

BILL	SECTIONAL SUMMARY SOUTH AFRICAN BUREAU OF STANDARDS (SABS)	
	SECTION 1	
1	Preliminaries and General	
	SECTION 2	
1	Alterations	
2	Carpentry and Joinery	
3	Ceilings and Partitions	
4	Floor covering	
5	Metalwork	
6	Plastering	
7	Paintwork	
8	Provisional Sums	
	Total Sub-total	
	Contingency @10%	
	Sub-total	
	Vat @15%	
	Overall Project Sum	

ITEM NO	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>SECTION 1</u> <u>BILL NO.01</u> <u>PRELIMINARIES</u> <u>BUILDING AGREEMENT AND PRELIMINARIES</u> <u>BUILDING AGREEMENT AND PRELIMINARIES</u> The JBCC Principal Building Agreement (Edition 6.1 - March 2014) prepared by the Joint Building Contracts Committee shall be the applicable building agreement, amended as hereinafter described The JBCC Principal Building Agreement contract data form an integral part of this agreement The JBCC General Preliminaries (March 2014) published by the Joint Building Contracts Committee for use with the JBCC Principal Building Agreement (Edition 6.1 - March 2014) shall be deemed to be incorporated in these bills of quantities, amended as hereinafter described The contractor is deemed to have referred to the above mentioned documents for the full intent and meaning of each clause The clauses in the above mentioned documents are hereinafter referred to by clause number and heading only Where any item is not relevant to this agreement such item is marked N/A signifying "not applicable" Where standard clauses or alternatives are not entirely applicable to this agreement such amendments, modifications, corrections or supplements as will apply are given under each relevant clause heading and such amendments, modifications, corrections or supplements shall take precedence notwithstanding anything to the contrary contained in the above mentioned documents <u>PREAMBLES FOR TRADES</u> The General Preambles for Trades 2017 published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claims arising from brevity of description of items fully described in the said General Preambles will be entertained Supplementary preambles and/or specifications are incorporated in these bills of quantities to satisfy the requirements of this project. Such supplementary preambles and/or specifications shall take precedence over the provisions of the General Preambles The contractor's prices for all items throughout these bills of quantities shall take account of and include where applicable for all of the obligations, requirements and specifications given in the General Preambles and in any supplementary preambles and/or specifications <u>STRUCTURE OF THIS PRELIMINARIES BILL</u> Section A:A recital of the headings of the individual clauses in the aforementioned JBCC Principal Building Agreement Section B:A recital of the headings of the individual clauses in the aforementioned JBCC General Preliminaries Section C:Any special clauses to meet the particular circumstances of the project <u>PRICING OF PRELIMINARIES</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)				

SECTION A: PRINCIPAL BUILDING AGREEMENT

Interpretation (A1-A7)

1 Clause 1.0 - Definitions and interpretation Pricing of bills of quantities

The contractor is to allow opposite each item for all costs in connection therewith. All prices to include, unless otherwise stated, for all materials, fabrication, conveyance and delivery, unloading, storing, unpacking, hoisting, labour, setting, fitting and fixing in position, cutting and waste (except where to be measured in accordance with the standard system of measurement), patterns, models and templates, plant, temporary works, returning of packaging, duties, taxes (other than Value Added Tax), imposts, establishment charges, overheads, profit and all other obligations arising out of this agreement. Value Added Tax (VAT) is to be separately stated on the summary page of these bills of quantities. Items left unpriced will be deemed to be covered in prices against other items throughout these bills of quantities and no claim for any extras arising out of the contractor's omission to price any item will be entertained

2
3 Prices for all construction equipment, temporary works, services and other items shall include for the supply, maintenance, operating cost and subsequent removal and making good as necessary

Abbreviated descriptions: The items in these bills of quantities utilise abbreviated descriptions. It is the intention that the abbreviated descriptions be fully described when read with the applicable measuring system and the relevant preambles and/or specifications. However, should the full intent and meaning of any description not be clear, the contractor shall, before submission of his tender, call for a written directive from the Principal Agent, failing which it shall be assumed that the contractor has allowed in his pricing for materials and workmanship in terms of international best practice

4
Legal status of contractor: If the contractor constitutes a joint venture, consortium or other unincorporated grouping of two or more persons then: 1. These persons are deemed to be jointly and severally liable to the employer for the performance of this agreement. 2. These persons shall notify the employer of their leader who has assigned authority to bind the contractor and each of these persons. 3. The contractor shall not alter its composition or legal status without the prior written consent of the employer

F:..... V:..... T:.....

Item 1

5 Clause 2.0 - Law, regulations and notices

F:..... V:..... T:.....

Item 1

6 Clause 3.0 - Offer and acceptance

F:..... V:..... T:.....

Item 1

7 Clause 4.0 - Cession and assignment

F:..... V:..... T:.....

Item 1

8 Clause 5.0 - Documents

F:..... V:..... T:.....

Item 1

9 Clause 6.0 - Employer's agents

F:..... V:..... T:.....

Item 1

10 Clause 7.0 - Design responsibility

F:..... V:..... T:.....

Item 1

Insurances and securities (A8-A11)

11 Clause 8.0 - Works risk

F:..... V:..... T:.....

Item 1

12 Clause 9.0 - Indemnities

F:..... V:..... T:.....

Item 1

13 Clause 10.0 - Insurances

F:..... V:..... T:.....

