ANNEXURE A

A PROJECT INFORMATION

A 1.0 Works [1.1]

Project name	
Reference number	
Works description	

A 2.0 Site [1.1]

Erf / stand number	
Township / Suburb	
Site address	
Local authority	

A 3.0 Employer [1.1]

Official Name of Organ of State / Public Sector Body			
Business registration number			
VAT/GST number			
Country			
Employer's representative: Name			
E-mail		Telephone number	
Mobile number			
Postal address			
		Postal code	
Physical address			
		Postal code	

A 4.0 Principal agent [1.1]

Name			
Legal entity of above		Contact person	
Practice number		Telephone number	
		Mobile number	
Country		E-mail	
Postal address			
		Postal code	
Physical address			
		Postal code	

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A 5.0 Agent [1.1; 6.2]

Discipline	

Name			
Legal entity of above		Contact person	
Practice number		Telephone number	
		Mobile number	
Country		E-mail	
Postal address			
		Postal code	
Physical address			
		Postal code	

A 6.0 Agent [1.1; 6.2]

Discipline	

Name			
Legal entity of above		Contact person	
Practice number		Telephone number	
		Mobile number	
Country		E-mail	
Postal address			
		Postal code	
Physical address			
		Postal code	

A 7.0 Agent [1.1; 6.2]

Discipline	

Name			
Legal entity of above		Contact person	
Practice number		Telephone number	
		Mobile number	
Country		E-mail	
Postal address			
		Postal code	
Physical address			
		Postal code	

A 8.0 Agent [1.1; 6.2]

Discipline	

Name			
Legal entity of above		Contact person	
Practice number		Telephone number	
		Mobile number	
Country		E-mail	
Postal address			
		Postal code	
Physical address			
		Postal code	

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A 9.0 Agent [1.1; 6.2]

Discipline	

Name			
Legal entity of above		Contact person	
Practice number		Telephone number	
		Mobile number	
Country		E-mail	
Postal address			
		Postal code	
Physical address			
		Postal code	

A 10.0 Agent [1.1; 6.2]

Discipline	

Name			
Legal entity of above		Contact person	
Practice number		Telephone number	
		Mobile number	
Country		E-mail	
Postal address			
		Postal code	
Physical address			
		Postal code	

A 11.0 Agent [1.1; 6.2]

Discipline	

Name			
Legal entity of above		Contact person	
Practice number		Telephone number	
		Mobile number	
Country		E-mail	
Postal address			
		Postal code	
Physical address			
		Postal code	

A 12.0 Agent [1.1; 6.2]

Discipline	

Name			
Legal entity of above		Contact person	
Practice number		Telephone number	
		Mobile number	
Country		E-mail	
Postal address			
		Postal code	
Physical address			
		Postal code	

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B CONTRACT INFORMATION

B 1.0 Definitions [1.1]

Bills of quantities: System/Method of measurement	

B 2.0 Law, regulations and notices [2.0]

Law applicable to the **works**, state country [2.1]	

B 3.0 Offer and acceptance [3.0]

Currency applicable to this **agreement** [3.2]	

B 4.0 Documents [5.0]

The original signed **agreement** is to be held by the **principal agent** [5.2], if not, indicate by whom	**Employer**
Number of copies of **construction information** issued to the **contractor** at no cost [5.6]	

Documents comprising the **agreement**	Page numbers
The **JBCC**® Principal Building Agreement, Edition 6.2 May 2018	1 to 30
The **JBCC**® Principal Building Agreement - Contract Data for Organs of State and other Public Sector Bodies, Edition 6.2 May 2018	1 to 14
The **JBCC**® General Preliminaries for use with the **JBCC**® Principal Building Agreement, Edition 6.2 May 2018	1 to 7

Contract drawings – description	Number	Revision	Date

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B 5.0 Employer's agents [6.0]

Authority is delegated to the following **agents** to issue **contract instructions** and perform duties for specific aspects of the **works** [6.2]

Principal agent's and **agents**' interest or involvement in the **works** other than a professional interest [6.3]

B 6.0 Insurances [10.0]

Insurances by **employer** Yes/no?		Amount including **tax**	Deductible amount including **tax**
Contract works insurance:			
	New **works** [10.1.1] (**contract sum** or amount)		
or	**Works** with **practical completion** in **sections** [10.2] (**contract sum** or amount)		
or	**Works** with alterations and additions [10.3] (reinstatement value of existing structures with or including new **works)**		
	Direct contractors [10.1.1; 10.2] where applicable, to be included in the contract works insurance		
	Free issue [10.1.1; 10.2] where applicable, to be included in the contract works insurance		
	Escalation, professional fees and reinstatement costs if not included above		
Total of the above contract works insurance amount			
Supplementary insurance [10.1.2; 10.2]			
Public liability insurance [10.1.3; 10.2]			
Removal of lateral support insurance [10.1.4; 10.2]			
Other insurances [10.1.5]			
Yes/no?	If yes, description 1		
Yes/no?	If yes, description 2		

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and/or

Insurances by **contractor** Yes/no?		Amount including **tax**	Deductible amount including **tax**
	New **works** [10.1.1] (**contract sum** or amount)		
or	**Works** with **practical completion** in **sections** [10.2] (**contract sum** or amount)		
or	**Works** with alterations and additions [10.3] (reinstatement value of existing structures with or including new **works)**		
	Direct contractors [10.1.1; 10.2] where applicable, to be included in the contract works insurance		
	Free issue [10.1.1; 10.2] where applicable, to be included in the contract works insurance		
	Escalation, professional fees and reinstatement costs if not included above		
Total of the above contract works insurance amount			
Supplementary insurance [10.1.2]			
Public liability insurance [10.1.3]			
Removal of lateral support insurance [10.1.4]			
Other insurances [10.1.5]: Refer B17.0			
Yes/no?	Yes / If yes, description 1		
Hi Risk Insurance [10.1.5.1]			
Yes/no?	If yes, description 2		

B 7.0 Obligations of the employer [12.1]

Existing premises will be in use and occupied [12.1.2]	Yes/no?	
If yes, description		
Restriction of working hours [12.1.2]	Yes/no?	
If yes, description		
Natural features and known services to be preserved by the **contractor** [12.1.3]	Yes/no?	
If yes, description		
Restrictions to the **site** or areas that the **contractor** may not occupy [12.1.4]	Yes/no?	
If yes, description		
Supply of **free issue** [12.1.10]	Yes/no?	
If yes, description		

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B 8.0 Nominated subcontractors [14.0]

Yes/no?		If yes, description of specialisation

Specialisation 1	
Specialisation 2	
Specialisation 3	
Specialisation 4	
Specialisation 5	

B 9.0 Selected subcontractors [15.0]

Yes/no?		If yes, description of specialisation

Specialisation 1	
Specialisation 2	
Specialisation 3	
Specialisation 4	
Specialisation 5	

B 10.0 Direct contractors [16.0]

Yes/no?		If yes, description of extent of work

Extent of work [12.1.11]	
Extent of work [12.1.11]	
Extent of work [12.1.11]	
Extent of work [12.1.11]	
Extent of work [12.1.11]	

B 11.0 Description of sections [20.1]

Section 1		
Section 2		
Section 3		
Section 4		
Section 5		
Section 6		
Section		Remainder of the **works**

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B 12.0 Possession of site [12.1.5], practical completion [19.0; 20.0] and penalty [24.0]

Practical completion for the **works** as a whole	Intended date of possession of the **site** Refer B17.0 [12.1.5; 12.2.22]	Period for inspection by the **principal agent** [19.3]	The date for **practical completion** shall be the period as indicated below from the date of possession of the **site** by the **contractor** [12.2.7; 24.1]	**Penalty** for late completion [24.1]
		working days	Period in months	Penalty amount per **calendar day** (excl. **tax**)

or where **sections** are applicable

Practical completion of a **section** of the **works**	Intended date of possession of a **section** Refer B17.0 [12.1.5; 12.2.22]	Period for inspection by the **principal agent** [19.3]	The date for **practical completion** shall be the period as indicated below from the date of possession of the **site** by the **contractor** [12.2.7; 24.1]	**Penalty** for late completion [24.1]
		working days	Period in months	Penalty amount per **calendar day** (excl. **tax**)
Section 1				
Section 2				
Section 3				
Section 4				
Section 5				
Section 6				
Section 7				
Section 8				
Remainder of the **works**				

Criteria to achieve **practical completion** not covered in the definition of **practical completion**

B 13.0 Defects liability period [21.0]

Extended defects liability period: Refer B17.0 [21.13]	Yes/no?	
If yes, description of applicable elements	eg: Electrical reticulation / Air conditioning system / Landscaping 13.1 13.2 13.3 13.4 13.5 13.6	

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B 14.0 Payment [25.0]

Date of month for issue of regular **payment certificates** [25.2]			
Contract price adjustment / Cost fluctuations [25.3.4; 26.9.5]	Yes/no?		
If yes, method to calculate			
Employer shall pay the **contractor** within: [25.10]	Twenty-one (21) **calendar days**		

B 15.0 Dispute resolution [30.0]

Adjudication [30.6.1; 30.10] Name of nominating body		
Applicable rules for adjudication [30.6.2]		
Arbitration [30.7.4; 30.10] If Yes, name of nominating body * If No, then dispute will be referred to litigation	Yes/no? *	
Applicable rules for arbitration [30.7.5]		

B 16.0 JBCC® General Preliminaries - selections

Provisional bills of quantities [P2.2]		Yes/no?		
Availability of construction information - is the construction information complete? [P2.3]		Yes/no?		
Previous work - dimensional accuracy - details of previous contract(s) [P3.1]				
Previous work - **defects** - details of previous contract(s) [P3.2]				
Inspection of adjoining properties - details [P3.3]				
Handover of **site** in stages - specific requirements [P4.1]				
Enclosure of the **works** - specific requirements [P4.2]				
Geotechnical and other investigations - specific requirements [P4.3]				
Existing premises occupied - details [P4.5]				
Services - known - specific requirements [P4.6]				
Water [P8.1]	By **contractor**	Yes/no?		
	By **employer**	Yes/no?		
	By **employer** – metered	Yes/no?		
Electricity [P8.2]	By **contractor**	Yes/no?		
	By **employer**	Yes/no?		
	By **employer** – metered	Yes/no?		
Ablution and welfare facilities [P8.3]	By **contractor**	Yes/no?		
	By **employer**	Yes/no?		

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Communication facilities - specific requirements [P8.4]	
Protection of the **works - s**pecific requirements [P11.1]	
Protection / isolation of existing **works** and **works** occupied in **sections -** specific requirements [P11.2]	
Disturbance - specific requirements [P11.5]	
Environmental disturbance - specific requirements [P11.6]	

B 17.0 Changes made to JBCC® documentation

Reference may be made to other documents forming part of this **agreement**

1.1 Definitions

AGREEMENT: The completed Form of Offer and Acceptance, the completed **JBCC®** Principal Building Agreement and **JBCC® contract data for organs of state and other public sector bodies**, the **contract drawings**, the **priced document** and any other documents reduced to writing and signed by the authorised representatives of the **parties**

CONSTRUCTION PERIOD: The period commencing on the date of possession of the **site** by the **contractor** and ending on the date of **practical completion**

CONTRACT DATA FOR ORGANS OF STATE AND OTHER PUBLIC SECTOR BODIES: The document listing the Organs of State and other Public Sector Bodies' requirements and the project specific information

INTEREST: The interest rates applicable on this contract, whether specifically indicated in the relevant clauses or not, will be the rate as determined by the Minister of Finance from time to time, in terms of section 80(1)(b) of the Public Finance Management Act, 1999 (Act No 1 of 1999), calculated as simple interest, in respect of debts owing to the State, and will be the rate as determined by the Minister of Justice and Constitutional Development from time to time, in terms of section 1(2) of the Prescribed Rate of Interest Act, 1975 (Act No 55 of 1975), calculated as simple interest, in respect of debts owing by the State

PRINCIPAL AGENT: The person or entity appointed by the **employer** and named in the **contract data for organs of state and other public sector bodies.** In the event of a **principal agent** not being appointed, then all the duties and obligations of a **principal agent** as detailed in the **agreement** shall be fulfilled by the employer's representative as named in the **contract data for organs of state and other public sector bodies**

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3.0 Offer and Acceptance

Amend 3.3 to read as follows:

This **agreement** shall come into force on the date as stated on the Form of Offer and Acceptance and continue to be of force and effect until the end of the **latent defects** liability period [22.0] notwithstanding termination [29.0] or the certification of **final completion** [21.0] and final payment [25.0]

6.0 Employer's Agents

Add the following as 6.7:

In terms of the clauses listed hereunder, the **employer** has retained its authority and has not given a mandate to the **principal agent**. The **employer** shall sign all documents in relation to clauses 4.2, 14.1.2, 14.1.4, 14.4.1, 14.6, 23.1, 23.2, 23.3, 23.7, 23.8, 26.1, 26.7, 26.12 and 28.4

9.0 Indemnities

9.2.7: Add the following to the end of the first sentence: "…. due to no fault of the **contractor**"

10.0 Insurances

Add the following as 10.1.5.1:

Hi Risk Insurance

In the event of the project being executed in a geological area classified as a "High Risk Area", that is an area which is subject to highly unstable sub-surface conditions that might result in catastrophic ground movement evident by sinkhole or doline formation the following will apply:

10.1.5.1.1 Damage **to the works**

The contractor shall, from the date of possession of the **site** until the date of the **certificate of practical completion**, bear the full risk of and hereby indemnifies and holds harmless the **employer** against any damage to and/or destruction of the **works** consequent upon a catastrophic ground movement as mentioned above. The **contractor** shall take such precautions and security measures and other steps for the protection of the **works** as he may deem necessary

When so instructed to do so by the **principal agent**, the **contractor** shall proceed immediately to remove and/or dispose of any debris arising from damage to or destruction of the **works** and to rebuild, restore, replace and/or repair the **works**, at the **contractor's** own costs

10.1.5.1.2 Injury **to persons or loss of or damage to property**

The **contractor** shall be liable for and hereby indemnifies and holds harmless the **employer** against any liability, loss, claim or proceeding arising at any time during the period of the contract whether arising in common law or by statute, consequent upon personal injuries to or the death of any person whomsoever resulting from, arising out of or caused by a catastrophic ground movement as mentioned above

The **contractor** shall be liable for and hereby indemnifies the **employer** against any and all liability, loss, claim or proceeding consequent upon loss of or damage to any moveable, or immovable property, or personal property, or property contiguous to the **site,** whether belonging to or under the control of the **employer** or any other body or person whomsoever arising out of or caused by a catastrophic ground movement, as mentioned above, which occurred during the period of the contract

10.1.5.1.3
It is the responsibility of the **contractor** to ensure that he has adequate insurance to cover his risk and liability as mentioned in 10.1.5.1.1 and 10.1.5.1.2. Without limiting the **contractor's** obligations in terms of the contract, the **contractor** shall, within twenty-one (21) **calendar days** of the date of possession of the site, but before commencement of the **works**, submit to the **employer** proof of such insurance policy, if requested to do so

10.1.5.1.4
The **employer** shall be entitled to recover any and all losses and/or damages of whatever nature suffered or incurred consequent upon the **contractor's** default of his obligations as set out in 10.1.5.1.1; 10.1.5.1.2 and 10.1.5.1.3. Such losses or damages may be recovered from the **contractor** or by deducting the same from any amounts still due under this contract or under any other contract presently or hereafter existing between the **employer** and the **contractor** and for this purpose all these contracts shall be considered one indivisible whole

11.0 Securities

Amend 11.10 to read as follows:

There shall be no lien or right of retention held by any **contractor** in respect of the **works** executed on **site**

12.0 Obligations of the Parties

Amend 12.1.5 to read as follows:

Give possession of the **site** to the **contractor** within ten (10) **working days** of the **contractor** complying with the terms of 12.2.22

12.2.2: Not applicable

Add the following as 12.2.22:

Within fifteen (15) **working days** of the date of the **agreement** submit to the **principal agent** an acceptable health and safety plan, required in terms of the Occupational Health and Safety Act, 1993 (Act No 85 of 1993)

19.0 Practical Completion

19.5: Delete the words "subject to the **contractor**'s lien or right of continuing possession of the **works** where this has not been waived"

21.0 Defects Liability Period and Final Completion

Add the following as 21.13:

The ninety (90) **calendar days** defects liability period for the **works** [21.1] is replaced with a period of three hundred and sixty-five (365) **calendar days** in respect of the listed applicable elements

25.0 Payment

25.7.5: Not applicable

25.10: Delete the words "and/or **compensatory interest**"

25.14.2: Not applicable

27.0 Recovery of Expense and/or Loss

27.1.5: Not applicable

29.0 Termination

Add the following after 29.1.3:

or where …

29.1.4: The **contractor**'s estate has been sequestrated, liquidated or surrendered in terms of the insolvency laws in force within the Republic of South Africa

29.1.5: The **contractor** has engaged in corrupt or fraudulent practices in competing for or in executing the contract

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C TENDERER'S SELECTIONS

C 1.0 Securities [11.0]

Guarantee for construction: Select Option A or B ☐

Option A	**Guarantee for construction** (variable) by **contractor** [11.1.1]

Option B	**Guarantee for construction** (fixed) by **contractor** [11.1.2]

Guarantee for payment by **employer** [11.5.1; 11.10]	Not applicable

Advance payment, subject to a **guarantee for advance payment** [11.2.2; 11.3]	Not applicable

C 2.0 Contractor's annual holiday periods during the construction period

Year 1 **contractor**'s annual holiday period	start date		end date	
Year 2 **contractor**'s annual holiday period	start date		end date	
Year 3 **contractor**'s annual holiday period	start date		end date	

C 3.0 Payment of preliminaries [25.0]

Contractor's selection

Select Option A or B ☐

Where the **contractor** does not select an option, Option A shall apply

Payment methods

Option A	The **preliminaries** shall be paid in accordance with an amount prorated to the value of the **works** executed in the same ratio as the amount of the **preliminaries** to the **contract sum**, which **contract sum** shall exclude the amount of **preliminaries**. Contingency sum(s) and any provision for cost fluctuations shall be excluded for the calculation of the aforesaid ratio

Option B	The **preliminaries** shall be paid in accordance with an amount agreed by the **principal agent** and the **contractor** in terms of the **priced document** to identify an initial establishment charge, a time-related charge and a final dis-establishment charge. Payment of the time-related charge shall be assessed by the **principal agent** and adjusted from time to time as may be necessary to take into account the rate of progress of the **works**

Lump sum contract

Where the amount of **preliminaries** is not provided it shall be taken as 7.5% (seven and a half per cent) of the **contract sum**, excluding contingency sum(s) and any provision for cost fluctuations

C 4.0 Adjustment of preliminaries [26.9.4]

Contractor's selection

Select Option A or B ☐

Where the **contractor** does not select an option, Option A shall apply

Provision of particulars

The **contractor** shall provide the particulars for the purpose of the adjustment of **preliminaries** in terms of his selection. Where completion in **sections** is required, the **contractor** shall provide an apportionment of **preliminaries** per **section**

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Option A	An allocation of the **preliminaries** amounts into Fixed, Value-related and Time-related amounts as defined for adjustment method Option A below, within fifteen (15) **working days** of the date of acceptance of the tender

Option B	A detailed breakdown of the **preliminaries** amounts within fifteen (15) **working days** of possession of the **site**. Such breakdown shall include, inter alia, the administrative and supervisory staff, the use of **construction equipment**, establishment and dis-establishment charges, insurances and guarantees, all in terms of the **programme**

Adjustment methods

The amount of **preliminaries** shall be adjusted to take account of the effect which changes in time and/or value have on **preliminaries**. Such adjustment shall be based on the particulars provided by the **contractor** for this purpose in terms of Options A or B, shall preclude any further adjustment of the amount of **preliminaries** and shall apply notwithstanding the actual employment of resources by the **contractor** in the execution of the **works**

Option A	The **preliminaries** shall be adjusted in accordance with the allocation of **preliminaries** amounts provided by the **contractor,** apportioned to **sections** where completion in **sections** is required Fixed - An amount which shall not be varied Value-related - An amount varied in proportion to the **contract value** as compared to the **contract sum**. Both the **contract sum** and the **contract value** shall exclude the amount of **preliminaries**, contingency sum(s) and any provision for cost fluctuations Time-related - An amount varied in proportion to the number of **calendar days** extension to the date of **practical completion** to which the **contractor** is entitled with an adjustment of the **contract value** [23.2; 23.3] as compared to the number of **calendar days** in the initial **construction period** [26.9.4]

Option B	The adjustment of **preliminaries** shall be based on the number of **calendar days** extension to the date of **practical completion** to which the **contractor** is entitled with an adjustment of the **contract value** [23.2; 23.3] as compared to the number of **calendar days** in the initial **construction period** [26.9.4] The adjustment shall take into account the resources as set out in the detailed breakdown of the **preliminaries** for the period of construction during which the delay occurred

Failure to provide particulars within the period stated

Option A	Where the allocation of **preliminaries** amounts for Option A is not provided, the following allocation of **preliminaries** amounts shall apply: Fixed - Ten per cent (10%) Value-related - Fifteen per cent (15%) Time-related - Seventy-five per cent (75%) Where the apportionment of the **preliminaries** per **section** is not provided, the categorised amounts shall be prorated to the cost of each **section** within the **contract sum** as determined by the **principal agent**

