

ltem No		Quantity	Rate	Amount	
	SECTION NO. 1				
	<u>BILL NO. 1</u>				
	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 JBCC Principal Building Agreement contract data form an integral part of this agreement				
	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				
	The clauses in the abovementioned documents are hereinafter referred to by clause number and heading only				
	Where any item is not relevant to this <b>agreement</b> such item is marked N/A signifying "not applicable"				
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Where standard clauses or alternatives are not entirely applicable to this **agreement** such amendments, modifications, corrections or supplements as will apply are given under each relevant clause heading and such amendments, modifications, corrections or supplements shall take precedence notwithstanding anything to the contrary contained in the abovementioned documents. PREAMBLES FOR TRADES The General Preambles for Trades 2017 published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claims arising from brevity of description of items fully described in the said General Preambles will be entertained Supplementary preambles and/or specifications are incorporated in these **bills of quantities** to satisfy the requirements of this project. Such supplementary preambles and/or specifications shall take precedence over the provisions of the Model Preambles The **contractor's** prices for all items throughout these bills of quantities shall take account of and include for all of the obligations, requirements and specifications given in the Model Preambles and in any supplementary preambles and/or specifications STRUCTURE OF THIS PRELIMINARIES BILL Section A : A recital of the headings of the individual clauses of the aforementioned JBCC **Principal Building Agreement** Section B : A recital of the headings of the individual clauses of the aforementioned Preliminaries document **Carried to Collection** R Section No. 1 Bill No. 1 Preliminaries



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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 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) and time related (T)		
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Interpretation (A1-A7)	
Clause 1.0 - Definitions and interpretation	
Pricing of bills of quantities	
The <b>contractor</b> 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 <b>agreement</b> . Value Added Tax (VAT) is to be separately stated on the summary page of these <b>bills of quantities</b>	
Items left unpriced will be deemed to be covered in prices against other items throughout these <b>bills of</b> <b>quantities</b> and no claim for any extras arising out of the <b>contractor's</b> 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 good as necessary	
Abbreviated descriptions	
The items in these <b>bills of quantities</b> 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 <b>contractor</b> shall, before submission of his tender, call for a written	
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	directive from the <b>principal agent</b> , failing which it shall be assumed that the <b>contractor</b> has allowed in his pricing for materials and workmanship in terms of international best practice			
	Legal status of contractor			
	If the <b>contractor</b> constitutes a joint venture, consortium or other unincorporated grouping of two or more persons then:			
	<ol> <li>These persons are deemed to be jointly and severally liable to the <b>employer</b> for the performance of this agreement</li> </ol>			
	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>			
	F: V: T:	ltem		
2	Clause 2.0 - Law, regulations and notices			
	F: V: T:	ltem		
3	Clause 3.0 - Offer and acceptance			
	F: V: T:	Item		
4	Clause 4.0 - Cession and assignment			
	F: V: T:	ltem		
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5	Clause 5.0 - Documents			
	F: V: T:	Item		
6	Clause 6.0 - Employer's agents			
	Delegated authority			
	The authority of the <b>principal agent</b> to issue <b>contract instructions</b> [17.1] and perform duties for specific aspects of the <b>works</b> is delegated to <b>agents</b> as follows [6.2]. This does not preclude the <b>principal agent</b> from issuing such <b>contract instructions</b> :			
	1. <u>Architect</u>			
	1.1 Duties [6.2] :			
	The architect is responsible for the architectural design, functional design and quality inspection of the <b>works</b>			
	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 <b>agreement</b> other than in the <b>JBCC</b> 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]			
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1.2.5	Provision and testing of samples of <b>materials</b> <b>and goods</b> and/or of finishes and assemblies of elements of the <b>works</b>		
1.2.6	Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]		
1.2.7	Removal or re-execution of work		
1.2.8	Removal or substitution of any <b>materials and</b> goods		
1.2.9	Protection of the <b>works</b>		
1.2.10	Making good physical loss and repairing damage to the <b>works</b> [23.2.2]		
1.2.11	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 <b>budgetary allowances</b> , <b>prime cost amounts</b> and <b>provisional sums</b>		
1.2.14	Appointment of a <b>subcontractor</b> [14.0; 15.0]		
1.2.15	Work by direct contractors [16.0]		
1.2.16	On suspension or termination, protection of the works, removal of construction equipment and surplus materials and goods [29.0]		
2. <u>Qua</u>	ntity surveyor		
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2.1 Du	ties [6.2] :		
measu and a	quantity surveyor is responsible for all prements, valuations, financial assessments and cost control ons of the <b>works</b>		
2.2 <b>Co</b>	ntract instructions [6.2; 17.1] :		
2.2.1	No <b>contract instructions</b> delegated to the quantity surveyor		
3. <u>Civil</u>	and structural engineer		
3.1 Du	ties [6.2] :		
aspec	vil and structural engineer is responsible for all ts of civil and structural engineering design uality inspection of the <b>works</b>		
3.2 <b>Co</b>	ntract instructions [6.2; 17.1] :		
3.2.1	Rectification of discrepancies, errors in description or quantity or omission of items in the <b>agreement</b> other than in the <b>JBCC</b> Principal Building Agreement		
3.2.2	Alteration to design, standards or quantity of the <b>works</b> provided that such <b>contract</b> <b>instructions</b> shall not substantially change the scope of the <b>works</b>		
3.2.3	The <b>site</b> [13.0]		
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</b> <b>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]		
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3.2.7	Removal or re-execution of work		
3.2.8	Removal or substitution of any <b>materials and</b> goods		
3.2.9	Protection of the <b>works</b>		
3.2.10	Making good physical loss and repairing damage to the <b>works</b> [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		
4. <u>Me</u>	chanical engineer		
4.1 Du	ties [6.2] :		
aspec quality appoi service for assess	nechanical engineer is responsible for all ets of mechanical engineering design and y inspection of the <b>works</b> and, where nted by the <b>employer</b> for quantity surveying es in respect of the mechanical installations, all measurements, valuations, financial ments and all other quantity surveying and control functions		
4.2 <b>Cc</b>	ontract instructions [6.2; 17.1] :		
4.2.1	Rectification of discrepancies, errors in description or quantity or omission of items in the <b>agreement</b> other than in the <b>JBCC</b> Principal Building Agreement		
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4.2.2	Alteration to design, standards or quantity of the <b>works</b> provided that such <b>contract</b> <b>instructions</b> shall not substantially change the scope of the <b>works</b>		
4.2.3	Compliance with the <b>law</b> , regulations and bylaws [2.1]		
4.2.4	Provision and testing of samples of <b>materials</b> <b>and goods</b> and/or of finishes and assemblies of elements of the <b>works</b>		
4.2.5	Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]		
4.2.6	Removal or re-execution of work		
4.2.7	Removal or substitution of any <b>materials and</b> goods		
4.2.8	Protection of the <b>works</b>		
4.2.9	Making good physical loss and repairing damage to the <b>works</b> [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 <b>budgetary allowances</b> , <b>prime cost amounts</b> and <b>provisional sums</b>		
5. <u>Elec</u>	trical engineer		
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5.1 Du <sup>.</sup>	ties [6.2] :		
of ele inspec the <b>e</b> respec measu	ectrical engineer is responsible for all aspects ectrical engineering design and quality tion of the <b>works</b> and, where appointed by <b>mployer</b> for quantity surveying services in et of the electrical installations, for all prements, valuations, financial assessments all other quantity surveying and cost control ons		
5.2 <b>Co</b>	ntract instructions [6.2; 17.1] :		
5.2.1	Rectification of discrepancies, errors in description or quantity or omission of items in the <b>agreement</b> other than in the <b>JBCC</b> Principal Building Agreement		
5.2.2	Alteration to design, standards or quantity of the <b>works</b> provided that such <b>contract</b> <b>instructions</b> shall not substantially change the scope of the <b>works</b>		
5.2.3	Compliance with the <b>law</b> , regulations and bylaws [2.1]		
5.2.4	Provision and testing of samples of <b>materials</b> <b>and goods</b> and/or of finishes and assemblies of elements of the <b>works</b>		
5.2.5	Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]		
5.2.6	Removal or re-execution of work		
5.2.7	Removal or substitution of any <b>materials and</b> goods		
5.2.8	Protection of the <b>works</b>		
5.2.9	Making good physical loss and repairing damage to the <b>works</b> [23.2.2]		
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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 <b>budgetary allowances</b> , <b>prime cost amounts</b> and <b>provisional sums</b>		
6. <u>Wet</u>	t services engineer		
6.1 Du	uties [6.2] :		
aspec	vet services engineer is responsible for all ets of wet services engineering design and y inspection of the <b>works</b>		
6.2 <b>Co</b>	ontract instructions [6.2; 17.1] :		
6.2.1	Rectification of discrepancies, errors in description or quantity or omission of items in the <b>agreement</b> other than in the <b>JBCC</b> Principal Building Agreement		
6.2.2	Alteration to design, standards or quantity of the <b>works</b> provided that such <b>contract</b> <b>instructions</b> shall not substantially change the scope of the <b>works</b>		
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</b> <b>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]		
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6.2.6	Removal or re-execution of work		
6.2.7	Removal or substitution of any <b>materials and</b> goods		
6.2.8	Protection of the <b>works</b>		
6.2.9	Making good physical loss and repairing damage to the <b>works</b> [23.2.2]		
6.2.10	Rectification of <b>defects</b> [21.2]		
6.2.11	A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion		
6.2.12	Expenditure of <b>budgetary allowances</b> , <b>prime cost amounts</b> and <b>provisional sums</b>		
7. <u>Fire (</u>	<u>consultant</u>		
7.1 Du	ties [6.2] :		
	e consultant is responsible for all aspects of al fire design and quality inspection of the		
7.2 <b>Co</b>	ntract instructions [6.2; 17.1] :		
7.2.1	Rectification of discrepancies, errors in description or quantity or omission of items in the <b>agreement</b> other than in the <b>JBCC</b> Principal Building Agreement		
7.2.2	Alteration to design, standards or quantity of the <b>works</b> provided that such <b>contract</b> <b>instructions</b> shall not substantially change the scope of the <b>works</b>		
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7.2.3	Compliance with the <b>law</b> , regulations and bylaws [2.1]		
7.2.4	Provision and testing of samples of <b>materials</b> <b>and goods</b> and/or of finishes and assemblies of elements of the <b>works</b>		
7.2.5	Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]		
7.2.6	Removal or re-execution of work		
7.2.7	Removal or substitution of any <b>materials and</b> goods		
7.2.8	Protection of the <b>works</b>		
7.2.9	Making good physical loss and repairing damage to the <b>works</b> [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 <b>budgetary allowances</b> , <b>prime cost amounts</b> and <b>provisional sums</b>		
8. <u>Heal</u>	th and safety consultant		
8.1 Dut	ies [6.2] :		
all asp Withou health followin	alth and safety consultant is responsible for bects of health and safety of the <b>works</b> . It derogating from the generality thereof, the and safety consultant will perform the ng specific functions and duties in respect of alth and safety aspects of the <b>works</b> . He shall:		
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	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 <b>works</b>			
	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 <b>works</b> where the agreed specification or plan is not adhered to			
	F:	V: T:	Item		
7	Clause	e 7.0 - Design responsibility			
		nces and securities (A8-A11)	ltem		
8		e 8.0 - Works risk			
Ũ	Clause				
	F:	V: T:	Item		
9	Clause	9.0 - Indemnities			
	F:	V:	Item		
10	Clause	e 10.0 - Insurances			
	F:	V:	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 <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]			
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## Execution (A12 - A17)