Item 1

14 Clause 11.0 - Securities

Guarantee for payment

	The Employer shall not provide to the contractor with a guarantee for payment. By virtue of the contractor submitting a tender offer, he is deemed to have waived his lien or right of continuing possession of the works [11.10] Sub-clause 11.10 has been amended to read as follows: "The contractor shall waive his lien or right of continuing possession of the works." Clause 11.0 has been amended to include the following new sub-clauses: Sub-clause 11.11 The guarantee provided by the contractor's Guarantor shall have an expiry date (if stated) no less than 3 months after the practical completion date and shall be extended accordingly should the practical completion date be extended. The cost for same shall be included on the contractor's tender price as no claims for additional cost shall be entertained Sub-clause 11.12 The contractor is required to provide the Employer with a variable construction guarantee with twenty-one (21) calendar days of acceptance of the contractor's tender Sub-clause 11.13 Extension of waiver of lien The contractor shall ensure that a waiver of lien is included in all subcontracts and that the works executed on the site are kept free of all liens and other encumbrances at all times F:..... V:..... T:.....	Item	1		
	Execution (A12 - A17)				
15	Clause 12.0 - Obligations of the parties Sub-clause 12.2.6 has been amended to include the following: The programme for the works must be prepared and issued in Microsoft Project Programming Software. The contractor shall include a float of 15 working days within the contract period for project delays such as, but not limited to adverse weather conditions, etc., in the programme. Such provisions shall initially be included at the end of the contract period or proportionally allocate at the end of each section for contracts with sectional completion, and shall be monitored by the contractor and agreed with the Principal Agent as and when such delays takes place and shall be recorded in the programme based on actual stoppages when incurred. Revision of the date for Practical Completion shall only be considered once the 15 working days has been fully utilised Sub-clause 12.2.10 has been amended to include the following: The contractor shall be required to maintain, in addition to the approved programme, a comprehensive fortnightly bar-chart programme expanded to reflect anticipated daily activities for the ensuing fourteen (14) days Sub-clause 12.2.18 has been amended to include the following: 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] The contractor's site camp shall be equipped with Wi-Fi internet connection which shall be utilised by the contractor's staff, the client and members of professional team Notice board The contractor shall erect in a position approved by the principal agent, maintain and remove on practical completion a notice board recommended by the South African Institute of Architects and as approved by the Principal Agent listing the names and logos of the Employer, the contractor and the professional consultants. No subcontractor or supplier notice boards may be erected unless permission is granted by the principal agent for such notice boards to be erected [12.2.18] F:..... V:..... T:.....	Item	1		
16	Clause 13.0 - Setting out F:..... V:..... T:.....	Item	1		
17	Clause 14.0 - Nominated subcontractors F:..... V:..... T:.....	Item	1		
18	Clause 15.0 - Selected subcontractors F:..... V:..... T:.....	Item	1		

19	Clause 16.0 - Direct contractors Attendance on direct contractors In respect of direct contractors the contractor shall: 1. Designate an area for the direct contractor to establish a temporary office and workshop and storage of equipment and materials 2.Allow the use of personnel welfare facilities, where provided 3.Provide water, lighting and single phase electric power to a position within 50m of the place where the direct contract work is to be carried out, other than fuel or power for commissioning of any installation 4.Permit the direct contractor to use erected scaffolding, hoisting facilities, etc provided by the contractor, in common with others having the like right, while it remains erected on the site [16.1] F:..... V:.....T:.....	Item	1		
20	Clause 17.0 - Contract instructions F:..... V:.....T:..... Completion (A18 - A24)	Item	1		
21	Clause 18.0 - Interim completion F:..... V:.....T:.....	Item	1		
22	Clause 19.0 - Practical completion Practical Completion in respect of practical completion.1. The following certificates of compliance, as applicable shall be required (excluding others that may be required by the local/national authority, etc.) from the contractor to achieve practical completion1.1 Certificates from the contractor that all aspects of the Construction Regulations of 2014 have been complied with1.2Certificates from the contractor that the National Building Regulations have been complied with1.3Certificates of compliance with respect to plumbing and drainage installations1.4Certificates of compliance with respect to electrical and electronic installations1.5Certificates of compliance with respect to all glazing1.6Certificates of compliance with respect to structural and civil engineering1.7Certificates of compliance with respect to roof installation1.8Certificates of compliance with respect to mechanical installation1.9Certificate of compliance and fire clearance certificate from the contractor and fire chief respectively1.10Any other compliance documentation deemed necessary as instructed by the Principal Agent1.11Three complete sets of approved maintenance and operating manuals together with all workmanship and material warranties and guarantees (to be compiled and issued to the Principal Agent prior to achievement of practical completion for approval) and three complete copies of documents in electronic format2. In order to achieve practical completion of the works and without deviating from the generality of the term practical completion, the contractor shall, as a minimum comply with the following basic criteria, as applicable. These criteria should not be regarded as comprehensive but as an expansion of the term practical completion 2.1Electrical installation is to be completed and fully commissioned permanent power and lighting inclusive of all telephone and data installations2.2Plumbing installation it to be complete, commissioned permanent water supply and drainage tested. Pipe work to be pressured tested2.3HVAC system installation shall be complete and fully commissioned (except for final adjustments and cooling performance recoding / temperature logging), commissioning reports submitted to the consulting engineer for review and major commissioning defects resolved2.4All field controllers, network controllers and network fully commissioned, operator terminal installed, graphics loaded and all monitoring points Clause 19.0 has been amended to include the following new sub-clauses: Sub-clause 19.2.3 The contractor shall within five (5) calendar days of receipt of the list for practical completion issue a program indicating dates for completion for all listed items Sub-clause 19.2.4 In the event that such inspection does not result in the work being accepted as Practically complete then the costs of such inspection and subsequent inspections shall be for the account of the contractor, at a rate of Ten Thousand Rand (R10 000.00) per man hour or part thereof, calculated by multiplying the total of the number of Employer's agents and Employer's staff present at each abortive practical completion inspection meeting, i.e. Where practical completion is not achieved, by the time taken for such an inspection until practical completion is achieved. In this regard, the Employer reserves the right to recover such costs in addition to any other remedies it may have in accordance with Clause 27 F:..... V:.....T:.....	Item	1		
23	Clause 20.0 - Completion in sections				
24	F:..... V:.....T:.....	N/A	-		
25	Clause 21.0 - Defects liability period and final completion				