Option B	Where the detailed breakdown of **preliminaries** amounts for Option B is not provided, Option A shall apply

Lump sum contract

Where the amount of **preliminaries** is not provided it shall be taken as 7.5% (seven and a half per cent) of the **contract sum**, excluding contingency sum(s) and any provision for cost fluctuations

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ANNEXURE B

Item No		Quantity	Rate	Amount
	SECTION NO. 1			
	BILL NO 1			
	PRELIMINARIES			
	BUILDING AGREEMENT AND PRELIMINARIES			
	Preambles			
	Guidelines			
	The JBCC Principal Building Agreement edition 6.2 (May 2018) with organs of state contract data prepared by the Joint Building Contract Committee shall be the applicable building agreement, amended as hereinafter described			
	The JBCC Preliminaries (May 2018 edition 6.2) published by the Joint Building Contracts Committee for use with the said JBCC Principal Building Agreement shall be deemed to be incorporated in these bills of quantities			
	The ASAQS Model Preambles for Trades (November 2008 edition) as published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claims arising from brevity of description of items fully described in the said Model Preambles will be entertained. Supplementary preambles are incorporated in these bills of quantities to satisfy the requirements of this project. Such supplementary preambles shall take precedence over the provisions of the said Model Preambles			
	The ASAQS Standard System of Measuring Building Work, Seventh Edition (2015) as published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claims arising from brevity of description of items fully described in the said Standard System			
	Carried Forward		R	

Brought Forward		R	
General Tenderers are referred to the above mentioned documents for the full intent and meaning of each clause thereof These clauses are hereinafter referred to by clause number and heading only. Where standard clauses or alternatives are not entirely applicable to this agreement such modifications, corrections or supplements as will apply are given under each relevant clause heading and such modifications, corrections or supplements shall take precedence notwithstanding anything contrary contained in the above mentioned documents Project specific Attention is drawn to the type of building contract mentioned above, tenderers to duly take note that no deposits/payments to be done for material off site without the required guarantee for advance payment, etc. **Pricing of this BOQ** Preliminaries The amount entered into the amount column in these preliminaries is to be divided into one or more of the three categories provided namely Fixed (F), Value Related (V) and Time Related (T). Not all preliminaries items have to be priced, only the applicable items for the tenderer Building and External work (Measured items) All items have to be priced. Should no rate be inserted it will be deemed as no cost or included elsewhere Provisional Amounts Tender are not allowed to change amounts, only profit and attendance may be added if required.			
Carried Forward		R	
SECTION NO. 1 PRELIMINARIES AND GENERAL BILL NO. 1 PRELIMINARIES			

	Brought Forward		R	
	SECTION A - PRINCIPAL BUILDING AGREEMENT JBCC 6.2			
	Interpretation			
1	Clause 1 - Definitions and Interpretation	Item		
2	Clause 2 - Law, Regulations and Notices	Item		
3	Clause 3 - Offer and Acceptance	Item		
4	Clause 4 - Cession and Assignment	Item		
5	Clause 5 - Documents	Item		
6	Clause 6 - Employers`s Agents	Item		
7	Clause 7 - Design Responsibility	Item		
	Insurances and Securities			
8	Clause 8 - Works Risk	Item		
9	Clause 9 - Indemnities	Item		
10	Clause 10 - Insurances	Item		
11	Clause 11 - Securities	Item		
	Execution			
12	Clause 12 - Obligations of the Parties	Item		
13	Clause 13 - Setting Out	Item		
14	Clause 14 - Nominated Subcontractors	Item		
15	Clause 15 - Selected Subcontractors	Item		
16	Clause 16 - Direct Contractors	Item		
17	Clause 17 - Contract Instructions	Item		
	Carried Forward		R	
	SECTION NO. 1 PRELIMINARIES AND GENERAL BILL NO. 1 PRELIMINARIES			

	Brought Forward		R	
	Completion			
18	Clause 18 - Interim Completion	Item		
19	Clause 19 - Practical Completion	Item		
20	Clause 20 - Completion in Sections	Item		
21	Clause 21 - Defects Liability Period and Final Completion	Item		
22	Clause 22 - Latent Defects Liability Period	Item		
23	Clause 23 - Revision of Date for Practical Completion	Item		
24	Clause 24 - Penalty for Late or Non completion	Item		
	Payment			
25	Clause 25 - Payment	Item		
26	Clause 26 - Adjustment of the Contract Value and Final Account	Item		
27	Clause 27 - Recovery of Expense and/or Loss	Item		
	Suspension and Termination			
28	Clause 28 - Suspension by the Contractor	Item		
29	Clause 29 - Termination	Item		
	Dispute Resolution			
30	Clause 30 - Dispute Resolution	Item		
	SECTION B - JBCC PRELIMINARIES			
	Definition and Interpretation			
31	1.1 - Definitions	Item		
32	1.2 - Interpretation	Item		
	Carried Forward		R	
	SECTION NO. 1 PRELIMINARIES AND GENERAL BILL NO. 1 PRELIMINARIES			

	Brought Forward		R	
	Documents			
33	2.1 - Checking of documents	Item		
34	2.2 - Provisional bills of quantities	Item		
35	2.3 - Availability of construction documentation	Item		
36	2.4 - Ordering of materials and goods	Item		
	Previous Work and Adjoining Properties			
37	3.1 - Previous work - dimensional accuracy	Item		
38	3.2 - Previous work - defects	Item		
39	3.3 - Inspection of adjoining properties	Item		
	The site			
40	4.1 - Handover of site in stages	Item		
41	4.2 - Enclosure of the works	Item		
42	4.3 - Geotechnical and other investigations	Item		
43	4.4 - Encroachments	Item		
44	4.5 - Existing premises occupied	Item		
45	4.6 - Services - known	Item		
	Management of Contract			
46	5.1 - Management of the works	Item		
47	5.2 - Progress meetings	Item		
48	5.3 - Technical meetings	Item		
	Carried Forward		R	
	SECTION NO. 1 PRELIMINARIES AND GENERAL BILL NO. 1 PRELIMINARIES			

	Brought Forward		R	
	Samples, Shop Drawings and Manufacturers Instructions			
49	6.1 - Samples of materials	Item		
50	6.2 - Workmanship samples	Item		
51	6.3 - Shop drawings	Item		
52	6.4 - Compliance with manufacturer's instructions	Item		
	Deposits and Fees			
53	7.1 - Deposits and fees	Item		
	Temporary Services			
54	8.1 - Water	Item		
	Option A (By Contractor) - Yes Option B (By Employer - Free of charge) - No Option C (By Employer - Metered) - No			
55	8.2 - Electricity	Item		
	Option A (By Contractor) - Yes Option B (By Employer - Free of charge) - No Option C (By Employer - Metered) - No			
56	8.3 - Ablution and welfare facilities	Item		
	Option A (By Contractor) - Yes Option B (By Employer) - No			
57	8.4 - Communication facilities	Item		
	Prime Cost Amounts			
58	9.1 - Responsibility for prime cost amounts	Item		
	Attendance on Subcontractors			
59	10.1 - General attendance	Item		
	Carried Forward		R	
	SECTION NO. 1 PRELIMINARIES AND GENERAL BILL NO. 1 PRELIMINARIES			

	Brought Forward		R	
60	10.2 - Special attendance	Item		
	General			
61	11.1 - Protection of the works	Item		
62	11.2 - Protection/isolation of existing works and works occupied in sections	Item		
63	11.3 - Security of the works	Item		
64	11.4 - Notice before covering work	Item		
65	11.5 - Disturbance	Item		
66	11.6 - Environmental disturbance	Item		
67	11.7 - Works cleaning and clearing	Item		
68	11.8 - Vermin	Item		
69	11.9 - Overhand work	Item		
70	11.10 - Tenant installations	Item		
71	11.11 - Advertising	Item		
	SECTION C - SPECIFIC PRELIMINARIES			
	Cost management			
72	The contractor shall assist and respond to enquiries and quote request from the employer and his/her agent(s) in a timeous manner that does not influence the programming of the works.	Item		
	Occupational Health and Safety specification			
73	The contractor shall comply with all the requirements set out in the health and safety specifications forming part of this tender document, refer Annexures	Item		
	Carried Forward		R	
	SECTION NO. 1 PRELIMINARIES AND GENERAL BILL NO. 1 PRELIMINARIES			

	Brought Forward		R	
	Signs and notices			
74	Contractor to supply and erect project team contact board on site and remove on completion.	Item		
	Site enclosure			
75	Contractor to enclose site with temporary shade netting with timber poles, including lockable gate	Item		
	SECTION D - CONTRACT DATA			
	Refer to main tender document for applicable information (Notes to tenderer)			
	A - Project information			
	1.0 - Works			
	Main contract for new store for Disaster Management consisting of approximately 810m² of building area, with associated external works. To be completed in sections			
	2.0 - Site			
	Erf 29657, Steinhoff Industrial Park, George			
	3.0 - Employer			
	Garden Route District Municipality 54 York Street George 6530			
	4.0 - Principal agent			
	To be confirmed			
	Carried Forward		R	

SECTION NO. 1
PRELIMINARIES AND GENERAL
BILL NO. 1
PRELIMINARIES

Brought Forward		R	
5.0 - Agent (Architect) TruSpace 4 Sowden Street Waverley Bloemfontein 9332 Braam Greef 082-305 0568 braam@truspace.co.za 6.0 - Agent (Quantity Surveyor) Practicost Quantity Surveyors Dynarc House, 31 Courtenay street George 6530 Willmar Smith 044 333 0444 info@practicost.co.za 7.0 - Agent (Structural & Civil Engineer) DMS Consulting Structural Egnineers 7 Bloemhof Building 65 York street George 6536 Gabriël Delport 044 874 6042 gabriel@dmsgeorge.co.za 8.0 - Agent (Health & Safety Consultant) SHE Group 96 Merriman Street George 6530 Francois du Toit 044-873 2530 tokkie@shegroup.co.za **B - Contract information**			
Carried Forward		R	
SECTION NO. 1 PRELIMINARIES AND GENERAL BILL NO. 1 PRELIMINARIES			

Brought Forward		R	
1.0 - Definitions			
Bills of quantities: Yes, complied as per standard system 2015			
2.0 - Law, regulations and notices			
Law applicable to the works: Republic of South Africa			
3.0 - Offer and acceptance			
Currency applicable to this agreement: ZAR			
4.0 - Documents			
The original signed agreement is to be held by: The Principal agent			
Contract drawings:			
Architect (Truspace): 2025_BU019_(t)_002 Rev 0 - Site layout: Proposed new layout 2025_BU019_(t)_101 Rev 0 - Ground Floor Plan 2025_BU019_(t)_102 Rev 0 - Roof plan & Electrical Layout 2025_BU019_(t)_201 Rev 0 - Elevations 2025_BU019_(t)_301 Rev 0 - Sections 2025_BU019_(t)_401 Rev 0 - Details 2025_BU019_(t)_501 Rev 0 - Door schedule 2025_BU019_(t)_503 Rev 0 - Finishing schedule			
Engineer (DMS consulting structural engineering): Z108-1 - General notes Z108-2 - Store Foundation Layout Z108-2 - Bending schedule Z108-3 - Store Roof Layout Z108-4 - Store Section B & Elevation Z108-5 - Store Section A Z108-6 - Typical surface bed joints & layers, and paving specifications			
Carried Forward		R	
SECTION NO. 1 PRELIMINARIES AND GENERAL BILL NO. 1 PRELIMINARIES			

Brought Forward		R	
5.0 - Employer's agents			
Noted elsewhere			
6.0 - Insurances			
Contract works insurance -Yes by contractor, contract sum + 20%			
Supplementary insurance -Yes by contractor			
Public liability insurance -Yes by contractor R 5 000 000.00			
Removal of lateral support insurance -N/A			
Other insurances -N/A			
Support insurances -If required			
Special insurances -If required			
7.0 - Obligations of the employer			
TBC			
8.0 - Nominated subcontractors			
N/A			
9.0 - Direct contractors			
N/A			
Carried Forward		R	
SECTION NO. 1 PRELIMINARIES AND GENERAL BILL NO. 1 PRELIMINARIES			

Brought Forward		R	
10.0 - Description of sections			
Section A: Floor and roof structure only for 6 Bays of 14 bays to be constructed Section B: To be confirmed Section C: To be confirmed			
Objective of sections is to support the client's yearly budget allocation			
11.0 - Possession of site, practical completion and penalties			
Intended date of possession of the site:			
Section A: Refer main tender documentation Section B: Date to be confirmed Section C: Date to be confirmed			
Date for practical completion:			
Section A: Refer main tender documentation Section B: Date to be confirmed Section C: Date to be confirmed			
Penalty:			
Section A: Refer main tender documentation Section B: Amount to be confirmed per calender day Section C: Amount to be confirmed per calender day			
12.0 - Payment			
Date of month for issue of regular payment certificates: 25th			
Cost fluctuations: Yes, as per contract price adjustment provisions indices released by statistics South Africa (CPAP)			
Carried Forward		R	
SECTION NO. 1 PRELIMINARIES AND GENERAL BILL NO. 1 PRELIMINARIES			

Brought Forward		R	
13.0 - Dispute resolution			
Adjudication: Association of Arbitrators South Africa, or otherwise agreed between parties Arbitration: Association of Arbitrators South Africa, or otherwise agreed between parties			
14.0 - JBCC General preliminaries - selections			
Refer above schedule of variables, section B			
15.0 - Changes made to JBCC documentation			
Refer to JBCC Edition 6.2, May 2018 Organs of State contract data, Page 10 Clause 17			
C - Tender closing			
Refer tender data			
D - Tenderer`s selections			
1.0 - Securities			
Guarantee for construction: Tenderer to select security options on form of tender			
2.0 - Contractor's annual holiday periods during the construction period			
Tenderer to declare annual holiday periods on form of tender			
3.0 - Payment of preliminaries			
Tenderer to select options on form of tender			
4.0 - Adjustment of preliminaries			
Tenderer to select options on form of tender			
Carried Forward		R	
SECTION NO. 1 PRELIMINARIES AND GENERAL BILL NO. 1 PRELIMINARIES			

Brought Forward		R	
E - Form of tender			
Refer to main tender document for applicable information (Notes to tenderer)			
SUMMARY			
As noted previously all preliminaries and general must be allocated to fixed, time- and value related costs. Please declare amounts below:			
Total amounts:			
Fixed:.....			
Time related:.....			
Value related:.....			
Carried to Final Summary		R	
SECTION NO. 1 PRELIMINARIES AND GENERAL BILL NO. 1 PRELIMINARIES			

Item No			Quantity	Rate	Amount
	SECTION NO. 2				
	BILL NO. 1				
	EARTHWORKS				
	GENERAL				
	Supplementary Preambles				
	All excavations are measured as being in "earth" unless otherwise described, tenders are advised to visit the site before pricing this document to determine soil conditions				
	All earthworks is measured provisionally, contractor must be able to verify excavation depths during construction by marking depths on a drawing				
	All quantities is measured net, tenderer must allow in his/her pricing for bulking of materials				
	Descriptions of extra over excavations for encountering rock, etv, includes the difficulty of excavation, handling and carting away to a site located by the contractor				
	Before any excavated material is cart away, the contractor to liaise with the professional team in regard to possibly re-use the materials for other works				
	Project specific notes				
	All descriptions in this bill of quantities referring to or describing a specific supplier can be deemed as **"or similar approved"**. Tenderer must declare his/her deviations upon request from client or agents				
	SITE CLEARANCE				
	The removal of topsoil, rubbish, debris, vegetation, hedges and trees				
1	Clear site 100mm thick to remove topsoil and trees not exceeding 200mm girth, including cart away all materials	m2	1 796		
	A : 374 B : 1422 C : 0				
	EXCAVATIONS, ETC.				
	Excavations for trenches, holes and platforms				
	Carried Forward			R	

	Brought Forward			R	
	Excavate in earth (pickable material) below reduced or natural ground level and set aside as heap for later use				
2	Column bases not exceeding 2m deep A : 15 B : 15 C : 0	m3	29		
3	Strip footings to walls not exceeding 2m deep A : 29 B : 33 C : 0	m3	62		
4	Reduce ground levels not exceeding 2m deep A : 36 B : 48 C : 0	m3	85		
	Carting away of excavated materials				
5	Surplus material from excavations and/or stock piles on site to a approved dumping site to be located by the contractor. (net quantities) A : 36 B : 43 C : 0	m3	80		
	Risk of collapse of excavations				
6	Sides of trench and hole excavations not exceeding 1,5m deep A : 113 B : 123 C : 0	m2	236		
	Keeping excavations free of water				
7	Allow for keeping excavations free of rainwater and mud by pumping or bailing		Item		
	FILLING, COMPACTION, ETC.				
	Backfilling				
	Earth filling obtained from the excavations or hauled from heap not exceeding 100m away and compacted as per Mod AASHTO density				
8	Backfilling to trenches, holes (93% density) A : 19 B : 21 C : 0	m3	40		
9	Backfilling under floors (93% density) A : 24 B : 32 C : 0	m3	56		
	Imported layerwork filling				
	Carried Forward			R	

SECTION NO. 2
BUILDING WORKS
BILL NO. 1
EARTHWORKS

	Brought Forward			R	
	G7 filling supplied by the contractor compacted as per Mod AASHTO density				
10	Filling under floors (95% density) A : 45 B : 60 C : 0	m3	106		
11	Filling under floors (98% density) A : 45 B : 60 C : 0	m3	106		
	Compaction of surfaces				
	Compaction of ground and filling surface areas etc., breaking down oversize materials, trimming and compacted as per Mod AASHTO density				
12	On excavated platform, compacted to 93% density A : 303 B : 403 C : 0	m2	705		
	Tests				
	Allowance for tests to be carried out when instructed by the engineer				
13	MDD (Maximum dry density) test A : 4 B : 5 C : 0	No	9		
	Please provide rate only for consideration				
14	Mod AASHTO density test A : 0.0 B : 0.0 C : 0.0	No			
15	Nuclear troxler density test A : 0.0 B : 0.0 C : 0.0	No			
	Carried Forward to Sectional Summary: 2			R	
	SECTION NO. 2 BUILDING WORKS BILL NO. 1 EARTHWORKS				

Item No			Quantity	Rate	Amount
	SECTION NO. 2				
	BILL NO. 2				
	CONCRETE, FORMWORK AND REINFORCEMENT				
	CONCRETE				
	GENERAL				
	Supplementary Preambles				
	The tenderer to study the layout of the project and allow the needed concrete pumps where needed				
	All waste and shrinkage of concrete to be incorporated in the rates, quantities will be measured net. All additional concrete due to excavation sides collapse or over excavated areas must be for the contractors account, the risk for these cost must allowed for under earthworks, risk of collapse				
	Concrete strength to be classified at 28days				
	Project specific notes				
	All descriptions in this bill of quantities referring to or describing a specific supplier can be deemed as **"or similar approved"**. Tenderer must declare his/her deviations upon request from client or agents				
	CONCRETE COMPONENTS				
	Concrete (with 19mm Stone), cast to excavated surfaces or created platforms				
	25Mpa reinforced concrete				
1	Strip footings A : 9 B : 10 C : 0	m3	19		
2	Column bases A : 5 B : 5 C : 0	m3	10		
	30Mpa reinforced concrete				
3	Surface beds A : 51 B : 68 C : 0	m3	120		
	Carried Forward			R	

	Brought Forward			R	
	Concrete (with 19mm Stone), cast to brickwork / formwork				
	20Mpa unreinforced concrete				
4	Cavity walls infill in foundations A : 3 B : 3 C : 0	m3	6		
	30Mpa reinforced concrete				
5	Columns in foundations A : 2 B : 2 C : 0	m3	4		
6	Columns A : 6 B : 6 C : 0	m3	12		
	SURFACE TREATMENT				
	Finishing top surfaces of concrete smooth to degree of accuracy II				
	Power float for larger areas and steel trowel for confined spaces				
7	Surface beds A : 303 B : 403 C : 0	m2	705		
	GROOVES, CHANNELS, JOINTS, ETC.				
	Saw cut joints				
	Cut in surface beds within 24hours				
8	6x30mm deep A : 123 B : 172 C : 0	m	294		
	Isolation Joints				
	Impregnated soft board between horizontal surfaces				
9	10mm Thick between surface bed and brick walls 160mm high A : 53 B : 64 C : 0	m	117		
	Construction joints				
	Carried Forward			R	

SECTION NO. 2
BUILDING WORKS
BILL NO. 2
CONCRETE, FORMWORK AND REINFORCEMENT

	Brought Forward			R	
	Key joints				
10	Form construction key joint in 170mm surface bed with 15x25mm trapezoid shape chamfer cast, including debonding agent to joint face of first side cast A : 11 B : 39 C : 0	m	50		
	TEST BLOCKS AND TESTING				
	Test blocks				
11	Allow for preparing one set (3) concrete "strength test cubes", delivered for testing and for paying all charges in connection therewith. (provisional) A : 5 B : 6 C : 0	No	12		
	FORMWORK				
	GENERAL				
	Description of formwork shall be deemed to include use and waste only (except where described as "left in" or "permanent"), for fitting together in the required forms, wedging, plumbing and fixing to true angles and surfaces as necessary to ensure easy release during stripping and for reconditioning as necessary before re-use				
	Formwork to soffits of solid etc shall be deemed to be slabs not exceeding 250mm thick unless otherwise described				
	Formwork items with no height indication in description shall be deemed to exceed 1.5m and not exceed 3.5m from bearing level				
	Formwork to sides of bases, pile caps, ground beams, etc, will only be measured where it is prescribed by the engineer for design reasons. Formwork necessitated by irregularity or collapse of excavated faces will not be measured and the cost thereof shall be deemed to be included in the allowance for taking the risk of collapse of the sides of the excavations, provision for which is made in "Earthworks"				
	Intersections, holes for rods, bolts, pipes and the like, propping, maintaining and removing to be included				
	Carried Forward			R	