12 Clause 12.0 - Duties of the parties

## Office accommodation

The **contractor** shall provide, maintain and remove on **practical completion** air conditioned office accommodation with suitable tables and chairs for meetings to be held on the **site**. Such offices shall be kept clean and fit for use at all times [12.2.18]

## Notice board

The **contractor** shall erect in a position approved by the **principal agent**, maintain and remove on **practical completion** a notice board recommended by the South African Institute of Architects and as approved by the **principal agent** listing the names and logos of the **employer**, the **contractor**, and the professional consultants. No subcontractor or supplier notice boards may be erected unless permission is granted by the **principal agent** for such notice boards to be erected [12.2.18]

## Statutory and other notices

The **contractor** shall submit and/or comply with all statutory and other notices that may be required by any local or other authority in order not to cause any delay to the commencement of the **works** by the **contractor**. The **contractor** shall pay all deposits or fees in this regard

It is, however, specifically recorded that the employer shall be responsible for the timeous approval of building plans by any local or other authorities and the payment of any fees or charges related thereto

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13	Clause 13.0 - Setting out			
	F: V: T:	Item		
14	Clause 14.0 - Nominated subcontractors			
	F: V: T:	Item		
15	Clause 15.0 - Selected subcontractors			
	F: V: T:	Item		
16	Clause 16.0 - Direct contractors			
	Attendance on direct contractors			
	In respect of direct contractors the contractor shall:			
	<ol> <li>Designate an area for the direct contractor to establish a temporary office and workshop and storage of equipment and materials</li> </ol>			
	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 <b>direct contractor</b> to use erected scaffolding, hoisting facilities, etc provided by the <b>contractor</b> , in common with others having the like right, while it remains erected on the <b>site</b> [16.1]			
	F: V: T:	Item		
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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: T:	ltem		
	Completion (A18 - A24)			
18	Clause 18.0 - Interim completion			
	F: V: T:	ltem		
19	Clause 19.0 - Practical completion			
	F: V: T:	Item		
20	Clause 20.0 - Completion in <b>sections</b>			
	F: V: T:	ltem		
21	Clause 21.0 - <b>Defects</b> liability period and <b>final</b> completion			
	F: V: T:	Item		
22	Clause 22.0 - Latent defects liability period			
	F: V: T:	ltem		
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23	Clause 23.0 - Revision of the date for <b>practical</b> completion			
	Substitution of materials and goods			
	The removal or substitution of any <b>materials and</b> <b>goods</b> which do not conform to the specification or the <b>contract drawings</b> shall not constitute grounds for the extension of the <b>construction period</b> nor for the adjustment of the <b>contract value</b> [17.1.8, 23.1 & 2]			
	F: V: T:	Item		
24	Clause 24.0 - <b>Penalty</b> for late or non-completion			
	F: V: T:	Item		
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	<u>Payment (A25 - A27)</u>			
25	Clause 25.0 - Payment			
	Clause 25.10 Replace "fourteen (14)" with "thirty (30)"			
	Materials and goods prematurely on site			
	<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 <b>contractor</b> or <b>subcontractor</b> during the progress of the <b>works</b> in respect of <b>contract instructions</b> or in regard to a claim under the terms of this <b>agreement</b> and notwithstanding the fact that such prices may be used in an interim <b>payment certificate</b> , there is to be no presumption of acceptance. Should the <b>principal agent</b> wish to accept any such prices prior to the issue of the <b>certificate of final completion</b> , it shall be in writing			
	F: V: T:	Item		
26	Clause 26.0 - Adjustment of the <b>contract value</b> and <b>final account</b>			
	Fluctuations in costs			
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All fluctuations in costs, with the exception of fluctuations in the rate of Value Added Tax, shall be for the account of the contractor [26.9.5] Tenant installations/users requirements delayed There is a possibility that certain works related to tenant installations/users requirements may have to be delayed and may consequently not be executed prior to practical completion Should the **contractor** be instructed to do so he shall execute this work under the conditions pertaining to this **agreement** on the basis that a separate amount for **preliminaries** appurtenant to this work (if applicable) is agreed to between the contractor and the principal agent and on condition that instruction to proceed with such work is given to him within a period of three (3) calendar months after the date of practical completion of the works The **employer** reserves the right to omit such work without compensation to the contractor for loss of profit or any other loss which the **contractor** may suffer as a result of such omission Cost of claims All costs incurred by the contractor in the preparation of claims shall be borne by the contractor. This provision shall not preclude an adjudicator or an arbitrator appointed in terms of this **agreement** [30.6 & 7] from making a determination on costs Claims from subcontractors The **contractor** shall review, assess and adjudicate any claims received by him from any subcontractor and thereafter submit same to the principal agent with a recommendation in order to assist the principal agent in adjudicating the claim [26.6] **Carried to Collection** R Section No. 1 Bill No. 1 **Preliminaries** 22



