



SAFE BATCH 5 PROGRAMME

BILLS OF QUANTITIES

FOR THE PROPOSED

COMPLETION OF WORK

At

WITTEBERGEN JUNIOR SECONDARY SCHOOL

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SECTION NO. 1
PRELIMINARIES

Amount

SECTION NO. 1

PRELIMINARIES

BILL NO. 1

PRELIMINARIES

1. The Principal Building Agreement shall be the JBCC Series Edition 4.1, March 2005 as recommended by the Joint Building Contracts Committee and as amended by this Tender Enquiry.
2. The Preliminaries shall be JBCC Series 2000, May 2005 for use with the Principal Building Agreement as recommended by the joint Building Contracts Committee and as amended by this Tender Enquiry shall be deemed to be incorporated herein.
3. The tenderor is deemed to have referred to the abovementioned documents for the full intent and meaning of each clause. The clauses in the abovementioned documents are hereinafter referred to by clause number and heading only.
4. Where standard clauses or alternatives are not entirely applicable to this contract, such modifications, corrections or additions as are necessary, are given as far as possible under each relevant clause heading. Additional Preliminary clauses are contained in Section C hereof.
5. No claim whatsoever shall be entertained in respect of errors or omissions in pricing due to brevity of descriptions of items which are fully described when read in conjunction with the relevant clauses of the said Principal Building Agreement, Preliminaries and Preambles.
6. The Tenderers shall allow opposite each of the clauses whatever costs and charges he may consider necessary for the carrying out, complying with and due observance of the provisions, conditions and requirements set out herein. Only priced items will be considered in respect of any adjustment of this Section. Any items left unpriced will be understood to be provided free of charge and no claim for any extras arising out of the Tenderer's omission to price any item will be entertained.
7. Where modifications or amendments as described are made, such modifications and/or amendments shall supercede any conflicting provisions in the relevant clauses of the Standard Preliminaries or the Principal Building Agreement and the Tenderer shall make due allowance for whatever costs and charges he may consider necessary for the carrying out and observance of the provisions of the clauses as modified and/or amended.
8. Where any item is not relevant to this specific contract, such item is marked N/A.
9. If Alternative A as set out in clause B10.3 hereinafter is to be used for the adjustment of the preliminaries, each item priced is to be allocated to one or more of the three categories by insertion of "F", "V", "T" as the case may be against the price in the "rate" column immediately preceding the "amount" column, where "F" denotes a fixed amount (amount not to be varied), "V" denotes an amount variable in proportion to value, and "T" denotes an amount proportionate to time.

Carried to Collection

R

Section No. 1
 Bill No. 1
 Preliminaries

Amount

SECTION A: JBCC PRINCIPAL BUILDING AGREEMENT

DEFINITIONS

A1 DEFINITIONS AND INTERPRETATION

Clause 1.0:

1 Fixed: _____ Value related: _____ Time related: _____ 0
 F: V: T:

Item

OBJECTIVE AND PREPARATION

A2 OFFER, ACCEPTANCE AND PERFORMANCE

Clause 2.0

2 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A3 DOCUMENTS

Clause 3.0

Clause 3.1 is deleted and substituted with: 'This tender is for a Government Contract. No Payment Guarantee will be provided.'

Clause 3.3 is deleted and substituted with:

The principal agent shall complete the schedule and arrange for formal signing of the agreement once the priced bill of quantities/lump sum document, security, insurances and waiver of lien, where acceptable, have been provided and effected'

3 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A4 DESIGN RESPONSIBILITY

Clause 4.0

4 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A5 EMPLOYERS AGENTS

Clause 5.0

5 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A6 SITE REPRESENTATIVE

Clause 6.0

6 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A7 COMPLIANCE WITH REGULATIONS

7 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

Carried to Collection

R

Section No. 1
 Bill No. 1
 Preliminaries

Amount

8 **Clause 7.0**
 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A8 WORKS RISK

9 **Clause 8.0**
 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A9 INDEMNITIES

Clause 9.0

Clause 9.1.1 is deleted and substituted with:

Claims from other parties consequent upon death of bodily injury or illness of any person or physical loss or damage to any property, other than the works, arising out or due to the execution of the works or occupation of the site by the contractor or his sub contractors'.

10 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A10 WORKS INSURANCES

Clause 10.0

11 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A11 LIABILITY INSURANCES

Clause 11.0

12 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A12 EFFECTING INSURANCES

Clause 12.0

13 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A13. No clause

14 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A14 SECURITY

Clause 14.0

15 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

Carried to Collection

R

Section No. 1
 Bill No. 1
 Preliminaries

Amount

EXECUTION

A15 PREPERATION FOR AND EXECUTION OF THE WORKS

Clause 15.0

16 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A16 ACCESS TO THE WORKS

Clause 16.0

17 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A17 CONTRACT INSTRUCTIONS

Clause 17.0

18 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A18 SETTING OUT OF THE WORKS

Clause 18.0

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. Should incorrect information be given to the contractor in terms of 18.1 and 18.2, which causes the incorrect setting out of the works, the contractor shall not be liable for such incorrect setting out

19 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A19 ASSIGNMENT

Clause 19.0

20 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A20 NOMINATED SUB-CONTRACTORS

