Item No		Quantity	Rate	Amount

BILL NO. 1

PRELIMINARIES

BUILDING AGREEMENT AND PRELIMINARIES

The JBCC Principal Building Agreement (Edition 6.2 - June 2024) prepared by the Joint Building Contracts Committee shall be the applicable building agreement, amended as hereinafter described

The JBCC Principal Building Agreement contract data form an integral part of this agreement

The JBCC General Preliminaries (June 2024) published by the Joint Building Contracts Committee for use with the JBCC Principal Building Agreement (Edition 6.2 - June 2024) shall be deemed to be incorporated in these bills of quantities, amended as hereinafter described

The contractor is deemed to have referred to the above mentioned documents for the full intent and meaning of each clause

The clauses in the abovementioned documents are hereinafter referred to by clause number and heading only

Where any item is not relevant to this agreement such item is marked N/A signifying "not applicable"

Where standard clauses or alternatives are not entirely applicable to this agreement such amendments, modifications, corrections or supplements as will apply are given under each relevant clause heading and such amendments, modifications, corrections or supplements shall take precedence notwithstanding anything to the contrary contained in the above mentioned documents

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PREAMBLES FOR TRADES

The General Preambles for Trades 2017 published by the Association of South African Quantity Surveyors is designed to support and extend the abbreviated descriptions utilised in these bills of quantities by inter alia referring to SANS construction standards. Where such preambles are not applicable (eg where BS or Euro construction standards are applicable or the design consultants provide other preambles/specifications for insertion), users are to ensure that the abbreviated descriptions when read in conjunction with the Standard System of Measuring Building Work (seventh edition) for works within South Africa or the Standard Method of Measuring Building Work for Africa 2015 (first edition) for works elsewhere in Africa, represent the full description by extending the abbreviated bills of quantities descriptions and/or by inserting appropriate preambles or specifications

Note that the text of the Standard System of Measuring Building Work (seventh edition) and that of the Standard Method of Measuring Building Work for Africa 2015 (first edition) is the same

The latest version of the General Preambles for Trades should be referred to should the General Preambles for Trades 2017 be revised in future

The General Preambles for Trades 2017 published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claims arising from brevity of description of items fully described in the said General Preambles will be entertained

Supplementary preambles and/or specifications are incorporated in these bills of quantities to satisfy the requirements of this project. Such supplementary preambles and/or specifications shall take precedence over the provisions of the General Preambles

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	The contractor's prices for all items throughout these bills of quantities shall take account of and include where applicable for all of the obligations, requirements and specifications given in the General Preambles and in any supplementary preambles and/or specifications			
	STRUCTURE OF THIS PRELIMINARIES BILL			
	Section A : A recital of the headings of the individual clauses in the aforementioned JBCC Principal Building Agreement			
	Section B : A recital of the headings of the individual clauses in the aforementioned JBCC General Preliminaries			
	Section C : Any special clauses to meet the particular circumstances of the project			
	PRICING OF PRELIMINARIES			
	The contractor is referred to Tender Data Section in BOOK 1 on the Tender Document for Contract Data Information.			
	Should the contractor select Option A in the contract data for the adjustment of preliminaries, the amounts entered against the relevant items in these preliminaries are to be divided into one or more of the three categories provided namely fixed (F), value related (V) and time related (T)			
	SECTION A: PRINCIPAL BUILDING AGREEMENT			
1	Interpretation (A1-A7)			
2	Clause 1.0 - Definitions and interpretation			
3	**Pricing of bills of quantities**			
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4	The contractor is to allow opposite each item for all costs in connection therewith. All prices to include, unless otherwise stated, for all materials, fabrication, conveyance and delivery, unloading, storing, unpacking, hoisting, labour, setting, fitting and fixing in position, cutting and waste (except where to be measured in accordance with the standard system of measurement), patterns, models and templates, plant, temporary works, returning of packaging, duties, taxes (other than Value Added Tax), imposts, establishment charges, overheads, profit and all other obligations arising out of this agreement. Value Added Tax (VAT) is to be separately stated on the summary page of these bills of quantities		
5	Items left unpriced will be deemed to be covered in prices against other items throughout these bills of quantities and no claim for any extras arising out of the contractor's omission to price any item will be entertained		
6	Prices for all construction equipment, temporary works, services and other items shall include for the supply, maintenance, operating cost and subsequent removal and making good as necessary		
7	**Abbreviated descriptions**		
8	The items in these bills of quantities utilise abbreviated descriptions. It is the intention that the abbreviated descriptions be fully described when read with the applicable measuring system and the relevant preambles and/or specifications. However, should the full intent and meaning of any description not be clear, the contractor shall, before submission of his tender, call for a written directive from the principal agent, failing which it shall be assumed that the contractor has allowed in his pricing for materials and workmanship in terms of international best practice		
9	**Legal status of contractor**		
	Carried Forward		R

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10	If the contractor constitutes a joint venture, consortium or other unincorporated grouping of two or more persons then:			
11	1. These persons are deemed to be jointly and severally liable to the employer for the performance of this agreement			
12	2. These persons shall notify the employer of their leader who has assigned authority to bind the contractor and each of these persons			
13	3. The contractor shall not alter its composition or legal status without the prior written consent of the employer			
14	F:..... V:..... T:.....	Item		
15	**Clause 2.0 - Law, regulations and notices**			
16	F:..... V:..... T:.....	Item		
17	**Clause 3.0 - Offer and acceptance**			
18	F:..... V:..... T:.....	Item		
19	**Clause 4.0 - Cession and assignment**			
20	F:..... V:..... T:.....	Item		
21	Clause 5.0 - Documents			
22	Value Added Tax			
23	Provision is made in the summary page of these bills of quantities for the inclusion of Value Added Tax (VAT)			
24	Electronic issue of drawings			
	Carried Forward		R	

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25	All drawings for this project will be issued electronically and the contractor shall be deemed to have received such drawings on the date that such drawings have been dispatched electronically [5.6]			
26	F:..... V:..... T:.....	Item		
27	Clause 6.0 - Employer's agents			
28	Delegated authority			
29	The authority of the principal agent to issue contract instructions [17.1] and perform duties for specific aspects of the works is delegated to agents as follows [6.2]. This does not preclude the principal agent from issuing such contract instructions:			
30	1. Architect			
31	Note that the contract instructions hereinafter are selected from those listed in clause 17.1 of the JBCC PBA			
32	1.1 Duties [6.2] :			
33	The architect is responsible for the architectural design, functional design and quality inspection of the works			
34	1.2 Contract instructions [6.2; 17.1]			
35	1.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement			
36	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			
37	1.2.3 The site [13.0]			
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38	1.2.4 Compliance with the law, regulations and bylaws [2.1]			
39	1.2.5 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works			
40	1.2.6 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]			
41	1.2.7 Removal or re-execution of work			
42	1.2.8 Removal or substitution of any materials and goods			
43	1.2.9 Protection of the works			
44	1.2.10 Making good physical loss and repairing damage to the works [23.2.2]			
45	1.2.11 Rectification of defects [21.2]			
46	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			
47	1.2.13 Expenditure of budgetary allowances, prime cost amounts and provisional sums			
48	1.2.14 Appointment of a subcontractor [14.0; 15.0]			
49	1.2.15 Work by direct contractors [16.0]			
50	1.2.16 On suspension or termination, protection of the works, removal of construction equipment and surplus materials and goods [29.0]			
51	2. Quantity surveyor			
52	2.1 Duties [6.2]			
	Carried Forward		R	