	Clause 21.0 has been amended to include the following new sub-clauses: Sub-clause 21.13 In the event that the certificate of Final Completion is not issued due to the contractor's work not being sufficiently complete then the costs of such inspection and subsequent inspections shall be for the account of the contractor, at a rate of Ten Thousand Rand (R10 000.00) per man hour or part thereof, calculated by multiplying the total of the number of Employer's agents and Employer's staff present at each abortive final completion inspection meeting, i.e. Where final completion is not achieved in terms of 21.6, by the time taken for such an inspection until final completion is achieved. In this regard, the Employer reserves the right to recover such costs in accordance with Clause 27				
26					
	Sub-clause 21.14 Notwithstanding [21.2], where the contractor fails to rectify/attend to outstanding works or defects on the list for completion, list for final completion or latent defects that appear before the issue of certificate of final completion and where the contractor remains in default, the Employer may engage others to carry out said outstanding works or defects and recover expense and/or loss incurred [27]				
27	F:..... V:..... T:.....	Item		1	
28	Clause 22.0 - Latent defects liability period F:..... V:..... T:.....	Item		1	
	Clause 23.0 - Revision of the date for practical completion Sub-clause 23.1 has been amended to include the following new sub-clause: Sub-clause 23.1.7 Delayed possession of site [12.1.5]				
29	Sub-clause 23.2 has been amended to omit the following sub-clause: Sub-clause 23.2.1 Delayed possession of the site [12.1.5]				
	Clause 23.0 has been amended to include the following new sub-clauses: Sub-clause 23.9 Notwithstanding, sub-clause(s) 23.1 to 23.8 a revision to the practical completion date will only be considered for work on the critical path of the contractual programme or the revised contractual programme, as applicable Any revised programme, in order to be considered as a contractual programme, must be approved by the Principal Agent in writing, prior to it becoming effective F:..... V:..... T:.....	Item		1	
30	Clause 24.0 - Penalty for late or non-completion F:..... V:..... T:.....	Item		1	
	Payment (A25 - A27)				
31	Clause 25.0 - Payment				
	Sub-clause 25.1 has been amended to include the following: The contractor shall submit the following information on a monthly basis to the Principal Agent and Quantity Surveyor in order to assist with the processing of the payment certificate and the preparation of the empowerment report: B7A detailed breakdown of the work done. (The work breakdown must be referenced strictly in accordance with the Tender Document or the detailed Priced Bills of Quantities, as applicable.) B7A detailed breakdown of all variation order costs claimed (With specific reference to work done by the Principal Building Contractor) in the certificate concerned, together with copies of the relevant contract instructions B7A detailed breakdown of the work done by each sub-contractor. (The work breakdown must be referenced strictly in accordance with the Tender Document or the detailed Priced Bills of Quantities, as applicable.) B7A detailed breakdown of all variation order costs claimed in the certificate concerned for sub-contract work, together with copies of the relevant contract instructions B7A written declaration authenticated by the contracts manager confirming, that the payment claims for work done by sub-contractors has been audited and amended by the contractor's quantity surveyor, prior to it being forwarded to the Principal Agent and Quantity Surveyor for evaluation B7If applicable, a combined empowerment report which shall include reports on contractor and sub-contractor compliance, in accordance with the format required by the empowerment manager. In this regard, the combined, contractor and sub-contractor empowerment report must contain an affidavit certifying that all information contained the report as being true and correct and must be authenticated by the contractor and a commissioner of oaths. The combined reports must also state that the contractor has checked and verified that all information submitted by sub-contractors is true and correct B7Tax invoice: the contractor shall attach a tax invoice as prescribed in the Value Added Tax Legislation to each payment certificate when presenting the certificate to the employer for payment. Such tax invoices shall correctly reflect the prescribed information and the amounts shall match precisely the amounts included in the payment certificate. Should the contractor fail to comply with these requirements, the date of presentation of the certificate shall be deemed to be delayed at the contractor's default until such time as the requirements are met				
32					
	Sub-clause 25.4 has been amended to include the following: Where the Employer agrees to pay for materials on/off site, the contractor shall be required to provide the Principal Agent with the necessary forms for cession of ownership for such materials, with the necessary delivery notes and invoices (where applicable)				
33					

	Sub-clause 25.10 has been amended as follows: Replace the words bfourteen (14) calendar daysb with bforty (40) calendar daysb				
	F:..... V:.....T:.....	Item	1		
34	Clause 26.0 - Adjustment of the contract value and final account				
	Sub-clause 26.1 has been amended to include the following: Contract Instructions Instructions given by the Employer's agents in relation to the contract works, shall, irrespective of the format or wording of such instructions, not indicate that the work involved represents an extra or variation and shall not be deemed to be acceptance of any prices or quotations contained in any correspondence It is recorded that only the quantity surveyor where appointed by the employer for quantity surveying services is empowered, to rule whether any instructions issued constitutes an extra or not and, to resolve cost aspects of any matter pertaining to this contract				
35	F:..... V:.....T:.....	Item	1		
36	Clause 27.0 - Recovery of expense and/or loss				
	F:..... V:.....T:.....	Item	1		
	Suspension and termination (A28 - A29)				
37	Clause 28.0 - Suspension by the contractor				
	F:..... V:.....T:.....	Item	1		
38	Clause 29.0 - Termination				
	F:..... V:.....T:.....	Item	1		
	Dispute resolution (A30)				
39	Clause 30.0 - Dispute resolution				
	F:..... V:.....T:.....	Item	1		
40	Agreement The required information of the parties and the amount of the contract sum shall be inserted in the agreement for signature of the agreement by the parties				
	F:..... V:.....T:.....	Item	1		
41	Contract data				
	Tenderer's selections				
	Before submission of his Tender the contractor is to complete the Tenderer's selections in the contract data				
	F:..... V:.....T:.....	Item	1		
	<u>SECTION B: GENERAL PRELIMINARIES</u>				
	Definitions and interpretation (B1)				
42	Clause 1.1 - Definitions				
	F:..... V:.....T:.....	Item	1		
43	Clause 1.2 - Interpretation				
	F:..... V:.....T:.....	Item	1		
	Documents (B2)				
44	Clause 2.1 - Checking of documents				
	Sub-clause 2.1 refers b the following is to be added after the words bwritten directiveb: The items in these Bills of Quantities are to be read and priced in conjunction with, and the descriptions regarded as amplified by the General Preambles for Trades 2017 as recommended and published by the Association of South African Quantity Surveyors, 2017 edition, and no claim arising from brevity of description of items fully described in the said General Preambles for Trades 2017 and Supplementary documentation will be entertained. 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				