	F: V: T:	Item	
27	Clause 27.0 - Recovery of expense and/or loss		
	F: V: T:	Item	
	Suspension and termination (A28 - A29)		
28	Clause 28.0 - Suspension by the <b>contractor</b>		
	F: V: T:	Item	
29	Clause 29.0 - Termination		
	F: V: T:	Item	
	Dispute resolution (A30)		
30	Clause 30.0 - Dispute resolution		
	F: V: T:	Item	
31	Agreement		
	The required information of the <b>parties</b> and the amount of the <b>contract sum</b> shall be inserted in the <b>agreement</b> for signature of the <b>agreement</b> by the <b>parties</b>		
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32	Contract data			
	Tenderer's selection Before submission of his tender the contractor is to complete the tenderer's selection in the contract data			
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	SECTION B: GENERAL PRELIMINARIES			
	Definitions and interpretation (B1)			
33	Clause 1.1 - Definitions			
	F: V: T:	Item		
34	Clause 1.2 - Interpretation			
	F: V: T:	Item		
	Documents (B2)			
35	Clause 2.1 - Checking of documents			
	F: V: T:	Item		
36	Clause 2.2 - Provisional bills of quantities			
	Multiple procurement			
	These <b>bills of quantities</b> 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 <b>budgetary allowances</b> and/or <b>provisional sums</b>			
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37	Clause 2.3 - Availability of construction information			]
	Budgetary allowances and provisional sums			
	The <b>budgetary allowances</b> and/or <b>provisional sums</b> allocated for subsequent trades included in this <b>agreement</b> will be separately procured, based on multiple procurement of <b>subcontractors</b> during the <b>construction period</b>			
	F: V: T:	ltem		
38	Clause 2.4 - Ordering of materials and goods			
	F: V: T:	ltem		
	Previous work and adjoining properties (B3)			
39	Clause 3.1 - Previous work - dimensional accuracy			
	F: V: T:	ltem		
40	Clause 3.2 - Previous work - <b>defects</b>			
	F: V: T:	ltem		
41	Clause 3.3 - Inspection of adjoining properties			
	F: V: T:	ltem		
	<u>The site (B4)</u>			
42	Clause 4.1- Handover of <b>site</b> in stages			
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43	Clause 4.2 - Enclosure of the works			
	F: V: T:	ltem		
44	Clause 4.3 - Geotechnical and other investigations			
	F: V: T:	Item		
45	Clause 4.4 - Encroachments			
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46	Clause 4.5 - Existing premises occupied			
	F: V: T:	Item		
47	Clause 4.6 - Services - known			
	F: V: T:	ltem		
	Management of contract (B5)			
48	Clause 5.1 - Management of the works			
	F: V: T:	ltem		
49	Clause 5.2 - Progress meetings			
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50	Clause 5.3 - Technical meetings			
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	Samples, shop drawings and manufacturer's instructions (B6)			
51	Clause 6.1 - Samples of materials			
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52	Clause 6.2 - Workmanship samples			
	F: V: T:	ltem		
53	Clause 6.3 - Shop drawings			
	F: V: T:	ltem		
54	Clause 6.4 - Compliance with manufacturer's instructions			
	F: V: T:	ltem		
	Deposits and fees (B7)			
55	Clause 7.1 - Deposits and fees			
	F: V: T:	ltem		
	Temporary services (B8)			
56	Clause 8.1 - Water			
	F: V: T:	ltem		
57	Clause 8.2 - Electricity			
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58 Clause 8.3 - Ablution and welfare facilities	
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59 Clause 8.4 - Communication facilities	
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Prime cost amounts (B9)	
60 Clause 9.1 - Responsibility for <b>prime cost amounts</b>	
F: V: T: T:	
Attendance on subcontractors (B10)	
61 Clause 10.1 - General attendance	
F: V: T: Item	
62 Clause 10.2 - Special attendance	
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<u>General (B11)</u>	
63 Clause 11.1 - Protection of the <b>works</b>	
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 <b>works</b>			
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66	Clause 11.4 - Notice before covering work			
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67	Clause 11.5 - Disturbance			
	All work is to be carried out in such a manner as to cause no unacceptable or unreasonable dust, noise, vibrations, nuisance, inconvenience, annoyance and the like to the public, others, other properties and traffic in so far as they exceed the permissible limitations set by government legislation or by the local authority. Any delays, stoppages and the like arising from or in order to comply with the above will not constitute grounds for an adjustment to the <b>construction period</b> or <b>contract</b> <b>value</b> whatsoever			
	F: V: T:	Item		
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.			
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69	Clause 11.7 - Works cleaning and clearing			
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70	Clause 11.8 - Vermin			
	F: V: T:	Item		
71	Clause 11.9 - Overhand work			
	F: V: T:	Item		
72	Clause 11.10 - Tenant installations			
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73	Clause 11.11 - Advertising			
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	SECTION C: SPECIFIC PRELIMINARIES			
74	Site instructions			
	Instructions issued on site are to be recorded in triplicate in a site instruction book which is to be maintained on site by the contractor			
	F: V: T:	ltem		
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 <b>principal agent</b> on the <b>final completion</b> of the contract			
	The warranty shall state that workmanship, materials and installation are warranted for a specific period from the date of <b>practical completion</b> and that any <b>defects</b> 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 <b>contractor</b>			
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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</b> <b>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			
	F: V: T:	Item		
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</b> <b>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			
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79	Propping of floors below			
	The <b>contractor</b> 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 <b>materials and goods</b> and location of plant, scaffolding, etc. The location of these areas and any necessary propping shall be approved by the <b>principal agent</b> and the cost thereof shall be borne by the <b>contractor</b>			
	F: V: T:	Item		
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 <b>principal</b> <b>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: T:	Item		
81	Advertising rights			
	The <b>employer</b> 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 <b>contractor</b> 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 <b>principal agent</b> so as not to hinder the <b>contractor</b> in meeting the obligations under this <b>agreement</b>			
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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 <b>contractor</b> together with his <b>subcontractors</b> shall not, without the prior written consent of the <b>employer</b> , cause any statement or advertisement connected with this project to be printed, screened or aired by the media			
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84	Testing of windows for watertightness			
	Each window shall be tested for watertightness with water sprayed on using adequate pressure. If in the opinion of the principal agent, the pressure proves to be inadequate, then the pressure shall be boosted by means of compressed air or other approved means			
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85	Non-Cession of Monies			
	The Contractor shall not cede or assign his right or claims to any monies due to or to become due under this Contract			
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86	Proprietary Branded Products			
	The contractor shall take delivery of, handle, store, use, apply and/or fix all proprietary branded products in strict accordance with the manufacturer's instructions after construction with the manufacturer's authorised representative			
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87	Drawings on Site			
	The Contractor shall maintain on Site at all times, a complete set of the latest revisions of the working drawings issued by the Architect, the Engineer, and the Electrical Consultant			
	F: V: T:	ltem		
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 re- erecting 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: T:	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 with the stated percentages. The total thus arrived at shall be the total amount recoverable by the Contractor for performing such work			
	<ol> <li>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</li> </ol>			
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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 subcontractor, being all items of direct cost of labour actually remunerated to the workmen concerned which shall include the cost of all allowances in terms of the industrial Conciliation Act (where applicable) or any other wage determination applying in the area where the daywork is executed: to which labour cost 7.5% shall be added Hourly base rates for labour shall be the current market rates for labour based upon standard working hours and shall be applied in respect of the time spent by workers directly engaged on the particular day works including any operators mechanical plant and transport and erecting and dismantling other plant. If a claim is made that individual workmen have been paid wages and allowances in excess of the minimum legalised rates, then proof must be furnished that such workmen had been so paid prior to the commencement of the daywork referred to 3. The rate for mechanical plant shall be commercial hire rates current at the time of executing the daywork and shall include fuel and insurance costs The above percentages shall cover head office charges; Site staff including Site supervision; third party and Contractors workmen compensation and unemployment insurance fund contributions; use, repair and sharpening of non-mechanical hand tools; use of erected scaffolding, staging, trestles and the like; use of tarpaulins, protective clothing, artificial lighting, safety and welfare facilities, storage and the like as may be available on the Site; and profit Supporting vouchers reflecting the time spent and materials used in each week shall be delivered for **Carried to Collection** R Section No. 1 Bill No. 1 **Preliminaries** 