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53	The quantity surveyor is responsible for all measurements, valuations, financial assessments and all other quantity surveying and cost control functions of the works			
54	2.2 Contract instructions [6.2; 17.1]			
55	2.2.1 No contract instructions delegated to the quantity surveyor			
56	3. Civil and structural engineer			
57	Note that the contract instructions hereinafter are selected from those listed in clause 17.1 of the JBCC PBA			
58	3.1 Duties [6.2]			
59	The civil and structural engineer is responsible for all aspects of civil and structural engineering design and quality inspection of the works			
60	3.2 Contract instructions [6.2; 17.1]			
61	3.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement			
62	3.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works			
63	3.2.3 The site [13.0]			
64	3.2.4 Compliance with the law, regulations and bylaws [2.1]			
65	3.2.5 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works			
	Carried Forward		R	

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66	3.2.6 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]			
67	3.2.7 Removal or re-execution of work			
68	3.2.8 Removal or substitution of any materials and goods			
69	3.2.9 Protection of the works			
70	3.2.10 Making good physical loss and repairing damage to the works [23.2.2]			
71	3.2.11 Rectification of defects [21.2]			
72	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			
73	3.2.13 Expenditure of budgetary allowances, prime cost amounts and provisional sums			
74	4. Mechanical engineer			
75	Note that the contract instructions hereinafter are selected from those listed in clause 17.1 of the JBCC PBA			
76	4.1 Duties [6.2]			
77	The mechanical engineer is responsible for all aspects of mechanical engineering design and quality inspection of the works ? and, where appointed by the employer for quantity surveying services in respect of the mechanical installations, for all measurements, valuations, financial assessments and all other quantity surveying and cost control functions			
78	4.2 Contract instructions [6.2; 17.1]			
	Carried Forward		R	

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	Brought Forward			
79	4.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement			
80	4.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works			
81	4.2.3 Compliance with the law, regulations and bylaws [2.1]			
82	4.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works			
83	4.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]			
84	4.2.6 Removal or re-execution of work			
85	4.2.7 Removal or substitution of any materials and goods			
86	4.2.8 Protection of the works			
87	4.2.9 Making good physical loss and repairing damage to the works [23.2.2]			
88	4.2.10 Rectification of defects [21.2]			
89	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			
90	4.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums			
91	5. Electrical engineer			
	Carried Forward		R	

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92	Note that the contract instructions hereinafter are selected from those listed in clause 17.1 of the JBCC PBA			
93	5.1 Duties [6.2]			
94	The electrical engineer is responsible for all aspects of electrical engineering design and quality inspection of the works and, where appointed by the employer for quantity surveying services in respect of the electrical installations, for all measurements, valuations, financial assessments and all other quantity surveying and cost control functions			
95	5.2 Contract instructions [6.2; 17.1]			
96	5.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement			
97	5.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works			
98	5.2.3 Compliance with the law, regulations and bylaws [2.1]			
99	5.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works			
100	5.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]			
101	5.2.6 Removal or re-execution of work			
102	5.2.7 Removal or substitution of any materials and goods			
103	5.2.8 Protection of the works			
	Carried Forward		R	

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104	5.2.9 Making good physical loss and repairing damage to the works [23.2.2]			
105	5.2.10 Rectification of defects [21.2]			
106	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			
107	5.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums			
108	6. Wet services engineer			
109	Note that the contract instructions hereinafter are selected from those listed in clause 17.1 of the JBCC PBA			
110	6.1 Duties [6.2]			
111	The wet services engineer is responsible for all aspects of wet services engineering design and quality inspection of the works			
112	6.2 Contract instructions [6.2; 17.1]			
113	6.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement			
114	6.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works			
115	6.2.3 Compliance with the law, regulations and bylaws [2.1]			
	Carried Forward		R	

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	Brought Forward			
116	6.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works			
117	6.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]			
118	6.2.6 Removal or re-execution of work			
119	6.2.7 Removal or substitution of any materials and goods			
120	6.2.8 Protection of the works			
121	6.2.9 Making good physical loss and repairing damage to the works [23.2.2]			
122	6.2.10 Rectification of defects [21.2]			
123	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			
124	6.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums			
125	7. Fire consultant			
126	Note that the contract instructions hereinafter are selected from those listed in clause 17.1 of the JBCC PBA			
127	7.1 Duties [6.2]			
128	The fire consultant is responsible for all aspects of rational fire design and quality inspection of the works			
129	7.2 Contract instructions [6.2; 17.1]			
	Carried Forward		R	

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	Brought Forward			
130	7.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement			
131	7.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works			
132	7.2.3 Compliance with the law, regulations and bylaws [2.1]			
133	7.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works			
134	7.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]			
135	7.2.6 Removal or re-execution of work			
136	7.2.7 Removal or substitution of any materials and goods			
137	7.2.8 Protection of the works			
138	7.2.9 Making good physical loss and repairing damage to the works [23.2.2]			
139	7.2.10 Rectification of defects [21.2]			
140	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			
141	7.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums ?			
142	8. Health and safety consultant			
	Carried Forward		R	

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143	8.1 Duties [6.2]			
144	The health and safety consultant is responsible for all aspects of health and safety of the works. Without derogating from the generality thereof, the health and safety consultant will perform the following specific functions and duties in respect of the health and safety aspects of the works. He shall:			
145	8.1.1 Act as the employer's agent in terms of the Construction Regulations issued in terms of the Occupational Health and Safety Act,1993 as amended			
146	8.1.2 Prepare and update the health and safety specification for the works			
147	8.1.3 Agree with the contractor the health and safety plan for the works			
148	8.1.4 Carry out regular audits to ensure adherence to the safety plan and compliance with the act and regulations			
149	8.1.5 Stop the execution of the works where the agreed specification or plan is not adhered to			
150	F:..... V:..... T:.....	Item		
151	Clause 7.0 - Design responsibility			
152	F:..... V:..... T:.....	Item		
153	Insurances and securities (A8-A11)			
154	Clause 8.0 - Works risk			
155	F:..... V:..... T:.....	Item		
156	Clause 9.0 - Indemnities			
157	F:..... V:..... T:.....	Item		
	Carried Forward		R	

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158	Clause 10.0 - Insurances			
159	F:..... V:..... T:.....	Item		
160	Clause 11.0 - Securities			
161	Guarantee for payment			
162	The employer shall not provide to the contractor a guarantee for payment [11.5.1]. The contractor shall waive his lien or right of continuing possession of the works [11.10]			
163	Extension of waiver of lien			
164	The contractor shall ensure that a waiver of lien is included in all subcontracts and that the works executed on the site are kept free of all liens and other encumbrances at all times [11.10]			
165	F:..... V:..... T:.....	Item		
166	Execution (A12 - A17)			
167	Clause 12.0 - Obligations of the parties			
168	Office accommodation			
169	The contractor shall provide, maintain and remove on practical completion air ventilated 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]			
170	Notice board			
171	The contractor shall erect a notice board. 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]			
	Carried Forward		R	

