

South African National Biodiversity Institute

Request for bids for the appointment of a contractor for the infrastructure upgrades to the various guest houses at the Kirstenbosch National Botanical Garden, Cape Town

Contract: **G509/2023**



SOUTH AFRICAN NATIONAL BIODIVERSITY INSTITUTE (SANBI)

Contract No: G509/2023

REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN

PROCUREMENT DOCUMENT

FEBRUARY 2024

Issued by:

South African National Biodiversity Institute
Private Bag X101
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Gauteng

Prepared by:

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Supply Chain Management
E-mail: sanbi.tenders@sanbi.org.za

Contact:

Mr S.T. Khoza
Tel: 078 319 3419
E-mail: siyabonga@servinetconsulting.co.za

Name of tenderer:

Address:

Tel no.: **Fax no.:**

Email:

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South African National Biodiversity Institute

Request for bids for the appointment of a contractor for the infrastructure upgrades to the various guest houses at the Kirstenbosch National Botanical Garden, Cape Town

Contract: **G509/2023**

PART T: THE TENDER
Part T1: Tendering Procedures

PROJECT TITLE:	REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN
CONTRACT NO:	G509/2023

Advertising date:	19 February 2024	Closing date:	18 March 2024
Closing time:	11H00	Validity period:	90 days

T1.1 Tender Notice and Invitation to Tender

THE SOUTH AFRICAN NATIONAL BIODIVERSITY INSTITUTE INVITES TENDERERS FOR THE PROVISION OF:

Request for bids for the appointment of a contractor for the infrastructure upgrades to the various guest houses at the Kirstenbosch National Botanical Garden, Cape Town.

It is estimated that tenderers should have a CIDB contractor grading of **5GB** or higher.

Tender documents will be available as from 19 **February 2024** and will be available **ONLINE ONLY** on:

- SANBI website www.sanbi.org (click on "Opportunities")
- CIDB Website
- National e-Tender Publication Portal

A compulsory briefing session will take place on site on **27 February 2024 at 10:00** in the **Garden Office** at the Kirstenbosch National Botanical Garden. Bidders are encouraged to direct all technical and bidding procedure enquiries to the email address below.

Bidders are encouraged to direct all technical and bidding procedure enquiries to the email address below.

Department: Supply Chain Management
Email: sanbi.tenders@sanbi.org.za
Cc: siyabonga@servinetconsulting.co.za and A.Hendricks@sanbi.org.za
Cut-off date for enquiries: **08 March 2024**

Any queries regarding the tender document or any related matter prior to submission of tenders must be directed to:

SANBI Representative (Technical Queries Only)	Mr S.T. Khoza Tel: 078 319 3419 E-mail: siyabonga@servinetconsulting.co.za
SANBI SCM Representative	sanbi.tenders@sanbi.org.za

The closing time and date for the receipt of tenders is **18 March 2024**.

The tenders will **NOT** be opened in public (please note that the two-envelope system is being followed). Requirements for sealing, addressing, delivery, opening and assessment of tenders are stated in the Tender

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words

"Tender" or "Tenderer".

Data.

PART T: THE TENDER
Part T1: Tendering Procedures

PROJECT TITLE:	REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN
CONTRACT NO:	G509/2023

T1.2 Tender Data

The conditions of tender are the Standard Conditions of Tender as contained in Annex C of the CIDB Standard for Uniformity in Engineering and Construction Works Contracts – August 2019. (See www.cidb.org.za).

The Standard Conditions of Tender make several references to the Tender Data for details that apply specifically to this tender. The Tender Data shall have precedence in the interpretation of any ambiguity or inconsistency between it and the Standard Conditions of Tender.

Each item of data given below is cross-referenced to the clause in the Standard Conditions of Tender to which it mainly applies.

Clause number	Tender Data
C.1.1.1	<p>The Employer is: South African National Biodiversity Institute (SANBI):</p> <p>The Employer’s domicilium citandi et executandi (permanent physical business address) is: Pretoria National Botanical Garden 2 Cussonia Avenue, Biodiversity Centre Brummeria, Pretoria</p> <p>The Employer’s address for communication relating to this project is: Private Bag X101 Silverton 0184</p>
C.1.2	<p>The Tender Documents issued by the Employer comprise the following documents:</p> <p>PART T: THE TENDER Part T1: Tendering procedures T1.1 - Tender notice and invitation to tender T1.2 - Tender data</p> <p>Part T2: Returnable documents T2.1 - List of returnable documents T2.2 - Returnable documents/schedules</p> <p>PART C: THE CONTRACT Part C1: Agreements and Contract data C1.1 - Form of offer and acceptance C1.2 - Contract data C1.3 - Construction guarantee C1.4 - Occupational Health & Safety Agreement 37(2)</p> <p>Part C2: Pricing Data</p>

Any reference to words “Bid” or Bidder” herein and/or in any other documentation shall be construed to have the same meaning as the words

Clause number	Tender Data
	<p>C2.1 - Pricing Instructions C2.2 - Bill of Quantities</p> <p>Part C3: Scope of Works C3.1 - Description of the works C3.2 - Construction</p> <p>Part C4: Site Information C4.1 - Site location</p> <p>Annexures Annexure A – Health and Safety Specification Annexure B – Drawings and Design Report</p>
C.1.4	<p>The employer's agent is:</p> <p>Servinet Consulting Engineers (Pty) Ltd Contact: Mr S.T. Khoza Tel: 078 319 3419 E-mail: siyabonga@servinetconsulting.co.za</p>
C.2.1	<p>Only those tenderers who satisfy the following eligibility criteria are eligible to submit tenders Only those tenderers who score the minimum score in respect of the quality criteria stated in C.3.11.1 of this Tender Data shall be considered responsive and have their tenders evaluated further.</p> <p>(a) CIDB registration Only those tenderers who are registered with the CIDB, or are capable of being so prior to the evaluation of submissions, in a contractor grading designation equal to or higher than a contractor grading designation determined in accordance with the sum tendered, or a value determined in accordance with Regulation 25 (1B) or 25(7A) of the Construction Industry Development Regulations, for a 5GB class of construction work, are eligible to have their tenders evaluated.</p> <p>Joint ventures are eligible to submit tenders provided that:</p> <ol style="list-style-type: none"> 1. every member of the joint venture is registered with the CIDB; 2. the lead partner has a contractor grading designation in the 5GB class of construction work; and 3. the combined contractor grading designation calculated in accordance with the Construction Industry Development Regulations is equal to or higher than a contractor grading designation determined in accordance with the sum tendered for a 5GB class of construction work or a value determined in accordance with Regulation 25 (1B) or 25(7A) of the Construction Industry Development Regulations. <p>(b) National Treasury Central Supplier Database Tenderers who are not registered on the National Treasury Central Supplier Database at close of tender, shall submit a copy of their application of registration, with their tender submission. Tenders received from such tenderers who have not submitted proof of their registration within 21 days after the closing date for tender submissions, will not be considered.</p>
C.2.6	<p>Failure to apply instructions contained in addenda may render a tenderer's offer non-responsive in terms of clause C.3.8.</p>

Clause number	Tender Data
C.2.7	<p>The arrangements for a compulsory clarification meeting are as stated in the Tender Notice and Invitation to Tender.</p> <p>Tenderers must sign the attendance list in the name of the tendering entity. Addenda will be issued to and tenders will be received only from those tendering entities appearing on the attendance list</p>
C.2.8	<p>Request clarifications at least 7 working days before the closing time.</p>
C.2.12	<p>Main tender offers are required to be submitted together with alternative tenders.</p> <p>If a tenderer wishes to submit an alternative tender offer, the only criteria permitted for such alternative tender offer is that it demonstrably satisfies the Employer’s standards and requirements, the details of which may be obtained from the Employer’s Agent.</p> <p>Calculations, drawings and all other pertinent technical information and characteristics as well as modified or proposed Pricing Data must be submitted with the alternative tender offer to enable the Employer to evaluate the efficacy of the alternative and its principal elements, to take a view on the degree to which the alternative complies with the Employer’s standards and requirements and to evaluate the acceptability of the pricing proposals. Calculations must be set out in a clear and logical sequence and must clearly reflect all design assumptions. Pricing Data must reflect all assumptions in the development of the pricing proposal.</p> <p>Acceptance of an alternative tender offer will mean acceptance in principle of the offer. It will be an obligation of the contract for the tenderer, in the event that the alternative is accepted, to accept full responsibility and liability that the alternative offer complies in all respects with the Employer’s standards and requirements.</p> <p>The modified Pricing Data must include an amount equal to 5% of the amount tendered for the alternative offer to cover the Employer’s costs in confirming the acceptability of the detailed design.</p>
C.2.13.6	<p>A two-envelope procedure will be followed as described in clause C.2.13.7.</p>
C.2.13.7	<p>Tenderers shall note the specific requirements for packaging of their tender documents and include only the following:</p> <ul style="list-style-type: none"> • Original: one (1) original document marked “Original” including Form of Offer and Acceptance, Estimated monthly expenditure and Priced Bills of Quantity; and • Memory Stick: one (1) document pack without any pricing on a memory stick <p>Financial or pricing details should ONLY be included in the printed document pack marked ‘ORIGINAL’, and not in the PDF file(s) of the document(s) on the memory stick.</p> <p>NB: Failure to submit one printed document pack with pricing in the envelope, and a document pack without pricing on a memory stick will lead to your bid being disqualified. (Please put them in one envelope)</p> <p>INCLUSION OF ANY PRICING INFORMATION ANYWHERE ON THE MEMORY STICK WILL LEAD TO THE BID BEING DISQUALIFIED.</p> <p>The original document and the memory stick will be placed in one envelope and on the envelope sealed bearing the following:</p>

South African National Biodiversity Institute

Request for bids for the appointment of a contractor for the infrastructure upgrades to the various guest houses at the Kirstenbosch National Botanical Garden, Cape Town

Contract: **G509/2023**

Clause number	Tender Data
	<ul style="list-style-type: none"> • The address as stated in C.2.15.1 below • The identification details as stated in C.2.15.1 below • Name of the Tenderer • The words “Not be opened before the Tender opening”
C.2.13.9	Telephonic, telegraphic, telex, facsimile or e-mailed tender offers will not be accepted.
C.2.15.1	<p>The Employer’s address for delivery of tender offers and identification details to be shown on each tender offer package are:</p> <p>Location of Tender box: Biodiversity Centre</p> <p>Physical address: Pretoria National Botanical Garden 2 Cussonia Avenue Brummeria Pretoria</p> <p>Identification details: Tender number: G509/2023</p> <p>Title of Tender: Request for bids for the appointment of a contractor for the infrastructure upgrades to the various guest houses at the Kirstenbosch National Botanical Garden, Cape Town.</p>
C.2.15.2	The closing time for submission of tender offers is as stated in the Tender Notice and Invitation to Tender.
C.2.16.1	The tender offer validity period is 90 days .
C.2.16.3	<p>Where a tenderer, at any time after the opening of his tender offer but prior to entering into a contract based on his tender offer:</p> <ol style="list-style-type: none"> (1) withdraws his tender; (2) gives notice of his inability to execute the contract in terms of his tender; or (3) fails to comply with a request made in terms of C.2.17, C.2.18 or C.3.9 <p>such tenderer shall be barred from tendering on any of the Employer’s future tenders for a period to be determined by the Employer, but not less than six (6) months, from the date of tender closure. The Employer may fully or partly exempt a tenderer from the provisions of this condition if he is of the opinion that the circumstances justify the exemption</p>
C.2.18	The tenderer shall, when requested by the Employer to do so, submit the names of all management and supervisory staff that will be employed to supervise the Labour-Intensive portion of the works together with satisfactory evidence that such staff members satisfy the eligibility requirements.
C.2.22	Tender Documents will not be returned to bidders

Any reference to words “Bid” or Bidder” herein and/or in any other documentation shall be construed to have the same meaning as the words

Clause number	Tender Data
C.2.23	<p>The tenderer is required to submit with his tender following (failure to provide below documentation will result in the tender being rejected):</p> <ol style="list-style-type: none"> 1) A copy of the Central Suppliers Database (CSD) registration report or registration number. 2) A printed copy of the Active Contractor's Listing off the CIDB website (www.cidb.org.za) 3) Letter of Good Standing from the Office of the Compensation Commissioner as required by the Compensation for Occupational Injuries and Diseases Act (COIDA). The letter should be issued by the Department of Labour. 4) In the case of a Joint Venture/Consortium the tax Compliance status Pin or Compliant tax status on CSD report must be submitted for each member of the Joint Venture/Consortium." 5) The signed compulsory Site Briefing Certificate.
C.3.1.1	The Employer shall respond to clarifications received up to 7 working days before the tender closing time.
C.3.2	The Employer shall issue addenda until 5 working days before the tender closing time.
C.3.4.1	The tenders will not be opened in public
C.3.5.1	Follow procedure as described in clause C.2.13.7
C.3.7	In the event of disqualification, the Employer may, at his sole discretion, impose a specified period during which tender offers will not be accepted from the offending tenderer and report same to the CIDB and National Treasury.
C.3.11.1	The procedure for the evaluation of responsive tenders is stated in Annexure A .
C.3.13	<p>In addition to the requirements of the Condition of Tender, offers will only be accepted if:</p> <ol style="list-style-type: none"> a) the tenderer submits a copy of the CSD registration report or registration number (refer to T2.1.13); b) the tenderer is registered with the Construction Industry Development Board in an appropriate contractor grading designation (refer to T2.1.12); c) the Tenderer or any of its directors/shareholders is not listed on the Register of Tender Defaulters in terms of the Prevention and Combating of Corrupt Activities Act of 2004 as a person prohibited from doing business with the public sector; d) the tenderer has completed the Compulsory Enterprise Questionnaire and there are no conflicts of interest which may impact on the tenderer's ability to perform the contract in the best interests of the employer or potentially compromise the tender process and persons in the employ of the state are permitted to submit tenders or participate in the contract (refer to T2.1.16); e) the tenderer is registered and in good standing with the compensation fund issued by the Department of Labour (Letter of good standing with COIDA); f) the employer is reasonably satisfied that the tenderer has in terms of the Construction Regulations, 2014, issued in terms of the Occupational Health and Safety Act, 1993, the necessary competencies and resources to carry out the work safely. g) A copy of Tax Compliance Status Pin or CSD report.

Annexure A

This annexure contains all the criteria that the Employer shall use to evaluate tenders. In accordance with clause C.3.11 of the Standard conditions of tender. No other factors, methods or criteria shall be used. The tenderer shall provide all the information requested in the forms included in Part T2.2 – Returnable schedules.

Tenders shall be evaluated in three stages as follows

- Stage 1 – Evaluation of Eligibility and Administrative compliance
- Stage 2 – Evaluation of Functionality
- Stage 3 – Evaluation of Tender Price and Preference

1 Stage 1: Eligibility and Administrative compliance

The first stage will determine whether bids are compliant with all mandatory and disqualifiable submission requirements. Bidders that are deemed compliant will be eligible for further evaluation.

The criteria as identified in Clauses C.2.23 and C.3.13 in the Tender Data will be used to determine the tenders eligibility.

For administrative compliance the tenderers must complete all the returnable forms in Part T2.2, the Bill of Quantities and the Offer section in Part C1.1.

2 Stage 2: Functionality

The tenderers who complied with the eligibility and administrative criteria in stage 1 are considered for further evaluation on their capability to execute the project.

In this stage tenders will be evaluated on functionality according to the criteria listed below. Tenderers who fail to score a minimum of 70 points out of a possible 100 points on functionality criteria will not be eligible for further consideration.

Scoring quality

The functionality (quality) evaluation criteria are listed below. Maximum points for each criterion are in bold while points for each sub-criterion are indicated in brackets.

FUNCTIONALITY CRITERIA		
ID	CRITERIA	POINTS
	Implementation method and project plan or programme	25
1	<p>(a) Project methodology</p> <ul style="list-style-type: none"> • Method to be followed in delivering this project, the methodology and approach must be specific to the project and location of works. • It should include team Organogram of the people who will be working on the project tendered. • Time and quality management of the project • A list of subcontractors (if any) to be utilized for various disciplines and how the work will be dispatched to subcontractors considering the reasonable response times. 	(15)

<table border="1"> <thead> <tr> <th>Sub-Criteria</th> <th>Points</th> </tr> </thead> <tbody> <tr> <td>No Methodology</td> <td>0</td> </tr> <tr> <td>Poor Methodology</td> <td>3</td> </tr> <tr> <td>Average Methodology</td> <td>6</td> </tr> <tr> <td>Above Average Methodology</td> <td>9</td> </tr> <tr> <td>Good Methodology</td> <td>12</td> </tr> <tr> <td>Comprehensive (Exceptional) Methodology</td> <td>15</td> </tr> </tbody> </table>	Sub-Criteria	Points	No Methodology	0	Poor Methodology	3	Average Methodology	6	Above Average Methodology	9	Good Methodology	12	Comprehensive (Exceptional) Methodology	15	(10)
Sub-Criteria	Points														
No Methodology	0														
Poor Methodology	3														
Average Methodology	6														
Above Average Methodology	9														
Good Methodology	12														
Comprehensive (Exceptional) Methodology	15														
<p>(b) Weekly plan/programme with milestones</p> <ul style="list-style-type: none"> The programme should indicate the sequence of work execution. Milestones and resources linked to the activity. It should be practical, realistic and include all activities linked to the project. 															
<table border="1"> <thead> <tr> <th>Sub-Criteria</th> <th>Points</th> </tr> </thead> <tbody> <tr> <td>No Programme</td> <td>0</td> </tr> <tr> <td>Poor Programme</td> <td>2</td> </tr> <tr> <td>Average Programme</td> <td>4</td> </tr> <tr> <td>Above Average Programme</td> <td>6</td> </tr> <tr> <td>Good Programme</td> <td>8</td> </tr> <tr> <td>Comprehensive (Exceptional) Programme</td> <td>10</td> </tr> </tbody> </table>	Sub-Criteria	Points	No Programme	0	Poor Programme	2	Average Programme	4	Above Average Programme	6	Good Programme	8	Comprehensive (Exceptional) Programme	10	40
Sub-Criteria	Points														
No Programme	0														
Poor Programme	2														
Average Programme	4														
Above Average Programme	6														
Good Programme	8														
Comprehensive (Exceptional) Programme	10														
<p>Contractor's Experience</p> <ul style="list-style-type: none"> Three relevant reference letters regarding work of similar scope and scale completed in the last ten (10) years 															
<table border="1"> <thead> <tr> <th>Sub-Criteria</th> <th>Points</th> </tr> </thead> <tbody> <tr> <td>One relevant reference letter</td> <td>5</td> </tr> <tr> <td>Two relevant reference letters</td> <td>10</td> </tr> <tr> <td>Three relevant reference letters or more</td> <td>15</td> </tr> </tbody> </table>	Sub-Criteria	Points	One relevant reference letter	5	Two relevant reference letters	10	Three relevant reference letters or more	15	(15)						
Sub-Criteria	Points														
One relevant reference letter	5														
Two relevant reference letters	10														
Three relevant reference letters or more	15														
<p>2</p> <ul style="list-style-type: none"> List of at least five other similar projects with appointment letters, completion certificates and telephonic references indicating work of similar value completed in the last ten (10) years. 	(25)														
<table border="1"> <thead> <tr> <th>Sub-Criteria</th> <th>Points</th> </tr> </thead> <tbody> <tr> <td>One relevant Project</td> <td>5</td> </tr> <tr> <td>Two relevant Projects</td> <td>10</td> </tr> <tr> <td>Three relevant Projects</td> <td>15</td> </tr> <tr> <td>Four relevant Projects</td> <td>20</td> </tr> </tbody> </table>	Sub-Criteria	Points	One relevant Project	5	Two relevant Projects	10	Three relevant Projects	15	Four relevant Projects	20	(25)				
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South African National Biodiversity Institute

Request for bids for the appointment of a contractor for the infrastructure upgrades to the various guest houses at the Kirstenbosch National Botanical Garden, Cape Town

Contract: **G509/2023**

0	Failed to address the question / issue
1	Very poor response: - response / answer / solution lacks convincing evidence of skill / experience sought or medium risk that relevant skills will not be available.
2	Poor response – some elements of the response / answer / solution are present but documentary evidence is mostly lacking in respect of the required information
3	Acceptable response / answer / solution to the particular aspect of the requirements and evidence given of skill / experience sought
4	Above acceptable - response / answer / solution demonstrating real understanding of requirements and evidence of ability to meet it.
5	Excellent - response / answer / solution provides confidence that the tenderer will add real value to the project.

The minimum number of evaluation points for functionality proposal is **70 points** in order to progress to stage 3 of the evaluation

3 Stage 3: Tender Price and Preference

The tenderers who complied with the functionality criteria in stage 2 are considered for further evaluation in terms of their Tender Price and Preference points.

3.1 Correction of arithmetical errors

Pursuant to clause C.3.9 of the standard conditions of tender as amended in the Tender Data, correction of arithmetical errors shall be undertaken.

3.2 Calculation of score for Tender Price

The score for Tender Price shall be calculated using the following formula:

$$N_F = W_f \times \left[1 - \left(\frac{P_t - P_{min}}{P_{min}} \right) \right]$$

Where:

N_F = the score for Tender Price awarded for the tender under consideration

W_f = the weighting given to financial offer, determined as follows:

- 90 where the Tender Price, inclusive of VAT, of all responsive tender offers received has a value in excess of R50 000 000,00; or
- 80 where the Tender Price, inclusive of VAT, of one or more responsive tender offers has a value that equals or is less than R50 000 000,00.

P_t = Tender Price of the tender under consideration

P_{min} = Tender Price of the lowest responsive tender

In the event that the calculated value of N_F is negative, the allocated score shall be 0

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words

3.3 Financial and Preference

After calculation of the scores for Tender Price and for Preference, a combined score will be calculated as follows:

$$NT = NF + NP$$

Where:

NT = Total score for tender under consideration

NF = Score for Tender Price

NP = Score for Preference

The tender with the highest score should be recommended for appointment.

Annexure C

Standard Conditions of Tender

C.1 General

C.1.1 Actions

C.1.1.1 The employer and each tenderer submitting a tender offer shall comply with these conditions of tender. In their dealings with each other, they shall discharge their duties and obligations as set out in C.2 and C.3, timeously and with integrity, and behave equitably, honestly and transparently, comply with all legal obligations and not engage in anticompetitive practices.

C.1.1.2 The employer and the tenderer and all their agents and employees involved in the tender process shall avoid conflicts of interest and where a conflict of interest is perceived or known, declare any such conflict of interest, indicating the nature of such conflict. Tenderers shall declare any potential conflict of interest in their tender submissions. Employees, agents and advisors of the employer shall declare any conflict of interest to whoever is responsible for overseeing the procurement process at the start of any deliberations relating to the procurement process or as soon as they become aware of such conflict and abstain from any decisions where such conflict exists or recuse themselves from the procurement process, as appropriate.

Note:

- 1) *A conflict of interest may arise due to a conflict of roles which might provide an incentive for improper acts in some circumstances. A conflict of interest can create an appearance of impropriety that can undermine confidence in the ability of that person to act properly in his or her position even if no improper acts result.*
- 2) *Conflicts of interest in respect of those engaged in the procurement process include direct, indirect or family interests in the tender or outcome of the procurement process and any personal bias, inclination, obligation, allegiance or loyalty which would in any way affect any decisions taken.*

C.1.1.3 The employer shall not seek and a tenderer shall not submit a tender without having a firm intention and the capacity to proceed with the contract.

C.1.2 Tender Documents

The documents issued by the employer for the purpose of a tender offer are listed in the tender data.

C.1.3 Interpretation

C.1.3.1 The tender data and additional requirements contained in the tender schedules that are included in the returnable documents are deemed to be part of these conditions of tender.

C.1.3.2 These conditions of tender, the tender data and tender schedules which are required for tender evaluation purposes, shall form part of any contract arising from the invitation to tender.

C.1.3.3 For the purposes of these conditions of tender, the following definitions apply:

- a) **conflict of interest** means any situation in which:
 - i) someone in a position of trust has competing professional or personal interests which make it difficult to fulfill his or her duties impartially;
 - ii) an individual or tenderer is in a position to exploit a professional or official capacity in some way for their personal or corporate benefit; or
 - iii) incompatibility or contradictory interests exist between an employee and the tenderer who employs that employee.
- b) **comparative offer** means the price after the factors of a non-firm price and all unconditional discounts it can be utilised to have been taken into consideration;

- c) **corrupt practice** means the offering, giving, receiving or soliciting of anything of value to influence the action of the employer or his staff or agents in the tender process;
- d) **fraudulent practice** means the misrepresentation of the facts in order to influence the tender process or the award of a contract arising from a tender offer to the detriment of the employer, including collusive practices intended to establish prices at artificial levels;

C.1.4 Communication and employer's agent

Each communication between the employer and a tenderer shall be to or from the employer's agent only, and in a form that can be readily read, copied and recorded. Communications shall be in the English language. The employer shall not take any responsibility for non-receipt of communications from or by a tenderer. The name and contact details of the employer's agent are stated in the tender data.

C.1.5 Cancellation and re-invitation of tenders

C.1.5.1 An employer may, prior to the award of the tender, cancel a tender if-

- a) due to changed circumstances, there is no longer a need for the engineering and construction works specified in the invitation;
- b) funds are no longer available to cover the total envisaged expenditure; or
- c) no acceptable tenders are received.
- d) there is a material irregularity in the tender process.

C.1.5.2 The decision to cancel a tender invitation must be published in the same manner in which the original tender invitation was advertised

C.1.5.3 An employer may only with the prior approval of the relevant treasury cancel a tender invitation for the second time.

C.1.6 Procurement procedures

C.1.6.1 General

Unless otherwise stated in the tender data, a contract will, subject to C.3.13, be concluded with the tenderer who in terms of C.3.11 is the highest ranked or the tenderer scoring the highest number of tender evaluation points, as relevant, based on the tender submissions that are received at the closing time for tenders.

C.1.6.2 Competitive negotiation procedure

C.1.6.2.1 Where the tender data require that the competitive negotiation procedure is to be followed, tenderers shall submit tender offers in response to the proposed contract in the first round of submissions. Notwithstanding the requirements of C.3.4, the employer shall announce only the names of the tenderers who make a submission. The requirements of C.3.8 relating to the material deviations or qualifications which affect the competitive position of tenderers shall not apply.

C.1.6.2.2 All responsive tenderers or at least a minimum of not less than three responsive tenderers that are highest ranked in terms of the evaluation criteria stated in the tender data shall be invited to enter into competitive negotiations based on the principle of equal treatment, keeping confidential the proposed solutions and associated information.

Notwithstanding the provisions of C.2.17, the employer may request that tenders be clarified, specified and fine-tuned in order to improve a tenderer's competitive position provided that such clarification, specification, fine-tuning or additional information does not alter any fundamental aspects of the offers or impose substantial new requirements which restrict or distort competition or have a discriminatory effect.

C.1.6.2.3 At the conclusion of each round of negotiations, tenderers shall be invited by the employer to revise their tender offer based on the same evaluation criteria, with or without adjusted weightings.

Tenderers shall be advised when they are to submit their best and final offer.

C.1.6.2.4 The contract shall be awarded in accordance with the provisions of C.3.11 and C.3.13 after tenderers have been requested to submit their best and final offer.

C.1.6.3 Proposal procedure using the two stage-system

C.1.6.3.1 Option 1

Tenderers shall in the first stage submit technical proposals and, if required, cost parameters around which a contract may be negotiated. The employer shall evaluate each responsive submission in terms of the method of evaluation stated in the tender data, and in the second stage negotiate a contract with the tenderer scoring the highest number of evaluation points and award the contract in terms of these conditions of tender.

C.1.6.3.2 Option 2

C.1.6.3.2.1 Tenderers shall submit in the first stage only technical proposals. The employer shall invite all responsive tenderers to submit tender offers in the second stage, following the issuing of procurement documents.

C.1.6.3.2.2 The employer shall evaluate tenders received during the second stage in terms of the method of evaluation stated in the tender data, and award the contract in terms of these conditions of tender.

C.2 Tenderer's obligations

C.2.1 Eligibility

C.2.1.1 Submit a tender offer only if the tenderer satisfies the criteria stated in the tender data and the tenderer, or any of his principals, is not under any restriction to do business with employer.

C.2.1.2 Notify the employer of any proposed material change in the capabilities or formation of the tendering entity (or both) or any other criteria which formed part of the qualifying requirements used by the employer as the basis in a prior process to invite the tenderer to submit a tender offer and obtain the employer's written approval to do so prior to the closing time for tenders.

C.2.2 Cost of tendering

C.2.2.1 Accept that, unless otherwise stated in the tender data, the employer will not compensate the tenderer for any costs incurred in the preparation and submission of a tender offer, including the costs of any testing necessary to demonstrate that aspects of the offer complies with requirements.

C.2.2.2 The cost of the tender documents charged by the employer shall be limited to the actual cost incurred by the employer for printing the documents. Employers must attempt to make available the tender documents on its website so as not to incur any costs pertaining to the printing of the tender documents.

C.2.3 Check documents

Check the tender documents on receipt for completeness and notify the employer of any discrepancy or omission.

C.2.4 Confidentiality and copyright of documents

Treat as confidential all matters arising in connection with the tender. Use and copy the documents issued by the employer only for the purpose of preparing and submitting a tender offer in response to the invitation.

C.2.5 Reference documents

Obtain, as necessary for submitting a tender offer, copies of the latest versions of standards,

specifications, conditions of contract and other publications, which are not attached but which are incorporated into the tender documents by reference.

C.2.6 Acknowledge addenda

Acknowledge receipt of addenda to the tender documents, which the employer may issue, and if necessary apply for an extension to the closing time stated in the tender data, in order to take the addenda into account.

C.2.7 Clarification meeting

Attend, where required, a clarification meeting at which tenderers may familiarize themselves with aspects of the proposed work, services or supply and raise questions. Details of the meeting(s) are stated in the tender data.

C.2.8 Seek clarification

Request clarification of the tender documents, if necessary, by notifying the employer at least five (5) working days before the closing time stated in the tender data.

C.2.9 Insurance

Be aware that the extent of insurance to be provided by the employer (if any) might not be for the full cover required in terms of the conditions of contract identified in the contract data. The tenderer is advised to seek qualified advice regarding insurance.

C.2.10 Pricing the tender offer

C.2.10.1 Include in the rates, prices, and the tendered total of the prices (if any) all duties, taxes except Value Added Tax (VAT), and other levies payable by the successful tenderer, such duties, taxes and levies being those applicable fourteen (14) days before the closing time stated in the tender data.

C.2.10.2 Show VAT payable by the employer separately as an addition to the tendered total of the prices.

C.2.10.3 Provide rates and prices that are fixed for the duration of the contract and not subject to adjustment except as provided for in the conditions of contract identified in the contract data.

C.2.10.4 State the rates and prices in Rand unless instructed otherwise in the tender data. The conditions of contract identified in the contract data may provide for part payment in other currencies.

C.2.11 Alterations to documents

Do not make any alterations or additions to the tender documents, except to comply with instructions issued by the employer, or necessary to correct errors made by the tenderer. All signatories to the tender offer shall initial all such alterations.

C.2.12 Alternative tender offers

C.2.12.1 Unless otherwise stated in the tender data, submit alternative tender offers only if a main tender offer, strictly in accordance with all the requirements of the tender documents, is also submitted as well as a schedule that compares the requirements of the tender documents with the alternative requirements that are proposed.

C.2.12.2 Accept that an alternative tender offer must be based only on the criteria stated in the tender data or criteria otherwise acceptable to the employer.

C.2.12.3 An alternative tender offer must only be considered if the main tender offer is the winning tender.

C.2.13 Submitting a tender offer

C.2.13.1 Submit one tender offer only, either as a single tendering entity or as a member in a joint venture to provide the whole of the works identified in the contract data and described in the scope of works,

unless stated otherwise in the tender data.

- C.2.13.2 Return all returnable documents to the employer after completing them in their entirety, either electronically (if they were issued in electronic format) or by writing legibly in non-erasable ink.
- C.2.13.3 Submit the parts of the tender offer communicated on paper as an original plus the number of copies stated in the tender data, with an English translation of any documentation in a language other than English, and the parts communicated electronically in the same format as they were issued by the employer.
- C.2.13.4 Sign the original and all copies of the tender offer where required in terms of the tender data. The employer will hold all authorized signatories liable on behalf of the tenderer. Signatories for tenderers proposing to contract as joint ventures shall state which of the signatories is the lead partner whom the employer shall hold liable for the purpose of the tender offer.
- C.2.13.5 Seal the original and each copy of the tender offer as separate packages marking the packages as "ORIGINAL" and "COPY". Each package shall state on the outside the employer's address and identification details stated in the tender data, as well as the tenderer's name and contact address.
- C.2.13.6 Where a two-envelope system is required in terms of the tender data, place and seal the returnable documents listed in the tender data in an envelope marked "financial proposal" and place the remaining returnable documents in an envelope marked "technical proposal". Each envelope shall state on the outside the employer's address and identification details stated in the tender data, as well as the tenderer's name and contact address.
- C.2.13.7 Seal the original tender offer and copy packages together in an outer package that states on the outside only the employer's address and identification details as stated in the tender data.
- C.2.13.8 Accept that the employer will not assume any responsibility for the misplacement or premature opening of the tender offer if the outer package is not sealed and marked as stated.
- C.2.13.9 Accept that tender offers submitted by facsimile or e-mail will be rejected by the employer, unless stated otherwise in the tender data.

C.2.14 Information and data to be completed in all respects

Accept that tender offers, which do not provide all the data or information requested completely and in the form required, may be regarded by the employer as non-responsive.

C.2.15 Closing time

- C.2.15.1 Ensure that the employer receives the tender offer at the address specified in the tender data not later than the closing time stated in the tender data. Accept that proof of posting shall not be accepted as proof of delivery.
- C.2.15.2 Accept that, if the employer extends the closing time stated in the tender data for any reason, the requirements of these conditions of tender apply equally to the extended deadline.

C.2.16 Tender offer validity

- C.2.16.1 Hold the tender offer(s) valid for acceptance by the employer at any time during the validity period stated in the tender data after the closing time stated in the tender data.
- C.2.16.2 If requested by the employer, consider extending the validity period stated in the tender data for an agreed additional period with or without any conditions attached to such extension.
- C.2.16.3 Accept that a tender submission that has been submitted to the employer may only be withdrawn or substituted by giving the employer's agent written notice before the closing time for tenders that a tender is to be withdrawn or substituted. If the validity period stated in C.2.16 lapses before the employer evaluating tender, the contractor reserves the right to review the price based on Consumer Price Index (CPI).
- C.2.16.4 Where a tender submission is to be substituted, a tenderer must submit a substitute tender in accordance with the requirements of C.2.13 with the packages clearly marked as "SUBSTITUTE".

C.2.17 Clarification of tender offer after submission

Provide clarification of a tender offer in response to a request to do so from the employer during the evaluation of tender offers. This may include providing a breakdown of rates or prices and correction of arithmetical errors by the adjustment of certain rates or item prices (or both). No change in the competitive position of tenderers or substance of the tender offer is sought, offered, or permitted.

Note: *Sub-clause C.2.17 does not preclude the negotiation of the final terms of the contract with a preferred tenderer following a competitive selection process, should the Employer elect to do so.*

C.2.18 Provide other material

C.2.18.1 Provide, on request by the employer, any other material that has a bearing on the tender offer, the tenderer's commercial position (including notarized joint venture agreements), preferencing arrangements, or samples of materials, considered necessary by the employer for the purpose of a full and fair risk assessment.

Should the tenderer not provide the material, or a satisfactory reason as to why it cannot be provided, by the time for submission stated in the employer's request, the employer may regard the tender offer as non-responsive.

C.2.18.2 Dispose of samples of materials provided for evaluation by the employer, where required.

C.2.19 Inspections, tests and analysis

Provide access during working hours to premises for inspections, tests and analysis as provided for in the tender data.

C.2.20 Submit securities, bonds and policies

If requested, submit for the employer's acceptance before formation of the contract, all securities, bonds, guarantees, policies and certificates of insurance required in terms of the conditions of contract identified in the contract data.

C.2.21 Check final draft

Check the final draft of the contract provided by the employer within the time available for the employer to issue the contract.

C.2.22 Return of other tender documents

If so instructed by the employer, return all retained tender documents within twenty-eight (28) days after the expiry of the validity period stated in the tender data.

C.2.23 Certificates

Include in the tender submission or provide the employer with any certificates as stated in the tender data.

C.3 The employer's undertakings

C.3.1 Respond to requests from the tenderer

C.3.1.1 Unless otherwise stated in the tender Data, respond to a request for clarification received up to five (5) working days before the tender closing time stated in the Tender Data and notify all tenderers who collected tender documents.

C.3.1.2 Consider any request to make a material change in the capabilities or formation of the tendering entity (or both) or any other criteria which formed part of the qualifying requirements used to prequalify a tenderer to submit a tender offer in terms of a previous procurement process and deny any such request if as a consequence:

- a) an individual firm, or a joint venture as a whole, or any individual member of the joint venture fails to meet any of the collective or individual qualifying requirements;

- b) the new partners to a joint venture were not prequalified in the first instance, either as individual firms or as another joint venture; or
- c) in the opinion of the Employer, acceptance of the material change would compromise the outcome of the prequalification process.

C.3.2 Issue Addenda

If necessary, issue addenda that may amend or amplify the tender documents to each tenderer during the period from the date that tender documents are available until three (3) working days before the tender closing time stated in the Tender Data. If, as a result a tenderer applies for an extension to the closing time stated in the Tender Data, the Employer may grant such extension and, shall then notify all tenderers who collected tender documents.

C.3.3 Return late tender offers

Return tender offers received after the closing time stated in the Tender Data, unopened, (unless it is necessary to open a tender submission to obtain a forwarding address), to the tenderer concerned.

C.3.4 Opening of tender submissions

C.3.4.1 Unless the two-envelope system is to be followed, open valid tender submissions in the presence of tenderers' agents who choose to attend at the time and place stated in the tender data. Tender submissions for which acceptable reasons for withdrawal have been submitted will not be opened.

C.3.4.2 Announce at the meeting held immediately after the opening of tender submissions, at a venue indicated in the tender data, the name of each tenderer whose tender offer is opened and, where applicable, the total of his prices, number of points claimed for specific goals and time for completion for the main tender offer only.

C.3.4.3 Make available the record outlined in C.3.4.2 to all interested persons upon request.

C.3.5 Two-envelope system

C.3.5.1 Where stated in the tender data that a two-envelope system is to be followed, open only the technical proposal of valid tenders in the presence of tenderers' agents who choose to attend at the time and place stated in the tender data and announce the name of each tenderer whose technical proposal is opened.

C.3.5.2 Evaluate functionality of the technical proposals offered by tenderers, then advise tenderers who remain in contention for the award of the contract of the time and place when the financial proposals will be opened. Open only the financial proposals of tenderers, who score in the functionality evaluation more than the minimum number of points for functionality stated in the tender data, and announce the score obtained for the technical proposals and the total price and any points claimed on Specific Goals. Return unopened financial proposals to tenderers whose technical proposals failed to achieve the minimum number of points for functionality.

C.3.6 Non-disclosure

Not disclose to tenderers, or to any other person not officially concerned with such processes, information relating to the evaluation and comparison of tender offers, the final evaluation price and recommendations for the award of a contract, until after the award of the contract to the successful tenderer.

C.3.7 Grounds for rejection and disqualification

Determine whether there has been any effort by a tenderer to influence the processing of tender offers and instantly disqualify a tenderer (and his tender offer) if it is established that he engaged in corrupt or fraudulent practices.

C.3.8 Test for responsiveness

- C.3.8.1 Determine, after opening and before detailed evaluation, whether each tender offer properly received:
- a) complies with the requirements of these Conditions of Tender,
 - b) has been properly and fully completed and signed, and
 - c) is responsive to the other requirements of the tender documents.

C.3.8.2 A responsive tender is one that conforms to all the terms, conditions, and specifications of the tender documents without material deviation or qualification. A material deviation or qualification is one which, in the Employer's opinion, would:

- a) detrimentally affect the scope, quality, or performance of the works, services or supply identified in the Scope of Work,
- b) significantly change the Employer's or the tenderer's risks and responsibilities under the contract, or
- c) affect the competitive position of other tenderers presenting responsive tenders, if it were to be rectified.

Reject a non-responsive tender offer, and not allow it to be subsequently made responsive by correction or withdrawal of the non-conforming deviation or reservation.

C.3.9 Arithmetical errors, omissions and discrepancies

C.3.9.1 Check responsive tenders for discrepancies between amounts in words and amounts in figures. Where there is a discrepancy between the amounts in figures and the amount in words, the amount in words shall govern.

C.3.9.2 Check the highest ranked tender or tenderer with the highest number of tender evaluation points after the evaluation of tender offers in accordance with C.3.11 for:

- a) the gross misplacement of the decimal point in any unit rate;
- b) omissions made in completing the pricing schedule or bills of quantities; or
- c) arithmetic errors in:
 - (i) line item totals resulting from the product of a unit rate and a quantity in bills of quantities or schedules of prices; or
 - (ii) the summation of the prices.

C.3.9.3 Notify the tenderer of all errors or omissions that are identified in the tender offer and either confirm the tender offer as tendered or accept the corrected total of prices.

C.3.9.4 Where the tenderer elects to confirm the tender offer as tendered, correct the errors as follows:

- a) If bills of quantities or pricing schedules apply and there is an error in the line item total resulting from the product of the unit rate and the quantity, the line item total shall govern and the rate shall be corrected. Where there is an obviously gross misplacement of the decimal point in the unit rate, the line item total as quoted shall govern, and the unit rate shall be corrected.
- b) Where there is an error in the total of the prices either as a result of other corrections required by this checking process or in the tenderer's addition of prices, the total of the prices shall govern and the tenderer will be asked to revise selected item prices (and their rates if bills of quantities apply) to achieve the tendered total of the prices.

C.3.10 Clarification of a tender offer

Obtain clarification from a tenderer on any matter that could give rise to ambiguity in a contract arising from the tender offer.

C.3.11 Evaluation of tender offers

The Standard Conditions of Tender standardize the procurement processes, methods and procedures from the time that tenders are invited to the time that a contract is awarded. They are generic in nature and are made project specific through choices that are made in developing the Tender Data associated with a specific project.

Conditions of tender are by definition the document that establishes a tenderer’s obligations in submitting a tender and the employer’s undertakings in soliciting and evaluating tender offers. Such conditions establish the rules from the time a tender is advertised to the time that a contract is awarded and require employers to conduct the process of offer and acceptance in terms of a set of standard procedures.

The CIDB Standard Conditions of Tender are based on a procurement system that satisfies the following system requirements:	
Requirement	Qualitative interpretation of goal
Fair	The process of offer and acceptance is conducted impartially without bias, providing simultaneous and timely access to participating parties to the same information.
Equitable	Terms and conditions for performing the work do not unfairly prejudice the interests of the parties.
Transparent	The only grounds for not awarding a contract to a tenderer who satisfies all requirements are restrictions from doing business with the employer, lack of capability or capacity, legal impediments and conflicts of interest.
Competitive	The system provides for appropriate levels of competition to ensure cost effective and best value outcomes.
Cost effective	Cost effective

The activities associated with evaluating tender offers are as follows:

- a) Open and record tender offers received
- b) Determine whether or not tender offers are complete
- c) Determine whether or not tender offers are responsive
- d) Evaluate tender offers
- e) Determine if there are any grounds for disqualification
- f) Determine acceptability of preferred tenderer
- g) Prepare a tender evaluation report
- h) Confirm the recommendation contained in the tender evaluation report

C.3.11.1 General

The employer must appoint an evaluation panel of not less than three persons conversant with the proposed scope of works to evaluate each responsive tender offer using the tender evaluation methods and associated evaluation criteria and weightings that are specified in the tender data.

C.3.12 Insurance provided by the employer

If requested by the proposed successful tenderer, submit for the tenderer’s information the policies and / or certificates of insurance which the conditions of contract identified in the contract data, require the employer to provide.

C.3.13 Acceptance of tender offer

Accept the tender offer; if in the opinion of the employer, it does not present any risk and only if the tenderer:

- a) is not under restrictions, or has principals who are under restrictions, preventing participating in the employer's procurement;
- b) can, as necessary and in relation to the proposed contract, demonstrate that he or she possesses the professional and technical qualifications, professional and technical competence, financial resources, equipment and other physical facilities, managerial capability, reliability, experience and reputation, expertise and the personnel, to perform the contract;
- c) has the legal capacity to enter into the contract;
- d) is not; insolvent, in receivership, under Business Rescue as provided for in chapter 6 of the Companies Act No. 2008, bankrupt or being wound up, has his/her affairs administered by a court or a judicial officer, has suspended his/her business activities or is subject to legal proceedings in respect of any of the foregoing;
- e) complies with the legal requirements, if any, stated in the tender data; and
- f) is able, in the opinion of the employer, to perform the contract free of conflicts of interest.

C.3.14 Prepare contract documents

C.3.14.1 If necessary, revise documents that shall form part of the contract and that were issued by the employer as part of the tender documents to take account of:

- a) addenda issued during the tender period,
- b) inclusion of some of the returnable documents and
- c) other revisions agreed between the employer and the successful tenderer.

C.3.14.2 Complete the schedule of deviations attached to the form of offer and acceptance, if any.

C.3.15 Complete adjudicator's contract

Unless alternative arrangements have been agreed or otherwise provided for in the contract, arrange for both parties to complete formalities for appointing the selected adjudicator at the same time as the main contract is signed.

C.3.16 Registration of the award

An employer must, within twenty-one (21) working days from the date on which a contractor's offer to perform a construction works contract is accepted in writing by the employer, register and publish the award on the CIDB Register of Projects.

C.3.17 Provide copies of the contracts

Provide to the successful tenderer the number of copies stated in the Tender Data of the signed copy of the contract as soon as possible after completion and signing of the form of offer and acceptance.

C.3.18 Provide written reasons for actions taken

Provide upon request written reasons to tenderers for any action that is taken in applying these conditions of tender but withhold information which is not in the public interest to be divulged, which is considered to prejudice the legitimate commercial interests of tenderers or might prejudice fair competition between tenderers.

PART T: THE TENDER
Part T2: Returnable Documents

PROJECT TITLE:	REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN
CONTRACT NO:	G509/2023

T2.1 List of Returnable Documents

1. RETURNABLE SCHEDULES REQUIRED FOR TENDER EVALUATION PURPOSES

Tender document name	Number of pages issued	Returnable document
Resolution of Board of Directors (T2.1.01)	1 Page	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Resolution of Board of Directors to enter into consortia or JV's (T2.1.02) (If Applicable)	2 Pages	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Special Resolution of Consortia or JV's (T2.1.03) (If Applicable)	3 Pages	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Schedule of proposed sub-contractors (T2.1.04)	1 Page	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Capacity of Tenderer (T2.1.05)	3 Pages	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Preference points claim form in terms of the Preferential Procurement Regulations 2022 (T2.1.06)	6 Pages	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Resources to be employed in terms of organization and staffing (T2.1.07)	2 Pages	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Estimated Monthly Expenditure (T2.1.08)	1 Page	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Compensation of Occupational Injuries and Disease Act (COIDA) (T2.1.18)	1 Page	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

2. OTHER DOCUMENTS REQUIRED FOR TENDER EVALUATION PURPOSES

Tender document name	Number of pages issued	Returnable document
Bidders Disclosure (T2.1.10)	2 Pages	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Medical Certificate for the confirmation of permanent disabled status (T2.1.11)	1 Page	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proof of registration with Construction Industry Development Board (T2.1.12)	1 Page	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Copy of CSD Registration Certificate (T2.1.14)	1 Page	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Financial Reference (T2.1.15)	1 Page	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words

South African National Biodiversity Institute

Request for bids for the appointment of a contractor for the infrastructure upgrades to the various guest houses at the Kirstenbosch National Botanical Garden, Cape Town

Contract: **G509/2023**

Equipment Datasheets (T2.1.20)	1 Page	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proof of Liability Insurance (T2.1.22)	1 Page	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

3. RETURNABLE SCHEDULES THAT WILL BE INCORPORATED INTO THE CONTRACT

Tender document name	Number of pages issued	Returnable document
Record of Addenda to Tender Documents (T2.1.16)	1 Page	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Compulsory Enterprise Questionnaire (T2.1.17)	3 Pages	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

4. OTHER DOCUMENTS THAT WILL BE INCORPORATED INTO THE CONTRACT

Tender document name	Number of pages issued	Returnable document
Applicable Form of Guarantee	3 Pages	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Priced Bill of Quantities	71 Pages	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

C1.1 Offer portion of Form of Offer and Acceptance
C1.2 Contract Data (Part 2)
C1.3 Form of Guarantee

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words

South African National Biodiversity Institute

Request for bids for the appointment of a contractor for the infrastructure upgrades to the various guest houses at the Kirstenbosch National Botanical Garden, Cape Town

Contract: **G509/2023**

RETURNABLE DOCUMENT CHECKLIST

This form has been created as an aid to ensure a tenderer's compliance with the completion of the returnable schedules and subsequent placement in the correct **Technical** and **Financial** envelopes.

A TECHNICAL ENVELOPE (1 COPY)

Reference No	Document Description	Tick if completed
T2.1.01	Resolution of Board of Directors	
T2.1.02	Resolution of Board of Directors to enter into consortia or JV's (If Applicable)	
T2.1.03	Special Resolution of Consortia or JV's (If Applicable)	
T2.1.04	Schedule of proposed sub-contractors	
T2.1.05	Capacity of Tenderer	
T2.1.06	Preference points claim form in terms of the Preferential Procurement Regulations 2022	
T2.1.07	Resources to be employed in terms of organization and staffing	
T2.1.09	Site Inspection Certificate	
T2.1.10	Bidders Disclosure	
T2.1.11	Medical Certificate for the confirmation of permanent disabled status	
T2.1.12	Proof of registration with Construction Industry Development Board (T2.1.12)	
T2.1.13	Original Valid Tax Clearance Certificate	
T2.1.14	CSD Registration Certificate	
T2.1.15	Financial Reference	
T2.1.16	Record of Addenda to Tender Documents	
T2.1.17	Compulsory Enterprise Questionnaire	
T2.1.18	Compensation of Occupational Injuries and Disease Act (COIDA)	
T2.1.22	Proof of Liability Insurance	
SBD 9	Certificate of Independent Quotation Determination	

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words

South African National Biodiversity Institute

Request for bids for the appointment of a contractor for the infrastructure upgrades to the various guest houses at the Kirstenbosch National Botanical Garden, Cape Town

Contract: **G509/2023**

B FINANCIAL ENVELOPE (ORIGINAL DOCUMENT)

The entire original tender document must be submitted in this envelope including the forms as listed below:

Reference No	Document Description	Tick if completed
Form C1.1	Form of Offer and Acceptance	
Form C1.2	Contract Data – Part 1	
Form C2.2	Priced Bill of Quantities	
Form T2.1.08	Estimated Monthly Expenditure	

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words

"Tender" or "Tenderer".

South African National Biodiversity Institute

Request for bids for the appointment of a contractor for the infrastructure upgrades to the various guest houses at the Kirstenbosch National Botanical Garden, Cape Town

Contract: **G509/2023**

PART T: THE TENDER
Part T2: Returnable Documents

PROJECT TITLE:	REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN
CONTRACT NO:	G509/2023

T2.2 Returnable documents/Schedules

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words

"Tender" or "Tenderer".