SECTION NO. 2
BUILDING WORKS
BILL NO. 2
CONCRETE, FORMWORK AND REINFORCEMENT

	Brought Forward			R	
	SMOOTH FORMWORK (DEGREE OF ACCURACY II)				
	Columns				
	To sides				
12	Formwork to square columns in foundations A : 15 B : 15 C : 0	m2	29		
13	Formwork to rectangular columns in foundations A : 4 B : 4 C : 0	m2	8		
	To sides (exceeding 3.5m and not exceeding 5.0m high from bearing level)				
14	Formwork to rectangular columns A : 18 B : 18 C : 0	m2	37		
15	Formwork to square columns A : 43 B : 43 C : 0	m2	86		
	REINFORCEMENT				
	GENERAL				
	No separation of reinforcement shall be made for different concrete components				
	Bending, hooked ends and binding wire, cover blocks and spacers in accordance with the relevant SABS codes of practise and maintaining position during pouring concrete				
	Engineer to be notified before concrete can be poured to inspect reinforcing fixing, etc.				
	Reinforcement to be galvanised or otherwise treated shall be given separately				
	Mesh areas to be measured in net quantities				
	REINFORCEMENT				
	Bar reinforcement				
	Carried Forward			R	

SECTION NO. 2
BUILDING WORKS
BILL NO. 2
CONCRETE, FORMWORK AND REINFORCEMENT

	Brought Forward			R	
	High tensile steel reinforcement to structural concrete work				
16	8 - 40mm Diameter bars A : 2 B : 2 C : 0	t	4		
	High tensile mesh placed in floors				
17	Ref. 245 in surface beds A : 303 B : 403 C : 0	m2	705		
	Carried Forward to Sectional Summary: 2			R	

SECTION NO. 2
BUILDING WORKS
BILL NO. 2
CONCRETE, FORMWORK AND REINFORCEMENT

Item No			Quantity	Rate	Amount
	SECTION NO. 2				
	BILL NO. 3				
	MASONRY				
	GENERAL				
	Supplementary Preambles				
	Half brick walls is classified as 110mm walls. One brick wall is classified as 220mm walls. One and half brick walls is classified as 330mm walls. Two brick walls is classified as 440mm walls.				
	All standard brickwork to be 14Mpa NFP Bricks				
	Face bricks shall be ordered timeously to obtain uniformity in size and colour				
	Cavity walls to include for wall ties, weepholes where required				
	Project specific notes				
	All descriptions in this bill of quantities referring to or describing a specific supplier can be deemed as **"or similar approved"**. Tenderer must declare his/her deviations upon request from client or agents				
	BRICKWORK				
	Brickwork in class II mortar, 14Mpa approved clay bricks				
	Hollow walls consisting of two half brick skins				
1	Cavity wall (Approx 270-370mm) in foundations or retaining (concrete cavity infill measured elsewhere) A : 49 B : 57 C : 0	m2	106		
2	Cavity wall (Approx 270-370mm) A : 0 B : 95 C : 0	m2	95		
	Brickwork sundries				
	Carried Forward			R	

	Brought Forward			R	
	Closing cavities				
3	Extra over cavity walls for close up brick cavity not exceeding 150mm wide at reveals, stop ends, etc A : 0 B : 7 C : 0	m	7		
4	Horizontal top brickwork, cavity 60mm wide A : 0 B : 51 C : 0	m	51		
	Movement joints in brickwork				
	Jointex or similar expanded polyethylene between vertical surfaces				
5	10mm Thick between columns and brick walls 110mm wide A : 6 B : 6 C : 0	m	12		
6	10mm Thick between columns and brick walls 280mm wide A : 12 B : 54 C : 0	m	66		
	Expansion joint				
7	10mm Thick "jointex" in vertical brickwork A : 0 B : 19 C : 0	m2	19		
	Reinforcement to brickwork				
	Brickwork reinforcement wire build into horizontal joints of brickwork				
8	75mm Wide reinforcement in half brick and 280mm cavity brick walls A : 1161 B : 1902 C : 0	m	3 063		
	FACE BRICKWORK				
	Face bricks pointed with recessed horizontal and vertical joints in class I mortar				
	"Corobrick Golden Wheat Travertine" fair faced brickwork				
9	Extra over brickwork in NFP clay bricks for flush joint face brickwork in running bond, pointed one side only A : 12 B : 109 C : 0	m2	121		
	Carried Forward			R	

SECTION NO. 2
BUILDING WORKS
BILL NO. 3
MASONRY

	Brought Forward			R	
	MISCELLANEOUS				
	Hoop iron ties, cramps, etc.				
	Galvanised plates				
10	1.6x30x500mm long, shot pinned to concrete A : 90 B : 245 C : 0	No	335		
11	1.6x30x500mm long, shotpinned to steel member A : 0 B : 88 C : 0	No	88		
	Carried Forward to Sectional Summary: 2			R	

SECTION NO. 2
BUILDING WORKS
BILL NO. 3
MASONRY

Item No			Quantity	Rate	Amount
	SECTION NO. 2				
	BILL NO. 4				
	WATERPROOFING				
	GENERAL				
	Supplementary Preambles				
	All waterproofing installations shall be laid under a ten year guarantee				
	All specified products to be laid or applied by an approved applicator related to the specified product				
	Project specific notes				
	All descriptions in this bill of quantities referring to or describing a specific supplier can be deemed as **"or similar approved"**. Tenderer must declare his/her deviations upon request from client or agents				
	DAMP PROOF COURSE				
	In foundations and brickwork				
	250 Microns black waterproofing membrane with minimum overlaps of 150mm, sealed with 48mm approved sealing strips				
1	Laid on ground or filling under solid floors A : 312 B : 414 C : 0	m2	725		
	375 Microns orange waterproofing membrane with minimum overlaps of 150mm, sealed with 48mm approved sealing strips				
2	Below brick walls A : 0 B : 14 C : 0	m2	14		
	WATERSTOPS, SEALING STRIPS, JOINT SEALANTS, ETC.				
	Joint sealants				
	Carried Forward			R	

	Brought Forward			R	
	Suitable polysulphide sealing compound all in accordance with manufacturers recommendations. All surfaces must be clean, dry and free from loose matter, oil, grease and other contaminants				
3	6x10mm In saw cut joints A : 123 B : 172 C : 0	m	294		
4	10x10mm In isolation joints A : 53 B : 64 C : 0	m	117		
	Backing cords, closed cell polyethylene foam				
5	6mm sealant backing cord A : 123 B : 172 C : 0	m	294		
	Carried Forward to Sectional Summary: 2			R	
	SECTION NO. 2 BUILDING WORKS BILL NO. 4 WATERPROOFING				

Item No			Quantity	Rate	Amount
	SECTION NO. 2				
	BILL NO. 5				
	ROOF COVERINGS, CLADDING, ETC.				
	GENERAL				
	Supplementary Preambles				
	The tenderer to study the layout of the project and allow the needed cutting list for the roof layout				
	Project specific notes				
	All descriptions in this bill of quantities referring to or describing a specific supplier can be deemed as **"or similar approved"**. Tenderer must declare his/her deviations upon request from client or agents				
	PROFILED METAL SHEETING AND ACCESSORIES				
	Coverings, concealed fix profiles				
	"Safintra Saflock 410" 0.50mm thick aluminium-zink steel roof sheeting in continuous lengths laid on insulation (insulation measured elsewhere), fixed with "Saflock 410" clips and approved wafer head screws, 10x22mm "metalfix" to steel purlins and/or 10x45mm "timberfix" to timber purlins				
1	Roof covering with pitch not exceeding 25 degrees fixed to steel purlins at approximately 1000mm centres (Colour: TBC)	m2	893		
	A : 353 B : 541 C : 0				
2	Side cladding running vertical fixed to steel purlins at approximately 1500mm centres	m2	270		
	A : 0 B : 270 C : 0				
	Flashings				
	Approved "Saflock" concealed fix flashings to match roof coverings, including bend-ups where required on coverings to match roof sheets				
3	Apex flashing 550mm girth, three bends	m	30		
	A : 0 B : 30 C : 0				
	Carried Forward			R	

	Brought Forward			R	
4	Barge/Gable flashing 580mm girth, two bends A : 0 B : 54 C : 0	m	54		
5	Custom slanted U-flashing 845mm girth, three bends A : 0 B : 18 C : 0	m	18		
6	Drip flashing 231mm girth, three bends A : 0 B : 51 C : 0	m	51		
	Extra over for sundries				
7	Narrow and broad flute metal closures for applicable sheeting profile fixed to other flashings A : 0 B : 30 C : 0	m	30		
8	Moulded narrow and broad rib polyethylene filler blocks for applicable sheeting profile laid under flashing A : 0 B : 30 C : 0	m	30		
9	Extra over flashing for cutting notches to match sheet profile A : 0 B : 84 C : 0	m	84		
10	Extra over custom U-flashing for cutting special slanted notches A : 0 B : 18 C : 0	m	18		
	INSULATION				
	"Alububble", double sided aluminium foil				
11	4mm thick Insulation sheeting laid taut over purlins A : 319 B : 417 C : 0	m2	736		
	Carried Forward to Sectional Summary: 2			R	

SECTION NO. 2
BUILDING WORKS
BILL NO. 5
ROOF COVERINGS, CLADDING, ETC

Item No			Quantity	Rate	Amount
	SECTION NO. 2				
	BILL NO. 6				
	STRUCTURAL STEEL AND METALWORK				
	GENERAL				
	Supplementary Preambles				
	The contractor must ensure adequate structural stability of the structure for the full duration of erection. The contractor shall design, supply, erect, maintain and remove upon completion all temporary bracing and fixing mechanisms to achieve the above.				
	Tenderer to study the layout of the project and allow the required rigging methodology during construction				
	Project specific notes				
	Shop drawings to be submitted for approval before fabrication can commence				
	All descriptions in this bill of quantities referring to or describing a specific supplier can be deemed as **"or similar approved"**. Tenderer must declare his/her deviations upon request from client or agents				
	COLUMNS, BEAMS, ETC.				
	Welded columns in single lengths not exceeding 13m fixed into position				
	Galvanised				
1	152x152x23 H-Section columns A : 0.29 B : 0.29 C : 0.00	t	0.57		
2	203x203x46 H- Section columns A : 1.57 B : 1.57 C : 0.00	t	3.14		
	Welded beams in single lengths not exceeding 13m fixed into position				
	Galvanised				
3	60x60x6mm Angle as girders A : 0.69 B : 0.69 C : 0.00	t	1.38		
	Carried Forward			R	

	Brought Forward			R	
4	80x80x6mm Angle as girders A : 1.67 B : 1.67 C : 0.00	t	3.34		
5	140x73x13 (IPE 140) I-Section as rafters A : 0.14 B : 0.14 C : 0.00	t	0.29		
6	200x100x22.4 (IPE 200) I-Section beams A : 1.14 B : 1.52 C : 0.00	t	2.66		
	PURLINS, GIRTS, BRACING, SAG RODS, ETC.				
	Mild steel purlins fixed into position				
	Pre-galvanised and cold formed				
7	125x65x20x2.5mm Lipped channel section purlins bolted to cleats A : 2.09 B : 2.74 C : 0.00	t	4.83		
8	125x75x20x2mm Lipped channel section purlins bolted to cleats A : 0.00 B : 0.82 C : 0.00	t	0.82		
	Mild steel bracing into position				
	Galvanised				
9	60x60x4mm Angle section as bracing A : 0.36 B : 0.72 C : 0.00	t	1.08		
10	80x80x6mm Angle section as bracing A : 0.32 B : 0.42 C : 0.00	t	0.74		
	CAPS, BASES AND CONNECTIONS				
	Welded to columns				
	Galvanised				
11	Base plates various sizes A : 0.19 B : 0.19 C : 0.00	t	0.38		
12	End, cleat plate various sizes A : 0.36 B : 0.40 C : 0.00	t	0.76		
	Welded to rafters, trusses, etc.				
	Carried Forward			R	
	SECTION NO. 2 BUILDING WORKS BILL NO. 6 STRUCTURAL STEELWORK				

				R	
	Brought Forward				
	Galvanised				
13	End, cleat plate various sizes A : 0.47 B : 0.47 C : 0.00	t	0.94		
	BOLTS, ANCHORS, ETC.				
	High tensile bolts and high strength friction grip bolts including nuts and washers, etc.				
14	12mm Small high tensile bolts, grade 8.8 A : 224 B : 312 C : 0	No	536		
	Rag bolts, expanding bolts, anchor bolts, machined bolts, etc.				
	Anchor bolts with bend cast into concrete stub columns, including nut and washers				
15	16mm anchor bolts, 600mm long cast A : 4 B : 4 C : 0	No	8		
16	22mm anchor bolts, 600mm long cast A : 48 B : 48 C : 0	No	96		
	Carried Forward to Sectional Summary: 2			R	
	SECTION NO. 2 BUILDING WORKS BILL NO. 6 STRUCTURAL STEELWORK				

Item No			Quantity	Rate	Amount
	SECTION NO. 2				
	BILL NO. 7				
	METALWORK				
	GENERAL				
	Supplementary Preambles				
	Contractor to add for fixation, tools, labour and profit on PC Amounts				
	All dimensions to be checked on site by manufacturer before manufacturing commences. Any variations must be approved by the client, or his/her agents				
	Tender rates to include cost for shop drawings, shop drawings to be approved and signed off by employer or principal agent				
	Where not specified tenderer to design and allow aluminium profile sizes and glass specifications and to be declared on appointment for approval				
	Where not specified tenderer to allow for standard reasonable assumed ironmongery on each item, specification and cost to be declared on appointment for possible changes				
	Project specific notes				
	All descriptions in this bill of quantities referring to or describing a specific supplier can be deemed as **"or similar approved"**. Tenderer must declare his/her deviations upon request from client or agents				
	ALUMINIUM WINDOWS, DOORS, ETC.				
	Powder coated horizontal aluminium louvre units				
	Alumnium design by contractor, please stipulate design with tender submission				
	Refer to drawing (2025_BU019_(t)_401) from "TruSpace Architects" dated 27 June 2025				
1	Helm fixed louvre, 590x2010mm with insect screen A : 0 B : 14 C : 0	No	14		
	Carried Forward			R	
	SECTION NO. 2 BUILDING WORKS BILL NO. 7 METALWORK				

	Brought Forward			R	
2	Helm fixed louvre, 1865x2010mm with insect screen A : 0 B : 14 C : 0	No	14		
	ROLLER SHUTTERS ETC.				
	Chain operated, horizontal slatted roller shutter doors				
	Refer to architect door schedule forming part of tender drawings; "Roll-up Xpanda product with Power coated finish, 75x1.2mm thick galvanized steel solid slatted leaf materials, Chain operated system with end lock in place. With pressed steel canopy cover and T-bar weather strip				
3	Roller door installed size 3978x4500mm high overhead, chain-operated. Colour: Matt Charcoal A : 0 B : 13 C : 0	No	13		
4	Roller door with wicket gate installed size 3978x4500mm high overhead, chain-operated. Colour: Matt Charcoal A : 0 B : 1 C : 0	No	1		
	Carried Forward to Sectional Summary: 2			R	
	SECTION NO. 2 BUILDING WORKS BILL NO. 7 METALWORK				

Item No			Quantity	Rate	Amount
	SECTION NO. 2				
	BILL NO. 8				
	PLASTERING				
	GENERAL				
	Supplementary Preambles				
	Tenderers are advised to study the Model Preambles for Trades before pricing this bill				
	Plastersand to be screen sifted on site before preparing mixing				
	Project specific notes				
	All descriptions in this bill of quantities referring to or describing a specific supplier can be deemed as **"or similar approved"**. Tenderer must declare his/her deviations upon request from client or agents				
	INTERNAL PLASTER				
	To brickwork surfaces				
	One coat (class II) cement smooth plaster float finished on brickwork				
1	Vertical brick surfaces A : 0 B : 95 C : 0	m2	95		
2	Narrow widths not exceeding 300mm wide to brickwork A : 0 B : 14 C : 0	m2	14		
	Carried Forward to Sectional Summary: 2			R	
	SECTION NO. 2 BUILDING WORKS BILL NO. 8 PLASTERING				

Item No			Quantity	Rate	Amount
	SECTION NO. 2				
	BILL NO. 9				
	FIRE SERVICES				
	GENERAL				
	Supplementary Preambles				
	Tenderer to study the layout of the project and allow the required installation methodology during construction				
	Tenderer to include for all required testing on installation				
	Where chasing in brickwork or built into brickwork is required it will be deemed included in the rates				
	Project specific notes				
	All descriptions in this bill of quantities referring to or describing a specific supplier can be deemed as **"or similar approved"**. Tenderer must declare his/her deviations upon request from client or agents				
	FIRE APPLIANCES				
	Fire extinguishers				
	Dry chemical powder fire extinguisher, including hardwood backboard trimmed edges plugged and pelleted to wall, sealed with clear sealant to all sides to wall. All to comply with SANS 810				
1	9kg fire extinguisher A : 0 B : 4 C : 0	No	4		
	Fire signs				
	Approved photo luminescent symbolic safety signs, plugged to walls, with aluminium frame				
2	Reference fire sign F13, red downwards arrow, extinguisher A : 0 B : 4 C : 0	No	4		
	Carried Forward to Sectional Summary: 2			R	
	SECTION NO. 2 BUILDING WORKS BILL NO. 9 FIRE SERVICES				

Item No			Quantity	Rate	Amount
	SECTION NO. 2				
	BILL NO. 10				
	ELECTRICAL				
	GENERAL				
	Supplementary Preambles				
	Tenderer is advised to study the ASAQS Model Preambles for Trades (November 2008 edition) before pricing this document				
	Tenderer to study the layout of the project and allow the required methodology during construction				
	Installation to comply in full to the latest SANS 10142 standard and specifications				
	This is a simplified bill of quantities and have not been measured according to the standard system of measuring building works				
	All power and lighting points to be confirmed on site				
	Project specific notes				
	All descriptions in this bill of quantities referring to or describing a specific supplier can be deemed as **"or similar approved"**. Tenderer must declare his/her deviations upon request from client or agents				
	DISTRIBUTION BOARDS, ETC.				
	The installation of distribution board will include all the necessary breakers, bridging, earthing to comply with the regulations				
1	Distribution board design by tenderer		Item		
	RETICULATION				
	Cables				
2	16mm², 4x Core copper armoured cable laid in trenches including detector tape on backfilling (earthworks elsewhere)	m	89		
	A : 0 B : 89 C : 0				
	Carried Forward			R	

SECTION NO. 2
BUILDING WORKS
BILL NO. 10
ELECTRICAL WORK

	Brought Forward			R	
	Cable trenches (Method A)				
3	Excavate trenches for pipes not exceeding 1m deep, and spoil next to trench A : 0 B : 32 C : 0	m3	32		
4	Back filling obtained from the excavations and compacted to 93% Mod AASHTO density in trench A : 0 B : 32 C : 0	m3	32		
	LIGHT POINTS				
	The following points includes the supply and fit of wiring and conduits/sleeves in walls, floors, earth or surface mount to steel columns from the distribution board to light point position via the switches including possible suspension of light. Wiring design specifications by contractor. (Fitting and installation thereof elsewhere measured)				
	Standard light point				
5	Light point installed to exposed truss/beam A : 0 B : 14 C : 0	No	14		
	SWITCHES				
	The following switches includes the supply and fit necessary extra over if necessary switch wiring and conduits/sleeves in walls, ceiling, floors or earth from the wiring system to wall box with levers and covers. Wiring design specifications by contractor				
	"Veti 2" range of switches. Colour: Charcoal. Build into brickwalls with flush wall boxes				
6	1 Lever switch A : 0 B : 1 C : 0	No	1		
	SOCKET POINTS				
	The following sockets includes the supply and fit necessary wiring and conduits/sleeves in walls, ceiling, floors or earth from the distribution board to wall box with sockets, disconnectors and covers. Wiring design specifications by contractor				
	Carried Forward			R	

SECTION NO. 2
BUILDING WORKS
BILL NO. 10
ELECTRICAL WORK

	Brought Forward			R	
	"UDHOME" range of sockets. Cast into surface beds, Code: 7368342				
7	Floor socket 16A single (1x 3pin) A : 0 B : 7 C : 0	No	7		
	FITTINGS, EQUIPMENT, ETC.				
	The following specified electrical fitting includes the supply and fit				
	"BekaSchreder - Ecobay mini 100W" hung from purlins not exceeding 1.5m				
8	Pendant light A : 0 B : 14 C : 0	No	14		
	Carried Forward to Sectional Summary: 2			R	
	SECTION NO. 2 BUILDING WORKS BILL NO. 10 ELECTRICAL WORK				