	F:..... V:..... T:.....	Item	1		
45	Clause 2.2 - Provisional bills of quantities				
	F:..... V:..... T:.....	Item	1		
46	Clause 2.3 - Availability of construction information				
	F:..... V:..... T:.....	Item	1		
47	Clause 2.4 - Ordering of materials and goods				
	F:..... V:..... T:.....	Item	1		
	Previous work and adjoining properties (B3)				
48	Clause 3.1 - Previous work - dimensional accuracy				
	F:..... V:..... T:.....	Item	1		
49	Clause 3.2 - Previous work - defects				
	F:..... V:..... T:.....	Item	1		
50	Clause 3.3 - Inspection of adjoining properties				
	F:..... V:..... T:.....	Item	1		
	The site (B4)				
51	Clause 4.1 - Handover of site in stages	Item	1		
	F:..... V:..... T:.....	Item	1		
52	Clause 4.2 - Enclosure of the works				
	F:..... V:..... T:.....	Item	1		
53	Clause 4.3 - Geotechnical and other investigations				
	F:..... V:..... T:.....	Item	1		
54	Clause 4.4 - Encroachments				
	F:..... V:..... T:.....	Item	1		
55	Clause 4.5 - Existing premises occupied				
	F:..... V:..... T:.....	Item	1		
56	Clause 4.6 - Services - known The contractor shall consult the Principal Agent before disconnecting any services. The contractor shall take special care not to damage any existing services that could have been foreseen or what have been shown to him by the Principal Agent. Damage to this services shall be for the contractor's account				
	F:..... V:..... T:.....	Item	1		
	Management of contract (B5)				
57	Clause 5.1 - Management of the works				
	F:..... V:..... T:.....	Item	1		
58	Clause 5.2 - Progress meetings				
	F:..... V:..... T:.....	Item	1		
59	Clause 5.3 - Technical meetings				
	F:..... V:..... T:.....	Item	1		
60	Clause 5 has been amended to include the following new sub-clause: Sub-clause 5.4 - Daily records The contractor shall keep daily records of people and equipment employed as well as a site diary in respect of work performed on the site 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 sub-contractors on the works each day At the end of each week the contractor shall provide the Principal Agent with a written record, in schedule form, reflecting the number, type and capacity of all plant, excluding hand tools, currently used on the works				
	F:..... V:..... T:.....	Item	1		

	Samples, shop drawings and manufacturer's instructions (B6)				
61	Clause 6.1 - Samples of materials All material samples and colour samples must be submitted to the Principal Agent for selections and approval of the colour, shape and finish including mechanical, electrical and plumbing equipment that will be visible. The samples shall be provided in A4 size unless otherwise agreed. General samples shall be provided for Principal Agent/Employer to choose from each type of finish The Principal Agent/Employer may reject all or part of the submitted samples and request for additional selections if the first submission are not acceptable All samples must be kept in a sample room to be provided by the contractor for reference Sample Board: The contractor shall provide a board(s) of approved samples and make available one set at the site (sample room) and one for the Employer F:..... V:.....T:.....	Item	1		
62	Clause 6.2 - Workmanship samples Sub-clause 6.2 has been amended to include the following: The contractor shall provide a mock-up of all finished surfaces prior to commencement of the relevant work. The contractor shall only be permitted to commence with the relevant scope of work, on approval of the mock-up by the Principal Agent or its designated representative F:..... V:.....T:.....	Item	1		
63	Clause 6.3 - Shop drawings Sub-clause 6.3 refers b the following is to be added after the words 'and/or approval' Shop drawings shall be submitted to the principal agents for approval at least ten (10) working days weeks prior to the date on which such approval is required in order to comply with the programme 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 Agentb s instruction shall not constitute grounds for any claims for delay, extension of time and the like The contractor shall be responsible for ensuring that all dimensions affecting shop drawings conform to the dimensions of built work Should the contractor, sub-contractor, supplier or manufacturer 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 Principal Agent's directive				
64					
65	Sub-clause 6.3.1 has been amended as follows: Replace the words btwo (2) copiesb with bfour (4) copiesb under bullet point number 6 F:..... V:.....T:.....	Item	1		
66	Clause 6.4 - Compliance with manufacturer's instructions F:..... V:.....T:.....	Item	1		
	Deposits and fees (B7)				
67	Clause 7.1 - Deposits and fees F:..... V:.....T:.....	Item	1		
	Temporary services (B8)				
68	Clause 8.1 - Water F:..... V:.....T:.....	Item	1		
69	Clause 8.2 - Electricity F:..... V:.....T:.....	Item	1		
70	Clause 8.3 - Ablution and welfare facilities F:..... V:.....T:.....	Item	1		
71	Clause 8.4 - Communication facilities F:..... V:.....T:.....	Item	1		
	Prime cost amounts (B9)				
72	Clause 9.1 - Responsibility for prime cost amounts F:..... V:.....T:.....	Item	1		

