

| DESCRIPTION | UNIT | QUANTITY | RATE | AMMOUNT |
|--|------|----------|------|---------|
| <u>SECTION NO 1</u> | | | | |
| <u>BILL NO. 1</u> | | | | |
| <u>PRELIMINARIES</u> | | | | |
| All prices/rates to be net, excluding Value Added Tax | | | | |
| General | | | | |
| i)The agreement is to be the JBCC Series 2000 Principal Building Agreement (Edition 5.0) prepared by the Joint Building Contracts Committee, July 2007 | | | | |
| ii)The preliminaries are to be the JBCC Series 2000 Preliminaries prepared by the Joint Building Contracts Committee, March 2005 edition and shall be deemed to be incorporated herein | | | | |
| iv)Where standard clauses or alternatives are not entirely applicable to this contract such modifications, corrections or supplements as will apply are given under each relevant clause heading | | | | |
| iii)Tenderers are referred to the abovementioned documents for the full intent and meaning of each clause thereof (hereinafter referred to by heading and clause number only) for which such allowance must be made as may be considered necessary | | | | |
| v) Where any item is not relevant to this specific contract such item is marked N/A (signifying "not applicable") | | | | |
| vi)If Alternative A as set out in clause B10.3 hereinafter is to be used for the adjustment of the preliminaries each item priced is to be allocated to one or more of the three categories, where "F" denotes a fixed amount (amount not to be varied), "V" denotes an amount variable in proportion to value and "T" denotes an amount in proportion to time | | | | |
| ----- | | | | |
| <u>SECTION A: PRINCIPAL BUILDING AGREEMENT</u> | | | | |
| <u>Definitions (A1)</u> | | | | |
| Definitions and interpretation (clause 1) | Item | 1 | | 0,00 |
| <u>Contractor's site representative (clause 6)</u> | | | | |
| Fixed | Item | 1 | | - |
| Value Related | Item | | | |
| Time Related | Item | | | |
| <u>Compliance with regulations (clause 7)</u> | | | | |
| Fixed | Item | 1 | | - |
| Value Related | Item | | | |
| Time Related | Item | | | |

Works risk (clause 8)

Fixed

Item

1

-

Value Related

Item

Time Related

Item

Security (clause 14)

Fixed

Item

1

-

Value Related

Item

0

Time Related

Item

0

Execution (A15-A23)

Preparation for and execution of the works (clause 15)

0

Fixed

Item

1

-

Value Related

Item

0

Time Related

Item

0

Site and Access (clause 16)

Fixed

Item

1

-

Value Related

Item

0

Time Related

Item

0

Contract instructions (clause 17)

Management of contract (B4)

Management of the works (B4.1)

Fixed

Item

1

-

Value Related

Item

0

Time Related

Item

0

Programming for the works (B4.2)

Clause B4.2 is hereby amended by the addition of the following:

Programme:

The contractor and the principal agent shall agree to a Contract Programme for the control of the Works.

The contractor shall submit a draft of the Contract Programme and method statement to the principal agent for approval together with the tender.

The contractor shall ensure that the contract programme:

1.Shall be prepared and drawn up to comply in all respects with the requirements of this Agreement.

2.shall be drawn up using logic developed during the

| | | |
|------|---|---|
| Item | 1 | - |
| Item | | |
| Item | | |
| Item | 1 | - |
| Item | 0 | |
| Item | 0 | |
| Item | 0 | |
| Item | 1 | - |
| Item | 0 | |
| Item | 0 | |
| Item | 1 | - |
| Item | 0 | |
| Item | 0 | |
| Item | 1 | - |
| Item | 0 | |
| Item | 0 | |

tender period and complies with the planning requirements of the Client.

3. shall be in accordance with the dates given herein for possession and practical completion; and

4. shall be in sufficient and approved detail to ensure effective control of the work, including all items necessary to enable calculations to be made for the distribution of finance during the cashflow analysis.

5. shall be accompanied by a full written method statement

The principal agent shall examine and comment on the contract programme and method statement within two weeks of its submission.