Item No		Quantity	Rate	Amount
	SECTION NO. 2			
	BILL NO. 11			
	PAINTWORK			
	GENERAL			
	Supplementary Preambles			
	Colours			
	Unless otherwise described all paintwork shall be deemed to have at least a pastel colour value (standard base), tinted base colours to be given separately			
	Primers and Undercoats			
	Primers, undercoats, etc., shall be in accordance with the manufacturer's specifications, unless otherwise stated			
	Preparation of existing painted surfaces (Alterations, refurbish or renovation projects) have been measured in the alteration bill of this document			
	Drying, curing and moisture content			
	Surfaces to be painted shall be dry and cured for the required time and with a moisture content not exceeding the required %. A representative of the client will approve before proceeding			
	Unless otherwise described allow 6 hours minimum drying time between coats			
	Project specific notes			
	All descriptions in this bill of quantities referring to or describing a specific supplier can be deemed as **"or similar approved"**. Tenderer must declare his/her deviations upon request from client or agents			
	ON INTERNAL WALL FINISHES			
	To floated plastered surfaces			
	Carried Forward		R	

	Brought Forward			R	
	Prepare, stop and apply one coat plaster primer "Dulux Trade Alkali Resistant" and two coats "Dulux Eggshell Enamel Midsheen" (colour to be selected)				
1	Wall surfaces A : 0 B : 109 C : 0	m2	109		
	ON FLOORS				
	To floors				
	Prepare, stop and apply "ABE Seal finisol" to concrete floors as per manufacturers specification.				
2	Concrete slabs or surface beds A : 302 B : 404 C : 0	m2	706		
	ON METAL SURFACES				
	To galvanised metalwork				
	Prepare, stop and apply with "Dulux Galvanised Cleaner" and paint one coat "Dulux Primer for Galvanised Iron" and two coats "Dulux Pearlglo Waterbased Enamel" (colour to be selected)				
3	Structural steel columns A : 0 B : 104 C : 0	m2	104		
4	Structural steel rafters and beams A : 0 B : 325 C : 0	m2	325		
5	Structural steel bracing, sag bars ,etc A : 0 B : 102 C : 0	m2	102		
	Carried Forward to Sectional Summary: 2			R	
	SECTION NO. 2 BUILDING WORKS BILL NO. 11 PAINTWORK				

SECTION NO. 2

BUILDING WORKS

SECTION SUMMARY - BUILDING WORKS

Bill No		Page No		Amount
1	EARTHWORKS	17		
2	CONCRETE, FORMWORK AND REINFORCEMENT	22		
3	MASONRY	25		
4	WATERPROOFING	27		
5	ROOF COVERINGS, CLADDING, ETC	29		
6	STRUCTURAL STEELWORK	32		
7	METALWORK	34		
8	PLASTERING	35		
9	FIRE SERVICES	36		
10	ELECTRICAL WORK	39		
11	PAINTWORK	41		
	Carried to Final Summary		R	

SECTION NO. 2
BUILDING WORKS

Item No			Quantity	Rate	Amount
	SECTION NO. 3				
	BILL NO. 1				
	ROADWORK AND PAVING				
	GENERAL				
	Supplementary Preambles				
	All paving bricks to be at least 25Mpa strength				
	Project specific notes				
	All descriptions in this bill of quantities referring to or describing a specific supplier can be deemed as **"or similar approved"**. Tenderer must declare his/her deviations upon request from client or agents				
	EARTHWORKS				
	Open face excavations				
	Excavate in earth (pickable material) below reduced or natural ground level and set aside as heap for later use				
1	Reduce levels under paving areas A : 0 B : 224 C : 0	m3	224		
	Carting away of excavated materials				
2	Surplus material from excavations and/or stock piles on site to a dumping site to be located by the contractor. (allow for bulking) A : 0 B : 224 C : 0	m3	224		
	Imported layerwork filling				
	G7 filling supplied by the contractor compacted as per Mod AASHTO density				
3	Filling under roads and paving (95% density) A : 0 B : 168 C : 0	m3	168		
	Carried Forward			R	

	Brought Forward			R	
	C4 (G5 + 3% cement) stabilized filling supplied by the contractor compacted as per Mod AASHTO density				
4	Filling under roads and paving (98% density) A : 0 B : 168 C : 0	m3	168		
	Compaction of surfaces				
	Compaction of ground and filling surface areas etc., breaking down oversize materials, trimming and compacted as per Mod AASHTO density				
5	On excavated platform after reduce levels, compacted to 93% density A : 0 B : 1121 C : 0	m2	1 121		
	PAVING				
	Precast concrete paving blocks				
	Interlocking type				
6	80mm Natural colour 200x100mm, laid in herringbone pattern to falls on and including a 20mm bed of washed river sand, sand filling to joints compacted A : 0 B : 1121 C : 0	m2	1 121		
	KERBS AND CHANNELS				
	Precast concrete kerbs finished smooth on exposed surfaces including excavation, bedding, small foundation, compacting, bedding, backing, jointing, pointing with 1-3 cement mortar, backfilling, etc.				
	Battered kerbs				
7	Figure 3 precast concrete kerb A : 0 B : 183 C : 0	m	183		
	Carried to Final Summary			R	
	SECTION NO. 3 EXTERNAL WORKS BILL NO. 1 ROADWORK AND PAVING				

Item No		Quantity	Rate	Amount
	SECTION NO. 4			
	BILL NO. 1			
	BUDGETARY ALLOWANCES			
	GENERAL			
	Supplementary Preambles			
	The following amount will be used by the principal agent of/and his/her agents for details to be finalized			
	CONTINGENCY			
1	Provide the amount of R60 000.00 (Sixty Thousand rand) for contingency		SUM	
	NET SUMS			
2	Provide the amount of R10 000.00 (Ten Thousand rand) as net sum for details to be finalized		SUM	
	Carried to Final Summary		R	
	SECTION NO. 4 PROVISIONAL AMOUNTS BILL NO. 1 BUDGETARY ALLOWANCES			

PRACTICOST QUANTITY SURVEYORS

GRDM - GEORGE DISASTER MANAGEMENT STORE (PCW046)
BILLS OF QUANTITIES
MAIN CONTRACT

FINAL SUMMARY

Section No		Page No		Amount
1	PRELIMINARIES AND GENERAL	14		
2	BUILDING WORKS	42		
3	EXTERNAL WORKS	44		
4	PROVISIONAL AMOUNTS	45		
	SUB TOTAL		R	
	15% VALUE ADDED TAX		R	
	Carried to Form of Tender		R	

ANNEXURE C

SPECIFICATION

Site
Location: George, Western Cape
Class of occupancy SANS 10400-A table 1: J4
Energy zone SANS 10400XA: 4
Site atmospheric corrosivity category ISO 9223: C3

Design
The design of this project complies with the requirements of SANS 10400-The application of the national building regulations / complies with the requirements of the following parts of SANS 10400: … / is the subject of a rational design that satisfies the requirements of the National building regulations and building standards act no. 103 of 1977 (as amended).

Standards
The contractor (including sub-contractors) shall be familiar with the contents of SANS 10400 and related SANS 2001 standards. Provide on site: one hard copy of SANS 2001 part … / digital formats of SANS 2001 part …
Copies are available from https://www.sabs.co.za/Standard-Sales/
The specification data as described below make this specification project specific and shall have precedence in the interpretation of any ambiguity or inconsistency between this specification and these standards.

Site Clearance
SANS 2001-BS1 Site clearance:
- site clearing number(s) required: 1 & 6
- materials from grubbing and demolition of structures to be disposed of …
- trees, turf, plants, bushes, shrubs, flora to be retained: …, replanted …

Variations: …
Additional clauses: …

Earthworks
SANS 2001-BE1 Earthworks (General):
- topsoil: select and stockpile
- surplus and unsuitable material to be dumped at: approved dumping site

Variations: …
Additional clauses: …

Concrete works
SANS 2001-CC1 Concrete works (structural works): see structural engineer's drawings.

- concrete grade: see drawings Additional requirements: Direct-finished concrete floors/paving on the ground: SANS 10109

Concrete floors:
- concrete: grade 20 for lightly loaded floors/paving (no trucking) and one-course domestic and office floors on the ground that will serve as the final wearing surface; grade 30 for paving and floors on the ground to carry trucks
- finishing: by delayed troweling technique (surface water to have evaporated), to surface finish: see drawings

Strongrooms: SANS 10052
- fire rating, burglar resistance, wall thickness class: 1 / 2 / 3 / 4

Variations: …
Additional clauses: …

Foundations
SANS 2001-CM2 Strip footings, pad footings and slabon-the-ground foundations for masonry walling (includes the construction of lightly loaded concrete surface beds):
- site class designation: 1
- foundations: see drawings / in accordance with the requirements of SANS 10400-H for strip footings, slab-on the ground foundations or modified normal construction for category of expected damage 1 or 2 / rational design

Additional requirements:
- protection against termites: required
- fabric reinforcement: welded steel fabric SANS 1024 ref. no.: 100.

Variations: …
Additional clauses: …

Masonry
SANS 2001-CM1 Masonry walling:
- type of masonry unit: clay
- class and colour of clay face units (SANS 227): FBX
- texture, colour of concrete face units: Golden Wheat Travertine
- class of common units (SANS 227): NFP for plastered walls, NFX for masonry exposed to damp or in contact with the ground
- work size of clay units: 222 x 103 x 76 mm
- work size of blocks: 290 x 190 x 190/90
- nature of unit: hollow
- single leaf bond: stretcher
- multi-leaf bond: stretcher and brickforce filled solid with mortar or grout as the work progresses, and the leaves tied with wall ties.

Variations: …
Additional clauses: …

Structural steelwork
SANS 2001-CS1 Structural steelwork: see structural engineer's drawings.
Additional requirements for structural and/or sundry steelwork:
- coating: hot dip galvanizing SANS 121 ISO 1461
- corrosion protection of structural steel of not less than 3 mm thickness by paint or varnish: SANS 12944.

Variations: …
Additional clauses: …

Insulation
- required R-value/thickness: see drawings
- reflective foil under roof covering: SANS 1381-4, class B; if one surface reflective, install facing down.
- masonry cavity wall insulation type: None

Roof covering, cladding
- steel sheet: hot dip zinc coated coil sheeting: SANS 9364/14788, coating grade Z600 roof fasteners: SANS 1273, of corrosion resistance not less than that of the roofing material.
- flashings: metal / reinforced liquid membrane.

Windows, doors
Mechanical performance: SANS 613
Rolled steel frame windows and doors: SANS 727.

Plaster, screeds, toppings
SANS 2001-EM1 Cement plaster:
- finish: smooth

Variations: …
Additional clauses: …

Screeds and toppings:
- aggregate for screeds: concrete sand
- aggregate for toppings: aggregate from natural sources SANS 1083:

Nominal aggregate size, mm	Minimum thickness of topping, mm
6,7	25
13	40
¼ thickness of topping, maximum 19mm	>40

- cement: SANS 50197-1
- colouring pigment: BS 1014 or BS EN 12878 of approved colour
- screed mix: 1 part cement to 3½ parts sand, or 50 kg (one bag) cement to 130 L sand (two wheelbarrows)
- topping mix: 1 part cement to 1½ parts sand to 1½ parts stone to produce a concrete strength of 25 - 30 MPa
- finish: smooth

Painting
Painting of Buildings: SANS 10305.

Drainage and water supply
SANS 2001-DP1 Earthworks for buried pipelines.
SANS 2001-DP2 Below ground medium pressure pipelines
SANS 2001-DP4 Sewers (>160 mm)
SANS 2001-DP5 Stormwater drainage
SANS 2001-DP6 below-ground water installations for buildings
Above-ground water supply and drainage for buildings: SANS 10252.
Electric geysers SANS 151 and mark-bearing:
- design: standard / solar / heat pump / combination
- capacity: 100 / 125 / 150 / 175 / 200 L

Domestic solar water heaters: SANS 1307 and markbearing.

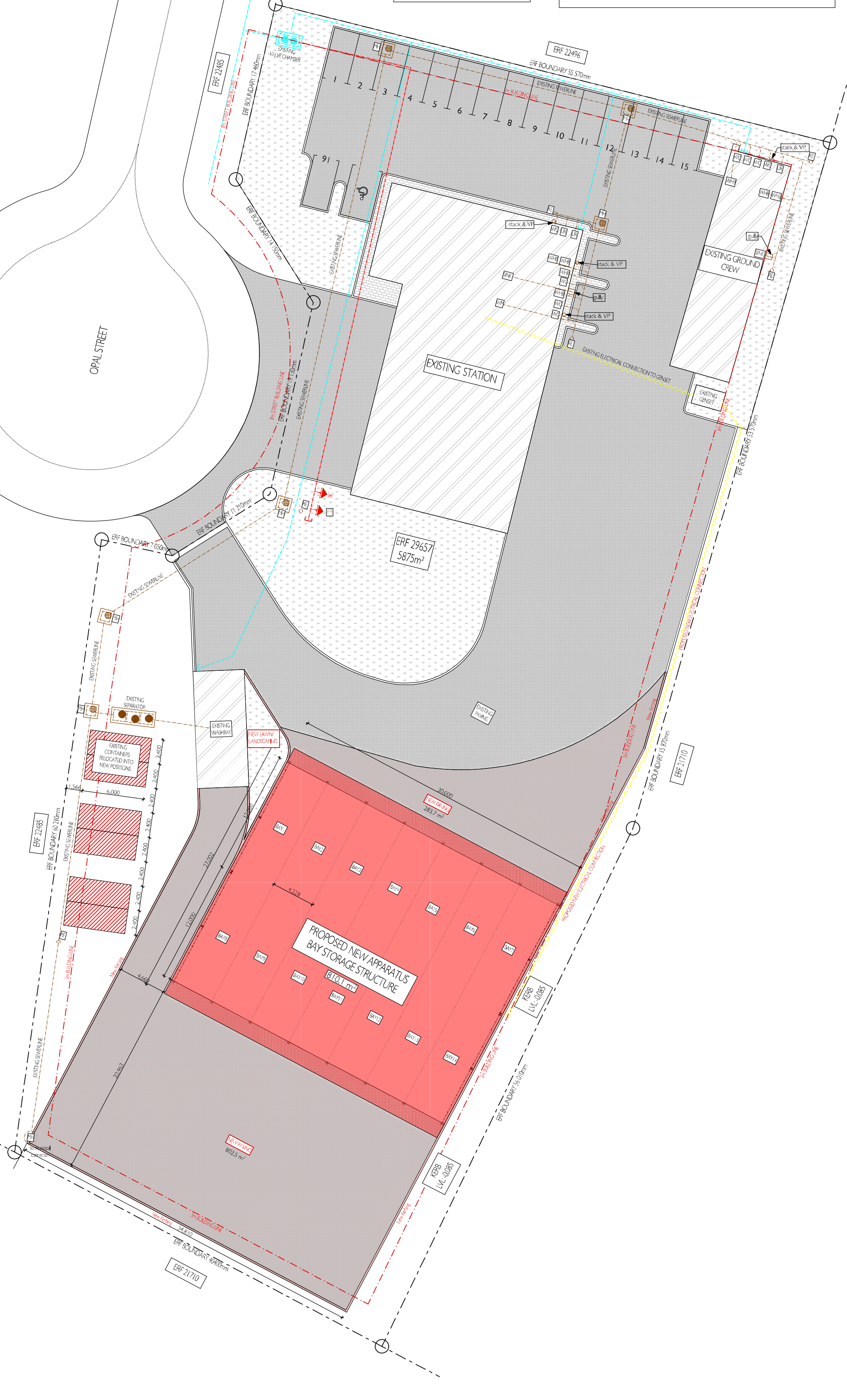
Electrical Works
SANS 10142-The wiring of premises.

AREA SCHEDULE

ERF	5875.61m²
COVERAGE	1452m²/24.7%
EXISTING GROUND STOREY	642.00m²
NEW GROUND	810.00m²
TOTAL GROUND	1452.00m²
EXISTING FIRST STOREY	179.00m²
TOTAL FLOOR AREA	1631.00m²

FIRE LEGEND

9kg DCP	Comply with requirements in SANS 1910, and shall comply with SANS 1475-1, SANS 1567 and with SANS 10105-1	
SMOKE CONTROL(FIX LOUVRES)	FLOOR AREA:	707m²
	REQUIRED: 3% of FLOOR AREA:	21.21m²
	ACTUAL PROVIDED:	69.3m²
FH	FIRE HYDRANT	



N

PROPOSED NEW SITE LAYOUT
SCALE: 1:200

ALGEMENE NOTAS

KOPIEREG VOORBEHOU DEUR TRUSPACE ARGITEKTE OP ALLE ONTWERPE EN DOKUMENTASIE

TEKENINGE MAG NIE GESKAAL WORD NIE.
ALLE MATE MOET VOORAF OP TERREIN GEKONTROLEER WORD EN INDIEN VAN TOEPASSING BY DIE BESTAANDE BOUWERK AANGEPAS WORD.
ENIGE TEENSTRYDIGHEDE MOET ONMIDDELLIK ONDER DIE ARGITEK SE AANDAG GEBRING WORD.
ALLE MATES SOOS OP PLAN AANGEDUI MOET OP HORISONTALE WATERPASVLAK UITGESIT WORD.
DIE KONTRAKTEUR IS VERANTWOORDELIK VIR DIE KORREKTE UITSIT VAN BOUWERK OP TERREIN.
DIE KONTRAKTEUR IS VERANTWOORDELIK VIR GOEDGEKEURDE VOGWEERLAE IN ALLE BUITEMURE, ONDERVLOERE EN VENSTERBANKE.
KWALITEIT VAN MATERIALE EN VAKMANSKAP MOET OOREENKOMSTIG MET DIE TOEPASLIKE SABS SPESIFIKASIES EN STANDAARDE GEDOEN WORD.
DIE KONTRAKTEUR MOET TE ALLE TYE 'N VOLLEDIGE STEL TEKENINGE OP TERREIN BESKIKBAAR HOU.
DIE KONTRAKTEUR IS VERANTWOORDELIK VIR SY EIE KWALITEITSKONTROLE.
ALLE VLOERVLAKHOOGTES OP TEKENINGE GETOON IS ONAFGEWERKTE HOOGTES.

GENERAL NOTES:

COPYRIGHT RESERVED BY TRUSPACE ARCHITECTS ON ALL DESIGNS AND DOCUMENTATION.

NO DRAWINGS TO BE SCALED.
ALL MEASUREMENTS, HEIGHTS AND LEVELS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION AND ADAPTED TO SUGGESTED BUILDING WORK.
ANY DISCREPANCY OR CONTRADICTION TO BE DISCUSSED WITH THE ARCHITECT IMMEDIATELY.
ALL DIMENSIONS INDICATED ON PLAN TO BE SET OUT ON A LEVEL HORIZONTAL PLANE.
ALL BRICKWORK TO BE SET OUT USING A PROFILE MARKED 85mm C/C.
THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE BUILDING WORK ON SITE WITH PARTICULAR REFERENCE TO SITE BOUNDARIES, SERVITUDES AND BUILDING LINES.
THE CONTRACTOR IS TO BUILD IN APPROVED D.P.C.'S TO ALL EXTERNAL WALLS, UNDER FLOORS AND UNDER WINDOW CILLS.
QUALITY OF ALL MATERIAL AND WORKMANSHIP TO COMPLY WITH THE RELEVANT SABS STANDARDS.
THE CONTRACTOR SHOULD HAVE A FULL SET OF DRAWINGS AVAILABLE ON SITE AT ALL TIMES.
THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN QUALITY CONTROL.
ALL FLOOR LEVELS SHOWN ON THIS DRAWING REFER TO UNFINISHED FLOOR LEVELS.

WYSIGINGS/REVISIONS

REV NO	DISCRIPTION	DATE
00	ISSUED FOR TENDER	2025/06/27

Tru Space (Pty) Ltd 2015/017733/07 t/a Truspace
4 SOWDEN STREET WAVERLEY BLOEMFONTEIN
P.O. BOX 42770 HEUWELSIG 9332
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E-MAIL: braam @ truspace.co.za
WEB: w w w. truspace.co.za
MZWANDILE JAMA SACAP: 21521
BRAAM GREEFF SACAP: 21226

truspace ARCHITECTURE > DEVELOPMENT

PROJEK / MOSEBETSI / PROJECT

GRDM: DISASTER MANAGEMENT STORE

Garden Route District Municipality
54 York Street
gotto@gardenroute.gov.za

TITEL / HO NGOLA / TITLE: SITE LAY-OUT: PROPOSED NEW LAYOUT

KONTRAK NR / CONTRACT NR: 2025-BU019

SKAAL	AS SHOWN	SCALE
GETEKEN	S de Kock	DRAWN
NAGESIEN	B Greeff	CHECKED
DATUM	Friday, 27 June 2025	DATE
TEK.NO. / NGODISO YA NOMORO	2025_BU019_(t)_002	DRWG. NR.
REV.NO.	00	

ISSUED FOR TENDER PURPOSES

Notes

1 280x100mm RC Column Acc. to Eng. OF4-shutter concrete columns acc. to engineer with 45 degree chamfer edges where visible.