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172	Statutory and other notices			
173	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			
174	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			
175	F:..... V:..... T:.....	Item		
176	Clause 13.0 - Setting out			
177	F:..... V:..... T:.....	Item		
178	Clause 14.0 - Nominated subcontractors			
179	F:..... V:..... T:.....	Item		
180	Clause 15.0 - Selected subcontractors			
181	F:..... V:..... T:.....	Item		
182	Clause 16.0 - Direct contractors			
183	Attendance on direct contractors			
184	In respect of direct contractors the contractor shall:			
185	1. Designate an area for the direct contractor to establish a temporary office and workshop and storage of equipment and materials			
186	2. Allow the use of personnel welfare facilities, where provided			
	Carried Forward		R	

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187	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			
188	4. Permit the direct contractor to use erected scaffolding, hoisting facilities, etc provided by the contractor, in common with others having the like right, while it remains erected on the site [16.1]			
189	F:..... V:..... T:.....	Item		
190	Clause 17.0 - Contract instructions			
191	Site instructions			
192	Instructions issued on site are to be recorded in a site instruction book which is to be supplied and maintained on site by the contractor			
193	F:..... V:..... T:.....	Item		
194	Completion (A18 - A24)			
195	Clause 18.0 - Interim completion			
196	Clause 19.0 - Practical completion			
197	F:..... V:..... T:.....	Item		
198	Clause 20.0 - Completion in sections			
199	F:..... V:..... T:.....	Item		
200	Clause 21.0 - Defects liability period and final completion			
201	F:..... V:..... T:.....	Item		
202	Clause 22.0 - Latent defects liability period			
	Carried Forward		R	

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	Brought Forward		
203	F:..... V:..... T:.....	Item	
204	Clause 23.0 - Revision of the date for practical completion		
205	Substitution of materials and goods		
206	The removal or substitution of any materials and goods which do not conform to the specification or the contract drawings shall not constitute grounds for the extension of the construction period nor for the adjustment of the contract value [17.1.8; 23.1 & 2]		
207	F:..... V:..... T:.....	Item	
208	Clause 24.0 - Penalty for late or non-completion		
209	F:..... V:..... T:.....	Item	
210	Payment (A25 - A27)		
211	Clause 25.0 - Payment		
212	Prices submitted		
213	Where prices are submitted by the contractor or subcontractor during the progress of the works in respect of contract instructions or in regard to a claim under the terms of this agreement and notwithstanding the fact that such prices may be used in an interim payment certificate, there is to be no presumption of acceptance. Should the principal agent wish to accept any such prices prior to the issue of the certificate of final completion, it shall be in writing		
214	F:..... V:..... T:.....	Item	
215	Clause 26.0 - Adjustment of the contract value and final account		
216	Fluctuations in costs		
	Carried Forward		R

	Brought Forward		R	
217	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]			
218	Tenant installation/user requirements delayed			
219	There is a possibility that certain works related to tenant installation/user requirements may have to be delayed and may consequently not be executed prior to practical completion			
220	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			
221	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			
222	Cost of claims			
223	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			
224	Claims from subcontractors			
225	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]			
226	F:..... V:..... T:.....	Item		
	Carried Forward		R	

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227	Clause 27.0 - Recovery of expense and/or loss			
228	F:..... V:..... T:.....	Item		
229	Suspension and termination (A28 - A29)			
230	Clause 28.0 - Suspension by the contractor			
231	F:..... V:..... T:.....	Item		
232	Clause 29.0 - Termination			
233	F:..... V:..... T:.....	Item		
234	Dispute resolution (A30)			
235	Clause 30.0 - Dispute resolution			
236	F:..... V:..... T:.....	Item		
237	Agreement			
238	The required information of the parties and the amount of the contract sum shall be inserted in the agreement for signature of the agreement by the parties			
239	F:..... V:..... T:.....	Item		
240	Contract data			
241	Amendments, modifications, corrections or supplements to the General Preliminaries in Section B should be recorded in the contract data			
	SECTION B: JBCC PRELIMINARIES			
242	Definitions and interpretation (B1)			
243	Clause 1.1 - Definitions			
244	F:..... V:..... T:.....	Item		
	Carried Forward		R	

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245	Clause 1.2 - Interpretation			
246	F:..... V:..... T:.....	Item		
247	Documents (B2)			
248	Clause 2.1 - Checking of documents			
249	F:..... V:..... T:.....	Item		
250	Clause 2.2 - Provisional bills of quantities			
251	These bills of quantities are provisional			
252	F:..... V:..... T:.....	Item		
253	Clause 2.3 - Availability of construction information			
254	F:..... V:..... T:.....	Item		
255	Clause 2.4 - Ordering of materials and goods			
256	F:..... V:..... T:.....	Item		
257	Previous work and adjoining properties (B3)			
258	Clause 3.1 - Previous work - dimensional accuracy			
259	F:..... V:..... T:.....	Item		
260	Clause 3.2 - Previous work - defects			
261	F:..... V:..... T:.....	Item		
262	Clause 3.3 - Inspection of adjoining properties			
263	F:..... V:..... T:.....	Item		
264	The site (B4)			
265	Clause 4.1 - Handover of site in stages			
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266	F:..... V:..... T:.....	Item	
267	Clause 4.2 - Enclosure of the works		
268	Enclosure of work to be as prescribed by the Architect. in the absence of prescribed specification the contractor to allow as per the regulations		
269	F:..... V:..... T:.....	Item	
270	Clause 4.3 - Geotechnical and other investigations		
271	F:..... V:..... T:.....	Item	
272	Clause 4.4 - Encroachments		
273	F:..... V:..... T:.....	Item	
274	Clause 4.5 - Existing premises occupied		
275	F:..... V:..... T:.....	Item	
276	Clause 4.6 - Services - known		
277	F:..... V:..... T:.....	Item	
278	Management of contract (B5)		
279	Clause 5.1 - Management of the works		
280	F:..... V:..... T:.....	Item	
281	Clause 5.2 - Progress meetings		
282	F:..... V:..... T:.....	Item	
283	Clause 5.3 - Technical meetings		
284	F:..... V:..... T:.....	Item	
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285	Samples, shop drawings and manufacturer's instructions (B6)			
286	Clause 6.1 - Samples of materials			
287	F:..... V:..... T:.....	Item		
288	Clause 6.2 - Workmanship samples			
289	F:..... V:..... T:.....	Item		
290	Clause 6.3 - Shop drawings			
291	F:..... V:..... T:.....	Item		
292	Clause 6.4 - Compliance with manufacturer's instructions			
293	F:..... V:..... T:.....	Item		
294	Deposits and fees (B7)			
295	Clause 7.1 - Deposits and fees			
296	F:..... V:..... T:.....	Item		
297	Temporary services (B8)			
298	Clause 8.1 - Water			
299	F:..... V:..... T:.....	Item		
300	Clause 8.2 - Electricity			
301	F:..... V:..... T:.....	Item		
302	Clause 8.3 - Ablution and welfare facilities			
303	F:..... V:..... T:.....	Item		
304	Clause 8.4 - Communication facilities			
	Carried Forward		R	