South African National Biodiversity Institute

Request for bids for the appointment of a contractor for the infrastructure upgrades to the various guest houses at the Kirstenbosch National Botanical Garden, Cape Town

Contract: **G509/2023**

T2.1.01: RESOLUTION OF BOARD OF DIRECTORS

RESOLUTION of a meeting of the Board of *Directors / Members / Partners of:

.....
.....
(legally correct full name and registration number, if applicable, of the Enterprise)

Held at (place)

On (date)

RESOLVED that:

1. The Enterprise submits a Bid / Tender to the South African National Biodiversity Institute in respect of the following project:

.....
.....
(project description as per Bid / Tender Document)

Bid / Tender Number: *(Bid / Tender Number as per Bid / Tender Document)*

2. *Mr/Mrs/Ms:
in *his/her Capacity as: *(Position in the Enterprise)*
and who will sign as follows:

be, and is hereby, authorised to sign the Bid / Tender, and any and all other documents and/or correspondence in connection with and relating to the Bid / Tender, as well as to sign any Contract, and any and all documentation, resulting from the award of the Bid / Tender to the Enterprise mentioned above.

	Name	Capacity	Signature
1			
2			
3			
4			

Note:

1. * Delete which is not applicable
2. **NB.** This resolution must be signed by all the Directors / Members / Partners of the Bidding Enterprise.
3. Should the number of Directors / Members/Partners exceed the space available above, additional names and signatures must be supplied on a separate page.

ENTERPRISE STAMP

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words

T2.1.02: RESOLUTION OF BOARD OF DIRECTORS TO ENTER INTO CONSORTIA OR JOINT VENTURES

RESOLUTION of a meeting of the Board of *Directors / Members / Partners of:

.....
.....
(Legally correct full name and registration number, if applicable, of the Enterprise)

Held at (place)

On (date)

RESOLVED that:

- 1. The Enterprise submits a Bid /Tender, in consortium/Joint Venture with the following Enterprises:

.....
.....

(List all the legally correct full names and registration numbers, if applicable, of the Enterprises forming the Consortium/Joint Venture)

to the South African National Biodiversity Institute in respect of the following project:

.....
.....
(Project description as per Bid /Tender Document)

Bid / Tender Number: (Bid / Tender Number as per Bid / Tender Document)

- 2. *Mr/Mrs/Ms:

in *his/her Capacity as: (Position in the Enterprise)

and who will sign as follows:

be, and is hereby, authorised to sign a consortium/joint venture agreement with the parties listed under item 1 above, and any and all Other documents and/or correspondence in connection with and relating to the consortium/joint venture, in respect of the project described under item 1 above.

- 3. The Joint Venture formation/arrangement will be in the following proportions:

Name of Contractor	Proportion (%)

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4. The Enterprise accepts joint and several liability with the parties listed under item 1 above for the due fulfilment of the obligations of the joint venture deriving from, and in any way connected with, the Contract to be entered into with the Employer in respect of the project described under item 1 above.
5. The Enterprise chooses as its *domicilium citandi et executandi* for all purposes arising from this joint venture agreement and the Contract with the Employer in respect of the project under item 1 above:

Physical address:

.....
 (code)

Postal address:

.....
 (code)

Telephone number: (code)

Fax number: (code)

	Name	Capacity	Signature
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

Note:

1. * Delete which is not applicable.
2. **NB.** This resolution must be signed by all the Directors / Members / Partners of the Bidding Enterprise.
3. Should the number of Directors / Members / Partners exceed the space available above, additional names and signatures must be supplied on a separate page.

ENTERPRISE STAMP

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words

"Tender" or "Tenderer".

T2.1.03: SPECIAL RESOLUTION OF CONSORTIA OR JOINT VENTURES

RESOLUTION of a meeting of the duly authorised representatives of the following legal entities who have entered into a consortium/joint venture to jointly bid for the project mentioned below: *(legally correct full names and registration numbers, if applicable, of the Enterprises forming a Consortium/Joint Venture)*

- 1.
.....
- 2.
.....
- 3.
.....
- 4.
.....
- 5.
.....
- 6.
.....
- 7.
.....
- 8.
.....

Held at (place)

On (date)

RESOLVED that:

A. The above-mentioned Enterprises submit a Bid in Consortium/Joint Venture to the South African National Biodiversity Institute in respect of the following project:

.....
.....
(Project description as per Bid /Tender Document)

Bid / Tender Number: *(Bid / Tender Number as per Bid / Tender Document)*

*Mr/Mrs/Ms:

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in *his/her Capacity as: (*Position in the Enterprise*)

and who will sign as follows:
be, and is hereby, authorised to sign the Bid, and any and all other documents and/or correspondence in connection with and relating to the Bid, as well as to sign any Contract, and any and all documentation, resulting from the award of the Bid to the Enterprises in Consortium/Joint Venture mentioned above.

- B. The Enterprises constituting the Consortium/Joint Venture, notwithstanding its composition, shall conduct all business under the name and style of:
- C. The Enterprises to the Consortium/Joint Venture accept joint and several liabilities for the due fulfilment of the obligations of the Consortium/Joint Venture deriving from, and in any way connected with, the Contract entered into with the Employer in respect of the project described under item A above.
- D. Any of the Enterprises to the Consortium/Joint Venture intending to terminate the consortium/joint venture agreement, for whatever reason, shall give the Employer 30 day's written notice of such intention. Notwithstanding such decision to terminate, the Enterprises shall remain jointly and severally liable to the Employer for the due fulfilment of the obligations of the Consortium/Joint Venture as mentioned under item D above.
- E. No Enterprise to the Consortium/Joint Venture shall, without the prior written consent of the other Enterprises to the Consortium/Joint Venture and of the Employer, cede any of its rights or assign any of its obligations under the consortium/joint venture agreement in relation to the Contract with the Employer referred to herein.
- F. The Enterprises choose as the *domicilium citandi et executandi* of the Consortium/Joint Venture for all purposes arising from the consortium/joint venture agreement and the Contract with the Employer in respect of the project under item A above:

Physical address:.....
.....
..... (code)

Postal address:
.....
..... (code)

Telephone number: (code)

Fax number: (code)

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words

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	Name	Capacity	Signature
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

Note:

1. * Delete which is not applicable.
2. **NB.** This resolution must be signed by all the Duly Authorised Representatives of the Legal Entities to the Consortium Joint Venture submitting this Bid.
3. Should the number of Duly Authorised Representatives of the Legal Entities joining forces in this Bid exceed the space available above, additional names and signatures must be supplied on a separate page.
4. Resolutions, duly completed and signed, from the separate Enterprises who participate in this Consortium/Joint Venture must be attached to the Special Resolution.

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words

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T2.1.04: SCHEDULE OF PROPOSED SUBCONTRACTORS

PROJECT TITLE:	REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN
CONTRACT NO:	G509/2023

We notify you that it is our intention to employ the following Subcontractors for work in this contract.

If we are awarded a contract we agree that this notification does not change the requirement for us to submit the names of proposed Subcontractors in accordance with requirements in the contract for such appointments. If there are no such requirements in the contract, then your written acceptance of this list shall be binding between us.

	Name and address of proposed Subcontractor	Nature and extent of work	Previous experience with Subcontractor
1			
2			
3			
4			

Name of representative	Signature	Capacity	Date

Name of organisation:	
------------------------------	--

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words

T2.1.05: CAPACITY OF TENDERER

PROJECT TITLE:	REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN
CONTRACT NO:	G509/2023

1. **WORK CAPACITY:** *(The Tenderer is requested to furnish the following particulars, attach additional pages if more space is required. Failure to furnish the particulars may result in the Tender being disregarded.)*

Skilled technicians employed		Unskilled employees employed	
Categories of technicians	Number	Categories of employees	Number

1.1. Provide full particulars of:

Machinery	Equipment	Workshops

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2. PARTICULARS OF COMMITMENTS WHICH THE TENDERER HAS PREVIOUSLY COMPLETED AND PRESENTLY ENGAGED WITH:

2.1. Current projects:

	Project	Place (town)	Reference / Contact person	Contact Tel. No.	Contract amount	Contract period	Date of commencement	Scheduled date of completion
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words "Tender" or "Tenderer".

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2.2. Previous projects:

	Project	Place (town)	Reference / Contact person	Contact Tel. No.	Contract amount	Contract period	Date of commencement	Scheduled date of completion	Actual date of completion
1									
2									
3									
4									
5									
6									
7									
8									
9									
10									

Name of Tenderer	Signature	Date

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words "Tender" or "Tenderer".

T2.1.06: PREFERENCE POINT SYSTEM

SBD 6.1

PREFERENCE POINTS CLAIM FORM IN TERMS OF THE PREFERENTIAL PROCUREMENT REGULATIONS 2022

This preference form must form part of all tenders invited. It contains general information and serves as a claim form for preference points for specific goals.

NB: BEFORE COMPLETING THIS FORM, TENDERERS MUST STUDY THE GENERAL CONDITIONS, DEFINITIONS AND DIRECTIVES APPLICABLE IN RESPECT OF THE TENDER AND PREFERENTIAL PROCUREMENT REGULATIONS, 2022

1. GENERAL CONDITIONS

1.1 The following preference point systems are applicable to invitations to tender:

- the 80/20 system for requirements with a Rand value of up to R50 000 000 (all applicable taxes included); and
- the 90/10 system for requirements with a Rand value above R50 000 000 (all applicable taxes included).

1.2 To be completed by the organ of state

(delete whichever is not applicable for this tender).

- a) The applicable preference point system for this tender is the 90/10 preference point system.
- b) The applicable preference point system for this tender is the 80/20 preference point system.
- c) Either the 90/10 or 80/20 preference point system will be applicable in this tender. The lowest/highest acceptable tender will be used to determine the accurate system once tenders are received.

1.3 Points for this tender (even in the case of a tender for income-generating contracts) shall be awarded for:

- (a) Price; and
- (b) Specific Goals.

1.4 To be completed by the organ of state:

The maximum points for this tender are allocated as follows:

	POINTS
PRICE	80
SPECIFIC GOALS	20
Total points for Price and SPECIFIC GOALS	100

1.5 Failure on the part of a tenderer to submit proof or documentation required in terms of this tender to

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words "Tender" or "Tenderer".

claim points for specific goals with the tender, will be interpreted to mean that preference points for specific goals are not claimed.

- 1.6 The organ of state reserves the right to require of a tenderer, either before a tender is adjudicated or at any time subsequently, to substantiate any claim in regard to preferences, in any manner required by the organ of state.

2. DEFINITIONS

- (a) “**tender**” means a written offer in the form determined by an organ of state in response to an invitation to provide goods or services through price quotations, competitive tendering process or any other method envisaged in legislation;
- (b) “**price**” means an amount of money tendered for goods or services, and includes all applicable taxes less all unconditional discounts;
- (c) “**rand value**” means the total estimated value of a contract in Rand, calculated at the time of bid invitation, and includes all applicable taxes;
- (d) “**tender for income-generating contracts**” means a written offer in the form determined by an organ of state in response to an invitation for the origination of income-generating contracts through any method envisaged in legislation that will result in a legal agreement between the organ of state and a third party that produces revenue for the organ of state, and includes, but is not limited to, leasing and disposal of assets and concession contracts, excluding direct sales and disposal of assets through public auctions; and
- (e) “**the Act**” means the Preferential Procurement Policy Framework Act, 2000 (Act No. 5 of 2000).

3. FORMULAE FOR PROCUREMENT OF GOODS AND SERVICES

3.1. POINTS AWARDED FOR PRICE

3.1.1 THE 80/20 OR 90/10 PREFERENCE POINT SYSTEMS

A maximum of 80 or 90 points is allocated for price on the following basis:

$$P_s = 80 \left(1 - \frac{P_t - P_{min}}{P_{min}} \right) \quad \text{or} \quad P_s = 90 \left(1 - \frac{P_t - P_{min}}{P_{min}} \right)$$

Where

- P_s = Points scored for price of tender under consideration
 P_t = Price of tender under consideration
 P_{min} = Price of lowest acceptable tender

4. POINTS AWARDED FOR SPECIFIC GOALS

- 4.1. In terms of Regulation 4(2); 5(2); 6(2) and 7(2) of the Preferential Procurement Regulations, preference points must be awarded for specific goals stated in the tender. For the purposes of this tender the tenderer will be allocated points based on the goals stated in table 1 below as may be supported by proof/ documentation stated in the conditions of this tender:
- 4.2. In cases where organs of state intend to use Regulation 3(2) of the Regulations, which states that, if it is unclear whether the 80/20 or 90/10 preference point system applies, an organ of state must, in the tender documents, stipulate in the case of—
- (a) an invitation for tender for income-generating contracts, that either the 80/20 or 90/10 preference point system will apply and that the highest acceptable tender will be used to determine the applicable preference point system; or
 - (b) any other invitation for tender, that either the 80/20 or 90/10 preference point system will apply and that the lowest acceptable tender will be used to determine the applicable preference point system,
- then the organ of state must indicate the points allocated for specific goals for both the 90/10 and 80/20 preference point system.

Table 1: Specific goals for the tender and points claimed are indicated per the table below.

(Note to organs of state: Where either the 90/10 or 80/20 preference point system is applicable, corresponding points must also be indicated as such.)

Note to tenderers: The tenderer must indicate how they claim points for each preference point system.)

The specific goals allocated points in terms of this tender	Number of points allocated (90/10 system) (To be completed by the organ of state)	Number of points allocated (80/20 system) (To be completed by the organ of state)	Number of points claimed (90/10 system) (To be completed by the tenderer)	Number of points claimed (80/20 system) (To be completed by the tenderer)
Categories of persons historically disadvantaged by unfair discrimination on the basis of race. Information will be verified on the CSD report. Points will be allocated based on the percentage of ownership per goal Black Ownership = 10 Points		(10)		
Categories of persons historically disadvantaged by unfair discrimination on the basis		(10)		

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words "Tender" or "Tenderer".

of gender. Information will be verified on the CSD report. Points will be allocated based on the percentage of ownership per goal Female Ownership = 10 Points				
Total		20		

DECLARATION WITH REGARD TO COMPANY/FIRM

4.3. Name of company/firm.....

4.4. Company registration number:

4.5. TYPE OF COMPANY/ FIRM

- Y Partnership/Joint Venture / Consortium
 - Y One-person business/sole propriety
 - Y Close corporation
 - Y Public Company
 - Y Personal Liability Company
 - Y (Pty) Limited
 - Y Non-Profit Company
 - Y State Owned Company
- [TICK APPLICABLE BOX]

4.6. I, the undersigned, who is duly authorised to do so on behalf of the company/firm, certify that the points claimed, based on the specific goals as advised in the tender, qualifies the company/ firm for the preference(s) shown and I acknowledge that:

- i) The information furnished is true and correct;
- ii) The preference points claimed are in accordance with the General Conditions as indicated in paragraph 1 of this form;
- iii) In the event of a contract being awarded as a result of points claimed as shown in paragraphs 1.4 and 4.2, the contractor may be required to furnish documentary proof to the satisfaction of the organ of state that the claims are correct;
- iv) If the specific goals have been claimed or obtained on a fraudulent basis or any of the conditions of contract have not been fulfilled, the organ of state may, in addition to any other remedy it may have –
 - (a) disqualify the person from the tendering process;
 - (b) recover costs, losses or damages it has incurred or suffered as a result of that person’s conduct;
 - (c) cancel the contract and claim any damages which it has suffered as a result of having to make less favourable arrangements due to such cancellation;
 - (d) recommend that the tenderer or contractor, its shareholders and directors, or only the shareholders and directors who acted on a fraudulent basis, be restricted from obtaining business from any organ of state for a period not

Any reference to words “Bid” or Bidder” herein and/or in any other documentation shall be construed to have the same meaning as the words “Tender” or “Tenderer”.

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exceeding 10 years, after the *audi alteram partem* (hear the other side) rule has been applied; and

- (e) forward the matter for criminal prosecution, if deemed necessary.

..... SIGNATURE(S) OF TENDERER(S)	
SURNAME AND NAME:
DATE:
ADDRESS:

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words "Tender" or "Tenderer".

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T2.1.08: ESTIMATED MONTHLY EXPENDITURE

The Tenderer shall state below the estimated value of work to be completed every month, based on his preliminary programme and his tendered unit rates.

The amounts for contingencies and Contract Price Adjustment must not be included ***OR** the amount for contingencies must not be included.

MONTH	VALUE
1	R
2	R
3	R
4	R
5	R
6	R
7	R
	COMPLETION OF CONTRACT
TOTAL	R

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words "Tender" or "Tenderer".

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T2.2.09: Compulsory Site Inspection Meeting Certificate

PROJECT TITLE:	REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN
BID No.:	G509/2023

This is to certify that I, _____ representing
_____ in the company of
_____ visited the site on: _____

I have made myself familiar with all local conditions likely to influence the work and the cost thereof. I further certify that I am satisfied with the description of the work and explanations given at the site inspection meeting and that I understand perfectly the work to be done, as specified and implied, in the execution of this contract.

Name of Tenderer	Signature	Date

Name of Principal Agent	Signature	Date

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words "Tender" or "Tenderer".

T2.1.10: Bidders Disclosure

PROJECT TITLE:	REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN
CONTRACT NO:	G509/2023

1. PURPOSE OF THE FORM

Any person (natural or juristic) may make an offer or offers in terms of this invitation to bid. In line with the principles of transparency, accountability, impartiality, and ethics as enshrined in the Constitution of the Republic of South Africa and further expressed in various pieces of legislation, it is required for the bidder to make this declaration in respect of the details required hereunder.

Where a person/s are listed in the Register for Tender Defaulters and / or the List of Restricted Suppliers, that person will automatically be disqualified from the bid process.

2. Bidder's declaration

2.1 Is the bidder, or any of its directors / trustees / shareholders / members / partners or any person having a controlling interest¹ in the enterprise, employed by the state? **YES/NO**

2.1.1 If so, furnish particulars of the names, individual identity numbers, and, if applicable, state employee numbers of sole proprietor/ directors / trustees / shareholders / members/ partners or any person having a controlling interest in the enterprise, in table below.

Full Name	Identity Number	Name of State institution

2.2 Do you, or any person connected with the bidder, have a relationship with any person who is employed by the procuring institution? **YES/NO**

2.2.1 If so, furnish particulars:

2.3 Does the bidder or any of its directors / trustees / shareholders / members / partners or any person having a controlling interest in the enterprise have any interest in any other related enterprise whether or not they are bidding for this contract? **YES/NO**

¹ the power, by one person or a group of persons holding the majority of the equity of an enterprise, alternatively, the person/s having the deciding vote or power to influence or to direct the course and decisions of the enterprise.

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words "Tender" or "Tenderer".

2.3.1 If so, furnish particulars:

.....
.....

3 DECLARATION

I, the undersigned, (name)..... in submitting the accompanying bid, do hereby make the following statements that I certify to be true and complete in every respect:

- 3.1 I have read and I understand the contents of this disclosure;
- 3.2 I understand that the accompanying bid will be disqualified if this disclosure is found not to be true and complete in every respect;
- 3.3 The bidder has arrived at the accompanying bid independently from, and without consultation, communication, agreement or arrangement with any competitor. However, communication between partners in a joint venture or consortium² will not be construed as collusive bidding.
- 3.4 In addition, there have been no consultations, communications, agreements or arrangements with any competitor regarding the quality, quantity, specifications, prices, including methods, factors or formulas used to calculate prices, market allocation, the intention or decision to submit or not to submit the bid, bidding with the intention not to win the bid and conditions or delivery particulars of the products or services to which this bid invitation relates.
- 3.4 The terms of the accompanying bid have not been, and will not be, disclosed by the bidder, directly or indirectly, to any competitor, prior to the date and time of the official bid opening or of the awarding of the contract.
- 3.5 There have been no consultations, communications, agreements or arrangements made by the bidder with any official of the procuring institution in relation to this procurement process prior to and during the bidding process except to provide clarification on the bid submitted where so required by the institution; and the bidder was not involved in the drafting of the specifications or terms of reference for this bid.
- 3.6 I am aware that, in addition and without prejudice to any other remedy provided to combat any restrictive practices related to bids and contracts, bids that are suspicious will be reported to the Competition Commission for investigation and possible imposition of administrative penalties in terms of section 59 of the Competition Act No 89 of 1998 and or may be reported to the National Prosecuting Authority (NPA) for criminal investigation and or may be restricted from conducting business with the public sector for a period not exceeding ten (10) years in terms of the Prevention and Combating of Corrupt Activities Act No 12 of 2004 or any other applicable legislation.

² Joint venture or Consortium means an association of persons for the purpose of combining their expertise, property, capital, efforts, skill and knowledge in an activity for the execution of a contract.

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words "Tender" or "Tenderer".

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I CERTIFY THAT THE INFORMATION FURNISHED IN PARAGRAPHS 1, 2 and 3 ABOVE IS CORRECT.

I ACCEPT THAT THE STATE MAY REJECT THE BID OR ACT AGAINST ME IN TERMS OF

PARAGRAPH 6 OF PFMA SCM INSTRUCTION 03 OF 2021/22 ON PREVENTING AND

COMBATING ABUSE IN THE SUPPLY CHAIN MANAGEMENT SYSTEM SHOULD THIS

DECLARATION PROVE TO BE FALSE.

.....
Signature

.....
Date

.....
Position

.....
Name of bidder

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words "Tender" or "Tenderer".

T2.1.11: MEDICAL CERTIFICATE FOR THE CONFIRMATION OF PERMANENT DISABLED STATUS

PROJECT TITLE:	REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN
CONTRACT NO:	G509/2023

I, (surname and name), Identity number, do hereby declare that I am a registered medical practitioner, with my practice number being, practicing at (Physical and postal addresses) declare that I have examined Mr/Mrs, identity number of and have found the said person to be permanently disabled or having a recurring disability.

“Disability” means, in respect of a person, a permanent impairment of a physical, intellectual, or sensory function, which results in restricted, or lack of, ability to perform an activity in the manner, or within the range, considered normal for a human being.” – As per Preferential Procurement Policy Framework Act: No 5 of 2000 (PPPFA)

The nature of the disability is as follows:

.....

Thus signed at on thisday of..... of.....

.....
 Signature

.....
 Date



T2.1.12: PROOF OF REGISTRATION WITH CONSTRUCTION INDUSTRY DEVELOPMENT BOARD

Any reference to words “Bid” or Bidder” herein and/or in any other documentation shall be construed to have the same meaning as the words “Tender” or “Tenderer”.

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Request for bids for the appointment of a contractor for the infrastructure upgrades to the various guest houses at the Kirstenbosch National Botanical Garden, Cape Town

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The Tenderer shall provide a printed copy of the Active Contractor's Listing off the CIDB website. (www.cidb.org.za). In the case of a joint venture, a printed copy of the Active Contractor's listing must be provided for each member of the joint venture.

Name of Contractor:

Contractor Grading Designation:

CIDB Contractor Registration Number:

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words "Tender" or "Tenderer".

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Request for bids for the appointment of a contractor for the infrastructure upgrades to the various guest houses at the Kirstenbosch National Botanical Garden, Cape Town

Contract: **G509/2023**

T2.1.14: COPY OF CSD REGISTRATION CERTIFICATE

PROJECT TITLE:	REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN
CONTRACT NO:	G509/2023

A copy of Central Suppliers Database (CSD) Registration Certificate must be included for evaluation purposes.

South African National Biodiversity Institute

Request for bids for the appointment of a contractor for the infrastructure upgrades to the various guest houses at the Kirstenbosch National Botanical Garden, Cape Town

Contract: **G509/2023**

T2.1.15: FINANCIAL REFERENCES

PROJECT TITLE:	REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN
CONTRACT NO:	G509/2023

Notes to tenderer:

1. The tenderer shall attach to this form a letter from the bank in which it is declared how he conducts his account. The contents of the bank's letter must state the credit rating that the bank, in addition to the information required below, accords to the tenderer for the business envisaged by this tender. Failure to provide the required letter with the tender submission may render the tenderer's offer unresponsive in terms of tender condition C3.8.
2. The tenderer's banking details as they appear below shall be completed.
3. In the event that the tenderer is a joint venture enterprise, details of all the members of the joint venture shall be similarly provided and attached to this form.

Details of Company's Bank

DESCRIPTION OF BANK DETAIL	BANK DETAILS APPLICABLE TO TENDERER'S HEAD OFFICE
Name of bank	
Branch name	
Branch code	
Street address	
Postal address	
Name of manager	
Telephone number	
Fax number	
Account number	

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words "Tender" or "Tenderer".

South African National Biodiversity Institute

Request for bids for the appointment of a contractor for the infrastructure upgrades to the various guest houses at the Kirstenbosch National Botanical Garden, Cape Town

Contract: **G509/2023**

T2.1.16: RECORD OF ADDENDA TO TENDER DOCUMENTS

PROJECT TITLE:	REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN
CONTRACT NO:	G509/2023

I / We confirm that the following communications received from the South African National Biodiversity Institute before the submission of this tender offer, amending the tender documents, have been taken into account in this tender offer: *(Attach additional pages if more space is required)*

	Date	Title or Details
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

Name of Tenderer	Signature	Date

I / We confirm that no communications were received from the South African National Biodiversity Institute before the submission of this tender offer, amending the tender documents.

Name of Tenderer	Signature	Date

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words "Tender" or "Tenderer".

T2.1.17: COMPULSORY ENTERPRISE QUESTIONNAIRE

The following particulars must be furnished. In the case of a joint venture, separate enterprise questionnaires in respect of each partner must be completed and submitted.

Section 1: Name of enterprise:

Section 2: VAT registration number, if any:

Section 3: PSIRA registration number, if any:

Section 4: Particulars of sole proprietors and partners in partnerships

Name*	Identity number*	Personal income tax number*

*Complete only if sole proprietor or partnership and attach separate page if more than 3 partners.

Section 5: Particulars of companies and close corporations

Company registration number:

Close corporation number:

Tax reference number:

Section 6: Record in the service of the state

Indicate by marking the relevant boxes with a cross, if any sole proprietor, partner in a partnership or director, manager, principal shareholder or stakeholder in a company or close corporation is currently, or has been within the last 12 months, in the service of any of the following:

- a member of any municipal council
- a member of any provincial legislature
- a member of the National Assembly or the National Council of Province
- a member of the board of directors of any municipal entity
- an official of any municipality or municipal entity
- an employee of any provincial department, national or provincial public entity or constitutional institution within the meaning of the Public Finance Management Act, 1999 (Act No 1 of 1999)
- a member of an accounting authority of any national or provincial public entity
- an employee of Parliament or a provincial legislature

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words "Tender" or "Tenderer".

If any of the above boxes are marked, disclose the following:

Name of sole proprietor, partner, director, manager, principal shareholder or stakeholder	Name of institution, public office, board or organ of state and position held	Status of service (tick appropriate column)	
		Current	Within last 12 months

*Insert separate page if necessary.

Section 7: Record of spouses, children and parents in the service of the state

Indicate by marking the relevant boxes with a cross, if any spouse, child or parent or a sole proprietor, partner in a partnership or director, manager, principal shareholder or stakeholder in a company or close corporation is currently, or has been within the last 12 months, in the service of any of the following:

- a member of any municipal council
- a member of any provincial legislature
- a member of the National Assembly or the National Council of Province
- a member of the board of directors of any municipal entity
- an official of any municipality or municipal entity
- an employee of any provincial department, national or provincial public entity or constitutional institution within the meaning of the Public Finance Management Act, 1999 (Act No 1 of 1999)
- a member of an accounting authority of any national or provincial public entity
- an employee of Parliament or a provincial legislature

Name of spouse, child or parent	Name of institution, public office, board or organ of state and position held	Status of service (tick appropriate column)	
		Current	Within last 12 months

*Insert separate page if necessary.

South African National Biodiversity Institute

Request for bids for the appointment of a contractor for the infrastructure upgrades to the various guest houses at the Kirstenbosch National Botanical Garden, Cape Town

Contract: **G509/2023**

The undersigned, who warrants that he/she is duly authorised to do so on behalf of the enterprise:

- (i) authorises the Employer to obtain a tax clearance certificate from the South African Revenue Services that my/our tax matters are in order;
- (ii) confirms that neither the name of the enterprise or the name of any partner, manager, director or other person, who wholly or partly exercises, or may exercise, control over the enterprise appears on the Register of Tender Defaulters established in terms of the Prevention and Combating of Corrupt Activities Act, 2004;
- (iii) confirms that no partner, member, director or other person, who wholly or partly exercises, or may exercise, control over the enterprise, has within the last five years been convicted of fraud or corruption;
- (iv) confirms that I/we are not associated, linked or involved with any other tendering entities submitting tender offers and have no other relationship with any of the Tenderers or those responsible for compiling the Scope of Work that could cause or be interpreted as a conflict of interest; and
- (v) confirms that the contents of this questionnaire are within my personal knowledge and are to the best of my belief both true and correct.

Signed: Date:

Name: Position:

Enterprise name:

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words "Tender" or "Tenderer".

South African National Biodiversity Institute

Request for bids for the appointment of a contractor for the infrastructure upgrades to the various guest houses at the Kirstenbosch National Botanical Garden, Cape Town

Contract: **G509/2023**

T2.1.18: COMPENSATION OF OCCUPATIONAL INJURIES AND DISEASE ACT (COIDA)

PROJECT TITLE:	REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN
CONTRACT NO:	G509/2023

Letter of Good Standing from the office of the Compensation Commissioner as required by the Compensation for Occupational Injuries and Diseases Act (COIDA) must be included for evaluation purposes. The letter should be issued by the Department of Labour.

South African National Biodiversity Institute

Request for bids for the appointment of a contractor for the infrastructure upgrades to the various guest houses at the Kirstenbosch National Botanical Garden, Cape Town

Contract: **G509/2023**

T2.1.22: PROOF OF LIABILITY INSURANCE

PROJECT TITLE:	REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN
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The tender shall append their Proof of Liability Insurance behind this page.

SBD 9

CERTIFICATE OF INDEPENDENT QUOTATION DETERMINATION

1. This Standard Bidding Document (SBD) must form part of all quotations¹ invited.
2. Section 4 (1) (b) (iii) of the Competition Act No. 89 of 1998, as amended, prohibits an agreement between, or concerted practice by, firms, or a decision by an association of firms, if it is between parties in a horizontal relationship and if it involves collusive Bidding (or Bid rigging) ² Collusive Bidding is a *per se* prohibition meaning that it cannot be justified under any grounds.
3. Treasury Regulation 16A9 prescribes that accounting officers and accounting authorities must take all reasonable steps to prevent abuse of the supply chain management system and authorizes accounting officers and accounting authorities to:
 - a. disregard the Bid of any Bidder if that Bidder, or any of its directors have abused the institution's supply chain management system and or committed fraud or any other improper conduct in relation to such system.
 - b. cancel a contract awarded to a supplier of goods and services if the supplier committed any corrupt or fraudulent act during the Bidding process or the execution of that contract.
4. This SBD serves as a certificate of declaration that would be used by institutions to ensure that, when Bids are considered, reasonable steps are taken to prevent any form of Bid-rigging.
5. In order to give effect to the above, the attached Certificate of Bid Determination (SBD 9) must be completed and submitted with the Bid:

¹ Includes price quotations, advertised competitive Bids, limited Bids and proposals.

² Bid rigging (or collusive Bidding) occurs when businesses, that would otherwise be expected to compete, secretly conspire to raise prices or lower the quality of goods and / or services for purchasers who wish to acquire goods and / or services through a Bidding process. Bid rigging is, therefore, an agreement between competitors not to compete.

CERTIFICATE OF INDEPENDENT BID DETERMINATION

I, the undersigned, in submitting the accompanying Bid:

G509/2023: REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN

(Bid Number and Description)

in response to the invitation for the quote made by:

SOUTH AFRICAN NATIONAL BIODIVERSITY CONSERVATION CENTRE (SANBI)

(Name of Institution)

do hereby make the following statements that I certify to be true and complete in every respect:

I certify, on behalf of: _____ that:

(Name of Bidder)

1. I have read and I understand the contents of this Certificate.
 2. I understand that the accompanying Bid will be disqualified if this Certificate is found not to be true and complete in every respect.
 3. I am authorized by the Bidder to sign this Certificate, and to submit the accompanying Bid, on behalf of the Bidder.
 4. Each person whose signature appears on the accompanying Bid has been authorized by the Bidder to determine the terms of, and to sign the Bid, on behalf of the Bidder.
 5. For the purposes of this Certificate and the accompanying Bid, I understand that the word "competitor" shall include any individual or organization, other than the Bidder, whether or not affiliated with the Bidder, who:
 - (a) has been requested to submit a Bid in response to this Bid invitation.
 - (b) could potentially submit a Bid in response to this Bid invitation, based on their qualifications, abilities or experience; and
 - (c) provides the same goods and services as the Bidder and/or is in the same line of business as the Bidder
 6. The Bidder has arrived at the accompanying Bid independently from, and without consultation, communication, agreement or arrangement with any competitor. However, communication between partners in a joint venture or consortium³ will not be construed as collusive Bidding.
 7. In particular, without limiting the generality of paragraphs 6 above, there has been no consultation, communication, agreement or arrangement with any competitor regarding:
 - (a) prices.
 - (b) geographical area where product or service will be rendered (market allocation).
 - (c) methods, factors or formulas used to calculate prices.
 - (d) the intention or decision to submit or not to submit, a Bid.
 - (e) the submission of a Bid which does not meet the specifications and conditions of the Bid; or
 - (f) Bidding with the intention not to win the Bid.
 8. In addition, there have been no consultations, communications, agreements or arrangements with any competitor regarding the quality, quantity, specifications and conditions or delivery particulars of the products or services to which this Bid invitation relates.
- ³ **Joint venture or Consortium means an association of persons for the purpose of combining their expertise, property, capital, efforts, skill and knowledge in an activity for the execution of a contract.**
9. The terms of the accompanying Bid have not been, and will not be, disclosed by the Bidder, directly or indirectly, to any competitor, prior to the date and time of the official Bid opening or of the awarding of the contract.
 10. I am aware that, in addition and without prejudice to any other remedy provided to combat any restrictive practices related to Bids and contracts, Bids that are suspicious will be reported to the Competition Commission for investigation and possible imposition of administrative penalties in terms of section 59 of the Competition Act No. 89 of 1998 and or may be reported to the National Prosecuting Authority (NPA) for criminal investigation and or may be restricted from conducting business with the public sector for a period not exceeding ten (10) years in terms of the Prevention and Combating of Corrupt Activities Act No 12 of 2004 or any other applicable legislation.

.....
Signature

.....
Date

.....
Position

.....
Name of Bidder

PART C: THE CONTRACT

Part C1: Agreement and Contract Data

PROJECT TITLE:	REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN
CONTRACT NO:	G509/2023

C1.1 Form of Offer and Acceptance

The Employer, identified in the Acceptance signature block, has solicited offers to enter into a contract for:

REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN

The tenderer, identified in the Offer signature block, has examined the documents listed in the Tender Data and addenda thereto as listed in the Returnable Schedules, and by submitting this Offer has accepted the Conditions of Tender.

The tenderer, identified in the Offer signature block, has examined the draft contract as listed in the Acceptance section and agreed to provide this Offer.

By the representative of the tenderer, deemed to be duly authorised, signing this part of this Form of Offer and Acceptance the tenderer offers to perform all of the obligations and liabilities of the **Contractor** under the contract including compliance with all its terms and conditions according to their true intent and meaning for an amount to be determined in accordance with the conditions of contract identified in the Contract Data.

THE OFFERED TOTAL OF THE PRICES INCLUSIVE OF VAT IS:

(in words) Rand;

R (in figures)

THE OFFERED PRICES ARE AS STATED IN THE PRICING SCHEDULE

This Offer may be accepted by the Employer by signing the Acceptance part of this Form of Offer and Acceptance and returning one copy of this document including the Schedule of Deviations (if any) to the tenderer before the end of the period of validity stated in the Tender Data, or other period as agreed, whereupon the tenderer becomes the party named as the **Contractor** in the conditions of contract identified in the Contract Data.

Signature(s)

Name(s)

Capacity

For the Tenderer:

.....
(Insert name and address of organisation)

Name & signature of witness Date

[Failure of a Tenderer to complete and sign this form will invalidate the tender]

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words "Tender" or "Tenderer".

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Request for bids for the appointment of a contractor for the infrastructure upgrades to the various guest houses at the Kirstenbosch National Botanical Garden, Cape Town

Contract: **G509/2023**

Acceptance

By signing this part of this Form of Offer and Acceptance, the Employer identified below accepts the tenderer's Offer. In consideration thereof, the Employer shall pay the Contractor the amount due in accordance with the conditions of contract identified in the Contract Data. Acceptance of the tenderer's Offer shall form an agreement between the Employer and the tenderer upon the terms and conditions contained in this agreement and in the contract that is the subject of this agreement.

The terms of the Contract are contained in

- Part C1 Agreements and Contract Data *[which includes this Agreement]*
- Part C2 Pricing Data
- Part C3 Scope of Work
- Part C4 Site Information

and drawings and documents or parts thereof, which may be incorporated by reference into Parts C1 to C4 above.

Deviations from and amendments to the documents listed in the Tender Data and any Addenda thereto listed in the Tender Schedules, as well as any changes to the terms of the Offer agreed by the Tenderer and the Employer during this process of offer and acceptance, are contained in the Schedule of Deviations attached to and forming part of this Agreement. No amendments to or deviations from the said documents are valid unless contained in this Schedule, which must be duly signed by the authorised representative(s) of both parties.

The Tenderer shall within the time required to submit documentation in accordance with clause 5.3.2 of the Contract Data (C1.2) after receiving a completed copy of this Agreement, including the Schedule of Deviations (if any), contact the Employer's agent (whose details are given in the Contract Data) to arrange the delivery of any bonds, guarantees, proof of insurance and any other documentation to be provided in terms of the Conditions of Contract identified in the Contract Data at, or just after, the date this Agreement comes into effect. Failure to fulfil any of these obligations in accordance with those terms shall constitute a repudiation of this Agreement.

Notwithstanding anything contained herein, this Agreement comes into effect on the date when the Tenderer receives one fully completed original copy of this document, including the Schedule of Deviations (if any). Unless the Tenderer (now Contractor) within five working days of the date of such receipt notifies the Employer in writing of any reason why he cannot accept the contents of this Agreement, this Agreement shall constitute a binding Contract between the parties.

Signature(s)

Name(s)

Capacity

For the Employer:

.....

(Insert name and address of organisation)

Name & signature of witness

Date

.....

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words "Tender" or "Tenderer".

Schedule of Deviations

1 Subject
Details
.....
.....
.....

2 Subject
Details
.....
.....
.....

3 Subject
Details
.....
.....
.....

4 Subject
Details
.....
.....
.....

5 Subject
Details
.....
.....
.....

By the duly authorised representatives signing this Schedule of Deviations, the Employer and the Tenderer agree to and accept the foregoing Schedule of Deviations as the only deviations from and amendments to the documents listed in the Tender Data and Addenda thereto as listed in the Tender Schedules, as well as any confirmation, clarification or change to the terms of the offer agreed by the Tenderer and the Employer during this process of offer and acceptance.

It is expressly agreed that no other matter whether in writing, oral communication or implied during the period between the issue of the Tender Documents and the receipt by the Tenderer of a completed signed copy of this Agreement shall have any meaning or effect in the Contract between the parties arising from this Agreement.

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words "Tender" or "Tenderer".

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Contract: **G509/2023**

FOR THE TENDERER:

Signature(s)

Name(s)

Capacity

.....
[Name and address of organisation]

Name and signature of witness Date

FOR THE EMPLOYER:

Signature(s)

Name(s)

Capacity

.....
[Name and address of organisation]

Name and signature of witness Date

South African National Biodiversity Institute

Request for bids for the appointment of a contractor for the infrastructure upgrades to the various guest houses at the Kirstenbosch National Botanical Garden, Cape Town

Contract: **G509/2023**

CONFIRMATION OF RECEIPT

The Tenderer (now Contractor), identified in the Offer part of this Agreement, hereby confirms receipt from the Employer, identified in the Acceptance part of this Agreement, of one fully completed original copy of this Agreement, including the Schedule of Deviations (if any) today:

The..... *[day]*

of *[month]*

20..... *[year]*

at *[place]*

For the Contractor:

.....
Signature

.....
Name

.....
Capacity

Signature and name of witness:

.....
Signature

.....
Name

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words "Tender" or "Tenderer".

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Request for bids for the appointment of a contractor for the infrastructure upgrades to the various guest houses at the Kirstenbosch National Botanical Garden, Cape Town

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PART C: THE CONTRACT
Part C1: Agreement and Contract Data

PROJECT TITLE:	REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN
CONTRACT NO:	G509/2023

C1.2 Contract Data

The Conditions of Contract are the **JBCC Series 2000 Principal Building Agreement (July 2007 Edition 5.0 - Reprint 1)** published by the Joint Building Contract Committee. Copies of these documents may be obtained from the **Association of South African Quantity Surveyors** (011-315 4140), the **Master Builders Association** (011-205 9000), the **South African Association of Consulting Engineers** (011-463 2022) or the **South African Institute of Architects** (011-486 0684).

The JBCC Principal Building Agreement Contract Data EC and the JBCC Principal Building Agreement Contract Data CE form an integral part of this agreement.

The **ASAQS Preliminaries (November 2007 Edition)** published by the Association of South African Quantity Surveyors for use with the said JBCC Principal Building Agreement shall be deemed to be incorporated in the bills of quantities.

The **Model Preambles for Trades (2008 Edition)** as published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in the bills of quantities and no claims arising from brevity of description of items fully described in the said Model Preambles will be entertained.

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the

words "Tender" or "Tenderer".

Section C1.2.1: Contract Data: Employer to Contractor (EC)

Employer Addendum Code 2101-EC

For information purposes only. To be signed on appointment.

Introduction

This addendum contains all variables referred to in the **Principal Building Agreement** that are the responsibility of the Contractor to provide the appropriate information that is necessary for the Contractor to complete his tender. The Addendum must be completed in full and included in the tender documents. The Addendums “Contract Data – EC”, “Contract Data – CE”, “Contract Data – ES” and “Contract Data – SE” form part of the contract between the parties.

Definitions

The definitions used in this document and the interpretation thereof are as listed in the Principal Building Agreement. The work or phrase of a definition is in bold text and shall bear the meaning assigned to it in the Principal Building Agreement. Where such word or phrase is not highlighted it shall bear the meaning consistent with the context of its use. The listed defined word or phrase does not qualify as a definition where information required to be stated in the contract data has not been provided.

Provision of Contract Data

Spaces requiring information must be filled in, shown as “not applicable” or deleted and not left blank. Where choices are offered, the non-applicable items are to be clearly struck out. Where insufficient space is provided the additional information should be annexed hereto and cross referenced to the applicable clause of the contract data.

Reference Clauses

Where relevant the Principal Building Agreement clause applicable to the required information is printed in italics under the Contract Data clause number i.e. [27.4.2]

TABLE OF CONTENTS

Section No.	Description
1.0	CONTRACTING AND OTHER PARTIES
2.0	CONTRACT AND SITE INFORMATION
3.0	INSURANCES AND SECURITIES
4.0	PRACTICAL COMPLETION DATES AND PENALTIES
5.0	DOCUMENTS AND GENERAL
6.0	CHANGES MADE TO THE STANDARD JBCC DOCUMENT
7.0	DECLARATION BY THE PRINCIPAL AGENT

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CONTRACT DATA – EMPLOYER

1.0 CONTRACTING AND OTHER PARTIES

1.1 [1.2]	Employer:	South African National Biodiversity Institute		
	Postal Address:	Private Bag X101, Silverton, Gauteng	Code:	0184
	Physical Address:	Pretoria National Botanical Garden 2 Cussonia Avenue, Brummeria, Gauteng	Code:	0184
	Tel no.:	012 843 5000	Fax no.:	012 843 5205
	VAT no.:			
	E-mail:			
1.2 [5.1]	Principal Agent:	Servinet Consulting Engineers	Person:	Mr S.T Khoza
	Postal Address:	Postnet Suite 309, Private Bag X1052, Cape Town	Code:	
	Tel no.:	0783193419	Fax no.:	
	E-mail:	siyabonga@servinetconsulting.co.za		
1.2 [5.2]	Agent (1):		Person:	
	Agent's Service:			
	Postal Address:		Code:	
	Tel no.:		Fax no.:	
	E-mail:			
1.3 [5.2]	Agent (2):		Person:	
	Agent's Service:			
	Postal Address:		Code:	
	Tel no.:		Fax no.:	
	E-mail:			
1.4 [5.2]	Agent (3):		Person:	
	Agent's Service:			
	Postal Address:		Code:	
	Tel no.:		Fax no.:	
	E-mail:			

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the

South African National Biodiversity Institute

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Contract: **G509/2023**

1.5
[5.2] **Agent (4):** _____ **Person:** _____
Agent's Service: _____
Postal Address: _____ **Code:** _____
Tel no.: _____ **Fax no.:** _____
E-mail: _____

1.6
[5.2] **Agent (5):** _____ **Person:** _____
Agent's Service: _____
Postal Address: _____ **Code:** _____
Tel no.: _____ **Fax no.:** _____
E-mail: _____

1.7
[5.2] **Agent (6):** _____ **Person:** _____
Agent's Service: _____
Postal Address: _____ **Code:** _____
Tel no.: _____ **Fax no.:** _____
E-mail: _____

1.8
[5.2] **Agent (7):** _____ **Person:** _____
Agent's Service: _____
Postal Address: _____ **Code:** _____
Tel no.: _____ **Fax no.:** _____
E-mail: _____

1.9
[5.5] **Interest of principal agent or other agent in the project.** (Yes / No)

No

Details where "yes": **N/A**

1.10 The **principal agent** named in 1.2 above is responsible for the preparation of the **contract data** schedule and must be contacted should the **contractor** be uncertain of the information provided or to be provided. Failure to complete the **contract data** schedule in full may result in the tender being disqualified.

2.0 CONTRACT AND SITE INFORMATION

2.1 [1.7] The law applicable to this agreement: (Country / State) **RSA**

2.2 [1.1] Works identification: **REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN**

2.3 [1.1] Site description: **Kirstenbosch National Botanical Garden, Cape Town**

2.4 [15.2.1] Possession of the site is to be given on: (Date) **Within 5 (five) working days after receipt of documentary evidence that:**

- Insurances have been effected [12.2];
- Security has been provided to the Employer [14.1];
- Contractor's Lien has been signed;
- Safety Plan has been approved by the Employer.

2.5 [15.3] Period for the commencement of the works after the contractor takes possession of the site: (Working days) **5 (Five)**

2.6 [15.4], [28.0] Completion of the works in sections is required. (Yes / No) **No** (No. of sections) **N/A**

2.7 [3.3], [31.16.2] Waiver of the contractor's lien or right of continuing possession is required. (Yes / No) **No**

2.8 [16.1] Defined restrictions to the site area. Where "yes" the specific requirements are described below or detailed in the contract documents. (Yes / No) **Yes**

2.9 [16.4] Geotechnical investigation of the site has been undertaken. Where "yes" the results are included in the contract documents. (Yes / No) **N/A**

2.10 [16.6] Existing premises will be occupied. Where "yes" the specific requirements are described below or detailed in the contract documents. (Yes / No) **No**

2.11 [16.7] Provision of temporary services is required. Where "yes" the specific requirements are described below or detailed in the contract documents. (Yes / No) **Yes**

2.11.1 **Water** Option A Contractor – his cost
 Option B Employer – free of charge
 Option C Contractor – metered (contractor cost) (A, B or C) **B**

2.11.2 **Electricity** Option A Contractor – his cost
 Option B Employer – free of charge

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Contract: **G509/2023**

		Option C	Contractor – metered (contractor cost)	(A, B or C)	B
2.11.3	Telecom	Option A Option B Option C	Contractor – his cost Employer – free of charge Contractor – metered (contractor cost)	(A, B or C)	A
2.11.4	Ablutios	Option A Option B Option C	Contractor – his cost Employer – free of charge Contractor – metered (contractor cost)	(A, B or C)	A
2.12 [16.8]	Protection of existing trees and shrubs is required. Where “yes” the specific requirements are described below or detailed in the contract documents .			(Yes / No)	No
3.0 INSURANCE AND SECURITIES					
3.1 [10.1.1], [12.6]	Contract works insurance to be effected by:		(Employer / Contractor)		Contractor
	For the sum of:		(Amount)		Contract Sum Plus 20%
	With a deductible of:		(Amount)		R20 000
3.2 [10.1.2], [11.1-3], [12.6]	Supplementary / Special insurance to be effected by:		(Employer / Contractor)		N/A
	For the sum of:		(Amount)		N/A
	With a deductible of:		(Amount)		N/A
3.3 [10.1.3], [12.6]	Public liability insurance to be effected by:		(Employer / Contractor)		Contractor
	For the sum of:		(Amount)		R5 000 000 per claim
	With a deductible of:		(Amount)		R20 000
3.4 [11.1.1]	Support insurance to be effected by:		(Employer / Contractor)		N/A

Any reference to words “Bid” or Bidder” herein and/or in any other documentation shall be construed to have the same meaning as the

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Contract: **G509/2023**

For the sum of: (Amount) N/A

With a deductible of: (Amount) N/A

3.5
[11.1.2-3], [12.1] Special insurance to be effected by: (Employer / Contractor) N/A

Type: N/A

For the sum of: (Amount) N/A

With a deductible of: (Amount) N/A

4.0 PRACTICAL COMPLETION DATES AND PENALTIES

		Date	Penalty Amount
4.1 [24.3.1], [30.1-36]	For the works as a whole: The date for practical completion and the penalty per calendar day is:	7 months after date of site handover (Excl. Builders Holiday)	R1 600-00 per calendar day (Excl. VAT)

Or

4.2
[24.3.1],
[28.1] For the **works in sections**:
The date for **practical completion** and the **penalty per calendar day** is:

		Date	Penalty Amount
Section 1		N/A	R
Section 2		N/A	R
Section 3		N/A	R
Section 4		N/A	R

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the

words "Tender" or "Tenderer".

5.0 DOCUMENTS AND GENERAL

5.1 [3.7]	Construction document copies to be supplied to the contractor free of charge.	(No. of copies)	3
5.2 [3.9]	The priced document may be used as a specification of materials and goods and work methods.	(Yes / No)	Yes
5.3 [3.10]	The contractor shall provide a schedule of rates.	(Yes / No)	No
	(Addendum No.)	Refer to Bill of Quantities	
5.4 [3.11]	Changes made to JBCC standard documents.	(Yes / No)	Yes
	(Addendum No.)	Refer to Point 6 below	
5.5 [15.1.1]	On acceptance of the tender the priced document is to be submitted within the stated working days .	(No. of days)	Priced document to be submitted with Tender
5.6 [22.2]	Work to be undertaken by direct contractors .	(Yes / No)	No
	(Addendum No.)	N/A	
5.7 [24.9]	On achievement of practical completion the contractor is to hand over all certificates and manuals etc. related to the works.		
5.8 [31.1]	Interim payment certificate to be issued by:	(Date of Month)	25 th
5.8 [4.1]	The following items of works shall be designed by the Contractor:		
	(1) Timber trusses certification	(2) All guarantees	
	(3) Certificates of compliance	(4)	
	(5)	(6)	

6.0 STATE PROVISIONS AND SUBSTITUTIONS

6.1 *Replace the following definitions with:*

“CONSTRUCTION PERIOD” means the period commencing on the date of acceptance of the bid as stated in [15.2.1] And ending on the date of **practical completion**

“INTEREST” means the interest rate as determined by the Minister of Finance, from time to time, in terms of section 80(1)(b) of the Public Finance Management Act, 1999 (Act No. 1 of 1999).