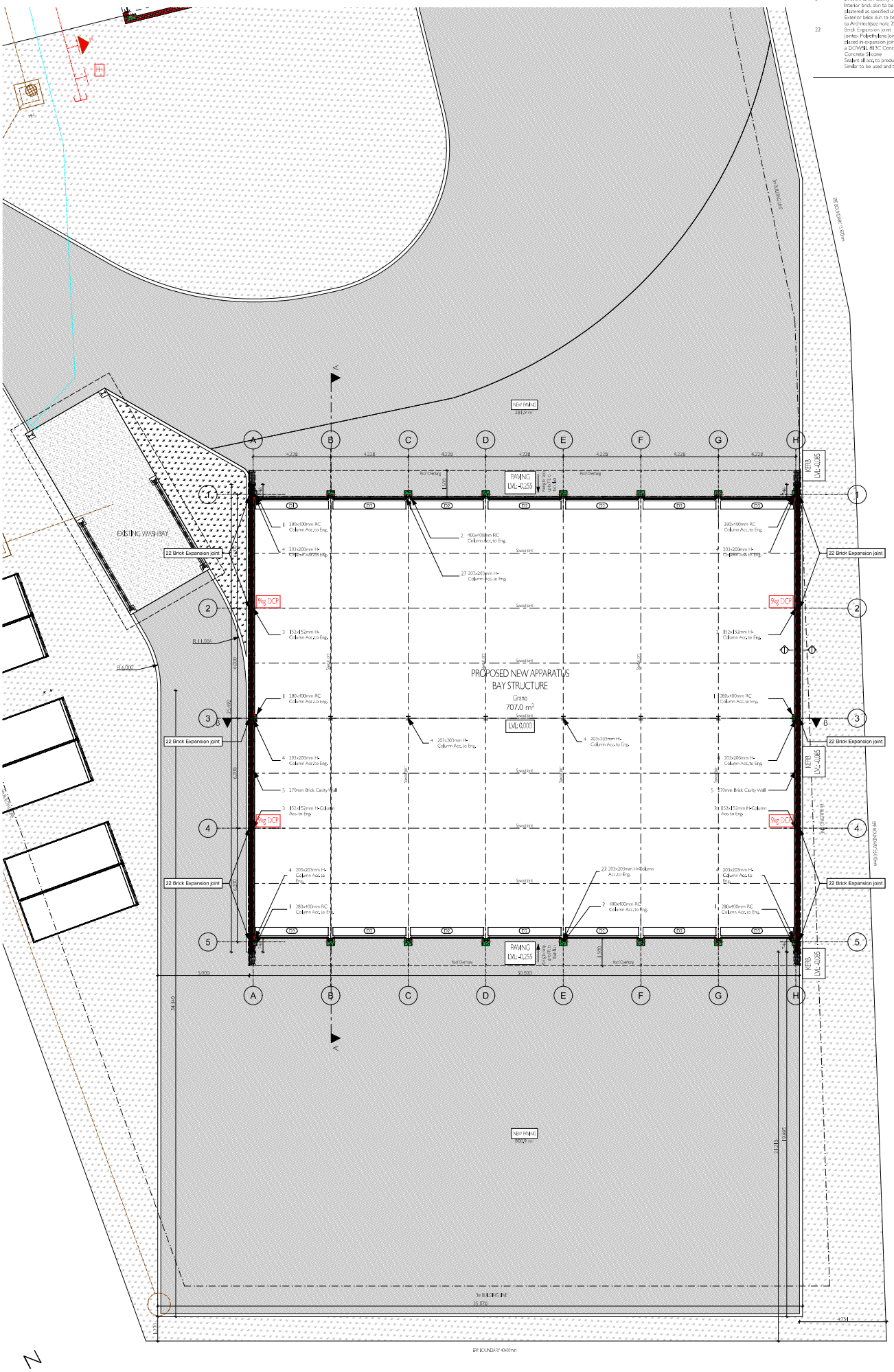
2 400x100mm RC Column Acc. to Eng. OF4-shutter concrete columns acc. to engineer with 45 degree chamfer edges where visible.

3 152x152mm H-Column Acc. to Eng. H-Column to be galvanised

4 203x203mm H-Column Acc. to Eng. H-Column to be galvanised

5 270mm Brick Cavity Wall. Interior brick skin to be NFP and plastered as specified under point 24. Exterior brick skin to be face-brick acc. to Architect(see note 25)

22 Brick Expansion joint. Joints: Polyethylene joint Former to be placed in expansion joint and sealed with a DOWNIL 81 3C Construction and Concrete Silicone Sealant all acc. to product specifications. Similar to be used and to be approved



GROUND FLOOR PLAN
SCALE: 1:100

ISSUED FOR TENDER PURPOSES

ALGEMENE NOTAS

KOPIEREG VOORBEHOU DEUR TRUSPACE ARKITEKTE OP ALLE ONTWERPE EN DOKUMENTASIE.

TEKENINGE MOG NIE GEBRUIK WORDING, ANTI-PAKTE PLEK TOEGEWY OF TE BEREIK, BLEKSEM, TE VOORSIEN INDIEN VAN TOPASIEKOSTE OF DIE SERVITUTE BEDOWEN WORDPRO INTOG.

BLADTEKENINGE GEBRUIK MOET ONTBIDSLIP GINDER DIE KONTROLE AANGEWY WORD.

DIMENSIES MOET OP PLAN AANGEDUI MOET OP MOETUNTALE WATERPAS AANGEDUI WORD.

PAKKE, RISPANNINGSMURE EN OPTE - EN NAGEWERKSMURE EN PYPE, DEUR EN RAMEPLASINGSWYSIGINGE MOET DEUR KONTRAKTEUR EN BOUKUNDIGE OPSIENIE BEVESTIG I.S.O. PLAN EN NIE VIR I.O.V. EN NIE VIR I.S.O. PLAN I.S.O. BOUWERK.

DEUROPENINGSTE BUIE WAT VOORSIENING BEHOEF VIR DEURE, RIEE, VENSTERBANKE, ELEKTRIESE KOPSTUKKE, KOKERS, LUGPIPE EN STEUPSTRAMME, KAMERTJIES WAT INSTALLEER WORD MOET VOORSIENING VIR DIE SAMEWERKING TUSSE DIE VERSKILLENDE SAKE WAT DEUR DIE VERSKILLENDE KONTRAKTEURS UITGEVOER WORD.

ALLE GAATJIES VIR DOOTES OP TEKENINGE GETOON IS ONGEVEER MM DIK.

GENERAL NOTES

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NO DRAWING TO BE SCALED.
ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION AND ADAPTED TO SUIT SITE CONDITIONS.
ANY DISCREPANCY OR CONFLICT TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
ALL ROOF WORK TO BE SET OUT USING A PROFESSIONAL SURVEYOR.
ALL SUBCONTRACTORS MUST CHECK ALL DIMENSIONS BEFORE SETTING OUT THEIR WORK ON SITE WITH THE ARCHITECT.
THE CONTRACTOR MUST INCLUDE APPROPRIATE COSTS FOR ALL INTERNAL WALLS, FLOORS AND UNDER FLOOR WORK.
DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
TRUSPACE STANDARDS.
THE CONTRACTOR SHOULD HAVE ALL SET OF DRAWINGS AVAILABLE ON SITE.
THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN QUALITY CONTROL.
ALL ROOF LEVELS SHOWN ON THE DRAWINGS REFER TO FINISHED SURFACE LEVELS.

WYSIGINGSREGISTER

REV NO	DESCRIPTION	DATE
00	ISSUED FOR TENDER	2025-06-27

Tru Space (Pty) Ltd 2013/07733/07 t/a Truspace
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MDW MACLEE (ARM) BRM HILLWEST
B.C.M. (UP) SAACAP (UP)

PROJEK MOSSELBESI PROJECT

GRDM: DISASTER MANAGEMENT STORE

Garden Route District Municipality
54 York Street
gotto@gardenroute.gov.za

TITEL HO NGCOLA TITLE

GROUND FLOOR PLAN

KONTRAK NR 2025-BU019 CONTRACT NR

SKAAL	AS SHOWN	SCALE	
GETEKEN	S de Kock	DRAWN	
NAGESIEN	B Greeff	CHECKED	
DATUM	Friday, 27 June 2025	DATE	
TEKENG.	NGCOLA YA NOMPO 2025_BU019_01_101	DRAWING NR	
REVNO.	00		

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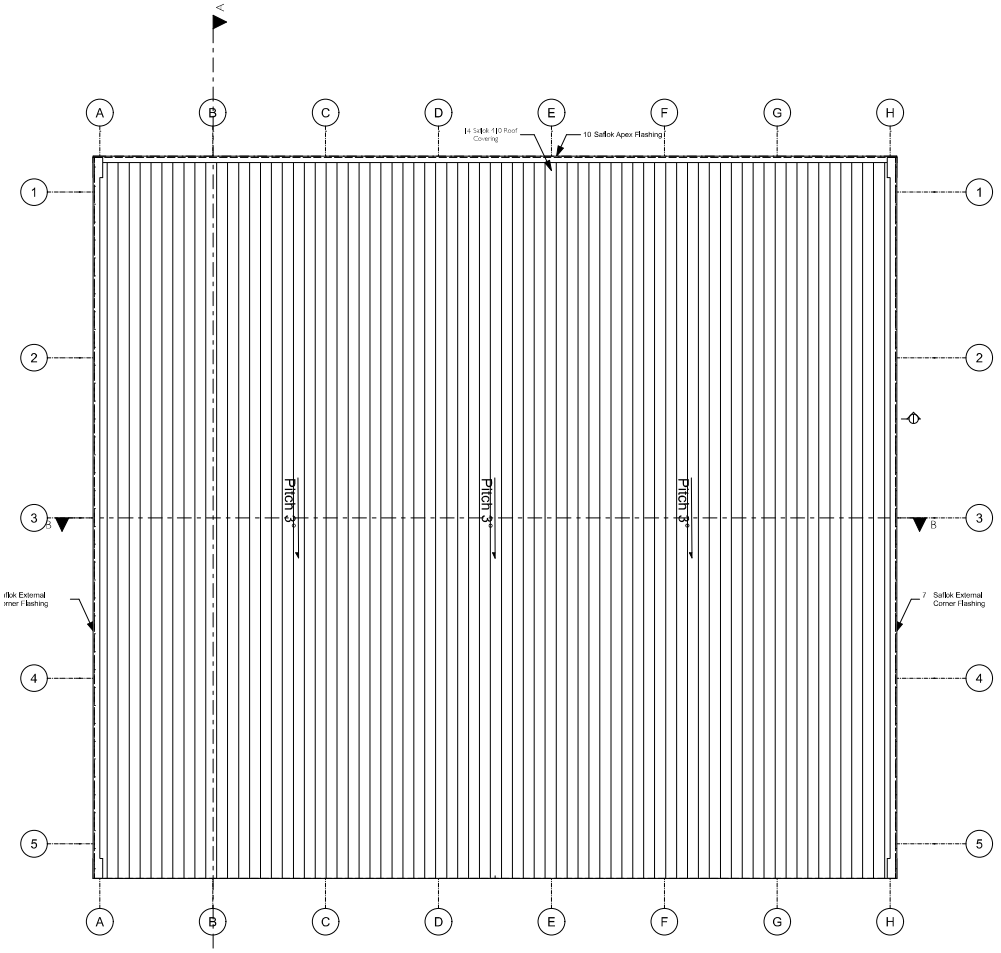

N

ROOF PLAN

SCALE: 1:100

Notes

7 **Saflok External Corner Flashing**
Safintra Saflok Slate COLORPLUS® accessories, fixed in accordance with Safintra's recommendations.

- Accessory : 660mm girth external corner
- Installation region: coastal belt.
- Atmospheric corrosion category: C5.
- Sheet coating: AZ200.

10 **Saflok Apex Flashing**
Safintra Saflok Slate COLORPLUS® accessories, fixed in accordance with Safintra's recommendations.

- Accessory : 76,4º x 660mm girth apex flashing
- Installation region: coastal belt.
- Atmospheric corrosion category: C5.
- Sheet coating: AZ200.

14 **Saflok 410 Roof Covering**
Safintra SA produced 0.53mm thick 410mm cover Saflok 410® Slate COLORPLUS® interlocking concealed fix roof covering, fixed to (purlin/rail material) purlins at 1900mm centres and end-span purlins at 1700mm centres (final spacing to be calculated by an engineer) by means of a SL 410 fix clips secured to purlins in combination with a suitable Class Safintra approved wafer head self-tapping fasteners(insulation), all in accordance with the manufacturer's recommendations. All aspects to be in strict accordance with the manufacturer's latest published recommendations. Profile measurements and proportions must be in line with the latest Product Specification Manual as published by Safintra SA.

- Installation region: coastal belt.
- Atmospheric corrosion category: C5.
- Sheet coating: AZ200

ALGEMENE NOTAS

KOPIEREG VOORBEHOU DEUR TRUSPACE ARGITEKTE OP ALLE ONTWERPE EN DOKUMENTASIE.

TEKENINGE MOET NIE GESKAL WORD NIE.
ALLE MAATE MOET GEKONTROLEER WORD DEUR DIE KONTRAKTEUR VOOR VERVAARDIGING OF DIE BESTELLING VAN GOEDERE OF WERKE.
ENIGE TEKENINGE GEBRUIK MOET ONGELDIG VERKLAAR WORD TENSY DIE KONTRAKTEUR DIE TEKENINGE VERVANG HET DEUR DIE KONTRAKTEUR GEKONTROLEER EN GEMERK WORD AS DIE HUIDIGE UITGEREIKTE TEKENING.
DIE KONTRAKTEUR IS VERANTWOORDELIK VIR DIE KOORDINASIE VAN ALLE AFDELINGS, DISCIPLINES EN VERVAARDIGERS, KAARTE EN INSTALLASIES WAT NODIG IS VIR DIE KORREKTE UITVOERING VAN DIE WERK.
ALLE GEMELDE GEBREKE OF TEKENINGE GETOON EN ONGEWERKTE HOOGTES.

GENERAL NOTES

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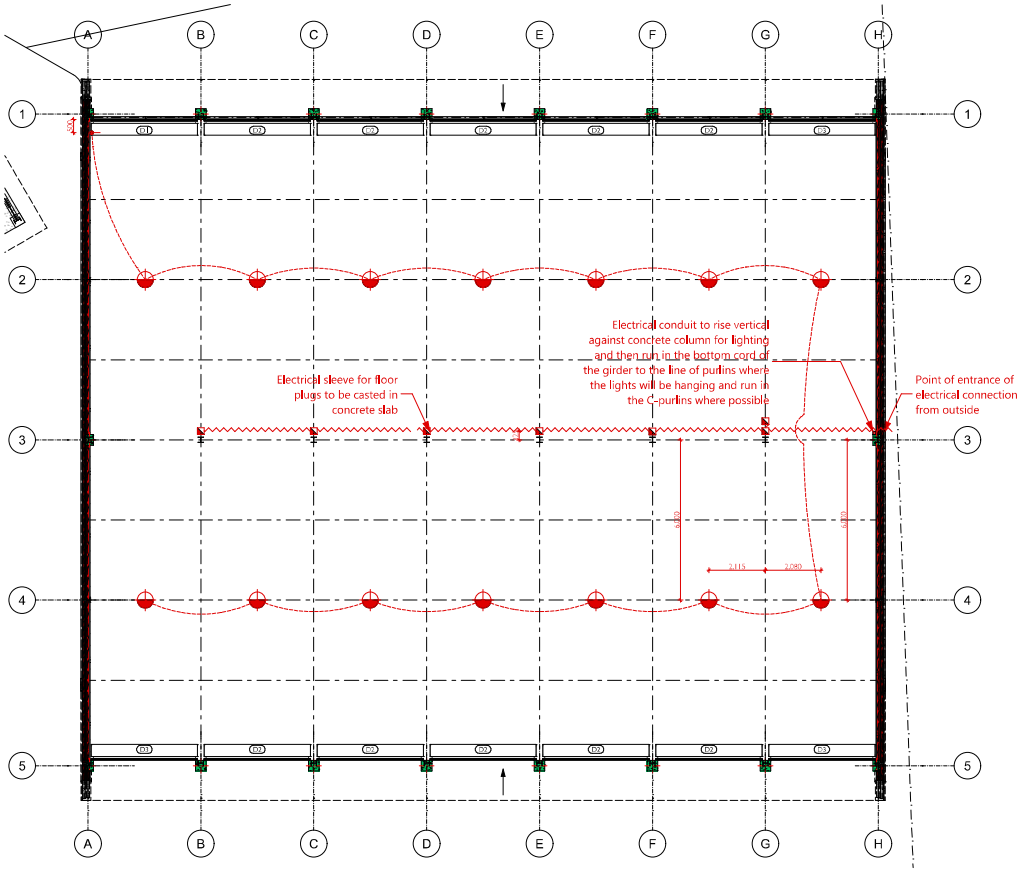
NO DRAWING TO BE SCALED.
ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE ANY WORK IS PERFORMED OR PRODUCED AND ADAPTED TO SUIT SITE CONDITIONS.
ANY DISCREPANCIES OR CONFLICTS MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.
ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE ORDERING OR PRODUCING ANY ITEM.
ALL DIMENSIONS TO BE SET OUT USING STANDARD MASONRY UNITS.
ALL SUBSTRATES OR SUBSTRUCTURES OF THE COMPLETED BUILDING TO BE PREPARED WORK ON SITE WITH THE EXPERIENCED TO SITE CONDITIONS AND TO THE ARCHITECT'S SATISFACTION.
THE CONTRACTOR MUST INSULATE APPROPRIATE COLD PIPES AND ALL EXTERNAL WALLS, UNDER FLOORS AND UNDER ROOF SPACE.
COMPLY TO ALL RELEVANT SABS CODES OF PRACTICE AND ALL RELEVANT SABS STANDARDS.
THE CONTRACTOR SHOULD VISIT AREA TO ALL SET OF DRAWINGS AND ANY UNCLEARNESS MUST BE REPORTED TO THE ARCHITECT.
THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN QUALITY CONTROL.
ALL ROOF LEVELS SHOWN ON THE DRAWINGS REFER TO FINISHED SLAB LEVELS.

REV NO	DESCRIPTION	DATE
00	ISSUED FOR TENDER	2025-06-27



N

ELECTRICAL LAYOUT

SCALE: 1:100

ELECTRICAL LEGEND

LIGHT
Lights to hang from purlins in the centre of each bay to a height of 4.5m from the floor(bottom of light)

Beko Schreder – Ecolay Mini 1.0Tw.
Nominal voltage 198-264V - 50Hz
LED colour temperature: Cold White 7.5K
REFLECTOR HOUSING: High-pressure die-cast aluminium (EN 1706: AC-46100, BS 1490 B 9)- Marine grade high-pressure die-cast aluminium (EN 1706: AC-44300).
PROTECTOR: SP. Glass / Polycarbonate - clear
Tightness level IP 66

FLOOR PLUG
Floor plugs to be in a straight line and contractor to make sure that it is clear of the stub column at the steel columns

LOHOME 2 Floor Socket, without floor covering recess, freely equippable. Stainless steel. Item no.: 968342

SWITCH
Switch to be installed into brick wall at a centre height of 1.6m

VITILO One lever switch.
Colour: Charcoal

ELECTRICAL SLEEVE
Electrical sleeve acc. to electrical installer and make sure that it is clear of the stub columns at the steel columns

ELECTRICAL VERTICAL CONDUIT
Electrical vertical conduit to run to lights

ISSUED FOR TENDER PURPOSES

Tru Space (Pty) Ltd 2013/017733/07 t/a Truspace
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MOVANCE (PTY) LTD
SACAP: 11131

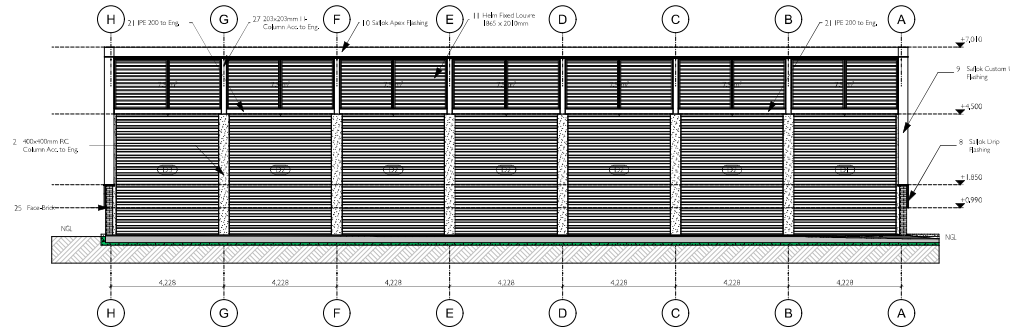
PROJECT: MOSSELBESI

GRDM: DISASTER MANAGEMENT STORE

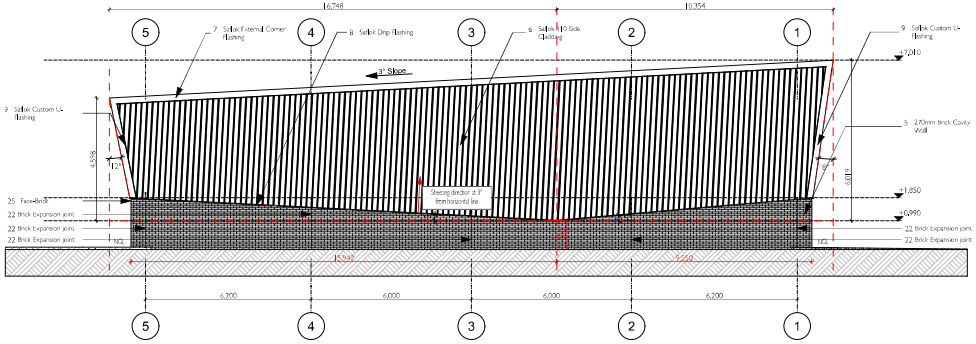
Garden Route District Municipality
54 York Street
gotto@gardenroute.gov.za