Following on these comments the contractor shall amend the contract programme and method statement as may be necessary and submit the final contract programme and method statement to the principal agent for approval within a further two weeks thereafter.

The contract programme shall be processed by computer and be presented to the principal agent in the form of logic charts and bar charts in such a way as to determine the critical path and the float on non-critical activities. All supporting printouts must be available to the principal agent on demand.

The acceptance by the principal agent of the contract programme, or any revision thereof, does not necessarily sanction the accuracy of validity of the network logic, the correctness of individual activities in terms of description or duration, the comprehensiveness of networks or the discrepancies between drawings and any other documents presented by the contractor, and in no way relieves the responsibility of the contractor to comply with the requirements of the Agreement.

No policy decisions other than the planning requirements, procedures and policies provided, will be enforced on the contractor regarding construction of the project and the contractor shall be responsible at all times for ensuring the accuracy, validity and reasonableness of programming information.

Documentation will not be available in complete detail at the date of award of the contract. Non-availability of information will not be deemed an excuse for non-presentation of programmes. In the event of inadequate information, the contractor shall estimate the predicted time applications on available information and quality the submission accordingly.

Development of the contract programme and method statement

Within two weeks of award of the contract, the contractor shall submit an updated contract programme and written method statement which shall include the latest information in sufficient detail to permit comprehensive monitoring.

Progress of the works will be monitored by the principal agent. The contractor shall liaise with the principal agent in order to provide whatever information is required to facilitate such monitoring.

Revisions to the contract programme

Revisions to the contract programme may be introduced periodically by the contractor subject to compliance with the contract completion and handover dates.

Providing the required consultation between the relevant parties has highlighted the implications of the required changes, the programming strategy on the project may be changed and the changes noted and specified on logic charts delivered to the principal agent. The changes to the programme will be recorded as firm and binding once the principal agent has sanctioned the said changes.

A revision to the programme will not invalidate the contractual completion dates and applications for extensions of time will be processed by the principal agent in accordance with the conditions of contract.

Should the contractor fail to submit a request for revision to the construction programme, progress monitoring shall be based on the latest revised programme sanctioned by the principal agent.

The contractor shall make all his necessary revisions on the approved network sheets clearly marking, inter-alia, the logic changes and duration changes. These will then be processed by the necessary parties and then approved in the normal manner.

Progress Monitoring

The contractor shall provide regular progress reports showing actual and expected progress against the latest contract programme. Progress reports shall be submitted at each site progress meeting and shall outline the progress against key target dates and deviation which has occurred against the most recently updated control programme due to the progress reflected in the as-built construction programme.

The status of each activity must also be reported as follows:

Target - If the activity is not complete, the latest predicted completion date shall be supplied.

Start - If the activity has commenced, the actual date shall be supplied.

Finish - If the activity is complete, the actual completion date shall be supplied.

Problems which may occur during execution of the contract must be specifically identified in progress reports under a separate section of the contractors report.

Should problems occur during the execution of the contract or the scope of work be increased or decreased, the contractor may be requested to increase the extent or the detail of the programme.

The principal agent may recommend action to be taken by the contractor, including the revision of resource levels, but this information will not be binding on the contractor unless the recommendations are enforced in terms of the conditions of contract by the principal agent and will in no way relieve the contractors responsibility to comply with the requirements of the Agreement.

Extension of time

Any extension of time which is granted by the principal agent will be annotated to affect selected activities in the programme and the associated activities will be incorporated by revisions to the programme by the contractor. Should the additional activities or the extension of time on existing activities fall on a non-critical area of the programme, extension will be limited to the activities affected by the said additional activities or extensions and the contract dates shall not be affected. If, however, the additional activities fall on the critical path, the principal agent shall take this into account when granting any extension of time in terms of the conditions of contract.

