High fence with and including 2400mm high posts at 3328mm centres.	2		
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.	1		
	Carried Forward to Summary of Section No. 3		R	
	Section No. 3 Bill No. 1 External Works		, ,	



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	SECTION SUMMARY - External Works			
Bill No		Page No		Amount
1	External Works	90		
2	Stormwater Drainage, Soil Drainage and Water Reticulation	91		
		/ 1		
	Carried to Final Summary		R	
	Section No. 3			



Item No		Quantity	Rate	Amount
	SECTION NO. 4			
	BILL NO. 1			
	PROVISIONAL SUMS			
	The following sums and amounts are NETT.			
	Under no circumstances may any Provisional Sum or P.C Item be altered.			
	Unless a specific percentage mark up for attendence is indicated in the rate column, the amounts priced by the contractor for attendence against each Provisional Sum shall be deemed to be Lump Sum and shall not be adjusted unless the scope of the sub-contract varies significantly.			
	Provisional Sums contained herein may be omitted or reduced at the employer's sole discretion and the contractor shall not be entitled to claim for any loss by way of reductions or omissions of any discount, or percentage relating to the Provisional Sums pr P.C Amounts or any loss of profit related thereto.			
	ALLOW THE FOLLOWING PROVISIONAL SUMS			
	ELECTRICAL INSTALLATION			
1	Provide the amount of R10,000.00 (Ten Thousand Rand) for electrical installation executed complete.	Item		10,000.00
2	Profit on above item.		%	
3	Attendance on ditto.		%	
	Carried to Collection		R	
	Section No. 4 Bill No. 1 Provisional Sums			



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	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.		%	
	<u>CLO</u>			
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			



	FINANCIAL PROVISIONS			
	The items described hereunder cover work which is not fully defined at tender stage and which is intended to be executed by the Contractor and/or his Sub-Contractors. The amounts shown shall be used as directed by the Representative/ Agent and shall be deducted in whole or in part if not required.			
16	Allow the amount of R20,000.00 (Twenty Thousand Rand) for sundry builders work. This work shall be measured on completion and priced at scheduled rates.	Item		20,000.00
	Section No. 4 Bill No. 1 Provisional Sums		R	



Section No. 4				
Bill No. 1				
Provisional Sums				
COLLECTION				
	Page No		Amount	
Total Brought Forward from Page No.	93			
	94			
	95			
Carried to Final Summary		R		
Section No. 4 Bill No. 1				
Provisional Sums				



	FINAL SUMMARY				
Section No			Page No		Amount
1	Preliminaries		61		
2	Builders Work		89		
3	External Works		92		
4	Provisional Sums		96		
	Sub-Total			R	
	Value Added Tax (15%)			R	
	Total			R	
		Carried to Form of Tender		R	
			<u> </u>	<u> </u>	<u> </u>