	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			
	F: V: T:	Item		
92	Unauthorised Persons/Workmen on Premises			
	The Contractor shall at all times strictly exclude all unauthorized persons from the site and shall set up notice boards to that effect			
	F: V: T:	Item		
93	Guarantees and Maintenance Instructions/Manuals			
	The Contractor shall obtain and hand over to the Architect on Practical Completion, all relevant guarantees, any operating and maintenance manuals, data or instructions required by the Architect or provided by the Manufacturers, Suppliers, or Sub-contractors			
	The Contractor shall ensure that all warranties and guarantees received are fully ceded to the Employer on Final Completion, failing which the release of the Construction Guarantee will be withheld until this is satisfactorily completed			
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94	Removal and Making Good of Temporary Works, etc. on Completion			
	The Contractor shall remove all temporary works, roads, services and the like used for this contract and shall make good to the entire satisfaction of the Architect any damages resulting there from			
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95	Indemnities			
	Indemnities shall be sought by the Architect from all Contractors and Sub-contractors undertaking any design responsibility			
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96	Shop Drawings			
	The term 'Shop Drawings' shall mean drawings, layout drawings, illustrations, schedules, performance charts, brochures, operating manuals, other data which are prepared by the Contractor or Sub-contractor, Manufacturer, Supplier or Distributor and which illustrate some portion of the work			
	The Contractor shall ensure that all shop drawings required for the work in terms of this Contract, all selected/nominated Sub-contracts and/or Architect's instructions, are prepared and submitted timeously in accordance with the following procedure			
	(a) Three prints of shop drawings of all fabricated work, working or setting out drawings, shop details and schedules shall be submitted to the Architect for approval. Such work shall not be carried out until such approval has been given			
	(b) Shop drawings shall be submitted to the			
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	Architect for approval at least two weeks prior to the date on which such approval is required in order to comply with the Contract Programme				
	(c) All submissions shall be prepared in accordance with the Contract Drawings and specifications and/or any Architect's instructions and any deviation shall be specifically highlighted in writing, with a detailed explanation of the reason for such deviation, together with any cost and/or time implication				
	Delays in approval of shop drawings due to non- compliance with drawings, specifications and/or Architect's instructions shall not constitute grounds for any claims for delays				
	F: V: T:	Item			
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			
	F: V: T:	Item		
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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100				
102	Health and safety			
	Without limiting the generality of the provisions of clause 2.0, the <b>contractor's</b> attention is drawn to the provisions of the Construction Regulations issued in terms of the Occupational Health and Safety Act, 1993 as amended. It is specifically stated that the <b>employer</b> shall prepare a documented health and safety specification for the <b>works</b> and that the <b>employer</b> shall ensure that the <b>contractor</b> has made provision for the cost of health and safety measures during the execution of the <b>works</b> . The <b>contractor</b> 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			
	<ol> <li>Comply with the health and safety specification for the works</li> </ol>			
	2. Prepare and agree with the health and safety consultant the health and safety plan for the <b>works</b>			
	<ol> <li>Cooperate with the health and safety consultant in all respects</li> </ol>			
	<ol> <li>Manage the compliance of all subcontractors with the regulations and with the health and safety plan and specification</li> </ol>			
	<ol> <li>Conform to the conditions contained in the employer's health and safety specification</li> </ol>			
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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			
	<u>The Tenderer is referred to the relevant Clauses</u> in the separate document Model Preambles for <u>Trades (2017 Edition)</u>			
	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.				
	<u>Temporary barriers, screens, etc., including removal</u> on completion:				
1	Temporary hoarding 3350mm high on concrete floor, formed of drywall partition system with 6mm thick gypsum wall board fixed to one side including all tracks, vertical studs, corners, abuttments, etc.	m	5		
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	6		
4	One brick wall.	m2	10		
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	Alterations				



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	Take out and remove 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	6			
6	Double door and steel frame unit size overall 1511 x 2032mm high from one brick wall.	No	1			
7	Door lockset including handles, escutcheons, cylinders, etc.	No	2			
8	Fibre cement window cills 150mm wide.	m	5			
	Take out and remove glass, mirrors, etc.:					
9	Glass from steel windows including cleaning out rebates and preparing for new glass.	m2	20			
	<u>Take down and remove roofs, floors, panelling, ceilings, partitions, etc:</u>					
10	Roof including sheeting, trusses, etc.	m2	110			
11	Suspended plasterboard ceilings including suspension grid, hangers, cornices, etc.	m2	67			
12	Suspended vinyl clad ceilings including suspension grid, hangers, cornices, etc.	m2				
13	100 x 125mm Box gutters including hailguards.	m	324			
14	100mm Downpipes.	m	52			
	<u>Take up and remove vinyl floor coverings, carpeting, etc:</u>					
15	Carpet tiles including preparing screed to receive new floor finish.	m2	28			
16	Vinyl floor covering including preparing screed for new floor finish.	m2	37			
	Carried to Collection			R		
	Section No. 2 Bill No. 1 Alterations					



17	Bitumen adhesive from screed including preparing screed to receive new floor finish, scabbling, etc.	m2			
	Hack up/off and remove granolithic, screeds, plaster, etc. from concrete or brickwork and prepare surfaces for new screeds, plaster, etc:				
18	Internal plaster from walls and columns.	m2	24		
19	Bituminous waterproofing membrane to slabs and beams including removal of all flashing strips, etc.	m2			
	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:				
20	Ceramic wall tiles.	m2	38		
21	Ceramic floor tiles.	m2	28		
	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):				
22	Water closet with all necessary piping, stop cocks, valves, etc.	No	2		
23	Wash hand basin with all necessary piping, stop cocks, valves, taps, etc.	No	2		
24	Sink with all necessary piping, stop cocks, valves, taps, etc.	No	1		
25	Shower with all necessary piping, stop cocks, valves, taps, etc.	No	1		
26	Toilet roll holders, soap dispensers, paper towel dispensers, dustbins, etc.	No	5		
	Take out and remove joinery fittings, etc.:				
27	Steel sink cupboard 1200 x 600 x 900mm high.	No	2		
	Carried to Collection			R	
	Section No. 2 Bill No. 1 Alterations				



				-	 
	BUILD UP OPENINGS				
	Brickwork in SABS approved NFP bricks in class II mortar in building up opening in:				
28	Half brick walls.	m2	10		
29	One brick walls.	m2	5		
	MAKE GOOD FINISHES, ETC.				
	<u>Make good internal granolithic, screed, plaster, etc.</u> to match existing:				
30	Floors in patches.	m2	58		
31	Walls in patches.	m2	81		
32	Concrete ceilings in patches.	m2			
33	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	5		
	<u>Clean down existing:</u>				
34	Deep clean existing tiles.	m2	147		
35	Clean down existing glazing.	m2	312		
	Facebrick Facades:				
36	Jet clean existing face brickwork and joints with a high pressure washer, cartaway all debris to a dumping site to be located by the Contractor, including making good all loose and missing mortar, all in accordance with the Architect's instructions.	m2	555		
	REPAIR WORK AND SERVICING OF EXISTING DOORS AND WINDOWS				
	Section No. 2			R	
	Bill No. 1 Alterations				



	Steel Windows:			]
37	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	156		
	Carried to Collection Section No. 2 Bill No. 1 Alterations		R	



Section No. 2				
Bill No. 1				
Alterations				
COLLECTION				
Total Brought Forward from Page No.	Page No 49		Amount	
	50			
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Section No. 2 Bill No. 1				╡
Alterations				



ltem No		Quantity	Rate	Amount
NO	SECTION NO. 2			
	<u>BILL NO. 2</u>			
	WATERPROOFING			
	<u>The Tenderer is referred to the relevant Clauses</u> in the separate document Model Preambles for <u>Trades (2017 Edition)</u>			
	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.			
	SLAB WATERPROOFING			
	The Contractor shall allow in his rates for testing the waterproofing for water tightness by ponding the waterproofed surfaces for a period of at least 48 hours before application of a protective layer.			
	Carried to Collection		R	
	Section No. 2 Bill No. 2 Waterproofing			



,					
	4mm Thick "Derbigum SP" fully bonded waterproofing guaranteed to remain watertight for a period of ten years on:				
1	Concrete slab, beams and sides of parapets including dressing into outlets, turn-ups, etc.	m2			
2	Flashing strip 300mm girth at turn-ups including sealing top edge into groove with mastic.	m			
	PROTECTIVE PAINT				
	Prepare and apply two coats bituminous aluminium paint on:				
3	Waterproofing on concrete slab, beams and side of parapets.	m2			
	Prepare existing surfaces and spray apply Aquagard 422, or equal approved, clear penetrating waterproof sealant in strict accordance with the manufacturers instructions on:				
4	External facebrick walls and plaster surfaces.	m2	555		
	Carried to Collection			R	
	Section No. 2 Bill No. 2			K	
	Waterproofing				
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Se	ection No. 2				٦
	ill No. 2				
	Vaterproofing				
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	otal Brought Forward from Page No.	57			
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B	Bill No. 2 Waterproofing				



ltem		Quantity	Rate	Amount
Νο	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			
	PROFILED SHEETING OF METAL, FIBRE-CEMENT, PLASTICS, ETC.			
	0,58mm Thick profiled heavy industrial galvanised sheet metal roof sheeting with chromadek finish,			
	sheets 700mm wide with one 41mm high male and female ribs at ends and two 41mm high centre ribs,			
	with chromadek finish on one side in single lengths fixed to steel purlins by means of concealed fixings			
	with 41mm deep flutes and fully interlocking fixing clips, including heavy duty industrial gauge			
	chromadek finished accessories, fixed in strict accordance with the manufacturer's instructions:			
1	Sheeting laid to roof with pitch not exceeding 25			
	degrees in single lengths (measured nett). m2	110		
	Carried to Collection Section No. 2		R	
	Bill No. 3 Roof Coverings, Etc.			