Clause 20.0

21 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A21 SELECTED SUBCONTRACTORS

Clause 21.0

22 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

Carried to Collection

R

Section No. 1
 Bill No. 1
 Preliminaries

Amount

A22 EMPLOYER'S DIRECT CONTRACTORS

Clause 22.0

23 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A23 CONTRACTOR'S DOMESTIC SUBCONTRACTORS

Clause 23.0

24 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

COMPLETION

A24 PRACTICAL COMPLETION

Clause 24.0

25 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A25 WORK'S COMPLETION

Clause 25.0

26 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A26 FINAL COMPLETION

Clause 26.0

27 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A27 LATENT DEFECTS LIABILITY PERIOD

Clause 27.0

Clause 27.0 is amended by the addition of the following clauses:

"27.3 Any water leakage into the building, whether in the roof, external wall or other element of the building susceptible to water leakage shall, unless proven to be a design defect, or as a result of obvious storm damage, be classified as a latent defect in terms of clause 1.0 Definitions and Interpretations".

"27.4 The Contractor shall attend to defects during the Defects Liability Period on a progressive basis, to the satisfaction of the Principal Agent and will not be permitted to wait until the end of the Defect Liability Period or until the amount of defects accumulates in order to attend to a comprehensive list of defects"

28 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A28 SECTIONAL COMPLETION

Clause 28.0

29 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

Carried to Collection

R

Section No. 1
 Bill No. 1
 Preliminaries

Amount

A29 REVISION OF DATE FOR PRACTICAL COMPLETION

Clause 29.0

30 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A30 PENALTY FOR NON-COMPLETION

Clause 30.0

31 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

PAYMENT

A31 INTERIM PAYMENT TO THE CONTRACTOR

Clause 31.0

The inclusion of materials and goods stored off site in the amount authorised for payment in terms of clause 31.3 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.

Where prices are submitted by the contractor or nominated/selected sub-contractor 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 certificate, it will be in writing.

32 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A32 ADJUSTMENT TO THE CONTRACT VALUE

Clause 32.0

33 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A33 RECOVERY OF EXPENSE AND LOSS

Clause 33.0

34 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A34 FINAL ACCOUNT AND FINAL PAYMENT

Clause 34.0

35 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

Carried to Collection

R

Section No. 1
 Bill No. 1
 Preliminaries

Amount

A35 PAYMENT TO OTHER PARTIES

Clause 35.0

36 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

CANCELLATION

A36 CANCELLATION BY EMPLOYER - CONTRACTOR'S DEFAULT

Clause 36.0

37 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A37 CANCELLATION BY EMPLOYER - LOSS AND DAMAGE

Clause 37.0

38 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A38 CANCELLATION BY CONTRACTOR - EMPLOYER'S DEFAULT

Clause 38.0

39 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

A39 CANCELLATION - CESSATION OF THE WORKS

Clause 39.0

40 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

DISPUTE

A40 DISPUTE SETTLEMENT

Clause 40.0

41 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

SUBSTITUTE PROVISIONS

A41 STATE CLAUSES

Clause 41.0

42 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

CONTRACT VARIABLES

THE SCHEDULE (C1.2 CONTRACT DATA)

A42 PRE-TENDER INFORMATION

Clause 42.0

Tenderers are referred to the document C1.2 Contract Data for variables pertaining to this contract.

Carried to Collection

R

Section No. 1
 Bill No. 1
 Preliminaries

Amount

43 Fixed: _____ Value related: _____ Time related: _____

F: V: T:

SECTION B: JBCC PRELIMINARIES

B1.0 DEFINITIONS AND INTERPRETATION

B1.1 Definitions and interpretation

44 Fixed: _____ Value related: _____ Time related: _____

F: V: T:

B2.0 DOCUMENTS

B2.1 Checking of documents

Notwithstanding the issue of the tender drawings, it will remain the responsibility of the Tenderer to study all available drawings at the offices of the Principal Agent during normal working hours in order to acquaint himself with all the cost implications of the design, programming, phasing, etc.

45 Fixed: _____ Value related: _____ Time related: _____

F: V: T:

B2.2 Provisional bills of quantities

Prime Cost Amounts, Budgetary Allowances, Provisional Amounts, etc., contained herein may be omitted or reduced at the Principal Agent's sole discretion and the Contractor shall not be entitled to claim for any loss by way of reduction or omission of any discount, or percentage relating to Prime Cost Amounts, Budgetary Allowances, Provisional Amounts, Provisional Quantities, etc., or loss of profit related thereto.

46 Fixed: _____ Value related: _____ Time related: _____

F: V: T:

B2.3 Availability of construction documentation

47 Fixed: _____ Value related: _____ Time related: _____

F: V: T:

B2.4 Interests of agents

48 Fixed: _____ Value related: _____ Time related: _____

F: V: T:

B2.5 Priced documents

49 Fixed: _____ Value related: _____ Time related: _____

F: V: T:

B2.6 Tender submission

Notwithstanding anything contained in this clause, Tenders shall be valid for a period of 20 (Twenty) weeks from the closing date of tenders.