	Brought Forward		R	
305	F:..... V:..... T:.....	Item		
306	Prime cost amounts (B9)			
307	Clause 9.1 - Responsibility for prime cost amounts			
308	F:..... V:..... T:.....	Item		
309	Attendance on subcontractors (B10)			
310	Clause 10.1 - General attendance			
311	General attendance is defined as being the duties of the contractor in terms of clause 12.2 of the JBCC n/s subcontract agreement			
312	F:..... V:..... T:.....	Item		
313	General (B11)			
314	Clause 11.1 - Protection of the works			
315	F:..... V:..... T:.....	Item		
316	Clause 11.2 - Protection/isolation of existing works and works occupied in sections			
317	F:..... V:..... T:.....	Item		
318	Clause 11.3 - Security of the works			
319	F:..... V:..... T:.....	Item		
320	Clause 11.4 - Notice before covering work			
321	F:..... V:..... T:.....	Item		
322	Clause 11.5 - Disturbance			
323	Disturbance			
	Carried Forward		R	

	Brought Forward		R	
324	All work is to be carried out in such a manner as to cause no unacceptable or unreasonable dust, noise, vibrations, nuisance, inconvenience, annoyance and the like to the public, others, other properties and traffic in so far as they exceed the permissible limitations set by government legislation or by the local authority. Any delays, stoppages and the like arising from or in order to comply with the above will not constitute grounds for an adjustment to the construction period or contract value whatsoever			
325	F:..... V:..... T:.....	Item		
326	Clause 11.6 - Environmental disturbance			
327	Controlling all forms of pollution			
328	The contractor shall be responsible for and take all precautions in controlling by whatever means necessary all forms of pollution emanating from the site during the construction period due inter alia to noise, artificial light, wind-blown sand, dust, deposits of mud, etc			
329	The contractor is to ensure that all roads which border the site and are used by the contractor during the execution of the works are kept clean and free of any dirt or debris caused by the execution of the works			
330	F:..... V:..... T:.....	Item		
331	Clause 11.7 - Works cleaning and clearing			
332	F:..... V:..... T:.....	Item		
333	Clause 11.8 - Vermin			
334	F:..... V:..... T:.....	Item		
335	Clause 11.9 - Overhand work			
336	F:..... V:..... T:.....	Item		
	Carried Forward		R	

	Brought Forward		R	
337	Clause 11.10 - Tenant installations			
338	F:..... V:..... T:.....	Item		
339	Clause 11.11 - Advertising			
340	F:..... V:..... T:.....	Item		
	SECTION C: SPECIFIC PRELIMINARIES			
341	Warranties for materials and workmanship			
342	Where warranties for materials and/or workmanship are called for, the contractor shall obtain a written warranty, addressed to the employer, from the entity supplying the materials and/or executing the work and shall deliver same to the principal agent on final completion of the contract			
343	The warranty shall state that workmanship, materials and installation are warranted for a specific period from the date of practical completion and that any defects that may arise during the specified period shall be made good at the expense of the entity supplying the materials and/or doing the work, upon written notice to do so			
344	The warranty will not be enforced if the work is damaged by defects in the execution of the works, in which case the responsibility for replacement shall rest entirely with the contractor			
345	F:..... V:..... T:.....	Item		
346	Overtime			
347	Should overtime be required to be worked for any reason whatsoever, the cost of such overtime is to be borne by the contractor unless the principal agent has specifically authorised, prior to execution thereof, that costs for such overtime are to be borne by the employer			
348	F:..... V:..... T:.....	Item		
	Carried Forward		R	

	Brought Forward		R	
349	Cooperation of the contractor for cost management			
350	It is specifically agreed that the contractor accepts the obligation of assisting the principal agent in implementing proper cost management. The contractor will be advised by the principal agent of all cost management procedures which will be implemented to ensure that the contract value does not exceed the budget			
351	F:..... V:..... T:.....	Item		
352	Overloading			
353	The contractor shall take all necessary steps to ensure that no damage occurs due to overloading of any portion of the works or temporary works eg scaffolding, etc. The contractor shall submit details of his proposed loading, storage, plant erection, etc to the principal agent for approval prior to proceeding with such loading, storing or erecting and shall comply with and pay for the principal agent's requirements in connection with the provision of temporary support work, etc. Any damage caused to the works by overloading shall be made good by the contractor at his sole expense			
354	F:..... V:..... T:.....	Item		
355	Propping of floors below			
356	The contractor is advised that propping of floors below may be required if he wishes to use any areas of completed suspended reinforced concrete slabs for vehicle access, storage of materials and goods and location of plant, scaffolding, etc. The location of these areas and any necessary propping shall be approved by the principal agent and the cost thereof shall be borne by the contractor			
357	F:..... V:..... T:.....	Item		
358	Testing of flat roof waterproofing for watertightness			
	Carried Forward		R	

	Brought Forward		R	
359	Flat roof waterproof areas shall be flooded and kept "ponded" for at least forty eight (48) hours as a test to ensure the watertightness of the waterproofing and before any further construction work is carried out above the waterproofing			
360	F:..... V:..... T:.....	Item		
361	Health and safety			
362	Without limiting the generality of the provisions of clause 2.0, the contractor's attention is drawn to the provisions of the Construction Regulations issued in terms of the Occupational Health and Safety Act, 1993 as amended. It is specifically stated that the employer shall prepare a documented health and safety specification for the works and that the employer shall ensure that the contractor has made provision for the cost of health and safety measures during the execution of the works. The contractor shall price opposite this item for compliance with the act and the regulations and the reasonable provisions of the aforementioned health and safety specification [2.1]			
363	The contractor shall:			
364	1. Comply with the health and safety specification for the works			
365	2. Prepare and agree with the health and safety consultant the health and safety plan for the works			
366	3. Cooperate with the health and safety consultant in all respects			
367	4. Manage the compliance of all subcontractors with the regulations and with the health and safety plan and specification			
368	5. Conform to the conditions contained in the employer's health and safety specification			
	Carried Forward		R	

	Brought Forward		R	
369	F:..... V:..... T:.....	Item		
370	Broad based black economic empowerment (BBBEE)	N/A		
371	Tenders submitted will be evaluated taking into account their empowerment rating			
372	The employer will be monitoring the broad based black economic empowerment (BBBEE) status of the contractor throughout the execution of the works			
373	The contractor is to submit to the principal agent on an annual basis a schedule of spend, split into vendors engaged as subcontractors and suppliers indicating their BBBEE rating including proof of the said rating			
374	F:..... V:..... T:.....	Item		
375	Advertising rights			
376	The employer may elect to contract with advertising agencies for the erection of advertising hoardings, banners, wraps or the like for the duration of the contract. The contractor shall not prevent such an arrangement and will assist in the facilitation of same. The position and type of advertising structure to be agreed with the principal agent so as not to hinder the contractor in meeting his obligations under this agreement			
377	F:..... V:..... T:.....	Item		
378	Confidentiality			
379	The contractor undertakes to maintain in confidence any and all information regarding this project and shall obtain appropriate similar undertakings from all subcontractors and suppliers. Such information shall not be used in any way except in connection with the execution of the works			
	Carried Forward		R	