0,6mm Thick chromadek flashings, etc.:					
		1			
550mm Girth apex flashing including serrated broad flute closer and polycloser.	m	25			
580mm Girth barge flashing.	m	66			
Clean down with a galvanised iron cleaner, apply one coat galvanised iron primer, lay 200mm wide "Duram Duramesh", or equal approved, membrane over cracks, joints, corners and flashings, and three coats "Duram Durabit", or equal approved, bituminous waterproofing, in strict accordance with the manufacturers instructions:					
On galvanised roof sheeting (area of roof sheeting).	m2	110			
Carried to Collection Section No. 2 Bill No. 3 Roof Coverings, Etc.			R		
	580mm Girth barge flashing.          Clean down with a galvanised iron cleaner, apply one coat galvanised iron primer, lay 200mm wide "buram Duramesh", or equal approved, membrane over cracks, joints, corners and flashings, and three coats "Duram Durabit", or equal approved, bituminous waterproofing, in strict accordance with the manufacturers instructions:         On galvanised roof sheeting (area of roof sheeting).    Carried to Collection Carried to Collection Section No. 2	580mm Girth barge flashing.       m         Clean down with a galvanised iron cleaner, apply one coat galvanised iron primer, lay 200mm wide "Duram Duramesh", or equal approved, membrane over cracks, joints, corners and flashings, and three coats "Duram Durabit", or equal approved, bituminous waterproofing, in strict accordance with the manufacturers instructions:       m2         On galvanised roof sheeting (area of roof sheeting).       m2         Market and the manufacturers instructions:       m2         Carried to Collection       carried to Collection No. 2 Bill No. 3	580mm Girth barge flashing.       m       66         Clean down with a galvanised iron cleaner, apply one coat galvanised iron primer, lay 200mm wide "Duram Duramest", or equal approved, membrane over cracks, joints, corners and flashings, and three coats "Duram Durabit", or equal approved, bituminous waterproofing, in strict accordance with the manufacturers instructions:       m       66         On galvanised roof sheeting (area of roof sheeting).       m2       110         Market and the construction of sheeting (area of roof sheeting).       m2       110         Carried to Collection       Section No. 2       10	580mm Girth barge flashing.       m       66         Clean down with a galvanised iron cleaner, apply one coat galvanised iron primer, lay 200mm wide "Duram Duramesh", or equal approved, dituminous waterproofing. In strict accordance with the manufacturers instructions:       m       66         On galvanised roof sheeting (area of roof sheeting).       m2       110         On galvanised roof sheeting (area of roof sheeting).       m2       110         Section No. 2       Bill No. 3       Bill No. 3       Bill No. 3	580mm Gitth barge flashing.       m       66         Clean down with a galvanised iron cleaner, apply       m       66         "buran Duramest". or equal approved, membrane       over cracks. Joints. corners and flashings, and three         coats "Duram Durabit". or equal approved.       bituminous waterproofing. In strict accordance with         the monutacturers instructions:       0       110         On galvanised roof sheeting (area of roof sheeting).       m2       110         Section No. 2       Earnied to Collection       R



Section No. 2				
Bill No. 3				
Roof Coverings, Etc.				
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ltem No		Quantity	Rate	Amount	
	SECTION NO. 2				
	BILL NO. 4				
	CARPENTRY AND JOINERY				
	<u>The Tenderer is referred to the relevant Clauses</u> in the separate document Model Preambles for <u>Trades (2017 Edition)</u>				
	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	-			
	PREFABRICATED TIMBER ROOF TRUSSES				
	TIMBER				
	Timber for trusses shall be of South African softwood and be at least of grade 4 and in accordance with SABS Specification No. 563 or 1460.				
	BOLTS				
	Bolts shall be to BS 4190 or SABS 135.				
	SHEAR PLATES, TOOTH CONNECTORS AND SPLIT RINGS				
	These shall be as specified in BBS 1759 : 1960 and installed in accordance with the CSIR Publication HOUT 468, 'the Design, Manufacture and Erection of Timber Trusses'.				
	Carried to Collection		R		
	Section No. 2 Bill No. 4 Carpentry and Joinery				



City of Joburg Property Company SOC Limited (JPC)

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# <u>NAILS</u>

These shall be in accordance with SABS 820: 1974.

# METAL CONNECTOR PLATES

Metal truss connector plates shall be fabricated out of galvanised steel of at least 1mm nominal thickness.

The steel used shall have a minimum yield strength of 250MPa and a minimum ultimate tensile strength of 330MPa. The corrosion resistant coating shall be 0.275kg/m2 commercial class hot dipped galvanising.

The connector shall have been tested by the CSIR and be of a size capable of transmitting between the members of truss without exceeding the design values given in the CSIR report.

# **FABRICATION**

Prefabricated trusses shall be fabricated in a factory by a truss fabricator who has been awarded a Certificate of Competence by the Institute of Timber Construction and is approved by the Architect.

The trusses shall be constructed to ensure the correct profile, overhangs and cambers.

Where metal connector plates are used all joints shall be close fitting butt joints made by precision pressing of the metal connector plates into each side of the joint.

# TRUSS DESIGN

All trusses shall be designed by a registered Professional Engineer in accordance with the SABS Code of Practice for the Design of Timber Structures, SABS 0163 and the code of Practice for Procedures and Loadings SABS 0160.

#### **Carried to Collection**

Section No. 2 Bill No. 4 Carpentry and Joinery



TRUSS SPACING AND PITCH		
The truss centres shall be less than or equal to that shown on the drawing.		
The truss pitch shall be as shown on the drawings issued herewith.		
DRAWINGS		
Polyester prints, of size A1, shall be provided to the Engineer for approval prior to fabrication.		
These drawings shall be signed by a Professional Engineer.		
The following minimum information shall be supplied:		
Details of the roof system with the positions of all trusses, girders and beams clearly indicated.		
Bracing details.		
All member sizes and grades.		
Connector plate sizes for all truss joints. Code numbers are deemed to be insufficient.		
All connection and hold down details between trusses, girders, beams and supports.		
The type of roof covering, ceiling and any other loads taken into account in the design.		
Carried to Collection	R	
Section No. 2 Bill No. 4		



City of Joburg Property Company SOC Limited (JPC)

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## **GENERAL**

The schedule of prices shall include all timber of the required grade and type shown on the designs, all cutting and waste, cutting to exact lengths and end angles necessary to manufacture the respective truss types, the supply of all connector plates, fabrication of the trusses checking the completed trusses for quality and loading up and transporting to the site of the works, off loading, storing and erecting on site.

## **ERECTION**

The trusses shall be hoisted and erected strictly in accordance with the procedures and recommendations of the manual 'The Erection and Bracing of Timber Roof Trusses' published by the Institute for Timber Construction, the Council for Scientific and Industrial Research and as detailed by the designer.

The complete structure shall be inspected by the truss designer to ensure that the manufacture of the trusses and erection details have been complied with.

## TRUSS LOADING

## Trusses shall be designed for:

Roof cover - Sheet Metal Roof Sheeting.

Ceilings - 9mm thick gypsum ceilings.

## **TRUSSES**

All trusses etc. shall be to the approval of the Engineer and shall comply with the drawings issued with this Bills of Quantities.