50 Fixed: _____ Value related: _____ Time related: _____

F: V: T:

Carried to Collection

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Section No. 1
Bill No. 1
Preliminaries

Amount

B3.0 THE SITE

B3.1 Defined works area

The area of the works to be occupied by the contractor, any restriction on the area and the limit of access or exit will be pointed out to the contractor by the principal agent on handing over of the site.

Workmen employed on the site are to be restricted to the immediate area of the site and access thereto.

The Tenderer shall make all necessary provision in all rates to take into account these requirements as no claims for extras arising from these matters will be subsequently entertained or admitted.

51 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

B3.2 Geotechnical investigation

52 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

B3.3 Inspection of the site

53 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

B3.4 Existing premises occupied

54 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

B3.5 Previous work - dimensional accuracy

55 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

B3.6 Previous work - defects

56 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

B3.7 Services - known

57 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

B3.8 Services - unknown

58 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

B3.9 Protection of trees

59 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

B3.10 Articles of value

60 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

Carried to Collection

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Section No. 1
 Bill No. 1
 Preliminaries

Amount

B3.11 Inspection of adjoining properties
 61 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

B4.0 MANAGEMENT OF CONTRACT

B4.1 Management of the works

62 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

B4.2 Programme for the works

63 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

B4.3 Progress meetings

64 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

B4.4 Technical meetings

65 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

B4.5 Labour and plant records

66 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

B5.0 SAMPLES, SHOP DRAWINGS AND MANUFACTURERS' INSTRUCTIONS

B5.1 Samples of materials

67 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

B5.2 Workmanship samples

68 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

B5.3 Shop drawings

69 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

B5.4 Compliance with manufacturers instructions

70 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

B6.0 TEMPORARY WORKS AND PLANT

B6.1 Deposits and fees

71 Fixed: _____ Value related: _____ Time related: _____
 F: V: T:

Item

Carried to Collection

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Section No. 1
 Bill No. 1
 Preliminaries

Amount

	<p><u>B7.5 Ablution facilities</u></p>	Item	
	<p>The contractor shall provide toilet facilities on site for the works in accordance with:</p>		
	<p>Alternative A (i.e. to be provided for by the Contractor).</p>		
81	<p>Fixed: _____ Value related: _____ Time related: _____</p>		
	<p>F: V: T:</p>		
	<p><u>B8.0 PRIME COST AMOUNTS</u></p>		
	<p><u>B8.1 Responsibility for prime cost amounts</u></p>		
82	<p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
	<p>F: V: T:</p>		
	<p><u>9.0 ATTENDANCE ON N/S SUBCONTRACTORS</u></p>		
	<p><u>B9.1 General attendance</u></p>		
83	<p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
	<p>F: V: T:</p>		
	<p><u>B9.2 Special attendance</u></p>		
84	<p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
	<p>F: V: T:</p>		
	<p><u>B9.3 Commissioning - fuel, water and electricity</u></p>		
85	<p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
	<p>F: V: T:</p>		
	<p><u>B10.0 FINANCIAL ASPECTS</u></p>		
	<p><u>B10.1 Statutory taxes, duties and levies</u></p>		
86	<p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
	<p>F: V: T:</p>		
	<p><u>B10.2 Payment for preliminaries</u></p>		
87	<p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
	<p>F: V: T:</p>		
	<p><u>B10.3 Adjustment of preliminaries</u></p>		
88	<p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
	<p>F: V: T:</p>		
	<p><u>B10.4 Payment certificate cash flow</u></p>		
89	<p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
	<p>F: V: T:</p>		
	<p><u>B11. GENERAL</u></p>		
	<p><u>B11.1 Protection of the works</u></p>		
90	<p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
	<p>F: V: T:</p>		
	<p>Carried to Collection</p>	R	
<p>Section No. 1 Bill No. 1 Preliminaries</p>			

Amount

	<u>B11.2 Protection / isolation of existing / sectionally occupied works</u>	
91	Fixed: _____ Value related: _____ Time related: _____ F: V: T:	Item
	<u>B11.3 Security of the works</u>	
92	Fixed: _____ Value related: _____ Time related: _____ F: V: T:	Item
	<u>B11.4 Notice before covering work</u>	
93	Fixed: _____ Value related: _____ Time related: _____ F: V: T:	Item
	<u>11.5 Disturbance</u>	
94	Fixed: _____ Value related: _____ Time related: _____ F: V: T:	Item
	<u>B11.6 Environmental disturbance</u>	
95	Fixed: _____ Value related: _____ Time related: _____ F: V: T:	Item
	<u>B11.7 Works cleaning and clearing</u>	
96	Fixed: _____ Value related: _____ Time related: _____ F: V: T:	Item
	<u>B11.8 Vermin</u>	
97	Fixed: _____ Value related: _____ Time related: _____ F: V: T:	Item
	<u>B11.9 Overhand work</u>	
98	Fixed: _____ Value related: _____ Time related: _____ F: V: T:	Item
	<u>B11.10 Instruction manuals and guarantees</u>	
99	Fixed: _____ Value related: _____ Time related: _____ F: V: T:	Item
	<u>B11.11 As built information</u>	
100	Fixed: _____ Value related: _____ Time related: _____ F: V: T:	Item
	<u>B11.12 Tenant installations</u>	
101	Fixed: _____ Value related: _____ Time related: _____ F: V: T:	Item

SECTION C: SPECIFIC PRELIMINARIES

Section C contains specific preliminary items which apply to this contract except where N/A (Not Applicable) appears against an item.