6.2 *Replace the last sentence with the following:*
[3.6]

The original signed set of contract documents shall be held by the **Employer**.

6.3 *Replace the clause with the following:*
[5.1]

In terms of the clauses listed hereunder the **Employer** has retained its authority and has not given a mandate to the **Principal Agent**. The **Employer** shall sign all documents in relation to the following clauses:

20.1, 20.7, 26.2.1, 26.3.1, 29.1, 29.2, 29.4.1, 29.4.3, 29.7, 29.8, 32.1, 32.6.2, 32.15, 34.3

Copies of the signed documents shall be provided to the **Principal Agent**.

6.4 *Replace the clause with the following:*
[8.4]

The **Contractor** shall bear the full risk of damage to and/or destruction of the **works** by whatever cause during construction of the **works** and hereby indemnifies and holds harmless the **Employer** against any such damage. The **Contractor** shall take such precautions and security measures and other steps for the protection and security of the **works** as the **Contractor** may deem necessary.

6.6 *Add the following clause:*
[9.3]

The **Employer's** rights to claim damages for the **Contractor's** omissions and actions will not be affected.

6.7 *Replace the clause with the following:*
[10.1]

The **Contractor** shall effect contract works insurances and, where available, supplementary insurance in respect of civil commotion, riot and strike shall be effected for the **works** for the Contractor's all risk and, in addition, covering the **Contractor's** subcontractors. Such insured amounts shall include the full value of materials and goods supplied by the **Employer** to the Contractor. Supplementary insurance shall not be effected where the **Employer** makes such an election as stated in [11.1.2 – 3]

6.8 *Add the following clause:*
[11.2]

The **Contractor** shall effect public liability insurance for not less than the amount and the deductible as stated in [10.1.3]. In addition the **Contractor** shall effect any relevant workmen's compensation or similar insurances as are required by law. The **Contractor** shall ensure that his sub-contractors effect their own similar insurances.

6.9 *Add the following clause:*
[11.3]

Should the **Employer** decide that the execution of the works could cause the weakening or interference with the support of the land adjacent to the **site**, the **Employer** shall state in [11.1.1] That the **Contractor** shall effect support insurance

6.12 *Replace the clause with the following:*
[12.3]

Where the **Contractor** fails to effect any of the required insurances or to keep them in force, the **Employer** may cancel this agreement in terms of clause [36.0]

6.14 *Replace the clause with the following:*
[14.1]

Security:

The securities to be provided by the **Contractor** are:

- (1) Variable construction guarantee
- (2) Fixed construction guarantee
- (3) Advance payment guarantee

6.14 *Replace the clause with the following:*
[15.2.1]

Give the **Contractor** possession of site within ten (10) **working days** of the commencement of the **construction period** provided that the **Contractor** has complied with the terms of [15.1.1] and [15.1.2]

6.15 *Replace the clause with the following:*
[25.3]

Should the **Principal Agent** not issue a **works completion** list, in terms of [25.1] or [25.2.2], within seven (7) **calendar days** from the end of the inspection period, the **Contractor** shall notify the **Employer** and **Principal Agent**. Should the **Principal Agent** not issue such **works completion** list within seven (7) **calendar days** of such notice, the **Employer** may within seven (7) **calendar days** issue to the **Contractor** a **works completion** list. Should the **Employer**:

6.16 *Replace the clause with the following:*
[25.3.1]

Not issue such **works completion** list within seven (7) **calendar days**, then the **certificate of works completion** shall be deemed to have been issued on the date of expiry of the initial notice period and **works completion** shall be deemed to have been achieved on such date.

6.17 *Replace the clause with the following:*
[25.3.2]

Issue a **works completion** list and the work on the **works completion** list not have been completed or where further **defects** have become apparent, the **Employer** shall forthwith identify such items on the updated **works completion** list and notify the **Contractor**. The **Contractor** shall repeat the procedure in terms of [25.2.2] until such items have been completed to the satisfaction of the **Employer**.

6.18 *Replace the clause with the following:*
[26.1]

The defects liability period for the works shall commence on the date of works completion and end after three hundred and sixty-five (365) **calendar days** for items stated in the **bills of quantities**.

6.19 *Replace the clause with the following:*
[26.4]

Should the **Principal Agent** not issue a **defects** list in terms of [26.2.2 or 26.3.2], within seven (7) **calendar days** from the end of the **defects** liability period, the **Contractor** shall notify the **Employer** and **Principal Agent**. Should the **Principal Agent** not issue such **defects** list within seven (7) **calendar days** of receipt of such notice, the **Employer** may within seven (7) **calendar days** issue to the **Contractor** a **defects** list. Should the **Employer**:

6.20 *Replace the clause with the following:*
[26.4.1]

Not issue such **defects** list within seven (7) **calendar days**, then the **certificate of final completion** shall be deemed to have been issued on the date of expiry of the initial notice period and **final completion** shall be deemed to have been achieved on such date.

- 6.21 *Replace the clause with the following:*
[26.4.2] Issue a **defects** list and the work on the **defects** list has not been completed or where further **defects** have become apparent, the **Employer** shall forthwith identify such items on the updated **defects** list and notify the **Contractor**. The **Contractor** shall repeat the procedure in terms of [26.3.2] until such items have been completed to the satisfaction of the **Employer**
- 6.22 *Replace the clause with the following:*
[26.6] A **certificate of final completion** issued in terms of [26.0] shall be *prima facie* evidence as to the sufficiency of the **works** and that the Contractor's obligations in terms of [2.0] and [15.0] have been fulfilled other than for **latent defects**.
- 6.23 *Replace the clause with the following:*
[27.1] The **latent defects** liability period shall commence at the start of the **construction period** and end ten (10) years from the date of **final completion** where **final completion** in terms of [26.0] is achieved.
- 6.24 *Replace the clause with the following:*
[27.2] Where cancellation of this **agreement** occurs before the achievement of **final completion** the **latent defects** liability period shall end ten (10) years from the date of cancellation.
- 6.27 *Replace the clause with the following:*
[31.4.2] A reasonable estimate of the value of **materials and goods** in terms of [31.6] unless the **Employer** elects not to pay for such.
- 6.29 *Replace the clause with the following:*
[31.9] The **Employer** shall pay the **Contractor** the amount certified within thirty (30) **calendar days** of the date for issue of the **payment certificate**. Payment shall be subject to the **Contractor** giving the **Employer** a **tax** invoice for the amount due.
- 6.30 *Replace the last sentence with the following:*
[31.11.2] The principle agent shall calculate such default interest at the rate as determined by the Minister of Finance, from time to time, in terms of section 80(1)(b) of the Public Finance Management Act, 1999 (Act No. 1 of 1999).
- 6.31 *Replace the clause with the following:*
[31.12] Where a **payment certificate** reflects an amount in favour of the **Employer**, the **Contractor** shall pay the amount certified within twenty-one (21) **calendar days** of the date of issue of the **payment certificate**. Where such an amount has not been paid, the **Contractor** shall be liable for default interest and the **Principal Agent** shall include such an amount in the **recovery statement** in terms of [33.0]. Payment shall be subject to the **Employer** giving the **Contractor** a **tax** invoice for the amount due. The **Principal Agent** shall calculate such interest at the rate as determined by the Minister of Finance, from time to time, in terms of section 80(1)(b) of the Public Finance Management Act, 1999 (Act No. 1 of 1999).

- 6.32 *Replace the clause with the following:*
[34.1]
The **Contractor** shall cooperate with and assist the **Principal Agent** in the preparation of the **final account** by timeously providing all relevant documents on request. The **Principal Agent** shall issue the final account to the **Contractor** within one hundred and twenty (120) **working days**.
- 6.33 *Add the following clause:*
[34.2]
The **Principal Agent** shall allow the **Employer** twenty (20) **working days**, within the period provided in [34.1] to accept the **final account** before presentation to the **Contractor** in terms of [34.3]
- 6.34 *Add the following:*
[34.5]
The final payment certificate shall be issued by the **Employer**.
- 6.35 *Replace the clause with the following:*
[34.9]
The **Employer** shall concurrently with the issue of the final **payment certificate** issue a statement to the **Contractor** showing the total amount of **tax** certified.
- 6.36 *The Employer shall pay to the Contractor the amount certified for payment in the final payment certificate within thirty (30) calendar days of the date of issue of the final payment certificate subject to the Contractor giving the Employer a tax invoice for the amount due.*
[34.10]
- 6.37 *Replace the last sentence with:*
[34.12]
Such interest shall be calculated at the rate as determined by the Minister of Finance, from time to time, in terms of section 80(1)(b) of the Public Finance Management Act, 1999 (Act No. 1 of 1999).
- 6.38 *Replace the clause with the following:*
[36.1]
The **Employer** may, without prejudice of any other rights available to him, cancel this **agreement** where the **Contractor**:
- 6.39 *Replace the clause with the following:*
[36.2]
Where the **Contractor** is in default, the **Employer** may notify the **Contractor**, either directly or through the **Principal Agent**, of his default and of the **Employer's** intention to cancel this **agreement** in terms of [36.1], should the default not be remedied.
- 6.40 *Replace the clause with the following:*
[37.2]
Where the **Employer** considers cancelling this **agreement** in terms of [37.1] the **Employer** shall notify the **Contractor** of the **Employer's** intention to cancel this **agreement**.
- 6.41 *Add the following clause:*
[39.2]
The **Employer** shall be entitled at any time to unilaterally terminate or cancel this **agreement** or any part thereof. Save for the following the **Contractor** shall not be entitled to claim any other amounts whatsoever in respect of such termination or cancellation of this **agreement**. The **Employer** shall be obliged to pay the **Contractor** as damages and/or loss of profit the lesser of:
- 6.42 *Add the following clause:*
[39.2.1]
An amount not exceeding ten per cent (10%) of the **contract sum**.

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6.43 *Add the following clause:*
[39.2.2]

Ten per cent (10%) of the value of incomplete work.

6.43 *Add the following clause:*
[39.2.3]

The **Contractor's** actual damage or loss as determined by the **Employer** after receipt of evidence substantiating any such damage or loss.

6.44 *Replace the clause with the following:*
[40.2.2]

Litigation where the **Employer** so elects. Institution of the action shall be commenced and process served with one (1) year from the date of existence of the dispute, failing which the dispute shall lapse.

7.0 CHANGES MADE TO THE STANDARD JBCC DOCUMENT

Changes made to the standard JBCC document are listed in section 6 above.

8.0 DECLARATION BY THE PRINCIPAL AGENT

I, the Principal Agent named in 1.2 above, declare that the information provided above is complete and accurate at the time of calling for tenders. Where necessary, should any of the above information need to be varied, tenderers will be forthwith informed thereof in writing,

.....
Principal Agent

.....
Date

Section C1.2.2: Contract Data: Contractor to Employer (CE)

Contractor Addendum Code 2101-CE

Introduction

This addendum contains all variables referred to in the Principal Building Agreement that are the responsibility of the Contractor to provide the appropriate information that is necessary for the Contractor to complete his tender. The Addendum must be completed in full and included in the tender documents. The Addendums "Contract Data – EC", "Contract Data – CE", "Contract Data – ES" and "Contract Data – SE" form part of the contract between the parties.

Definitions

The definitions used in this document and the interpretation thereof are as listed in the Principal Building Agreement. The work or phrase of a definition is in **bold text** and shall bear the meaning assigned to it in the Principal Building Agreement. Where such word or phrase is not highlighted it shall bear the meaning consistent with the context of its use. The listed defined word or phrase does not qualify as a definition where information required to be stated in the **contract data** has not been provided.

Provision of Contract Data

Spaces requiring information must be filled in, shown as "not applicable" or deleted and not left blank. Where choices are offered, the non-applicable items are to be clearly struck out. Where insufficient space is provided the additional information should be annexed hereto and cross referenced to the applicable clause of the **contract data**.

Reference Clauses

Where relevant the Principal Building Agreement clause applicable to the required information is printed in italics under the Contract Data clause number i.e. [27.4.2]

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Section No.	Description
1.0	CONTRACTING PARTY
2.0	SECURITIES
3.0	PAYMENT AND ADJUSTMENT OF PRELIMINARIES
4.0	EMPLOYER CHANGES TO JBCC STANDARD DOCUMENTS
5.0	THE TENDER

CONTRACT DATA – CONTRACTOR

1.0 CONTRACTING PARTY

1.1
[1.2]

Contractor:

Postal Address:

Code:

Physical Address:

Code:

E-mail:

Tel no.:

Fax no.:

VAT no.:

2.0 SECURITIES

2.1 The security provisions selected are:

2.1.1
[14.3
]

Variable Construction Guarantee

(Yes / No)

2.1.2
[14.4
]

Fixed Construction Guarantee and Payment Reduction

(Yes / No)

2.1.3
[14.5
]

Advanced Payment is required. Where “Yes”

Amount

N/A

2.1.4
[14.5
]

An Advance Payment Guarantee to be provided

(Yes / No)

No

3.0 PAYMENT AND ADJUSTMENT OF PRELIMINARIES

3.1 Payment of preliminaries

The payment of preliminaries shall be according to the option selected by the **contractor**. The amount included in each monthly **payment certificate** in respect of preliminaries as stated in the **contract data** shall be:

3.1.1 Option A

Assessed by the **principal agent** as an amount prorated to the value of the work duly executed in the same ratio as the preliminaries bears to the **contract sum** excluding:

- The amount for preliminaries
- Any contingency sum
- Any amount in respect of **CPAP**

All inclusive of **tax**.

3.1.2 **Option B**

Calculated from the priced items in the **bills of quantities / lump sum document**. The **contractor** and the **principal agent** shall agree on a division of the priced preliminaries items into:

- An initial or establishment charge
- A monthly charge
- A final or disestablishment charge

All inclusive of **tax**.

In arriving at such a division cognizance shall be taken of such factors as:

- Premiums for annually renewable insurance policies.
- Plant, scaffolding and the like remaining the property of the **contractor** or the hiring company and the capital costs thereof not treated as part of the initial charge.

Where the initial **construction period** is extended the monthly charge shall be recalculated on the same basis as was originally applied but taking into account the revised **construction period** and the amounts already paid to the **contractor**.

Should the **contractor** and the **principal agent** be unable to agree such division then the **principal agent** shall make a division of the amount of preliminaries to be incorporated in the valuations of each monthly **payment certificate**.

3.2 **Adjustment of preliminaries**

The amount of items of preliminaries shall be adjusted to take account of the theoretical financial effect which changes in time and/or value have on preliminaries. Such an adjustment shall be based on the particulars provided by the **contractor** for this purpose in terms of Option A or B and shall preclude any further adjustment of preliminaries.

Adjustment of preliminaries in terms of Options A or B shall apply notwithstanding the actual employment of resources by the **contractor** in the execution of the **works**. The adjustment of preliminaries shall be based on the options as selected in the **contractor's tender**.

For the adjustment of the preliminaries both the **contract sum** and the **contract value** shall exclude:

- The amount of preliminaries
- Any contingency sum
- Any amount in respect of **CPAP**

All inclusive of **tax**.

3.2.1 **Option A**

The amount of preliminaries shall be adjusted in the following categories:

- An amount which shall not be varied.
- An amount which shall be varied in proportion to the **contract value** as compared with the **contract sum**.

- An amount which shall be varied in proportion to the **construction period** as compared to the initial **construction period** excluding revisions to the **construction period** for which the **contractor** is not entitled to adjustment of the **contract value** in terms of the **agreement**.

The **contractor** shall, within fifteen (15) working days of taking possession of the **site**, give the **principal agent** a breakdown, subdivided into the above categories, of the amount for preliminaries in tabulated form, all to the satisfaction of the **principal agent**.

Should the **contractor** fail to provide such information within the period stipulated then the amount for preliminaries shall be deemed to be subdivided into the following proportions:

- 10% (ten percent) which amount shall not be varied.
- 15% (fifteen percent) which amount shall be varied in proportion to the **contract value** as compared with the **contract sum**.
- 75% (seventy-five percent) which amount shall be varied in proportion to the **construction period** as compared with the initial **construction period**.

For a lump sum document, should the contractor fail to identify the amount for preliminaries, then such an amount shall be deemed to be 7,5% (seven and a half percent) of the contract sum excluding:

- Any contingency sum
- Any amount in respect of **CPAP**

All inclusive of **tax**.

Where sectional completion is required in terms of the agreement, the contractor shall provide the **principal agent** with the division of the above categorised amounts into sections. Should the **contractor** fail to provide such information within the period stipulated the categorised amounts shall be prorated to the value of each section.

3.2.2 Option B

The **contractor** shall, within fifteen (15) **working days** of taking possession of the site, provide the **principal agent** with a detailed breakdown of the amount for preliminaries. This breakdown shall set out, among others, full particulars of administrative, supervisory and other personnel, plant, transport and other resources and charges included in the amount for preliminaries. The **contractor** shall show the periods to which the individual items related with the charge rate for such items by means of a **programme** all to the satisfaction of the **principal agent**.

Where sectional completion is required in terms of the **agreement**, the **contractor** shall provide the **principal agent** with details of the resources required for each section and those that are common to sections. Should the **contractor** fail to provide such information within the period stipulated, Option A shall apply.

3.2.3 Payment certificate cash flow

The **contractor** shall provide all reasonable assistance to the **principal agent** in the preparation of cash flow projections of claims for **payment certificates** where required by the **employer**. The projections shall be based on the **programme** and shall be updated as and when the **programme** requires updating. The cooperation of the **contractor** in terms of this item shall not prejudice his right to receive payment in terms of the **agreement**.

3.2.4	The contract value shall be adjusted according CPAP [3.1]	(Yes / No)	No
3.2.5	Payment of preliminaries [3.1.1-2]	(A or B)	

3.2.6 Adjustment of preliminaries [3.2.1-2]

(A or B)

4.0 EMPLOYER CHANGES TO JBCC STANDARD DOCUMENTS

4.1 Changes (if any) in terms of the Employer’s Contract Data are accepted [3.11]. Where “no” an addendum referenced to this clause is to be attached.

(Yes / No)

Yes. Refer to EC 6

5.0 THE TENDER

- 5.1 This tender is to be submitted to the principal agent at the street address provided in the invitation to tender before the tender closing date and time stated herein.
- 5.2 By the submission of this tender to the **employer** the tenderer offers and agrees to contract for, execute and complete the **works** for the tender sum as stated below.
- 5.3 Tenders will be opened in public directly after the stated closing time. Only the total tender sum as stated in each tender will be announced.
- 5.4 The lowest or any tender will not necessarily be accepted.
- 5.5 This tender shall remain in full legal force for **one hundred and twenty (120) calendar days**. The tenderer accepts liability for damages as may be suffered by the **employer** should the tender validity period not be honoured.
- 5.6 This tender takes into account all listed items [4.0] for the purpose of preparing and submitting this tender.
- 5.7 The successful tenderer will be appointed in terms of the JBCC Principal Building Agreement.

5.8 TENDER SUM COMPILATION

Amount

5.8.1 Tenderer’s work including **prime cost amounts**

5.8.2 **Employer allowances** stated by the **principal agent**

5.8.3 **SUB TOTAL**

5.8.4 *Add tax* on 5.8.3

5.8.5 **TOTAL TENDER SUM inclusive of tax**

5.8.6 Tender Sum in words

--	--

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Request for bids for the appointment of a contractor for the infrastructure upgrades to the various guest houses at the Kirstenbosch National Botanical Garden, Cape Town

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Thus done and signed at on

.....
Name of Signatory

.....
Capacity of Authorised Signatory

.....
As witness

.....
for and on behalf of the Tenderer who
warrants authorisation hereto

PART C: THE CONTRACT
Part C1: Agreement and Contract Data

PROJECT TITLE:	REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN
CONTRACT NO:	G509/2023

C1.3 Form of Construction Guarantee (Pro Forma)

C1.3.1 FIXED CONSTRUCTION GUARANTEE - JBCC 2000 PRINCIPAL BUILDING AGREEMENT (Edition 5.0 of July 2007)

To:

South African National Biodiversity Institute
Private Bag X101
Silveron
0184

Sir,

**FIXED CONSTRUCTION GUARANTEE FOR THE EXECUTION OF A CONTRACT
IN TERMS OF JBCC 2000 (5.0 EDITION JULY 2007)**

- With reference to the contract between (hereinafter referred to as the "Contractor") and the South African National Biodiversity Institute (hereinafter referred to as the "Employer"), Contract/Tender No: **G509/2023 REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN** (hereinafter referred to as the "contract") in the amount of

R(insert amount),

..... (insert amount in words),
(hereinafter referred to as the contract sum),

I / We,

in my/our Capacity as and hereby
representing

(hereinafter referred to as the "Guarantor") advise that the **Guarantor** holds at the **Employer's** disposal the sum of R....., (insert amount in figures)
..... (insert amount in words)
being 5% of the contract sum (excluding VAT), for the due fulfillment of the contract.
- The **Guarantor** hereby renounces the benefits of the exceptions *non numeratae punia; non causa debiti; excussionis et divisionis; and de duobus vel pluribus reis debendi* which could be pleaded against the enforcement of this guarantee, with the meaning and effect whereof I/we declare myself/ourselves to be conversant, and undertake to the **Employer** the amount guaranteed, on receipt of a written demand from the **Employer** to do so, stating that the **Employer** has a right of recovery against the **Contractor** in terms of 33.0 of the contract.
- Subject to the above, but without in any way detracting from the **Employer's** rights to adopt any of the procedures provided for in the contract, the said demand can be made by the **Employer**, at any stage prior to the expiry of this guarantee.

Contract: G509/2023

4. The amount id by the **Guarantor** in terms of this guarantee may be retained by the **Employer** on condition that upon the issue of the last final **payment certificate**, the **Employer** shall account to the **Guarantor** showing how this amount has been expended and refund any balance due to the **Guarantor**.
5. The **Employer** shall have the absolute right to arrange his affairs with the **Contractor** in any manner which the **Employer** deems fit and the **Guarantor** shall not have the right to claim his release on account of any conduct alleged to be prejudicial to the **Guarantor**. Without derogating from the foregoing, any compromise, extension of the **construction period**, indulgence, release or variation of the **Contractor's** obligation shall not affect the validity of this guarantee.
6. The **Guarantor** reserves the right to withdraw from this guarantee at any time by depositing the guaranteed amount with the **Employer**, whereupon the Guarantor's liability seizes.
7. This guarantee is neither negotiable nor transferable, and
 - (a) must be surrendered to the **Guarantor** at the time when the **Employer** accounts to the **Guarantor** in terms of clause 4 above, or
 - (b) shall lapse on the date of the last **certificate of practical completion**.
8. This guarantee shall not be interpreted as extending the **Guarantor's** liability to anything more than payment of the amount guaranteed.

Signed at on this day of 20.....

AS WITNESS

1.
2.

.....
 By and on behalf of

(insert the name and physical address of the Guarantor)

Name:

Capacity:
(Duly authorised thereto by resolution attached marked Annexure A)

Date:

- A. **No alterations and/or additions of the wording of this form will be accepted.**
- B. **The physical address of the Guarantor must be clearly indicated and will be regarded as the Guarantor's *domicilium citandi et executandi*, for all purposes arising from this guarantee.**
- C. **This GUARANTEE must be returned to:**

C1.3.2: VARIABLE CONSTRUCTION GUARANTEE - JBCC 2000 PRINCIPAL BUILDING AGREEMENT (Edition 5.0 of July 2007)

To:

South African National Biodiversity Institute
Private Bag X101
Silverton
0184

Sir,

VARIABLE CONSTRUCTION GUARANTEE FOR THE EXECUTION OF A CONTRACT IN TERMS OF JBCC 2000 (5.0 EDITION JULY 2007)

5. With reference to the contract between (hereinafter referred to as the “**Contractor**”) and the **South African National Biodiversity Institute** (hereinafter referred to as the “**Employer**”), **Contract/Tender No: G509/2023 REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN** (hereinafter referred to as the “contract”) in the amount of (hereinafter referred to as the “contract”) in the amount of

R(insert amount),
..... (insert amount in words),
(hereinafter referred to as the contract sum),
I / We,

in my/our Capacity as and hereby
representing

(hereinafter referred to as the “**Guarantor**”) advise that the **Guarantor** holds at the **Employer’s** disposal the sum of R....., (insert amount in figures)
..... (insert amount in words)
being 10% of the contract sum (excluding VAT), for the due fulfillment of the contract.

1. I / We advise that the **Guarantor’s** liability in terms of this guarantee shall be as follows:
- (a) From and including the date on which this guarantee is issued and up to and including the date of payment of the amount in the last final **payment certificate**, the **Guarantor** will be liable in terms of this guarantee to the maximum amount of 10% of the **contract sum** (excluding VAT);
 - (b) The **Guarantor’s** liability shall reduce to 3 % of the **contract value** (excluding VAT) as determined at the date of the last **certificate of practical completion**, subject to such amount not exceeding 10% of the **contract sum** (excluding VAT).
 - (c) The **Guarantor’s** liability shall reduce to 1 % of the **contract value** (excluding VAT) as determined at the date of the last **certificate of final completion**, subject to such amount not exceeding 10 % of the **contract sum** (excluding VAT).
 - (d) This guarantee shall expire on the date of the last **final payment certificate**.
 - (e) The **practical completion certificate** and the **final completion certificate** referred to in this guarantee shall mean the certificates issued in terms of the contract.
2. The **Guarantor** hereby renounces the benefits of the exceptions *non numeratae punia; non causa debiti; excussionis et divisionis; and de duobus vel pluribus reis debendi* which could be pleaded against the enforcement of this guarantee, with the meaning and effect whereof I/we declare myself/ourselves

to be conversant, and undertake to y the **Employer** the amount guaranteed on receipt of a written demand from the **Employer** to do so, stating that the **Employer** has a right of recovery against the **Contractor** in terms of 33.0 of the contract.

4. Subject to the above, but without in any way detracting from the **Employer's** rights to adopt any of the procedures provided for in the contract, the said demand can be made by the **Employer** at any stage prior to the expiry of this guarantee.
5. The amount id by the **Guarantor** in terms of this guarantee may be retained by the **Employer** on condition that upon the issue of the last **final payment certificate**, the **Employer** shall account to the **Guarantor** showing how this amount has been expended and refund any balance due to the **Guarantor**.
6. The **Employer** shall have the absolute right to arrange his affairs with the **Contractor** in any manner which the **Employer** deems fit and the **Guarantor** shall not have the right to claim his release on account of any conduct alleged to be prejudicial to the **Guarantor**. Without derogating from the foregoing, any compromise, extension of the construction period, indulgence, release or variation of the **Contractor's** obligation shall not affect the validity of this guarantee.
7. The **Guarantor** reserves the right to withdraw from this guarantee at any time by depositing the amount guaranteed with the **Employer**, whereupon the **Guarantor's** liability ceases.
8. This guarantee is neither negotiable nor transferable, and
 - (a) must be surrendered to the **Guarantor** at the time when the **Employer** accounts to the **Guarantor** in terms of clause 5 above, or
 - (b) shall lapse in accordance with clause 2(d) above.
9. This guarantee shall not be interpreted as extending the **Guarantor's** liability to anything more than the payment of the amount guaranteed.

Signed at on this day of 20.....

AS WITNESS

1.

2.

.....
By and on behalf of

.....
.....

(insert the name and physical address of the Guarantor)

Name:

South African National Biodiversity Institute

Request for bids for the appointment of a contractor for the infrastructure upgrades to the various guest houses at the Kirstenbosch National Botanical Garden, Cape Town

Contract: **G509/2023**

Capacity:
(Duly authorised thereto by resolution attached marked Annexure A)

Date:

- A. No alterations and/or additions of the wording of this form will be accepted.**
- B. The physical address of the Guarantor must be clearly indicated and will be regarded as the Guarantor's *domicilium citandi et executandi*, for all purposes arising from this guarantee.**
- C. This GUARANTEE must be returned to:**
.....

PART C: THE CONTRACT
Part C1: Agreement and Contract Data

PROJECT TITLE:	REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN
CONTRACT NO:	G509/2023

C1.4 Occupational Health and Safety Agreement 37(2)

AGREEMENT MADE AND ENTERED INTO BETWEEN THE
SOUTH AFRICAN NATIONAL BIODIVERSITY INSTITUTE (SANBI)
(Hereinafter called the “**EMPLOYER**”)

.....
(Contractor / Mandatary / Company / CC Name)

IN TERMS OF SECTION 37(2) OF THE OCCUPATIONAL HEALTH AND SAFETY ACT, ACT NO. 85 OF 1993 AS AMENDED

I,, representing

....., as an Employer in its own right, do hereby undertake to ensure, as far as is reasonably practicable, that all work will be performed, and all equipment, machinery or plant used in such a manner as to comply with the provisions of the Occupational Health and Safety Act (OHSA) and the Regulations promulgated there under.

I furthermore confirm that I am / we are registered with the Compensation Commissioner and that all registration and assessment monies due to the Compensation Commissioner have been fully paid or that I / we are insured with an approved licensed compensation insurer.

COID ACT Registration Number:

Or Compensation Insurer: Policy No.:

I undertake to appoint, where required, suitable competent persons, in writing, in terms of the requirements of OHSA and the Regulations and to charge him / them with the duty of ensuring that the provisions of OHSA and Regulations as well as the Council’s Special Conditions of Contract, Way Leave, Lock-Out and Work Permit Procedures are adhered to as far as reasonably practicable.

I further undertake to ensure that any Sub-contractors employed by me will enter into an Occupational Health and Safety Agreement separately, and that such Sub-contractors comply with the conditions set.

I hereby declare that I have read and understand the appended Occupational Health and Safety Conditions and undertake to comply therewith at all times.

I hereby also undertake to comply with the Occupational Health and Safety Specification and Plan.

Signed at this day of 20.....

.....

Any reference to words “Bid” or Bidder” herein and/or in any other documentation shall be construed to have the same meaning as the words “Tender” or “Tenderer”.

WITNESS

MANDATARY

Signed at this day of 20.....

.....
WITNESS

.....
FOR AND ON BEHALF OF THE EMPLOYER

OCCUPATIONAL HEALTH AND SAFETY CONDITIONS

1. The Chief Executive Officer of the Contractor shall assume the responsibility in terms of Section 16(1) of the Occupational Health and Safety Act (as amended). Should the Contractor assign any duty in terms of Section 16(2), a copy of such assignment shall immediately be provided to the representative of the Employer as defined in the Contract.
2. All work performed on the Employer's premises shall be performed under the supervision of the construction supervisor who understand the hazards associated with any work that the Contractor performs on the site in terms of Construction Regulations 2003.
3. The Contractor shall appoint a Competent Person who shall be trained on any occupational health and safety aspect pertaining to them or to the work that is to be performed.
4. The Contractor shall ensure that he familiarises himself with the requirements of the Occupational Health and Safety Act and that he, his employees, and any sub-contractors, comply with them.
5. Discipline in the interests of occupational health and safety shall be strictly enforced.
6. Personal protective equipment shall be issued by the Contractor as required and shall be worn at all times where necessary.
7. Written safe work procedures and appropriate precautionary measures shall be available and enforced, and all employees shall be made conversant with the contents of these practices.
8. No substandard equipment/machinery/articles or substances shall be used on the site.
9. All incidents referred to in terms of Section 24 of the Occupational Health and Safety Act shall be reported by the Contractor to the Department of Labour and the Employer.
10. The Employer hereby obtains an interest in the issue of any formal inquiry conducted in terms of Section 32 of the Occupational Health and Safety Act and into any incident involving a Contractor and/or his employees and/or his Sub-Contractor/s.
11. No use shall be made of any of the Employer's machinery / plant / equipment / substance / personal protective equipment or any other article without prior arrangement and written approval.
12. No alcohol or any other intoxicating substance shall be allowed on the site. Any person suspected of being under the influence of alcohol or any other intoxicating substance shall not be permitted access to, or allowed to remain on the site.
13. Prior to commencement of any work, verified copies of all documents mentioned in the agreement, must be presented to the Employer.

South African National Biodiversity Institute

Request for bids for the appointment of a contractor for the infrastructure upgrades to the various guest houses at the Kirstenbosch National Botanical Garden, Cape Town

Contract: **G509/2023**

PART C: THE CONTRACT
Part C2: Pricing Data and Bill of Quantities

PROJECT TITLE:	REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN
CONTRACT NO:	G509/2023

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C2.1 Pricing Instructions	95
C2.2 Bill of Quantities	98

PART C: THE CONTRACT
Part C2: Pricing Instruction and Bill of Quantities

PROJECT TITLE:	REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN
CONTRACT NO:	G509/2023

C2.1 Pricing Instructions

1. GENERAL INFORMATION

- a. Bills of Quantities
The **bills of quantities** forms part of and must be read and priced in conjunction with all the other documents forming part of the **contract documents**, the Standard Conditions of Tender, Conditions of Contract, Specifications, Drawings and all other relevant documentation.
- b. Value Added Tax
The **contract sum** must include for Value Added Tax (VAT). All rates, provisional sums, etc. in the **bills of quantities** must however be net (exclusive of VAT) with VAT calculated and added to the total value thereof in the Final Summary.
- c. Fixed Price Contract
Tenderers are to take note that contract price adjustments are not applicable to this contract. Tenderers should therefore make provision in the **contract sum**, schedule of rates, etc., for possible price increases during the contract period, as no claims in this regard shall be entertained.

2. PRICING INFORMATION

1. These schedules of quantities contain sequentially numbered pages as indicated in the contents list. Tenderers are required to check that the pages in their schedules of quantities are complete. If any pages are duplicated or omitted, or if any quantity or typing is unclear or if the schedules of quantities contain any obvious errors, the tenderer shall immediately notify the engineer so that the problem may be rectified. No responsibility for any errors arising from any of the above shall be accepted by the engineer.
2. The schedules of quantities form part of and shall be read in conjunction with the specification, which contains full description of the work required to be performed and the materials and equipment to be supplied and used in the execution of the works. Tenderers shall refer to the specification for the full meaning and description of work to be executed and materials and equipment to be supplied or used in the execution of the work.
3. Tenders shall be submitted with schedules of quantities completed in full. Non or partial completion of the schedules of quantities shall render tenders liable for disqualification.
4. The total tender price as carried forward to the tender form, after correction for arithmetic extension errors, etc. shall be the contract price as awarded to the successful tenderer. Tenderers are requested to check multiplication and addition of the schedules of quantities. The rate submitted shall be regarded as the price offered per item.
5. No changes, additions or omissions to the contents of the schedules of quantities shall be permitted. If any changes, additions or omissions are made these shall not be recognised and the original wording of the schedules of quantities shall apply.

6. The priced schedules of quantities of tender shall be checked by the principal agent. The principal agent reserves the right to request adjustments to one or more individual tender prices and to rectify contradictions and thereby alter the total tender price as submitted. The acceptance of this tender does not preclude the principal agent from querying or requesting of the contractor to adjust the rates at any stage during the contract period or any extension thereto.
7. The responsibility of the accuracy of the quantities included in the schedules, remains with the person who prepared the schedules. The tenderer is relieved from the responsibility of the measurement of quantities at tender stage and the tender amounts shall be for the quantities as listed in the schedules. It is however expected from the tenderer to include for minor construction items such as would be required for the complete execution of works in accordance with the specification.
8. The quantities in these schedules of quantities shall not be used for the ordering of materials.
9. Changes in the scope of works included in the schedule of quantities shall be permitted and shall be measured and priced at the tariffs as included in the schedules of quantities and shall form an addition to or omission from the total of the schedule of quantities. Any changes not covered by any rates in the schedules of quantities shall be agreed and priced as non-schedule items in accordance with the conditions of contract.
10. The extent and value of variations shall be in accordance with the conditions of contract. Variations to the works prior to the execution thereof shall be priced as above. Variations to work already executed shall not necessarily be priced in accordance with the schedule of quantities and shall be judged individually on merit.
11. Except where the separate rate for the material and labour components of any item is specifically called for, the unit price of such item shall be deemed to include the supply and installation of that item.

The description of any items shall, except where otherwise specified, allow for the purchase, delivery, off-loading, storage, packing, lifting, placing, positioning and fixing in position, cutting and wastage, dies and patterns, models and equipment, temporary work, return of packing material, fixing costs, profit or other obligations of the contract arising out of the conditions of contract.

All items prices shall exclude VAT but include any other tax or levy as applicable.

All items are measured to the net final quantity as indicated on the drawings with the completed work in the position as indicated on the drawing. All prices and rates shall allow for wastage for whatever reason, irrespective of any other standard measurement which may be currently used elsewhere.

12. Should the contractor identify any additional issues or items which in his opinion are necessary for the complete and proper execution of the works, he shall identify such items in a covering letter attached to his tender and submit rates for these items. Mistakes in the physical measurement of items in the schedules of quantities shall be rectified but no claim shall be considered for the non-measurement of doubtful or minor items or claims resulting of criticism of method of measurement used or descriptions given. The priced schedule of quantities shall not be adjusted on the grounds of the items which in the opinion of the tenderer should have been brought into account unless so detailed in the accompanying letter.
13. The schedule of quantities shall be adjusted to reflect the quantities of materials used on completion of whole or part of the works as a result of remeasurement, qualification or variations. The remeasured quantities shall form the basis for the calculation of payment certificates. The schedules of quantities are not intended for the ordering of materials, etc. and the contractor is

South African National Biodiversity Institute

Request for bids for the appointment of a contractor for the infrastructure upgrades to the various guest houses at the Kirstenbosch National Botanical Garden, Cape Town

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advised to extract the quantities for the ordering of materials directly from the drawings and specification. Any order placed directly from the schedules of quantities shall be solely at the contractor's risk.

14. The unit rates as entered in the schedule of quantities with the exclusion of dayworks items shall in all cases include any present and applicable sales tax or similar statutory duties.

PART C: THE CONTRACT
Part C2: Pricing Data and Bill of Quantities

PROJECT TITLE:	REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN
CONTRACT NO:	G509/2023

C2.2 Bill of Quantities

Bill No.1: PRELIMINARIES

PRELIMINARIES

NOTES:

BUILDING AGREEMENT AND PRELIMINARIES

The JBCC Series 2000 Principal Building Agreement (July 2007 Edition 5.0 Reprint 1) prepared by the Joint Building Contracts Committee shall be the applicable building agreement, amended as hereinafter described

The JBCC Principal Building Agreement Contract Data EC & CE form an integral part of this agreement.

The ASAQS Preliminaries (November 2007 Edition) published by the Association of South African Quantity Surveyors for use with the JBCC Principal Building Agreement shall be deemed to be incorporated in these bills of quantities, amended as hereinafter described.

Contractors are referred to the abovementioned documents for the full intent and meaning of each clause

The clauses in the abovementioned documents are hereinafter referred to by clause number and heading only. Where 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 and such modifications, corrections or supplements shall take precedence notwithstanding anything contrary contained in the abovementioned documents.

Where any item is not relevant to this specific agreement such item is marked N/A (signifying not applicable).

PREAMBLES FOR TRADES

Section No. 1
Preliminaries
Bill No. 1
Preliminaries

Carried Forward

R

Item No		Quantity	Rate	Amount
	<u>Brought Forward</u>		R	
	<p><u>The Model Preambles for Trades 2008 as 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 Model Preambles will be entertained.</u></p> <p><u>Supplementary preambles and/or specifications are incorporated in these bills of quantities to satisfy the requirements of this project. Such supplementary preambles and/or specifications shall take precedence over the provisions of the Model Preambles.</u></p> <p><u>The contractor's prices for all items throughout these bills of quantities shall take account of and include for all of the obligations, requirements and specifications given in the Model Preambles and in any supplementary preambles and/or specifications</u></p> <p><u>STRUCTURE OF THIS PRELIMINARIES BILL</u></p> <p><u>Section A : A recital of the headings of the individual clauses of the aforementioned JBCC Principal Building Agreement.</u></p> <p><u>Section B : A recital of the headings of the individual clauses of the aforementioned Preliminaries document.</u></p> <p><u>Section C : Any special clauses to meet the particular circumstances of the project.</u></p> <p><u>PRICING OF PRELIMINARIES</u></p> <p><u>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).</u></p> <p><u>SECTION A: PRINCIPAL BUILDING AGREEMENT</u></p> <p><u>Definitions</u></p>			
1	Clause 1.0 - Definitions and interpretation	Item		
	<u>Carried Forward</u>		R	
	Section No. 1 Preliminaries Bill No. 1 Preliminaries			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>		R	
	<u>Objective and preparations</u>			
2	<u>Clause 2.0 - Offer acceptance and performance obligations</u>	Item		
3	<u>Clause 3.0 - Documents</u>	Item		
4	<u>Clause 4.0 - Design responsibility</u>	Item		
5	<u>Clause 5.0 - Employer's agents</u>	Item		
6	<u>Clause 6.0 - Contractor's site representative</u>	Item		
7	<u>Clause 7.0 - Compliance with laws and regulations.</u>	Item		
8	<u>Clause 7.2 - Health and Safety and Covid 19 Without limiting the generality of the provisions of clause 7.0, the contractor's attention is drawn to the provisions of Construction Regulations, 2014 issued in terms of the Occupational Health and Safety Act, 1993. It is specifically stated that the employer shall prepare a documented health and safety specification for the works and Covid 19 specification (refer to Volume 1 of 2 C3.3 for a copy of the relevant specifications and baseline risk assessment) 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 and Covid 19 specification , excluding the items priced and included in Section 4 Occupational Health and Safety and Covid 19 of these Bills of Quantities.</u>			
		Item		
	<u>Carried Forward</u>		R	
	Section No. 1 Preliminaries Bill No. 1 Preliminaries			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>		<u>R</u>	
9	<u>Clause 7.3 Construction Environmental Management Plan</u> <u>The Construction Environmental Management Plan (CEMP) incorporates specifications derived from recommendations in the SEA, ELIDZ Rezoning Environmental Impact Assessment (EIA) and comments Report. Department of Economic Affairs, Environment and Tourism's Conditions of Approval for the rezoning EIA, together with specifications for good 'environmental practice' for construction work. The purpose of the CEMP is to translate the recommendations of the SEA and the Rezoning EIA into a contractual environmental management plan which will be strictly applied during the construction of the works. A copy of the CEMP is attached (See C3.4 in Volume 1 of 2 of this document) and tenderers are to familiarize themselves with the provisions contained therein and allow for compliance with the same.</u>	Item		
10	<u>Clause 8.0 - Works risk</u>	Item		
11	<u>Clause 9.0 - Indemnities</u>	Item		
12	<u>Clause 10.0 - Insurances</u>	Item		
13	<u>Clause 11.0 - Special Insurances</u>	Item		
14	<u>Clause 12.0 - Effecting Insurances</u>	Item		
15	<u>Clause 13.0 - Assignment</u>	Item		
16	<u>Clause 14.0 - Security</u>	Item		
	<u>Execution</u>			
17	<u>Clause 15.0 - Preparation for and execution of the works</u>	Item		
18	<u>Clause 16.0 - Site and access</u>	Item		
19	<u>Clause 17.0 - Contract instructions</u>	Item		
20	<u>Clause 18.0 - Setting out of the works</u> <u>The contractor shall notify the principal agent if any encroachments of adjoining foundations, buildings, structures, pavements, boundaries, etc. exist in order that the necessary arrangements may be made for the rectification of any such encroachments.</u>	Item		
	<u>Carried Forward</u>		<u>R</u>	
	Section No. 1 Preliminaries Bill No. 1 Preliminaries			

Item No	<u>Brought Forward</u>	Quantity	Rate	Amount
21	<p><u>Clause 19.0 - Temporary works and plant</u> <u>Substitute clause 19.1.1 with the following:</u> <u>The contractor will, throughout the entire contract period be responsible for the proper and adequate protection of all workers and visitors on the site from injury and damage resulting from the works and for the proper security of the site at all times. Furthermore, the contractor must allow for all necessary temporary hoardings, hoardings with gables, fans, safety screens, barriers, access gates, covered gangways, walkways, overhead protection against falling objects and materials, security fences, etc. for the enclosure of the works and elements thereof for the protection of the public and others as required by prevailing BCMM bylaws, the Construction Regulations 2014 issued in terms of Occupational Health and Safety Act 1993, any other Laws and Regulations and/or demanded by his own site requirements. Allowance must furthermore be made for periodic adjustment of any enclosure or protection and for their eventual removal.</u></p> <p>Hoardings and Temporary Fencing prescribed by the Employer and have been measured in the Provisional Bills of Quantities. All other hoarding must be priced for under this clause in the Preliminaries Bill and no claims for additional hoardings and temporary fencing will be entertained. All site establishment, offices and storage of materials will be strictly limited to the area demarcated (See C3.1: Scope of Work, paragraph 1.5 Temporary works) and the Contractors Site Area depicted on Drawing No 0046 ARCH DESIGN 209 Rev 0 Site Camp Locations attached to these Bills of Quantities, which must be suitably fenced with 1,8m high 'Bonnox' fencing covered with shade cloth to the satisfaction of the Principal Agent. The contractor shall be responsible for keeping such areas in a clean, sanitary and orderly condition.</p>	Item		
	<u>Carried Forward</u>		R	
	Section No. 1 Preliminaries Bill No. 1 Preliminaries			

Item No		Quantity	Rate	Amount
	<u>Brought Forward</u>		R	
22	<p>Clause 19.1.2 Add the following to the end of Clause 19.1.2: The office accommodation for meetings is to be adequately sized and equipped with a sound working table and chairs to accommodate at least twenty (20) people for site meetings. The room is to be well vented with air-conditioning and fitted with two large white boards and pin boards with markers and erasers. Two plug points to be provided within the room. The access area around the offices and the toilets shall be surfaced with clean crushed stone, which shall be well drained, kept free from mud and maintained throughout the contract period. The office accommodation shall be located within Contractors Site Area depicted on Drawing No 0046 ARCH DESIGN 209 Rev 0 Site Camp Locations attached to these Bills of Quantities</p>	Item		
23	<p>Add the following clause after clause 19.1.2 Clause 19.1.3 An office for the Clerk of Works and Resident Engineers. The office shall consist of one room with a floor area of at least 30 m2 and a ceiling height of at least 2.5 m, shall be weatherproof, shall have a either a wooden boarded floor that is at least 150mm above the ground or a concrete surface bed, and shall be provided with a ceiling and a lining to the walls, or equivalent insulation, with an acceptable type of door with a secure lock, and opening windows of glazed area at least 7 m2. The office shall be well ventilated with air-conditioning and shall be so insulated as to provide comfortable and dust free working conditions. The office shall have 10 power points and acceptable lighting. The following furniture needs to be provided: 10 chairs, 5 desks, 5 filing cabinets, 2 drawing racks. The access and the areas around the meeting room and office shall be surfaced with clean crushed stone. Furthermore, an adequate level parking area shall be provided also surfaced with clean crushed stone. Both areas shall be well drained, kept free of mud and maintained throughout the contract period. The contractor shall allow for the proper maintenance and regular cleaning of the meeting room and office during the contract period to ensure clean usable facilities at all times and shall clear away and make good on completion. The office for the Clerk of works and Resident Engineers shall be located within Contractors Site Area depicted on Drawing No 0046 ARCH DESIGN 209 Rev 0 Site Camp Locations attached to these Bills of Quantities</p>	Item		
	<u>Carried Forward</u>		R	
	<p>Section No. 1 Preliminaries Bill No. 1 Preliminaries</p>			

Item No		Quantity	Rate	Amount
	<u>Brought Forward</u>		R	
24	<p>Clause 19.1.4 Add the following new clause after Clause 19.1.3: The Contractor must provide a temporary access road to the Contractors Site Camp as depicted on Drawing No 0046 ARCH DESIGN 209 Rev 0 Site Camp Locations attached to these Bills of Quantities which must be made up of adequate layer works to accommodate the Contractors and the Tenants site traffic for the duration of the contract. The temporary access road is to be maintained by the Contractor for the duration of the contract and the Contractor must re-instate/ rehabilitate contractors site and the access road from in accordance with Clause PS 6 of the CEMP Rev 8 January 2016 included in Part C3.4 in Envelope A: Volume 1 of 2 of these tender documents which sets out the Employers re-instatement requirements.</p>	Item		
25	<p>Clause 19.1.5 Add the following new clause after Clause 19.1.4: The Contractor must provide a sewer and a metered water and electrical connection to the Tenants site camp/ laydown area.</p>	Item		
26	<p>Clause 19.2 Amend the third sentence to clause 19.2 as follows: The contractor shall provide and erect a project notice board size 2.5m x 3.5m.</p>	Item		
27	<p>Add the following to the end of clause 19.3: The contractor shall re-instate/ rehabilitate the area used for site establishment the Contractors dedicated site/yard area as well as the access road from the entrance to the Contractors dedicated site/ yard area and the boundary between the Contractors dedicated site/ yard area and the Tenants laydown area as set out in Clause PS 6 of the CEMP Rev 8 January 2016 included in Part C3.4 in Envelope A: Volume 1 of 2 of these tender documents. (Note the Tenant's EPC Contractor will be responsible for re-instating their laydown area and the access road from the entrance to their laydown area).</p>	Item		
28	<p>Clause 20.0 - Nominated subcontractors Refer to the provisions on general attendance hereinafter</p>	Item		
	<u>Carried Forward</u>		R	
	<p>Section No. 1 Preliminaries Bill No. 1 Preliminaries</p>			

Item No		Quantity	Rate	Amount
	<u>Brought Forward</u>		R	
29	Clause 21.0 - Selected subcontractors General attendance of n/s subcontractors for pricing by the contractor shall be in accordance with the n/s agreement. Notwithstanding this provision, general attendance shall be deemed to include for the contractor to provide free of charge to any n/s subcontractor such scaffolding as may reasonably be required by such n / s subcontractor for the execution of the relevant subcontract work	Item		
30	Clause 22.0 - Employer's direct contractors Work to be undertaken by the Employers direct contractors are the installation of the crane, MCC containers, tanks and associated equipment, utilities/ services, RO plant, scubbers, cooling tower, generator, compressor and high level walkways.	Item		
31	Clause 23.0 - Contractor's domestic subcontractors	Item		
	<u>Completion:</u>			
32	Clause 24.0 - Practical completion The contractor shall not receive any mark-up for overheads and profit on any omission of tenant installation work or tenant installation work by others. Claims of loss of profit shall not be entertained.	Item		
33	Clause 25.0 - Works completion	Item		
34	Clause 26.0 - Final completion	Item		
35	Clause 27.0 - Latent defects liability period	Item		
36	Clause 28.0 - Sectional completion	Item		
37	Clause 29.0 - Revision of date for practical completion The removal and replacement of materials and/or workmanship which do not conform to specification or drawing shall not constitute grounds for the extension of the construction period nor for the adjustment of the contract value (Clause 29.3)	Item		
38	Clause 30.0 - Penalty for late or non-completion	Item		
	<u>Carried Forward</u>		R	
	Section No. 1 Preliminaries Bill No. 1 Preliminaries			