#### **Carried to Collection**

Section No. 2 Bill No. 4 Carpentry and Joinery



	Prefabricated trusses including girders, hips, valleys, runners, bracing, cleats, battens, etc. supplied and fixed complete:				
1	Rectangular shaped roof size overall 53.0m x 9.0m wide on plan including hoisting and fixing in position approximately 3m above ground level.	No			
	SUNDRY ROOF TIMBERS				
2	38 x 114mm Wall plate bedded on and including 1:3 cement mortar bedding.	m			
3	38 x 76 Brandering.	m			
	FASCIAS AND BARGE BOARDS, ETC.				
	Tempered fibre cement:				
4	15 x 300mm Fascia board countersunk screwed to roof timbers (elsewhere) with one brass screw at maximum 750mm centres and butt jointed with and including standard fascia jointing plates at all joints.	m			
5	15 x 300mm Barge board countersunk screwed to roof timbers (elsewhere) with one brass screw at maximum 750mm centres and butt jointed with and including standard fascia jointing plates at all joints.	m			
	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				
	<u>elsewhere):</u>				
6	Door size overall 813 x 2032mm high.	No	6		
	Carried to Collection Section No. 2			R	
	Bill No. 4 Carpentry and Joinery				



	SKIRTINGS				
7	25 x 75mm High wrot meranti skirting including 19mm quarter round plugged to plastered walls at 500mm centres.	m	37		
8	25 x 150mm High wrot meranti skirting including 19mm quarter round plugged to plastered walls at 500mm centres.	m	10		
	Carried to Collection Section No. 2 Bill No. 4 Carpentry and Joinery			R	_



Section No.	2				٦
Bill No. 4					
Carpentry ar	nd Joinery				
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Carpentry a	nd Joinery				
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ltem No		Quantity	Rate	Amount	
	SECTION NO. 2				
	<u>BILL NO. 5</u>				
	CEILINGS, PARTITIONS AND ACCESS FLOORING				
	<u>The Tenderer is referred to the relevant Clauses</u> in the separate document Model Preambles for <u>Trades (2017 Edition)</u>				
	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				
	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:				
1	Ceiling suspended not exceeding 1m below concrete soffits. m2	75			
	Carried to Collection		R		
	Section No. 2 Bill No. 5 Ceilings, Partitions and Access Flooring				



1					1	
	12.5mm Thick vinyl faced Gypsum ceiling tile with embossed finish size 600 x 600mm laid on and including "OWAconstruct S3a" fire rated white powder coated aluminium exposed demountable tee suspension ceiling system including main and cross tees, holding down clips, necessary hangers, grids, etc., all in strict accordance with the manufacturer's instructions:					
2	Ceiling suspended not exceeding 1m below concrete soffits.	m2				
	VERTICAL BULKHEADS					
	9,5mm Thick "Gyproc Rhinoboard" plasterboard bulkhead fixed to and including light weight steel support structure with 63mm wide strips of mesh scrim nailed over joints and the whole bulkhead finished with and including "Gyproc Rhinolite" skim plaster trowelled to a smooth polished surface in strict accordance with the manufacturer's instructions:					
3	300mm High vertical bulkhead riser.	m	8			
	CORNICES, ETC.:					
	Powdercoated shadowline cornices:					
4	25mm GMS shadowline cornice secured to plastered wall and ceiling boarding including mitres, etc.	m	25			
						-
	Carried to Collection Section No. 2			R		4
	Bill No. 5 Ceilings, Partitions and Access Flooring					



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Section No. 2				
Bill No. 5				
Ceilings, Partitions and Access Flooring				
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Bill No. 5 Ceilings, Partitions and Access Flooring				



ltem No		Quantity	Rate	Amount
NU	SECTION NO. 2			
	BILL NO. 6			
	FLOOR COVERINGS, WALL LININGS, ETC.			
	<u>The Tenderer is referred to the relevant Clauses</u> in the separate document Model Preambles for <u>Trades (2017 Edition)</u>			
	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.			
	POLYPROPYLENE NEEDLE PUNCH CARPET TILES			
	500 x 500 x 7mm Thick "Nexus Berber Point 920" heavy commercial resinbacked carpet tiles fixed with an approved adhesive in strict accordance with the manufacturer's instructions on:			
1	Floors. m	2 28		
	VINYL FLOOR COVERINGS, WALL LININGS, ETC.			
	All vinyl sheeting is to be applied onto a Grade 1 substrate (elsewhere), complying with a hydrometer reading showing a moisture content of less than 75% with all sheets to be correctly butt-jointed and welded with a fully flexible coloured welding rod to provide a smooth hygienic sealed finish and rolled with a 50kg articulated floor roller, installed in strict accordance with the manufacturer's instructions.			
	A polish free maintenance procedure is to be adopted for ongoing future maintenance. A detail thereof shall be provided to the Hospital's Management and Maintenance staff.			
	Carried to Collection		R	
	Section No. 2 Bill No. 6 Floor Coverings, Walls Linings, Etc.			



	Allow a PC amount of R200.00/m2 (Excl. VAT) for the supply of 2mm thick "Tarkett Standard Plus", or equal approved, homogeneous vinyl sheeting installed with a suitably approved adhesive in strict accordance with the manufacturer's instructions (PC Amount INCLUDES supply and delivery of vinyl sheeting and welding rods):				
2	On floors.	m2	37		
3	On floors in narrow widths.	m2	4		
4	500mm Girth margins and borders formed of 250mm wide horizontal border and 250mm high turn-ups over coves and up against walls.	m	22		
	<u>SUNDRIES</u>				
	Transition strips, etc.:				
5	"Kirk M-Trim ALNSRBN520.07" aluminium stair nosing with non slip photoluminescent infill fixed with patent adhesive in strict accordance with the manufacturer's instructions.	m	23		
	Carried to Collection			R	
	Section No. 2 Bill No. 6				
	Floor Coverings, Walls Linings, Etc.				



Section No. 2				]
Bill No. 6				
Floor Coverings, Walls Linings, Etc.				
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Section No. 2 Bill No. 6				
Floor Coverings, Walls Linings, Etc.				



ltem No			Quantity	Rate	Amount
	SECTION NO. 2				
	<u>BILL NO. 7</u>				
	IRONMONGERY				
	<u>The Tenderer is referred to the relevant Clauses</u> in the separate document Model Preambles for <u>Trades (2017 Edition)</u>				
	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	1		
2	"Q\$6055/3/A\$/\$\$" Cylinder roller ball lock.	No	6		
3	"QSR" Rebate conversion set.	No	6		
	HANDLES				
4	"Kiruna" stainless steel lever handle on rose.	Pairs	7		
	GRAB RAILS				
5	"Franke CNTX21" stainless steel dogleg grab rail plugged to wall in strict accordance with the manufacturer's instructions.	No	1		
6	"Franke CNTX300" stainless steel straight grab rail plugged to wall in strict accordance with the manufacturer's instructions.	No	1		
	Carried to Collection			R	
	Section No. 2 Bill No. 7 Ironmongery				



	BATHROOM FITTINGS				
7	"Franke RODX672" stainless steel two roll lockable type toilet roll dispenser plugged to wall.	No	2		
8	"Franke RODX619" stainless steel liquid dispenser plugged to wall.	No	2		
9	"Franke RODX600" stainless steel paper towel dispenser plugged to wall.	No	1		
10	"Grohe Bau (Ref. 40664001)" cosmopolitan chromium plated corner basket.	No	1		
	Carried to Collection Section No. 2			R	
	Bill No. 7 Ironmongery				



Section No. 2		
Bill No. 7		
Ironmongery		
COLLECTION		
Total Brought Forward from Page No.	Page           No           76           77	Amount
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Section No. 2 Bill No. 7 Ironmongery		



ltem No		Quantity	Rate	Amount	
-	SECTION NO. 2				
	BILL NO. 8				
	METALWORK				
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition) TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES				
	AND WORK IN SMALL QUANTITIES.				
	PRESSED STEEL DOOR FRAMES				
	1,6mm Thick double rebated frames suitable for half brick walls complete with hoop iron anchors welded to frame, one adjustable stainless steel striking plate suitable for cylinder locks, three rubber shock absorbers in rebate and one pair of 100mm standard heavy duty brass butt hinges welded to frame:				
1	Frame for door size 813 x 2032mm high. No	6			
	Carried Forward to Summary of Section No. 2		R		1
	Section No. 2 Bill No. 8 Metalwork				=



ltem No		Quantity	Rate	Amount
	SECTION NO. 2			
	<u>BILL NO. 9</u>			
	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).	2 38		
2	Narrow widths. m	2 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).	2 24		
4	Narrow widths. m	2 1		
	Carried Forward to Summary of Section No. 2		R	
	Section No. 2 Bill No. 9 Plastering			