Carried to Collection

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Section No. 1
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Preliminaries

Amount

C1 CONTRACT DRAWINGS

The drawings issued with the tender documents do not comprise the complete set but serve as a guide only for tendering purposes and for indicating the scope of the work to enable the tenderer to acquaint himself with the nature and extent of the works and the manner in which they are to be executed. Should any part of the drawings not be clearly intelligible to the tenderer he shall, before submitting his tender, obtain clarification in writing from the principal agent.

102 Fixed: _____ Value related: _____ Time related: _____

F: V: T:

Item

C2 GENERAL PREAMBLES

The document "Specification of Materials and Methods to be used (PW371)" is obtainable on request from the head office and all regional offices of the Department, and shall be read in conjunction with the bills of quantities / lump sum document and be referred to for the full descriptions of work to be done and materials to be used.

103 Fixed: _____ Value related: _____ Time related: _____

F: V: T:

Item

C3 PROPRIETARY BRANDED PRODUCTS

The contractor shall take delivery of, handle, store, use, apply and/or fix all proprietary branded products in strict accordance with the manufacturer's instructions after consultation with the manufacturer's authorised representative.

All materials, fittings, finishings, etc., specified hereinafter under a trade name, catalogue number or reference, must be exactly as described. The Architect's approval in writing must be obtained for the use of any alternative to the specification before the submission of tenders otherwise the specified materials, fittings, finishings, etc., will be assumed to have been allowed for in the tender.

The Contractor must 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.

104 Fixed: _____ Value related: _____ Time related: _____

F: V: T:

Item

C4 CONTRACTOR'S RESPONSIBILITY

The Employer, the Principal Agent and the other professional consultants shall not be responsible for any act or omission on the part of the Contractor which may result in any patent or latent defects, in materials or workmanship, breach or neglect of any local regulations. The Contractor shall at all times be responsible for any such neglect, deviation or wrong act, whether the same is discovered before or after the final certificate, or any other Certificate, has been approved

105 Fixed: _____ Value related: _____ Time related: _____

F: V: T:

Item

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C5 OVERTIME
 Should overtime be required to be worked for any reason whatsoever, the costs of such overtime are to be borne by the contractor unless the principal agent has specifically authorised in writing, prior to the execution thereof, that costs for such overtime are to be borne by the employer.

106 Fixed: _____ Value related: _____ Time related: _____ Item
 F: V: T:

C6 AS BUILT DRAWINGS
 The position of construction breaks and the extent of individual concrete pours are to be recorded by the contractor on the structural engineer's drawings and are to be submitted to the principal agent and the structural engineer for their records.

Three full sets of as-built drawings shall be submitted to the Principal Agent no later than fourteen days after practical completion

107 Fixed: _____ Value related: _____ Time related: _____ Item
 F: V: T:

C7 CONTRACT INSTRUCTIONS
 Contract 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. The Contractor shall supply and have available at the site of the works at all times, the following site books:

a) Contract Instruction Book

Receiving and recording instructions in a suitable A4 size triplicate book kept on site. Instructions issued shall be recorded by the Architect or other Employer's Agents to whom the Architect has delegated authority to in the book.

Only instructions issued in such book shall be recognised.

b) Daily Record Book

The Contractor shall record in triplicate in a suitable A4 size triplicate book kept at the site, a daily record of work done, all site visits by the Principal Agent and other professional personnel and all events affecting the Works, such as progress, issue of plans, breakdown of machinery, etc. The labour, plant and material on site shall be recorded as well as work performed. Entries must be made by the Contractor and must be signed and forwarded to the Principal Agent for his counter-signature on a daily basis. Copies of these records shall be for the Architect, Quantity Surveyor and Contractor.

108 Fixed: _____ Value related: _____ Time related: _____ Item
 F: V: T:

C8 LABOUR RECORD
 At the end of each week the contractor shall provide the principal agent with a written record, in schedule form, reflecting the number and description of tradesmen and labourers employed by him and all subcontractors on the works each day

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 Preliminaries

Amount

109 F: V: T: Item

F: V: T:

C9 PLANT RECORD

At the end of each week the contractor shall provide the principal agent with a written record, in schedule form, reflecting the number, type and capacity of all plant, excluding hand tools, currently used on the works.

110 F: V: T: Item

F: V: T:

C10 ENCROACHMENT

During the course of the building operations, the Contractor shall be held entirely responsible for any encroachment onto any adjoining properties, buildings, etc., or servitudes and the cost of any remedial measures as required by the Principal Agent shall be borne by the Contractor

111 F: V: T: Item

F: V: T:

C11 METHOD STATEMENT

The Tenderer shall produce, when required to do so by the Principal Agent, a Method Statement outlining the methods of construction and labour and plant resources that he proposes to use in the execution of the Works. Any approval given or observation made by the Principal Agent shall not relieve the Contractor of his sole responsibility to adopt the methods of construction and to provide the labour and plant resources necessary for the due and proper timeous execution of the Works.