The contractor agrees that the contract completion date (i.e. the date for practical completion) has been stipulated in the contract for the benefit of the employer, so that, without derogating from the generality of the foregoing principle it is provide that:

1.The contractor shall not be entitled to deliver the site and the works to the employer prior to the contract completion date and

2.Should there for any reason be any float period indicated in the contract programme prior to the contractual completion date then this float period shall be utilized to absorb any delays or extensions of time without affecting the contract completion date.

3.The contractor shall, at all times, ensure that, notwithstanding the approval or sanctioning, reviewing or inspection of a programme or any revision of a programme by the principal agent in the foregoing terms, practical completion and completion of the works shall take place strictly in accordance with this Agreement.

A defective or faulty programme, even if so sanctioned, approved, reviewed or inspected by the principal agent, shall therefore not constitute a cause for granting an extension of time for completion of the works or for entitling the contractor to the payment by the employer in terms of the contract of any loss, compensation or damage whatsoever.

The contractor acknowledges that the principal agents foregoing participation in the approval of development of, revisions to and updating of the Contract Programme shall take place in consultation with the principal agent. The contractor shall therefore provide the principal agent with such co-operation and/or information and/or access as they may reasonably require for such purposes.

| | | | |
|---|------|---|---|
| Fixed | Item | 1 | - |
| Value Related | Item | 0 | |
| Time Related | Item | 0 | |
| Progress meetings (B4.3) | Item | 1 | - |
| The contractor shall provide, maintain and remove | | | |

on completion of the works an office for the exclusive use for meetings to be held on site. The Specifications and sizes are as detailed in the Tender Notes. The office shall be kept clean and fit for use at all times

12.1.14 Main notice board (B12.1.14)

The contractor shall provide, erect where directed, maintain and remove on completion of the works a notice board size 3 x 3m high. The exact extent of the details, colour scheme and wording will be provided by the principal agent on the day of the site handover. The board shall be securely fixed to and including a suitable supporting structure of timber or tubular posts and braces

Clause C3 - As-built drawings

The position of construction breaks and the extent of individual concrete pours are to be recorded by the contractor on the structural engineer's drawings and are to be submitted to the principal agent and the structural engineer for their records

Fixed

Item

1

1

-

-

Clause C4 - Site instructions

All site instructions issued on site shall be recorded in writing within seven (7) calendar days in site instruction book (A4 size and triplicate carbon format), which is to be provided and maintained by the contractor. The said site instruction book shall be kept on site at all times for the exclusive use of recording site instructions only

Site instructions may be issued by the architect or any of the consultants only. Copies of the site instructions are to be submitted to the architect and quantity surveyor within seven (7) calendar days of such recording in the site instruction book

Fixed

Item

1

-

Clause C5 - 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

Fixed

Item

1

-

Clause C8 - Occupational Health and Safety Act

In terms of the Occupational Health and Safety Regulations promulgated on 18 July 2003 and any latest editions/ammendments, it will be expected from the contractor to comply fully with and adhere to all such regulations pertaining to this project as no claims in this regard will be entertained

Fixed

Item

1

-

TOTAL PRELIMINARIES AND GENERAL

-

SECTION 2

BILL 1

ALTERATIONS

PREAMBLES

Note: For preambles see "Specification of materials and methods to be used - General Sepecification for building contracts standard conditions". (GP ASC Rev 0)

Taking out and removing doors, windows, etc including thresholds, sills, etc

Timber double door and steel door frame 1600mm x 2410 mm high overall from one brick wall

No

1

0,00

Taking down and removing roofs, floors, panelling, ceilings, partitions, etc

Gypsum plasterboard ceilings including cornices, timber brandering, etc

m2

76

0,00

Taking out and removing ironmongery

Mortice lock and striking plate from timber door and steel frame

No

1

0,00

Taking out/off and removing sundry metalwork

Security gate size 813 x 2023 mm high including framing bolted to brickwork and making good mortar joints between face brickwork