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	SECTION NO. 2				
	<u>BILL NO. 10</u>				
	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.				
	WALL TILING				
	Allow a Prime Cost Amount of R250/m2 for porcelain wall tiles fixed with an approved adhesive on plaster bedding (bedding elsewhere) and flush pointed with tinted waterproof anti-fungal jointing compound on:				
1	Walls.	m2	38		
2	Narrow widths.	m2	2		
	FLOOR TILING				
	Allow a Prime Cost Amount of R250/m2 for porcelain wall tiles fixed with an approved adhesive on plaster bedding (bedding elsewhere) and flush pointed with tinted waterproof anti-fungal jointing compound on:				
3	Floors.	m2	28		
4	Narrow widths.	m2	1		
	Carried to Collection			R	
	Section No. 2 Bill No. 10 Tiling				



5	100mm High skirting.	m	35		
		Carried to Collection		R	
	Section No. 2 Bill No. 10				
	Tiling				



Section No. 2				
Bill No. 10				
Tiling				
COLLECTION				
Total Brought Forward from Page No.	<b>Page</b> <b>No</b> 81 82		Amount	·
<b>Carried Forward to Summary of Section No. 2</b> Section No. 2		R		
Bill No. 10 Tiling				



ltem No			Quantity	Rate	Amount
	SECTION NO. 2				
	<u>BILL NO. 11</u>				
	PLUMBING AND DRAINAGE				
	<u>The Tenderer is referred to the relevant Clauses</u> in the separate document Model Preambles for <u>Trades (2017 Edition)</u>				
	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	324		
2	Extra for stop end.	No	31		
3	Extra for outlet with nozzle for and jointed to 100 x 75mm rectangular downpipe.	No	4		
4	100 x 75mm Rainwater downpipe fixed to brick wall.	m	81		
5	Extra for shoe.	No	31		
	SANITARY FITTINGS				
	Carried to Collection Section No. 2 Bill No. 11 Plumbing and Drainage			R	



	<u>White vitreous china:</u>				
6	"Vaal Daisy Elite (Ref. 772403WH)" semi-close coupled wc suite comprising 90° outlet pan and matching 9 litre cistern including heavy duty white double flap seat, flushpipe, fixing in position and connecting complete in strict accordance with the manufacturer's instructions.	No	2		
7	"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		
8	"Franke Cascade CDX611" single bowl sink complete with overflow, 40mm chromium plated waste union, chain and stay, vulcanite plugs and under sink insulation, fixing in position and sealing with an approved waterproof sealer and connecting complete as per manufacturer's instructions (mixer elsewhere).	No	1		
	TRAPS, ETC.				
9	"Cobra (Ref. 340)" 40mm chromium plated brass bottle trap.	No	2		
10	38mm Combination sink rubber P or S trap.	No	2		
	TAPS, VALVES, ETC.				
	Chromium plated:				
11	"Cobra Carina 294CA" 15mm basin mixer including flexible connection hoses.	No	2		
12	"Cobra Carina 296CA" 15mm sink mixer including flexible connection hoses.	No	1		
	Carried to Collection Section No. 2 Bill No. 11			R	
	Plumbing and Drainage				



13	"Cobra Focus FC-956" 15mm single lever shower mixer.	No	1		
14	"Cobra Alto 076-ALTO5" shower head.	No	1		
15	"Cobra 026" shower arm.	No	1		
16	"Cobra 832/350" 15mm angle valve.	No	6		
	SOIL AND WASTE WATER DRAINAGE				
	Sundries				
17	Testing waste pipe system		ltem		
	WATER SUPPLIES				
	<u>Sundries</u>				
18	Testing water pipe system		ltem		
					-
	Carried to Collection Section No. 2			R	4
	Bill No. 11 Plumbing and Drainage				



Section No. 2		
Bill No. 11		
Plumbing and Drainage		
COLLECTION		
	Page No	Amount
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	86	
Carried Forward to Summary of Section No. 2		R
Section No. 2 Bill No. 11		
Plumbing and Drainage		



ltem No		Quantity	Rate	Amount	
	SECTION NO. 2				
	<u>BILL NO. 12</u>				
	GLAZING				
	<u>The Tenderer is referred to the relevant Clauses</u> in the separate document Model Preambles for <u>Trades (2017 Edition)</u>				
	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.				
	GLAZING TO STEEL WITH PUTTY				
	<u>6mm Clear safety glass:</u>				
1	Panes exceeding 0,5m2 and not exceeding 2m2. m2	50			
	TOPS, SHELVES, DOORS, MIRRORS, ETC.				
	<u>6mm Thick silvered float glass copper backed</u> mirrors with 10mm bevelled and polished edges <u>holed for and fixed with chromium plated dome</u> <u>capped mirror screws with rubber buffers to plugs in</u> <u>porcelain tiled wall:</u>				
2	Mirror size 600 x 1000mm high. No	3			
	Carried Forward to Summary of Section No. 2		R		
	Section No. 2 Bill No. 12 Glazing				



ltem No			Quantity	Rate	Amount
NO	SECTION NO. 2				
	<u>BILL NO. 13</u>				
	PAINTWORK				
	<u>The Tenderer is referred to the relevant Clauses</u> in the separate document Model Preambles for <u>Trades (2017 Edition)</u>				
	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				
	<u>PLASTER</u>				
	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	62		
	PLASTERBOARD				
	Prepare and apply one coat "Plascon" primer and two coats "Plascon Professional Super Matt" paint on:				
2	Ceilings and cornices.	m2	75		
3	Bulkheads.	m2	2		
	FIBRE CEMENT				
	Carried to Collection			R	
	Section No. 2 Bill No. 13 Paintwork				



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	Prepare and apply one coat Plascon, or equal approved, plaster primer and two coats Plascon Double Velvet, or equal approved, paint:				
4	On window cills in narrow girths.	m			
	METAL				
	Prepare and apply one coat "Plascon Zinc Phosphate" primer and two coats "Plascon Velvaglo" paint on:				
5	Frames and linings.	m2	6		
	WOOD				
	Prepare and apply one coat "Plascon Woodcare Pre-treatment", one coat "Plascon Wood Primer" and two coats "Plascon Velvaglo" paint on:				
6	General surfaces of doors.	m2	26		
7	Skirtings, rails, etc. in narrow girths.	m	45		
	PAINTWORK TO PREVIOUSLY PAINTED WORK				
	<u>PLASTER</u>				
	<u>Clean down, prepare and apply one coat</u> <u>"Plascon" plaster primer and two coats "Plascon</u> <u>Double Velvet" paint on:</u>				
8	Internal plastered walls, columns, recessed bands, etc.	m2	754		
	Clean down, prepare and apply one coat "Plascon" primer and two coats "Plascon Professional Super Matt" paint on:				
9	Internal plastered slab soffits including beams.	m2			
	PLASTERBOARD				
	Carried to Collection			R	
	Section No. 2 Bill No. 13 Paintwork				



	Clean down, prepare and apply one coat "Plascon" primer and two coats "Plascon Professional Super Matt" paint on:				
0	Ceilings and cornices.	m2	1,039		
	Partitions.	m2	35		
	METAL				
	Clean down, prepare and apply one coat "Plascon Zinc Phosphate" primer and two coats "Plascon Velvaglo" paint on:				
	Frames and linings.	m2	15		
	Gates, grilles, etc. (both sides measured).	m2	516		
	Roof sheeting.	m2	1,268		
	WOOD				
	Clean down, prepare and apply one coat "Plascon Woodcare Pre-treatment", one coat "Plascon Wood Primer" and two coats "Plascon Velvaglo" paint on:				
	General surfaces of doors.	m2			
	Carried to Collection			R	
	Section No. 2 Bill No. 13				