	Attendance on subcontractors (B10)				
73	Clause 10.1 - General attendance F:..... V:.....T:.....	Item	1		
74	Clause 10.2 - Special attendance Sub-clause 10.2 has been amended to include the following: The Tenderer shall examine all drawings and information pertaining to the works as a whole and shall provide all necessary special attendance resources required for the due and proper execution and completion of all sub-contract works F:..... V:.....T:.....	Item	1		
	General (B11)				
75	Clause 11.1 - Protection of the works F:..... V:.....T:.....	Item	1		
76	Clause 11.2 - Protection/isolation of existing works and works occupied in sections F:..... V:.....T:.....	Item	1		
77	Clause 11.3 - Security of the works F:..... V:.....T:.....	Item	1		
78	Clause 11.4 - Notice before covering work F:..... V:.....T:.....	Item	1		
79	Clause 11.5 - Disturbance F:..... V:.....T:.....	Item	1		
80	Clause 11.6 - Environmental disturbance F:..... V:.....T:.....	Item	1		
81	Clause 11.7 - Works cleaning and clearing Disposal of Waste Material, etc. The contractor shall provide appropriate equipment (such as chutes, if required), etc., for the rapid removal of waste material, etc., at points as agreed with the Principal Agent in writing. In addition, the contractor is to provide for adequate waste skips for the disposal of such material to be located in positions as advised by the Principal Agent in writing. The contractor shall ensure that there is a maximum of a twenty four (24) hour turn-around time for the removal of all full waste skips from site. The contractor further acknowledges that the Employer reserves the right to appoint others to remove waste material and waste skips from site, should the contractor fail to meet the twenty four (24) hour turn-around time and that such costs shall be deducted from amounts due to the contractor F:..... V:.....T:.....	Item	1		
82	Clause 11.8 - Vermin F:..... V:.....T:.....	Item	1		
83	Clause 11.9 - Overhand work F:..... V:.....T:.....	Item	1		
84	Clause 11.10 - Tenant installations F:..... V:.....T:.....	Item	1		
85	Clause 11.11 - Advertising F:..... V:.....T:.....	Item	1		

SECTION C: SPECIFIC PRELIMINARIES				
	Health and Safety Without limiting the generality of the provisions of clause 2.0, the contractor's attention is drawn to the provisions of the Construction Regulations issued in terms of the Occupational Health and Safety Act, 1993 as amended. It is specifically stated that the employer shall prepare a documented health and safety specification for the works (annexed to these bills of quantities) 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 provisions of the aforementioned health and safety specification [2.1] The contractor shall: 1.Comply with the health and safety specification for the works 2.Prepare and agree with the health and safety consultant the health and safety plan for the works 3.Cooperate with the health and safety consultant in all respects 4.Manage the compliance of all subcontractors with the regulations and with the health and safety plan and specification 5.Conform to the conditions contained in the Employer's health and safety specification 6.The contractor shall price section D of the preliminaries and allow opposite each item for all costs associated in connection with the health and safety specification F:..... V:.....T:.....			
86	Item	1		
	As Built Drawings The contractor shall accurately record the details of the electrical, mechanical, security, fire installation, water reticulation details, construction breaks, etc., on drawings and issue same to the Principal Agent and the relevant agent for record purposes F:..... V:.....T:.....			
87	Item	1		
	Personal Protective EquipmentThe contractor shall provide and keep on site an adequate supply of clean safety helmets and reflective vests for the use of all professional personnel and all authorised visitors F:..... V:.....T:.....			
88	Item	1		
	Site Access for and Management of Direct Contracts The contractor shall allow direct contractors appointed by the Employer to access the site to execute work which does not form part of the Principal Building Agreement, concurrently with that of its (the principal building contractor), work. In this regard, the contractor shall provide any necessary assistance (e.g. ensuring placement of material orders, monitoring the manufacturing process, monitoring of raw materials availability, programming of works, etc.), to the principal agent in respect of management of any direct contracts. In this regard, is shall be deemed that all allowances have been made in the contract amount to ensure compliance with this clause F:..... V:.....T:.....			
89	Item	1		
	Precontract Engagement Contractors shall be engaged prior to issuance of site possession to facilitate all necessary precontract work which shall include the construction work permit application, procurement of specialist sub-contractors, finalisation of contract and any design coordination between the contractor and the professional team. Contractors will be required to make the necessary allowances for such work during this period as no claims for additional preliminaries will be entertained F:..... V:.....T:.....			
90	Item	1		
	Community Liaison Officer (CLO) Allow a value of R22 500,00 (R 7 500.00 per month) for a salary of a CLO covering among others, cell phone and laptop allowance .			
91	Item	1	R 22 500,00	R 22 500,00
	Contract Provisions			
	Tender Data Schedule F:..... V:.....T:.....			
92	Item	1		
	General Conditions of Contract F:..... V:.....T:....., Contractor to allow for cleaning of site on BO and cleaning of dust on machinery, and other items that were moved to other location on site. Contracot to also allow 5 days , for moving of equipment and to place on site and returning equipment to original place when renovations are complete.			
93	Item	1		
	Special Conditions of Contract F:..... V:.....T:.....			
94	Item	1		
	Contract Data F:..... V:.....T:.....			
95	Item	1		
	SUMMARY OF CATEGORIES			
	Category : Fixed R..... Category : Value R..... Category : Time R.....			
	Item	1		
	Sub Total Carried to Building Works Summary			