Item No		Quantity	Rate	Amount
	<u>Brought Forward</u>		R	
	<u>Payment</u>			
39	Clause 31.0 - Interim Payment The inclusion of materials and goods stored off site in the amount authorised for payment in terms of clause 31.4 shall be at the sole discretion of the principal agent and such inclusion shall only be considered upon the provision, by the contractor, of an approved guarantee issued by a registered commercial bank. Clause 31.6.5 is therefore not applicable.	Item		
40	Clause 32.0 - Adjustment to the contract value Where prices are submitted by the contractor or n/s subcontractor during the progress of the works in respect of contract instructions or in regard to a claim under the terms of the contract 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 final payment certificate, it shall be in writing.	Item		
41	Clause 33.0 - Recovery of expense and loss	Item		
42	Clause 34.0 - Final account and final payment	Item		
43	Clause 35.0 - Payment to other parties	Item		
	<u>Cancellation</u>			
44	Clause 36.0 - Termination by employer - contractor's default	Item		
45	Clause 37.0 - Termination by employer - loss and damage	Item		
46	Clause 38.0 - Termination by contractor - employer's default	Item		
47	Clause 39.0 - Termination - cessation of the works	Item		
	<u>Dispute</u>			
48	Clause 40.0 - Settlement of disputes	Item		
	<u>Carried Forward</u>		R	
	Section No. 1 Preliminaries Bill No. 1 Preliminaries			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>		R	
	<u>Contract Agreement</u>			
49	Clause 41.0 - Post tender provisions <u>The required post tender information shall be inserted in the post tender provisions after consultation with the contractor</u>	Item		
50	Clause 42.0 - Contractual agreement	Item		
	<u>SECTION B: PRELIMINARIES</u>			
	<u>Definitions and Interpretation</u>			
51	Clause 1.0 - Definitions and interpretation	Item		
	<u>Documents</u>			
52	Clause 2.1 - Checking of documents	Item		
53	Clause 2.2 - Provisional bills of quantities	Item		
54	Clause 2.3 - Availability of construction information	Item		
	<u>Previous work and adjoining properties</u>			
55	Clause 3.1 - Previous work - dimensional accuracy	Item		
56	Clause 3.2 - Previous work - defects	Item		
57	Clause 3.3 - Inspection of adjoining properties	Item		
	<u>Samples, shop drawings and manufacturer's instructions</u>			
58	Clause 4.1 - Samples of materials	Item		
59	Clause 4.2 - Workmanship samples	Item		
60	Clause 4.3 - Shop drawings	Item		
61	Clause 4.4 - Compliance with manufacturer's instructions	Item		
	<u>Deposits and fees</u>			
62	Clause 5.1 - Deposits and fees	Item		
	<u>Carried Forward</u>			
	Section No. 1 Preliminaries Bill No. 1 Preliminaries			

Item No		Quantity	Rate	Amount
	<u>Brought Forward</u>		R	
	<u>Information necessary for making choices and completion of those clauses contained in the schedule which are necessary for tender purposes is given hereunder. Where no information is given it shall mean that either no details or specific requirements are available or that the clause is irrelevant for this specific contract.</u>			
78	<p>10.1 - Provisional Bills of Quantities [clause 2.2] The quantities are provisional - Yes</p> <p>10.2 - Availability of construction documentation [clause 2.3] Construction documentation is complete - No</p> <p>10.3 - Previous work - dimensional accuracy [clause 3.1] - No</p> <p>10.4 - Previous work - defects [clause 3.2] - No</p> <p>10.5 - Inspection of adjoining properties [clause 3.3] - Yes</p> <p>10.6 - Water [clause 7.2] Option A (by contractor) - Yes Option B (by employer - free of charge) - No Option C (by employer - metered) - No</p> <p>10.7 - Electricity [clause 7.3] Option A (by contractor) - Yes Option B (by employer - free of charge) - No Option C (by employer - metered) - No</p> <p>10.8 - Telecommunications (clause 7.4) Telephone - Yes Facsimile - Yes E-Mail - Yes</p> <p>10.9 - Ablution facilities [clause 7.5] Option A (by contractor) - Yes Option B (by employer) - No</p> <p>10.10 - Protection of the works [clause 9.1]</p> <p>10.11 - Protection/isolation of existing/sectionally occupied works [clause 9.2] Protection/isolation is required - Yes</p> <p>10.13 - Environmental disturbance [clause 9.6] - Yes</p>	Item		
	<u>SECTION C: SPECIFIC PRELIMINARIES</u>			
	<u>Specific Preliminaries :</u>			
	<u>C1. Site instructions:</u>			
79	Instructions issued on site are to be recorded in triplicate in a site instruction book which is to be maintained on site by the contractor	Item		
	<u>Carried Forward</u>		R	
	Section No. 1 Preliminaries Bill No. 1 Preliminaries			

Item No		Quantity	Rate	Amount
	<u>Brought Forward</u>		R	
	<u>C2. Overtime:</u>			
80	Should overtime be required to be worked for any reason whatsoever, the costs of such overtime is to be borne by the contractor unless the principal agent has specifically authorised, in writing, prior to execution thereof, that costs for such overtime are to be borne by the employer	Item		
	<u>C3. Dayworks:</u>			
81	<p>Where in the opinion of the quantity surveyor any extra work cannot properly be measured or valued, the contractor will be allowed daywork prices therefor calculated upon the costs defined hereunder together with the stated percentages. The total thus arrived at shall be the total amount recoverable by the contractor for performing such work.</p> <p>1. The cost to the contractor or sub-contractor of materials, being the net cost (at current market prices) actually paid for such materials after the deduction of cash discounts or if materials are supplied from the contractor's or sub-contractor's stock then the cost of such materials shall be based upon the current market price plus the cost of delivery to site; to which net cost 10 per cent thereof shall be added.</p> <p>2. The cost of labour to the contractor or sub-contractor, being all items of direct cost of labour actually remunerated to the workmen concerned which shall include the cost of all allowances in terms of the Industrial Conciliation Act (where applicable) or any other wage determination applying in the area or any other charge or expense which is normally binding as well as all statutory levies to education and training funds as may be applicable relating to the class of labour concerned at the time when and in the area where the daywork is executed: to which labour costs 75 per cent in respect of shopfitting, wall and floor tiling, mosaic work and electrical work, 60 per cent in respect of plumbing, plastering, joinery and stone masonry and 40 per cent in respect of painting and decorating, general builders work and any other trade not specified herein, shall be added.</p> <p>Hourly based rates for labour shall be the current market rates for labour based upon standard working hours and shall be applied in respect of the time spent by workers directly engaged on the particular dayworks including any operators operating mechanical plant and transport and erecting and dismantling other plant. If a claim is made that individual workmen have been paid wages and allowances in excess of the minimum</p>			
	<u>Carried Forward</u>		R	
	Section No. 1 Preliminaries Bill No. 1 Preliminaries			

Item No		Quantity	Rate	Amount
	<u>Brought Forward</u>		R	
	<p>legalised rates, then proof must be furnished that such workmen had been so paid prior to the commencement of the extra work referred to. Time lost due to inclement weather shall be excluded from the time charged.</p> <p>3. Other direct costs, being any related direct costs such as mechanical plant and transport, other than costs of material and labour shall be the net cost thereof to which net cost 10 per cent thereof shall be added.</p> <p>4. The rates for mechanical plant shall be commercial hire rates current at the time of executing the daywork and shall include fuel and insurance costs. Supporting vouchers reflecting the time spent and materials used each week shall be delivered for verification to the Quantity Surveyor not later than twenty one days after the end of the week concerned. Should the contractor fail to submit the vouchers within this time, the Quantity Surveyor shall determine a fair price for the work.</p>	Item		
	<u>C4. Warranties for materials and workmanship:</u>			
82	<p>Where warranties for materials and/or workmanship are called for, the contractor shall obtain a written warranty, addressed to the employer, from the entity supplying the materials and/or doing the work and shall deliver same to the principal agent on the final completion of the contract. The warranty shall state that workmanship, materials and installation are warranted for a specific period from the date of final completion and that any defects that may arise during the specified period shall be made good at the expense of the entity supplying the materials and/or doing the work, upon written notice to do so. The warranty will not be enforced if the work is damaged by defects in the execution of the works, in which case the responsibility for replacement shall rest entirely with the contractor.</p>	Item		
	<u>Carried Forward</u>			
	<p>Section No. 1 Preliminaries Bill No. 1 Preliminaries</p>			

ItemNo			Amount
	<u>Brought Forward</u>		R
	<u>C5. Co-operation of the contractor for cost management:</u>		
83	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 final building cost does not exceed the budget. The principal agent undertakes to make available to the contractor all budgetary allowances and cost assessments/reports to enable the proper procedure to be implemented and the contractor shall attend all cost plan review and cost management meetings. The contractor undertakes to extend these procedures, as necessary, to all subcontractors.	Item	
	<u>C6. Overloading:</u>		
84	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.	Item	
	<u>C7. Propping of floors below:</u>		
85	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.	Item	
	<u>C7. Testing of windows for watertightness:</u>		
86	Each window shall be tested for watertightness with water sprayed on using adequate pressure. If in the opinion of the principal agent, the pressure proves to be inadequate, then the pressure shall be boosted by means of compressed air or other approved means.	Item	
	<u>Carried Forward</u>		R
	Section No. 1 Preliminaries Bill No. 1 Preliminaries		

Item No		Quantity	Rate	Amount
	<u>Brought Forward</u>		R	
	<u>C8. Testing of flat roof waterproofing for watertightness:</u>			
87	Flat roof waterproof areas shall be prepared with small sand dykes around them of a size and enclosing an area approved by the principal agent , flooded with water and kept 'ponded for at least forty (40) hours as a test to ensure the watertightness of the waterproofing and before any further construction work is carried out above the waterproofing.	Item		
	<u>C9. Ingress of water:</u>			
88	It is the Contractors responsibility to prevent ingress of water into the buildings whilst all work is being completed, and damage arising out of the above will be made good at the Contractors expense.	Item		
	<u>C10. Proprietary branded products:</u>			
89	The contractor shall take delivery of, handle, store, use, apply and/or fix all proprietary branded products in strict accordance with the manufacturer's instructions after consultation with the manufacturer's authorised representative.	Item		
	<u>C11. As built drawings:</u>			
90	The position of construction breaks and the extend 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.	Item		
	<u>C12. Removal and Making Good of Temporary Works, etc, on Completion:</u>			
91	The Contractor shall remove all (except where specifically stated otherwise) temporary Works, roads, services and the like used for this Contract and shall make good to the entire satisfaction of the Principal Agent any damage resulting therefrom.	Item		
	<u>Carried Forward</u>		R	
	Section No. 1 Preliminaries Bill No. 1 Preliminaries			

Item No	<u>Brought Forward</u>	Quantity	Rate	Amount
			R	
	<u>C13. Making Good:</u>			
92	<p>All materials and workmanship in building up, making good, etc., are to match existing and where new materials abutt existing, they are to be neatly jointed to same. 'Making good' existing work where disturbed or damaged shall mean the provision of the necessary new material to match existing and the necessary workmanship so that a complete restoration is achieved to the satisfaction of the Principal Agent. 'Making good' where abutting walls, etc., are removed, shall mean the provision of the necessary material and workmanship in filling the gaps to match surrounding finishes so that a complete and perfect surface, continuous with surrounding surfaces and matching of same, is obtained to the Principal Agent's satisfaction.</p>	Item		
	<u>C14. Shop Drawings:</u>			
93	<p>The term 'shop drawings' shall mean drawings, layout drawings, diagrams, illustrations, schedules, performance charts, brochures, operating manuals and other data which are prepared by the Contractor or any Sub-Contractor, manufacturer, supplier or distributor and which illustrate the specified portion of the work. The Contractor shall ensure that all shop drawings required for the Works in terms of this Contract, all Selected/Nominated Sub-Contracts and/or any Principal Agent's instruction, are prepared and submitted timeously in accordance with the following procedure:</p> <p>A) Three prints of shop drawings of all fabricated work, working or setting out drawings, shop details and schedules shall be submitted to the Principal Agent, for approval. Such work shall not be carried out until such approval has been given.</p> <p>B) Shop drawings shall be submitted to the Principal Agent for approval at least two weeks prior to the date on which such approval is required in order to comply with the Contract Programme.</p> <p>C) All submissions shall be prepared in accordance with the Contract drawings and specifications and/or any Principal Agents instructions and any deviation shall be specifically highlighted in writing, with a detailed explanation of the reason for such deviation, together with any cost and/or time implications. Delays in approval of shop drawings due to non-compliance with drawings, specifications and/or Principal Agents instructions shall not constitute grounds for any claims for delay, extension of time and the like.</p> <p>D) When the Principal Agent advises that shop drawings have been approved, the original transparencies of such</p>			
	<u>Carried Forward</u>			
	<p>Section No. 1 Preliminaries Bill No. 1 Preliminaries</p>			
			R	

Item No		Quantity	Rate	Amount
	<u>Brought Forward</u>		R	
	<p>drawings shall immediately be submitted to the Principal Agent so that the Principal Agents stamp of approval may be appended thereto. Thereafter, four prints of the approved shop drawings, setting out drawings and schedules shall be furnished to the Principal Agent. As many prints of the approved shop drawings and schedules as required shall also be furnished to the Works. No work shall be performed in accordance with drawings and/or catalogues not stamped with the Principal Agents approval.</p> <p>E) The Contractor, Sub-Contractor or Supplier, as the case may be, shall be responsible for ensuring that all dimensions affecting shop drawings conform to the dimensions of built work.</p> <p>F) The Principal Agents approval of shop drawings is limited to checking conformity with specification and shall not relieve the Contractor, Sub-Contractor or Supplier of his responsibility for design, erection or installation fit, nor does it vary his contractual or delictual obligations and liabilities.</p> <p>G) Should the Contractor, Sub-Contractor or Supplier be of the opinion that corrections to shop drawings made by the Principal Agent constitute a change to the scope of work, then he shall immediately advise the Principal Agent in writing of this, together with the cost and/or programme implications thereof, in order to obtain the Architects directive.</p> <p>H) One copy of the final approved set of 'Shop Drawings' is to be submitted to the Quantity Surveyors for purposes of valuation remeasurement.</p>	Item		
	<u>C15. Scaffolding:</u>			
94	<p>In accordance with the 6th Edition of the Standard System of Measurement, no special scaffolding has been measured. The Tenderer is to note that the entire factory portion of the building an area of approximately 2520m² exceeds five meters in height and the tenderer is to study the drawings to assess any special requirements he may deem necessary for the Works. The Tenderer is to price against this item in respect of any special scaffolding and temporary propping requirements for the Works.</p>	Item		
	<u>Carried Forward</u>		R	
	<p>Section No. 1 Preliminaries Bill No. 1 Preliminaries</p>			

Item No		Quantity	Rate	Amount
	<u>Brought Forward</u>		R	
	<u>C16. Media releases:</u>			
95	All rights of publication of articles in the media, together with any advertising relating thereto or in any way connected with this project, shall vest with the employer. The contractor together with his subcontractors shall not, without the prior written consent of the employer, cause any statement or advertisement to be printed, screened or aired by the media.	Item		
	<u>C17. HIV/AIDS awareness:</u>			
96	It is required of the Contractor to thoroughly study the HIV/AIDS Specification 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 C17.1 to C17.5 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.	Item		
	<u>C17.1 Awareness champion:</u>			
97	Selection, appointment, briefing and making available of an Awareness Champion including provision of all relevant services, all in accordance with the HIV/AIDS Specification.	Item		
	<u>Carried Forward</u>		R	
	Section No. 1 Preliminaries Bill No. 1 Preliminaries			

Item No		Quantity	Rate	Amount
	<u>Brought Forward</u>		R	
	<u>C17.2 Awareness workshops:</u>			
98	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.	Item		
	<u>C17.3 Posters, booklets, videos etc.:</u>			
99	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.	Item		
	<u>C17.4 Access to condoms:</u>			
100	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.	Item		
	<u>C17.5 Monitoring:</u>			
101	Monitoring HIV/AIDS awareness of workers, providing the principal agent with access to information including making available all reports, thoroughly completed reflecting the correct information, for the duration of the construction period and close out, all in accordance with the HIV/ AIDS Specification	Item		
	<u>Carried Forward</u>		R	
	Section No. 1 Preliminaries Bill No. 1 Preliminaries			

Item No		Quantity	Rate	Amount
	<u>Brought Forward</u>		R	
	<u>C18. SMME'S:</u>			
102	<p>The principal contractor shall comply with all the requirement of mandatory subcontracting of SMMEs for a minimum of 30% of their contract value (Including VAT) as stipulated under the SMME subcontracting requirements. The Principal Contractor shall on fulltime basis closely mentor, manage and supervise all SMMEs and shall manage, guide and assist each SMMEs in all aspects of management, execution and completion of his/her subcontract. This shall typically include the on-site productivity planning and management of materials, cost management, contract management, Health and Safety management, quality management, communication management and close-out documentation. Provision for pricing of compliance with the aforementioned is made under this clause and it is explicitly pointed out that all requirements in respect of the aforementioned are deemed to be priced hereunder and no additional claims in this regard shall be entertained.</p>	Item		
	<u>C19. Employment of interns:</u>			
103	<p>The Contractor shall for the duration of the contract (6 months) employ an intern. The intern must have completed a three year qualification in the Built Environment, must be currently unemployed and not have had an internship opportunity before.</p>	Item		
	<u>Carried to Final Summary</u>		R	
	<p>Section No. 1 Preliminaries Bill No. 1 Preliminaries</p>			

Item No		Quantity	Rate	Amount
	<p><u>BILL NO. 1</u></p> <p><u>ALTERATIONS</u></p> <p><u>View site</u></p> <p><u>Before submitting his tender, the tenderer shall visit the site and satisfy himself as to the nature and extent of the work to be done and the value of the materials salvageable from the alterations. No claim for any variations of the contract sum in respect of the nature and extent of the work or of inferior or damaged materials will be entertained</u></p> <p><u>Explosives</u></p> <p><u>No explosives whatsoever may be used for alteration purposes unless otherwise stated</u></p> <p><u>General</u></p> <p><u>The contractor shall carry out the whole of the works with as little mess and noise as possible and with a minimum of disturbance to tenants in the building and to adjoining premises and their tenants. He shall provide proper protection and provide, erect and remove when directed, any temporary tarpaulins that may be necessary during the progress of the works, all to the satisfaction of the principal agent</u></p> <p><u>Doors, fanlights, windows, fittings, frames, linings, etc which are to remain the property of the employer shall be carefully taken out, temporarily stored, transported over a distance of approximately 5km to store and handed over to the employer</u></p>			
	<u>Carried Forward</u>		R	
	<p>Section No. 2 Manor House, Annex Building 01 and Annex Building 01_ Bill No. 1 Alterations</p>			

Item No		Quantity	Rate	Amount
	<u>Brought Forward</u>		R	
	<p><u>Doors, fanlights, windows, fittings, frames, linings, etc. which are to be re-used shall be thoroughly overhauled before refixing including taking off, easing and rehangng, cramping up, re-wedging as required and making good cramps, dowels, etc., and oiling, adjusting and repairing ironmongery as necessary, replacing any glass damaged in removal or subsequently and stopping up all nail and screw holes with tinted plastic wood to match timber, unless otherwise described. Re-painting or re-varnishing is given separately</u></p> <p><u>Prices for taking out of doors, windows, etc shall include for removal of all beads, architraves, ironmongery, etc.</u></p> <p><u>Prices for taking out and removing doors and frames shall include for removing door stops, cabin hooks, etc.</u></p> <p><u>With regard to building up of openings in existing walls, cement screeds and paving's, granolithic, topsof walls, etc., shall be levelled and prepared for raising of brickwork</u></p> <p><u>Making good of finishes shall include making good of the brick and concrete surfaces onto which the new finishes are applied, where necessary</u> <u>The contractor will be required to take all dimensions affecting the existing buildings on the site and he will be held solely responsible for the accuracy of all such dimensions were used in the manufacture of new items (doors, windows, fittings, etc.)</u></p> <p><u>REMOVAL OF EXISTING WORK</u></p> <p><u>Breaking down and removing brickwork etc.</u></p>			
1	Half brick walls	m2	12	
2	One brick walls	m2	47	
	<u>Taking out and removing doors, windows, etc. from brickwork to be demolished</u>			
3	Timber single door and steel frame not exceeding 2,5m ²	No	4	
4	Timber double door and steel frame exceeding 2,5m ² and not exceeding 5m ²	No	2	
	<u>Carried Forward</u>		R	
	<p>Section No. 2 Manor House, Annex Building 01 and Annex Building 01_ Bill No. 1 Alterations</p>			

Item No		Quantity	Rate	Amount
	<u>Brought Forward</u>		R	
5	Timber double door and steel frame exceeding 2,5m ² and not exceeding 5m ²	No	1	
	<u>Taking down and removing roofs, floors, paneling, ceilings, partitions, etc.</u>			
6	Remove existing asbestos roof slates and re-place with Everite Nutec cloud grey plain mitred (code: 020-903) roof slates, OR SIMILAR APPROVED (elsewhere measured), manufactured in accordance with sans 803:2005 (All in accordance with the Occupational Health and Safety Act (85/1993): Asbestos Abatement Regulations, 2020).	m2	423	
7	Gypsum plasterboard ceilings, including timber bandering, cornices, etc.	m2	361	
	<u>Taking out and removing sundry joinery work, fittings, etc.</u>			
8	Timber skirtings	m	19	
	<u>Taking up and removing wood block floor coverings, vinyl floor coverings, carpets, etc and preparing screeds for new floor coverings</u>			
9	Carpet tile floor covering	m2	105	
	<u>Hacking up/off and removing granolithic, screeds, plaster, etc. from concrete or brickwork and preparing surfaces for new screed, plaster, tile finishes, etc.</u>			
10	Internal plaster from walls and columns	m2	99	
11	External plaster from walls, columns and beams	m2	99	
	<u>Hacking up/off and removing quarry tiles including removing mortar bed or adhesive from concrete or brickwork and preparing surfaces for new screed, plaster, tile finish, etc.</u>			
12	Tiles to floors	m2	153	
	<u>Carried Forward</u>		R	
	Section No. 2 Manor House, Annex Building 01 and Annex Building 01_ Bill No. 1 Alterations			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>		<u>R</u>	
	<u>Taking out and removing sanitary fittings, etc., including disconnecting from pipes, traps, etc. and making good floor and wall finishes (making good tiling and paintwork elsewhere)</u>			
13	Vitreous China wash hand basin	No	1	
14	Vitreous China WC pan with flush valve and flush pipe	No	1	
15	Vitreous China wall hung urinal with flush valve and flush pipe	No	1	
	<u>Taking out/off and removing glass and mirrors</u>			
16	Glass from timber windows with beads, including cleaning out rebates and preparing for new glass	m2	6	
17	Glass from steel windows, including cleaning out rebates and preparing for new glass	m2	6	
	<u>MAKING GOOD OF FINISHES ETC</u>			
	<u>Making good face brickwork</u>			
18	Ends of half brick walls	m2	4	
	<u>Making good timber floor tiles</u>			
19	Floors where half brick walls removed	m	16	
	<u>Making good and cleaning</u>			
20	All tiles	m2	372	
21	Window cills and panels	m2	12	
22	Window glazing	m2	25	
	<u>Carried Forward to Summary of Section No. 2</u>			<u>R</u>
	Section No. 2 Manor House, Annex Building 01 and Annex Building 01_ Bill No. 1 Alterations			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>		R	
	<u>Selected earth filling obtained from the excavations and/or prescribed stock piles on site, including haulage approximately 5km from the perimeter of the excavations or stock piles, compacted to 95% Mod AASHTO density</u>			
6	Under floors, steps, paving's, etc.	m3	19	
7	Backfilling to trenches, holes, etc.	m3	12	
	<u>Compaction of ground surfaces</u>			
8	Compaction of natural or excavated ground surface under floors etc., including scarifying for a depth of 150mm, breaking down oversize material, adding suitable material where necessary and compacting to 95% Mod AASHTO density	m2	16	
	<u>WEED KILLERS, INSECTICIDES, ETC</u>			
	<u>Soil insecticide in accordance with SANS 5859</u>			
9	Under floors etc., including forming and poisoning shallow furrows against foundation walls etc., filling infurrows and ramming	m2	7	
10	To bottoms and sides of trenches etc.	m2	13	
	<u>TESTS</u>			
	<u>Prescribed tests to determine degree of compaction or other properties of ground or filling</u>			
11	Modified AASHTO Density test	No	3	
	<u>Carried Forward to Summary of Section No. 2</u>			R
	Section No. 2 Manor House, Annex Building 01 and Annex Building 01_ Bill No. 2 Earthworks			

Item No		Quantity	Rate	Amount
	<p><u>BILL NO 3</u></p> <p><u>CONCRETE, FORMWORK AND REINFORCEMENT</u></p> <p><u>Cost of tests</u></p> <p><u>The costs of making, storing and testing of concrete test cubes as required under clause 7 "Tests" of SABS 1200 G shall include the cost of providing cube moulds necessary for the purpose, for testing costs and for submitting reports on the tests for approval. The testing shall be undertaken by an approved independent firm or institution nominated by the contractor (test cubes are measured separately)</u></p> <p><u>Formwork</u></p> <p><u>Descriptions of formwork shall be deemed to include use and waste only (except were described as "left in" or "permanent"), for fitting together in the required forms, wedging, plumbing and fixing to true angles and surfaces as necessary to ensure easy release during stripping and for reconditioning as necessary before re-use</u></p> <p><u>The vertical strutting shall be carried down to such construction as is sufficiently strong to afford the required support without damage and shall remain in position until the newly constructed work is able to support itself</u></p> <p><u>Formwork to sides of bases, pile caps, ground beams, etc. will only be measured where it is prescribed by the engineer for design reasons. Formwork necessitated by irregularity or collapse of excavated faces will not be measured and the cost thereof shall be deemed to be included in the allowance for taking the risk of collapse of the sides of the excavations, provision for which is made in "Earthworks"</u></p> <p><u>UNREINFORCED CONCRETE CAST ON/IN FORMWORK</u></p> <p><u>UNREINFORCED CONCRETE CAST AGAINST EXCAVATED SURFACES</u></p> <p><u>Unreinforced concrete</u></p>			
	<p>Section No. 2</p> <p>Manor House, Annex Building 01 and Annex Building 01_</p> <p>Bill No. 3</p> <p>Concrete, Formwork & Reinforcem</p>			
	<u>Carried Forward</u>			R

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>		R	
	<u>15MPa/19mm concrete</u>			
1	Surface blinding under surface beds	m3	1	
2	Surface blinding under footings and bases	m3	1	
	<u>25MPa/19mm concrete</u>			
3	Strip footings	m3	4	
4	Surface beds	m3	2	
5	Steps	m3	3	
	<u>TEST CUBES</u>			
6	Making and testing 150 x 150 x 150mm concrete strength test cube (Provisional)	No	3	
	<u>CONCRETE SUNDRIES</u>			
	<u>Finishing top surfaces of concrete with brush concrete screed</u>			
7	Surface beds, slabs, etc.	m2	19	
	<u>ROUGH FORMWORK (DEGREE OF ACCURACY III)</u>			
	<u>Rough formwork to sides</u>			
8	Strip footings (Provisional)	m2	7	
	<u>MOVEMENT JOINTS ETC</u>			
	<u>Expansion joints with polyurethane sealant Sikaflex Pro-3 or similar approved</u>			
9	Exceeding 300mm wide through columns	m2	15	
	<u>Saw-cut joints</u>			
10	R25 x 460mm long dower bar @ 300 c/c to be deboned	m	6	
	<u>Carried Forward to Summary of Section No. 2</u>		R	
	Section No. 2 Manor House, Annex Building 01 and Annex Building 01_ Bill No. 3 Concrete, Formwork & Reinforcem			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>BILL NO 4</u>			
	<u>MASONRY</u>			
	<u>BRICKWORK</u>			
	<u>Sizes in descriptions</u>			
	<u>Where sizes in descriptions are given in brick units, "one brick" shall represent the length and "half brick" the width of a brick</u>			
	<u>Bagged and sealed walls</u>			
	<u>Walls in two skins described as "bagged and sealed" shall be deemed to include having the outer face of the inner skin bagged with 1:6 cement and sand mixture and sealed with two coats bitumen emulsion waterproofing coating</u>			
	<u>BRICKWORK</u>			
	<u>FOUNDATIONS (PROVISIONAL)</u>			
	<u>Brickwork of NFP bricks in class II mortar</u>			
1	Half brick walls	m2	45	
	<u>SUPERSTRUCTURE</u>			
	<u>Brickwork of NFP bricks in class II mortar</u>			
2	Half brick walls	m2	45	
3	One brick walls	m2	4	
	<u>BRICKWORK SUNDRIES</u>			
	<u>2,5mm Brickwork reinforcement</u>			
4	75mm Wide reinforcement built in horizontally	m	64	
5	150mm Wide reinforcement built in horizontally	m	34	
	<u>Prestressed fabricated concrete lintels including necessary temporary supports</u>			
6	100mm x 1500mm Lintels in lengths not exceeding 3m	No	3	
	<u>Carried Forward</u>			<u>R</u>
	Section No. 2 Manor House, Annex Building 01 and Annex Building 01_ Bill No. 4 Masonry			

Item No		Quantity	Rate	Amount
	<u>Brought Forward</u>		R	
7	100mm x 1800mm Lintels in lengths not exceeding 3m	No	1	
8	100mm x 3000mm Lintels in lengths not exceeding 3m	No	1	
	<u>Turning pieces to lintels etc.</u>			
9	220mm Wide turning pieces	m	15	
	<u>QUARRY TILES</u>			
	<u>440mm x 440mm x 40mm quarry tiles (to match the ones on site) on concrete with continuous joints in both directions and pointed on all exposed surfaces</u>			
10	Floor tiles set flat and slightly projecting	m2	132	
11	Floor tiles set sloping and slightly projecting	m2	36	
	<u>Carried Forward to Summary of Section No. 2</u>		R	
	Section No. 2 Manor House, Annex Building 01 and Annex Building 01_ Bill No. 4 Masonry			

Item No	<u>BILL NO 5</u>	Quantity	Rate	Amount
	<u>WATERPROOFING</u>			
	<u>Waterproofing</u>			
	<u>Waterproofing of roofs, basements, etc. shall be laid under a ten-year guarantee. Waterproofing to roof shall be laid to even falls to outlets etc. with necessary ridges, hips and valleys. Descriptions of sheet or membrane waterproofing shall be deemed to include additional labor to turn-ups and turn-downs</u>			
	<u>DAMP PROOFING OF FLOORS</u>			
	<u>One layer 250-micron green polyethylene waterproof sheeting (SANS 952-1985 type C) sealed at laps with PVC self-adhesive tape</u>			
1	Under surface beds	m2	19	
	<u>Carried Forward to Summary of Section No. 2</u>			R
	Section No. 2 Manor House, Annex Building 01 and Annex Building 01_ Bill No. 5 Waterproofing			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>BILL NO 6</u>			
	<u>ROOF COVERINGS, ETC</u>			
	<u>SLATES</u>			
	<u>Everite Nutec cloud grey plain mitred (code: 020-903) roof slates, OR SIMILAR APPROVED, manufactured in accordance with sans 803:2005 (All in accordance with the Occupational Health and Safety Act (85/1993): Asbestos Abatement Regulations, 2020).</u>			
1	Allow for the supply and installation of roof slates	m2	469	
	<u>ROOF INSULATION</u>			
	<u>Knauf insulation 150mm thick ceiling roll (loft roll) flexible non-combustible glass mineral wool thermal insulation (R-value: 3.89m².K/W), OR SIMILAR APPROVED, complying with sans 1381-1:2007 and sans 428:2012, laid over ceiling joists or brandering in accordance with manufacturer`s recommendations in climatic Zone 4 must be installed. R-VALUE: 3. 89M².K/W. Thermal Conductivity: 0.040 W/MK.</u>			
2	Insulation sheeting installed as per the Engineer's Specification	m2	469	
	<u>SOUND PROOFING</u>			
	<u>Sound proofing</u>			
3	Allow for supply and installation of new genesis acoustic sound proofing material as per architects specification	m2	30	
	<u>Carried Forward to Summary of Section No. 2</u>			
	Section No. 2 Manor House, Annex Building 01 and Annex Building 01_ Bill No. 6 Roof Coverings, etc			R

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>BILL NO 7</u>			
	<u>CARPENTRY AND JOINERY</u>			
	<u>Fixing</u>			
	<u>Items described as "nailed" shall be deemed to be fixed with hardened steel nails or pins, or to be shot-pinned, to brickwork or concrete</u>			
	<u>Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 500mm centers, and where described as "bolted", the bolts have been given elsewhere</u>			
	<u>PLATE NAILED TIMBER ROOF TRUSS CONSTRUCTION ETC</u>			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<u>Sawn softwood</u>			
1	50 x 76mm Purlins	m	970	
	<u>TIMBER DOORS, WINDOWS, ETC</u>			
	<u>DOORS ETC</u>			
	<u>44mm hollow core flush doors with commercial veneer, hung to steel frames</u>			
2	Door 832 x 2100mm high	No	2	
	<u>WINDOWS</u>			
	<u>Swartland windows</u>			
3	Window 1200mm x 2005mm high	No	1	
	<u>NOTICEBOARDS, ETC</u>			
	<u>Softboard</u>			
4	12mm Pinning boards glued to plastered walls	No	8	
	<u>Carried Forward to Summary of Section No. 2</u>			
	Section No. 2 Manor House, Annex Building 01 and Annex Building 01_ Bill No. 7 Carpentry and Joinery			R

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>BILL NO 8</u>			
	<u>CEILINGS, PARTITIONS AND ACCESS FLOORING</u>			
	<u>Fixing</u>			
	<u>Items described as "nailed" shall be deemed to be fixed with hardened steel nails or pins, or to be shot-pinned, to brickwork or concrete</u>			
	<u>Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 500mm centers, and where described as "bolted", the bolts have been given elsewhere</u>			
	<u>Ceilings</u>			
	<u>Unless otherwise described ceilings shall be deemed to be horizontal</u>			
	<u>CEILING TIMBERS, BEADS, INSULATION, ETC</u>			
	<u>NAILED-UP CEILINGS</u>			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<u>6mm 'NUTEC' FIBRE CEMENT CEILING BOARDS LAID IN A STAGGERED PATTERN WITH 'H' PROFILE JOINTING STRIPS, FIXED WITH DRI-WALL SCREWS TO BRANDERING.SCREW HEADS TO BE FILLED AND SANDED SMOOTH.</u>			
1	Ceilings including standard steel brandering at 6mm centres in one direction only, joined with joiner sections and hung with suspension brackets including standard steel perimeter angles fixed to walls etc.	m2	62	
	<u>Gypsum plasterboard cornices</u>			
2	75mm Coved cornices	m	224	
	<u>SUSPENDED CEILINGS</u>			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<u>Proprietary suspended ceilings</u>			
	<u>Hangers, suspension grids, "lay-in" panels, etc. are to be in accordance with the manufacturers' recommendations</u>			
	<u>Carried Forward</u>			<u>R</u>
	Section No. 2 Manor House, Annex Building 01 and Annex Building 01_ Bill No. 8 Ceilings, Partitions & Access F			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>		R	
	<u>Flush plastered gypsum plasterboard suspended ceilings</u>			
	<u>Ceilings shall comprise 9,5mm rhino plasterboard boards screwed to and including screw-up suspension grid consisting of main tees at 1 200mm centers and galvanized steel capped cross tees at 400mm centers and with tape fixed over joints and the whole finished with gypsum plaster trowelled to a smooth polished surface</u>			
	<u>9.5MM RHINO BOARD RHINOCEIL PRESTIGE J CEILING SCREW UP, WITH RHINO LITE PLASTER.</u>			
3	Ceilings suspended not exceeding 1m below timber purlins.	m2	408	
	<u>Carried Forward to Summary of Section No. 2</u>		R	
	Section No. 2 Manor House, Annex Building 01 and Annex Building 01_ Bill No. 8 Ceilings, Partitions & Access F			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>BILL NO 9</u>			
	<u>FLOOR COVERINGS, WALL LININGS, ETC</u>			
	<u>Fixing</u>			
	<u>Floor coverings, wall linings, etc. shall, where applicable, be fixed with adhesive as recommended by the manufacturers of the flooring, linings, etc.</u>			
	<u>FLOOR COVERINGS</u>			
	<u>1230mm(L)x 184mm (W)x5,5mm (T) Sapphire RCB rigid core board vinyl flooring (Citrine). Antique wood finish with 4-sided micro bevel, including 1mm IXPE underlay, 0.3mm Super UV wear layer with 20-year warranty OR SIMILAR APPROVED. Apply TAL VaporStop HB OR SIMILAR, a high-performance moisture-tolerant two-component epoxy moisture and vapour barrier system. Once cured, it produces a high cross-link density barrier coat that prevents the passage of water vapour and moisture through concrete slabs, and subsequent debonding of floor coverings. Ideal for substrates with moisture levels ≤6%.</u>			
1	On floors	m2	88	
	<u>1216mm (L) x196(W)x8mm (T) Inovar AC4/W32 laminate flooring (Umgeni) OR SIMILAR APPROVED. Heavy domestic/General Commercial grade. Average board Density greater than 880/890 kg/m3. Thickness swelling test less than 8%.Antibacterial and water-resistant.EN13329-2006 compliant with a lifetime guarantee against termites. Warranty: 25 years Heavy Domestic use / 5 years General Commercial use. Recommended coverage: 10 x 12 lin.m in length / width</u>			
2	On passage, treads and risers of stepped floors	m2	18	
	<u>SKIRTINGS, NOSINGS, ETC</u>			
	<u>66 x 16 x 2700mm stair nose trim. (Colour: Oakwood Manor)</u>			
3	Cover the edge between riser and step.	m	83	
	<u>Carried Forward</u>			<u>R</u>
	Section No. 2 Manor House, Annex Building 01 and Annex Building 01_ Bill No. 9 Floor Coverings			

Item No		Quantity	Rate	Amount
	<u>Brought Forward</u>			R
	<u>Swartland hardwood</u>			
4	67 mm x 13 mm long reversible skirting (code: RSK), plugged and countersunk screwed and pelleted to wall OR SIMILAR APPROVED.	m	19	
	<u>POLISH, SEALERS, ETC</u>			
5	Woodgard Floorguard water-based acrylic polyurethane clear varnish (colour to be selected) OR SIMILAR APPROVED to previously decorated water based interior timber flooring.	m2	120	
	<u>Carried Forward to Summary of Section No. 2</u>			R
	Section No. 2 Manor House, Annex Building 01 and Annex Building 01_ Bill No. 9 Floor Coverings			

Item No	<u>BILL NO 10</u>	Quantity	Rate	Amount
	<u>IRONMONGERY</u>			
	<u>Proprietary items</u>			
	<u>Where applicable the manufacturers' names or product catalogue titles are given in sub-headings preceding the items Prices are to be based on the specific products/articles specified. If tenderers wish to offer alternative products/articles for certain items, these items are to be clearly marked and the alternative specification given with supporting brochures etc. clarifying the features of the products/articles offered on request returnable samples are to be provided to the principal agent for consideration</u>			
	<u>SUNDRIES</u>			
1	Digital Laptop Safe, 2 x manual override keys per safe, uses 4 x AA Batteries, 200(h) x 430(w) x 350(d)	No	4	
	<u>Carried Forward to Summary of Section No. 2</u>			R
	Section No. 2 Manor House, Annex Building 01 and Annex Building 01_ Bill No. 10 Ironmongery			

Item No	<u>BILL NO 11</u>	Quantity	Rate	Amount
	<u>STRUCTURAL STEELWORK</u>			
	<u>STEEL COLUMNS AND BEAMS</u>			
	<u>GALVANISED STEEL COLUMNS AND BEAMS</u>			
	<u>Welded columns in single lengths with flat base, cap, bearer and connection plates, bolted to concrete</u>			
1	Steel columns	t	1,00	
	<u>Welded beams in single lengths with flat bearer and connection plates, bolted to steel</u>			
2	IPE 200 MS beams	t	0,35	
	<u>Carried Forward to Summary of Section No. 2</u>			R
	Section No. 2 Manor House, Annex Building 01 and Annex Building 01_ Bill No. 11 Structural Steelwork			

Item No	Quantity	Rate	Amount
<p><u>BILL NO 12</u></p>			
<p><u>METALWORK</u></p>			
<p><u>Aluminium doors, windows, etc.</u></p>			
<p><u>Doors and windows shall comply with AAAMSA design criteria Glazing shall comply with SAGGA regulations. Glass shall be type? laminated performance glass as shown on the window schedules/drawings appended to these bills of quantities (as described in the headings to window descriptions?). Glass thickness shall comply with SAGGA regulations irrespective of thicknesses shown on the schedules/drawings Doors and windows shall be supplied with protective tape and plastic and shall be removed only once surrounding trades have been completed for purpose made windows and doors, refer to drawings annexed to (issued separately with?) these bills of quantities</u></p>			
<p><u>The following certificates shall be provided prior to commencement of site work:1A copy of the relevant AAAMSA Performance Test Certificate from the manufacturer/contractor supplying the architectural aluminium product 2 A Certificate of Conformance confirming that anodising or powder coating has been processed in accordance with SANS 999 and SANS 1796 respectively</u></p>			
<p><u>3 A powder guarantee of not less than 15 years issued by the powder manufacturer. The specific conditions contained in this guarantee shall form part of the powder coating process 4 A Certificate of Conformance confirming that glazing has been installed in accordance with SANS 0137, ensuring that safety glazing materials have been installed in the mandatory areas and that each individual pane of safety glazing materials has been permanently marked5 A warranty from the manufacturer of the laminated safety glass and/or hermetically sealed glazing units guaranteeing the products against delamination and colour degradation for a period of not less than five years</u></p>			
<p><u>STEEL GATES, ETC</u></p>			
<p><u>HOLLOW STEEL GATES, ETC</u></p>			
<p><u>Carried Forward</u></p>			
<p>Section No. 2 Manor House, Annex Building 01 and Annex Building 01_ Bill No. 12 Metalwork</p>			
			R

<u>Item No</u>			<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>				<u>R</u>
	<u>Welded gates to walls</u>				
1	50 x 50mm Hollow steel section, welded to form frame. 3mm thick pressed metal sheets on both sides.	No	3		
	<u>ALUMINIUM WINDOWS, DOORS, ETC</u>				
	<u>ALUMINIUM DOORS</u>				
	<u>6,3mm Laminated anodised doors as per "AAMSA" standard, complete as per Architect Specification, etc. and fixing to brickwork or concrete</u>				
2	Purpose made door 900mm x 2400mm high	No	3		
3	Purpose made door 2400mm x 2100mm high	No	1		
4	Purpose made door 2400mm x 2400mm high	No	1		
	<u>Carried Forward to Summary of Section No. 2</u>				
	Section No. 2 Manor House, Annex Building 01 and Annex Building 01_ Bill No. 12 Metalwork				
					<u>R</u>

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>BILL NO 13</u>			
	<u>PLASTERING</u>			
	<u>SCREEDS</u>			
	<u>Brushed concrete screed,</u>			
1	On floors	m2	19	
	<u>EXTERNAL PLASTER</u>			
	<u>Cement plaster fine wood float finish with a confirmed moisture reading of < 15%, on brickwork</u>			
2	On walls	m2	99	
	<u>INTERNAL PLASTER</u>			
	<u>Cement plaster smooth, on brickwork</u>			
3	On walls	m2	99	
	<u>Carried Forward to Summary of Section No. 2</u>			
	Section No. 2 Manor House, Annex Building 01 and Annex Building 01_ Bill No. 13 Plastering			R

Item No		Quantity	Rate	Amount
	<p><u>BILL NO 14</u></p> <p><u>PLUMBING AND DRAINAGE</u></p> <p><u>Sealing of edges</u></p> <p><u>Outer edges of sinks, basins, baths, urinals, etc are to be sealed against adjacent surfaces with approved silicone</u></p> <p><u>PVC-U pipes and fittings</u></p> <p><u>Sewer and drainage pipes and fittings shall be jointed and sealed with butyl rubber rings. Soil, waste and vent pipes and fittings shall be solvent weld jointed or sealed with butyl rubber rings</u></p> <p><u>Reducing fittings</u></p> <p><u>Where fittings have reducing ends or branches they are described as "reducing" and only the largest end or branch size is given. Should the contractor wish to use other fittings and bushes or reducers he may do so on the understanding that no claim in this regard will be entertained</u></p> <p><u>Fixing of pipes</u></p> <p><u>Unless specifically otherwise stated, descriptions of pipes shall be deemed to include fixing to walls, etc., casting in, building in or suspending not exceeding 1m below suspension level</u></p> <p><u>Paper wrapping to pipes</u></p> <p><u>Pipes chased into brickwork must be wrapped with two layers of stout brown paper tied with wire. Rates are to include for wrapping around joints and fittings</u></p> <p><u>Disinfection of water pipework</u></p> <p><u>Water pipework is to be disinfected at completion</u></p> <p><u>Laying, backfilling, bedding, etc of pipes</u></p> <p><u>Pipes shall be laid and bedded in accordance with manufacturers' instructions and trenches shall be carefully backfilled</u></p>			
	<u>Carried Forward</u>			R
	<p>Section No. 2 Manor House, Annex Building 01 and Annex Building 01_ Bill No. 14 Plumbing and Drainage</p>			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>		R	
	<u>Where no manufacturers' instructions exist, pipes shall be laid in accordance with the relevant section of SANS 2001</u>			
	<u>General</u>			
	<u>Descriptions of cast iron roof outlets shall be deemed to include joints to pipes and casting into concrete (adaptors for joints to PVC pipes, etc. are given separately) Descriptions of overflow pipes where measured in number, shall be deemed to include joints to cisterns and splay cut ends</u>			
	<u>Descriptions of service pipes and flexible connecting pipes shall be deemed to include connections to taps, cisterns, etc. and to steel pipes (Adaptors for connections to copper pipes, etc. are given separately)</u>			
	<u>Descriptions of WC pans, slop hoppers, etc shall be deemed to include for joints to soil pipes (pan connectors are separately measured)</u>			
	<u>As-built drawings</u>			
	<u>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)</u>			
	<u>RAINWATER DISPOSAL</u>			
	<u>Helderberg Aluminium Guttering Residential Small Ogee profile aluminium seamless gutter OR SIMILAR APPROVED and rainwater pipes. Internally and externally with ColourTech G4 in colour Marble White with matching splashplate including cut and mitred angles covered with a mitre strip externally, stop ends crimped and all sealed on the inside with Dow Corning 813 silicone sealer.</u>			
1	85mm x 85mm x 0,6mm thick Small Ogee roof gutters	m	230	
2	75mm x50mm x 0,6mm thick Marble White aluminium downpipe	m	69	
	<u>Carried Forward</u>		R	
	Section No. 2 Manor House, Annex Building 01 and Annex Building 01_ Bill No. 14 Plumbing and Drainage			

<u>Item No</u>			<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
		<u>Brought Forward</u>			<u>R</u>
3	Extra over gutter for stopped end	No	5		
4	Extra over gutter for angle	No	28		
5	Extra over rainwater pipe for bend	No	38		
6	Extra over rainwater pipe for shoe	No	22		
	<u>SANITARY FITTINGS</u>				
	<u>Manufactured by "LECICO"</u>				
7	348 x 451mm "H-Line"45CM BASIN COLOUR WHITE OR SIMILAR APPROVED, FIXED WITH STAINLESS STEEL SCREWS AND WASHERS TO PLUGS IN WALL AND SEALED WITH ABE DOW CORNING ACETOXY SILICONE SEALANT WHERE BASIN MEETS WALL.	No	1		
8	COMFORT SQUARE CLOSE COUPLE WC COLOUR WHITE OR SIMILAR APPROVED WITH 100MM OUTLET WITH CISTERN CONNECTED TO 15MM WATER SUPPLY WITH FOOT OF BOWL SEALED TO FLOOR WITH ABE DOW CORNING ACETOXY SILICONE SEALANT.	No	1		
	<u>WASTE UNIONS ETC</u>				
	<u>Manufactured by "TIVOLI"</u>				
9	CHROME PLATED SLOTTED BASIN WASTE. ANTI-VANDAL PLUG	No	1		
	<u>TAPS, VALVES, ETC</u>				
10	LUSO 12-YEAR GUARANTEE 130MM HIGH CHROME DECK MOUNTED MAGRA BASIN MIXER (CODE: LSS3010) OR SIMILAR APPROVED, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER`S RECOMMENDATIONS.	No	1		
	<u>SANITARY PLUMBING</u>				
	<u>PVC-U soil and vent pipes</u>				
11	110mm Pipes	m	8		
12	50mm Pipes	m	15		
		<u>Carried Forward</u>			<u>R</u>
	Section No. 2 Manor House, Annex Building 01 and Annex Building 01_ Bill No. 14 Plumbing and Drainage				

Item No	<u>BILL NO 15</u>	Quantity	Rate	Amount
	<u>GLAZING</u>			
	<u>MIRRORS, ETC</u>			
	<u>4mm Silvered float glass copper backed mirrors with 6 mm bevelled and polished edges, fixed with double sided adhesive tape and silicone</u>			
1	Mirror 650 x 650mm high	No	6	
	<u>Carried Forward to Summary of Section No. 2</u>			R
	Section No. 2 Manor House, Annex Building 01 and Annex Building 01_ Bill No. 15 Glazing			

Item No	BILL NO 16	Quantity	Rate	Amount
	<p><u>PAINTWORK</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>PREPARATORY WORK TO EXISTING WORK</u></p> <p><u>Previously painted plastered surfaces</u></p> <p><u>Surfaces shall be thoroughly washed down and allowed to dry completely before any paint is applied. Blistered or peeling paint shall be completely removed and cracks shall be opened, filled with a suitable filler and finished smooth</u></p> <p><u>Previously painted metal surfaces</u></p> <p><u>Surfaces shall be thoroughly rubbed and cleaned down. Blistered or peeling paint shall be completely removed down to bare metal</u></p> <p><u>Previously painted wood surfaces</u></p> <p><u>Surfaces shall be thoroughly cleaned down. Blistered or peeling paint shall be completely removed and cracks and crevices shall be primed, filled with suitable filler and finished smooth</u></p> <p><u>PAINT SPECIFICATIONS</u></p> <p><u>All painting shall be done in accordance with specifications unless otherwise described</u></p> <p><u>PAINTWORK ETC TO NEW WORK</u></p> <p><u>ON INTERNAL FLOATED PLASTER SURFACES</u></p> <p><u>Applying one coat general purpose under coat and two coats enamel paint, colour to architect/client's approval. Treating these areas external with one coat of clear silicone sealer of suitable quality or the subject of an active Agrément Certificate.</u></p>			
1	Walls	m2	49	
	<p><u>ON EXTERNAL FLOATED PLASTER SURFACES</u></p> <p style="text-align: right;"><u>Carried Forward</u></p>			R
	<p>Section No. 2 Manor House, Annex Building 01 and Annex Building 01_ Bill No. 16 Paintwork</p>			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>		R	
	<u>Applying one coat general purpose under coat and two coats matt enamel, colour: to Architect/Client's approval. Externally treat this whole wall with one coat of clear silicone sealer of suitable quality or the subject of an active Agrément Certificate.</u>			
2	Walls	m2	49	
	<u>ON WOOD SURFACES</u>			
	<u>Single coat of wood primer and apply two coats of gloss enamel paint. Colour to Architect/Client's approval.</u>			
3	Door and Door frames	m2	15	
4	Window frames	m2	8	
	<u>PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK</u>			
	<u>ON EXTERNAL WOOD FLOATED PLASTER SURFACES</u>			
	<u>Marmoran MARMOCLAD (Code:AC015) colour: White OR SIMILAR APPROVED NB: PROVIDE SAMPLE FOR ARCHITECTS APPROVAL.</u>			
	<u>Marmoran 'MarmoClad' Paint. Prepare substrate by removing all loose and friable material. Clean entire façade using Marmoran Marmoclean. Fill using Marmoran Masonry Filler where necessary. Apply one coat Marmoran Trade Plaster Primer, allow to dry. Apply 2 coats MARMOCLAD by roller or brush.. Allow drying time between coats. All in strict accordance with Manufactures specification.</u>			
5	Walls	m2	565	
	<u>ON INTERNAL SMOOTH PLASTER SURFACES</u>			
	<u>Carried Forward</u>		R	
	Section No. 2 Manor House, Annex Building 01 and Annex Building 01_ Bill No. 16 Paintwork			