112 F: V: T: Item

F: V: T:

C12 UNAUTHORISED PERSONS/WORKMEN ON PREMISES

The Contractor shall at all times strictly exclude all unauthorised persons from the Works and the site and shall set up notice boards to that effect.

No workmen or labourers (except security guards) are to be allowed under any circumstances to sleep or deposit any kit on the premises. The Contractor must provide any necessary independent shelter or shed required for any labour or watchmen on site, to the approval of the Employer.

113 F: V: T: Item

F: V: T:

C13 MODE OF PROCEDURE

Notwithstanding anything to the contrary contained herein the Principal Agent at all times reserves the right to direct the order in which the various parts of the Contract are to be executed. The Contractor shall give priority to any individual section or portion of the Works that, in the opinion of the Principal Agent, requires to be expedited.

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Amount

Should it appear, in the Principal Agent's opinion, that work in any area is not being executed in accordance with the requirements of the Contract Programme, the Contractor shall provide additional manpower and resources and shall work additional overtime and do everything else required to bring the work back to programme to the satisfaction of the Principal Agent and to the Contractor's cost

114 F: V: T: Item

F: V: T:

C14 LOCATION OF TEMPORARY BUILDINGS AND TEMPORARY SERVICES

The Contractor shall provide all necessary temporary works, including temporary roads, tracks, crossings, hardstanding and services, hoardings, dust screens, tunnelling, etc., required for his own and sub-contractors use during the construction and maintenance period

There is no guarantee given or implied that Site conditions will be such that the Contractor will be able to erect such temporary works, roads, hardhats, offices, stores and temporary accommodation within the site boundaries and it shall be the Contractor's responsibility to adopt whatever measures he deems necessary in this regard and to obtain all necessary permission and pay all costs in connection therewith

115 F: V: T: Item

F: V: T:

C15 OFFICE ACCOMMODATION

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

116 F: V: T: Item

F: V: T:

C16 STORAGE FACILITIES

The Contractor shall provide a Container for storage of materials.

117 F: V: T: Item

F: V: T:

C17 REMOVAL AND MAKING GOOD OF TEMPORARY WORKS, ETC, ON COMPLETION

The Contractor shall remove (except where specifically stated otherwise) all 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.

118 F: V: T: Item

F: V: T:

BUILDING AGREEMENT AND PRELIMINARIES

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Preliminaries

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PRELIMINARIES
BILL NO. 1
PRELIMINARIES
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HEALTH AND SAFETY
COLLECTION

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Health And Safety

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SECTION NO. 1

PRELIMINARIES

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- 2 HEALTH AND SAFETY

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SECTION SUMMARY

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SECTION NO. 2
BUILDERS WORK

	Unit	Quantity	Rate	Amount
<p><u>SECTION NO. 2</u> <u>BUILDERS WORK</u> <u>BILL NO. 1</u> <u>DEMOLITIONS</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p>The Tenderer is referred to the relevant Clause in the separate document Model Preambles for Trades (1999 Edition) published by the Association of South African Quantity Surveyors, the document "PW 371 - A Edition 2.1 - Construction Works: Specifications, General Specification" as published by the Department of Public Works (Edition July 2014) and the Supplementary Preambles which are incorporated in these Bills of Quantities</p> <p><u>View site</u></p> <p>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 contained in the buildings or portions of the buildings to be demolished. 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</p> <p><u>General</u></p> <p>Water supply pipes and other piping in ground that may be encountered and found necessary to disconnect or cut, shall be effectually stopped off or grubbed up and removed, and any new connections that may be necessary shall be made with proper fittings to the satisfaction of the principal agent</p> <p><u>DEMOLITIONS</u></p> <p><u>Demolishing including removing all materials arising from demolitions to a dumpsite to be located by the contractor</u></p>				
1	No	1		
2	No	1		
Carried to Collection			R	
Section No. 2				
Bill No. 1				
Demolitions				

Amount

SECTION NO. 2
BUILDERS WORK
BILL NO. 1
DEMOLITIONS
COLLECTION

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Section No. 2
Bill No. 1
Demolitions

	Unit	Quantity	Rate	Amount
<p><u>SECTION NO. 2</u> <u>BUILDERS WORK</u> <u>BILL NO. 2</u> <u>ALTERATIONS</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p>The Tenderer is referred to the relevant Clause in the separate document Model Preambles for Trades (1999 Edition) published by the Association of South African Quantity Surveyors, the document "PW 371 - A Edition 2.1 - Construction Works: Specifications, General Specification" as published by the Department of Public Works (Edition July 2014) and the Supplementary Preambles which are incorporated in these Bills of Quantities</p> <p><u>View site</u></p> <p>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</p> <p><u>General</u></p> <p>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</p> <p>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 1km to store and handed over to the employer</p> <p>Prices for taking out of doors, windows, etc shall include for removal of all beads, architraves, ironmongery, etc</p> <p><u>REMOVAL OF EXISTING WORK</u></p> <p><u>Breaking up and removing reinforced concrete</u></p>				
1	m ³	1		
			Carried to Collection	R
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Bill No. 2				
Alterations				