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	<u>SECTION 2</u> <u>BILL NO. 01</u> <u>ALTERATIONS</u> NOTE: Tenderers are advised to study the Model Preambles for Trades before pricing this Bill 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. General 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 The Contractor will be held solely responsible for any damage to persons and property, for the safety of the new and existing structure throughout the whole of the contract and must make good, at his own expense, any damage that may occur All demolitions and works on site must be carried out carefully and in the safest possible manner and the Contractor is to make a thorough examination and take all necessary precautions before proceeding with the work, The utmost care is to be observed to avoid any structural or other damage in the remaining portions of the existing building Special care is to be exercised not to interfere with any electrical installation, and notice is to be given to the Representative/Agent when any disconnections, removal of wire, etc., are necessary and the Contractor is to afford every facility to the workmen carrying out his work 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 50km to store and handed over to the employer Making good of finishes shall include making good of the brick and concrete surfaces onto which the new finishes are applied, where necessary Should the Contractor damage any services which are to remain in operation or any services which have not yet been disconnected prior to removal, then the Contractor will be held solely responsible for such damage and any further resultant damage NOTE: Unless otherwise stated herein, all items in this Bill shall be deemed to be a fixed price for the duration of this project				

<u>REMOVAL OF EXISTING WORK & STRUCTURES</u>				
Stripping/Dimantling of heavy machinery				
1	Sphere with an approximate diametre of 3,2m and accompanying hardware to be dismantled and removed from site.	item	1	
2	Spectrometer anf Photometer and accompanying hardware to be dismantled and removed from site.	item	1	
3	Allow for general removal of less labour intensive items on working area to be dismantled and carted away from site.	item	1	
4	Allow for credit to client for steel salvage on Sphere,spectrometer and other general steel salvageable steel items.	item	3	
Taking up and removing wood block floor coverings, vinyl floor coverings, carpets, etc and preparing screeds for new floor coverings				
5	Vinyl sheeting to floors including coves	m2	274,86	
Taking down and removing roofs, floors, panelling, ceilings, partitions, etc				
6	Drywall partitions not exceeding 3m high, including doors, glazed borrowed lights, etc	m	9,98	
7	5250mm X 3000mm Curtains and Rails	Item	1,00	
8	Suspended ceilings, including insulation, suspension grid, hangers and cornices	m2	371,13	
Taking out and removing doors from timber or steel frame and prepare frame to receive new door (new doors and ironmongery and making good paintwork elsewhere)				
9	Timber single door not exceeding 2,5m ²	No	4,00	
<u>PREPARATORY WORK TO EXISTING SURFACES AND MAKING GOOD OF FINISHES ETC</u>				
Making good defect in existing screeded floor with "Floorworx Pavelite" or equal approved system after existing surface has been primed with "Floorworx Pavelite Bond" all as per the manufacturers instructions to receive new carpet or vinyl tiling or sheeting (carpets, vinyl tiles or sheeting elsewhere)				
10	On floors (2,5mm- 10mm)	m2	274,86	
Plaster preparation				
11	Sand down, remove blistered or peeling paint completely, open and fill cracks with a suitable filler and skim existing plastered and painted walls including a bonding liquid.	m2	713,31	
12	Sand down, remove blistered or peeling paint completely, open and fill cracks/Holes with a suitable filler and skim existing plastered and painted CEILINGS including a bonding liquid.	m2	43,15	
13	Clean down existing vinyl tiles or sheeting with water based floor stripper and apply two coats wax polish	m2	164,00	
Taking out and removing doors from timber or steel frame, setting aside for re-use and later refixing in similar new position (rate should include for refixing) (Ironmongery and making good paintwork elsewhere)				
14	Single doors	no	19	
15	Double doors	no	5	
Sub Total Carried to Building Works Summary				

ITEM NO	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>SECTION 2</u> <u>BILL NO.02</u> <u>CARPENTRY AND JOINERY</u> <u>Note</u> The Contractor must read each description throughout this bills of quantities in conjunction with and in the context of the obligations, requirements and specifications stated in the descriptions, the General Preambles for Trades (2017 Edition) and any supplementary Preambles to the General Preambles forming part of these Bills of Quantities. No claim arising from brevity of description of items fully described in the said General Preambles for Trades or Supplementary Preambles to General Preambles will be granted <u>SUPPLEMENTARY PREAMBLES</u> <u>Timber</u> Timber shall be treated in accordance with the specification/finishing schedule Tenderers shall allow accordingly (Treatment required for this project) All softwood to be South African Pine <u>Particle board</u> Particle board shall comply with the following specifications:a) SABS 1300 Particle board: exterior and flooring typeb) SABS 1301 Particle board: interior type <u>Joinery</u> Descriptions of frames shall be deemed to include frames, transomes, mullions, rails, etc Descriptions of hardwood joinery shall be deemed to include pelleting of bolt holes <u>Decorative laminate finish</u> Laminate finish shall be glued under pressure. Edge strips shall be butt jointed at junctions with adjacent similar finish <u>Descriptions</u> The term "planted on" shall mean the nailing of one timber member to another.The term "screwed on" shall mean the countersunk screwing of one timber member to another.The term "screwed on and pelleted" shall mean the screwing of one timber member to another with the heads of screws sunk and pelleted.The term "plugged" shall mean the countersunk screwing of a timber member to and including plastic plugs in brickwork or concrete.The term "plugged and pelleted" shall mean the screwing of a timber member to and including plastic plugs in brickwork or concrete with heads of screws sunk and pelleted.The term "nailed" shall be deemed to be fixed with hardened steel nails or shot pins to brickwork or concrete Descriptions of floors, ceilings, joinery, etc. shall be deemed to include for all square cutting.Descriptions of items given in lineal metre shall be deemed to include for mitres, stopped ends, fitted intersections, etc.Descriptions of rounded angles, rebates, grooves, chamfers, moulded edges, etc. shall be deemed to include for angles, ends, etc. <u>DOORS</u> Standard Semi-Solid core door with ironmongery as specified by Architect				
1	40mm 813X2024mm Single Door frame (Internal doors)	No	4		
	Sub Total Carried to Building Works Summary				