<u>ItemNo</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>			<u>R</u>
	<u>Eggshell Enamel Standard type "impervious, washable" acrylic as per 'Department of Public Work' standard specification. Paint finish to be - Vinyl Acrylate texture coating, thinned with reducer and applied with roller to give a smooth finish, 1 coat plaster primer, 1 coat Professional Polyripple type paint, 2 coats Lowsheen pure acrylic, all application and technical specifications as per manufacturer. Colour to Architect's approval.</u>			
6	Walls	m2	686	
	<u>ON METAL SURFACES</u>			
	<u>Dulux Gloss Enamel alkyd paint (colour:White) OR SIMILAR APPROVED to previously decorated solvent based exterior wood. Prime all repaired areas with surface compatible Dulux primer. Prime surface with one coat Dulux Primer for Wood (Code: D33) with an overcoating time of 18 hours, undercoat with one coat Dulux Trade Universal Undercoat (Code: T1001) with an overcoating time of 18 hours and finish with two coats Dulux Gloss Enamel (Code: D27) with an overcoating time of 18 hours</u>			
7	Door frames	m2	5	
8	Windows with burglar bars	m2	12	
9	Gutters	m	460	
	<u>ON WOOD SURFACES</u>			
	<u>Dulux Gloss Enamel alkyd paint (colour:White) OR SIMILAR APPROVED to previously decorated solvent based exterior wood. Prime all repaired areas with surface compatible Dulux primer. Prime surface with one coat Dulux Primer for Wood (Code: D33) with an overcoating time of 18 hours, undercoat with one coat Dulux Trade Universal Undercoat (Code: T1001) with an overcoating time of 18 hours and finish with two coats Dulux Gloss Enamel (Code: D27) with an overcoating time of 18 hours</u>			
10	Doors and Door frames	m2	160	
11	Windows	m2	38	
	<u>Carried Forward</u>			<u>R</u>
	Section No. 2 Manor House, Annex Building 01 and Annex Building 01_ Bill No. 16 Paintwork			

Item No		Quantity	Rate	Amount
	<u>Brought Forward</u>			R
	<u>Dulux Trade Eggshell Enamel (colour:white) OR SIMILAR APPROVED to previously decorated solvent based interior wood. Prime all repaired areas with surface compatible Dulux primer, undercoat with one coat Dulux Universal Undercoat (Code: D34) with an overcoating time of 18 hours and finish with two coats Dulux Trade Eggshell Enamel (Code: T3002) with an overcoating time of 18 hours</u>			
12	Skirting	m	224	
	<u>Carried Forward to Summary of Section No. 2</u>			R
	Section No. 2 Manor House, Annex Building 01 and Annex Building 01_ Bill No. 16 Paintwork			

Item No	<u>BILL NO 17</u>	Quantity	Rate	Amount
	<u>PAPERHANGING</u>			
	<u>PAPERHANGING TO EXISTING WORK</u>			
	<u>Preparatory work to previously painted surfaces</u>			
	<u>Surfaces shall be thoroughly washed down and allowed to dry completely before paperhanging is commenced. Blistered and peeling paint shall be completely removed and cracks shall be opened, filled with a suitable filler and finished smooth. All surfaces shall be painted with a single coat of interior quality PVA emulsion paint</u>			
	<u>New 3D wall panel: 3D wall panel by the Moulding Shop (Code: PASJANS), on previously painted surfaces, prepared for black and gold geometric wallpaper designed by MOTSO, OR SIMILAR APPROVED.</u>			
1	On walls	m2	47	
	<u>Carried Forward to Summary of Section No. 2</u>			R
	Section No. 2 Manor House, Annex Building 01 and Annex Building 01_ Bill No. 17 Paperhanging			

SECTION SUMMARY - Manor House, Annex Building 01 and Annex Building 01

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Carried to Final Summary

Section No. 2
Manor House, Annex Building 01 and Annex Building 01

R

Item No		Quantity	Rate	Amount
	<p><u>BILL NO. 1</u></p> <p><u>ALTERATIONS</u></p> <p><u>User note</u></p> <p><u>View site</u></p> <p><u>Before submitting his tender, the tenderer shall visit the site and satisfy himself as to the nature and extent of the work to be done and the value of the materials salvageable from the alterations. No claim for any variations of the contract sum in respect of the nature and extent of the work or of inferior or damaged materials will be entertained</u></p> <p><u>Explosives</u></p> <p><u>No explosives whatsoever may be used for alteration purposes unless otherwise stated</u></p> <p><u>General</u></p> <p><u>The contractor shall carry out the whole of the works with as little mess and noise as possible and with a minimum of disturbance to tenants in the building and to adjoining premises and their tenants. He shall provide proper protection and provide, erect and remove when directed, any temporary tarpaulins that may be necessary during the progress of the works, all to the satisfaction of the principal agent</u></p> <p><u>Doors, fanlights, windows, fittings, frames, linings, etc which are to remain the property of the employer shall be carefully taken out, temporarily stored, transported over a distance of approximately 5km to store and handed over to the employer</u></p>			
	<u>Carried Forward</u>			R
	<p>Section No. 3 Guest House 14 Main Building and Annex Building Bill No. 1 Alterations</p>			

Item No	<u>Brought Forward</u>	Quantity	Rate	Amount
	<p><u>Doors, fanlights, windows, fittings, frames, linings, etc. which are to be re-used shall be thoroughly overhauled before refixing including taking off, easing and re-hanging, cramping up, re-wedging as required and making good cramps, dowels, etc., and oiling, adjusting and repairing ironmongery as necessary, replacing any glass damaged in removal or subsequently and stopping up all nail and screw holes with tinted plastic wood to match timber, unless otherwise described. Re-painting or re-varnishing is given separately</u></p> <p><u>Prices for taking out of doors, windows, etc. shall include for removal of all beads, architraves, ironmongery, etc.</u></p> <p><u>Prices for taking out and removing doors and frames shall include for removing door stops, cabin hooks, etc.</u></p>			
	<p><u>With regard to building up of openings in existing walls, cement screeds and paving's, granolithic, top of walls, etc., shall be levelled and prepared for raising of brickwork</u></p>			
	<p><u>Making good of finishes shall include making good of the brick and concrete surfaces onto which the new finishes are applied, where necessary</u></p> <p><u>The contractor will be required to take all dimensions affecting the existing buildings on the site and he will be held solely responsible for the accuracy of all such dimensions were used in the manufacture of new items (doors, windows, fittings, etc.)</u></p>			
	<u>REMOVAL OF EXISTING WORK</u>			
	<u>Taking out and removing doors, windows, etc from brickwork to be demolished</u>			
1	Steel Window frame not exceeding 2,5m ²	No	8	
2	Timber door and steel frame not exceeding 2,5m ²	No	1	
3	Timber door and steel frame exceeding 2,5m ² and not exceeding 5m ²	No	2	
4	Sliding door exceeding 7,5m ² and not exceeding 10m ²	No	1	
	<u>Carried Forward</u>			
	<p>Section No. 3 Guest House 14 Main Building and Annex Building Bill No. 1 Alterations</p>			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>			<u>R</u>
	<u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc.</u>			
5	Remove existing asbestos roof slates and re-place with Everite Nutec cloud grey plain mitred (code: 020-903) roof slates, OR SIMILAR APPROVED (elsewhere measured), manufactured in accordance with s803:2005 (All in accordance with the Occupational Health and Safety Act (85/1993): Asbestos Abatement Regulations, 2020).	m2	37	
6	Rhino board ceilings, including timber bandering, cornices, etc.	m2	58	
	<u>Taking out and removing sundry joinery work, fittings, etc.</u>			
7	Timber skirtings	m	120	
	<u>Taking up and removing wood block floor coverings, vinyl floor coverings, carpets, etc and preparing screeds for new floor coverings</u>			
8	Carpet tile floor covering	m2	47	
9	Tile floor	m2	30	
10	Wall tiles	m2	66	
	<u>Hacking up/off and removing granolithic, screeds, plaster, etc. from concrete or brickwork and preparing surfaces for new screed, plaster, tile finishes, etc.</u>			
11	Internal plaster from walls and columns	m2	77	
12	External plaster from walls, columns and beams	m2	49	
	<u>Hacking up/off and removing quarry tiles including removing mortar bed or adhesive from concrete or brickwork and preparing surfaces for new screed, plaster, tile finish, etc.</u>			
13	Tiles to floors	m2	27	
	<u>Carried Forward</u>			<u>R</u>
	Section No. 3 Guest House 14 Main Building and Annex Building Bill No. 1 Alterations			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>		<u>R</u>	
	<u>Taking out and removing sanitary fittings, etc., including disconnecting from pipes, traps, etc and making good floor and wall finishes (making good tiling and paintwork elsewhere)</u>			
14	Vitreous China wash hand basin	No	3	
15	Vitreous China WC pan with flush valve and flush pipe	No	2	
16	Shower system	No	2	
17	Bath tub incl. pipe work	No	2	
	<u>MAKING GOOD OF FINISHES ETC</u>			
	<u>Making good and cleaning window</u>			
18	Roof covering	m2	120	
19	All tiles	m2	157	
20	Window cills and panels	m2	8	
	<u>Carried Forward to Summary of Section No. 3</u>			
	Section No. 3 Guest House 14 Main Building and Annex Building Bill No. 1 Alterations			<u>R</u>

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>BILL NO 2</u>			
	<u>MASONRY</u>			
	<u>BRICKWORK</u>			
	<u>Sizes in descriptions</u>			
	<u>Where sizes in descriptions are given in brick units, "one brick" shall represent the length and "half brick" the width of a brick</u>			
	<u>Bagged and sealed walls</u>			
	<u>Walls in two skins described as "bagged and sealed" shall be deemed to include having the outer face of the inner skin bagged with 1:6 cement and sand mixture and sealed with two coats bitumen emulsion waterproofing coating</u>			
	<u>BRICKWORK</u>			
	<u>SUPERSTRUCTURE</u>			
	<u>Brickwork of NFP bricks in class II mortar</u>			
1	One brick wall	m2	3	
	<u>BRICKWORK SUNDRIES</u>			
	<u>2,5mm Brickwork reinforcement</u>			
2	150mm Wide reinforcement built in horizontally	m	15	
	<u>QUARRY TILES</u>			
	<u>440mm x 440mm x 40mm quarry tiles (to match the ones on site) on concrete with continuous joints in both directions and pointed on all exposed surfaces</u>			
3	Floor tiles set flat and slightly projecting	m2	17	
	<u>Carried Forward to Summary of Section No. 3</u>			
	Section No. 3 Guest House 14 Main Building and Annex Building Bill No. 2 Masonry			R

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>BILL NO 3</u>			
	<u>ROOF COVERINGS, ETC</u>			
	<u>SLATES</u>			
	<u>Everite Nutec cloud grey plain mitred (code: 020-903) roof slates, OR SIMILAR APPROVED, manufactured in accordance with sans 803:2005 (All in accordance with the Occupational Health and Safety Act (85/1993): Asbestos Abatement Regulations, 2020).</u>			
1	Allow for the supply and installation of roof slates	m2	37	
	<u>ROOF INSULATION</u>			
	<u>Knauf insulation 150mm thick ceiling roll (loft roll) flexible non-combustible glass mineral wool thermal insulation (R-value: 3.89m².K/W), OR SIMILAR APPROVED, complying with sans 1381-1:2007 and sans 428:2012, laid over ceiling joists or brandering in accordance with manufacturer`s recommendations in climatic Zone 4 must be installed. R-VALUE: 3. 89M².K/W. Thermal Conductivity: 0.040 W/MK.</u>			
2	Insulation sheeting installed as per the Engineer's Specification	m2	37	
	<u>Carried Forward to Summary of Section No. 3</u>			
	Section No. 3 Guest House 14 Main Building and Annex Building Bill No. 3 Roof Coverings etc			R

Item No	<u>BILL NO 4</u>	Quantity	Rate	Amount
	<u>CARPENTRY AND JOINERY</u>			
	<u>Fixing</u>			
	<u>Items described as "nailed" shall be deemed to be fixed with hardened steel nails or pins, or to be shot-pinned, to brickwork or concrete</u>			
	<u>Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 500mm centers, and where described as "bolted", the bolts have been given elsewhere</u>			
	<u>PLATE NAILED TIMBER ROOF TRUSS CONSTRUCTION ETC</u>			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<u>Sawn softwood</u>			
1	50 x 76mm Purlins	m	270	
	<u>SKIRTINGS</u>			
	<u>Wrought hardwood</u>			
2	70 x 19mm skirting plugged and countersunk screwed and pelleted to wall.	m	92	
	<u>Carried Forward to Summary of Section No. 3</u>			R
	Section No. 3 Guest House 14 Main Building and Annex Building Bill No. 4 Carpentry and Joinery			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>BILL NO 5</u>			
	<u>FLOOR COVERINGS, WALL LININGS, ETC</u>			
	<u>Fixing</u>			
	<u>Floor coverings, wall linings, etc shall, where applicable, be fixed with adhesive as recommended by the manufacturers of the flooring, linings, etc</u>			
	<u>FLOOR COVERINGS</u>			
	<u>1230mm(L)x 184mm (W)x5,5mm (T) Sapphire RCB rigid core board vinyl flooring (Citrine). Antique wood finish with 4-sided micro bevel, including 1mm IXPE underlay, 0.3mm Super UV wear layer with 20-year warranty OR SIMILAR APPROVED. Apply TAL VaporStop HB OR SIMILAR, a high-performance moisture-tolerant two-component epoxy moisture and vapour barrier system. Once cured, it produces a high cross-link density barrier coat that prevents the passage of water vapour and moisture through concrete slabs, and subsequent debonding of floor coverings. Ideal for substrates with moisture levels ≤6%.</u>			
1	On floors	m2	82	
	<u>600 x 600 mm glazed porcelain tile code: UN6028 (union tiles), OR SIMILAR APPROVED, complete with all stainless-steel edging.</u>			
2	On floors	m2	30	
	<u>SKIRTINGS, NOSINGS, ETC</u>			
3	66 x 16 x 2700mm stair nose trim. (Colour: Oakwood Manor) Hardwood 70 x 19 x 3000 mm long standard skirting (code: SSK) plugged and countersunk screwed and pelleted to wall.	m	150	
4	Cover the edge between riser and step.	m	15	
	<u>POLISH, SEALERS, ETC</u>			
	<u>Varnish with Plascon X44 clear suede OR SIMILAR APPROVED varnish/or paint and make good all trades.</u>			
5	Timber floors	m2	36	
	<u>Carried Forward</u>			<u>R</u>
	Section No. 3 Guest House 14 Main Building and Annex Building Bill No. 5 Floor Coverings			

Item No		Quantity	Rate	Amount
	<u>Brought Forward</u>			R
	<u>Woodgard Floorguard water-based acrylic polyurethane clear varnish (colour to be selected) OR SIMILAR APPROVED to previously decorated water based interior timber flooring.</u>			
6	Timber skirting	m	150	
	<u>Carried Forward to Summary of Section No. 3</u>			R
	Section No. 3 Guest House 14 Main Building and Annex Building Bill No. 5 Floor Coverings			

Item No		Quantity	Rate	Amount
	<p><u>BILL NO 6</u></p> <p><u>METALWORK</u></p> <p><u>Aluminium doors, windows, etc.</u></p> <p><u>Doors and windows shall comply with AAAMSA design criteria Glazing shall comply with SAGGA regulations. Glass shall be type? laminated performance glass as shown on the window schedules/drawings appended to these bills of quantities (as described in the headings to window descriptions?). Glass thickness shall comply with SAGGA regulations irrespective of thicknesses shown on the schedules/drawings Doors and windows shall be supplied with protective tape and plastic and shall be removed only once surrounding trades have been completed for purpose made windows and doors, refer to drawings annexed to (issued separately with?) these bills of quantities</u></p> <p><u>The following certificates shall be provided prior to commencement of site work:1A copy of the relevant AAAMSA Performance Test Certificate from the manufacturer/contractor supplying the architectural aluminium product 2 A Certificate of Conformance confirming that anodising or powder coating has been processed in accordance with SANS 999 and SANS 1796 respectively</u></p> <p><u>3 A powder guarantee of not less than 15 years issued by the powder manufacturer. The specific conditions contained in this guarantee shall form part of the powder coating process 4 A Certificate of Conformance confirming that glazing has been installed in accordance with SANS 0137, ensuring that safety glazing materials have been installed in the mandatory areas and that each individual pane of safety glazing materials has been permanently marked5 A warranty from the manufacturer of the laminated safety glass and/or hermetically sealed glazing units guaranteeing the products against delamination and colour degradation for a period of not less than five years</u></p> <p><u>ALUMINIUM WINDOWS, DOORS, ETC</u></p> <p><u>ALUMINIUM WINDOWS</u></p>			
	<u>Carried Forward</u>			R
	<p>Section No. 3 Guest House 14 Main Building and Annex Building Bill No. 6 Metalwork</p>			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>		<u>R</u>	
	<u>6.38MM THICK SOLORVUE GREY XHL NORMAL STRENGTH GLASS OR SIMILAR APPROVED. ALL GLAZING TO ADHERE TO THE REQUIREMENTS OF SANS 10400 PART N. (OPAQUE) INCL. 20MM WIDE & 5MM THICK FACTORY FITTED BLACK ALUMINUM FLAT BARS POP RIVETED INTO FRAME TO ALL OPENING SECTIONS. SPACED A MAXIMUM OF 100MM BETWEEN EACH BAR. POWDER COATED DUST GREY VP7121 28MM ALUMINIUM FRAME</u>			
1	600mm x 900mm high	No	2	
	<u>6.38MM THICK SOLORVUE GREY XHL NORMAL STRENGTH GLASS OR SIMILAR APPROVED. ALL GLAZING TO ADHERE TO THE REQUIREMENTS OF SANS 10400 PART N. (CLEAR) INCL. 20MM WIDE & 5MM THICK FACTORY FITTED BLACK ALUMINUM FLAT BARS POP RIVETED INTO FRAME TO ALL OPENING SECTIONS. SPACED A MAXIMUM OF 100MM BETWEEN EACH BAR. POWDER COATED DUST GREY VP7121 28MM ALUMINIUM FRAME</u>			
2	1800mm x 900mm high	No	1	
3	1200mm x 900mm high	No	2	
4	1800mm x 1200mm high	No	3	
	<u>ALUMINIUM DOORS</u>			
	<u>6.38MM THICK SOLORVUE GREY XHL NORMAL STRENGTH GLASS OR SIMILAR APPROVED. ALL GLAZING TO ADHERE TO THE REQUIREMENTS OF SANS 10400 PART N. (CLEAR) INCL. 20MM WIDE & 5MM THICK FACTORY FITTED BLACK ALUMINUM FLAT BARS POP RIVETED INTO FRAME TO ALL OPENING SECTIONS. SPACED A MAXIMUM OF 100MM BETWEEN EACH BAR. POWDER COATED DUST GREY VP7121 28MM ALUMINIUM FRAME</u>			
5	1800mm x 1930mm high	No	1	
6	2150mm x 2100mm high	No	1	
7	3600mm x 2100mm high	No	1	
	<u>Carried Forward to Summary of Section No. 3</u>			<u>R</u>
	Section No. 3 Guest House 14 Main Building and Annex Building Bill No. 6 Metalwork			

Item No	<u>BILL NO 7</u>	Quantity	Rate	Amount
	<u>PLASTERING</u>			
	<u>EXTERNAL PLASTER</u>			
	<u>Cement plaster fine wood float finish with a confirmed moisture reading of < 15%, on brickwork</u>			
1	On walls	m2	49	
	<u>INTERNAL PLASTER</u>			
	<u>Cement plaster smooth, on brickwork</u>			
2	On walls	m2	77	
	<u>Carried Forward to Summary of Section No. 3</u>			R
	Section No. 3 Guest House 14 Main Building and Annex Building Bill No. 7 Plastering			

Item No	BILL NO 8	Quantity	Rate	Amount
	<p><u>TILING</u></p> <p><u>Patterns</u></p> <p><u>Unless otherwise described, tiles shall be laid with continuous joints in both directions</u></p> <p><u>Fixing</u></p> <p><u>Unless described as "fixed with adhesive to plaster (plaster elsewhere)" descriptions of tiling on brick or concrete walls, columns, etc shall be deemed to include 1:4 cement plaster backing and descriptions of tiling on concrete floors etc shall be deemed to include 1:3 plaster bedding</u></p> <p><u>Tiling described as "fixed with adhesive on power floated concrete" shall be deemed to include for approved tiling key-coat</u></p> <p><u>Ceramic, porcelain, marble and granite tiles are to be fixed and grouted with suitable adhesives and grouts as recommended by the manufacturer of the tiles</u></p> <p><u>WALL TILING</u></p> <p><u>600 x 600 mm glazed porcelain tile code: UN6028 to door height finished with a 50 mm wide dado tile code: UN6058 OR SIMILAR APPROVED. NB: Tile cement inside bathrooms to be mixed with waterproof additive chemical agent PCT56 OR SIMILAR APPROVED.</u></p>			
1	On walls	m2	66	
	<p><u>FLOOR TILING</u></p> <p><u>600 x 600 mm glazed porcelain tile code: UN6028 to door height finished with a 50 mm wide dado tile code: UN6058 OR SIMILAR APPROVED. NB: Tile cement inside bathrooms to be mixed with waterproof additive chemical agent PCT56 OR SIMILAR APPROVED.</u></p>			
2	On floors	m2	30	
	<u>Carried Forward to Summary of Section No. 3</u>			R
	<p>Section No. 3 Guest House 14 Main Building and Annex Building Bill No. 8 Tiling</p>			

Item No	Quantity	Rate	Amount
<p><u>BILL NO 9</u></p>			
<p><u>PLUMBING AND DRAINAGE</u></p>			
<p><u>Sealing of edges</u></p>			
<p><u>Outer edges of sinks, basins, baths, urinals, etc are to be sealed against adjacent surfaces with approved silicone</u></p>			
<p><u>PVC-U pipes and fittings</u></p>			
<p><u>Sewer and drainage pipes and fittings shall be jointed and sealed with butyl rubber rings. Soil, waste and vent pipes and fittings shall be solvent weld jointed or sealed with butyl rubber rings</u></p>			
<p><u>Reducing fittings</u></p>			
<p><u>Where fittings have reducing ends or branches they are described as "reducing" and only the largest end or branch size is given. Should the contractor wish to use other fittings and bushes or reducers he may do so on the understanding that no claim in this regard will be entertained</u></p>			
<p><u>Fixing of pipes</u></p>			
<p><u>Unless specifically otherwise stated, descriptions of pipes shall be deemed to include fixing to walls, etc, casting in, building in or suspending not exceeding 1m below suspension level</u></p>			
<p><u>Paper wrapping to pipes</u></p>			
<p><u>Pipes chased into brickwork must be wrapped with two layers of stout brown paper tied with wire. Rates are to include for wrapping around joints and fittings</u></p>			
<p><u>Disinfection of water pipework</u></p>			
<p><u>Water pipework is to be disinfected at completion</u></p>			
<p><u>Laying, backfilling, bedding, etc. of pipes</u></p>			
<p><u>Pipes shall be laid and bedded in accordance with manufacturers' instructions and trenches shall be carefully backfilled</u></p>			
<p><u>Carried Forward</u></p>			
<p>Section No. 3 Guest House 14 Main Building and Annex Building Bill No. 9 Plumbing and Drainage</p>			R

Item No		Quantity	Rate	Amount
	<u>Brought Forward</u>		R	
	<u>Where no manufacturers' instructions exist, pipes shall be laid in accordance with the relevant section of SANS 2001</u>			
	<u>General</u>			
	<u>Descriptions of cast iron roof outlets shall be deemed to include joints to pipes and casting into concrete (adaptors for joints to PVC pipes, etc are given separately) Descriptions of overflow pipes where measured in number, shall be deemed to include joints to cisterns and splay cut ends</u>			
	<u>Descriptions of service pipes and flexible connecting pipes shall be deemed to include connections to taps, cisterns, etc and to steel pipes (adaptors for connections to copper pipes, etc are given separately)</u>			
	<u>Descriptions of WC pans, slop hoppers, etc shall be deemed to include for joints to soil pipes (pan connectors are separately measured)</u>			
	<u>RAINWATER DISPOSAL</u>			
	<u>Helderberg Aluminium Guttering residential Small Ogee profile aluminium seamless gutter OR SIMILAR APPROVED and rainwater pipes. Internally and externally with ColourTech G4 in colour Marble White with matching splashplate including cut and mitred angles covered with a mitre strip externally, stop ends crimped and all sealed on the inside with Dow Corning 813 silicone sealer.</u>			
1	85mm x 85mm x 0,6mm thick Small Ogee roof gutters	m	80	
2	75mm x50mm x 0,6mm thick Marble White aluminium downpipe	m	53	
3	Extra over gutter for stopped end	No	4	
4	Extra over gutter for angle	No	19	
5	Extra over rainwater pipe for bend	No	28	
6	Extra over rainwater pipe for shoe	No	17	
	<u>SANITARY FITTINGS</u>			
	<u>Carried Forward</u>		R	
	Section No. 3 Guest House 14 Main Building and Annex Building Bill No. 9 Plumbing and Drainage			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>		<u>R</u>	
	<u>Manufactured by "LECICO"</u>			
7	348 x 451mm "H-Line"45CM BASIN COLOUR WHITE OR SIMILAR APPROVED, FIXED WITH STAINLESS STEEL SCREWS AND WASHERS TO PLUGS IN WALL AND SEALED WITH ABE DOW CORNING ACETOXY SILICONE SEALANT WHERE BASIN MEETS WALL.	No 1		
8	470 x 600mm "AMPIO" WALL- HUNG ACRYLIC BASIN & CABINET (ELSEWHERE) COLOUR WHITE OR SIMILAR APPROVED FIXED IN ACCORDANCE WITH MANUFACTURER`S RECOMMENDATIONS.	No 2		
9	COMFORT SQUARE CLOSE COUPLE WC COLOUR WHITE OR SIMILAR APPROVED WITH 100MM OUTLET WITH CISTERN CONNECTED TO 15MM WATER SUPPLY WITH FOOT OF BOWL SEALED TO FLOOR WITH ABE DOW CORNING ACETOXY SILICONE SEALANT.	No 2		
	<u>Manufactured by "LUSSO"</u>			
10	200MM LONG CHROME PLATED SHOWER ARM AND ROSE (CODE:277721) OR SIMILAR APPROVED, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER`S RECOMMENDATIONS.	No 2		
	<u>Manufactured by "LECICO"</u>			
11	440 x 1700mm TUFFO 1700MM BUILT-IN BATH COLOUR WHITE OR SIMILAR APPROVED, FIXED AS PER MANUFACTURER`S SPECIFICATION AND DETAILS. COMPLETE ALL PLUMBING CONNECTIONS TO SUITE, TEST . CONFORMS TO / OPERATES ACCORDING TO LOCAL BY-LAWS / SABS SPECIFICATIONS. waste outlet, overflow grating with coupling and pair of handles, bedded in position	No 2		
	<u>WASTE UNIONS ETC</u>			
	<u>Manufactured by "TIVOLI"</u>			
12	CHROME PLATED SLOTTED BASIN WASTE. ANTI-VANDAL PLUG	No 3		
	<u>Carried Forward</u>		<u>R</u>	
	Section No. 3 Guest House 14 Main Building and Annex Building Bill No. 9 Plumbing and Drainage			

<u>Item No</u>			<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
		<u>Brought Forward</u>			<u>R</u>
	<u>TRAPS ETC</u>				
13	CHROME PLATED BOTTLE TRAP AND CONNECTOR TO WASTE PIPE BUILT INTO WALL PRODUCT CODE: TVAC9016/CH	No	2		
	<u>TAPS, VALVES, ETC</u>				
14	LUSSO 12-YEAR GUARANTEE 130MM HIGH CHROME DECK MOUNTED MAGRA BASIN MIXER (CODE: LSS3010) OR SIMILAR APPROVED, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER`S RECOMMENDATIONS.	No	3		
15	FRANKE LISCIO CHROME BATH MIXER (CODE: 2150026), OVERALL SIZE 172MM X 114MM X 96MM. WITH 5 YEAR GUARANTEE ON BODY CONSTRUCTION. FINISH: CHROME, HEIGHT: 96MM, GUARANTEE: 5-YEAR.	No	2		
16	LUSSO 12-YEAR GUARANTEE CHROME PESCARA CONCEALED BATH AND SHOWER MIXER OR SIMILAR APPROVED WITH DIVERTER (CODE: 458617), INSTALLED IN ACCORDANCE WITH THE MANUFACTURER`S RECOMMENDATIONS. PRODUCT: PESCARA CONCEALED BATH AND SHOWER MIXER WITH DIVERTER (CODE: 458617) FINISH: CHROME.	No	4		
	<u>SANITARY PLUMBING</u>				
	<u>PVC-U soil and vent pipes</u>				
17	110mm Pipes	m	35		
18	50mm Pipes	m	55		
	<u>Testing</u>				
19	Testing waste pipe system		Item		
	<u>Carried Forward to Summary of Section No. 3</u>				
	<u>R</u>				
	Section No. 3 Guest House 14 Main Building and Annex Building Bill No. 9 Plumbing and Drainage				

Item No	BILL NO 10	Quantity	Rate	Amount
	<p><u>PAINTWORK</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>PREPARATORY WORK TO EXISTING WORK</u></p> <p><u>Previously painted plastered surfaces</u></p> <p><u>Surfaces shall be thoroughly washed down and allowed to dry completely before any paint is applied. Blistered or peeling paint shall be completely removed and cracks shall be opened, filled with a suitable filler and finished smooth</u></p> <p><u>Previously painted metal surfaces</u></p> <p><u>Surfaces shall be thoroughly rubbed and cleaned down. Blistered or peeling paint shall be completely removed down to bare metal</u></p> <p><u>Previously painted wood surfaces</u></p> <p><u>Surfaces shall be thoroughly cleaned down. Blistered or peeling paint shall be completely removed and cracks and crevices shall be primed, filled with suitable filler and finished smooth</u></p> <p><u>PAINT SPECIFICATIONS</u></p> <p><u>All painting shall be done in accordance with specifications unless otherwise described</u></p> <p><u>PAINTWORK ETC TO NEW WORK</u></p> <p><u>ON INTERNAL FLOATED PLASTER SURFACES</u></p> <p><u>Applying one coat general purpose under coat and two coats enamel paint, colour to architect/client's approval. Treating these areas external with one coat of clear silicone sealer of suitable quality or the subject of an active Agrément Certificate.</u></p>			
1	Walls	m2	3	
	<p><u>ON EXTERNAL FLOATED PLASTER SURFACES</u></p>			
	<u>Carried Forward</u>			R
	<p>Section No. 3 Guest House 14 Main Building and Annex Building Bill No. 10 Paintwork</p>			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>			<u>R</u>
	<u>Applying one coat general purpose under coat and two coats matt enamel, colour: to Architect/Client's approval. Externally treat this whole wall with one coat of clear silicone sealer of suitable quality or the subject of an active Agrément Certificate.</u>			
2	Walls	m2	3	
	<u>PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK</u>			
	<u>ON EXTERNAL WOOD FLOATED PLASTER SURFACES</u>			
	<u>Marmoran MARMOCLAD (Code:AC015) colour: White OR SIMILAR APPROVED NB: PROVIDE SAMPLE FOR ARCHITECTS APPROVAL. Marmoran 'MarmoClad' Paint. Prepare substrate by removing all loose and friable material. Clean entire façade using Marmoran Marmoclean. Fill using Marmoran Masonry Filler where necessary. Apply one coat Marmoran Trade Plaster Primer, allow to dry. Apply 2 coats MARMOCLAD by roller or brush.. Allow drying time between coats. All in strict accordance with Manufactures specification.</u>			
3	Walls	m2	246	
	<u>ON INTERNAL SMOOTH PLASTER SURFACES</u>			
	<u>Eggshell Enamel Standard type "impervious, washable" acrylic as per 'Department of Public Work' standard specification. Paint finish to be - Vinyl Acrylate texture coating, thinned with reducer and applied with roller to give a smooth finish, 1 coat plaster primer, 1 coat Professional Polyripple type paint, 2 coats Lowsheen pure acrylic, all application and technical specifications as per manufacturer. Colour to Architect's approval.</u>			
4	Walls	m2	438	
	<u>ON METAL SURFACES</u>			
	<u>Carried Forward</u>			<u>R</u>
	Section No. 3 Guest House 14 Main Building and Annex Building Bill No. 10 Paintwork			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>			<u>R</u>
	<u>Dulux Gloss Enamel alkyd paint (colour:White) OR SIMILAR APPROVED to previously decorated solvent based exterior wood. Prime all repaired areas with surface compatible Dulux primer. Prime surface with one coat Dulux Primer for Wood (Code: D33) with an overcoating time of 18 hours, undercoat with one coat Dulux Trade Universal Undercoat (Code: T1001) with an overcoating time of 18 hours and finish with two coats Dulux Gloss Enamel (Code: D27) with an overcoating time of 18 hours</u>			
5	Security gate	m2	4	
	<u>ON WOOD SURFACES</u>			
	<u>Dulux Gloss Enamel alkyd paint (colour:White) OR SIMILAR APPROVED to previously decorated solvent based exterior wood. Prime all repaired areas with surface compatible Dulux primer. Prime surface with one coat Dulux Primer for Wood (Code: D33) with an overcoating time of 18 hours, undercoat with one coat Dulux Trade Universal Undercoat (Code: T1001) with an overcoating time of 18 hours and finish with two coats Dulux Gloss Enamel (Code: D27) with an overcoating time of 18 hours</u>			
6	Doors and Door frames	m2	105	
	<u>Dulux Trade Eggshell Enamel (colour:white) OR SIMILAR APPROVED to previously decorated solvent based interior wood. Prime all repaired areas with surface compatible Dulux primer, undercoat with one coat Dulux Universal Undercoat (Code: D34) with an overcoating time of 18 hours and finish with two coats Dulux Trade Eggshell Enamel (Code: T3002) with an overcoating time of 18 hours</u>			
7	Skirting	m	150	
	<u>Carried Forward to Summary of Section No. 3</u>			<u>R</u>
	Section No. 3 Guest House 14 Main Building and Annex Building Bill No. 10 Paintwork			

Guest House 14 Main Building and Annex Building

SECTION SUMMARY - Guest House 14 Main Building and Annex Building

Bill No		Page No	Amount
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Carried to Final Summary

Section No. 3
Guest House 14 Main Building and Annex Building

R

Item No		Quantity	Rate	Amount
	<p><u>BILL NO. 1</u></p> <p><u>ALTERATIONS</u></p> <p><u>User note</u></p> <p><u>View site</u></p> <p><u>Before submitting his tender the tenderer shall visit the site and satisfy himself as to the nature and extent of the work to be done and the value of the materials salvageable from the alterations. No claim for any variations of the contract sum in respect of the nature and extent of the work or of inferior or damaged materials will be entertained</u></p> <p><u>Explosives</u></p> <p><u>No explosives whatsoever may be used for alteration purposes unless otherwise stated</u></p> <p><u>General</u></p> <p><u>The contractor shall carry out the whole of the works with as little mess and noise as possible and with a minimum of disturbance to tenants in the building and to adjoining premises and their tenants. He shall provide proper protection and provide, erect and remove when directed, any temporary tarpaulins that may be necessary during the progress of the works, all to the satisfaction of the principal agent</u></p> <p><u>With regard to building up of openings in existing walls, cement screeds and pavings, granolithic, tops of walls, etc, shall be levelled and prepared for raising of brickwork</u></p> <p><u>Making good of finishes shall include making good of the brick and concrete surfaces onto which the new finishes are applied, where necessary</u> <u>The contractor will be required to take all dimensions affecting the existing buildings on the site and he will be held solely responsible for the accuracy of all such dimensions where used in the manufacture of new items (doors, windows, fittings, etc)</u></p> <p><u>REMOVAL OF EXISTING WORK</u></p>			
	<u>Carried Forward</u>			R
	<p>Section No. 4 Gate House 1, Gate house 2 & Gate house 3 Bill No. 1 Alterations</p>			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>			<u>R</u>
	<u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc</u>			
1	Tongued and grooved timber suspended floors, including timber joists, bearers, skirtings, etc	m2	15	
	<u>Taking out and removing sundry joinery work, fittings, etc</u>			
2	Timber skirtings	m	24	
	<u>Taking up and removing wood block floor coverings, vinyl floor coverings, carpets, etc and preparing screeds for new floor coverings</u>			
3	Floor tiles	m2	6	
	<u>Hacking up/off and removing granolithic, screeds, plaster, etc from concrete or brickwork and preparing surfaces for new screed, plaster, tile finishes, etc</u>			
4	Internal plaster from walls and columns	m2	25	
5	External plaster from walls, columns and beams	m2	10	
	<u>MAKING GOOD OF FINISHES ETC</u>			
	<u>Making good and cleaning</u>			
6	Roof covering	m2	132	
7	Stone walls	m	16	
8	All tiles	m2	132	
9	Window cills and panels	m2	15	
	<u>Carried Forward to Summary of Section No. 4</u>			<u>R</u>
	Section No. 4 Gate House 1, Gate house 2 & Gate house 3 Bill No. 1 Alterations			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>BILL NO 2</u>			
	<u>FLOOR COVERINGS, WALL LININGS, ETC</u>			
	<u>User note</u>			
	<u>Fixing</u>			
	<u>Floor coverings, wall linings, etc shall, where applicable, be fixed with adhesive as recommended by the manufacturers of the flooring, linings, etc</u>			
	<u>FLOOR COVERINGS</u>			
	<u>1230mm(L)x 184mm (W)x5,5mm (T) Sapphire RCB rigid core board vinyl flooring (Citrine). Antique wood finish with 4-sided micro bevel, including 1mm IXPE underlay, 0.3mm Super UV wear layer with 20-year warranty OR SIMILAR APPROVED. Apply TAL VaporStop HB OR SIMILAR , a high-performance moisture-tolerant two-component epoxy moisture and vapour barrier system. Once cured, it produces a high cross-link density barrier coat that prevents the passage of water vapour and moisture through concrete slabs, and subsequent debonding of floor coverings. Ideal for substrates with moisture levels ≤6%.</u>			
1	On floors	m2	15	
	<u>SKIRTINGS, NOSINGS, ETC</u>			
2	66 x 16 x 2700mm stair nose trim. (Colour: Oakwood Manor) Cover the edge between riser and step.	m	24	
	<u>POLISH, SEALERS, ETC</u>			
3	Woodgard Floorguard water-based acrylic polyurethane clear varnish (colour to be selected) OR SIMILAR APPROVED to previously decorated water based interior timber flooring.	m2	75	
	<u>Carried Forward to Summary of Section No. 4</u>			
	Section No. 4 Gate House 1, Gate house 2 & Gate house 3 Bill No. 2 Floor Coverings			R

Item No	<u>BILL NO 3</u>	Quantity	Rate	Amount
	<u>METALWORK</u>			
	<u>User note</u>			
	<u>Descriptions of bolts, anchors, etc</u>			
	<u>Descriptions of bolts shall be deemed to include nuts and washers</u>			
	<u>Descriptions of expansion anchors and bolts and chemical anchors and bolts shall be deemed to include nuts, washers and mortices in brickwork or concrete</u>			
	<u>Items described as "holed for bolt(s)" shall be deemed to exclude the bolts unless otherwise described</u>			
	<u>Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 600mm centres</u>			
	<u>STEEL GATES, , ETC</u>			
	<u>HOLLOW STEEL GATES, ETC</u>			
	<u>Welded gates to walls</u>			
1	50 x 50mm Hollow steel section, welded to form frame. 3mm thick pressed metal sheets on both sides.	No	2	
	<u>Carried Forward to Summary of Section No. 4</u>			R
	Section No. 4 Gate House 1, Gate house 2 & Gate house 3 Bill No. 3 Metalwork			

Item No		Quantity	Rate	Amount
	<p><u>BILL NO 5</u></p> <p><u>PAINTWORK</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>PREPARATORY WORK TO EXISTING WORK</u></p> <p><u>Previously painted plastered surfaces</u></p> <p><u>Surfaces shall be thoroughly washed down and allowed to dry completely before any paint is applied. Blistered or peeling paint shall be completely removed and cracks shall be opened, filled with a suitable filler and finished smooth</u></p> <p><u>Previously painted metal surfaces</u></p> <p><u>Surfaces shall be thoroughly rubbed and cleaned down. Blistered or peeling paint shall be completely removed down to bare metal</u></p> <p><u>Previously painted wood surfaces</u></p> <p><u>Surfaces shall be thoroughly cleaned down. Blistered or peeling paint shall be completely removed and cracks and crevices shall be primed, filled with suitable filler and finished smooth</u></p> <p><u>PAINT SPECIFICATIONS</u></p> <p><u>All painting shall be done in accordance with specifications unless otherwise described</u></p> <p><u>PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK</u></p> <p><u>ON EXTERNAL WOOD FLOATED PLASTER SURFACES</u></p>			
	<u>Carried Forward</u>		R	
	<p>Section No. 4 Gate House 1, Gate house 2 & Gate house 3 Bill No. 4 Paintwork</p>			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>		R	
	<u>Marmoran MARMOCLAD (Code:AC015) colour: White OR SIMILAR APPROVED NB: PROVIDE SAMPLE FOR ARCHITECTS APPROVAL.</u>			
	<u>Marmoran 'MarmoClad' Paint. Prepare substrate by removing all loose and friable material. Clean entire façade using Marmoran Marmoclean. Fill using Marmoran Masonry Filler where necessary. Apply one coat Marmoran Trade Plaster Primer, allow to dry. Apply 2 coats MARMOCLAD by roller or brush.. Allow drying time between coats. All in strict accordance with Manufactures specification.</u>			
1	Walls	m2	58	
	<u>ON INTERNAL SMOOTH PLASTER SURFACES</u>			
	<u>Eggshell Enamel Standard type "impervious, washable" acrylic as per 'Department of Public Work' standard specification. Paint finish to be - Vinyl Acrylate texture coating, thinned with reducer and applied with roller to give a smooth finish, 1 coat plaster primer, 1 coat Professional Polyripple type paint, 2 coats Lowsheen pure acrylic, all application and technical specifications as per manufacturer. Colour to Architect's approval.</u>			
2	Walls	m2	436	
	<u>ON METAL SURFACES</u>			
	<u>Dulux Gloss Enamel alkyd paint (colour:White) OR SIMILAR APPROVED to previously decorated solvent based exterior wood. Prime all repaired areas with surface compatible Dulux primer. Prime surface with one coat Dulux Primer for Wood (Code:D33) with an overcoating time of 18 hours, undercoat with one coat Dulux Trade Universal Undercoat (Code: T1001) with an overcoating time of 18 hours and finish with two coats Dulux Gloss Enamel (Code: D27) with an overcoating time of 18 hours</u>			
3	Door frames	m2	22	
4	Windows frames	m2	13	
	<u>ON WOOD SURFACES</u>			
	<u>Carried Forward</u>		R	
	Section No. 4 Gate House 1, Gate house 2 & Gate house 3 Bill No. 4 Paintwork			

Item No		Quantity	Rate	Amount
	<u>Brought Forward</u>			R
	<u>Dulux Gloss Enamel alkyd paint (colour:White) OR SIMILAR APPROVED to previously decorated solvent based exterior wood. Prime all repaired areas with surface compatible Dulux primer. Prime surface with one coat Dulux Primer for Wood (Code: D33) with an overcoating time of 18 hours, undercoat with one coat Dulux Trade Universal Undercoat (Code: T1001) with an overcoating time of 18 hours and finish with two coats Dulux Gloss Enamel (Code: D27) with an overcoating time of 18 hours</u>			
5	Doors and Door frames	m2	55	
	<u>Dulux Trade Eggshell Enamel (colour:white) OR SIMILAR APPROVED to previously decorated solvent based interior wood. Prime all repaired areas with surface compatible Dulux primer, undercoat with one coat Dulux Universal Undercoat (Code: D34) with an overcoating time of 18 hours and finish with two coats Dulux Trade Eggshell Enamel (Code: T3002) with an overcoating time of 18 hours</u>			
6	Skirting	m	155	
	<u>Carried Forward to Summary of Section No. 4</u>			R
	Section No. 4 Gate House 1, Gate house 2 & Gate house 3 Bill No. 4 Paintwork			

Gate House 1, Gate house 2 & Gate house 3

SECTION SUMMARY - Gate House 1, Gate house 2 & Gate house 3

<u>Bill No</u>		<u>Page No</u>	<u>Amount</u>
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5	Plastering	83	

Carried to Final Summary

Section No. 4
Gate House 1, Gate house 2 & Gate house 3

R

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Electrical Installation Bill of Quantity</u>			
	<u>BILL No. 1 - CONTRACT CONDITIONS</u>			
	<u>COMPLIANCE WITH CONDITIONS</u>			
1	Net price for compliance with the Conditions of Contract, the Special Conditions of Contract, various specifications, which costs are not specifically covered elsewhere or by unit rates and quantities. No additional amount of scheduled items shall be entertained.		SUM	
	<u>SURETY</u>			
2	Allow for the provision of a performance guarantee for the contract value - refer to the main contract preliminaries attached		SUM	
	<u>SITE ESTABLISHMENT</u>			
3	Allow for the electrical site establishment, all associated services and for storage of plant, materials and equipment including protection thereof		SUM	
	<u>TRANSPORT</u>			
4	Provide and arrange for transport and off loading of all electrical material and equipment to site as well as workmen and staff for 18 Months		SUM	
	<u>COMMISSIONING AND TESTING</u>			
5	Supply all test equipment and labour for testing, commissioning and adjustment for all the sections of the installation		SUM	
	<u>DRAWINGS</u>			
6	Making reference, to other relevant drawings e.g. Civil, Structural, Architectural existing services etc		SUM	
	<u>AS BUILT DRAWINGS</u>			
7	Compilation of as built drawings for the complete electrical installation		SUM	
	<u>Carried Forward</u>		R	
	Section No. 5 Electrical Works Bill No. 1 Contract Conditions			

Item No		Quantity	Rate	Amount
	<u>Brought Forward</u>		R	
	<u>EXTRACTS FROM THE PRINCIPAL CONTRACTOR</u>			
8	Allowance for any costs associated with the requirements of the Principal Contract preliminaries which may affect the selected sub-contractor		SUM	
9	Allow for a maintenance period, material and workmanship but tear and normal maintenance excluded		SUM	
	<u>GUARANTEE PERIOD</u>			
10	Allow for a guarantee period on all the electrical and electronic equipment but items such as lamps excluded		SUM	
	<u>ADDITIONAL</u>			
	<u>Allow for the following additional item(s):</u>			
11	Any time related items		SUM	
12	Temporary electrical connection and usage		SUM	
	<u>STRIPING EXISTING INSTALLATION</u>			
13	Allow a sum amount for the stripping of the electrical installation, liason with the Client, handing over of all equipment to the Client, arrange for switching off of power supplies and make save of outlet points, etc		SUM	
	<u>OTHER NECESSARY WORKS</u>			
14	All other works necessary to complete the installation in a satisfactory manner, and in accordance with the drawings, specification, SABS Code of Practice, the Local Authorities requirements, and to the Engineers satisfaction to include for items specified or shown but not itemised in this bill		SUM	
	<u>Carried Forward to Summary of Section No. 5</u>		R	
	Section No. 5 Electrical Works Bill No. 1 Contract Conditions			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Bill No. 2 Manor house</u>			
	<u>DISTRIBUTION BOARDS</u>			
	<u>Supply the following Distribution Boards complete with all switchgear, accessories as specified on the schematic layouts, all fitted in the factory and tested, including delivery to site and off-loading in accordance with the single lines.:</u>			
1	Supply and install DB	No	1	
	<u>CABLE AND CABLE TERMINATIONS</u>			
	<u>From Floor DB to Sub-DB</u>			
2	Supply and install 6 mm ² 3-core PVC black coper conductor	m		
3	Supply and install 6 mm ² 3-core PVC red coper conductor	m		
4	Supply and install 6mm ² 3-core PVC/SWA/PVC Cable Termination	No		
	<u>CONDUITS</u>			
	<u>Supply and install conduit complete with all accessories including couplings, bending and fixings as specified:</u>			
5	20mm conduit - cast in wall and installed under soffit	m	100	
6	32mm conduit - cast in wall and installed under soffit	m	12	
	<u>CONDUIT BOXES</u>			
	<u>Supply and install conduit boxes complete with all accessories including conduit terminations</u>			
7	Supply and install 60mm round, 25mm deep for 20mm conduit mounted flush in wall or fixed to surface	No	8	
	<u>Outlet Boxes excluding covers</u>			
8	100mm x 50mm x 50mm conduit box	No	3	
9	100mm x 100mm x 50mm conduit box	No	10	
	<u>Carried Forward</u>			
	Section No. 5 Electrical Works Bill No. 2 Electrical Installation			R

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>			<u>R</u>
	<u>WIRING</u>			
10	Supply and install PVC insulated copper conductors in required colours, drawn into conduit or trucking: Supply and install 2.5mm2 PVC Wire	m	500	
11	Supply and install 4mm2 PVC Wire	m	100	
12	Supply and install 2.5mm2 BCEW	m	500	
13	Supply and install 4mm2 BCEW	m	100	
	<u>LIGHT SWITCHES</u>			
14	Supply, install and connect flush mounted light switch complete with cover plate and all accessories: Supply and install 16A 1 way lever light switch complete with cover plate	No	4	
15	Supply and install 16A 1 way 2 lever light switch complete with cover plate	No	4	
16	Supply and install 16A 1 way 3 lever light switch complete with cover plate	No		
17	Adjustable coverage area Dual motion Sensors for both heaters and luminaires	No		
18	Dimming light motion Sensors	No		
	<u>LUMINAIRES</u>			
	<u>Supply, install and connect luminaires mounted as specified, complete with lamps, control gear and all accessories:</u>			
19	Type A1 - 2 x 18W T8 LED, 1200mm Surface open channel low brightness light fitting c/w louvre	No	1	
20	Type A2 - 2 x 18W T8 LED, 600mm x 1200mm Surface open channel low brightness light fitting c/w louvre to be recessed mounted in ceiling.	No	9	
21	Type G -18W LED down lighter with 40 degrees beam angle	No	1	
	<u>SWITCHED AND UNSWITCHED SOCKET OUTLETS</u>			
	<u>Carried Forward</u>			<u>R</u>
	Section No. 5 Electrical Works Bill No. 2 Electrical Installation			