TITEL: HO NGOLA
TITLE: ROOF PLAN & ELECTRICAL LAYOUT

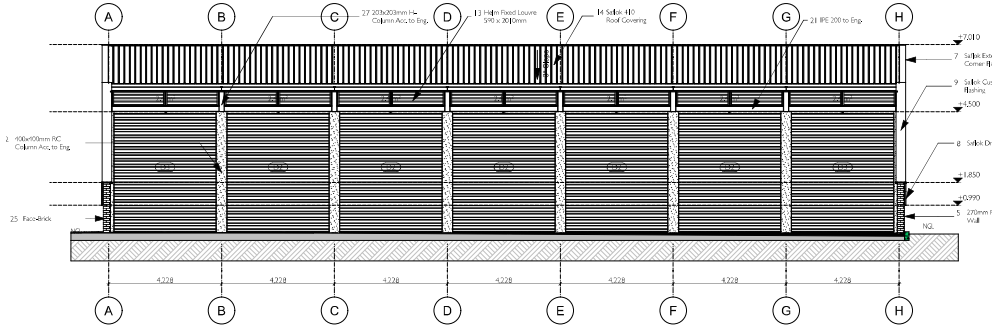
KONTRAK NR	2025-BU019	CONTRACT NR	
SKAAL	AS SHOWN	SCALE	
GETEKEN	S de Kock	DRAWN	
NAGESIEN	B Greeff	CHECKED	
DATUM	Friday, 27 June 2025	DATE	
TEKENG.	NGOBOYA NOMPO 2025_BU019_01_102	DRWG NR	
REVNO.	00		



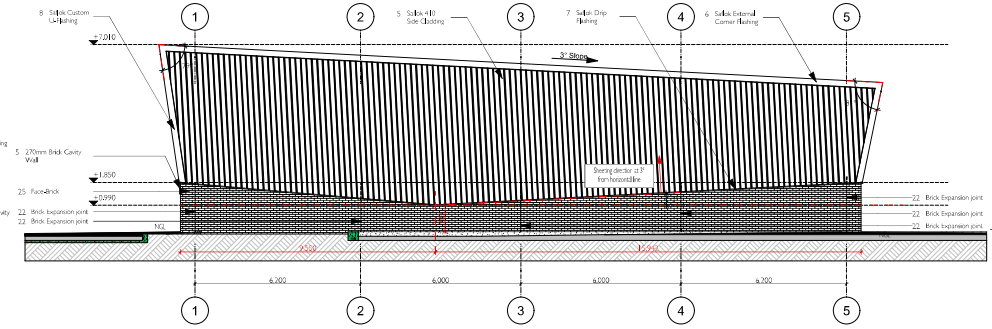
NORTHERN ELEVATION



EASTERN ELEVATION



SOUTHERN ELEVATION



WESTERN ELEVATION

Notes

2 **400x400mm RC Column Acc. to Eng.**
Off-shutter concrete columns acc. to engineer with 45 degree chamfer edges where visible.

5 **270mm Brick Cavity Wall**
Interior brick skin to be NFP and plastered as specified under point 24, Exterior brick skin to be Face-brick acc. to Architect(see note 25)

6 **Saflok 410 Side Cladding**
Safintra SA produced 0.50mm thick 410mm cover Saflok 410® Slate COLORPLUS® interlocking concealed fix side cladding, fixed to steel sheet rails at 2300mm centres and top rails at 2100mm centres (final spacing to be calculated by an engineer) by means of a SL 410® clips secured to sheet rails in combination with a suitable Class Safintra approved wafer head self-tapping fasteners, all in accordance with the manufacturer's recommendations. All aspects to be in strict accordance with the manufacturer's latest published recommendations. Profile measurements and proportions must be in line with the latest Product Specification Manual as published by Safintra SA.

- Installation region: coastal belt.
- Atmospheric corrosion category: C5.
- Sheet coating: AZ200.

7 **Saflok External Corner Flashing**
Safintra Saflok Slate COLORPLUS® accessories, fixed in accordance with Safintra's recommendations.

- Accessory : 660mm girth external corner
- Installation region: coastal belt.
- Atmospheric corrosion category: C5.
- Sheet coating: AZ200.

8 **Saflok Drip Flashing**
Safintra Saflok Slate COLORPLUS® accessories, fixed in accordance with Safintra's recommendations.

- Accessory : 231mm girth drip flashing
- Installation region: coastal belt.
- Atmospheric corrosion category: C5.
- Sheet coating: AZ200.

9 **Saflok Custom U-Flashing**
Safintra Saflok Slate COLORPLUS® accessories, fixed in accordance with Safintra's recommendations.

- Accessory : 845mm girth U flashing
- Installation region: coastal belt.
- Atmospheric corrosion category: C5.
- Sheet coating: AZ200.

10 **Saflok Apex Flashing**
Safintra Saflok Slate COLORPLUS® accessories, fixed in accordance with Safintra's recommendations.

- Accessory : 78.6° x 660mm girth apex flashing
- Installation region: coastal belt.
- Atmospheric corrosion category: C5.
- Sheet coating: AZ200.

11 **Helm Fixed Louvre 1865 x 2010mm**
Helm Fixed Aluminium Louvre, Weather Blade Type with Insect Screen. 1830(h) x 2035 (w) x 100 (d)

13 **Helm Fixed Louvre 590 x 2010mm**
Helm Fixed Aluminium Louvre, Weather Blade Type with Insect Screen. 557(h) x 2035 (w) x 100 (d)

14 **Saflok 410 Roof Covering**
Safintra SA produced 0.53mm thick 410mm cover Saflok 410® Slate COLORPLUS® interlocking concealed fix roof covering, fixed to (purlin/rail material) purlins at 1800mm centres and on-4-span purlins at 1700mm centres (final spacing to be calculated by an engineer) by means of a SL 410® clips secured to purlins in combination with a suitable Class Safintra approved wafer head self-tapping fasteners (insulation), all in accordance with the manufacturer's recommendations. All aspects to be in strict accordance with the manufacturer's latest published recommendations. Profile measurements and proportions must be in line with the latest Product Specification Manual as published by Safintra SA.

- Installation region: coastal belt.
- Atmospheric corrosion category: C5.
- Sheet coating: AZ200

21 **IPE 200 to Eng.**
IPE 200 acc. to engineer's specifications galvanised & painted

22 **Brick Expansion joint**
Jointex Polyethylene Joint Former to be placed in expansion joint and sealed with a DOW®SL 813C Construction and Concrete Silicone Sealant all acc. to product specifications. Similar to be used and to be approved.

25 **Face-Brick**
Corobrik FBX Golden Wheat Traverline layed in running-bond formation (to match existing buildings)

27 **203x203mm H-Column Acc. to Eng.**
H-Column to be galvanised & painted acc. to Architect

ELEVATIONS

SCALE: 1:100

ISSUED FOR TENDER PURPOSES

ALGEMENE NOTAS

KOMMASIEVOORBEHOU DEUR TRUSPACE ARCHITECTS OF ALLE ONTWERPE EN DOKUMENTASIE.

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ALL DIMENSIONS ARE IN MILLIMETRES.
ALL SPECIFICATIONS TO BE CHECKED ON SITE BEFORE ORDERING.
THE CONTRACTOR IS TO ENSURE FOR THE CORRECT SETTING OUT OF THE BUILDING ON SITE AND IN ACCORDANCE WITH THE APPROVED SITE PLAN.
THE CONTRACTOR TO ENSURE THAT ALL APPROVED DWGS, TOGETHER WITH SPECIFICATIONS AND ANY ADDITIONAL INFO. RELEVANT TO THE QUALITY OF ALL MATERIAL AND CRAFTMANSHIP TO COMPLY WITH THE RELEVANT SABS STANDARDS.
ALL CONTRACTORS TO ENSURE THAT ALL SITE DRAWINGS ARE AVAILABLE ON SITE AT ALL TIMES.
THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN QUALITY CONTROL.
ALL FLOOR AREAS SHOWN ON THE DRAWING REFER TO FINISHED FLOOR LEVEL.

WYSIGINGS/REVISIONS

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00	ISSUED FOR TENDER	2025/06/27

Tru Space (Pty) Ltd 2015/017733/07 t/a Truspace
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NDWANDLE JAYA BRAAM GREEFF
SACAP 21321 SACAP 17226

tru space ARCHITECTURE > DEVELOPMENT

PROJEK: MOSSELBY PROJECT

GRDM: DISASTER MANAGEMENT STORE

Garden Route District Municipality
54 York Street
George
Western Cape

TITEL: HO NOOLA TITLE

ELEVATIONS

KONTRAK NR	2025-BU019	CONTRACT NR
SKAAL	AS SHOWN	SCALE
GETEKEN	S de Kock	DRAWN
NAGESIEN	B Greeff	CHECKED
DATUM	Friday, 27 June 2025	DATE

TEKENING NOMMER	REWISIE
2025_BU019_00_201	00

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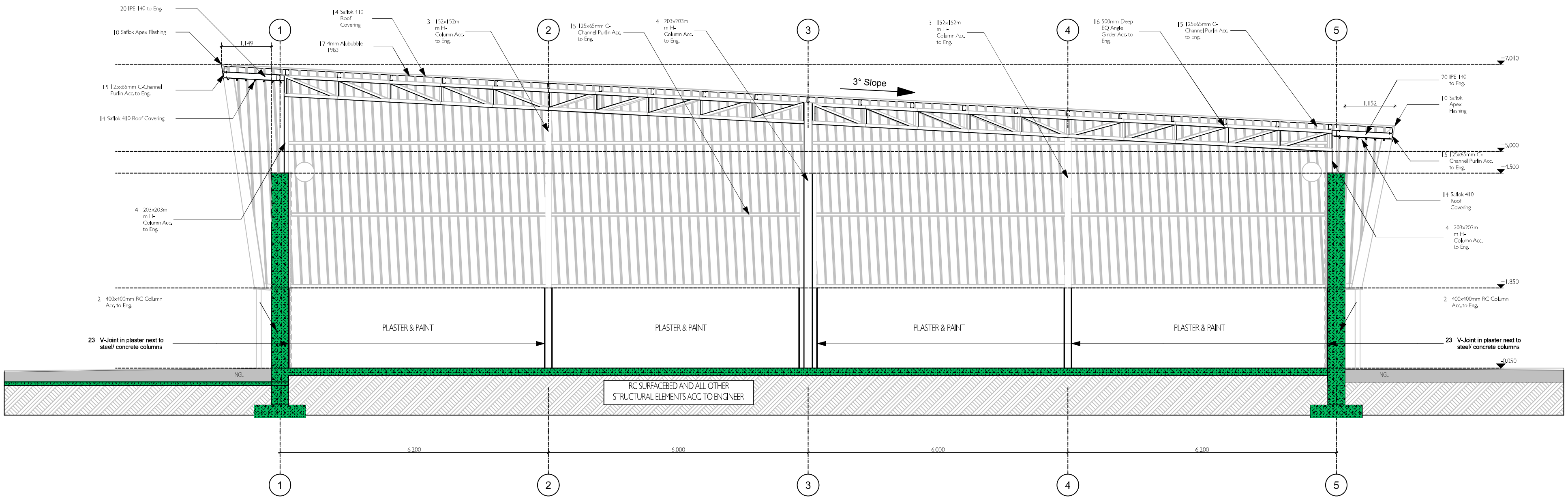
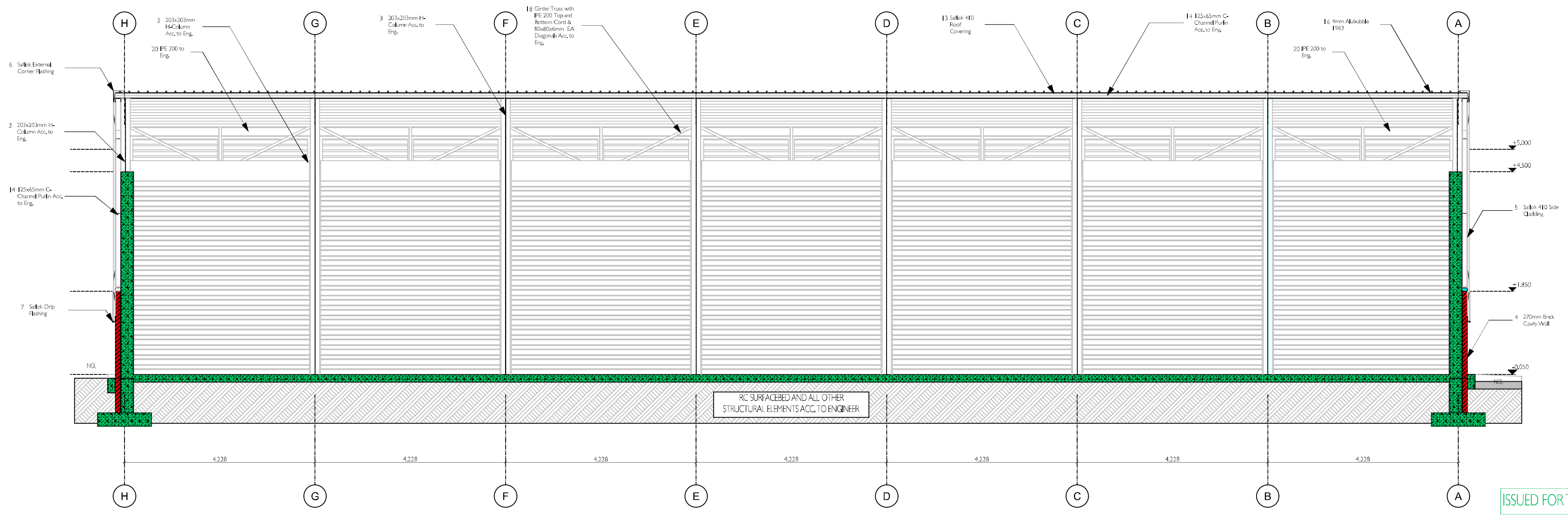


SECTION A-A



SECTION B-B

SECTIONS
SCALE 1:50

ISSUED FOR TENDER PURPOSES

ALGEMENE NOTAS

GENERAL NOTES

WYSIGINGS/REVISIONS

REV NO	DESCRIPTION	DATE
00	ISSUED FOR TENDER	2025/06/27

Tru Space (Pty) Ltd 2015/017733/07 t/a Truspace
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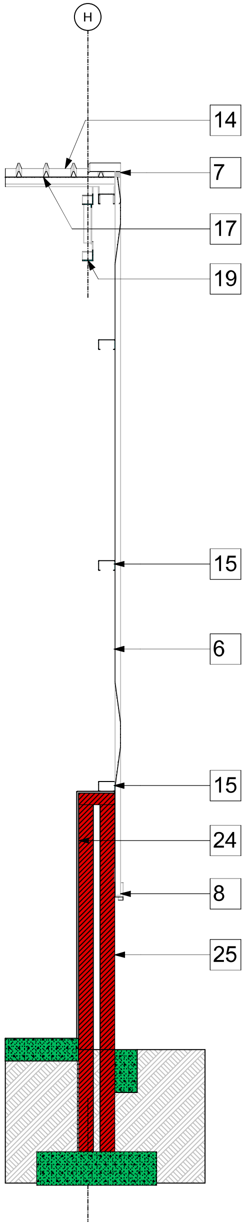
WEB: w w w. truspace.co.za
MZWANDILE JAMA SACAP: 21321
BRAAM GREEFF SACAP: 21226

PROJEK / MOSEBETSI / PROJECT

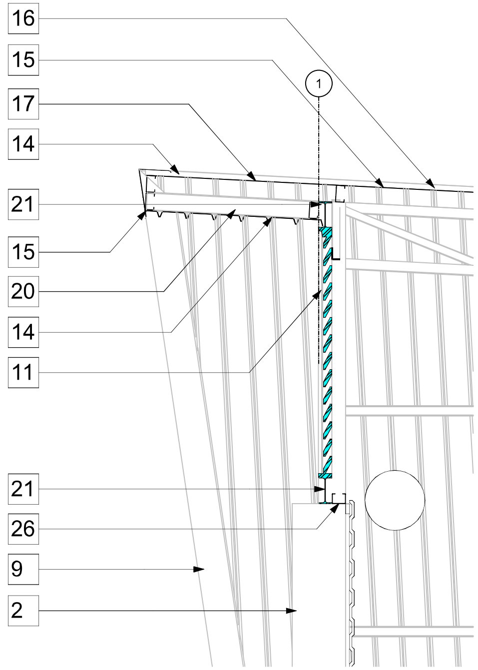
GRDM: DISASTER MANAGEMENT STORE

Garden Route District Municipality
54 York Street
gotto@gardenroute.gov.za

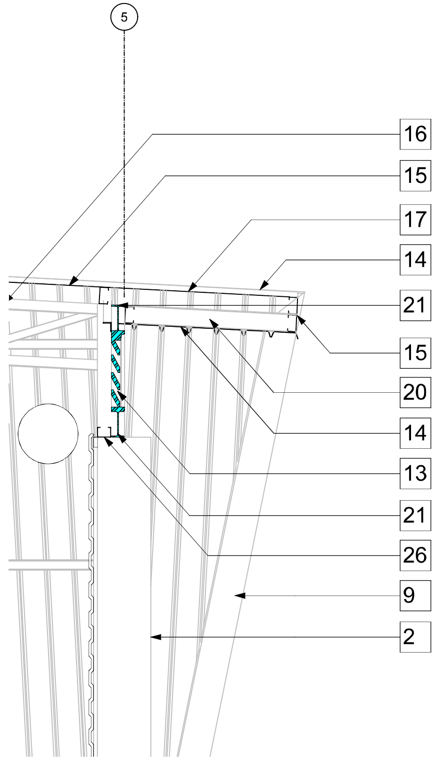
TITEL	SECTIONS	TITLE
KONTRAK NR	2025-BU019	CONTRACT NR
SKAAL	AS SHOWN	SCALE
GETEKEN	S de Kock	DRAWN
NAGESIEN	B Greeff	CHECKED
DATUM	Friday, 27 June 2025	DATE
TEKNO.	2025_BU019_(I)_301	REV 00



DETAIL 1
SCALE 1:20



DETAIL 2
SCALE 1:20



DETAIL 3
SCALE 1:20

Notes

2 400x400mm RC Column Acc. to Eng.
Off-shutter concrete columns acc. to engineer with 45 degree chamfer edges where visible.

6 Saflok 410 Side Cladding
Safintra SA produced 0,50mm thick 410mm cover Saflok 410® Slate COLORPLUS® interlocking concealed fix side cladding, fixed to steel sheet rails at 2300mm centres and top rails at 2100mm centres (final spacing to be calculated by an engineer) by means of a SL 410® clips secured to sheet rails in combination with a suitable Class Safintra approved wafer head self-tapping fasteners, all in accordance with the manufacturer's recommendations. All aspects to be in strict accordance with the manufacturer's latest published recommendations. Profile measurements and proportions must be in line with the latest Product Specification Manual as published by Safintra SA.

- Installation region: coastal belt.
- Atmospheric corrosion category: C5.
- Sheet coating: AZ200.

7 Saflok External Corner Flashing
Safintra Saflok Slate COLORPLUS® accessories, fixed in accordance with Safintra's recommendations.

- Accessory : 660mm girth external corner
- Installation region: coastal belt.
- Atmospheric corrosion category: C5.
- Sheet coating: AZ200.

8 Saflok Drip Flashing
Safintra Saflok Slate COLORPLUS® accessories, fixed in accordance with Safintra's recommendations.

- Accessory : 231mm girth drip flashing
- Installation region: coastal belt.
- Atmospheric corrosion category: C5.
- Sheet coating: AZ200.

9 Saflok Custom U-Flashing
Safintra Saflok Slate COLORPLUS® accessories, fixed in accordance with Safintra's recommendations.

- Accessory : 845mm girth U flashing
- Installation region: coastal belt.
- Atmospheric corrosion category: C5.
- Sheet coating: AZ200.

11 Helm Fixed Louvre 1865 x 2010mm
Helm Fixed Aluminium Louvre, Weather Blade Type with Insect Screen, 1830(h) x 2035 (w) x 100 (d)

13 Helm Fixed Louvre 590 x 2010mm
Helm Fixed Aluminium Louvre, Weather Blade Type with Insect Screen, 557(h) x 2035 (w) x 100 (d)

14 Saflok 410 Roof Covering
Safintra SA produced 0,53mm thick 410mm cover Saflok 410® Slate COLORPLUS® interlocking concealed fix roof covering, fixed to (purlin/rail material) purlins at 1900mm centres and end-span purlins at 1700mm centres (final spacing to be calculated by an engineer) by means of a SL 410® clips secured to purlins in combination with a suitable Class Safintra approved wafer head self-tapping fasteners(insulation), all in accordance with the manufacturer's recommendations. All aspects to be in strict accordance with the manufacturer's latest published recommendations. Profile measurements and proportions must be in line with the latest Product Specification Manual as published by Safintra SA.