	Unit	Quantity	Rate	Amount
11 Secure existing bowl urinals to face brick walls by replacing existing loose anchor bolts with new.	No	2		
<u>Making good existing roof structure</u>				
12 Install hurricane clips to tie existing timer purlins to timber rafters.	No	32		
13 Install 38 x 150mm SSAP timber as internal cladding (beamfilling) between existing wall plates and roof sheeting.	m	61		
<u>Making good existing timber doors</u>				
14 Plane down existing 44mm thick hardwood single doors to fit existing frames.	No	1		
<u>Making good aluminium casement windows</u>				
15 Realign existing 600 x 600mm windows that are set skew and leave in perfect position.	No	46		
<u>Making good face brick work</u>				
16 Make good pointing to face brick wall with recessed joints by applying additional class II mortar and pointing again	m ²	12		
17 Clean off existing excess mortar on facebrick walls with recessed joints.	m ²	18		
<u>TESTING OF EXISTING WORKS</u>				
<u>Carry out the following the following to confirm compliance of existing work</u>				
18 Inspection of existing roof structure and issuing of roof erection certificates by a competent person for all buildings.	Item			25 000 00
19 Provide a roof sheeting manufacturing certificate.	Item			4 000 00
20 Provide a roof timber manufacturing certificate.	Item			4 000 00
21 Carry out necessary tests to confirm strength of concrete.	Item			12 000 00
22 Conduct compaction tests to layerworks underneath paving blocks including making good pavings thereafter.	Item			9 000 00
23 Test existing plumbing installation for leaks and provide a plumbing installation certificate.	Item			9 000 00
24 Confirm the type and thickness of glass used in aluminium windows and provide a glazing installation certificate.	Item			6 000 00
Carried to Collection			R	
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Bill No. 2				
Alterations				

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BUILDERS WORK
BILL NO. 2
ALTERATIONS
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Section No. 2
Bill No. 2
Alterations

	Unit	Quantity	Rate	Amount
<u>SECTION NO. 2</u>				
<u>BUILDERS WORK</u>				
<u>BILL NO. 5</u>				
<u>IRONMONGERY</u>				
<u>SUPPLEMENTARY PREAMBLES</u>				
The Tenderer is referred to the relevant Clause in the separate document Model Preambles for Trades (1999 Edition) published by the Association of South African Quantity Surveyors, the document "PW 371 - A Edition 2.1 - Construction Works: Specifications, General Specification" as published by the Department of Public Works (Edition July 2014) and the Supplementary Preambles which are incorporated in these Bills of Quantities				
<u>IRONMONGERY</u>				
<u>Manufactured by 'Dorma'</u>				
1	No	4		
Dorma DPH301B or equal approved Stainless Steel Straight Tubular Pull handle flange fixing.				
<u>HINGES, BOLTS, ETC</u>				
<u>Manufactured by Dorma</u>				
2	No	2		
75 x 100mm Brass medium duty ball bearing HMP butt hinges.				
<u>LOCKS</u>				
3	No	1		
90mm Padlock for external use				
<u>Manufactured by 'Union'</u>				
4	No	1		
UNION 2277-78SS or equal approved three lever sash mortice lockset.				
5	No	3		
UNION w/c indicator bolt satin chrome - Code CZ80941SC				
Carried To Section Summary				
Section No. 2				
Bill No. 5				
Ironmongery				
			R	

	Unit	Quantity	Rate	Amount
<p><u>SECTION NO. 2</u> <u>BUILDERS WORK</u> <u>BILL NO. 7</u> <u>PLASTERING</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p>The Tenderer is referred to the relevant Clause in the separate document Model Preambles for Trades (1999 Edition) published by the Association of South African Quantity Surveyors, the document "PW 371 - A Edition 2.1 - Construction Works: Specifications, General Specification" as published by the Department of Public Works (Edition July 2014) and the Supplementary Preambles which are incorporated in these Bills of Quantities</p> <p><u>GRANOLITHIC:</u></p> <p><u>Method</u></p> <p>The method to be used shall be either the monolithic method or the bonded method</p> <p><u>Preparation</u></p> <p>For granolithic applied monolithically, the concrete floor shall be swept clean after bleeding of the concrete has ceased and the slab has begun to stiffen; any remaining bleed water shall be removed and the granolithic applied immediately thereafter. For granolithic to be bonded to the floor slab after it has hardened, the slab surface shall be hacked (preferably by mechanical means) until all laitance, dirt, oil, etc is dislodged and swept clean of all loose matter. The slab shall then be wetted and kept damp for at least six hours before applying the granolithic</p> <p><u>Mix</u></p> <p>Granolithic shall attain a compressive strength of at least 41MPa. The coarse aggregate shall comply with SANS 1083 and shall generally be capable of passing a 10mm mesh sieve. Where the thickness of the granolithic exceeds 25mm, the size of the coarse aggregate shall be increased to the maximum size compatible with the thickness of the granolithic</p> <p><u>Laying</u></p> <p>Bonded granolithic shall be applied to the slab after applying a 1:1 sand-and-cement slurry brushed over the surface and allowed to partially set before applying the granolithic. The granolithic shall be thoroughly compacted and lightly wood floated to the required levels</p>				
<p style="text-align: right;">Carried to Collection</p> <p>Section No. 2 Bill No. 7 Plastering</p>			R	