Item No		Quantity	Rate	Amount
	<u>Brought Forward</u>		R	
	<u>Supply, install and connect Switched socket outlets mounted flush in wall or in powerskirting as specified, complete with cover plates and all accessories:</u>			
22	Supply and install 16A Single switched socket outlet mounted at 1200 AFFL c/o with metal cover plate. (White). Socket 2 16A slimline and 2 2A USB sockets	No	5	
23	Supply and install 16A Single switched weather proof socket outlet mounted c/w metal cover plates. (White)	No		
24	Supply and install 16A Single switched socket outlet mounted below or close to heater c/w metal cover for connection of heaters. (White)	No		
25	Supply and install 16A double switched socket outlet c/w metal cover plate. (White)	No		
26	Supply and install 16A single switched socket outlet mounted on power skirting. (White)	No		
27	Supply and install 16A Double switched socket outlet. (White)	No		
28	Supply and install 16A single switched dedicated socket outlet power skirting c/w metal cover plate. (Red/Blue)	No		
29	Supply and install 5A unswitched socket outlets for light fittings	No		
	<u>ISOLATORS</u>			
	<u>Supply and install Isolators mounted as specified complete with cover plate and all accessories.</u>			
30	5A - Single Phase Isolator. (toilet extraction fan)	No	1	
31	10A - Single Phase Isolator. (Roof AC)	No	2	
32	63A - Three Phase Isolator c/w IP 65 enclosure. (Outdoor office)	No	2	
33	20A - Single Phase Isolator. (Stove)	No		
34	32A - 5pin welding switch socket outlet. (Welding)	No		
	<u>Heater</u>			
	<u>Carried Forward</u>			
	Section No. 5 Electrical Works Bill No. 2 Electrical Installation			

Item No		Quantity	Rate	Amount
	<u>Brought Forward</u>		R	
	<u>Supply and install Isolators mounted as specified complete with cover plate and all accessories.</u>			
35	Supply and install 400W or 450W radiant panel heater.	No		
	<u>POWER SKIRTING</u>			
36	Supply and install new metallic 1 compartment power skirting c/w covers, bends, elbow and tees	m		
	<u>DRAW WIRES</u>			
	<u>Supply and install draw wire 1mm steel draw-wire</u>			
37	Draw wire	m		
	<u>Carried Forward to Summary of Section No. 5</u>		R	
	Section No. 5 Electrical Works Bill No. 2 Electrical Installation			

Item No	<u>BILL NO. 3 TESTING AND COMMISSIONING</u>	Quantity	Rate	Amount
1	Test and Commission the complete installation		SUM	
2	Issue a Certificate of Compliance (CoC) in accordance with the SANS 0142-1 (2001) requirements per Distribution Board		SUM	
<u>Carried Forward to Summary of Section No. 5</u>				R
Section No. 5 Electrical Works Bill No. 3 Testing & Commissioning				

Electrical Works

SECTION SUMMARY - Electrical Works

Bill No		Page No	Amount
1	Contract Conditions	86	
2	Electrical Installation	90	
3	Testing & Commissioning	91	

Carried to Final Summary

Section No. 5
Electrical Works

R

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>KIRSTENBOSCH NATIONAL BOTANICAL GARDEN LODGES HEATING, VENTILATION AND AIR CONDITIONING</u>			
	<u>MANOR HOUSE</u>			
	<u>HEATING, VENTILATION, AND AIR CONDITIONING</u>			
	<u>Design, manufacture, works testing, supply and deliver to site, moving into position, erection, connecting up, site testing, witness testing, providing to insurance inspectors, demonstrating to the Employer, commissioning and maintenance of the complete mechanical systems and equipment as shown on the drawings.</u>			
	<u>Manor House</u>			
	<u>Main House</u>			
	<u>Air Conditioning Units - Split Units</u>			
1	2.8 kW Cooling and 3.2 kW Heating Capacity Highwall Split Unit Inverter Type R410A. Supply	No	2	
2	Install	No	2	
3	3.6kW Cooling and 4.0 kW Heating Capacity Highwall Split Unit Inverter Type R410A. Supply	No	1	
4	Install	No	1	
5	7.1 kW Cooling and 8.0 kW Heating Capacity Highwall Split Unit Inverter Type R410A. Supply	No	2	
6	Install	No	2	
	<u>Refrigerant Pipes R410A</u>			
7	* Supply and Install insulated Refrigerant R410A Pipes Diameter 6mm copper pipe	m	42	
8	Diameter 9mm copper pipe	m	40	
	<u>Carried Forward</u>			<u>R</u>
	Section No. 6 Mechanical Works Bill No. 1 Heat, Ventilation & Air-Conditi			

<u>Item No</u>			<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
		<u>Brought Forward</u>		<u>R</u>	
		<u>Air Conditioning Units - Split Units</u>			
21	2.8 kW Cooling and 3.2 kW Heating Capacity Highwall Split Unit Inverter Type R410A. Supply	No	1		
22	Install	No	1		
		<u>Refrigerant Pipes R410A</u>			
23	* Supply and Install insulated Refrigerant R410A Pipes Diameter 6mm copper pipe	m	15		
24	Diameter 9mm copper pipe	m	15		
25	Copper pipes Bends, Reducers etc.			Item	
26	Cable trays to suit the installation			Item	
		<u>Condensate Drain Pipe</u>			
27	Diameter 25mm condensate drain pipe to the nearest drain	m	6		
		<u>Electrical Works</u>			
28	Electrical installation & wiring etc, complete for Split units including local starter/isolator switch			Item	
		<u>Ablution Extration Fans</u>			
		<u>Extraction fan</u>			
29	336m ³ /hr wall mounted extraction fan linked to the lights. Supply	No	1		
30	Install	No	1		
31	400x300 Door Grill Supply	No	1		
32	Install	No	1		
		<u>Manor House Annex 2</u>			
		<u>Carried Forward</u>		<u>R</u>	
	Section No. 6 Mechanical Works Bill No. 1 Heat, Ventilation & Air-Conditi				

<u>Item No</u>			<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
		<u>Brought Forward</u>			<u>R</u>
		<u>Air Conditioning Units - Split Units</u>			
33	5.1kW Cooling and 6.0 kW Heating Capacity Highwall Split Unit Inverter Type R410A. Supply	No	1		
34	Install	No	1		
		<u>Refrigerant Pipes R410A</u>			
35	* Supply and Install insulated Refrigerant R410A Pipes Diameter 6mm copper pipe	m	15		
36	Diameter 9mm copper pipe	m	15		
37	Copper pipes Bends, Reducers etc.			Item	
38	Cable trays to suit the installation			Item	
		<u>Condensate Drain Pipe</u>			
39	Diameter 25mm condensate drain pipe to the nearest drain	m	6		
		<u>Electrical Works</u>			
40	Electrical installation & wiring etc, complete for Split units including local starter/isolator switch			Item	
		<u>Ablution Extration Fans</u>			
		<u>Extraction fan</u>			
41	336m3/hr wall mounted extraction fan linked to the lights. Supply	No	1		
42	Install	No	1		
43	400x300 Door Grill Supply	No	1		
44	Install	No	1		
		<u>Carried Forward</u>			<u>R</u>
	Section No. 6 Mechanical Works Bill No. 1 Heat, Ventilation & Air-Conditi				

Item No		Quantity	Rate	Amount
	<u>Brought Forward</u>		R	
	<u>Project Engineering Management and Quality Control</u>			
45	Testing, balancing, commissioning and handover of air conditioning units and fans including compilation of submitted to the Engineer for approval.		Item	
46	Operation and Maintenance Instruction Manuals	No	4	
47	User Training	No	2	
48	Nos of "as built' drawings "including 1 cd"	No	4	
49	12 Months free maintenance		Item	
50	Any other item necessary that might have been omitted that might be necessary for completion of installation (please specify).		Item	
51	Any other item necessary that might have been omitted		Item	
52	Provide OSH certificate for compliance		Item	
53	Allow for rigging, lifting gear and cranes in moving plant and equipment in positions		Item	
	<u>TEST & COMMISSION</u>			
54	Test and Commission the Entire system		Item	
55	Ditto but in the presence of and to the entire satisfaction of the Consulting Engineer.		Item	
	<u>GUEST HOUSE</u>			
	<u>HEATING, VENTILATION, AND AIR CONDITIONING</u>			
	<u>Design, manufacture, works testing, supply and deliver to site, moving into position, erection, connecting up, site testing, witness testing, providing to insurance inspectors, demonstrating to the Employer, commissioning and maintenance of the complete mechanical systems and equipment as shown on the drawings.</u>			
	<u>Carried Forward</u>			
	Section No. 6 Mechanical Works Bill No. 1 Heat, Ventilation & Air-Conditi			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>			<u>R</u>
	<u>Guest House 14</u>			
	<u>Main House</u>			
	<u>Air Conditioning Units - Split Units</u>			
56	2.8 kW Cooling and 3.2 kW Heating Capacity Highwall Split Unit Inverter Type R410A. Supply	No	4	
57	Install	No	4	
58	4.5kW Cooling and 5.0 kW Heating Capacity Highwall Split Unit Inverter Type R410A. Supply	No	1	
59	Install	No	1	
	<u>Refrigerant Pipes R410A</u>			
60	* Supply and Install insulated Refrigerant R410A Pipes Diameter 6mm copper pipe	m	42	
61	Diameter 9mm copper pipe	m	40	
62	Copper pipes Bends, Reducers etc.		Item	
63	Cable trays to suit the installation		Item	
	<u>Condensate Drain Pipe</u>			
64	Diameter 25mm condensate drain pipe to the nearest drain	m	50	
	<u>Electrical Works</u>			
65	Electrical installation & wiring etc, complete for Split units including local starter/isolator switch		Item	
	<u>Ablution Extration Fans</u>			
	<u>Extraction fan</u>			
66	336m ³ /hr wall mounted extraction fan linked to the lights. Supply	No	3	
	<u>Carried Forward</u>			<u>R</u>
	Section No. 6 Mechanical Works Bill No. 1 Heat, Ventilation & Air-Conditi			

<u>Item No</u>			<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
		<u>Brought Forward</u>			<u>R</u>
67	Install	No	3		
68	850m3/hr wall mounted extraction fan linked to the lights. Supply	No	1		
69	Install	No	1		
70	4.5kW Cooling and 5.0 kW Heating Capacity Highwall Split Unit Inverter Type R410A.336m3/hr ceiling mounted extraction fan linked to the lights. Supply	No	1		
71	Install	No	1		
72	400x300 Door Grill Supply	No	4		
73	Install	No	4		
	Annex				
	Air Conditioning Units - Split Units				
74	2.8 kW Cooling and 3.2 kW Heating Capacity Highwall Split Unit Inverter Type R410A. Supply	No	2		
75	Install	No	2		
	Refrigerant Pipes R410A				
76	* Supply and Install insulated Refrigerant R410A Pipes Diameter 6mm copper pipe	m	15		
77	Diameter 9mm copper pipe	m	15		
78	Copper pipes Bends, Reducers etc.			Item	
79	Cable trays to suit the installation			Item	
	Condensate Drain Pipe				
80	Diameter 25mm condensate drain pipe to the nearest drain	m	6		
		<u>Carried Forward</u>			<u>R</u>
	Section No. 6 Mechanical Works Bill No. 1 Heat, Ventilation & Air-Conditi				

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>		<u>R</u>	
	Electrical Works			
81	Electrical installation & wiring etc, complete for Split units including local starter/isolator switch	Item		
	Ablution Extration Fans			
	Extraction fan			
82	336m3/hr wall mounted extraction fan linked to the lights. Supply	No	2	
83	Install	No	2	
84	400x300 Door Grill Supply	No	1	
85	Install	No	1	
	Project Engineering Management and Quality Control			
86	Testing, balancing, commissioning and handover of air conditioning units and fans including compilation of submitted to the Engineer for approval.		Item	
87	Operation and Maintenance Instruction Manuals	No	4	
88	User Training	No	2	
89	Nos of "as built' drawings "including 1 cd"	No	4	
90	12 Months free maintenance		Item	
91	Any other item necessary that might have been omitted that might be necessary for completion of installation (please specify).		Item	
92	Any other item necessary that might have been omitted		Item	
93	Provide OSH certificate for compliance		Item	
94	Allow for rigging, lifting gear and cranes in moving plant and equipment in positions		Item	
	<u>Carried Forward</u>		<u>R</u>	
	Section No. 6 Mechanical Works Bill No. 1 Heat, Ventilation & Air-Conditi			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>			<u>R</u>
	<u>TEST & COMMISSION</u>			
95	Test and Commission the Entire system	Item		
96	Ditto but in the presence of and to the entire satisfaction of the Consulting Engineer.	Item		
	<u>GATE HOUSE 1</u>			
	<u>HEATING, VENTILATION, AND AIR CONDITIONING</u>			
	<u>Design, manufacture, works testing, supply and deliver to site, moving into position, erection, connecting up, site testing, witness testing, providing to insurance inspectors, demonstrating to the Employer, commissioning and maintenance of the complete mechanical systems and equipment as shown on the drawings.</u>			
	<u>Gate House</u>			
	<u>Gate House 1</u>			
	<u>Air Conditioning Units - Split Units</u>			
97	2.8 kW Cooling and 3.2 kW Heating Capacity Highwall Split Unit Inverter Type R410A. Supply	No	3	
98	Install	No	3	
99	3.6kW Cooling and 4.0 kW Heating Capacity Highwall Split Unit Inverter Type R410A. Supply	No	1	
100	Install	No	1	
	<u>Refrigerant Pipes R410A</u>			
101	* Supply and Install insulated Refrigerant R410A Pipes Diameter 6mm copper pipe	m	32	
102	Diameter 9mm copper pipe	m	30	
	<u>Carried Forward</u>			<u>R</u>
	Section No. 6 Mechanical Works Bill No. 1 Heat, Ventilation & Air-Conditi			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>		<u>R</u>	
103	Copper pipes Bends, Reducers etc.	Item		
104	Cable trays to suit the installation	Item		
	Condensate Drain Pipe			
105	Diameter 25mm condensate drain pipe to the nearest drain	m	40	
	Electrical Works			
106	Electrical installation & wiring etc, complete for Split units including local starter/isolator switch	Item		
	Ablution Extration Fans			
	Extraction fan			
107	336m3/hr wall mounted extraction fan linked to the lights. Supply	No	1	
108	Install	No	1	
109	850m3/hr wall mounted extraction fan linked to the lights. Supply	No	1	
110	Install	No	1	
111	336m3/hr ceiling mounted extraction fan linked to the lights. Supply	No		
112	Install	No		
113	400x300 Door Grill Supply	No		
114	Install	No		
	Project Engineering Management and Quality Control			
115	Testing, balancing, commissioning and handover of air conditioning units and fans including compilation of submitted to the Engineer for approval.	Item		
	<u>Carried Forward</u>		<u>R</u>	
	Section No. 6 Mechanical Works Bill No. 1 Heat, Ventilation & Air-Conditi			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>		<u>R</u>	
116	Operation and Maintenance Instruction Manuals	No 3		
117	User Training	No 2		
118	Nos of "as built' drawings "including 1 cd"	No 3		
119	12 Months free maintenance	Item		
120	Any other item necessary that might have been omitted that might be necessary for completion of installation (please specify).	Item		
121	Any other item necessary that might have been omitted	Item		
122	Provide OSH certificate for compliance	Item		
123	Allow for rigging, lifting gear and cranes in moving plant and equipment in positions	Item		
	<u>TEST & COMMISSION</u>			
124	Test and Commission the Entire system	Item		
125	Ditto but in the presence of and to the entire satisfaction of the Consulting Engineer.	Item		
	<u>GATE HOUSE 2</u>			
	<u>HEATING, VENTILATION, AND AIR CONDITIONING</u>			
	<u>Design, manufacture, works testing, supply and deliver to site, moving into position, erection, connecting up, site testing, witness testing, providing to insurance inspectors, demonstrating to the Employer, commissioning and maintenance of the complete mechanical systems and equipment as shown on the drawings.</u>			
	<u>Gate House</u>			
	<u>Gate House 2</u>			
	<u>Carried Forward</u>		<u>R</u>	
	Section No. 6 Mechanical Works Bill No. 1 Heat, Ventilation & Air-Conditi			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>		<u>R</u>	
	<u>Air Conditioning Units - Split Units</u>			
126	2.8 kW Cooling and 3.2 kW Heating Capacity Highwall Split Unit Inverter Type R410A. Supply	No 1		
127	Install	No 1		
128	3.6kW Cooling and 4.0 kW Heating Capacity Highwall Split Unit Inverter Type R410A. Supply	No 1		
129	Install	No 1		
	<u>Refrigerant Pipes R410A</u>			
130	* Supply and Install insulated Refrigerant R410A Pipes Diameter 6mm copper pipe	m 15		
131	Diameter 9mm copper pipe	m 15		
132	Copper pipes Bends, Reducers etc.	Item		
133	Cable trays to suit the installation	Item		
	<u>Condensate Drain Pipe</u>			
134	Diameter 25mm condensate drain pipe to the nearest drain	m 20		
	<u>Electrical Works</u>			
135	Electrical installation & wiring etc, complete for Split units including local starter/isolator switch	Item		
	<u>Ablution Extration Fans</u>			
	<u>Extraction fan</u>			
136	336m3/hr wall mounted extraction fan linked to the lights. Supply	No 1		
137	Install	No 1		
	<u>Carried Forward</u>		<u>R</u>	
	Section No. 6 Mechanical Works Bill No. 1 Heat, Ventilation & Air-Conditi			

<u>Item No</u>			<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
		<u>Brought Forward</u>			<u>R</u>
138	850m3/hr wall mounted extraction fan linked to the lights. Supply	No	1		
139	Install	No	1		
140	336m3/hr ceiling mounted extraction fan linked to the lights. Supply	No			
141	Install	No			
142	400x300 Door Grill Supply	No			
143	Install	No			
	Project Engineering Management and Quality Control				
144	Testing, balancing, commissioning and handover of air conditioning units and fans including compilation of submitted to the Engineer for approval.			Item	
145	Operation and Maintenance Instruction Manuals	No	1		
146	User Training	No	1		
147	Nos of "as built' drawings "including 1 cd"	No	2		
148	12 Months free maintenance			Item	
149	Any other item necessary that might have been omitted that might be necessary for completion of installation (please specify).			Item	
150	Any other item necessary that might have been omitted			Item	
151	Provide OSH certificate for compliance			Item	
152	Allow for rigging, lifting gear and cranes in moving plant and equipment in positions			Item	
	<u>TEST & COMMISSION</u>				
153	Test and Commission the Entire system			Item	
					<u>R</u>
		<u>Carried Forward</u>			
	Section No. 6 Mechanical Works Bill No. 1 Heat, Ventilation & Air-Conditi				

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>		<u>R</u>	
154	Ditto but in the presence of and to the entire satisfaction of the Consulting Engineer.	Item		
	<u>GATE HOUSE 3</u>			
	<u>HEATING, VENTILATION, AND AIR CONDITIONING</u>			
	<u>Design, manufacture, works testing, supply and deliver to site, moving into position, erection, connecting up, site testing, witness testing, providing to insurance inspectors, demonstrating to the Employer, commissioning and maintenance of the complete mechanical systems and equipment as shown on the drawings.</u>			
	<u>Gate House</u>			
	<u>Gate House 3</u>			
	<u>Air Conditioning Units - Split Units</u>			
155	2.8 kW Cooling and 3.2 kW Heating Capacity Highwall Split Unit Inverter Type R410A. Supply	No	1	
156	Install	No	1	
157	3.6kW Cooling and 4.0 kW Heating Capacity Highwall Split Unit Inverter Type R410A. Supply	No	1	
158	Install	No	1	
	<u>Refrigerant Pipes R410A</u>			
159	* Supply and Install insulated Refrigerant R410A Pipes Diameter 6mm copper pipe	m	15	
160	Diameter 9mm copper pipe	m	15	
161	Copper pipes Bends, Reducers etc.		Item	
162	Cable trays to suit the installation		Item	
	<u>Carried Forward</u>		<u>R</u>	
	Section No. 6 Mechanical Works Bill No. 1 Heat, Ventilation & Air-Conditi			

<u>Item No</u>			<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
		<u>Brought Forward</u>			<u>R</u>
	Condensate Drain Pipe				
163	Diameter 25mm condensate drain pipe to the nearest drain	m	15		
	Electrical Works				
164	Electrical installation & wiring etc, complete for Split units including local starter/isolator switch		Item		
	Ablution Extration Fans				
	Extraction fan				
165	336m3/hr wall mounted extraction fan linked to the lights. Supply	No	1		
166	Install	No	1		
167	850m3/hr wall mounted extraction fan linked to the lights. Supply	No	1		
168	Install	No	1		
169	336m3/hr ceiling mounted extraction fan linked to the lights. Supply	No			
170	Install	No			
171	400x300 Door Grill Supply	No			
172	Install	No			
	Project Engineering Management and Quality Control				
173	Testing, balancing, commissioning and handover of air conditioning units and fans including compilation of submitted to the Engineer for approval.		Item		
174	Operation and Maintenance Instruction Manuals	No	1		
175	User Training	No	1		
					<u>R</u>
		<u>Carried Forward</u>			
	Section No. 6 Mechanical Works Bill No. 1 Heat, Ventilation & Air-Conditi				

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>		<u>R</u>	
176	Nos of "as built' drawings "including 1 cd"	No 1		
177	12 Months free maintenance	Item		
178	Any other item necessary that might have been omitted that might be necessary for completion of installation (please specify).	Item		
179	Any other item necessary that might have been omitted	Item		
180	Provide OSH certificate for compliance	Item		
181	Allow for rigging, lifting gear and cranes in moving plant and equipment in positions	Item		
	<u>TEST & COMMISSION</u>			
182	Test and Commission the Entire system	Item		
183	Ditto but in the presence of and to the entire satisfaction of the Consulting Engineer.	Item		
	<u>Carried Forward to Summary of Section No. 6</u>		<u>R</u>	
	Section No. 6 Mechanical Works Bill No. 1 Heat, Ventilation & Air-Conditi			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>		R	
	Hand Held Fire Extinguishers			
10	Service all 4.5kg of Dry Chemical Powder fire extinguishers	No 2		
	Signage			
11	Update the Emergency Escape map	No 1		
12	Install new fire signage	Item		
	<u>GATE HOUSE 3</u>			
	<u>FIRE PROTECTION EQUIPMENT</u>			
	Hand Held Fire Extinguishers			
13	Service all 4.5kg of Dry Chemical Powder fire extinguishers	No 1		
	Signage			
14	Update the Emergency Escape map	No 1		
15	Install new fire signage	Item		
	<u>Carried Forward to Summary of Section No. 6</u>		R	
	Section No. 6 Mechanical Works Bill No. 2 Fire Protection Equipment			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>MANOR HOUSE</u>			
	<u>LOW PRESSURE GAS</u>			
	<u>LP GAS</u>			
1	Steel Cage for two (2) off 19kg Supply	No 1		
2	Install	No 1		
3	Ensure compliance with regulations including signageSupply	No 1		
4	Install	No 1		
	<u>GUEST HOUSE</u>			
	<u>LOW PRESSURE GAS</u>			
	<u>LP GAS</u>			
5	Steel Cage for two (2) off 19kg Supply	No 1		
6	Install	No 1		
7	Ensure compliance with regulations including signageSupply	No 1		
8	Install	No 1		
	<u>GATE HOUSE 1</u>			
	<u>LOW PRESSURE GAS</u>			
	<u>LP GAS</u>			
9	Steel Cage for two (2) off 19kg Supply	No		
10	Install	No		
11	Ensure compliance with regulations including signageSupply	No		
12	Install	No		
	<u>GATE HOUSE 2</u>			
	<u>Carried Forward</u>			<u>R</u>
	Section No. 6 Mechanical Works Bill No. 3 Low Pressure Gas			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>		R	
	<u>LOW PRESSURE GAS</u>			
	<u>LP GAS</u>			
13	Steel Cage for two (2) off 19kg Supply	No		
14	Install	No		
15	Ensure compliance with regulations including signageSupply	No		
16	<u>Install</u>	No		
	<u>GATE HOUSE 3</u>			
	<u>LOW PRESSURE GAS</u>			
	<u>LP GAS</u>			
17	Steel Cage for two (2) off 19kg Supply	No		
18	Install	No		
19	Ensure compliance with regulations including signageSupply	No		
20	Install	No		
	<u>Carried Forward to Summary of Section No. 6</u>		R	
	Section No. 6 Mechanical Works Bill No. 3 Low Pressure Gas			

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>MANOR HOUSE</u>			
	<u>WET SERVICES</u>			
	<u>Note: Prices shall include Supply and Installation</u>			
	<u>BLOCK-A</u>			
1	Half hard drawn copper pipes Class 2 in accordance with SABS 460 with capillary type soldered joints made in accordance with manufactures written instructions, coupling in running light. 42mm dia. pipe	m	10	
2	35mm dia. pipe	m	10	
3	28mm dia. pipe	m	20	
4	22mm dia. pipe	m	80	
5	15mm dia. pipe	m	50	
6	Supply & install minimum 25mm fibreglass insulation cladding 0.6mm galvanised steel sheeting muff complete with mitred bends	m	50	
7	Extra over 42mm dia. pipe capillary soldered fittings. 42mm dia. tee	No	2	
8	42 x 22 x 28mm dia. Tee	No	6	
9	42 x 15 x 28mm dia. Tee	No	6	
10	42mm dia. bend	No	4	
11	42 x 22mm dia. reducer straight coupler	No	2	
12	42 x 15mm dia. reducer straight coupler	No	4	
13	Extra over 35mm dia. pipe capillary soldered fittings. 35mm dia. tee	No	6	
14	35 x 22 x 28mm dia. Tee	No	5	
15	35 x 15 x 28mm dia. Tee	No	4	
16	35mm dia. bend	No	3	
17	35 x 22mm dia. reducer straight coupler	No	4	
	<u>Carried Forward</u>			<u>R</u>
	Section No. 6 Mechanical Works Bill No. 4 Wet Services			

Item No		Quantity	Rate	Amount
	<u>Brought Forward</u>		R	
	<u>Supply and Install Complete with Heat Pumps, mounting material and accessories. Material to be high pressure/temperature stainless steel grade 441 1.5mm, Insulation to be high density polyurethane, external casing to be aluminum, External bends UV protected fibre reinforced with a working pressure of 400kpa</u>			
35	5.1kW Heat Pump for 300Litres Geyser (c/w 3kw back up element) complies with SANS 1307, and SABS 400kPa approved that can be used as a close coupled system or split system. For the Manor House	No	1	
36	Supply 100L Electrical geyser complete with accessories	No	2	
37	Pipework to complete the installation			SUM
	<u>GUEST HOUSE</u>			
	<u>WET SERVICES</u>			
	<u>Note: Prices shall include Supply and Installation BLOCK-A</u>			
38	Half hard drawn copper pipes Class 2 in accordance with SABS 460 with capillary type soldered joints made in accordance with manufactures written instructions, coupling in running light. 42mm dia. pipe	m	10	
39	35mm dia. pipe	m	10	
40	28mm dia. pipe	m	20	
41	22mm dia. pipe	m	80	
42	15mm dia. pipe	m	50	
43	Supply & install minimum 25mm fibreglass insulation cladding 0.6mm galvanised steel sheeting muff complete with mitred bends	m	50	
44	Extra over 42mm dia. pipe capillary soldered fittings. 42mm dia. tee	No	2	
45	42 x 22 x 28mm dia. Tee	No	6	
	<u>Carried Forward</u>		R	
	Section No. 6 Mechanical Works Bill No. 4 Wet Services			

<u>Item No</u>			<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
		<u>Brought Forward</u>			<u>R</u>
46	42 x 15 x 28mm dia. Tee	No	6		
47	42mm dia. bend	No	4		
48	42 x 22mm dia. reducer straight coupler	No	2		
49	42 x 15mm dia. reducer straight coupler	No	4		
50	Extra over 35mm dia. pipe capillary soldered fittings. 35mm dia. tee	No	6		
51	35 x 22 x 28mm dia. Tee	No	5		
52	35 x 15 x 28mm dia. Tee	No	4		
53	35mm dia. bend	No	3		
54	35 x 22mm dia. reducer straight coupler	No	4		
55	35 x 15mm dia. reducer straight coupler	No	8		
56	Extra over 28mm dia. pipe capillary soldered fittings. 28mm dia. tee	No	4		
57	28 x 22 x 28mm dia. Tee	No	6		
58	28 x 15 x 28mm dia. Tee	No	12		
59	28mm dia. bend	No	4		
60	28 x 22mm dia. reducer straight coupler	No	4		
61	28 x 15mm dia. reducer straight coupler	No	4		
62	Extra over 22mm dia. pipe capillary soldered fittings. 22mm dia. tee	No	15		
63	22 x 15 x 22mm dia. tee	No	12		
64	22mm dia. bend	No	28		
65	22 x 15mm dia. reducer straight coupler	No	5		
66	22mm dia. copper adapter	No	10		
67	Bends 15mm dia. bend	No	52		
					<u>R</u>
		<u>Carried Forward</u>			
	Section No. 6 Mechanical Works Bill No. 4 Wet Services				

Item No		Quantity	Rate	Amount
	<u>Brought Forward</u>		R	
68	15mm dia. tee	No	12	
69	Brass fittings 28mm dia. Non return Valve	No	1	
70	28mm dia. Pressure Reducing valve c/w Isolating Valve	No	1	
71	28mm dia. Isolating Stop Cocks	No	22	
	<u>HOT WATER GENERATION (Supply & Install)</u>			
	<u>Supply and Install Complete with Heat Pumps, mounting material and accessories. Material to be high pressure/temperature stainless steel grade 441 1.5mm, Insulation to be high density polyurethane, external casing to be aluminum, External bends UV protected fibre reinforced with a working pressure of 400kpa</u>			
72	5.1kW Heat Pump for 300Litres Geyser (c/w 3kw backup element) complies with SANS 1307, and SABS 400kPa approved that can be used as a close coupled system or split system. For the Manor House	No	1	
73	Supply 150L Electrical geyser complete with accessories	No	1	
74	Pipework to complete the installation			SUM
	<u>GATE HOUSE 1</u>			
	<u>WET SERVICES</u>			
	<u>Note: Prices shall include Supply and Installation BLOCK-A</u>			
75	Half hard drawn copper pipes Class 2 in accordance with SABS 460 with capillary type soldered joints made in accordance with manufactures written instructions, coupling in running light. 42mm dia. pipe	m	10	
76	35mm dia. pipe	m	10	
77	28mm dia. pipe	m	20	
78	22mm dia. pipe	m	80	
	<u>Carried Forward</u>			
	Section No. 6 Mechanical Works Bill No. 4 Wet Services			

<u>Item No</u>			<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
		<u>Brought Forward</u>			<u>R</u>
79	15mm dia. pipe	m	50		
80	Supply & install minimum 25mm fibreglass insulation cladding 0.6mm galvanised steel sheeting muff complete with mitred bends	m	50		
81	Extra over 42mm dia. pipe capillary soldered fittings. 42mm dia. tee	No	2		
82	42 x 22 x 28mm dia. Tee	No	6		
83	42 x 15 x 28mm dia. Tee	No	6		
84	42mm dia. bend	No	4		
85	42 x 22mm dia. reducer straight coupler	No	2		
86	42 x 15mm dia. reducer straight coupler	No	4		
87	Extra over 35mm dia. pipe capillary soldered fittings. 35mm dia. tee	No	6		
88	35 x 22 x 28mm dia. Tee	No	5		
89	35 x 15 x 28mm dia. Tee	No	4		
90	35mm dia. bend	No	3		
91	35 x 22mm dia. reducer straight coupler	No	4		
92	35 x 15mm dia. reducer straight coupler	No	8		
93	Extra over 28mm dia. pipe capillary soldered fittings. 28mm dia. tee	No	4		
94	28 x 22 x 28mm dia. Tee	No	6		
95	28 x 15 x 28mm dia. Tee	No	12		
96	28mm dia. bend	No	4		
97	28 x 22mm dia. reducer straight coupler	No	4		
98	28 x 15mm dia. reducer straight coupler	No	4		
99	Extra over 22mm dia. pipe capillary soldered fittings. 22mm dia. tee	No	15		
		<u>Carried Forward</u>			<u>R</u>
	Section No. 6 Mechanical Works Bill No. 4 Wet Services				

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>			<u>R</u>
	<u>Note: Prices shall include Supply and Installation</u>			
	<u>BLOCK-A</u>			
112	Half hard drawn copper pipes Class 2 in accordance with SABS 460 with capillary type soldered joints made in accordance with manufactures written instructions, coupling in running light. 42mm dia. pipe	m	10	
113	35mm dia. pipe	m	10	
114	28mm dia. pipe	m	20	
115	22mm dia. pipe	m	80	
116	15mm dia. pipe	m	50	
117	Supply & install minimum 25mm fibreglass insulation cladding 0.6mm galvanised steel sheeting muff complete with mitred bends	m	50	
118	Extra over 42mm dia. pipe capillary soldered fittings. 42mm dia. tee	No	2	
119	42 x 22 x 28mm dia. Tee	No	6	
120	42 x 15 x 28mm dia. Tee	No	6	
121	42mm dia. bend	No	4	
122	42 x 22mm dia. reducer straight coupler	No	2	
123	42 x 15mm dia. reducer straight coupler	No	4	
124	Extra over 35mm dia. pipe capillary soldered fittings. 35mm dia. tee	No	6	
125	35 x 22 x 28mm dia. Tee	No	5	
126	35 x 15 x 28mm dia. Tee	No	4	
127	35mm dia. bend	No	3	
128	35 x 22mm dia. reducer straight coupler	No	4	
129	35 x 15mm dia. reducer straight coupler	No	8	
	<u>Carried Forward</u>			<u>R</u>
	Section No. 6 Mechanical Works Bill No. 4 Wet Services			

Item No	<u>Brought Forward</u>	Quantity	Rate	Amount
	<u>Supply and Install Complete with Heat Pumps, mounting material and accessories. Material to be high pressure/temperature stainless steel grade 441 1.5mm, Insulation to be high density polyurethane, external casing to be aluminum, External bends UV protected fiber reinforced with a working pressure of 400kpa</u>			
146	5.1kW Heat Pump for 300Litres Geyser (c/w 3kw back up element) complies with SANS 1307, and SABS 400kPa approved that can be used as a close coupled system or split system. For the Manor House	No	1	
147	Supply 100L Electrical geyser complete with accessories	No	1	
148	Pipework to complete the installation			SUM
	<u>GATE HOUSE 3</u>			
	<u>WET SERVICES</u>			
	Note: Prices shall include Supply and Installation			
	Half hard drawn copper pipes Class 2 in accordance with SABS 460 with capillary type soldered joints made in accordance with manufactures written instructions, coupling in running light.			
149	42mm dia. pipe	m	10	
150	35mm dia. pipe	m	10	
151	28mm dia. pipe	m	20	
152	22mm dia. pipe	m	80	
153	15mm dia. pipe	m	50	
154	Supply & install minimum 25mm fiberglass insulation cladding 0.6mm galvanized steel sheeting muff complete with mitred bends	m	50	
155	Extra over 42mm dia. pipe capillary soldered fittings. 42mm dia. tee	No	2	
156	42 x 22 x 28mm dia. Tee	No	6	
	<u>Carried Forward</u>			
	Section No. 6 Mechanical Works Bill No. 4 Wet Services			

<u>Item No</u>			<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
		<u>Brought Forward</u>			<u>R</u>
157	42 x 15 x 28mm dia. Tee	No	6		
158	42mm dia. bend	No	4		
159	42 x 22mm dia. reducer straight coupler	No	2		
160	42 x 15mm dia. reducer straight coupler	No	4		
161	Extra over 35mm dia. pipe capillary soldered fittings. 35mm dia. tee	No	6		
162	35 x 22 x 28mm dia. Tee	No	5		
163	35 x 15 x 28mm dia. Tee	No	4		
164	35mm dia. bend	No	3		
165	35 x 22mm dia. reducer straight coupler	No	4		
166	35 x 15mm dia. reducer straight coupler	No	8		
167	Extra over 28mm dia. pipe capillary soldered fittings. 28mm dia. tee	No	4		
168	28 x 22 x 28mm dia. Tee	No	6		
169	28 x 15 x 28mm dia. Tee	No	12		
170	28mm dia. bend	No	4		
171	28 x 22mm dia. reducer straight coupler	No	4		
172	28 x 15mm dia. reducer straight coupler	No	4		
173	Extra over 22mm dia. pipe capillary soldered fittings. 22mm dia. tee	No	15		
174	22 x 15 x 22mm dia. tee	No	12		
175	22mm dia. bend	No	28		
176	22 x 15mm dia. reducer straight coupler	No	5		
177	22mm dia. copper adapter	No	10		
178	Bends 15mm dia. bend	No	52		
					<u>R</u>
		<u>Carried Forward</u>			
	Section No. 6 Mechanical Works Bill No. 4 Wet Services				

Item No		Quantity	Rate	Amount
	<u>Brought Forward</u>		R	
179	15mm dia. tee	No 12		
180	Brass fittings 28mm dia. Non return Valve	No 1		
181	28mm dia. Pressure Reducing valve c/w Isolating Valve	No 1		
182	28mm dia. Isolating Stop Cocks	No 22		
	<u>HOT WATER GENERATION (Supply & Install)</u>			
	<u>Supply and Install Complete with Heat Pumps, mounting material and accessories. Material to be high pressure/temperature stainless steel grade 441 1.5mm, Insulation to be high density polyurethane, external casing to be aluminum, External bends UV protected fibre reinforced with a working pressure of 400kpa</u>			
183	5.1kW Heat Pump for 300Litres Geyser (c/w 3kw back up element) complies with SANS 1307, and SABS 400kPa approved that can be used as a close coupled system or split system. For the Manor House	No 1		
184	Supply 100L Electrical geyser complete with accessories	No 1		
185	Pipework to complete the installation		SUM	
	<u>Carried Forward to Summary of Section No. 6</u>			
	Section No. 6 Mechanical Works Bill No. 4 Wet Services		R	

Mechanical Works

SECTION SUMMARY - Mechanical Works

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Carried to Final Summary

Section No. 6
Mechanical Works

R

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>BILL NO 1</u>			
	<u>PROVISIONAL SUMS</u>			
	<u>Provisional sums are net. Provisional sums are for material and equipment supplied and installed complete by firms of specialists</u>			
	<u>Profit</u>			
	<u>Where stated, the contractor may allow for profit if required</u>			
	<u>PROVISIONAL SUMS</u>			
	<u>Built-in cupboards etc.</u>			
1	Provide the sum of One-hundred and fifty-five thousandrands (R155 000.00) for built-in cupboards and joinery	Item		
2	Profit	Item		
3	Attendance	Item		
	<u>Signage</u>			
4	Provide the sum of Ten thousand rands (R10 000.00) for signage	Item		
5	Profit	Item		
6	Attendance	Item		
	<u>Balustrades etc.</u>			
7	Provide the sum of Sixty thousand rands (R60 000.00) for balustrades, handrails, etc.	Item		
8	Profit	Item		
9	Attendance	Item		
	<u>Furniture</u>			
10	Provide the sum of Four-hundred and fifty thousand rands (R450 000.00) for furniture	Item		
11	Profit	Item		
	<u>Carried Forward</u>			
	Section No. 7 Provisional Sum Bill No. 1 Provisional sums		<u>R</u>	

<u>Item No</u>		<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
	<u>Brought Forward</u>		R	
12	Attendance	Item		
	<u>Artwork</u>			
13	Provide the sum of Fifty thousand rands (R50 000.00) for artwork	Item		
14	Profit	Item		
15	Attendance	Item		
	<u>Access control and building management services</u>			
16	Provide the sum of One-hundred and fifty thousand rands (R150 000.00) for access control and building management services	Item		
17	Profit	Item		
18	Attendance	Item		
	<u>Carried to Final Summary</u>		R	
	Section No. 7 Provisional Sum Bill No. 1 Provisional sums			

PART C: THE CONTRACT
Part C3: Scope of Work

PROJECT TITLE:	REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN
CONTRACT NO:	G509/2023

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PART C: THE CONTRACT
Part C3: Scope of Work

PROJECT TITLE:	REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN
CONTRACT NO:	G509/2023

C3.1. Description of the Works

C3.1.1 Employer's Objectives

The employer's objective is to deliver improved infrastructure in the Kirstenbosch National Botanical Garden by upgrading various guest houses.

C3.1.2 Overview of the Works

The nature of the work involves refurbishments and renovations to the guest houses listed below.

- The Manor House and two Annexures
- Gate House 1
- Gate House 2
- Gate House 3
- Guesthouse 14 and Annex

The existing asbestos slates roof tiles of the Manor House and its annex buildings will be removed and replaced with a new compliant roofing material to comply with the **Occupational Health and Safety Act (85/1993): Asbestos Abatement Regulations, 2020.**

C3.1.3 Extent of the Works

A more detailed scope of work on these guest houses includes but is not limited to the following:

A. Manor House Scope of Work

1. Floors

- Stripping off existing carpet and replacing with new vinyl sheets, Sapphire RCB rigid core board vinyl flooring with 20-year warranty OR SIMILAR APPROVED.
- Checking existing suspended timber flooring for stability and replacing/fastening where applicable. Sanding down and re-varnishing all existing timber floors and making good. Varnishing with wood stain liquid as per finishing schedule.
- Inspecting existing porcelain tiles for broken, cracked, loose tiles and replacing where necessary. Cleaning and maintaining existing tiles.
- Hacking off existing tiles inside shower cubicles and replacing with new tiles as per finishes schedule.
- Inspecting existing quarry tiles for broken, cracked, missing and loose tiles. Replacing or installing new where applicable
- Cleaning and making good all tiles.

2. Skirting and Quadrants

- Inspecting all skirting and quadrants for defects, wear and tear and reinstating where applicable.
- Checking their stability and fixing where necessary.
- Varnishing or repainting.

3. Internal Walls

- **Existing plastered and painted walls:** Preparing these walls for painting by filling in with painter's mate fillers where necessary to smooth out bumps and holes. Applying one coat general purpose under coat and two coats enamel paint, colour to architect/client's approval. Where plaster or paint is falling off, hacking off plaster from affected wall and re-plastering with waterproof additive. Treating these areas external with one coat of clear silicone sealer of suitable quality or the subject of an active Agrément Certificate.
- **Existing tiled walls (to be maintained):** Existing wall tiles inspected for broken, cracked, loose tiles and replaced where necessary. Tiling to be cleaned and maintained.
- **Existing tiled walls (to be replaced):** Existing wall tiles to be hacked off and replaced with new tiles.
- **Existing tiled shower walls (to be maintained):** Existing porcelain tiles to be inspected for broken, cracked, loose tiles and replaced where necessary. The rest of the tiling is to be cleaned and maintained.

4. External Walls

- **Plastered and painted external walls:** Removing and re-plastering all defective plaster and re-painting. Plaster in good condition to be cleaned and prepared for painting, filled with painter's mate fillers where necessary to smooth out bumps and holes. Applying one coat general purpose under coat and two coats matt enamel, colour: to Architect/Client's approval. Where plaster or paint is falling off or is uneven, hack off plaster from affected wall and re-plaster with waterproof additive in plaster mix. Externally treat this whole wall with one coat of clear silicone sealer of suitable quality or the subject of an active Agrément Certificate.

5. Windows

- **Existing painted wooden window frames:** Existing window frames to be inspected for defects. Repairing all imperfections as per surface preparation guidelines for wooden windows. Scrape off loose/flaking paint and prime with single coat of wood primer and apply two coats of gloss enamel paint. Colour to Architect/Client's approval.
- **Existing painted steel window frames:** Removing all contaminants and inadequately adhering coatings. Repairing all imperfections as per surface preparation guidelines. Ensuring surface is clean, dry and free of contaminants. Priming all repaired areas with a compatible primer. Undercoat with one coat anti-rust coating and finish with two coats of enamel paint. Colour to match existing windows.
- **Window Cills:** Cleaning and repairing all imperfections as per surface preparation guidelines by ensuring surface is clean, dry and free of contaminants. Apply two coats of clear sealant.
- **Window glazing:** Checking and repairing all missing, broken or cracked windowpanes (to comply with SANS 10400: N – 2011).
- **Window ironmongery:** Checking and replacing, where applicable, all window ironmongery.
- Checking the stability of the windowpanes and all putty and fixing where necessary.
- **Burglar proofing:** Installing new burglar bars to all opening window sections.

6. Doors:

- **Existing timber doors:** Inspecting doors for defects and fixing where necessary.
- Maintaining all timber doors and frames.
- All fire escape doors to be replaced with fire compliant doors and ironmongery (by specialist).
- All external doors to be restored where necessary, sanded and painted to make good.

- **Existing ironmongery:** Checking for any broken/missing ironmongery and replacing with new matching ironmongery.
- **Access control devices and door alarms:** Installed to specialist specifications and recommendations as per door schedule and floor plan.
- Installing secondary security devices such as bolt/flip latch on doors of standalone units and units entering garden.
- **Door signs:** Installing new signs on each room to mark the room number/new sign (new signs to match existing signs).
- Existing signs on ablutions to be maintained and fixed where necessary.

7. Sanitary Fittings

- Existing sanitary fittings to be inspected for any damaged accessories and fixed and cleaned where necessary.
- Remove and replace all sanitary fittings where necessary (Refer to sanitary schedule).

8. Joinery

- Maintaining all existing joinery, however, all joinery to be inspected for any damages and fixed where necessary.
- All new joinery to interior designer's specifications.

9. Ceiling

- Inspecting all ceiling boards for stability and fix, make good where applicable. Scrape off all paint from all ceilings and re-paint including trap doors.
- All ceilings to be inspected for moisture and moulds.

10. Roofing

- Appointed Contractor to remove existing asbestos slates and re-place with Everite Nutec cloud grey plain mitred (code: 020-903) roof slates, OR SIMILAR APPROVED, manufactured in accordance with sans 803:2005 (All in accordance with the Occupational Health and Safety Act (85/1993): Asbestos Abatement Regulations, 2020).
- **Insulation:** Inspecting roof for insulation. If no insulation has been installed in the roof or above the ceiling then knauf insulation 150mm thick ceiling roll (loft roll) flexible non-combustible glass mineral wool thermal insulation (R-value: 3.89m².K/W), OR SIMILAR APPROVED, complying with sans 1381-1:2007 and sans 428:2012, laid over ceiling joists or brundering in accordance with manufacturer's recommendations in climatic Zone 4 must be installed.
 - R-VALUE: 3. 89M².K/W
 - Thermal Conductivity: 0.040 W/MK.
- **Rainwater goods:** Inspecting all gutters and down pipes and replace/fix where applicable. Box gutters to be waterproofed using derbigum OR SIMILAR APPROVED all to specialist recommendations.

11. Electrical Fittings

- All electrical fittings to Electrical Engineer's specification.
- Back up power must be to Electrical Engineer's design.

12. Curtains Rails and Curtains

- All curtains and rails to interior designer's specification.

13. Mechanical Fittings

- Fire specialist to inspect all fire equipment and fix/replace faulty equipment. Loose equipment to be fastened onto walls and made safe.
- All HVAC fittings must be to Mechanical Engineer's specification.

14. General

- Installing an evacuation plan in each bedroom.
- Installing information boards with emergency contact details in case of emergency on each bedroom door.
- Providing in-room/unit safe to each bedroom to architect's specification.
- Cleaning all windowpanes and windowsills.
- Floor system of Bedroom 3 to be investigated and insulated for sound.

B. Manor House Annex 1 (New Reception) Scope of Work

1. Floors

- **Reception and toilet:** Existing porcelain tiles to be stripped off and replaced with Sapphire RCB rigid core board vinyl flooring with 20-year warranty OR SIMILAR APPROVED.

2. Skirting & Quadrants

- Removing and replacing existing skirting with swartland hardwood 67 mm x 13 mm x 3000 mm long reversible skirting (code: RSK), plugged and countersunk screwed and pelleted to wall OR SIMILAR APPROVED.

3. Internal Walls

- **Existing plastered and painted walls inside reception area (to receive new wallpaper):** Plastered and painted walls to be cleaned and prepared for black and gold geometric wallpaper designed by MOTSO, OR SIMILAR APPROVED. Walls to be filled with painter's mate fillers where necessary to smooth out bumps and holes. Where plaster or paint is falling off, hack off plaster from affected wall and re-plaster with waterproof additive in plaster mix. Externally treat this whole wall with one coat of clear silicone sealer of suitable quality or the subject of an active Agrément Certificate.
- **New 3D wall panel:** 3D wall panel by the Moulding Shop (Code: PASJANS) www.themouldingshop.co.za, OR SIMILAR APPROVED.
- **Existing tiled bathroom walls (to be maintained):** Existing wall tiles to be inspected for any damages, fixed and re-grouted.

4. External Walls

- **Existing plastered and painted walls:** Remove and re-plaster all defective plaster and re-paint. Plaster in good condition to be cleaned and prepared for painting Walls to be filled with painter's mate fillers where necessary to smooth out bumps and holes. Apply one coat general purpose under coat and two coats matt enamel, colour must be to architect/client approval. Where plaster or paint is falling off or is uneven, hack off plaster from affected wall and re-plaster with waterproof additive in plaster mix. Externally treat this whole wall with one coat of clear silicone sealer of suitable quality or the subject of an active Agrément Certificate.

5. Windows

- **Existing painted wooden window frames:** Existing window frames to be inspected for defects. Repair all imperfections as per surface preparation guidelines for wooden windows. Scrape off loose/flaking paint and prime with single coat of wood primer and apply two coats of gloss enamel paint. Colour to Architect/Client's approval.
- **Windowsills:** Cleaning and repairing all imperfections as per surface preparation guidelines thus ensuring surface is clean, dry and free of contaminants. Re-paint, apply two coats of enamel paint as per finishes schedule.
- **Window glazing:** Checking and repairing all missing, broken or cracked windowpanes (to comply with SANS 10400: N – 2011).
- All glazing to be in accordance to NBR Parts B, N, T, SANS 10137, SANS 10400 and SANS 1263.

- **Window ironmongery:** Checking and replacing where applicable all window ironmongery.
- Checking the stability of the windowpanes and all putty and fix where necessary.
- **Burglar proofing:** Installing new burglar proofing to all opening window sections (refer to finishes schedule).

6. Doors

- **Existing internal timber door panel and steel frame (to be replaced):** Existing internal door and steel frame to be removed and replaced with a new moulded frame using timber architraves.
- New luxurious looking interior door panel to be installed. Refer to door schedule.
- **New aluminium entrance door with side lights:** Refer to door schedule for new aluminium doors. all aluminium powder coating shall be pre-treated in accordance with SANS 1796 & SANS 1578.
- All glazing to be in accordance with NBR parts B, N, T, SANS 10137, SANS 10400 and SANS 1263.
- **Ironmongery:** Refer to door schedule.

7. Sanitary Fittings

- All sanitary fittings to be maintained and serviced where necessary.

8. Joinery

- **Reception joinery:** All existing joinery inside the reception to be stripped off and replaced with new joinery as per the interior designer's joinery details.