Item	Description	UNIT	QTY	RATE	AMOUNT
	<u>SECTION 2</u> <u>BILL NO. 3</u> <u>CEILINGS, PARTITIONS AND ACCESS FLOORING</u> <u>PREAMBLES</u> The Contractor must read each description throughout this bills of quantities in conjunction with and in the context of the obligations, requirements and specifications stated in the descriptions, the General Preambles for Trades (2017 Edition) and any supplementary Preambles to the General Preambles forming part of these Bills of Quantities No claim arising from brevity of description of items fully described in the said General Preambles for Trades or Supplementary Preambles to General Preambles will be granted <u>SUPPLEMENTARY PREAMBLES</u> Supplementary preamble items described in Bill No.1, shall equally apply to this Bill. <u>SUPPLEMENTARY PREAMBLES</u> Supplementary preamble items described in Bill No. 1, shall equally apply to this bill. <u>GENERAL NOTES TO TENDERERS</u> Fixing 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 Ceilings & Bulkheads Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 500mm centres, and where described as "bolted", the bolts have been given elsewhere				

	Steel components All steel components for ceilings, partitions, etc are to be galvanised in accordance with SANS 121 Proprietary suspended ceilings Hangers, suspension grids, "lay-in" panels, etc are to be in accordance with the manufacturers' recommendations Where electrical light fittings, diffusers, panels etc are units of the same dimensions as the suspension grid described and allowance must be made in the rates accordingly for their support inclusive of any flexibility in setting out that may be required (ceiling panels have not been deducted and pricing is to take cognisance thereof) Suspension systems Where suspensions of ceilings require a sub-grid, the tenderer should include in his rates for the sub-grid. The design of the sub-grid support is not specified, the tenderer is to obtain the necessary requirements and recommendations for a safe installation from the board and suspension system manufacturer to the satisfaction of the structural engineer. <u>CEILING</u> New 1200 x 600 Gyprex frost white vinyl clad lay-in ceiling tiles laid on grid comprising galvanised main tees and cross tees with main tees suspended by galvanised hangers at centres not exceeding 1200mm				
1		m²	105		
2	Pelican econotile foil back ceiling tiles with black vinyl face finish, size 600 x 1200 x 9 laid on Pelican econogrid exposed suspension ceiling grid system with pre-painted black capping, ceiling perimeter to be finished with black pre-painted Shadowline wall trim. Hold down clips may be used to hold the ceiling tiles firmly in position. Suspension shall be in accordance with the manufacturer's recommendations and to include all necessary hangers, sub grid and fixings.	m²	252		
3	Shadowline to ceilings	m	220		

	<u>INSULATION</u>				
4	135mm Aerolite or equally approved insulation.	m²	356		
	<u>PARTITION</u>				
5	3000mm high drywall as per drywall detail specification and installation as per manufacturer.	m	4		
6	Extra over 3000mm high partitioning for vertical abutment	No	16		
7	Extra over 3000mm high partitioning for 45/90 degree corner	No	8		
8	Extra over 3000mm high partitioning for T-junctioning	No	8		
9	Fire rated drywall as per partitioning detail specification and installation as per manufacturer.	m	2		
10	Extra Over for 813X2024 solid core fire door(Paint and Ironmongery measured elsewhere)	No	1		
11	Extra Over for 40mm semi solid flush panel door 1810X2032(Paint and Ironmongery measured elsewhere)	No	1		
	<u>INSULATION</u>				
12	Insulation sandwiched vertically between boards	m²	23		
	Sub Total Carried to Building Works Summary				

ITEM NO	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>SECTION 2</u> <u>BILL NO.4</u> <u>FLOOR COVERINGS, PLASTIC LININGS, ETC (LI)</u> <u>Note</u> The Contractor must read each description throughout this bills of quantities in conjunction with and in the context of the obligations, requirements and specifications stated in the descriptions, the General Preambles for Trades (2017 Edition) and any supplementary Preambles to the General Preambles forming part of these Bills of Quantities No claim arising from brevity of description of items fully described in the said General Preambles for Trades or Supplementary Preambles to General Preambles will be granted <u>PREAMBLES</u> <u>SUPPLEMENTARY PREAMBLES</u> Items, materials or methods to be used specified by trade names or catalogue numbers are only an indication of the quality required. Items, materials or methods of similar quality may be used with prior approval from the Principal Agent <u>FLOOR COVERINGS</u> New 2mm Thick polyflor standard XL slate grey 9200 vinyl flooring with coved cornice, with welded joints laind in accordance with the manufacturers instruction				
1	On floors	m2	275		
2	Extra over flooring for 150mm wide floor border and 150mm high turn-up against plastered walls (not extra over) in alternate colour including welded joint, PC 20 Poly Cove and CS48 Polycap	m	186		
Sub Total Carried to Building Works Summary					

ITEM NO	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>SECTION 2</u> <u>BILL NO.5</u> <u>METALWORK</u> <u>Note</u> The Contractor must read each description throughout this bills of quantities in conjunction with and in the context of the obligations, requirements and specifications stated in the descriptions, the General Preambles for Trades (2017 Edition) and any supplementary Preambles to the General Preambles forming part of these Bills of Quantities. No claim arising from brevity of description of items fully described in the said General Preambles for Trades or Supplementary Preambles to General Preambles will be granted <u>SUPPLEMENTARY PREAMBLES</u> <u>Descriptions of bolts, anchors, etc</u> Descriptions of bolts shall be deemed to include nuts and washers Descriptions of expansion anchors and bolts and chemical anchors and bolts shall be deemed to include nuts, washers and mortices in brickwork or concrete Items described as "holed for bolt(s)" shall be deemed to exclude the bolts unless otherwise described Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 600mm centres <u>PRESSED STEEL DOOR FRAMES</u> Standard double rebated mild steel door frame with factory finish frame to 220mm walls.				
1	40mm 813X2032mm Single Door frame (Internal doors)	No	4		
	Sub Total Carried to Building Works Summary				