	Brought Forward		R	
380	No information regarding this project shall be published or disclosed without the prior written consent of the employer			
381	F:..... V:..... T:.....	Item		
382	Media releases			
383	All rights of publication of articles in the media, together with any advertising relating thereto or in any way connected with this project, shall vest with the employer			
384	The contractor together with his subcontractors shall not, without the prior written consent of the employer, cause any statement or advertisement connected with this project to be printed, screened or aired by the media			
385	F:..... V:..... T:.....	Item		
386	**C1 CONTRACT DRAWINGS** The drawings issued with the tender documents do not comprise the complete set but serve as a guide only for tendering purposes and for indicating the scope of the work to enable the tenderer to acquaint himself with the nature and extent of the **works** and the manner in which they are to be executed. Should any part of the drawings not be clearly understood by the tenderer he shall, before submitting his tender, obtain clarification in writing from the **principal agent.** F:..... V:..... T:.....	Item		
	Carried Forward		R	

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	Brought Forward		R	
387	**C2 GENERAL PREAMBLES** The document "Specification of Materials and Methods to be used (PW371)" is obtainable on request from the head office and all regional offices of the Department, and shall be read in conjunction with the **bills of quantities / lump sum document** and be referred to for the full descriptions of work to be done and materials to be used. F:..... V:..... T:.....	Item		
388	**C3 TRADE NAMES** Wherever a trade name for any product has been described in the **bills of quantities / lump sum documents**, the tenderer's attention is drawn to the fact that any other product of equal quality may be used subject to the written approval of the **principal agent** being obtained prior to the closing date for submission of tenders. If prior written approval for an alternative product is not obtained, the product described shall be deemed to have been tendered for. F:..... V:..... T:.....	Item		
389	**C4 IMPORTED MATERIALS AND EQUIPMENT** Where imported items are listed in the tender documents, the tenderer shall provide all the information called for, failing which the price of any such item, materials or equipment shall be excluded from currency fluctuations. (refer to Schedule of Imported Materials and Equipment to be completed by tenderer). Notwithstanding any provisions elsewhere regarding the adjustment of contract prices, the price of any item, material or equipment listed in terms of this clause shall be excluded from the Contract Price Adjustment Provisions (if applicable). F:..... V:..... T:.....	Item		
	Carried Forward		R	

	Brought Forward		R	
390	**C5 VIEWING THE SITE IN SECURITY AREAS** The tenderer must arrange with the responsible officer to obtain permission to enter the **site** for tendering purposes F:..... V:..... T:.....	N/A		
391	**C6 COMMENCEMENT OF WORKS IN SECURITY AREAS** As the **works** falls within a security area the **contractor** must give the unit commander or other responsible officer notice before commencement of the **works**. Should the **contractor** fail to make such arrangements, admission to the **site** may be refused and any additional costs will be for the **contractor's** account. Fixed:____ Value related:_____ Time related:_____	N/A		
392	**C7 ENTRANCE PERMITS TO SECURITY AREAS** IF the **works** falls within a security area the **contractor** shall obtain entrance permits for his personnel and workmen entering the area and shall comply with all regulations and instructions which may be issued from time to time regarding the protection of persons and property under the control of the Defence Force, Police or chief security officer. Fixed:____ Value related:_____ Time related:_____	N/A		
	Carried Forward		R	

	Brought Forward		R	
393	**C8 SECURITY CHECK OF PERSONNEL** The **principal agent** may require the **contractor** to have his personnel and workmen, or a certain number of them, security classified. In the event of the **principal agent** requesting the removal of a person or persons from the **works** for security reasons, the **contractor** shall do so forthwith and shall thereafter ensure that such person or persons are denied access to the **works** and the **site** and/or to any document or information relating to the **works.** F:..... V:..... T:.....	N/A		
394	**C9 PROHIBITION ON TAKING OF PHOTOGRAPHS** In terms of article 119 of the Defence Act, 44 of 1957, it is prohibited to sketch or to take photographs of any military site or installation or any building or civil works thereon or to be in possession of a camera or other apparatus used for taking of photographs except when authorized thereto by or on behalf of the Minister. The same prohibition is also applicable to all correctional institutions in terms of article 44.1(e) of the Correctional Services Act 8 of 1959. F:..... V:..... T:.....	N/A		
	Carried Forward		R	

	Brought Forward		R	
	C10 HIV/AIDS AWARENESS			
	It is required of the **contractor** to thoroughly study the HIV/AIDS Specification (PW1544) of the Department that must be read together with and is deemed to be incorporated under this Section of the **bills of quantities / lump sum document**. Provision for pricing of HIV/AIDS awareness is made under items C10.1 to C10.5 hereafter and it is explicitly pointed out that all requirements of the aforementioned specification are deemed to be priced hereunder, as the said items represent the only method of measurement and no additional items or extras to the contract in this regard shall be entertained. The **contractor** must take note that compliance with the HIV/AIDS Specification is compulsory. In the event of partial or total non-compliance, the **principal agent**, notwithstanding the provisions of Clause A 31.0 or any other clause to the contrary, reserves the right to delay issuing any progress **payment certificate** until the **contractor** provides satisfactory proof of compliance. The **contractor** shall not be entitled to any compensation of whatsoever nature, including interest, due to such delay of payment.			
395	**C10.1 AWARENESS CHAMPION** Selection, appointment, briefing and making available of an Awareness Champion including provision of all relevant services, all in accordance with the HIV/AIDS Specification. F:..... V:..... T:.....	Item		
	Carried Forward		R	

	Brought Forward		R	
396	**C10.2 AWARENESS WORKSHOPS** Selection and appointment of a competent Service Provider approved by the **principal agent**, provision of a Service Provider Workshop Plan and a suitable venue, conducting of awareness workshops by means of traditional and/or modern multi-media techniques, including follow-up courses, making available all tuition material and performing assessment procedures, all in accordance with the HIV/AIDS Specification. F:..... V:..... T:.....	Item		
397	**C10.3 POSTERS, BOOKLETS, VIDEOS, ETC.** Provision, displaying, maintaining and replacing when necessary of four plastic laminated posters, booklets and educational videos, etc. for the duration of the **construction period**, all in accordance with the HIV/AIDS Specification. F:..... V:..... T:.....	Item		
398	**C10.4 ACCESS TO CONDOMS** Provision and maintenance of condom dispensers fixed in position, including male and female condoms, replenishing male and female condoms on a daily basis as required for the duration of the **construction period**, all in accordance with the HIV/AIDS Specification. F:..... V:..... T:.....	Item		
399	**C10.5 MONITORING** Monitoring HIV/AIDS awareness of workers, providing the **principal agent** with access to information including making available all reports, thoroughly completed and reflecting the correct information, for the duration of the **construction period** and close out, all in accordance with the HIV/AIDS Specification. F:..... V:..... T:.....	Item		
	Carried Forward		R	