Amount

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BUILDERS WORK
BILL NO. 7
PLASTERING
COLLECTION

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Section No. 2
Bill No. 7
Plastering

	Unit	Quantity	Rate	Amount
<u>SECTION NO. 2</u>				
<u>BUILDERS WORK</u>				
<u>BILL NO. 8</u>				
<u>PLUMBING AND DRAINAGE</u>				
<u>SUPPLEMENTARY PREAMBLES</u>				
The Tenderer is referred to the relevant Clause in the separate document Model Preambles for Trades (1999 Edition) published by the Association of South African Quantity Surveyors, the document "PW 371 - A Edition 2.1 - Construction Works: Specifications, General Specification" as published by the Department of Public Works (Edition July 2014) and the Supplementary Preambles which are incorporated in these Bills of Quantities				
<u>Polycop pipes</u>				
Pipes shall be firmly fixed to walls, etc with coloured nylon snap-in pipe clips and jointed and fixed strictly in accordance with the manufacturer's instructions				
<u>Fixing of pipes</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>RAINWATER DISPOSAL</u>				
<u>'Watertite' or equal approved aluminium prepainted gutters and rainwater pipes</u>				
1		125 x 85 x 0.6mm Ogee domestic gutters including gutter brackets at 600mm centres.	m	15
2		100 x 75 x 0.6mm rectangular fluted downpipes fixed to wall with and including proprietary holderbats to 5000L rainwater tanks (elsewhere measured).	m	4
3		Extra over gutter for stopped end	No	4
4		Extra over gutter for outlet for 100 x 75mm pipe	No	2
5		Extra over rainwater pipe for bend	No	6
<u>SOIL DRAINAGE (CPAP WORK GROUP NO. 146)</u>				
<u>The following in 1 inspection chambers</u>				
6		1070mm Diameter x 150mm Thick precast concrete cover slab with 600mm diameter rebated opening for cover and frame and finished smooth on exposed surfaces with cement plaster, including formwork and reinforcement	No	3
Carried to Collection				
Section No. 2				
Bill No. 8				
Plumbing And Drainage				
			R	

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BUILDERS WORK
BILL NO. 8
PLUMBING AND DRAINAGE
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Section No. 2
Bill No. 8
Plumbing And Drainage

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<u>SECTION NO. 2</u>				
<u>BUILDERS WORK</u>				
<u>BILL NO. 10</u>				
<u>PAINTWORK</u>				
<u>SUPPLEMENTARY PREAMBLES</u>				
<p>The Tenderer is referred to the relevant Clause in the separate document Model Preambles for Trades (1999 Edition) published by the Association of South African Quantity Surveyors, the document "PW 371 - A Edition 2.1 - Construction Works: Specifications, General Specification" as published by the Department of Public Works (Edition July 2014) and the Supplementary Preambles which are incorporated in these Bills of Quantities</p>				
<u>PREPARATORY WORK TO EXISTING WORK</u>				
<p>Previously painted plastered surfaces 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</p> <p>Previously painted wood surfaces 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</p>				
<u>PAINTWORK</u>				
<u>ON PVC SURFACES</u>				
<u>Two coats black gloss enamel paint on</u>				
1	Pipes of 400mm girth	m	54	
<u>ON NEW WOOD SURFACES</u>				
<u>Two coats carbolenium on</u>				
2	Exposed roof timbers	m	56	
<u>Three coats superior quality polyurethane suede varnish</u>				
3	Doors	m ²	4	
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Bill No. 10				
Paintwork				

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BUILDERS WORK
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4	CARPENTRY AND JOINERY	33
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9	GLAZING	42
10	PAINTWORK	43

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EXTERNAL WORKS

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EXTERNAL WORKS
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ACCESS ROADS
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Access Roads

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<u>EXTERNAL WORKS</u>				
<u>BILL NO. 3</u>				
<u>FENCING</u>				
<u>SUPPLEMENTARY PREAMBLES</u>				
The Tenderer is referred to the relevant Clause in the separate document Model Preambles for Trades (1999 Edition) published by the Association of South African Quantity Surveyors, the document "PW 371 - A Edition 2.1 - Construction Works: Specifications, General Specification" as published by the Department of Public Works (Edition July 2014) and the Supplementary Preambles which are incorporated in these Bills of Quantities				
<u>REMOVAL OF EXISTING WORK</u>				
<u>Taking out and removing fences</u>				
1		1800mm High weldmesh fence on steel poles with 300 x 300mm 15MPa concrete bases and set aside weldmesh net for later reuse		
	m		23	
<u>THE FOLLOWING IN SECURITY FENCING</u>				
<u>Site clearance</u>				
2		Allow for clearing site for a width of 1m where fencing runs are to be erected including removing trees, shrubs, etc not exceeding 200mm girth, grubbing up roots and roughly levelling		
	m		35	
<u>Straining wires, fencing and razor wire</u>				
3		Four strands of 4mm Class'A' galvanised straining wires secured to fencing posts with doubled 2 mm galvanised wire inserted through hole in post and turned a minimum of four turns around straining wire and attached to straining frame at one end with not less than four turns at the other end to straining bolts (elsewhere measured).		
	m		35	
4		Fencing formed of 50 x 50 x 2.0mm diameter galvanised fencing 1 800mm high and fixed to each straining wire with 8 guage binding wire at 500mm centres including staking to ground with and including Y10 pegs at 900mm c/c between posts (straining wires elsewhere measured).		
	m		35	
<u>Posts</u>				
5		75mm Diameter galvanised steel intermediate fencing post, 2700mm fitted with a pressed steel mushroom cap, post fitted with 150 x 150 x 5mm base plate at bottom and set into the ground.		
	No		6	
Carried to Collection				
Section No. 3				
Bill No. 3				
Fencing				
			R	