ITEM NO	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>SECTION 2</u> <u>BILL NO. 6</u> <u>PLASTERING</u> NOTE: Tenderers are advised to study the Model Preambles for Trades before pricing this Bill NOTE: Unless otherwise stated herein, all items in this Bill shall be deemed to be a fixed price for the duration of this project <u>SUPPLEMENTARY PREAMBLES</u> <u>PLASTERING</u> <u>SCREEDS</u> 1 Self leveling screed <u>RHINOLITE</u> <u>INTERNAL RHINOLITE</u> 2 On previously painted internal brickwalls 3 On 3000mm high partitioning	m² m² m²	12,96 455,22 328,69		
	Sub Total Carried to Building Works Summary				

ITEM NO	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>SECTION 2</u> <u>BILL NO. 7</u> <u>PAINTING</u> NOTE: Tenderers are advised to study the Model Preambles for Trades before pricing this Bill Unless otherwise stated herein, all items in this Bill shall be deemed to be a fixed price for the duration of this project <u>SUPPLEMENTARY PREAMBLES</u> <u>PAINTING</u> <u>ON INTERNAL FLOATED SURFACES</u> Apply one coat delux trade alkali resistant plaster primer two coats delux trade 100 MATT(Black) 1 On brickwalls m² 296 2 On Partitioning m² 198 Apply one coat delux trade alkali resistant plaster primer two coats delux trade 100 MATT(GREY) 3 On brickwalls m² 160 4 On Partitioning m² 122 Apply one coat delux trade alkali resistant plaster primer two coats delux trade 65 MATT PVA(WHITE) 5 On ceilings m² 59				

	Apply one coat delux trade alkali resistant plaster primer two coats delux trade 100 MATT(BLACK)				
6	On ceilings	m²	71		
	Apply One Coat delux primer for wood,two coats delux pearlglo water based (Black)				
7	813m x 2024m Doors	m2	36		
	Apply One Coat delux primer for wood,two coats delux pearlglo water based (Grey)				
8	3000x1500m Double Doors	m2	54		
	Apply One Coat delux primer for steel,two coats delux pearlglo water based (Black)				
9	813m x 2024m Doors	m2	26		
	Apply One Coat delux primer for steel,two coats delux pearlglo water based (Grey)				
10	Door frames	m2	21		
	Apply One Coat delux primer for steel,two coats delux pearlglo water based (Black)				
11	Door frames	m2	9		
Sub Total Carried to Building Works Summary					

ITEM NO	DESCRIPTION	UNIT	Qty	Rate	Amount
	<u>SECTION 2</u> <u>BILL NO.8</u> <u>PROVISIONAL SUMS</u> <u>PREAMBLES</u> NOTE : Tenderers are advised to study the "MODEL PREAMBLES FOR TRADES" (2008 Edition) as recommended and published by the Association of South African Quantity Surveyors before pricing this bill. <u>GENERAL NOTES TO TENDERERS</u> For preambles refer to "General Specification of Labour and Material and Methods to be used. <u>Provisional amounts</u> <u>All provisional amounts are net and include for delivery to site of all articles concerned</u> Profit Where stated, the contractor may allow for profit if required <u>General attendance on selected subcontractors</u> The item "Attendance" which follows each provisional sum for selected subcontractors' work, shall be deemed to cover all the contractor's costs incurred in providing free of charge to the selected subcontractors, the following: 1. Hoisting of the selected subcontractor's material in batches that can be handled by the contractor's hoist or crane during normal working hours 2. Making good in all trades and cleaning down and removal of rubbish on completion is to be the contractors duty. <u>ELECTRICAL FITTINGS AND COC'S</u> Provide the sum of R 82 958,78 (Eighty-Two Thousand Nine Hundred Fifty-Eight Rands and Seventy 1 Eight Cents) for the electrical fittings and installation, executed complete. 2 Add for profit 3 Add for attendance <u>PLUMBING AND DRAINAGE INSTALLATIONS</u> Provide the sum of R 13 826,46 (Thirteen Thousand Eight Hundred Twenty-Six Rands and Forty-Six 4 Cents) for the plumbing and drainage installation, executed complete. 5 Add for profit 6 Add for attendance				
		Item	1		
		%	5,00		
		%	5,00		
		Item	1		
		%	5,00		
		%	5,00		

	<u>HVAC INSTALLATIONS</u>				
	Provide the sum of R 82 654,59 (Eighty-Two Thousand Six-Hundred Fifty-Four Rands and Fifty-Nine Cents) for the installation of HVAC systems if deemed necessary, executed complete.	Item	1		
7					
8	Add for profit	%	5,00		
9	Add for attendance	%	5,00		
	<u>CURTAINS</u>				
	Provide the sum of R 6000,00 (Six Thousand Rand and Zero Cents) for replacement of black curtain MG06B to match existing, executed complete.	Item	1		
10					
11	Add for profit	%	5,00		
12	Add for attendance	%	5,00		
	<u>FIRE SUPPRESSION</u>				
	Provide the sum of R 46 088,21 (Forty-Six Thousand Eighty-Eight Rands and Twenty-Once Cents) for the Fire suppression where necessary, executed complete.	Item	1		
13					
14	Add for profit	%	5,00		
15	Add for attendance	%	5,00		
	Sub Total Carried to Building Works Summary				