- Installation region: coastal belt.
- Atmospheric corrosion category: C5.
- Sheet coating: AZ200

15 125x65mm C-Channel Purlin Acc. to Eng.
125 x 65 x 20 x 2.0mm CRLC
Purlins @ max. 1200 c/c.
Purlin to be galvanised

16 500mm Deep EQ Angle Girder Acc. to Eng.

17 4mm Alububble 1983
4mm Alububble® 1983 double sided aluminium foil insulation (Code: 1983), complying with SANS 8310-2010, fixed over steel purlins with galvanised straining wire at 383mm centres with 100mm side and end laps sealed with 48mm GDA double sided tape in accordance with the manufacturer`s recommendations.
- Insulation: Alububble® 1983
- R-value: $1.58m^2.K/W$
- Thermal conductivity: 0.063W/mK

19 Girder Truss with IPE 200 Top and Bottom Cord & 80x80x6mm EA Diagonals Acc. to Eng.

20 IPE 140 to Eng.
IPE 140 to be galvanised

21 IPE 200 to Eng.
IPE 200 acc. to engineer's specifications galvanised & painted

24 Plaster to brickwork
Plaster interior walls and also the top of the 1,85m high wall to the outside edge.
Walls to be painted with primer and then final paint acc. to supplier

25 Face-Brick
Corobrik FBX Golden Wheat Travertine layed in running-bond formation (to match existing buildings)

26 100 x 75 x 20 x 2.0mm CRLC
Closure purlin acc. to Eng.
Purlin to be galvanised

ISSUED FOR TENDER PURPOSES

ALGEMENE NOTAS

GENERAL NOTES

WYSIGINGS/REVISIONS

REV NO	DESCRIPTION	DATE
00	ISSUED FOR TENDER	2025/06/27

Tru Space (Pty) Ltd 2015/017733/07 t/a Truspace
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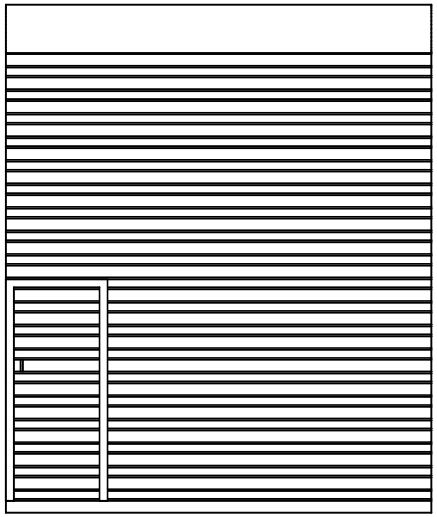
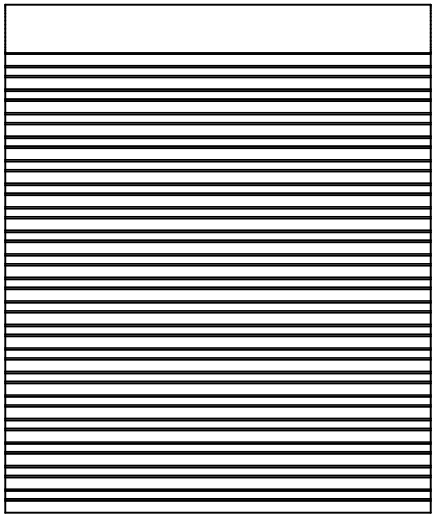
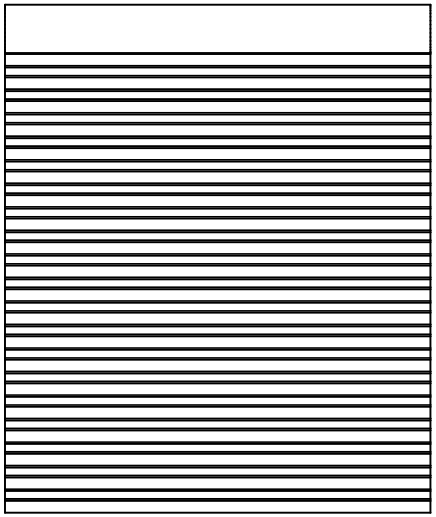
truspace ARCHITECTURE > DEVELOPMENT

PROJEK / MOSEBETSI / PROJECT
GRDM: DISASTER MANAGEMENT STORE

Garden Route District Municipality
54 York Street
gotto@gardenroute.gov.za

TITEL / HO NGOLA / TITLE	DETAILS	
KONTRAK NR	2025-BU019	CONTRACT NR
SKAAL	AS SHOWN	SCALE
GETEKEN	S de Kock	DRAWN
NAGESIEN	B Greeff	CHECKED
DATUM	Friday, 27 June 2025	DATE
TEKENING NR / DRAWING NR	2025_BU019_(I)_401	REV NR: 00

DOOR SCHEDULE			
DOOR NUMBER	D1	D2	D3
QUANTITY	1	10	3
ORIENTATION	L	R	R
SIZE W x H	3,978×4,500	3,978×4,500	3,978×4,500
ELEVATION			
CONSTRUCTION	Xpanda Standard chain operated roller shutter in Matt Charcoal finish, overall size 3828mm x 4500mm high with 550mm headroom with 130mm clearance on free side and 160mm clearance on operator side, 75mm wide x 1.2mm thick slates, 75mm wide side guides.	Xpanda Standard chain operated roller shutter in Matt Charcoal finish, overall size 3828mm x 4500mm high with 550mm headroom with 130mm clearance on free side and 160mm clearance on operator side, 75mm wide x 1.2mm thick slates, 75mm wide side guides.	Xpanda Standard chain operated roller shutter in Matt Charcoal finish, overall size 3828mm x 4500mm high with 550mm headroom with 130mm clearance on free side and 160mm clearance on operator side, 75mm wide x 1.2mm thick slates, 75mm wide side guides.
GLAZING	N/A	N/A	N/A
IRONMONGERY	N/A	N/A	N/A
LOCKSET	Linz lock	Linz lock	Linz lock
FRAME	Perimeter framing plugged and screwed to face and side at maximum 300mm centres to concrete or brickwork	Perimeter framing plugged and screwed to face at maximum 300mm centres to concrete	Perimeter framing plugged and screwed to face and side at maximum 300mm centres to concrete or brickwork
DOOR CLOSER	N/A	N/A	N/A
DOOR STOP	N/A	N/A	N/A
GENERAL	With wicket gate, pressed steel canopy cover and weather strip T-bar to bottom edge	With pressed steel canopy cover and weather strip T-bar to bottom edge	With wicket gate, pressed steel canopy cover and weather strip T-bar to bottom edge

ISSUED FOR TENDER PURPOSES

DOOR SCHEDULE

WYSIGINGS/REVISIONS

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00	ISSUED FOR TENDER	2025/06/27

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PROJECT: MOSEBETSI
GRDM: DISASTER MANAGEMENT STORE

Garden Route District Municipality
54 York Street, George, 6530
gotto@gardenroute.gov.za

TITLE: H O NGOLA
DOOR SCHEDULE

SKAAL	1:1
GETEKEN	S de Kock
NAGESIEN	B Greeff
DATUM	Friday, 27 June 2025

TEKENQ: NGOLEDO YANOHORO
2025_BU019_(t)_501

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FINISHING SCHEDULE

FLOORS		WALLS		CEILING		EXTERIOR FINISHING	
GRANO FLOORS	Floor screed mix for concrete surface beds, composed of 1 part Surebuild 42,5N cement (Code: CEM II/B 42,5N) and 3 parts sand in thickness as indicated to concrete surface beds. Surebuild cement is to be manufactured in accordance with SANS 50197-1. FINISH: Powerfloated and then sealed with appropriate sealant	BRICK WALL	NFP Brick to be smoothed plastered & painted. PAINT: Prime with one coat of Dulux Plaster Primer or Dulux Trade Alkali Resistant Primer, followed by one coat of Dulux Universal Undercoat or Dulux Trade Universal Undercoat. Finish with Dulux eggshell enamel: Apply two to three finishing coats to new surfaces to achieve a continuous closed film and solid colour.	4mm ALUBUBBLE 1983	4mm Alububble® 1983 double sided aluminium foil insulation (Code: 1983), complying with SANS 8310-2010, fixed over steel purlins with galvanised straining wire at 383mm centres with 100mm side and end laps sealed with 48mm GDA double sided tape in accordance with the manufacturer`s recommendations. • Insulation: Alububble® 1983 • R-value: 1.58m².K/W • Thermal conductivity: 0.063W/mK	FACEBRICK	Corobrik FBX Golden Wheat Travertine layed in running-bond formation (to match existing buildings)
		STRUCTURAL STEEL SECTIONS	All steel on the inside of the building to be hot-dip galvanised			CONCRETE COLUMNS	RC Column with smooth off-shutter finish according to engineer specifications and SANS 2001-CC1 45 degree chamfer edges where visible.
		SAFLOK 410 SIDE CLADDING	Safintra SA produced 0,50mm thick 410mm cover Saflok 410® Slate COLORPLUS® interlocking concealed fix side cladding, fixed to steel sheet rails at 2300mm centres and top rails at 2100mm centres (final spacing to be calculated by an engineer) by means of a SL 410® clips secured to sheet rails in combination with a suitable Class Safintra approved wafer head self-tapping fasteners, all in accordance with the manufacturer's recommendations. All aspects to be in strict accordance with the manufacturer's latest published recommendations. Profile measurements and proportions must be in line with the latest Product Specification Manual as published by Safintra SA. • Installation region: coastal belt. • Atmospheric corrosion category: C5. • Sheet coating: AZ200.			STRUCTURAL STEEL SECTIONS	All steel on the exterior of the building to be hot-dip galvanised & painted. · ALL MATERIAL TO BE FREE FROM MARKINGS, DUST, RUST, OIL, GREASE, CRACKS, WELDING SLUG OR ANY DEFECTS. · SURFACE PREPARATION AS PER SANS 10064. SURFACES TO BE CLEANED. · ONE COAT DULUX TRADE STEEL PRIMER. (OR SIMILAR APPROVED) · ONE COAT DULUX TRADE UNIVERSAL UNDERCOAT. (OR SIMILAR APPROVED) · TWO COAT DULUX ENAMEL. (OR SIMILAR APPROVED) · COLOUR TO ARCHITECT'S SPECIFICATION. · ALL IN ACCORDANCE WITH SANS 12944-5. · DAMAGED AREAS SHALL BE REPAIRED ON SITE BY FOLLOWING STEPS ABOVE
		CONCRETE COLUMNS	RC Column with smooth off-shutter finish according to engineer specifications and SANS 2001-CC1 45 degree chamfer edges where visible.				

ISSUED FOR TENDER PURPOSES

FINISHING SCHEDULE

WYSIGINGS/REVISIONS

REV NO	DISCRIPTION	DATE
00	ISSUED FOR TENDER	2025/06/27

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SACAP: 21521 SACAP: 21226

PROJECT: MOSSELETI
GRDM: DISASTER MANAGEMENT STORE

Garden Route District Municipality
54 York Street, George, 6530
gotto@gardenroute.gov.za

TITLE: H-O NGOLA
FINISHING SCHEDULE

SKAAL	1:1
GETEKEN	S de Kock
NAGESIEN	B Greeff
DATUM	Friday, 27 June 2025

TEK.NO: 2025_BU019_(t)_503

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GENERAL NOTE:

1. ALL WORK TO COMPLY WITH NATIONAL BUILDING REGULATIONS SANS 10400 SERIES (LATEST EDITION) & NHBRC.
2. ENGINEER'S DRAWINGS TO BE READ IN CONJUNCTION WITH ALL ARCHITECTS DRAWINGS AND OTHER CONTRACT DOCUMENTATION. ANY DISCREPANCY IS TO BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.
3. POSITIONING AND LEVELS OF THE STRUCTURE TO BE IN ACCORDANCE WITH THE ARCHITECTS DRAWINGS. ANY DISCREPANCY BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWINGS IS TO BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.
4. ALL PROPRIETARY PRODUCTS ARE TO BE STORED, FIXED AND APPLIED TO MANUFACTURERS SPECIFICATIONS.
5. ALL WATERPROOFING TO BE DONE BY A SPECIALIST.
6. ALL INTERNAL STRUCTURAL STEEL SHOULD HAVE A SIXTY MINUTE FIRE RATING PROTECTION SYSTEM AS PER THE FIRE ENGINEER'S SPECIFICATION. ALL BASEMENTS TO HAVE A 120 MINUTE FIRE RATING PROTECTION SYSTEM. REFER TO SANS 10400-T FOR APPLICABLE FIRE RATING.
7. ALL ENGINEER'S DESIGN DRAWINGS AND BENDING SCHEDULES REMAINS THE INTELLECTUAL PROPERTY OF DMS STRUCTURES (PTY) LTD. ANY COPIES OR USE OF THESE DOCUMENTS ARE PROHIBITED WITHOUT CONSENT OF DMS STRUCTURES (PTY) LTD. THESE DOCUMENTS CAN ONLY BE USED TO COMPLETE THE PROJECT DESCRIBED IN THE TITLE BLOCK OF THESE DRAWINGS ONCE FULL PAYMENT HAS BEEN MADE AS STIPULATED IN THE RELEVANT APPOINTMENT DOCUMENTATION.

A FOUNDATIONS

1. FOUNDING LEVELS OF FOUNDATIONS AS SHOWN ARE PRELIMINARY AND HAVE TO BE CONFIRMED BY THE ENGINEER ON SITE IN ORDER TO OBTAIN AN ALLOWABLE SOIL BEARING PRESSURE OF 150Kpa.
2. ALL FOUNDATIONS MUST BE INSPECTED AND APPROVED IN WRITING BY THE ENGINEER BEFORE CONCRETE OR BLINDING IS PLACED. OVER-EXCAVATION REQUIRED BY THE ENGINEER FOR FOUNDING PURPOSES SHALL BE BACKFILLED WITH 10Mpa MASS CONCRETE UP TO UNDERSIDE OF FOUNDATIONS. PORTIONS WHICH ARE OVER-EXCAVATED BEYOND THE DEPTH REQUIRED BY THE ENGINEER SHALL BE BACKFILLED WITH MASS CONCRETE AT THE CONTRACTOR'S EXPENSE.
3. A 75mm THICK BLINDING LAYER (CLASS 15Mpa/19mm) SHALL BE PROVIDED UNDER ALL FOUNDATIONS, UNLESS OTHERWISE APPROVED BY THE ENGINEER ON SITE. IN THE EVENT THAT NO DEGRADATION WHATSOEVER OF THE IN-SITU MATERIAL WILL OCCUR, 75mm THICK SPACERS OF SIMILAR STRENGTH AND DENSITY AS THAT OF THE FOUNDATION CONCRETE MAY BE USED.
4. ALL LEVELS SHOWN ON THE FOUNDATION DRAWINGS REFER TO THE TOP OF BLINDING UNLESS OTHERWISE INDICATED.
5. ALL FOUNDATIONS ARE PLACED SYMMETRICALLY BELOW COLUMNS AND BRICKWORK UNLESS OTHERWISE SHOWN.
6. WHERE A STRUCTURALLY REINFORCED CONCRETE SLAB TIES INTO A RETAINING WALL, BACKFILLING BEHIND THE RETAINING WALL SHALL ONLY COMMENCE ONCE THE ABOVE MENTIONED ELEMENTS HAVE REACHED THEIR 14 DAY STRENGTH.
7. NO UNDERGROUND SERVICES WILL BE PERMITTED DIRECTLY BELOW COLUMN BASES. SERVICES IN THE ZONE 90| TO 45| TO THE HORIZONTAL MEASURED FROM THE TOE OF COLUMN BASES, AS WELL AS ALL SERVICES BELOW WALL STRIP FOOTINGS, SHALL BE ENCASED IN 15MPA/19MM CONCRETE.
8. ALL BACKFILLING TO SURFACE BED AND BEHIND RETAINING WALLS SHALL BE COMPACTED IN ACCORDANCE WITH THE BULK EARTHWORKS SPECIFICATIONS.

B SURFACE BED

1. SURFACE BED TO BE CAST IN PANELS NOT EXCEEDING 30m² FOR 100mm THICK REINFORCED SLAB WITH SAW-CUT JOINTS IN TWO PERPENDICULAR DIRECTIONS. NO SIDE LENGTH TO EXCEED 4.5m. LENGTH-TO-WIDTH RATIO NOT TO EXCEED 1.25. POSITION OF JOINTS AS INDICATED ON DRAWINGS OR AS APPROVED BY THE ENGINEER.
2. SURFACE BED TO BE CAST IN PANELS NOT EXCEEDING 100m² FOR 200mm THICK REINFORCED SLAB WITH SAW-CUT JOINTS IN TWO PERPENDICULAR DIRECTIONS NO SIDE LENGTH TO EXCEED 6.0m. LENGTH-TO-WIDTH RATIO NOT TO EXCEED 1.5 POSITION OF JOINTS AS APPROVED BY THE ENGINEER.
3. A FINISHING LAYER COMPACTED IN ACCORDANCE WITH THE BULK EARTHWORKS SPECIFICATIONS SHALL BE PROVIDED TO MAKE UP THE DIFFERENCE BETWEEN THE BUILDING PLATFORM LEVEL AND THE UNDERSIDE OF THE SURFACE BED.
4. SURFACE BED MUST BE CAST ON SABS APPROVED 250 MICRON POLYETHYLENE SLIPSHEET WITH JOINTS LAPPED 200mm AND JOINTS CONTINUOUSLY TAPED TOGETHER.
5. SAW-CUT JOINTS MUST BE CUT AS SOON AS CONCRETE IS FIRM ENOUGH NOT TO BE TORN OR DAMAGED AND WITH THE BLADE CAUSING ONLY SLIGHT UNRAVELING OF THE CONCRETE.
6. SURFACE BED TO BE FINISHED TO ARCHITECT'S SPECIFICATION. WHERE FLOORS ARE FINISHED WITH TILES, GRANO OR SIMILAR, JOINTS MUST BE REPEATED IN THE FINISH.
7. ALL 230mm WIDE BRICK WALLS SHALL BE BUILT ON INDEPENDENT STRIP FOOTINGS.
8. UNLESS OTHERWISE SHOWN, PROVIDE 6mm THICK JOINTEX AROUND ALL COLUMNS AND ALONG FOUNDATION WALLS.
9. FLATNESS / LEVELNESS OF SURFACE BED TO SATISFY A DEGREE OF ACCURACY AS SPECIFIED BY SANS 10400 J.
10. PROVIDE 25mm x 25mm CHAMFERS TO EXPOSED CORNERS OF ALL PLINTHS.