		Unit	Quantity	Rate	Amount
6	100mm Ditto as standard post but fitted with one 75mm diameter galvanised steel stay set raking and with top end flattened and bolted through post, with post embedded in 600 x 600 x 700mm mass concrete (15MPa) base and stay embedded in 700 x 700 x 450mm high mass concrete (15MPa) base with all base tops set raking (sloping)	No	1		
7	100mm Ditto as standard post but embedded in 600 x 600 x 700mm mass concrete	No	1		
8	100mm Ditto as straining or corner posts, but fitted with two 75mm diameter galvanised steel raking stays and with top ends flattened and bolted through post with post embedded in 600 x 600 x 700mm high mass concrete (15MPa) base and stays embedded in 700 x 700 x 450mm high mass concrete (15MPa) base	No	3		
9	150mm Ditto as end/ gate post, but fitted with one 75mm diameter galvanised steel stay set raking and with top end flattened and bolted through post, with post embedded in 600 x 600 x 700mm mass concrete (15MPa) base and stay embedded in 700 x 700 x 450mm high mass concrete (15MPa) base with all base tops set raking (sloping)	No	2		
	Gates				
10	Security fence single gate, size 900 mm wide x 1800 mm high, formed of 50 mm diameter nominal bore x 2,2 mm wall thickness hot dip galvanised mild steel pipe framing all round with mitred and welded angles and middle rail, with 20mm diameter x 300mm long locking bolt welded on and a pair of heavy duty gate hooks for a 16mm band hinge pin welded on to gate and including a pair of 16mm band hinge pins bolted to gate posts	No	1		
11	Double gate, size 6 000 mm wide x 1 800 mm high overall in two leaves, formed of 50 mm diameter nominal bore x 2.5 mm wall thickness hot dip galvanised mild steel pipe framing all round with 25 mm diameter nominal bore x 2.0 mm wall thickness diagonal and centre braces, scribed and welded into angles and at cross intersections, gate filled with 50 x 50 x 2,0mm galvanised wire diamond mesh, with two 50 mm diameter nominal bore x 3,25 mm wall thickness security posts each 600 mm long with one end welded to top rail of gate and closure plate to other end, each leaf fitted with two 25 mm diameter x 300 mm long eyebolt hinges and stops including all holes, etc., welded or bolted to adjoining galvanised gatepost with and including 500 mm long approved chain spot welded to gate	No	1		
	Carried to Collection				R
	Section No. 3				
	Bill No. 3				
	Fencing				

	Unit	Quantity	Rate	Amount
<p><u>Locks</u></p> <p>12 90mm "Viro" or other equally approved padlocks for external use.</p>	No	3		
Carried to Collection			R	
<p>Section No. 3 Bill No. 3 Fencing</p>				

Amount

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EXTERNAL WORKS
BILL NO. 3
FENCING
COLLECTION

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Fencing

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EXTERNAL WORKS

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- 2 ACCESS ROADS
- 3 FENCING

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SECTION SUMMARY

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PROVISIONAL SUMS

Amount

SECTION NO. 4
PROVISIONAL SUMS

PROVISIONAL SUMS

Supplementary Preambles

Tenderers are advised that no claim in respect of loss of profit or Preliminary charges based on the omission of these amounts will be considered and the said amounts will be omitted strictly without any financial compensation payable to the Contractor.

Provisional sums and Budgetary allowances contained herein may be omitted or reduced at the Employer's discretion and the Contractor shall not be entitled to claim for any loss by way of reductions or omission of any discount, or percentage relating to Provisional amounts and Budgetary sums or any loss of profit related thereto.

BUDGETARY ALLOWANCES

Sundry building work

- 1 Provide the sum of R15 000.00 for the employment of a Community Liaison Officer to be employed by the Main Contractor and be paid an allowance of R7 500.00 a month for the duration (2 months) of the contract period.
- 2 Profit
- 3 Attendance

Item	15 000	00
Item		
Item		

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 Provisional Sums

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3	EXTERNAL WORKS	54	
4	PROVISIONAL SUMS	56	
	ADD: CONTINGENCIES		
	Allow the amount of R35 000.00 for contingencies, to be used by the Architect in terms of Clause 17 of the Principal Building Agreement.		35 000 00
	SubTotal excluding Value Added Tax		
	ADD VAT @ 15%:		
	Carried to Tender		R
	FINAL SUMMARY		