Section No. 2				٦
Bill No. 13				
Paintwork				
COLLECTION				
COLLECTION Total Brought Forward from Page No.	Page         No         89         90         91		Amount	
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	SECTION SUMMARY - Builders Work			
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1	Alterations	56		
2	Waterproofing	59		
3	Roof Coverings, Etc.	62		
4	Carpentry and Joinery	69		
5	Ceilings, Partitions and Access Flooring	72		
6	Floor Coverings, Walls Linings, Etc.	75		
7	Ironmongery	78		
8	Metalwork	79		
9	Plastering	80		
10	Tiling	83		
11	Plumbing and Drainage	87		
12	Glazing	88		
13	Paintwork	92		
		12		
	Carried to Final Summary		R	
	Section No. 2			



ltem No			Quantity	Rate	Amount	
	SECTION NO. 3					
	<u>BILL NO. 1</u>					
	STORMWATER DRAINAGE, SOIL DRAINAGE & WATER RETICULATION					
	<u>The Tenderer is referred to the relevant Clauses</u> in the separate document Model Preambles for <u>Trades (2017 Edition)</u>					
	TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.					
	STORMWATER RETICULATION					
	Cleaning existing grid inlets, kerb inlets, pipes, etc.:					
1	Clean existing kerb inlets, manholes. etc. (various sizes) of all rubbish, debris, etc., including cleaning of the inlet & outlet pipes for 20 metres in both directions, including removal of existing lids, relaying existing lids as per Engineer's instructions, making good & carting away all rubbish, debris, etc. to a dumping site to be located by the contractor.	No	5			
	Manhole covers, gratings, frames, etc.:					
2	600 x 600mm Heavy duty polymer concrete cover slab including frame as supplied by "civil cultured polymer products cc", or equal approved.	No	6			
	SEWER RETICULATION					
	Carried to Collection			R		
	Section No. 3 Bill No. 1 Stormwater Drainage, Soil Drainage and Water Retic					
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		1		n	_
	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. No	5			
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	Carried to Collection Section No. 3		R		╡
	Bill No. 1 Stormwater Drainage, Soil Drainage and Water Retic				
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Section No. 3			
Bill No. 1			
Stormwater Drainage, Soil Drainage and Water Reticulation			
COLLECTION			
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	95		
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Section No. 3 Bill No. 1			
Stormwater Drainage, Soil Drainage and Water Retic			



ltem No		Quantity	Rate	Amount
NO	SECTION NO. 3			
	<u>BILL NO. 2</u>			
	EXTERNAL WORKS			
	SUPPLEMENTARY PREAMBLES			
	Carting away of excavated material			
	Descriptions of carting away of excavated material shall be deemed to include for bulking and loading excavated material onto trucks directly from the excavations or, alternatively, from stock piles situated on the building site.			
	Work in patches and work in small quantities			
	Tenderers are to note that some work is to be executed in a combination of new work, work in patches and work in small quantities. Tenderers are to take note of the above and incorporate such in the tendered rates.			
	FOLLOWING IN POTHOLE REPAIRS			
	Rates for the items below are to include for establishment of necessary plant & equipment, transporting the plant & equipment on the site for a radius not exceeding 1,0 km, milling at the edges for key, patching & repairing edge breaks and working around bellmouths.			
	Breaking Up Existing Pavement Layers:			
1	Hack up and remove existing average 100mm thick asphalt including carting away all material to a dumping site to be located by the contractor. m2	10		
	Carried to Collection		R	
	Section No. 3 Bill No. 2 External Works			



2	Sawcut existing tarmac average 100mm thick.	m	15		
	Excavations:				
3	Open face excavation in earth and soft rock over site to reduce levels and cart away surplus material from excavations and/or stockpiles on site to a dumping site to be located by the Contractor.	m3	3		
	Compaction of in-situ surfaces:				
4	Rip and recompact ground surface, including scarifying for a depth of 150mm, breaking down oversize material, adding suitable material where necessary and compacting to 93% modified AASHTO density and trim to required levels.	m2	10		
	<u>Sub-base Course:</u>				
5	Selected imported G5 (C3 after stabilisation) natural gravel in 150mm layers and spread, level, water and compact to 97% modified AASHTO density in making up levels underneath roadways.	m3	3		
	Prime Coat:				
6	Cut back bitumen type MC-30 for road resurfacing.	m2	10		
	Tack Coat:				
7	Spray Surface using 30% anionic stable grade emulsion diluted with water in a ratio of 1:1 to roadways.	m2	10		
	Asphalt Surfacing:				
8	Continuously graded, medium grade using 60/70 penetration bitumen to 30mm thickness.	m2	10		
	FENCING				
	Carried to Collection			R	H
	Section No. 3 Bill No. 2 External Works			К	



	Precast Concrete Fence				
9	Walling 2,4m high formed of 125 x 125mm x 3m long precast concrete I-section posts with factory mitred heads and cast into concrete bases (elsewhere) at 1,5m centres, with and including eight 35 to 40mm thick x 300mm wide x 1,44m long precast concrete horizontal panels with "louvre" pattern finish on one side, fitted between posts and with ends of panels grouted into recess in sides of posts.	m	2		
10	Cut 40 x 300mm precast concrete panel to length.	No	6		
11	Extra over precast concrete walling for end post.	No	2		
	Carried to Collection Section No. 3	1		R	
	Bill No. 2 External Works				



Section No. 3				٦
Bill No. 2				
External Works				
COLLECTION				
	Page No		Amount	
Total Brought Forward from Page No.	97			
	98			
	99			
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Section No. 3				╡
Bill No. 2 External Works				



	SECTION SUMMARY - External Works				٦
Bill No		Page No		Amount	
1	Stormwater Drainage, Soil Drainage and Water Reticulation	96			
2	External Works	100			-
					-
	Carried to Final Summary		R		
	Section No. 3				



ltem No		Quantity	Rate	Amount
	SECTION NO. 4			
	<u>BILL NO. 1</u>			
	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 R250,000.00 (Two Hundred and Fifty Thousand Rand) for electrical installation executed complete.	ltem		250,000.00
2	Profit on above item.		%	
3	Attendance on ditto.		%	
	Carried to Collection		R	
	Section No. 4 Bill No. 1			
	Provisional Sums			



	HVAC INSTALLATION			
4	Provide the amount of R40,000.00 (Forty Thousand Rand) for HVAC installation executed complete.	ltem		40,000.00
5	Profit on above item.		%	
6	Attendance on ditto.		%	
	FIRE PROTECTION			
7	Provide the amount of R45,000.00 (Forty Five Thousand Rand) for fire protection executed complete.	ltem		45,000.00
8	Profit on above item.		%	
9	Attendance on ditto.		%	
	KITCHEN UNITS			
10	Provide the amount of R25,000.00 (Twenty Five Thousand Rand) for kitchen units installed complete.	ltem		25,000.00
11	Profit on above item.		%	
12	Attendance on ditto.		%	
	JOINERY TO GUARDHOUSE			
13	Provide the amount of R10,000.00 (Ten Thousand Rand) for joinery to guardhouse installed complete.	ltem		10,000.00
14	Profit on above item.		%	
15	Attendance on ditto.		%	
	LANDSCAPING			
16	Provide the amount of R10,000.00 (Ten Thousand Rand) for landscaping executed complete.	ltem		10,000.00
	Carried to Collection		R	
	Section No. 4 Bill No. 1			
	Provisional Sums			



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17	Profit on above item.		%	
18	Attendance on ditto.		%	
	SIGNAGE			
19	Provide the amount of R5,000.00 (Five Thousand Rand) for signage installed complete.	Item		5,000.00
20	Profit on above item.		%	
21	Attendance on ditto.		%	
	SERVICE ROLLER SHUTTER DOORS			
22	Provide the amount of R20,000.00 (Twenty Thousand Rand) for servicing roller shutter doors.	ltem		20,000.00
23	Profit on above item.		%	
24	Attendance on ditto.		%	
	<u>CLO</u>			
25	Provide the amount of R48,000.00 (Forty Eight Thousand Rand) for a Community Liaison Officer.	Item		48,000.00
26	Profit on above item.		%	
27	Attendance on ditto.		%	
	FINANCIAL PROVISIONS			
	The items described hereunder cover work which is not fully defined at tender stage and which is intended to be executed by the Contractor and/or his Sub-Contractors. The amounts shown shall be used as directed by the Representative/ Agent and shall be deducted in whole or in part if not required.			
28	Allow the amount of R25,000.00 (Twenty Five Thousand Rand) for sundry builders work. This work shall be measured on completion and priced at scheduled rates.	Item		25,000.00
	Carried to Collection		R	
	Section No. 4 Bill No. 1			
	Provisional Sums			



Section No. 4					
Bill No. 1					
Provisional Sums					
COLLECTION					
COLLECTION         Total Brought Forward from I	Page No.	Page No 102 103 104		Amount	
Section No. 4 Bill No. 1 Provisional Sums	Carried to Final Summary		R		



	FINAL SUMMARY					٦
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1	Preliminaries & General		48			
2	Builders Work		93			
3	External Works		101			
4	Provisional Sums		105			
	Sub-Total			R		_
	Value Added Tax (15%)			R		
				K		_
	Total			R		
		Carried to Form of Tender		R		
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