No

2

0,00

Taking out and removing glass and mirrors

Glass from steel windows including cleaning out rebates and preparing for new glass

m2

12

0,00

MAKING GOOD OF FINISHES ETC

Making good screed

Floors in patches

m2

15

0,00

Making good plaster

Walls in patches

m2

15

0,00

REPAIR OF CORRUGATED IRON ROOF COVERING

Carefully examine and remove existing corrugated roof covering with ridging, inspect and rectify all irregularly sized timber purlins and re-install corrugated roof coverings, replace all defective and loose drive screws with longer driven screws, washer and cupped washer, seal small holes with flashing membrane system and leave watertight (measured flat)

m2

270

0,00

TOTAL ALTERATIONS

0,00

SECTION 2

BILL 2

CARPENTRY AND JOINERY

Preambles

Note: For preambles see " Specification of materials and methods to be used - General Specification for Building Works Contracts Standard Conditions"(PG ASC Rev 0).

Supplementary Preambles

Particle board:

Particle board shall comply with the following specifications:

a) SABS 1300 Particle board: exterior and flooring type

b) SABS 1301 Particle board: interior type

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

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

Decorative laminate finish:

Laminate finish shall be glued under pressure. Edge strips shall be butt jointed at junctions with adjacent similar finish

SKIRTINGS

Wrought meranti

19 x 76 mm skirting with 19 mm quarter round nailed to wall.All nails to be punched and filled

m

40

0,00

TOTAL CARPENTRY & JOINERY

0,00

SECTION 2

BILL 3

CEILINGS, PARTITIONS AND ACCESS FLOORING

Preambles

Note: For preambles see " Specification of materials and methods to be used - General Specification for Building Works Contracts Standard Conditions"(PG ASC Rev 0).

Supplementary Preambles

Descriptions:

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

Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 600mm centres, and where described as "bolted" the bolts have been given elsewhere

Proprietary suspended ceilings

Note:

Electrical light fittings, diffusers, panels, etc generally are "lay in" units of the same dimensions as the suspension grid described and allowance must be made accordingly for their support inclusive of any flexibility insetting out that may be required (ceiling panels have not been deducted and pricing is to take cognisance thereof)

CEILINGS ETC

STEEL SHEET CEILINGS

Steel structure frame made of 75x75x3mm Angle Iron bolted to the wall with double 75x75x3mm crossing at 1200mm centre welded to the frame and a welded 2400x1200x1,6mm steel sheet with 25mm flat Bar. suppliers installation standards.

| | | | |
|---|---|-----|------|
| 75 x 75 x 6mm Angle Iron | m | 133 | 0,00 |
| <u>30 x 30 x 2mm Angle Iron</u> | m | 46 | - |
| 0,6mm Hot Rolled Sheet 2450 x 1225mm wide welded to Frame | m | 123 | 0,00 |

TOTAL CEILINGS, PARTIONING AND ACCESS FLOORING

0,00

SECTION 2

BILL 4

IRONMONGERY

Preambles

Note: For preambles see " Specification of materials and methods to be used - General Specification for

Building Works Contracts Standard Conditions" (PG
ASC Rev 0).

Supplementary Preambles

Finishes to ironmongery

Where applicable finishes to ironmongery are indicated by
suffixes in accordance with the following list:

BS Satin bronze lacquered CH Chromium plated

SC Satin chromium plated

SE Silver enamelled

GE Grey enamelled

AS Anodised silver

AB Anodised bronze

AG Anodised gold

ABL Anodised black

PB Polished brass

PL Polished and lacquered

PT Epoxy coated

SD Sanded

The following locks are to be suitable for master key operation

The following locks are to be suitable for master and grand
master key operation

LOCKS

Approved

Approved Ultra locks

No

4

0,00

Bolts

No

50

-

TOTAL IRONMONGERY

0,00

SECTION 2

BILL 6

METALWORK

Preambles

Note: For preambles see " Specification of materials
and methods to be used - General Specification for
Building Works Contracts Standard Conditions" (PG
ASC Rev 0).