9. Ceilings

- **Remove and replace ceiling in the reception area:** New ceiling design consisting of bulkheads and chandelier to match new interior layout.
- **Ceiling inside the bathroom:** To be inspected for stability and fixed, make good where applicable. Scrape off all paint from ceiling and re-paint including trap doors. Ceiling to be inspected for moisture and mould.
- **Cornices:** Strip off and replace existing cornices with XPS001 98mm x 98mm x 3000 mm extruded polystyrene cornice (code: XPS001/B), OR SIMILAR APPROVED.

10. Roof

- Appointed Contractor to remove existing asbestos slates and re-place with new Everite Nutec cloud grey plain mitred (code: 020-903) roof slates OR SIMILAR APPROVED, manufactured in accordance with sans 803:2005 (all in accordance with the Occupational Health and Safety Act (85/1993): Asbestos Abatement Regulations, 2020).
- **Insulation:** Inspect roof for insulation. If no insulation has been installed in the roof or above the ceiling, then Knauf insulation 150mm thick ceiling roll (loft roll) flexible non-combustible glass mineral wool thermal insulation (R-value: 3. 89m².k/w) OR SIMILAR APPROVED, complying with sans 1381-1:2007 and sans 428:2012, laid over ceiling joists or brandering in accordance with manufacturer's recommendations in climatic zone 4 must be installed.
 - R-value: 3. 89m².k/w
 - thermal conductivity: 0.040 w/mk.
- **Fascia boards:** Existing fascia boards gutters to be removed. Eave-ends to be inspected by the structural engineer. Install 8 x225 mm Marley Ecotuf wood/PVC composite UV stable fascia boards (compliant with sans 803), OR SIMILAR APPROVED, to be fixed to truss ends with 5 x 50 mm countersunk cadium plated screws with washers through drilled holes 2 mm larger than the screw. All joints to be using H-profile fascia straight joint strips. All the above must be in strict accordance with manufacturer's installation methodology.
- **Rainwater goods:** Remove and replace/all rainwater goods (i.e. gutters and down pipes) with new rainwater goods as per the finishes schedule.

11. Electrical Fittings

- All light fittings to Electrical Engineer's specification.

12. Mechanical Fittings

- Mechanical engineer/fire specialist to inspect all fire equipment and fix/replace faulty equipment. Loose equipment to be fastened onto walls and made safe.

13. Blinds & Curtains

- All windows and glass doors to receive blinds as per the finishes schedule.

14. General

- Clean all windowpanes and windowsills and make good.

C. Manor House Annex 2 Scope of Work

Floors

- **Bathroom:** Existing tiles to be inspected for broken, cracked, or loose tiles and replaced where necessary. Existing tiling to be cleaned and maintained.
- Existing tiles inside shower cubicles to be cleaned and maintained.
- **Bedroom and living areas:** Existing vinyl sheets (with timber look) to be maintained.

2.Skirting and Quadrants

- Inspecting all skirting and quadrants for defects, wear and tear and reinstating where applicable.
- Checking their stability and fixing where necessary.
- Varnishing or repainting of skirting and quadrants.

3.Internal Walls

- **Existing plastered and painted walls:** Preparing these walls for painting by filling in with painter's mate fillers where necessary to smooth out bumps and holes. Applying one coat general purpose under coat and two coats enamel paint, colour to architect/client's approval. Where plaster or paint is falling off, hacking off plaster from affected wall and re-plastering with waterproof additive. Treating these areas external with one coat of clear silicone sealer.
- **Existing tiled walls (to be maintained):** Existing wall tiles inspected for broken, cracked, or loose tiles and replaced where necessary. Tiling to be cleaned and maintained.
- **Existing tiled shower walls (to be maintained):** Existing porcelain tiles to be inspected for broken, cracked, or loose tiles and replaced where necessary. The rest of the tiling is to be cleaned and maintained.

4.External Walls

- **Plastered and painted external walls:** Removing and re-plastering all defective plaster and re-painting. Plaster in good condition to be cleaned and prepared for painting, filled with painter's mate fillers where necessary to smooth out bumps and holes. Applying one coat general purpose under coat and two coats matt enamel, colour: to architect/client approval. Where plaster or paint is falling off or is uneven, hack off plaster from affected wall and re-plaster with waterproof additive in plaster mix. Externally treat this whole wall with one coat of clear silicone sealer of suitable quality or the subject of an active Agrément Certificate.

5.Windows

- **Existing painted wooden window frames:** Existing window frames to be inspected for defects. Repairing all imperfections as per surface preparation guidelines for wooden windows. Scrape off loose/flaking paint and prime with single coat of wood primer and apply two coats of gloss enamel paint. Colour to architect/client approval.
- **Existing painted steel window frames:** Removing all contaminants and inadequately adhering coatings. Repairing all imperfections as per surface preparation guidelines. Ensuring surface is clean, dry and free of contaminants. Priming all repaired areas with a compatible primer. Undercoat with one coat anti- rust coating and finish with two coats of enamel paint. Colour to match existing windows.
- **Windowsills:** Cleaning and repairing all imperfections as per surface preparation guidelines by ensuring surface is clean, dry and free of contaminants. Apply two coats of clear sealant as per spec.
- **Window glazing:** Checking and repairing all missing, broken or cracked windowpanes (to comply with SANS 10400: N – 2011).
- **Window ironmongery:** Checking and replacing where applicable all window ironmongery.
- Checking the stability of the windowpanes and all putty and fixing where necessary.
- **Burglar proofing:** Installing new burglar bars to all opening window sections.

6.Doors

- **Existing timber doors:** Inspecting doors for defects and fixing where necessary.
 - Maintaining all timber doors and frames.
 - All fire escape doors to be replaced with fire compliant doors and ironmongery (by specialist).
 - All external doors to be restored where necessary, sanded and painted to make good.
-
- **Existing ironmongery:** Checking for any broken/missing ironmongery and replacing with new matching ironmongery.
 - **Access control devices and door alarms:** To be installed to specialist specifications and recommendations as per door schedule and floor plan.
 - Installing secondary security devices such as bolt/flip latch on doors of standalone units and units entering garden.
 - **Door Signs:** Installing new signs to mark the room number/new sign (new signs to match existing Manor House signs).

7.Sanitary Fittings

- Existing sanitary fittings to be inspected for any damaged accessories and fixed.

8. Joinery

- Strip off existing kitchenette joinery: All new joinery to interior designer's specifications.

9.Ceiling

- Inspecting all ceiling boards for stability and fix, make good where applicable. Scrape off all paint from all ceilings and re-paint, including trap doors.
- All ceilings to be inspected for moisture and moulds.

10. Roofing

- Appointed Contractor to remove existing asbestos slates and re-place with Everite Nutec cloud grey plain mitred (code: 020-903) roof slates or SIMILAR APPROVED, manufactured in accordance with sans 803:2005 (All in accordance with the Occupational Health and Safety Act (85/1993): Asbestos Abatement Regulations, 2020).
- **Insulation:** Inspecting roof for insulation if no insulation has been installed in the roof or above the ceiling, then knauf insulation 150 mm thick ceiling roll (loft roll) flexible non-combustible glass mineral wool thermal insulation (R-value: 3.89m².K/W) OR SIMILAR APPROVED, complying with sans 1381-

1:2007 and sans 428:2012, laid over ceiling joists or brandering in accordance with manufacturer`s recommendations in climatic Zone 4 must be installed.

•R-VALUE: 3. 89M².K/W

•Thermal Conductivity: 0.040 W/MK.

- **Fascia boards:** Existing fascia boards and gutters to be removed. Eave-ends to be inspected by the structural engineer. Install 8 x 225 mm Marley Ecotuf wood/PVC composite UV stable fascia boards (compliant with sans 803) OR SIMILAR APPROVED, to be fixed to truss ends with 5 x 50 mm countersunk cadium plated screws with washers through drilled holes 2 mm larger than screw. All joints to be using H-profile fascia straight joint strips. All the above must be in strict accordance with manufacturer's installation methodology
- **Rainwater goods:** Remove and replace/all rainwater goods (i.e. gutters and down pipes) with new rainwater goods as per the finishes schedule.

11. Electrical Fittings

- All Electrical fittings to Electrical Engineer's specification.
- Back Up power to Electrical Engineer's design.

12. Curtains Rails and Curtains

- All curtains and rails must be to interior designer's specification.

13. Mechanical Fittings

- Fire specialist to inspect all fire equipment and fix/replace faulty equipment. Loose equipment to be fastened onto walls and made safe.
- All HVAC fittings to Mechanical Engineer's specification.

14. General

- Installing an evacuation plan in each bedroom.
- Installing information boards with emergency contact details in case of emergency in each bedroom.
- Providing in-room/unit safe to each bedroom to architect's specification.
- Cleaning all windowpanes and windowsills.
- Floor system of Bedroom 3 to be investigated and insulated for sound.

D. Gate House 1 Scope of Work

1. Floors

- Existing timber flooring to be checked for stability and replaced/fastened where applicable. Sand down and re-varnish all existing timber floors and make good. Varnish with wood stain as per finishing schedule.
- Existing tiles to be inspected for broken, cracked, loose tiles and replaced where necessary. Tiling to be cleaned and maintained.
- Existing tiles inside shower cubicles to be cleaned & maintained.

2. Skirting and Quadrants

- Inspect all skirting and quadrants for defects, wear and tear and reinstate where applicable. All skirting to be receive touch up paint to match existing colour.

3. Internal Walls

- **Existing plastered and painted walls:** Plastered and painted walls to be cleaned and prepared for painting, filled with painter's mate fillers where necessary to smooth out bumps and holes. Apply one coat general purpose under coat and two coats enamel, colour to architect/client approval. Where plaster or paint is falling off, hack off plaster from affected wall and re-plaster with waterproof additive in plaster mix (chemical agent - PCT56 OR SIMILAR APPROVED). Externally treat this whole wall with one coat of clear silicone sealer of suitable quality or the subject of an active Agrément Certificate.
- **Existing tiled kitchen walls (to be maintained):** Existing wall tiles to be inspected for broken, cracked, or loose tiles and replaced where necessary. Tiling to be re-grouted cleaned and maintained.
- **Existing tiled bathroom walls (to be maintained):** Existing wall tiles to be inspected for broken, cracked, or loose tiles and replaced where necessary. Tiling to be re-grouted cleaned and maintained.

4. External walls

- **Existing plastered and painted walls:** Remove and re-plaster all defective plaster and e-paint. Plaster in good condition to be cleaned and prepared for painting, filled with painter's mate fillers where necessary to smooth out bumps and holes. Apply one coat general purpose under coat and two coats matt enamel, colour: to Architect/Client's approval. Where plaster or paint is falling off or is uneven, hack off plaster from affected wall and re-plaster with waterproof additive in plaster mix (chemical agent - PCT56 OR SIMILAR APPROVED). Externally treat this whole wall with one coat of clear silicone sealer of suitable quality or the subject of an active Agrément Certificate.
- **Existing stone walls:** All stone walls to be cleaned and maintained by a specialist. This should include the removal of lichens and moss by steam, the removal of water streaking by soaking, washing with 'mortar & mortar smear cleaner' and rinsing. All pointing to be inspected and repaired where damaged.

5. Windows

- **Existing painted steel window frames:** Remove all contaminants and inadequately adhering coatings. repair all imperfections as per surface preparation guidelines. Ensure surface is clean, dry and free of contaminants. Prime all repaired areas with surface compatible Dulux primer. Undercoat with one coat of Duram NS4 anti rust coating and finish with two coats of Dulux hammerite paint. Colour to match existing windows.
- **Windowsills:** Clean and repair all imperfections as per surface preparation guidelines thus ensuring surface is clean, dry and free of contaminants. Re-paint where necessary.
- Internal wooden sills to be sanded down and re-varnished. Varnish with wood stain as per finishing schedule.
- **Window glazing:** Check and repair all missing, broken or cracked windowpanes (to comply with SANS 10400: N – 2011)
- All glazing to be in accordance with NBR PARTS B, N, T, SANS 10137, SANS 10400 and SANS 1263.
- **Window ironmongery:** Check and replace where applicable all window ironmongery
- Check the stability of the windowpanes and all putty and fix where necessary.
- **Burglar proofing:** Install new burglar proofing to all opening window sections.

6. Doors and Security Gates

- **Existing timber doors:** All timber door panels to be inspected for defects and fixed or replaced where necessary.
- All fire escape doors to be replaced with fire compliant doors and ironmongery (by specialist).
- All external timber door panels to be restored where necessary, sanded and painted to make good.
- **Pressed steel door frames and steel gates:** Remove all contaminants and inadequately adhering coatings. Repair all imperfections as per surface preparation guidelines for pressed steel. Ensure surface is clean, dry and free of contaminants. Prime all repaired areas with surface compatible Dulux primer OR

SIMILAR APPROVED. Undercoat with one coat of Duram NS4 anti rust coating OR SIMILAR APPROVED and finish with two coats of Dulux hammerite paint OR SIMILAR APPROVED. Colour to Architect/Client's approval.

- **Existing ironmongery:** Check for any broken/missing ironmongery and replace with new matching ironmongery.

7. Sanitary Fittings

- All sanitary fittings to be maintained and serviced where necessary.

8. Joinery

- All existing joinery inside the kitchen to be maintained. However, it should be inspected for any damages and fixed where necessary.
- **Bedroom joinery:** All joinery inside bedrooms to be maintained. However, it should be inspected for any damages and fixed where necessary.

9. Ceilings

- Inspect all ceiling boards for stability and fix, make good where applicable. Scrape off all paint from all ceilings and re-paint including trap doors. All ceilings to be inspected for moisture and moulds.

10. Roof:

- Roofing to be cleaned and maintained.
- **Fascia boards:** Existing fascia boards and gutters to be fixed and re-painted. Eave- ends to be inspected by the structural engineer and fixed where necessary.
- **Rainwater goods:** Remove and replace/all rainwater goods (i.e. gutters and down pipes) with new rainwater goods as per the finishes schedule.

11. Electrical Fittings

- All electrical fittings to Electrical Engineer's specification.

12. Mechanical Fittings

- Engineer/fire specialist to inspect all fire equipment and fix/replace faulty equipment. Loose equipment to be fastened onto walls and made safe.
- All HVAC fittings to Mechanical Engineers design.

13. Blinds and Curtains

- All windows and glass doors to receive blinds as per the finishes schedule.

14. General

- Clean all windowpanes and windowsills and make good all trades.

E. Gate House 2 Scope of Work

1. Floors

- **Bedroom:** Existing timber flooring to be checked for stability and replaced/fastened where applicable. Sand down and re-varnish all existing timber floors and make good. Varnish with wood stain as per finishing schedule.
- **Bathroom:** Existing tiles to be stripped off and replaced with new 600 x 600 mm glazed porcelain tile code: UN6028 (union tiles), OR SIMILAR APPROVED, complete with all stainless-steel edging.
- **Bathroom:** Existing tiles inside shower cubicles to be hacked off and replaced with new porcelain mosaic slate grey code: FT111 (Falcon Tiling) or SIMILAR APPROVED complete with all stainless-steel edging.
- **Kitchen:** Existing tiles to be inspected for broken, cracked, or loose tiles and replaced where necessary. Otherwise, tiling is to be cleaned and maintained.

2. Skirting and Quadrants

- Inspect all skirting and quadrants for defects, wear and tear and reinstate where applicable. All skirting to be receive touch up paint to match existing colour.

3. Internal Walls

- **Existing plastered and painted walls:** Plastered and painted walls to be cleaned and prepared for painting, filled with painter's mate fillers where necessary to smooth out bumps and holes. Apply one coat general purpose under coat and two coats enamel. Colour to architect/client approval. Where plaster or paint is falling off, hack off plaster from affected wall and re-plaster with waterproof additive in plaster mix (chemical agent - PCT56 OR SIMILAR APPROVED). Externally treat this whole wall with one coat of clear silicone sealer of suitable quality or the subject of an active Agrément Certificate.
- **Existing tiled kitchen walls (to be maintained):** Existing wall tiles to be inspected for broken, cracked, or loose tiles and replaced where necessary. Tiling to be re-grouted cleaned and maintained.
- **Existing tiled bathroom walls (to be replaced):** Existing wall tiles to be hacked off and replaced with new 600 x 600 mm glazed porcelain tile code: un6028 to door height finished with a 50 mm wide dado tile code: UN6058, OR SIMILAR APPROVED. NB: Tile cement inside bathrooms to be mixed with waterproof additive chemical agent PCT56 OR SIMILAR APPROVED.

4. External Walls

- **Existing plastered and painted walls:** Remove and re-plaster all defective plaster and re-paint. Plaster in good condition to be cleaned and prepared for painting, filled with painter's mate fillers where necessary to smooth out bumps and holes. Apply one coat general purpose under coat and two coats matt enamel. Colour: to Architect/Client approval. Where plaster or paint is falling off or is uneven, hack off plaster from affected wall and re-plaster with waterproof additive in plaster mix (chemical agent - PCT56 OR SIMILAR APPROVED). Externally treat this whole wall with one coat of clear silicone sealer of suitable quality or the subject of an active Agrément Certificate.
- **Existing stone walls:** All stone walls to be cleaned and maintained by a specialist. This should include the removal of lichens and moss by steam, the removal of water streaking by soaking, washing with 'mortar & mortar smear cleaner' and rinsing. All pointing to be inspected and repaired where damaged.

5. Windows

- **Existing painted steel window frames:** Remove all contaminants and inadequately adhering coatings. Repair all imperfections as per surface preparation guidelines. Ensure surface is clean, dry and free of contaminants. Prime all repaired areas with surface compatible Dulux primer OR SIMILAR APPROVED. Undercoat with one coat of Duram NS4 anti-rust coating and finish with two coats of Dulux hammerite paint OR SIMILAR APPROVED. Colour to match existing windows.
- **Windowsills:** Clean and repair all imperfections as per surface preparation guidelines thus ensuring surface is clean, dry and free of contaminants. Re-paint where necessary.
- Internal wooden sills to be sand down and re-varnished. Varnish with wood stain as per finishing schedule.
- **Window glazing:** Check and repair all missing, broken or cracked windowpanes (to comply with SANS 10400: N – 2011)
- All glazing to be in accordance with NBR PARTS B, N, T, SANS 10137, SANS 10400 and SANS 1263.
- **Window ironmongery:** Check and replace where applicable all window ironmongery.

- Check the stability of the windowpanes and all putty and fix where necessary.
- **Burglar proofing:** Install new burglar proofing to all opening window sections.

6. Doors & Security Gates

- **Existing timber doors:** All timber door panels to be inspected for defects and fixed or replaced where necessary.
- All fire escape doors to be replaced with fire compliant doors and ironmongery (by specialist).
- All external timber door panels to be restored where necessary, sanded and painted to make good.
- **Pressed steel door frames and steel gates:** Remove all contaminants and inadequately adhering coatings. Repair all imperfections as per surface preparation guidelines for pressed steel. Ensure surface is clean, dry and free of contaminants. prime all repaired areas with surface compatible Dulux primer. undercoat with one coat of Duram NS4 anti rust coating OR SIMILAR APPROVED and finish with two coats of Dulux hammerite paint OR SIMILAR APPROVED. Colour to Architect/Client's approval.
- **Existing ironmongery:** Check for any broken/missing ironmongery and replace with new matching ironmongery.

7. Sanitary Fittings

- All sanitary fittings to be maintained and serviced where necessary.

8. Joinery

- All existing joinery inside the kitchen to be maintained. However, it should be inspected for any damages and fixed where necessary.
- Bedroom joinery: All joinery inside bedrooms to be maintained. however, it should be inspected for any damages and fixed where necessary.

9. Ceilings

- Inspect all ceiling boards for stability and fix, make good where applicable. Scrape off all paint from all ceilings and re-paint including trap doors. All ceilings to be inspected for moisture and moulds.

10. Roofing and Accessories

- Contractor to check roof and ridge for leaks and re-place/fix where applicable.
- **Fascia boards:** Inspect all fascia boards and barge for stability and durability and fix/ make good where applicable.
- Eave-ends to be inspected by the structural engineer and fixed where necessary.
- **Rainwater goods:** gutters and down pipes to be maintained, cleaned and repainted.

11. Electrical Fittings

- All electrical fittings to Electrical Engineer's specification.

12. Mechanical Fittings

- Engineer/fire specialist to inspect all fire equipment and fix/replace faulty equipment. Loose equipment to be fastened onto walls and made safe.
- All HVAC fittings to Mechanical Engineers design.

13. Blinds and Curtains

- All windows and glass doors to receive blinds as per the finishes schedule.

14. General

- Clean all window panes and window sills and make good all trades.

F. Gate House 3 Scope of Work

1. Floors

- **Bedroom:** Existing timber floor to be stripped off and a new 100 mm thick concrete floor slab laid and finished with vinyl sheet Expona flow bond oak product code: 9820 OR SIMILAR APPROVED. Slab detail must be to Structural Engineer's details.
- **Kitchen and bathroom:** Existing tiles to be inspected for broken, cracked, or loose tiles and replaced where necessary. Otherwise, tiling is to be cleaned and maintained.
- **Bathroom:** Existing tiles inside shower cubicles inspected for broken, cracked, or loose tiles and replaced where necessary. Otherwise, tiling is to be cleaned and maintained.

2. Skirting and Quadrants

- Strip off all timber skirting and replace with new hardwood 70 x 19 x 3000 mm long standard skirting plugged and countersunk screwed and pelleted to wall. Painted with one coat primer and two coats white enamel paint.

3. Internal Walls

- **Existing plastered and painted walls:** Plastered and painted walls to be cleaned and prepared for painting, filled with painter's mate fillers where necessary to smooth out bumps and holes. Apply one coat general purpose under coat and two coats enamel. Colour to Architect/Client approval. Where plaster or paint is falling off, hack off plaster from affected wall and re-plaster with waterproof additive in plaster mix (chemical agent - PCT56 OR SIMILAR APPROVED). Externally treat this whole wall with one coat of clear silicone sealer of suitable quality or the subject of an active Agrément Certificate.
- **Existing tiled kitchen walls (to be maintained):** Existing wall tiles to be inspected for broken, cracked, or loose tiles and replaced where necessary. Tiling to be re-grouted cleaned and maintained.
- **Existing tiled bathroom walls (to be maintained):** Existing wall tiles to be inspected for broken, cracked, loose tiles and replaced where necessary. Tiling to be re-grouted cleaned and maintained.

4. External walls

- **Existing plastered and painted walls:** Remove and re-plaster all defective plaster and re-paint. Plaster in good condition to be cleaned and prepared for painting, filled with painter's mate fillers where necessary to smooth out bumps and holes. apply one coat general purpose under coat and two coats matt enamel. Colour to Architect/Client approval. Where plaster or paint is falling off or is uneven, hack off plaster from affected wall and re-plaster with waterproof additive in plaster mix (chemical agent - PCT56). Externally treat this whole wall with one coat of clear silicone sealer of suitable quality or the subject of an active Agrément Certificate.

5. Windows

- **Existing painted steel window frames:** Remove all contaminants and inadequately adhering coatings. repair all imperfections as per surface preparation guidelines. ensure surface is clean, dry and free of contaminants. prime all repaired areas with surface compatible Dulux primer. undercoat with one coat of Duram NS4 anti rust coating OR SIMILAR APPROVED and finish with two coats of Dulux Hammerite paint OR SIMILAR APPROVED. Colour to match existing windows.
- **Window cills:** Clean and repair all imperfections as per surface preparation guidelines thus ensuring surface is clean, dry and free of contaminants. Re-paint where necessary.
- **Window glazing:** Check and repair all missing, broken or cracked windowpanes (to comply with sans 10400: N - 2011).
- All glazing to be in accordance with NBR parts B, N, T, SANS 10137, SANS 10400 and sans 1263.

- **Window ironmongery:** Check and replace where applicable all window ironmongery.
- Check the stability of the windowpanes and all putty and fix where necessary.
- **Burglar proofing:** Install new burglar proofing to all opening window sections.

6. Doors and Security Gates

- **Existing timber doors:** All timber door panels to be inspected for defects and fixed or replaced where necessary.
- All fire escape doors to be replaced with fire compliant doors and ironmongery (by specialist).
- All external timber door panels to be restored where necessary, sanded and painted to make good.
- **Pressed steel door frames and steel gates:** Remove all contaminants and inadequately adhering coatings. Repair all imperfections as per surface preparation guidelines for pressed steel. Ensure surface is clean, dry and free of contaminants. Prime all repaired areas with surface compatible Dulux primer OR SIMILAR APPROVED. Undercoat with one coat of Duram NS4 anti rust coating & finish with two coats of Dulux Hammerite paint OR SIMILAR APPROVED. Colour to Architect/Client's approval.
- Existing ironmongery: Check for any broken/missing ironmongery and replace with new matching ironmongery.

7. Sanitary Fittings

- All sanitary fittings to be maintained and serviced where necessary.

8. Joinery

- **Bedroom joinery:** All existing joinery inside the bedroom to be stripped off and replaced with new joinery as per the joinery details.
- **Kitchen joinery:** All joinery inside kitchen to be maintained, however, it should be inspected for any damages and fixed where necessary.

9. Ceilings

- Inspect all ceiling boards for stability and fix, make good where applicable. Scrape off all paint from all ceilings and re-paint, including trap doors. All ceilings to be inspected for moisture and moulds.

10. Roofing & Accessories

- Contractor to check roof and ridge for leaks and re-place/fix where applicable. Clean up all roofs with a high-pressured water hose to remove all leaves and debris.
- **Fascia boards:** Inspect all fascia boards and barges for stability and durability. Fix/make good where applicable and touch up with paint.
- Eave-ends to be inspected by the Structural Engineer and fixed where necessary.
- **Rainwater goods:** Gutters and down pipes to be cleaned, repainted and maintained.

11. Electrical Fittings

- All electrical fittings to Electrical Engineer's specification.

12. Mechanical Fittings

- Engineer/fire specialist to inspect all fire equipment and fix/replace faulty equipment. Loose equipment to be fastened onto walls and made safe.
- All HVAC fittings to Mechanical Engineers design.

13. Blinds & Curtains

- All windows and glass doors to receive blinds as per the finishes schedule.

14. General

- Clean all window panes and window sills and make good.

G. Guesthouse 14 Scope of Work

1. Floors

- Existing carpet inside bedrooms and along passage to be stripped off and replaced with new vinyl sheets Expona flow bond oak product code: 9820 OR SIMILAR APPROVED.
- Existing parquet timber flooring to be checked for stability and fixed/fastened where applicable. Sand down and re-varnish all existing timber floors and make good. Varnish with wood stain as per finishing schedule.
- Existing tiles to be stripped off and replaced with new 600 x 600 mm glazed porcelain tile code: UN6028 (union tiles), OR SIMILAR APPROVED, complete with all stainless-steel edging.
- Existing tiles inside shower cubicles to be hacked off and replaced with new porcelain mosaic slate grey code: FT111 (Falcon Tiling) or SIMILAR APPROVED complete with all stainless-steel/aluminium edging.
- Existing quarry tiles to be stripped off and replaced with new 600 x 600 mm glazed porcelain tile code: UN6058 (union tiles), OR SIMILAR APPROVED, complete with all stainless-steel edging.

2. Skirting and Quadrants

- Strip off all timber skirting and replace with new hardwood 70 x 19 x 3000 mm long standard skirting (code: SSK) plugged and countersunk screwed and pelleted to wall. Varnish with Plascon X44 clear suede OR SIMILAR APPROVED varnish/or paint and make good all trades.

3. Internal Wall

- **Existing plastered and painted walls:** Plastered and painted walls to be cleaned and prepared for painting, filled with painter's mate fillers where necessary to smooth out bumps and holes. apply one coat general purpose under coat and two coats enamel. Colour to architect/client approval. Where plaster or paint is falling off, hack off plaster from affected wall and re-plaster with waterproof additive in plaster mix (chemical agent - PCT56 OR SIMILAR APPROVED). Externally treat this whole wall with one coat of clear silicone sealer. Externally treat this whole wall with one coat of clear silicone sealer of suitable quality or the subject of an active Agrément Certificate.
- **Existing tiled kitchen walls (to be replaced):** Existing wall tiles to be hacked off and replaced with new tiles.
- **Existing tiled bathroom walls (to be replaced):** Existing wall tiles to be hacked off and replaced with new 600 x 600 mm glazed porcelain tile code: UN6028 to door height finished with a 50 mm wide dado tile code: UN6058 OR SIMILAR APPROVED.

NB: Tile cement inside bathrooms to be mixed with waterproof additive chemical agent PCT56 OR SIMILAR APPROVED.

4. External Walls

- **Existing plastered and painted walls:** Remove and re-plaster all defective plaster and re-paint. Plaster in good condition to be cleaned and prepared for painting, filled with painter's mate fillers where necessary to smooth out bumps and holes. Apply one coat general purpose under coat and two coats matt enamel. Colour: to architect/client approval. Where plaster or paint is falling off or is uneven, hack off plaster from affected wall and re-plaster with waterproof additive in plaster mix (chemical agent -PCT56 OR SIMILAR APPROVED). Externally treat this whole wall with one coat of clear silicone sealer of suitable quality or the subject of an active Agrément Certificate.
- **Existing facebrick walls:** All facebrick to be assessed and cleaned by a specialist. This should include the removal of lichens and moss by steam, the removal of water streaking by soaking, washing with 'mortar & mortar smear cleaner' and rinsing. All the above should be done strictly to Corobrik's 'cleaning of clay

brickwork' document, using only non-destructive methods and stiff fibre (not steel) brushes. All pointing to be inspected and repaired where damaged.

- Make allowance for one undercoat and two coats of weatherproof enamel paint if the above does not work (colour to Client's approval).

5. Windows

- **Existing painted steel window frames:** Remove all steel windows and replace with new powder coated aluminium windows as per the window schedule. All aluminium powder coating shall be pre-treated in accordance with SANS 1796 & SANS 1578.
- **Window Cills:** Clean and repair all imperfections as per surface preparation guidelines thus ensuring surface is clean, dry and free of contaminants. Apply two coats of clear sealant.
- **Window glazing:** Install new 6,3 mm thick safety glass (to comply with SANS 10400: N – 2011).
- All glazing to be in accordance with NBR parts B, N, T, SANS 10137, SANS 10400 and SANS 1263.
- **Window ironmongery:** Check and replace where applicable all window ironmongery.
- Check the stability of the window panes and all putty and fix where necessary.
- **Burglar proofing:** Install new burglar proofing to all opening window sections.

6. Doors

- **Existing timber doors:** All timber door panels to be inspected for defects and fixed or replaced where necessary.
- All fire escape doors to be replaced with fire compliant doors and ironmongery (by specialist).
- All external timber door panels to be restored where necessary, sanded and painted to make good.
- **Pressed steel door frames:** Remove all contaminants and inadequately adhering coatings. Repair all imperfections as per surface preparation guidelines for pressed steel. Ensure surface is clean, dry and free of contaminants. Prime all repaired areas with surface compatible Dulux primer OR SIMILAR APPROVED. Undercoat with one coat of Duram NS4 anti-rust coating and finish with two coats of Dulux hammerite paint OR SIMILAR APPROVED. Colour to Architect/Client's approval.
- **New aluminium doors:** Refer to door schedule for new aluminium doors. All aluminium powder coating shall be pre-treated in accordance with SANS 1796 and SANS 1578.
- All glazing to be in accordance with NBR parts B, N, T, SANS 10137, SANS 10400 and SANS 1263.
- **Existing ironmongery:** Check for any broken/missing ironmongery and replace with new matching ironmongery.

7. Sanitary Fittings

- Remove and replace all sanitary fittings in the WC and bathroom with new saniware (refer to sanitary schedule).
- Plumber to inspect the whole sewer system and rectify where necessary, old iron cast plumbing pipes to be replaced with new HDPE pipes.

8. Joinery

- **Kitchen joinery:** All existing joinery inside the kitchen to be stripped off and replaced with new joinery as per the joinery details.
- **Bedroom joinery:** All joinery inside bedrooms to be maintained. However, it should be inspected for any damages and fixed where necessary.

9. Ceilings

- Inspect all ceiling boards for stability and fix, make good where applicable. Scrape off all paint from all ceilings and re-paint including trap doors. All ceilings to be inspected for moisture and moulds.

10. Roof

- Contractor to check roof and ridge for leaks and re-place/fix where applicable. Clean up the roof with a high-pressured water hose to remove all leaves and debris. Eave- ends to be inspected by the Structural Engineer and fixed where necessary.
- **Fascia boards:** Existing fascia boards and gutters to be removed. Eave-ends to be inspected by the structural engineer. Install 8 x 225 mm Marley Ecotuf wood/PVC composite UV stable fascia boards (compliant with SANS 803) OR SIMILAR APPROVED, to be fixed to truss ends with 5 x 50mm countersunk cadmium plated screws with washers through drilled holes 2 mm larger than screw. All joints to be using H-profile fascia straight joint strips. All the above in strict accordance with manufacturer's installation methodology.
- **Rainwater goods:** Remove and replace/all rainwater goods (i.e. gutters and down pipes) with new rainwater goods as per the finishes schedule.

11. Electrical Fittings

- All electrical fittings to Electrical Engineer's specification.

12. Mechanical Fittings

- Engineer/fire specialist to inspect all fire equipment and fix/replace faulty equipment. Loose equipment to be fastened onto walls and made safe.
- All HVAC fittings to Mechanical Engineers design.

13. Blinds and Curtains

- All windows and glass doors to receive blinds as per the finishes schedule.

14. General

- Clean all windowpanes and windowsills and make good all trades.

H. Guesthouse 14 Annex Scope of Work

1. Floors

- Existing porcelain tiles to be inspected for broken, cracked, or loose tiles and replaced where necessary. Otherwise, tiling to be cleaned and maintained.
- Existing tiles inside shower cubicles to be inspected for broken, cracked, or loose tiles and replaced where necessary. Tiling to be cleaned and maintained.

2. Skirting and Quadrants

- Existing skirting to be inspected for any damages, fixed and repainted to match existing colour.

3. Internal Walls:

- **Existing plastered and painted walls:** Plastered and painted walls to be cleaned and prepared for painting, filled with painter's mate fillers where necessary to smooth out bumps and holes. Apply one coat general purpose under coat and two coats enamel. Colour to architect/client approval. Where plaster or paint is falling off, hack off plaster from affected wall and re-plaster with waterproof additive in plaster mix (chemical agent - PCT56 OR SIMILAR APPROVED). Externally treat this whole wall with one coat of clear silicone sealer of suitable quality or the subject of an active Agrément Certificate.
- **Existing tiled kitchen walls (to be maintained):** Existing wall tiles to be inspected for any damages, fixed and re-grouted.
- **Existing tiled bathroom walls (to be maintained):** Existing wall tiles to be inspected for any damages, fixed and re-grouted.

4. External Walls

- **Existing plastered and painted walls:** Remove and re-plaster all defective plaster and re-paint. Plaster in good condition to be cleaned and prepared for painting, filled with painter's mate fillers where necessary to smooth out bumps and holes. Apply one coat general purpose under coat and two coats matt enamel. Colour: to Architect/Client approval. Where plaster or paint is falling off or is uneven, hack off plaster from affected wall and re-plaster with waterproof additive in plaster mix (chemical agent - PCT56 OR SIMILAR APPROVED). Externally treat this whole wall with one coat of clear silicone sealer of suitable quality or the subject of an active Agrément Certificate.
- **Existing facebrick walls:** All facebrick to be assessed and cleaned by a specialist. this should include the removal of lichens and moss by steam, the removal of water streaking by soaking, washing with 'mortar & mortar smear cleaner' and rinsing. All the above should be done strictly to Corobrik's 'cleaning of clay brickwork' document, using only non-destructive methods and stiff fibre (not steel) brushes. All pointing to be inspected and repaired where damaged.
- Make allowance for one undercoat two coats of weatherproof enamel paint if the above does not work (colour to Client's approval).

5. Windows

- **Existing aluminium window frames to be maintained:** Existing aluminium frames to be inspected for any damages, missing ironmongery etc., fixed and cleaned.
- **Window Cills:** Clean and repair all imperfections as per surface preparation guidelines thus ensuring surface is clean, dry and free of contaminants. Re-paint, apply two coats of enamel paint as per finishes schedule.
- **Window glazing:** Check and repair all missing, broken or cracked windowpanes (to comply with SANS 10400: N - 2011).
- All glazing to be in accordance with NBR parts B, N, T, SANS 10137, SANS 10400 and SANS 1263.
- **Window Ironmongery:** Check and replace where applicable all window ironmongery.
- Check the stability of the window panes & all putty and fix where necessary.
- **Burglar Proofing:** Install new burglar proofing to all opening window sections (refer to finishes schedule).

6. Doors

- **Existing timber door panels:** All timber door panels to be inspected for defects and fixed or replaced where necessary.
- All fire escape doors to be replaced with fire compliant doors and ironmongery (by specialist).
- All external timber door panels to be restored where necessary, sanded and painted to make good.
- **Pressed steel door frames:** Remove all contaminants and inadequately adhering coatings. Repair all imperfections as per surface preparation guidelines for pressed steel. Ensure surface is clean, dry and free of contaminants. Prime all repaired areas with surface compatible Dulux primer. Undercoat with one coat of Duram NS4 anti rust coating OR SIMILAR APPROVED and finish with two coats of Dulux hammerite paint OR SIMILAR APPROVED. Colour to Architect/Client's approval.
- **Existing Ironmongery:** Check for any broken/missing ironmongery and replace with new matching ironmongery.

7. Sanitary Fittings:

- All sanitary fittings to be maintained and serviced where necessary.

8. Joinery:

- **Kitchen joinery:** All existing joinery inside the kitchen to be maintained. However, it should be inspected for any damages and fixed where necessary.
- **Bedroom joinery:** All joinery inside bedrooms to be maintained. However, it should be inspected for any damages and fixed where necessary.

9. Ceilings:

- Inspect all ceiling boards for stability and fix, make good where applicable. Scrape off all paint from all ceilings and re-paint including trap doors. All ceilings to be inspected for moisture and moulds.

10. Roof

- Contractor to check roof and ridge for leaks and re-place/fix where applicable. Clean up the roof with a high-pressured water hose to remove all leaves and debris. Eave-ends to be inspected by the Structural Engineer and fixed where necessary.
- **Fascia boards:** Existing fascia boards and gutters to be removed. Eave-ends to be inspected by the structural engineer. Install 8 x 225 mm Marley Ecotuf wood/PVC composite UV stable fascia boards (compliant with sars 803) OR SIMILAR APPROVED, to be fixed to truss ends with 5 x 50 mm countersunk cadmium plated screws with washers through drilled holes 2 mm larger than the screw. All joints to be using H-profile fascia straight joint strips. All the above in strict accordance with manufacturer's installation methodology.
- **Rainwater goods:** Remove and replace/all rainwater goods (i.e. gutters and down pipes) with new rainwater goods as per the finishes schedule.

11. Electrical Fittings

- All electrical fittings to Electrical Engineer's specification.

12. Mechanical Fittings

- Engineer/fire specialist to inspect all fire equipment and fix/replace faulty equipment. Loose equipment to be fastened onto walls and made safe.
- All HVAC fittings to Mechanical Engineers design.

13. Blinds and Curtains

- All windows and glass doors to receive blinds as per the finishes schedule.

14. General

- Clean all windowpanes and windowsills and make good.

The Contractor will be required to construct the works in conformity with design criteria specified in the Project Specification.

The project period will be **7 months**.

C3.1.4 Location of the Works

Kirstenbosch National Botanical Garden (KNBG), Rhodes Drive, Newlands, Cape Town.

C3.1.5 Description of Site and Access

Kirstenbosch National Botanical Garden lies in the heart of the Cape Floristic Region, also known as the Cape Floral Kingdom. It is the first botanic garden in the world to be included within a natural World Heritage Site.

The 36-hectare garden is part of a 528-hectare estate that contains protected mountainside supporting natural forest and fynbos along with a variety of animals and birds. The Kirstenbosch Estate borders the Table Mountain National Park, and the Garden merges seamlessly with the natural fynbos and forest of the mountain.

Kirstenbosch displays a wide variety of the unique plant life of the Cape Flora. Plants from all the diverse regions and biomes of southern Africa are also grown at Kirstenbosch, including a near-complete collection of cycads. There are over 7 000 species in cultivation at Kirstenbosch, including many rare and threatened species.

All the five Guesthouses are located within the Kirstenbosch National Botanical Garden. Two of the Guesthouses have annex buildings i.e. the Manor House and Guesthouse 14. Three (3) of the Guesthouses (i.e. Gate House 1, 2 & 3) are situated at the main entrance, whilst Guesthouse 14 is accessed by following the road in a north-east direction (right turn at the main entrance) which can be followed until one gets to the staff accommodation. The Manor House is accessed separately via Rhodes Drive, Newlands.

C3.1.6 Temporary Works

All design and construction of any temporary works must be approved by the Engineer.

PART C: THE CONTRACT
Part C3: Scope of Work

PROJECT TITLE:	REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN
CONTRACT NO:	G509/2023

C3.2. Construction

C3.2.1 Construction Standards

The "Model Preambles for Trades (2008 Edition)" recommended and published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in the Bills of Quantities, with amendments as follows: References to "Architect" in the Model Preambles are to be read as "Principal Agent" shall apply to this contract.

This publication is available from The Association of South African Quantity Surveyors, P.O. Box 3527, Halfway House, 1685 - telephone (011) 315-4140, before a Tender is submitted.

The SANS 1200 Standardised Specification for Civil Engineering Construction prepared by Standards South Africa and specific amendments and additions to the SANS 1200 Standardized Specifications shall apply to this contract.

The SANS 1200 Standardised Specification publications are available from Standard south Africa, Private Bag X 191, Pretoria, 0001.

C3.2.2 Plant and Materials

C3.2.2.1 Plant and Materials Supplied by the Employer

None

C3.2.2.2 Materials, Samples and Shop Drawings

All materials are to be tested by a commercial laboratory as directed by the Engineer.

C3.2.3 Construction Equipment

C3.2.3.1 Requirements for Equipment

The Contractor is required to use plant and equipment that is sufficient for the contract.

C3.2.3.2 Equipment Provided by the Employer

None

C3.2.4 Existing Services

C3.2.4.1 Known Services

As-built information is unavailable at the time of tender, the onus still lies with the main Contractor to ensure that no services are damaged during the construction phase.

C3.2.4.2 Treatment of Existing Services

Contractor to use caution.

C3.2.4.3 Use of Detection Equipment for the Location of Underground Services

At main Contractor's discretion.

C3.2.4.4 Damage to Services

It is the responsibility of the Contractor to ensure that no services are damaged during the construction process. In case the known services are damaged, the main Contractor shall be responsible for the repair off the services to the original

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"Tenderer".

state before it was damaged, as well as all cost associated with the damaged service.

C3.2.5 Site Establishment

C3.2.5.1 Services and Facilities Provided by the Employer

None.

C3.2.5.2 Facilities Provided by the Contractor

The onus lies with the main Contractor to find a suitable camp site, approved by the Employer.

C3.2.5.3 Storage

No requirements are specified.

C3.2.5.4 Other Facilities and Services

No requirements are specified.

C3.2.5.5 Vehicles and Equipment

No requirements are specified.

C3.2.5.6 Advertising Rights

It is the main Contractor's responsibility that no suppliers advertise on site. Any advertisement from suppliers shall be removed at the cost of the main Contractor.

C3.2.5.7 Notice Boards

The main Contractor is allowed to place a Notice board on site. The maximum allowed size of this board should be 2 x 3m.

C3.2.6 Site Usage

The Contractors are not allowed to work outside the allowed working hours, as agreed with the Engineer. The disturbance to the residence should be kept at a minimum.

PART C: THE CONTRACT
Part C3: Scope of Work

PROJECT TITLE:	REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN
CONTRACT NO:	G509/2023

C3.3. Management

C3.3.1 Planning and Programming

C3.3.1.1 General

This clause describes the requirements for the preparation, submission, updating and revision of the programme for the works. The requirements are in addition to or in expansion of the JBCC PBA clause [15.6].

The programme shall be used by the contractor to plan and execute the works. The programme shall also be used by the Principal Agent to monitor progress and be the sole basis for the assessment of revisions of the date for Practical Completion.

The programme shall be produced by the contractor as follows:

- a) A programme for the totality of the works shall be submitted to the principal agent for acceptance. If the principal does not accept such programme, it shall be revised and amended until it is accepted by the principal agent. This programme will then be regarded as the baseline programme.
- b) This baseline programme shall be updated with actual progress on a monthly basis, or any more frequent basis as necessitated by construction events. The contractor may submit to the principal for acceptance revisions to the baseline programme.
- c) Acceptance by the Principal Agent of any programme submitted by the contractor does not make such programme a contract document, nor does it mandate that the works shall be constructed strictly in accordance therewith. The contractor at all times remains responsible for the construction of the works.

C3.3.1.2 Submission of Programme

Within 10 (Ten) working days of been given possession of the site the Contractor shall submit to the Principal Agent for his review and acceptance a programme for the whole of the works showing the order in which the contractor proposes to execute the works. This programme becomes the baseline programme upon acceptance by the Principal Agent. The baseline programme shall have regard to the contract completion dates, any other milestones and any restraints set out in the contract. Thereafter, if the actual progress does not conform with the baseline programme, the Principal Agent is entitled to require the Contractor to submit a revised programme showing the order of activities necessary to ensure completion of the works by the contract completion dates.

The Contractor shall supply the Principal Agent with an electronic copy of each programme, together with a print-out bar chart or tabular report in a pre-agreed format. All programmes shall be prepared and submitted using Microsoft Project software.

Within 10 (ten) working days of the contractor submitting a programme complete with all the information required by this clause to the principal agent for acceptance, the principal agent will accept the programme or state reasons for not accepting the programme. If such reasons are given, the contractor shall take account of the reasons and resubmit the programme within 5 (five) working days.

If the Principal Agent fails to act the programme is deemed to be rejected.

C3.3.1.3 Default in submission of programs

Should the contractor fail to submit a programme for acceptance as the baseline programme or not update the programme as described above, the principal agent shall be entitled to withhold 25% of the amount due to the contractor in interim payment certificates until the contractor has complied with its obligations in this regard.

C3.3.2 Health and Safety

C3.3.2.1 Health and Safety specification

In terms of the Occupational Health and Safety Act (Act 85 of 1993) (OHSA) and the Construction Regulation 2014, the Client must provide the Contractor with a Health and Safety Specification to which the Contractor must respond with a Health and Safety Plan for approval by the Client.

The purpose of this Specification is to ensure that Principal Contractors entering into a contract with the Employer maintain an acceptable level of performance with regard to health and safety issues during the performance of the contract. In this regard the OHSA Specification form an integral part of the Contract and the Principal Contractor shall ensure that their contractors and/or suppliers comply with the requirements of this Specification.

PART C: THE CONTRACT
Part C4: Site Information

PROJECT TITLE:	REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN
CONTRACT NO:	G509/2023

C4.1 SITE INFORMATION

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PART C: THE CONTRACT
Part C4: Site Information

PROJECT TITLE:	REQUEST FOR BIDS FOR THE APPOINTMENT OF A CONTRACTOR FOR THE INFRASTRUCTURE UPGRADES TO THE VARIOUS GUEST HOUSES AT THE KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, CAPE TOWN
CONTRACT NO:	G509/2023

C4.1 Site Information

C4.1.1 Site Location

All the Guesthouses are located within the Kirstenbosch National Botanical Garden. Two of the Guesthouses have annexes i.e. the Manor House and Guesthouse 14. The garden is situated on the eastern slopes of Cape Town’s magnificent Table Mountain and covers about 528 hectares, it includes a cultivated garden and a nature reserve. The developed garden covers 36 hectares and displays collections of southern African plants including many rare and endangered species.