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Brought Forward			R
C11 OCCUPATIONAL HEALTH AND SAFETY ACT			
The **contractor** shall comply with all the requirements set out in the Construction Regulations, 2014 issued under the Occupational Health and Safety Act, 1993 (Act No 85 of 1993).			
It is required of the **contractor** to thoroughly study the Health and Safety Specification that must be read together with and is deemed to be incorporated under this Section of the **bills of quantities / lump sum document.**			
The **contractor** must take note that compliance with the Occupational Health and Safety Act, Construction Regulations and Health and Safety Specification is compulsory. In the event of partial or total non compliance, the **principal agent**, notwithstanding the provisions of clause A31.0 of Section A or any other clause to the contrary, reserves the right to delay issuing any progress **payment certificate** until the **contractor** provides satisfactory proof of compliance. The **contractor** shall not be entitled to any compensation of whatsoever nature, including interest, due to such delay of payment.			
Provision for pricing of the Occupational Health and Safety Act, Construction Regulations and Health and Safety Specification is made under this clause and it is explicitly pointed out that all requirements of the aforementioned are deemed to be priced hereunder and no additional claims in this regard shall be entertained.			
Prices to Allow for: 1. Principal Contractor 2. All Sub-contractors 3. SMME Sub-contractors			
The contractor is referred to the specifications annexed to this tender documents for comprehensive pricing F:..... V:..... T:.....	Item		
Carried Forward			R

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	Brought Forward		R	
400	**C12 REPORTING BY CONTRACTOR** The Contractor is required to complete the CONTRACTOR MONTHLY REPORT which is to be submitted together with the Contractor's payment claim.Payment of the Contractor is conditional on this information being accurate and timeously provided. Payment shall be subject to the Employer giving the Contractor a tax invoice for the amount due.The Contractor is to take note of the following requirements -At the bottom of the CONTRACTOR MONTHLY REPORT, the Site Agent, Clerk of Works, CLO or Contractor must sign the document as proof that the people indicated have worked the number of days F:..... V:..... T:.....	Item		
401	**C13 LOCAL LABOUR AND LOCAL BUILDING MATERIALS** It is a general requirement of this contract that persons normally resident in the locality of the works (local labour) be given preference for employment on the contract. Should adequate and appropriate labour not be available within the locality, other labour may be employed subject to satisfactory proof being provided that every reasonable endeavour has been made to employ local labour. The contractor shall identify the local community leaders with the purpose of negotiating with them regarding the utilisation of local labour in the construction process. The contractor shall furthermore give preference, wherever possible to the employment of single heads of households, women and youth. The contractor shall, in general, maximise the involvement of the local community.	Item		
	Carried Forward		R	

	Brought Forward		R	
402	**C14 LOCAL BUILDING MATERIALS** Preference shall be given to the supply of materials produced or manufactured in the Eastern Cape Province provided that: (a) Such materials comply in all respects with the specific requirements of PW371 specification. (b) The availability of such materials shall not adversely affect the desired progress of the specific works. (c) The use of such materials shall not constitute grounds for any claim for increased cost in respect thereof. F:..... V:..... T:.....	Item		
403	**C15 ADMINISTRATION** The **Contractor** must allow for **all costs** (including any profit and/or attendance) associated with the administration, appointment, training and/or payment of the CLO, Candidate Professionals, Students, EPWP Beneficiaries, APTCOD Learners, Clerk of Works and Steering Committee Members **as applicable** and included in this tender document. This item must be priced within rates or preliminaries, there is no separate line item for this (refer to **PROVISIONAL SUMS & SOCIAL SECTIONS OF THIS BOQ)** No additional claims in this regard shall be entertained. F:..... V:..... T:.....	Item		
	SUMMARY OF CATEGORIES			
404	Category : Fixed R.....	Item		
405	Category : Value R.....	Item		
406	Category : Time R.....	Item		
	Carried to Summary		R	

Bill No. 1
Preliminaries and General
Prepared by TRIVIRON

Item No		Quantity	Rate	Amount
	BILL NO. 2			
	ALTERATIONS			
	ALL TRADES BILL PROVISIONAL			
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition), the Department of Public Works document No. PW 371 Specification of Materials and Methods to be used and to the Supplementary Preambles which are incorporated at the front of these Bills of Quantities.			
	NOTE:The Standard Preambles and the Notes in the various trade bills are to, and do, apply equally to this section.----------			
	The Contractor will be held solely responsible for checking all floor levels and dimensions in the existing building in order that the new extensions may be correctly lined up. Should any discrepancies be found in the Architect's drawings he should be asked for a decision before continuing with the work.			
	The Contractor will be held solely responsible for any damage to persons and property, for the safety of the new and existing structure throughout the whole of the contract and must make good at his own expense any damage that may occur.			
	All existing materials taken down and suitable for for re-use to remain the property of the department/community unless specified otherwise.			
	Carried Forward		R	

Brought Forward		R	
Old materials described as "carefully take out, set aside for re-use and later refix in new position" are to be carefully removed, stored and protected from injury, made good as required and if broken or damaged through taking out, removing, storage, etc, are to be replaced by the Contractor at his own expense. Tenderers are advised to inspect these materials to ascertain their condition and allow accordingly for this in their pricing.			
Old materials, which are to become the property of the Contractor as they are pulled down, together with all building debris from any cause whatsoever, are to be immediately carted away and the site left clean and unencumbered. Allow for watering the works sufficiently to prevent nuisance from dust.			
Allow for giving notice to local or other authorities for disconnecting electric light, water and drainage mains and removing telephone wires, etc, and pay all fees in connection therewith and afford every facility to the workmen carrying out this work.			
All materials in this section are measured as new except where old material is specifically mentioned as being re-used.			
Old materials, if sound and suitable and approved by the Architect, may be re-used in the new structure. This applies particularly to timber which may be re-used for joists, brandering, fittings, etc and broken bricks and other similar material which may be used as filling and hardcore.			
Wherever old materials are used instead of the new materials measured, an adjustment will be made by the Quantity Surveyor in the final settlement of accounts by deducting the net cost of the new materials and crediting the Contractor with the amount, if any, allowed by him for the old materials.			
When pricing, Tenderers are to allow as follows:			
Carried Forward		R	

Brought Forward		R	
Prices are to include for carting away from site all materials not specifically mentioned as being stored on site for re-use or to be handed over to the Department/community, and all rubbish, debris, etc. arising from the alterations, etc. and for making good all work damaged or disturbed. Where door and window openings, etc, are specified to be filled in, or where jambs, cills, etc are specified to be built up, brickwork shall be of hard burnt clay stock bricks in 5.1 cement mortar unless otherwise specified, cut, toothed and bonded into existing brickwork and pinned up as required with slates or other hard materials. Brickwork built to fair face or in facings is to be of bricks and pointed to match existing. Plaster is to be 5.1 cement plaster unless otherwise specified. The term "take out" includes all work taken out, taken up, taken down, taken off, etc ; the term "break up" includes all work broken up, broken down, broken off, etc and the term "hack off" includes all work hacked off, hacked up, hacked down, etc. The term "make good" is to include all labour and material required to match existing work.			
Carried Forward		R	