Supplementary Preambles

Descriptions

Descriptions of bolts shall be deemed to include nuts and washers

Descriptions of expansion anchors and bolts and chemical anchors and bolts shall be deemed to include nuts, washers and mortices in brickwork or concrete

Metalwork described as "holed for bolt(s)" shall be deemed to exclude the bolts unless otherwise described

STEEL WELDED SCREENS, GATES, ETC

The following in steel security gates

Steel security gate made up of 50 x 50 x 3mm angle iron frame including 25mm x 3mm x 200mm long lugs welded to frame and built into brick wall. 60mm x 40mm x 2mm square hollow section surround with 18mm diameter vertical bars at 110mm centers welded to surround including 40mm x 6mm x 2 horizontal bars at 160mm apart at 900mm above floor level complete with 80mm x 2mm long long pin hinges and warden lock code 00555

Steel gate to door size 813mm x 2410mm high

No

2

0,00

Burglar bars to opening and fixed sections, consisting of 20 x 5mm mild steel flat sections to standard NBP2 pattern welded at intersections and window frames

Buglar bars to window size 1470mm x 1170mm high

No

6

0,00

STEEL WINDOWS, DOORS, ETC

Standard medium universal doors, sidelights, fanlights, etc

Door size 813mm x 2032mm high

No

1

0,00

TOTAL METAL WORK

0,00

SECTION 2

BILL 8

GLAZING

Preambles

Note: For preambles see " Specification of materials and methods to be used - General Specification for Building Works Contracts Standard Conditions" (PG ASC Rev 0).

GLAZING TO STEEL WITH PUTTY

4mm Clear float glass

Panes not exceeding 0,1 m2

m2

12

0,00

| | | | |
|--|------|-----|-------------|
| | | | 0,00 |
| TOTAL GLAZING | | | |
| SECTION 2 | | | |
| BILL 9 | | | |
| PAINTWORK | | | |
| <u>Preambles</u> | | | |
| <u>Note: For preambles see " Specification of materials and methods to be used - General Specification for Building Works Contracts Standard Conditions"(PG ASC Rev 0).</u> | | | |
| <u>PAINTWORK ETC TO NEW WORK</u> | | | |
| ON METAL | | | |
| <u>One coat universal undercoat and two coats super enamel paint to specified colour.</u> | | | |
| On security gates (measured both sides) | m2 | 13 | 0,00 |
| On steel sheet ceiling | m2 | 124 | 0,00 |
| TOTAL PAINT WORK | | | 0,00 |
| Alterations | | | 0,00 |
| Ceiling,Partitions and Access Flooring | | | 0,00 |
| Ironmongery | | | 0,00 |
| Metalwork | | | 0,00 |
| Glazing | | | 0,00 |
| Paintwork | | | 0,00 |
| TOTAL BUILDING | | | 0,00 |
| SECTION 3 | | | |
| BILL 1 | | | |
| PROVISIONAL SUMS | | | |
| <u>Preambles</u> | | | |
| <u>Note: For preambles see " Specification of materials and methods to be used - General Specification for Building Works Contracts Standard Conditions"(PG ASC Rev 0).</u> | | | |
| ELECTRICAL INSTALLATION | | | |
| Allow an amount of R 10 000.00 (Ten thousand rand) for Electrical installation. | Item | 1 | 0,00 |

| | | | |
|--|-------------|-----|-------------|
| Add: Profit | Item | 1 | 0,00 |
| Add: Attendance | Item | 1 | 0,00 |
| TOTAL PROVISIONAL SUM | | | 0,00 |
| Preliminaries | Page | | 0,00 |
| Building Works | Page | | 0,00 |
| Provisional Sums | Page | | 0,00 |
| SUB TOTAL | ST | | 0,00 |
| <u>CONTINGENCY</u> | | | |
| Allow the amount of R 10 000.00 (Ten Thousand Rand) for adjustment of the works, to be used at the discretion of the Employer's agent and deducted in whole or in part if not required. | Item | 1 | |
| SUB TOTAL | ST | | 0,00 |
| VALUE ADDED TAX (14%) | VAT | 15% | 0,00 |
| TOTAL | | | 0,00 |