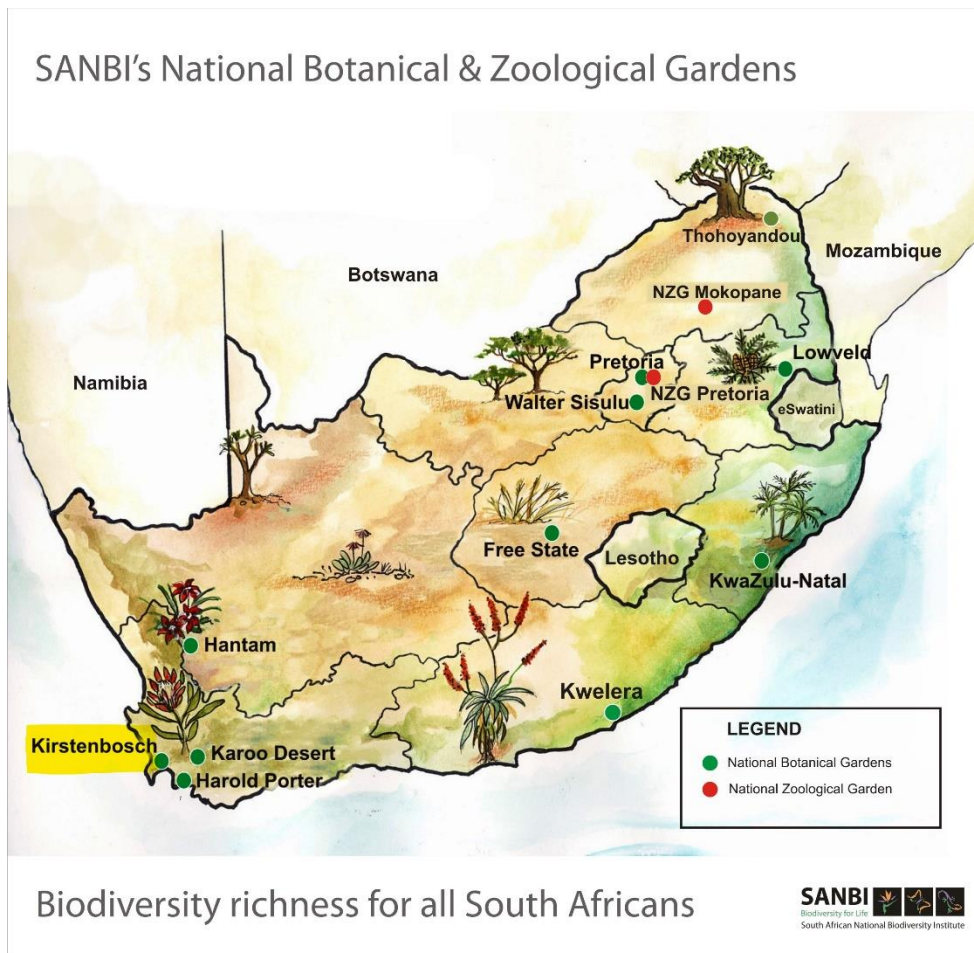


Figure 1: Location of site

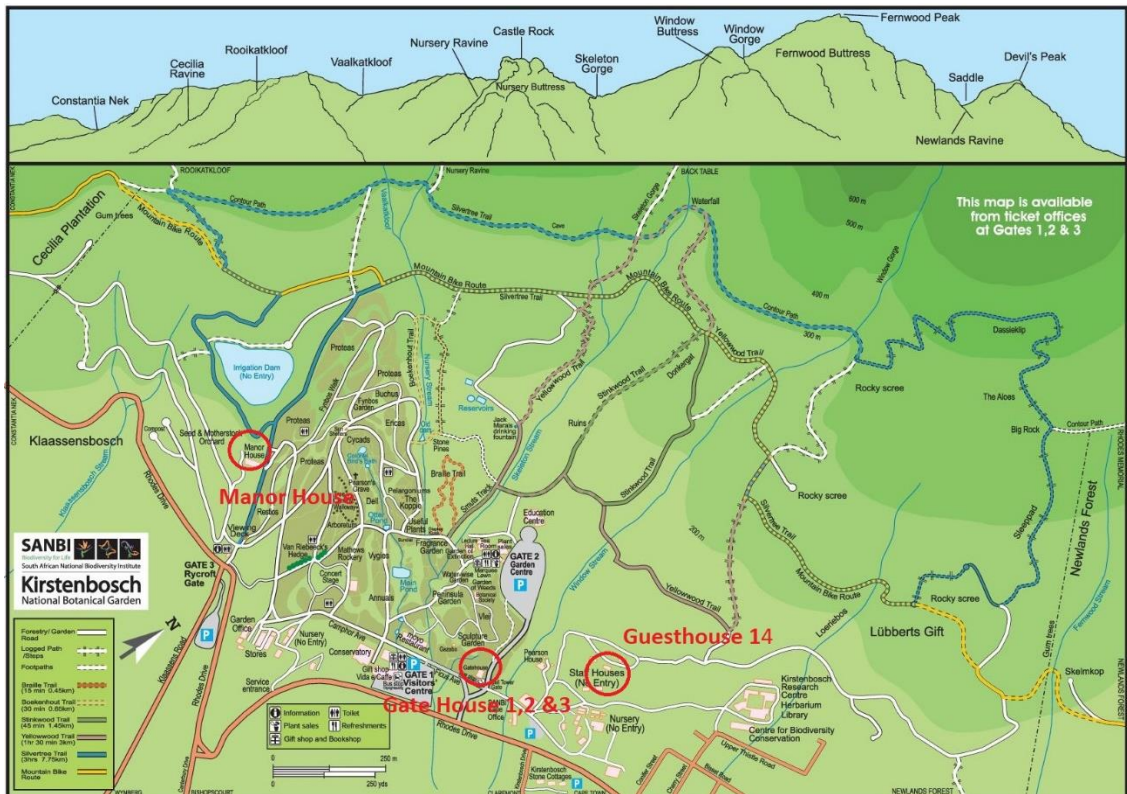


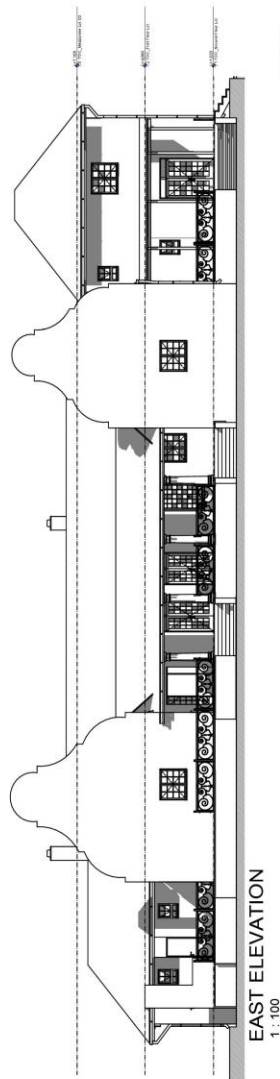
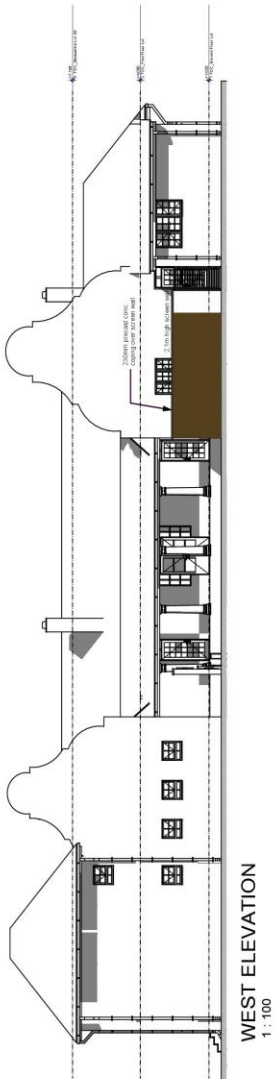
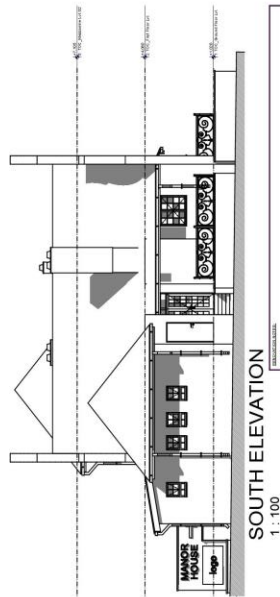
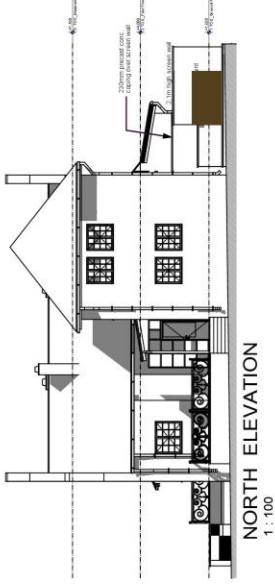
Figure 2: Shows the position of the guest houses within the Garden.

ANNEXURE A: SPECIFICATIONS

ANNEXURE B: DRAWINGS

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words "Tender" or "Tenderer".

MANOR HOUSE (FLOOR PLAN & ELEVATIONS)

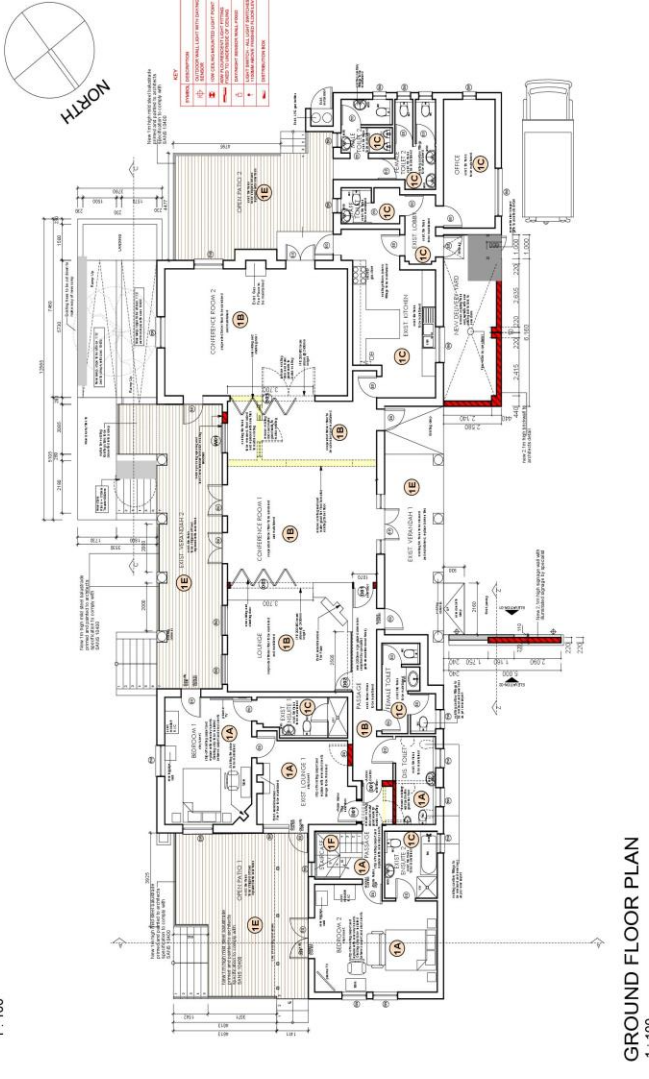


NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF CONTRACT AND THE DRAWINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND STRUCTURES TO REMAIN.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND STRUCTURES TO REMAIN.
6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND STRUCTURES TO REMAIN.
8. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND STRUCTURES TO REMAIN.
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12. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND STRUCTURES TO REMAIN.
14. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND STRUCTURES TO REMAIN.
16. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND STRUCTURES TO REMAIN.
18. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND STRUCTURES TO REMAIN.
20. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

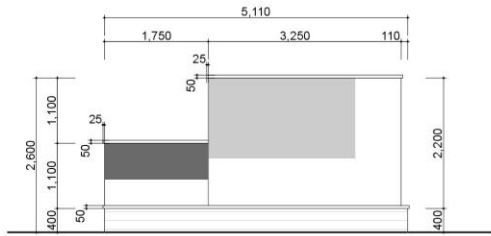
LEGEND

Empty Walls	Empty Walls
New Walls	New Walls
Existing	Existing
New Structure	New Structure
Existing Structure	Existing Structure
Empty Floor	Empty Floor
New Floor	New Floor



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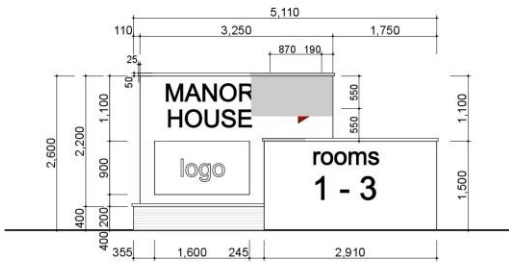
MANOR HOUSE (SIGNAGE DETAIL)



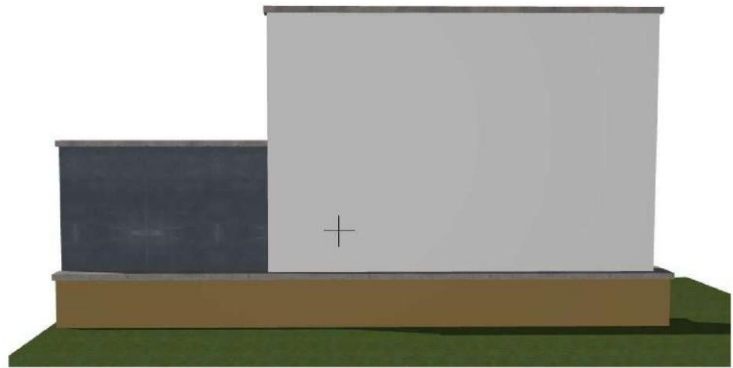
ELEVATION B
1 : 50



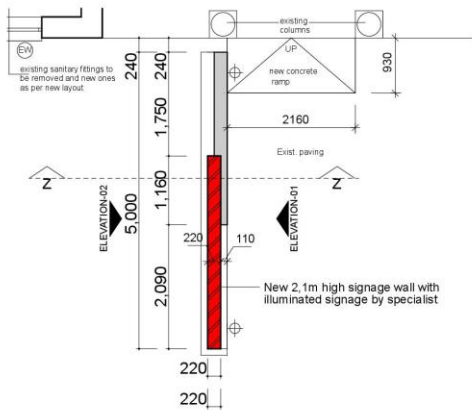
FRONT VIEW



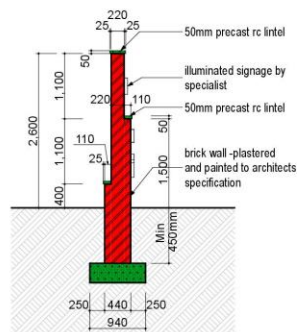
ELEVATION A
1 : 50



REAR VIEW



GROUND FLOOR PLAN
1 : 50



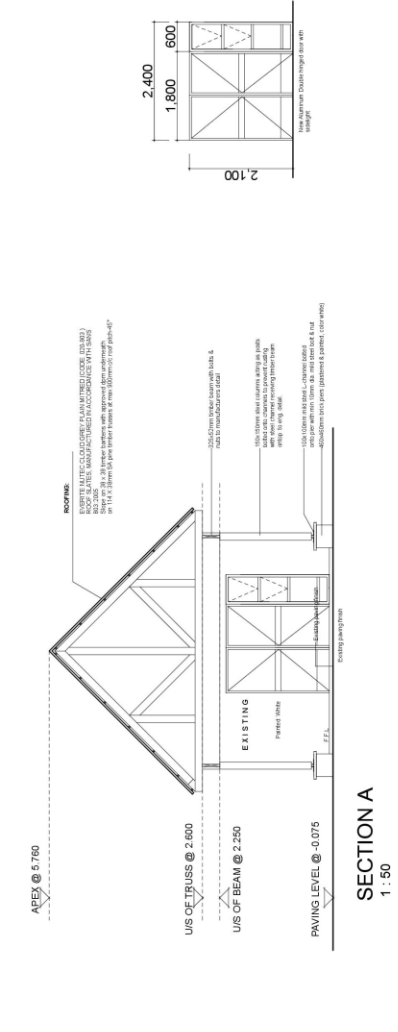
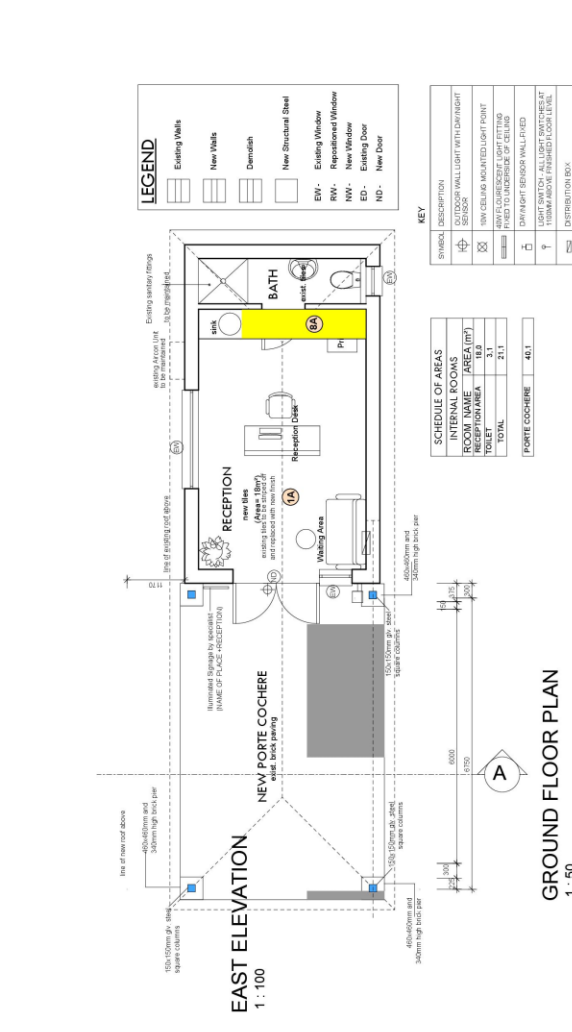
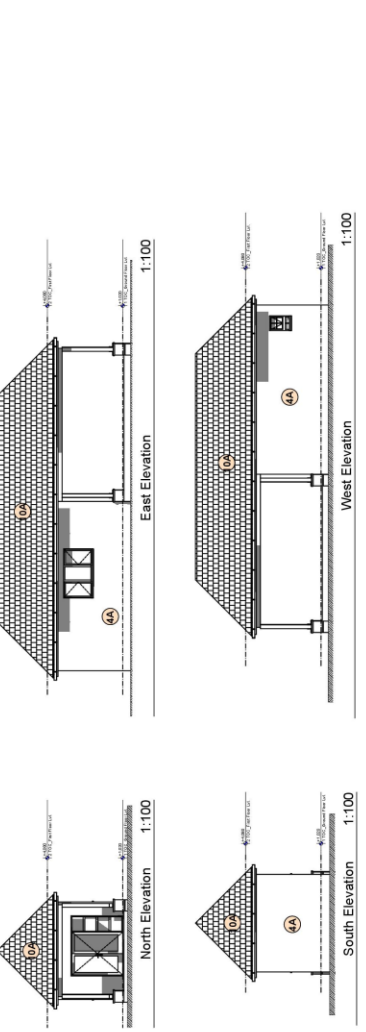
SECTION A-A
1 : 50

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words "Tender" or "Tenderer".

MANOR HOUSE (ANNEX BUILDING 1)

- RENOVATION NOTES:**
- FLOORS:**
 - RECEPTION & TOILET - EXISTING PORCELAIN TILES TO BE STRIPPED OFF AND REPLACED WITH NU-VINYL AGATHIS BROWN VINYL FLOORING SIMILAR APPROVED.
 - SKIRTING AND QUADRAITS:**
 - REMOVE AND REPLACE EXISTING SKIRTING WITH START/LAND HARDWOOD 67MM X 13MM X 3000MM LONG REVERSIBLE SKIRTING (CODE #1) PLYWOOD AND COUNTER/JUNK SCREWED AND PELLETED TO WALL OR SIMILAR APPROVED.
 - INTERNAL WALLS:**
 - EXISTING WALLS AND PARTIAL WALLS INSIDE RECEPTION AREA TO BE REFINISHED WITH WALL PAPER. PLASTERED AND PAINTED WALLS TO BE CLEANED AND PREPARED FOR BLACK & GOLD DECORATIVE WALL PAPER BY NOTED DESIGNER OR SIMILAR APPROVED. FILLED WITH PAINTERS MATT FILLERS WHERE NECESSARY TO SMOOTH OUT BUMPS AND HOLES. WHERE PLASTER OR PAINT IS FOUND TO BE CRACKED OR DAMAGED, IT SHALL BE REPAIRED TO ORIGINAL CONDITION. EXTERNALLY TREAT THIS WHOLE WALL WITH 1 COAT OF CLEAR PLYCON CLEAR SILICONE SEALER.
 - NEW 30 WALL PANEL - 30 WALL PANEL BY THE MOULDING SHOP OR SIMILAR APPROVED. (CODE #3) SANS 10137 SANS 10400 and SANS 1203.
 - EXISTING TILED BATHROOM WALLS TO BE MAINTAINED. EXISTING WALL TILES TO BE INSPECTED FOR ANY DAMAGES FIXED AND RE-GROUTED.
 - EXTERNAL WALLS:**
 - REMOVE AND RE-PLASTER ALL DEFECTIVE PLASTER AND RE-PAINT PLASTER IN GOOD CONDITION TO BE CLEANED AND PREPARED FOR FINISHES. EXISTING PLASTER TO BE REMOVED AND RE-PLASTERED WITH WATERPROOF ADDITIVE IN PLASTER MIX (CHE) AGENT 1. EXTERNALLY TREAT THIS WHOLE WALL WITH 1 COAT OF CLEAR PLYCON CLEAR SILICONE SEALER.

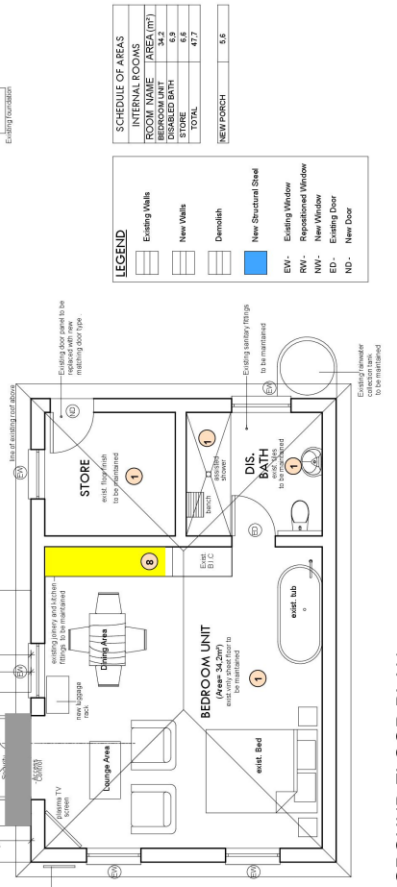
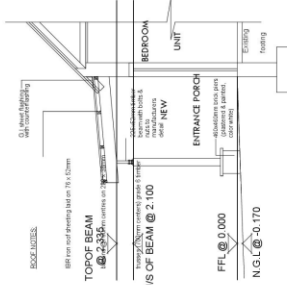
- WINDOWS:**
 - EXISTING PAINTED WOODEN WINDOW FRAMES EXISTING WINDOW FRAMES TO BE INSPECTED FOR DEFECTS. REPAIR ALL IMPERFECTIONS AS PER SURFACE PREPARATION GUIDELINES FOR WOODEN WINDOWS. SCRAP OFF LOOSE PLANKING PAINT AND PRIME WITH SINGLE COAT OF WOOD PRIMER AND APPLY 2 COATS OF GLOSS WOOD FINISH. WOOD FINISH TO BE APPROVED BY ARCHITECT.
 - WINDOW SILLS: CLEAN WOODEN SILL IMPERFECTIONS AND PER SURFACE PREPARATION GUIDELINES. ENSURING SURFACE IS CLEAN, DRY AND FREE FROM CONTAMINANTS. IMPERFECTIONS TO BE REPAIRED WITH APPROVED WOOD FILLERS. SILLS TO BE FINISHED WITH APPROVED FINISHES. SANS 10137 SANS 10400 and SANS 1203.
 - WINDOW GLAZING: GLAZING TO BE INSPECTED FOR DEFECTS. GLAZING TO BE REPAIRED OR REPLACED AS NECESSARY. GLAZING TO BE ACCORDANCE TO NBR PARTS 8, N.T. SANS 10137 SANS 10400 and SANS 1203.
 - WINDOW SCHEDULES: CHECK & REPLACE WHERE APPLICABLE ALL WINDOW ROOMINGERY. CHECK THE STABILITY OF THE WINDOW FRAMES & ALL PUTTY AND FIX WHERE NECESSARY.
 - BLINDS & PROOFING: INSTALL NEW BLINDS TO ALL OPENING WINDOW SECTIONS. (REFER TO FINISHES SCHEDULE)
- DOORS:**
 - EXISTING INTERNAL TIMBER DOOR PANEL & STEEL FRAME TO BE REPLACED. EXISTING INTERNAL DOOR & FRAME TO BE REMOVED & REPLACED WITH A NEW MOULDED FRAME USING TIMBER ARCHITRAVES. NEW LUXURIOUS LOOKING INTERIOR DOOR PANEL INSTALLED. REFER TO DOOR SCHEDULE.
 - NEW ALUMINIUM ENTRANCE DOOR WITH SIDE LIGHTS DOORS: ALL ALUMINIUM POWDER COATING SHALL BE PRE-TREATED IN ACCORD WITH SANS 1706 & SANS 1578. ALL GLAZING TO BE IN ACCORDANCE TO NBR PARTS 8, N.T. SANS 10137 SANS 10400 and SANS 1203.
 - DOOR SCHEDULES: REFER TO DOOR SCHEDULE.
- SANITARY FITTINGS:**
 - ALL SANITARY FITTINGS TO BE MAINTAINED AND SERVICED WHERE NECESSARY.
- JOINERY:**
 - JOINERY: ALL EXISTING JOINERY INSIDE THE RECEPTION TO BE STRIPPED OFF AND REPLACED WITH NEW JOINERY AS PER INTERIOR DESIGNER'S JOINERY DETAILS.
- CEILING:**
 - REMOVE AND REPLACE CEILING IN THE RECEPTION AREA WITH NEW CEILING DESIGN CONSISTING OF BULKHEADS & CHANDELIER TO NEW INTERIOR LAYOUT.
 - CEILING INSIDE THE BATHROOM TO BE INSPECTED FOR STABILITY AND FIXED. MAKE GOOD WHERE APPLICABLE. SCRAP OFF ALL PAINT FROM CEILING TO BE REPLACED WITH NEW CEILING TO BE APPROVED BY ARCHITECT. CORNICES WITH 2001 90MM X 90MM X 3000MM POLYSTYRENE CORNICE (CODE #9) OR SIMILAR APPROVED.
- ROOF:**
 - APPOINTED CONTRACTOR TO REMOVE EXISTING ASBESTOS SLATES AND REPLACE WITH NEW ENVIRO NITEC CLOUD GREY I MITTED (CODE 020-903) ROOF SLATES OR SIMILAR APPROVED, MANUFACTURED IN ACCORDANCE WITH SANS 600:2005.
 - INSULATION: INSPECT ROOF FOR INSULATION IF INSULATION HAS BEEN INSTALLED IN THE ROOF AS INSULATION (R-VALUE 3.8MP/MW OR SIMILAR APPROVED. COMPLYING WITH SANS 1314:2007 AND SANS 429:2012. LAD 1 ZONE 4 JOIST OR BRIDGING IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS IN CLIMATIC R-VALUE 3.8MP/MW THERMAL CONDUCTIVITY 0.040 W/MK.
 - FASCIA BOARDS: EXISTING FASCIA & GUTTERS TO BE REMOVED. EAVE BINDS TO BE INSPECTED BY THE STRUCTURAL ENGINEER. APPROVED TO BE FIXED TO TRUSS ENDS WITH 5X5MM COUNTERSINK CADUIM PLATED SCREWS WITH WASHERS THROUGH DRILLED HOLES. LARGER THIN SCREW ALL JOISTS TO BE USING HORIZONTAL BRACKET. WHERE ALL THE BRACKET IS BEING ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. AFTER GOODER REMOVE AND REPLACE ALL RAINWATER GOODS (I.E. GUTTERS & DOWN PIPES) WITH NEW AS PER THE FINISHES SCHEDULE.
- LIGHT FITTINGS:**
 - ALL LIGHT FITTINGS TO ELECTRICAL ENGINEER'S SPECIFICATION.
- BLINDS & CURTAINS:**
 - ALL WINDOWS AND GLASS DOORS TO RECEIVE BLINDS AS PER THE FINISHES SCHEDULE.
- GENERAL:**
 - CLEAN ALL WINDOW FRAMES AND WINDOW COLLS AND MAKE GOOD.
- MECHANICAL ENGINEER / FIRE SPECIALIST TO INSPECT ALL FIRE EQUIPMENT AND FIX / REPLACE EQUIPMENT. LOOSE EQUIPMENT TO BE FASTENED ONTO WALLS AND MADE SAFE.**



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MANOR HOUSE (ANNEX BUILDING 2)

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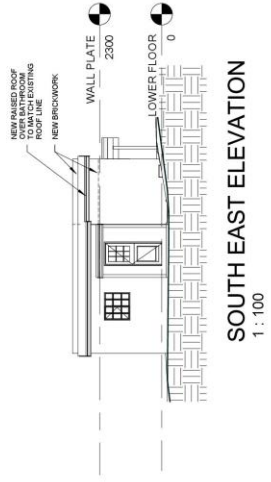


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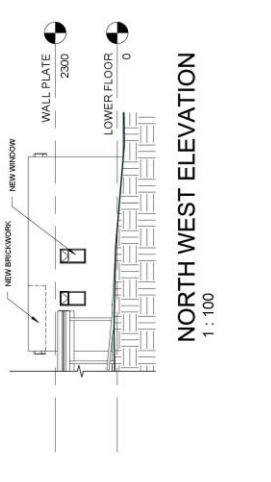
GATE HOUSE 3

- 6. DOORS & SECURITY GATES:**
- A. EXISTING TIMBER DOORS - ALL TIMBER DOOR PANELS TO BE INSPECTED FOR DEFECTS AND FIXED OR REPLACED WHERE NECESSARY. COMPLAINT DOORS AND ROMONGERY (BY SPECIALIST) - ALL EXTERNAL TIMBER DOOR PANELS TO BE RESTORED TO ORIGINAL FINISH AND PAINTED TO MATCH EXISTING COLOUR.
 - B. PRESSED STEEL DOOR FRAMES & STEEL GATES - SURFACE PREPARATION GUIDELINES FOR PRESSED STEEL FRAMES TO BE INSPECTED AND REPAIRED WHERE NECESSARY. REPAIR ALL IMPERFECTIONS AS PER ADHERING COATINGS. REPAIR ALL IMPERFECTIONS AS PER SURFACE PREPARATION GUIDELINES FOR PRESSED STEEL FRAMES TO BE INSPECTED AND REPAIRED WHERE NECESSARY. REPAIR ALL IMPERFECTIONS AS PER CONTAMINANTS. PRIME & REPAIR ALL IMPERFECTIONS OF SURFACE COMPATIBLE DULUX PRIMER. UNDERCOAT WITH ONE COAT OF DURAMISHANT RUST COATING & FINISH WITH ONE COAT OF DURAMISHANT RUST COATING & FINISH TO ARCHITECTURAL APPROVAL.
 - C. EXISTING ROMONGERY: -CHECK FOR ANY BROKEN/MISSING ROMONGERY AND REPLACE WITH NEW MATCHING ROMONGERY.
- 7. SANITARY FITTINGS:**
- A. ALL SANITARY FITTINGS TO BE MAINTAINED AND SERVICED WHERE NECESSARY.
- 8. JOINERY:**
- A. BEDROOM JOINERY-ALL EXISTING JOINERY INSIDE THE BEDROOM TO BE STRIPPED OFF AND REPLACED WITH NEW JOINERY AS PER THE JOINERY DETAILS.
 - B. KITCHEN JOINERY-ALL JOINERY INSIDE KITCHEN TO BE MAINTAINED. HOWEVER, IT SHOULD BE INSPECTED FOR ANY DAMAGES AND FIXED WHERE NECESSARY.
- 9. CEILING:**
- A. CEILING - CEILING BOARDS FOR STABILITY AND FIN. MAKE GOOD WHERE APPLICABLE. SCRAP OFF ALL PAINT FROM ALL CEILINGS AND RE-PAINING INCLUDING MOISTURE, MOLDING, AND DISCOLORATION.
- 10. ROOFING & ACCESSORIES:**
- A. CONTRACTOR TO CHECK ROOF AND RIDGE FOR LEAKS AND REPLACE F/A WHERE APPLICABLE. CLEAN ROOF SURFACE AND REMOVE ALL DEBRIS. WATER HOSE TO REMOVE ALL LEAVES AND DEBRIS.
 - B. FACIA BOARDS - INSPECT ALL FACIA BOARDS AND BARGE FOR STABILITY AND DURABILITY AND FIX/MAKE GOOD WHERE NECESSARY. REPAIR ALL IMPERFECTIONS. LEAVE ENDS TO BE INSPECTED BY THE STRUCTURAL ENGINEER AND FIXED WHERE NECESSARY. CEILING AND ROOFING TO BE MAINTAINED AND REPAIRED AS PER THE FINISHES SCHEDULE.
- 11. LIGHT FITTINGS:**
- A. ALL LIGHT FITTINGS TO ELECTRICAL ENGINEERS SPECIFICATION.
- 12. BUNGLES & GIP FRAMES:**
- A. ALL WINDOWS AND GLASS DOORS TO RECEIVE BUNGLES AS PER THE FINISHES SCHEDULE.
- 13. GENERAL:**
- A. CLEAN ALL WINDOW PANES AND WINDOW GILLS AND MAKE GOOD.
 - B. MECHANICAL ENGINEER / FIRE SPECIALIST TO INSPECT ALL FIRE EQUIPMENT AND FIX / REPLACE FAULTY EQUIPMENT. LOOSE EQUIPMENT TO BE FASTENED ONTO WALLS AND MADE SAFE.

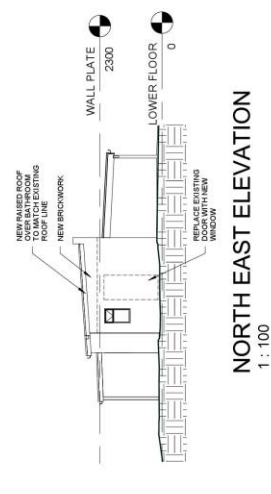
- RENOVATION NOTES:**
- 1. EGRESS:**
- A. BEDROOM - EXISTING TIMBER FLOOR TO BE STRIPPED AND REPAIRED TO ORIGINAL FINISH. NEW HARWOOD LAMINATE FINISHED WITH VINYL SHEET EXPOSURE LOW BOND OAK PRODUCT CODE: 8001. SLAB DETAIL TO STRUCTURAL ENGINEER'S DETAILS.
 - B. KITCHEN & BATHROOM - EXISTING TILES TO BE INSPECTED FOR BROKEN, CRACKED, LOOSE, TILING AND REPAIRED WHERE NECESSARY. TILING IS TO BE CLEANED AND MAINTAINED.
 - C. BATHROOM - EXISTING TILES INSIDE SHOWER TO BE STRIPPED AND REPAIRED TO ORIGINAL FINISH. TILING IS TO BE CLEANED AND MAINTAINED.
- 2. BRICKING AND QUARRANTS:**
- A. NEW HARWOOD 100x19x3000MM LONG STANDARD SKIRTING CODE: SSKV. PLUGGED AND COUNTERSINK. COAT PRIMER & 2 COATS WHITE EMANEL PAINT.
- 3. INTERNAL WALLS:**
- A. EXISTING PLASTERED AND PAINTED WALLS - EXISTING WALLS TO BE STRIPPED TO BRICKWORK AND PREPARED FOR PAINTING. FILLED WITH PATCHERS AND FILLERS WHERE NECESSARY TO SMOOTH OUT BUMPS AND HOLES. APPLY ONE COAT GENERAL PURPOSE ARCHITECTURAL APPROVAL WHERE PLASTER OR PLASTER BOARD IS TO BE APPLIED. PLASTER BOARD IS TO BE APPLIED TO WHOLE WALL WITH 1 COAT OF CLEAR PLASCON CLEAR SILICONE SEALER.
 - B. EXISTING TILED KITCHEN WALLS (TO BE MAINTAINED) - EXISTING TILES TO BE INSPECTED FOR BROKEN, CRACKED, LOOSE, TILING AND REPAIRED WHERE NECESSARY. TILING IS TO BE RE-GROUTED, CLEANED AND MAINTAINED.
 - C. EXISTING TILED BATHROOM WALLS (TO BE MAINTAINED) - EXISTING TILES TO BE INSPECTED FOR BROKEN, CRACKED, LOOSE, TILING AND REPAIRED WHERE NECESSARY. TILING IS TO BE RE-GROUTED, CLEANED AND MAINTAINED.
- 4. EXTERNAL WALLS:**
- A. EXISTING PLASTERED AND PAINTED WALLS - EXISTING WALLS TO BE STRIPPED TO BRICKWORK AND RE-PAIN PLASTER IN GOOD CONDITION TO BE MAINTAINED. PLASTER TO BE STRIPPED TO BRICKWORK TO SMOOTH OUT BUMPS AND HOLES. APPLY ONE COAT GENERAL PURPOSE UNDER COAT AND 2 COATS MATT EMANEL. COLOUR TO ARCHITECTURAL APPROVAL. PLASTER IS TO BE APPLIED TO WHOLE WALL WITH 1 COAT OF CLEAR PLASCON CLEAR SILICONE SEALER.
- 5. WINDOWS:**
- A. EXISTING PAINTED STEEL WINDOW FRAMES - REMOVE ALL CONTAMINANTS AND IMMEDIATELY REPAIR ALL IMPERFECTIONS AS PER SURFACE PREPARATION GUIDELINES. ENSURE SURFACE IS CLEAN, DRY AND FREE OF CONTAMINANTS. PRIME ALL SURFACE WITH ONE COAT OF DURAMISHANT RUST COATING & FINISH WITH TWO COATS OF DULUX HAMMERITE PAINT. COLOUR TO MATCH EXISTING WINDOWS.
 - B. WINDOW GILLS - CLEAN & REPAIR ALL IMPERFECTIONS AS PER SURFACE PREPARATION GUIDELINES. REPAIR ALL IMPERFECTIONS AS PER SURFACE PREPARATION GUIDELINES. CLEAN, DRY AND FREE OF CONTAMINANTS. RE-PAIN WHERE NECESSARY.
 - C. WINDOW GLAZING - CHECK & REPAIR ALL MISSING, BROKEN OR CRACKED GLAZING. REPAIR ALL MISSING GLAZING TO ORIGINAL SPECIFICATION. ALL GLAZING TO BE IN ACCORDANCE TO NBS PARTS B, H, T, SANS 10137, SANS 10400 AND SANS 1283.
 - D. WINDOW ROMONGERY: -CHECK & REPLACE WHERE APPLICABLE ALL WINDOW ROMONGERY TO BE MAINTAINED AND REPAIRED AS PER THE FINISHES SCHEDULE. CHECK THE STABILITY OF THE WINDOW FRAMES & ALL PUTTY AND FIX WHERE NECESSARY.
 - E. BURGLAR PROOFING - INSTALL NEW BURGLAR PROOFING TO ALL OPENING WINDOW SECTIONS.



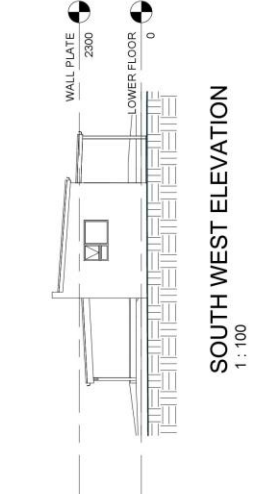
SOUTH EAST ELEVATION
1 : 100



NORTH WEST ELEVATION
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NORTH EAST ELEVATION
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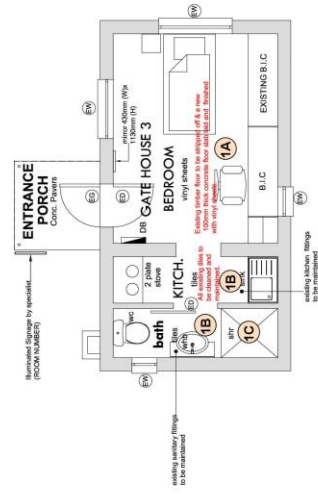
SOUTH WEST ELEVATION
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LEGEND

[Pattern]	Existing Walls
[Pattern]	New Walls
[Pattern]	Demolish
[Pattern]	New Structural Steel
[Pattern]	EW - Existing Window
[Pattern]	RW - Re-positioned Window
[Pattern]	NW - New Window
[Pattern]	ED - Existing Door
[Pattern]	ND - New Door

SCHEDULE OF AREAS

INTERNAL ROOMS	ROOM NAME	AREA (M ²)
	BEDROOM	14.2
	KITCHEN	3.2
	BATH	3.0
	TOTAL	20.7



FLOOR PLAN
1 : 50

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GUESTHOUSE 14 (MAIN HOUSE)

1. GENERAL

- A. **Cladding** - All external walls and roof surfaces to be finished off and rendered.
- B. **External wall cladding** - External walls to be finished off and rendered with a finish that is suitable for the weathering conditions. The cladding must be applied to the wall in a way that allows for movement of the wall and roof.
- C. **Roof cladding** - Roof cladding to be applied to the roof in a way that allows for movement of the roof and walls. The cladding must be applied to the roof in a way that allows for movement of the roof and walls.
- D. **Internal wall cladding** - Internal walls to be finished off and rendered with a finish that is suitable for the weathering conditions. The cladding must be applied to the wall in a way that allows for movement of the wall and roof.
- E. **External wall cladding** - External walls to be finished off and rendered with a finish that is suitable for the weathering conditions. The cladding must be applied to the wall in a way that allows for movement of the wall and roof.

2. Structure and Foundations

- A. **Structure** - All structural elements to be designed and constructed in accordance with the relevant building codes and standards.
- B. **Foundations** - Foundations to be designed and constructed in accordance with the relevant building codes and standards.

3. Internal Work

- A. **Internal walls** - Internal walls to be finished off and rendered with a finish that is suitable for the weathering conditions. The cladding must be applied to the wall in a way that allows for movement of the wall and roof.
- B. **Internal walls** - Internal walls to be finished off and rendered with a finish that is suitable for the weathering conditions. The cladding must be applied to the wall in a way that allows for movement of the wall and roof.
- C. **Internal walls** - Internal walls to be finished off and rendered with a finish that is suitable for the weathering conditions. The cladding must be applied to the wall in a way that allows for movement of the wall and roof.

4. External Work

- A. **External walls** - External walls to be finished off and rendered with a finish that is suitable for the weathering conditions. The cladding must be applied to the wall in a way that allows for movement of the wall and roof.
- B. **External walls** - External walls to be finished off and rendered with a finish that is suitable for the weathering conditions. The cladding must be applied to the wall in a way that allows for movement of the wall and roof.
- C. **External walls** - External walls to be finished off and rendered with a finish that is suitable for the weathering conditions. The cladding must be applied to the wall in a way that allows for movement of the wall and roof.

5. Windows

- A. **Windows** - Windows to be designed and constructed in accordance with the relevant building codes and standards.
- B. **Windows** - Windows to be designed and constructed in accordance with the relevant building codes and standards.
- C. **Windows** - Windows to be designed and constructed in accordance with the relevant building codes and standards.

- D. **Windows** - Windows to be designed and constructed in accordance with the relevant building codes and standards.

6. Doors

- A. **Doors** - Doors to be designed and constructed in accordance with the relevant building codes and standards.

- B. **Doors** - Doors to be designed and constructed in accordance with the relevant building codes and standards.

- C. **Doors** - Doors to be designed and constructed in accordance with the relevant building codes and standards.

- D. **Doors** - Doors to be designed and constructed in accordance with the relevant building codes and standards.

7. Electrical Work

- A. **Electrical Work** - Electrical work to be designed and constructed in accordance with the relevant building codes and standards.

- B. **Electrical Work** - Electrical work to be designed and constructed in accordance with the relevant building codes and standards.

- C. **Electrical Work** - Electrical work to be designed and constructed in accordance with the relevant building codes and standards.

- D. **Electrical Work** - Electrical work to be designed and constructed in accordance with the relevant building codes and standards.

8. Plumbing

- A. **Plumbing** - Plumbing work to be designed and constructed in accordance with the relevant building codes and standards.

- B. **Plumbing** - Plumbing work to be designed and constructed in accordance with the relevant building codes and standards.

- C. **Plumbing** - Plumbing work to be designed and constructed in accordance with the relevant building codes and standards.

- D. **Plumbing** - Plumbing work to be designed and constructed in accordance with the relevant building codes and standards.

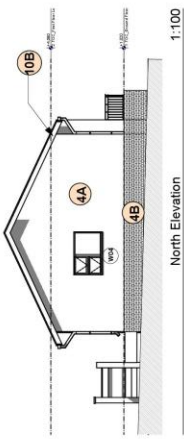
9. Mechanical

- A. **Mechanical** - Mechanical work to be designed and constructed in accordance with the relevant building codes and standards.

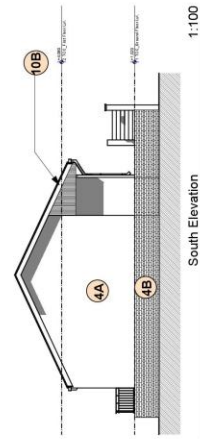
- B. **Mechanical** - Mechanical work to be designed and constructed in accordance with the relevant building codes and standards.

- C. **Mechanical** - Mechanical work to be designed and constructed in accordance with the relevant building codes and standards.

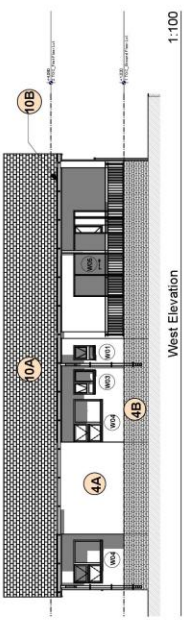
- D. **Mechanical** - Mechanical work to be designed and constructed in accordance with the relevant building codes and standards.



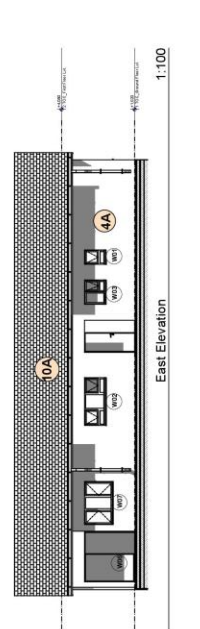
North Elevation 1:100



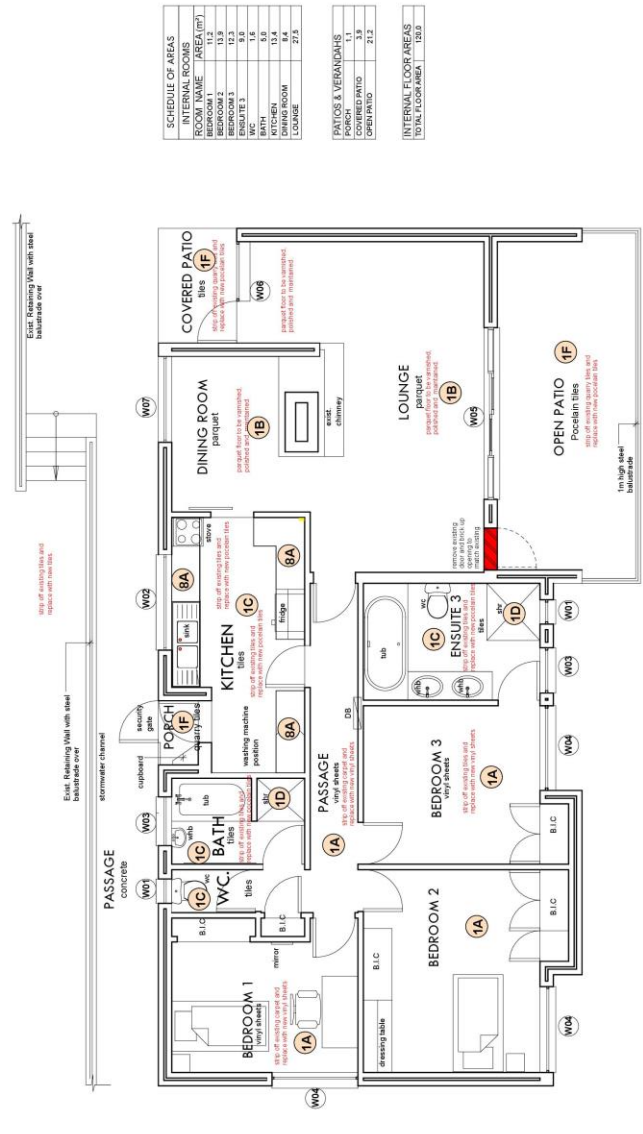
South Elevation 1:100



West Elevation 1:100



East Elevation 1:100



GROUND FLOOR PLAN 1:50

INTERNAL ROOMS	ROOM NAME	AREA (M ²)
1	BEDROOM 1	12.3
2	BEDROOM 2	13.8
3	BEDROOM 3	12.3
4	BATH	5.8
5	KITCHEN	13.4
6	DINING ROOM	15.4
7	LOUNGE	21.5

PATIOS & VERANDAHES	COVERED PATIO	OPEN PATIO
	3.9	21.2

INTERNAL FLOOR AREAS	TOTAL FLOOR AREA
	124.9

Any reference to words "Bid" or "Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words "Tender" or "Tenderer".

GUESTHOUSE 14 (WINDOW/DOOR SCHEDULE)

	W01	W02	W03	W04
REFERENCE NO.	TBC	TBC	TBC	TBC
WINDOW TYPE	PT69 -STANDARD ALUMINIUM WINDOW	PTT189 -STANDARD ALUMINIUM WINDOW	CUSTOM MADE ALUMINIUM WINDOW	CUSTOM MADE ALUMINIUM WINDOW
POSITION	ENSUITES, TOILET	KITCHEN	BATHROOMS	BEDROOMS & DINING
QT	02	01	02	03
FINISH	POWDER COATED DUST GREY VP7121 28MM ALUMINIUM FRAME	POWDER COATED DUST GREY VP7121 28MM ALUMINIUM FRAME	POWDER COATED DUST GREY VP7121 28MM ALUMINIUM FRAME	POWDER COATED DUST GREY VP7121 28MM ALUMINIUM FRAME
BURGLER BARS	20MM WIDE & 5MM THICK FACTORY FITTED BLACK ALUMINIUM FLAT BARS POP RIVETED INTO FRAME TO ALL OPENING SECTIONS. SPACED A MAXIMUM OF 100MM BETWEEN EACH BAR.	20MM WIDE & 5MM THICK FACTORY FITTED BLACK ALUMINIUM FLAT BARS POP RIVETED INTO FRAME TO ALL OPENING SECTIONS. SPACED A MAXIMUM OF 100MM BETWEEN EACH BAR.	20MM WIDE & 5MM THICK FACTORY FITTED BLACK ALUMINIUM FLAT BARS POP RIVETED INTO FRAME TO ALL OPENING SECTIONS. SPACED A MAXIMUM OF 100MM BETWEEN EACH BAR.	20MM WIDE & 5MM THICK FACTORY FITTED BLACK ALUMINIUM FLAT BARS POP RIVETED INTO FRAME TO ALL OPENING SECTIONS. SPACED A MAXIMUM OF 100MM BETWEEN EACH BAR.
GLAZING	6.38MM THICK SOLORVUE GREY XHL NORMAL STRENGTH GLASS OR SIMILAR APPROVED. ALL GLAZING TO ADHERE TO THE REQUIREMENTS OF SANS 10400 PART N. OPAQUE	6.38MM THICK SOLORVUE NEUTRAL XHL NORMAL STRENGTH GLASS OR SIMILAR APPROVED. ALL GLAZING TO ADHERE TO THE REQUIREMENTS OF SANS 10400 PART N. CLEAR	6.38MM THICK SOLORVUE NEUTRAL XHL NORMAL STRENGTH GLASS OR SIMILAR APPROVED. ALL GLAZING TO ADHERE TO THE REQUIREMENTS OF SANS 10400 PART N. OPAQUE	6.38MM THICK SOLORVUE NEUTRAL XHL NORMAL STRENGTH GLASS OR SIMILAR APPROVED. ALL GLAZING TO ADHERE TO THE REQUIREMENTS OF SANS 10400 PART N. CLEAR
IRONMONGERY	FACTORY FITTED	FACTORY FITTED	FACTORY FITTED	FACTORY FITTED

NB:
1. FINAL DIMENSIONS TO BE DETERMINED ON SITE
2. REFER TO ELEVATION FOR POSITION

	W05	W06	W07
REFERENCE NO.	TBC	TBC	TBC
WINDOW TYPE	CUSTOM MADE ALUMINIUM WINDOW	CUSTOM MADE ALUMINIUM WINDOW	CUSTOM MADE ALUMINIUM WINDOW
POSITION	LOUNGE	LOUNGE	BEDROOMS & DINING
QT	01	01	01
FINISH	POWDER COATED DUST GREY VP7121 28MM ALUMINIUM FRAME	POWDER COATED DUST GREY VP7121 28MM ALUMINIUM FRAME	POWDER COATED DUST GREY VP7121 28MM ALUMINIUM FRAME
BURGLER BARS	20MM WIDE & 5MM THICK FACTORY FITTED BLACK ALUMINIUM FLAT BARS POP RIVETED INTO FRAME TO ALL OPENING SECTIONS. SPACED A MAXIMUM OF 100MM BETWEEN EACH BAR.	20MM WIDE & 5MM THICK FACTORY FITTED BLACK ALUMINIUM FLAT BARS POP RIVETED INTO FRAME TO ALL OPENING SECTIONS. SPACED A MAXIMUM OF 100MM BETWEEN EACH BAR.	20MM WIDE & 5MM THICK FACTORY FITTED BLACK ALUMINIUM FLAT BARS POP RIVETED INTO FRAME TO ALL OPENING SECTIONS. SPACED A MAXIMUM OF 100MM BETWEEN EACH BAR.
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IRONMONGERY	FACTORY FITTED	FACTORY FITTED	FACTORY FITTED

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