				R
	Brought Forward			
	TEMPORARY BARRIERS, SCREENS, ETC			
1	Local site hoarding in areas where they are working, re-using hoarding wherever possible.	m2	135	
	REMOVAL OF EXISTING WORK			
	Taking down and removing roofs, floors, panelling, ceilings, partitions, etc. and cart away to dump site located by the contractor:			
2	All existing gutters and downpipes to be removed and disposed off-site, including galvanised square gutters, aluminium ogee profile or white half-round or square PVC gutters.	m	91	
	CUTTING THROUGH FLOORS AND CEILINGS			
	Cutting through			
3	Carefully cut through existing surface bed at required positions for 400 x 400 x600mm concrete footings to new steel columns, including breaking out and removal of concrete as necessary, and make good/reinstate the concrete surface bed on both sides of the new steel columns, all complete.	Item		
	PREPARATORY WORK TO EXISTING SURFACES			
4	Carefully remove remnants of steel bracket fixtures marking the positions of recently removed rafters from the south verandah beam, including making good all fixing holes and imperfections to the south and west timber verandah beams, sanding smooth, applying one coat SANS-approved universal undercoat and two coats SANS-approved white enamel paint, all complete.	Item		
	Carried Forward			R

				R
	Brought Forward			
5	Carefully remove all existing 75mm dia cast-in-situ steel columns and/or remnants of columns formerly supporting the timber roof structure, including carefully chopping out concrete/screed adjacent to existing pipework, cutting off the pipe approximately 30mm below finished floor level (FFL), and making good concrete floor to match existing, all complete.	No	11	
6	The existing courtyard shall be kept clean at all times and at the end of each working day shall be swept clean to remove any debris / swarf / dust etc.	Item		
7	Carefully disconnect, retain, reposition and reconnect existing lightning conductors through new downpipes, including secure reconnection to roof sheeting, all complete.	No	10	
	Effect necessary repairs to existing fascias and eaves linings to match existing in all respects, including preparing all exposed surfaces by sanding smooth, removing dust and debris, stopping all holes and imperfections, and applying one coat SANS-approved plaster primer, one coat universal undercoat and two coats SANS-approved white alkyd paint, all complete.			
8	Fascia boards	m	91	
9	Eaves lining	m2	37	
	Carried to Summary			R

Bill No. 2
Alterations
Prepared by TRIVIRON

Item No		Quantity	Rate	Amount

BILL NO. 3

ROOF COVERINGS

PREAMBLES

The Model Preambles for Trades 2017 as published by the Association of South Africa 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 Model Preambles will be entertained

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 said Model Preambles and in any supplementary preambles

The Tenderer is to refer to the drawings prior to pricing the following section and familiarise himself with the full intent and scope of works. Tenderers are to note that should there be any doubt or obscurity as to the meaning and intent of any descriptions the tenderer must have the same rectified with the engineer and architect prior to commencement and allow as per the intended designed scope of works accordingly in his tender

SUPPLEMENTARY PREAMBLES

General:

Profiled metal roofing sheets shall be used and fixed all in accordance with SABS Code of Practice 0237.

Roofing sheets for inland use shall have galvanised coating of Z25 quality.

Galvanised roof sheets shall be finished with an approval factory applied paint coating.

Carried Forward R

Brought Forward		R	
General installation procedure: All necessary cutting of sheets shall be properly performed. Cut edges at sides of valleys and where otherwise exposed shall be perfectly straight. Use a power saw with cold cutting blades. This produces less hot metal particles and burns as opposed to carborundum discs. Note: Cut sheets to be deburred and coloured sheets to be touched up. The contractor is to submit a certificate signed by the Merchant, stating that the galvanised roof covering supplied complies with the required thickness specified. Roof sheet shall be in single lengths to each slope of the roof or to both roof slopes where a ridge is to be formed by bending the sheets over the ridge. The use of any approved factory applied paint finish shall in all cases be in addition to the galvanised coating as specified. Handling on site: On no account should sheeting in any surface, that is bundled or nested in stacks, be allowed to get wet. If packs become wet the sheets should be separated without delay and the surface moisture removed with a clean colth. The sheets should then be stacked so that air circulation completes the drying process. Cleaning up: Metallic particles and all other debris including rivet shanks, nails, scres, nuts etc should be swept from the roof sheeting as soon as possible, at the end of each days work and particularly at completion of the roof installation. Corrosion and possible failure of the pre-painted or galvanished coating surfaces subject to moist or condensation conditions.			
Carried Forward		R	

	Brought Forward			R	
	PROFILED FIBRE-CEMENT SHEETING AND ACCESSORIES				
	Supply and install 2.5mm thick co-extruded Opal Polycarbonate IBR profile roof sheeting with double-sided UV2 protection, heavy-duty grade suitable for hail-risk areas, strictly in accordance with the manufacturer's recommendations, including 20mm PVC spacer tubes between the underside of the sheet ridges and top face of purlins at each fixing point, spacer tubes cut to the correct length, oversized fixing holes to accommodate thermal expansion and contraction, and fixing with 75 x 5.5mm self-drilling galvanised Tek roofing screws complete with neoprene and galvanised steel washers, all necessary accessories, cutting, fitting and making good, all complete with side and end laps sealed:				
1	Sheeting laid to roof with pitch not exceeding 9 degrees.	m2	135		
	Carried to Summary			R	

Bill No. 3
Roof Coverings
Prepared by TRIVIRON

Item No		Quantity	Rate	Amount

BILL NO. 4

CARPENTRY & JOINERY

PREAMBLES

The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2008 Edition), the Department of Public Works document No. PW 371 Specification of Materials and Methods to be used and to the Supplementary Preambles which are incorporated hereunder.

SUPPLEMENTARY PREAMBLES

Proprietary products in descriptions:

Proprietary products shall be used as specified. Substitute products of similar quality and specification may only be used with prior approval by the Principal Agent.

Joinery:

Descriptions of frames shall be deemed to include frames, transomes, mullions, rails, etc.

Descriptions of hardwood joinery shall be deemed to include pelleting of bolt holes.

Fixing:

All nailing of timber roof trusses, purlins, etc. shall be done with galvanised nails. In coastal areas, copper, aluminium or stainless steel nails shall be used.

Items described as "nailed" shall be deemed to be fixed with hardened steel nails or shot pins to brickwork or concrete.

Carried Forward R

				R	
	Brought Forward				
	Where items are described as "bolted" the bolts have been measured elsewhere.				
	Fascia boards:				
	All fascia boards will be a minimum of 12mm thick. The contractor will be required to provide proof of purchase for 12mm thick fascia boards. If found to be incorrect, the contractor will be required to replace the fascias at the contractors own cost. Fascia and barge boards will be fixed to rafter ends with 38 x 38 x 114mm auxiliary cleats brass screwed to rafter feet. Failure to comply with this will result in non payment for fascias boards.				
	EAVES, VERGES, ETC.				
	Fibre cement Fascias and Barge Boards:				
1	150mm x 12mm fibre cement fascia boards, including matching joiners, etc.	m	48		
	Carried to Summary			R	

Bill No. 4
Carpentry and Joinery
Prepared by TRIVIRON

Item No		Quantity	Rate	Amount

BILL NO. 5

PLUMBING AND DRAINAGE

PREAMBLES

Proprietary products shall be used as specified. Substitute products of similar quality and specification may only be used with prior approval by the Principal Agent.

The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition), the Department of Public Works document No. PW 371 Specification of Materials and Methods to be used and to the Supplementary Preambles which are incorporated hereunder.

SUPPLEMENTARY PREAMBLES

References to details and drawings:

Where drawings and/ or details have been referred to Tenderers should price for complete detail and specification on such details and/ or drawing. No claims relating to the omissions on the part of tenders will be entertained.

As-built drawings:

Where required, the contractor shall prepare an updated set of as-built drawings. At completion of the contract the contractor shall hand these drawings to the principal agent for reproducing onto the originals for handing over to the employer (provision for allowance of as-built drawings elsewhere).

Carried Forward R

				R
	Brought Forward			
	RAINWATER DISPOSAL			
	Seamless aluminium gutters fixed to fibre cement fascia with fixings, brackets, etc:			
1	Install new seamless pre-painted 150 mm wide aluminium gutters with all necessary brackets. Installation to be by approved seamless gutter installer	m	139	
2	Extra over eaves gutter for stopped end.	No	16	
3	Extra over eaves gutter mitre corner	No	5	
4	Extra over eaves gutter outlet	No	50	
	PVC Rainwater goods:			
5	80mm SANS approved rainwater pipe including holderbats.	m	180	
6	Extra over rainwater pipe for bend	No	50	
7	Extra over rainwater pipe for shoe	No	50	
	Carried to Summary			R

Bill No. 5
Plumbing and Drainage
Prepared by TRIVIRON

Item No			Quantity	Rate	Amount
	BILL NO. 6				
	PAINTWORK				
	PREAMBLES				
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2008 Edition), the Department of Public Works document No. PW 371 Specification of Materials and Methods to be used and to the Supplementary Preambles which are incorporated hereunder.				
	SUPPLEMENTARY PREAMBLES				
	Painting specification:				
	All painting shall be done in accordance with SABS specifications unless otherwise described.				
	Colours:				
	Unless otherwise described, all paintwork shall be deemed to have a colour value in excess of 7 on the Munsell system in accordance with SABS 1091.				
	ON FIBRE-CEMENT, PLASTERBOARD, ETC.				
	Prepare and apply one coat of SANS Approved Plaster Primer, one coat of universal undercoat and two coats of SANS Approved White enamel paint with 1 hour drying time between coats (Colour: white as per Architectural Specification):				
1	Fascias, bargeboards, etc.	m2	7		
	Carried to Summary			R	

Bill No. 6
Paintwork
Prepared by TRIVIRON

Item No		Quantity	Rate	Amount
	BILL NO. 7			
	SOCIO-ECONOMIC DELIVERABLES			
	SUPPLEMENTARY PREAMBLES			
	General			
	The project will deliver measurable socio-economic benefits through local employment creation, skills development, support for SMMEs, youth and women empowerment, preferential procurement, and community development initiatives, thereby contributing to sustainable economic growth and social upliftment within the host community.			
	The Contractor is referred to the Social and Economic Deliverables Specification Data included in this contract document for interpretation purposes. The Contractor shall ensure full achievement of the deliverables through the construction period of this contract.			
	COMMUNITY LIAISON OFFICER (CLO)			
1	Provide the sum of R18 000.00 (Eighteen Thousand) for Community Liason Officer with a stipend of R 6000.00 each month to be employed by the main contractor for the duration of the contract, to be used at the discretion of the Principal Agent and deducted in whole or in part if not required	Item		18 000.00
2	Attendance		%	
	PROJECT SUPPORT COMMITTEE (PSC)			
3	Provide the amount of R6 000.00 Six Thousand for Project Support Committee (PSC) members, one meeting per month for the duration of the contract.	Item		6 000.00
4	Attendance		%	
	Carried to Summary		R	

Item No		Quantity	Rate	Amount

BILL NO. 8

PROVISIONAL SUMS

SUPPLEMENTARY PREAMBLES

General:

Unless otherwise described, all prime cost amounts and provisional sums shall be nett. No provision for 5 percent cash discount shall be included for the main
Prime cost amounts and provisional sums exclude value added tax.
In the event of a prime cost amount or provisional sum being omitted the items "Allow for profit"... and "allow for attendance" applicable, shall be omitted together with the prime cost amount or provisional sum and no claim whatsoever will be entertained in this regard.
The principal agent shall be entitled to nominate or select any further specialist and other to execute work or supply and fix any goods whether or not a provisional sum is included in the bills of quantities and such specialists and other will then be deemed to be "selected subcontractors" as the case may be.
Where profit stated, the contractor may allow for profit if required

Attendance upon nominated/selected subcontractors:

The item "Allow for attendance...." which follows each provisional sum for nominated/selected subcontractors work, shall be deemed to cover all the contractors costs incurred in providing free of charge to the subcontractor the service as set out in the relevant clause in the preliminaries

Carried Forward R

Brought Forward		R
Taking delivery: Taking delivery of goods or articles by the contractor on site shall mean getting in, unpacking, checking that the quantity is correct and that the goods are complete and undamaged, submitting a report thereof to the interested parties and issuing vouchers for the receipt of such goods.The contractor is to store the goods and will be held responsible for the safety thereof and indemnify the employer against any damage or loss which may occur **Works executed under a seperate/direct contract:** The contractor shall permit access to the site and to the places where the work is to be carried out and provide every facility to enable the specialist to carry out his work in a workmanlike manner and in proper order and sequence. **Co-ordination:** The contractor shall obtain all necessary particulars of the subcontractors work timeously and the contractor will be responsible for the programming and coordination of the works. **Number of nominated/selected subcontractors:** The contractors attention is drawn to the fact that the indicated individual provisional sums may consist of numerous specialist, all of which will become nominated/selected subcontractors.The contractor must therefore allow in his tender for any cost implication this may bring about, as no claims in this regard will be entertained. The contractor shall obtain all necessary particulars of the subcontractors work timeously and the contractor will be responsible for the programming and coordination of the works.		
Carried Forward		R

	Brought Forward		R	
	Structural Steelwork:			
1	Provide the sum of R250 000.00 (Two Hundred and Fifty Thousand Rand) for the design, supply, fabrication, galvanising, delivery and erection of the replacement steel roof structure, including columns, bracing, purlins, concrete footings, fixings, shop drawings and Engineer's certification, to be utilised at the discretion of the Principal Agent and deducted in whole or in part if not required.	Item		250 000.00
2	Profit	%		
3	Attendance	%		
	Electrical Installation:			
4	Provide the sum of R50 000.00 (Fifty Thousand Rand) for Electrical Works, to be used at the discretion of the Principal Agent and deducted in whole or in part if not required.	Item		50 000.00
5	Profit	%		
6	Attendance	%		
	Carried to Summary		R	

Bill No. 8
Provisional Sums
Prepared by TRIVIRON

FINAL SUMMARY

Bill No		Page No		Amount
1	Preliminaries and General	39		
2	Alterations	44		
3	Roof Coverings	47		
4	Carpentry and Joinery	49		
5	Plumbing and Drainage	51		
6	Paintwork	52		
7	Socio-Economic Deliverables	53		
8	Provisional Sums	56		
	TOTAL CONSTRUCTION COSTS (Excluding VAT)		R	
	OCCUPATIONAL HEALTH AND SAFETY			
	Provide 10% of Total Building Cost (Excl. Vat) for Occupational Health and Safety to be used at the Employer`s discretion.	%		
	Sub-Total		R	
	CONTINGENCIES			
	Allow 10% of Total Construction Cost (Excl. VAT) for contingencies to be used at the Employer's discretion.	%		
	Sub Total		R	
	VAT at the rate of 15%		R	
	Carried to Form of Tender		R	

Prepared by TRIVIRON