C CONCRETE

1. ALL STRUCTURAL DRAWINGS MUST BE READ IN CONJUNCTION WITH THE ARCHITECT'S DRAWINGS. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
2. ALL STRUCTURAL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF SANS 2001-CC1 LATEST EDITION.
3. CONCRETE CUBE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS, UNLESS OTHERWISE SHOWN:
   - COLUMNS — 30Mpa/19mm
   - SUSPENDED / SLABS — 25Mpa/19mm
   - BEAMS — 25Mpa/19mm
   - FOUNDATIONS — 25MPAa/19mm
   - SURFACE BEDS — REFER TO SURFACE BED LAYOUT
   - CONC INFILL TO BRICK RET. WALLS — 25Mpa/19mm
   - BLINDING LAYERS — 15Mpa/19mm
   - MASS CONCRETE — 10Mpa/19mm
4. CEMENT SHALL NOT BE KEPT IN STORAGE FOR PERIODS LONGER THAN 8 WEEKS WITHOUT THE ENGINEER'S PERMISSION IN ACCORDANCE WITH SANS 2001-CC1.
5. SLAGMENT AND / OR ADMIXTURES MAY ONLY BE USED IF APPROVED BY THE ENGINEER.
6. CURING OF CONCRETE SHALL BE CARRIED OUT STRICTLY IN ACCORDANCE WITH SANS 5861-3 AND MUST BE APPROVED BY THE ENGINEER.
7. TESTING OF CONCRETE SHALL COMPLY WITH THE REQUIREMENTS SANS 5860 SUMMARIZED AS FOLLOWS:
8. SAMPLES SUFFICIENT FOR 3 TEST CUBES SHALL BE TAKEN IN ACCORDANCE WITH SABS 5861-1, 2 & 3 AT THE FOLLOWING INTERVALS:
   - PER GRADE OF CONCRETE PLACED
   - PER 50m³ OF CONCRETE PLACED
   - PER DAY THAT CONCRETE IS PLACED
9. ONLY ONE SAMPLE SHALL BE DRAWN FROM ANY ONE BATCH OF CONCRETE AND, EXCEPT WHERE OTHERWISE APPROVED, NO SAMPLE SHALL BE TAKEN OF ANY GRADE GRADE UNTIL AT LEAST 3 BATCHES OF SUCH GRADE HAVE BEEN MIXED AND DISCHARGED. WHEN READY MIXED CONCRETE IS USED, SAMPLES SHALL BE TAKEN ON SITE WHILST CASTING.
10. TESTING OF SAMPLES SHALL BE CARRIED OUT IN ACCORDANCE WITH SANS 5863 BY A RECOGNIZED TESTING INSTITUTION. THE RESULTS OF THESE TESTS SHALL BE PRESENTED TO THE ENGINEER AT REGULAR INTERVALS, WITHIN ONE WEEK AFTER BEING TESTED AND IN A FORMAT SUCH THAT THE TEST RESULTS OF A PARTICULAR SAMPLE CAN BE REFERENCED TO THE STRUCTURAL ELEMENT WHERE THE CORRESPONDING CONCRETE WAS PLACED.
11. WHEREAS THE CRITERIA FOR CONCRETE STRENGTH ARE BASED ON SAMPLES TESTED AT 28 DAYS, EARLY STRENGTH TESTING MAY BE REQUIRED AT THE DISCRETION OF THE ENGINEER.
12. CONSTRUCTION JOINTS IN SLABS AND BEAMS:
13. BEFORE COMMENCING TO PLACE NEW CONCRETE, THE SURFACE OF EXISTING CONCRETE SHALL BE CLEANED AND CHIPPED TO EXPOSE AGGREGATE AND SHALL BE KEPT WET FOR TWO HOURS. GROUT WHICH CONSIST OF A 1:1 MIX OF CEMENT AND CLEAN FINE SAND WITH JUST ENOUGH WATER TO PROVIDE THE CONSISTENCY OF A SLURRY, SHALL BE APPLIED TO THE EXISTING CONCRETE BEFORE CASTING.
14. NO HORIZONTAL JOINTS SHALL BE PERMITTED IN COLUMN BASES OR OTHER DEEP ELEMENTS.
15. NO VERTICAL JOINTS SHALL BE PERMITTED IN ELEMENTS DIRECTLY EXPOSED TO THE WEATHER UNLESS OTHERWISE INDICATED.
16. ALL CABLE SLEEVES, CONDUITS AND PIPES THROUGH JOINTS SHALL BE PROVIDED WITH EXPANSION JOINTS OR FLEXIBLE COUPLINGS.
17. CASTING OF CONCRETE IN EXCESS OF 3.5M HIGH IS NOT PERMITTED WITHOUT PRIOR APPROVAL OF THE ENGINEER.
18. WHERE A SLAB AND BEAM IS CAST MONOLITHICALLY AND THE BEAM DEPTH EXCEEDS 3 TIMES THE SLAB THICKNESS, THE BEAM MUST BE VIBRATED A SECOND TIME ONE HOUR AFTER INITIAL VIBRATION OF THE SLAB.
19. THE CONTRACTOR MUST MAKE PROVISION FOR PROPPING OF SLABS AND BEAMS TO CARRY ALL CONSTRUCTION LOADS TO THE APPROVAL OF THE ENGINEER. STRIPPING TIMES OF FORMWORK AND PROPS SHALL BE IN ACCORDANCE WITH SANS 2001-CC1.
20. UPSTAND BEAMS ARE TO REMAIN PROPPED UNTIL THE UPSTAND PORTION IS CAST AND THE CONCRETE HAS REACHED ITS 14 DAY STRENGTH.
21. NO BRICKWORK SHALL BE BUILT ON SLABS UNTIL THE CONCRETE HAS REACHED ITS 14 DAY STRENGTH.
22. TEMPORARY PROPPING OF RETAINING WALLS MUST BE PROPOSED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
23. CONCRETE TOLERANCES IN TOILET AND ALL OTHER AREAS SHALL BE DEGREE OF ACCURACY IN ACCORDANCE WITH SANS 10400 J / SANS 2001-CC1.
24. PROVIDE 10mm x 10mm DRIP GROOVES IN ALL PERIMETER CONCRETE SLABS TO ARCHITECT'S DETAILS.
25. THE CONTRACTOR MUST ENSURE THAT ALL CAST-IN ITEMS ARE PROVIDED AND POSITIONED ACCORDING TO THE LATEST DRAWINGS OF ALL DISCIPLINES BEFORE CASTING CONCRETE.
26. REFER TO ARCHITECT'S DRAWINGS FOR CONCRETE FINISHES, GROOVES AND CHAMFERS. UNLESS OTHERWISE SHOWN, ALL EXPOSED CONCRETE WORK SHALL BE OFF SHUTTER AND ALL EXPOSED CORNERS SHALL BE PROVIDED WITH 20mm x 20mm CHAMFERS
27. FOR DETAILS OF WATERPROOFING ON ROOF SLABS, REFER TO ARCHITECT'S DRAWINGS. FOR DETAILS OF WATERPROOFING BEHIND RETAINING WALLS AND UNDER SURFACE BEDS, REFER TO ARCHITECT'S DRAWINGS.
28. ALL BEAMS AND SUSPENDED SLABS MUST BE PROVIDED WITH AN UPWARD CAMBER AS SHOWN BELOW, UNLESS OTHERWISE INDICATED:
   - CANTILEVERS — SPAN / 250
   - ALL OTHER SPAN — SPAN / 600

D REINFORCEMENT

1. REINFORCEMENT SHALL BE INSPECTED BY THE ENGINEER ONLY AFTER FIXING OF REINFORCEMENT, CLEANING OF FORMWORK AND POSITIONING OF SPACER BLOCKS HAVE BEEN COMPLETED AND AFTER THE CONTRACTOR HAS DONE INSPECTION. ALL REINFORCEMENT SHALL BE APPROVED BY THE ENGINEER IN WRITING BEFORE CASTING CONCRETE MAY COMMENCE.
2. CONCRETE COVER TO REINFORCEMENT, UNLESS OTHERWISE NOTED ON BENDING SCHEDULES, SHALL BE AS FOLLOWS:
   - SLABS
     - INTERNAL — 30mm
     - EXTERNAL — 30mm
   - BEAMS — 30mm
   - FOUNDATION
     - BOTTOM — 50mm
     - SIDES & TOP — 50mm
   - COLUMNS — 40mm
   - WALLS — 30mm
   - SURFACE BEDS — 50mm
   - RETAINING WALLS
     - SOIL FACE — 50mm
3. BENDING OF REINFORCEMENT SHALL BE IN ACCORDANCE WITH SANS 282.
4. REINFORCEMENT SHALL BE FIXED TO COMPLY WITH THE TOLERANCES SPECIFIED IN SANS 10144.
5. HEAT TREATMENT OR WELDING OF REINFORCEMENT IS NOT PERMITTED.
6. THE CONTRACTOR SHALL EXERCISE CARE TO ENSURE THAT NO DAMAGE TO WATERPROOFING MEMBRANES UNDERNEATH SURFACE BEDS OCCURS DURING FIXING OF REINFORCEMENT OR BACKFILLING OPERATIONS. THE COST TO REPAIR OR REPLACE THE WATERPROOFING MEMBRANE SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. SPECIFICATION FOR DOWELLING OF REINFORCEMENT INTO EXISTING CONCRETE.
8. FOR VERTICAL DOWEL BARS USE ABE EPIDERMIX 365 LIQUID EPOXY OR SIMILAR APPROVED GROUTING COMPOUND TO MANUFACTURER'S SPECIFICATION.
9. FOR HORIZONTAL DOWEL BARS USE ABE EPIDERMIX 372 EPOXY PASTE OR SIMILAR APPROVED GROUTING COMPOUND TO MANUFACTURER'S SPECIFICATIONS
10. HOLES SHALL BE DRY AND DUST FREE AS PER PRODUCT MANUFACTURER SPECIFICATIONS.

E BRICKWORK

1. REFER TO ARCHITECT'S DRAWINGS AND NOTES FOR GENERAL LAYOUT OF BRICKWORK.
2. ALL BRICKWORK TO CONSIST OF SOLID HARD BURNT CLAY BRICKS, LAID ON CLASS II MORTAR AS DEFINED IN SANS 227. LOAD-BEARING BRICKS TO HAVE A MIN. COMPRESSIVE STRENGTH OF 15Mpa, WHILE STOCK BRICKS TO HAVE A MIN. COMPRESSIVE STRENGTH OF 10MPA. CLAY BRICKS TO BE MOISTENED PRIOR TO USE.
3. BRICKFORCE SHALL BE PLACED EVERY COURSE FOR THE FIRST 5 COURSES, AND THEREAFTER EVERY 5TH COURSE WITH AN ADDITIONAL LAYER IN THE LAST COURSE IN ALL BRICKWALLS. ALSO PLACE BRICKFORCE EVERY COURSE FOR THE FIRST 5 COURSES ABOVE ALL OPENINGS. BRICKFORCE SHALL BE LAPPED AT LEAST 300mm AT END JOINTS.
4. WALL TIES, MINIMUM 230mm LONG, SHALL BE USED IN ALL CAVITY WALLS. PLACE TIES EVERY 5TH COURSE VERTICALLY AND AT 450mm c/c HORIZONTALLY (STAGGERED)
5. ALL LINTOLS SHALL BE SUPPORTED ON TEMPORARY FORMWORK FOR AT LEAST 14 DAYS. PRECAST LINTOLS SHALL HAVE MINIMUM 230mm BEARING ON EITHER SIDE.
6. BRICKWALLS SHALL BE TIED TO ALL CONCRETE & STEEL COLUMNS WITH 30 x 3mm GALVANIZED HOOP IRON STRAPS EVERY 5TH COURSE, 150mm LONG FIXED TO COLUMNS WITH 2 HILTI SHOT-STUDS EACH AND BUILT MINIMUM 400mm INTO BRICKWORK.
7. PROVIDE 10mm JOINTEX IN ALL JOINTS & REPEAT JOINTS IN FINISHES. V-JOINTS ARE TO BE MADE IN PLASTER WHERE BRICKWORK AND CONCRETE JOINS.
8. ALL LOAD-BEARING BRICKWALLS SHALL BE FINISHED WITH TWO CONTINUOUS LAYERS OF 3mm TEMPERED HARDBOARD, SMOOTH SIDES FACE TO FACE.
9. ALL NON LOAD-BEARING BRICKWALLS BUILT BELOW SUSPENDED SLABS & BEAMS SHALL BE FINISHED WITH A 20mm LAYER OF EASILY COMPRESSIBLE MATERIAL.
10. ALL PLANTERS BUILT IN BRICKWORK SHALL BE PROVIDED WITH 25Ø WEEPHOLES @ 1,0M c/c ABOVE FINISHED PAVING LEVELS.
11. BRICKWORK, PARTITIONS AND WINDOW FRAMES BELOW SUSPENDED SLABS OR BEAMS MUST MAKE ALLOWANCE FOR LONG TERM DEFLECTION OF 15mm.
12. VERTICAL JOINTS SHALL BE PROVIDED IN BRICKWALLS IN THE FOLLOWING CASES:
13. WHERE 115mm WALLS ARE BUILT ACROSS JOINTS IN THE SURFACEBED, THESE JOINTS SHALL BE REPEATED IN THE 115mm WALL.
14. WHERE 115mm WALLS BUILT ON THE SURFACEBED JOIN 230mm WALLS BUILT ON INDEPENDENT STRIP FOOTINGS.

F IN-FILL/RC RETAINING WALL

1. WALLS TO BE SMOOTHLY BAGGED.
2. ALL RETAINING WALLS TO BE WATERPROOFED WITH WITH DERBIGUM CG4 AND A DELTA MS 8 DIMPLE DRAINAGE LAYER AS PER SUPPLIERS SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED BY A WATERPROOFING SPECIALIST.
3. 150mm FREE-DRAINING SAND LAYER BEHIND RETAINING WALLS.
4. CAVITIES TO BE CLEANED AND FILLED WITH VERY FLOWABLE 25MPa CONCRETE (13mm STONE) AND WITH CRYSO FUGE B ADDITIVE FOR INCREASED WATERPROOFING PROPERTIES.
5. BRICKWORK AT SURFACEBED LEVEL TO RECEIVE MIN. TWO COATS ABE DURAFLEX (OR SIMILAR APPROVED) HORIZONTALLY APPLIED TO PREVENT RISING DAMP.

G STRUCTURAL STEEL

1. ALL STRUCTURAL STEELWORK SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH SANS 2001-CS1.
2. ALL DIMENSIONS SHALL BE CHECKED ON SITE BEFORE FABRICATION OF STRUCTURAL STEEL COMMENCES. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
3. A COMPLETE SET OF SHOP DRAWINGS TO BE SUBMITTED TO THE ENGINEER FOR APPROVAL BEFORE FABRICATION COMMENCES.
4. ALL STRUCTURAL STEELWORK TO BE GRADE S355JR UNLESS OTHERWISE SHOWN.
5. ALL ANCHOR BOLTS SHALL BE GRADE 8,8 IN ACCORDANCE WITH SANS 10162-1 UNLESS OTHERWISE SHOWN.
6. ALL GALVANISED BOLTS SHALL BE GRADE 4,8 IN ACCORDANCE WITH SANS 10162-2 UNLESS OTHERWISE SHOWN.
7. ALL WELDS TO BE MIN. 6mm CONTINUOUS FILLET WELD FOR HOT ROLLED STEEL & 2,5mm COLD ROLLED STEEL UNLESS OTHERWISE SHOWN.
8. ALL WELDING TO BE CARRIED OUT IN ACCORDANCE WITH SANS 10167 / AWS D1.1 WELDING CODE. WELDING & SURFACE PREPARATION TO BE DISCUSSED & INSPECTED & APPROVED BY DMS, SABS OR APPROVED INSPECTION AGENCY.
9. ALL STRUCTURAL STEEL MEMBERS TO BE HOT DIPPED GALVANIZED AS PER SANS 14713 PARTS 1-3
10. STRUCTURAL STEELWORK FINISHES
    - ALL STEEL TO BE STORED IN DRY PROTECTED AREA TO PREVENT DEFECTS AND CORROSION.
    - ALL MATERIAL TO BE FREE FROM MARKINGS, DUST, RUST, OIL, GREASE, CRACKS, WELDING SLUG OR ANY DEFECTS.
    - SURFACE PREPARATION AS PER SANS 10064. SURFACES TO BE CLEANED.
    - ONE COAT DULUX TRADE STEEL PRIMER. (OR SIMILAR APPROVED)
    - ONE COAT DULUX TRADE UNIVERSAL UNDERCOAT. (OR SIMILAR APPROVED)
    - TWO COAT DULUX ENAMEL. (OR SIMILAR APPROVED)
    - COLOUR TO ARCHITECT'S SPECIFICATION.
    - ALL IN ACCORDANCE WITH SANS 12944-5.
    - DAMAGED AREAS SHALL BE REPAIRED ON SITE BY FOLLOWING STEPS ABOVE.
10. CONTRACTOR TO POSITION STEEL COLUMNS ON BASE PLATES TO ACCOMMODATE DOOR AND WINDOW FRAMES.
11. ALL STEEL COLUMN BASE PLATES TO BE RECESSED 40mm INTO CONCRETE TO ACCOMMODATE DOOR AND WINDOW FRAMES.

REV.	DESCRIPTION	BY	DATE
	REVISION SCHEDULE		

PROJECT / PROJEK
GARDEN ROUTE DISTRICT MUNICIPALITY: DISASTER MANAGEMENT STORE, GEORGE

TITLE / TITEL
GENERAL NOTES

SCALE / SKAAL	SIZE / GROOTTE
1:50	A2

dms CONSULTING STRUCTURAL ENGINEERING
CESA ECSA salce
REG. NO. 2017/385758/07
DMS GEORGE
BLOEMHOF BUILDING, 65 YORK STREET, GEORGE
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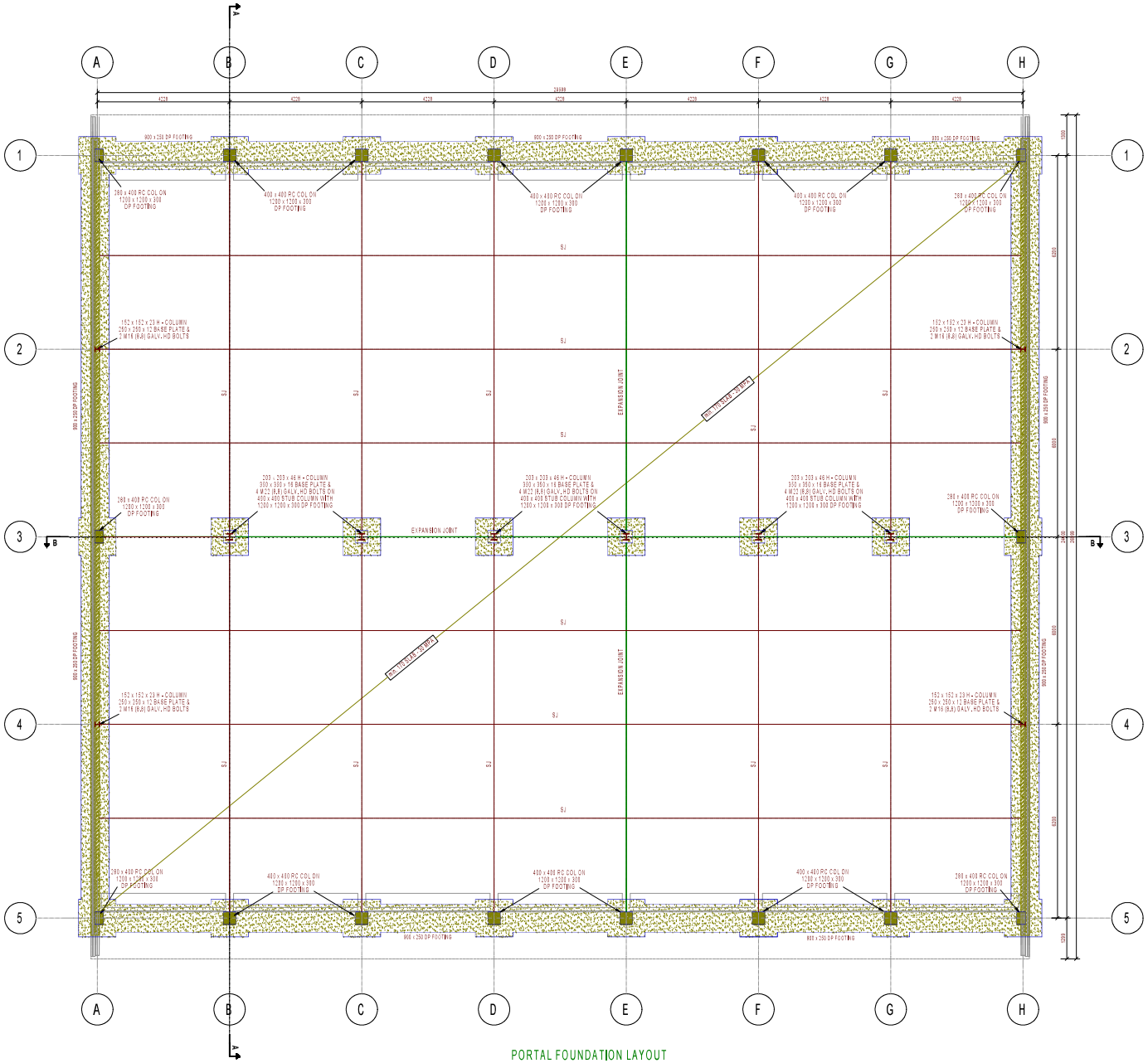
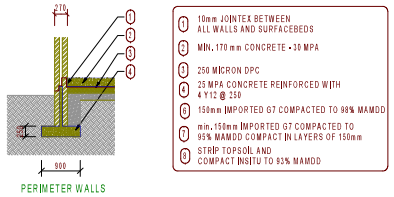
info@dmsgeorge.co.za
DMS MOSSEL BAY
88 MONTAGU STREET, MOSSEL BAY
CELL 084 570 7337
eugene@dmsmosselbay.co.za
DMS OVERBERG
27A VAN EEDEN STREET, SWELLENDAM
CELL 084 517 5047
cobus@dmsoverberg.co.za

DESIGNED ONTWERP	G.J.D.
DRAWN GETEKEN	H.M.
CHECKED NAGESIEN	G.J.D.
DATE/ DATUM	03.04.2025
STATUS	PRELIMINARY
DRAWING NO TEKENING NR	Z108 - 1

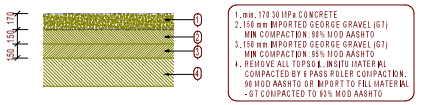
NOTE:
ALL HOLDING DOWN BOLTS
TO BE CAST IN min. 600 DEEP



PORTAL FOUNDATION LAYOUT
1:50



TYPICAL FOUNDATION DETAIL
N.T.S.



TYPICAL FLOOR SECTION
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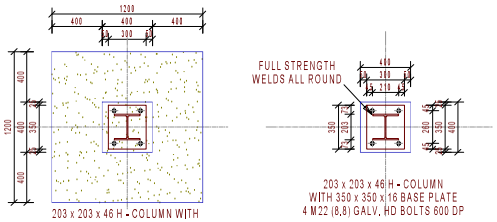

CENTER STUB COLUMN & BASE PLATE DETAILS
1:20

dms
CONSULTING STRUCTURAL ENGINEERING

PO BOX 3586
GEORGE INDUSTRIA 6536
TEL 044 - 874 6042
FAX 044 - 874 6413
EMAIL info@dmsgeorge.co.za
NHBRC No. 270 CK 01/020859/23

GENERAL NOTES

1.ALL WORK TO SABS 1200 & NBR & NHBRC.
2.THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL ARCHITECTS DRAWINGS AND OTHER CONTRACT DOCUMENTATION. ANY DISCREPANCY IS TO BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.
3.ALL REINFORCED CONCRETE 25MPa. ALL CONCRETE TO BE VIBRATED.
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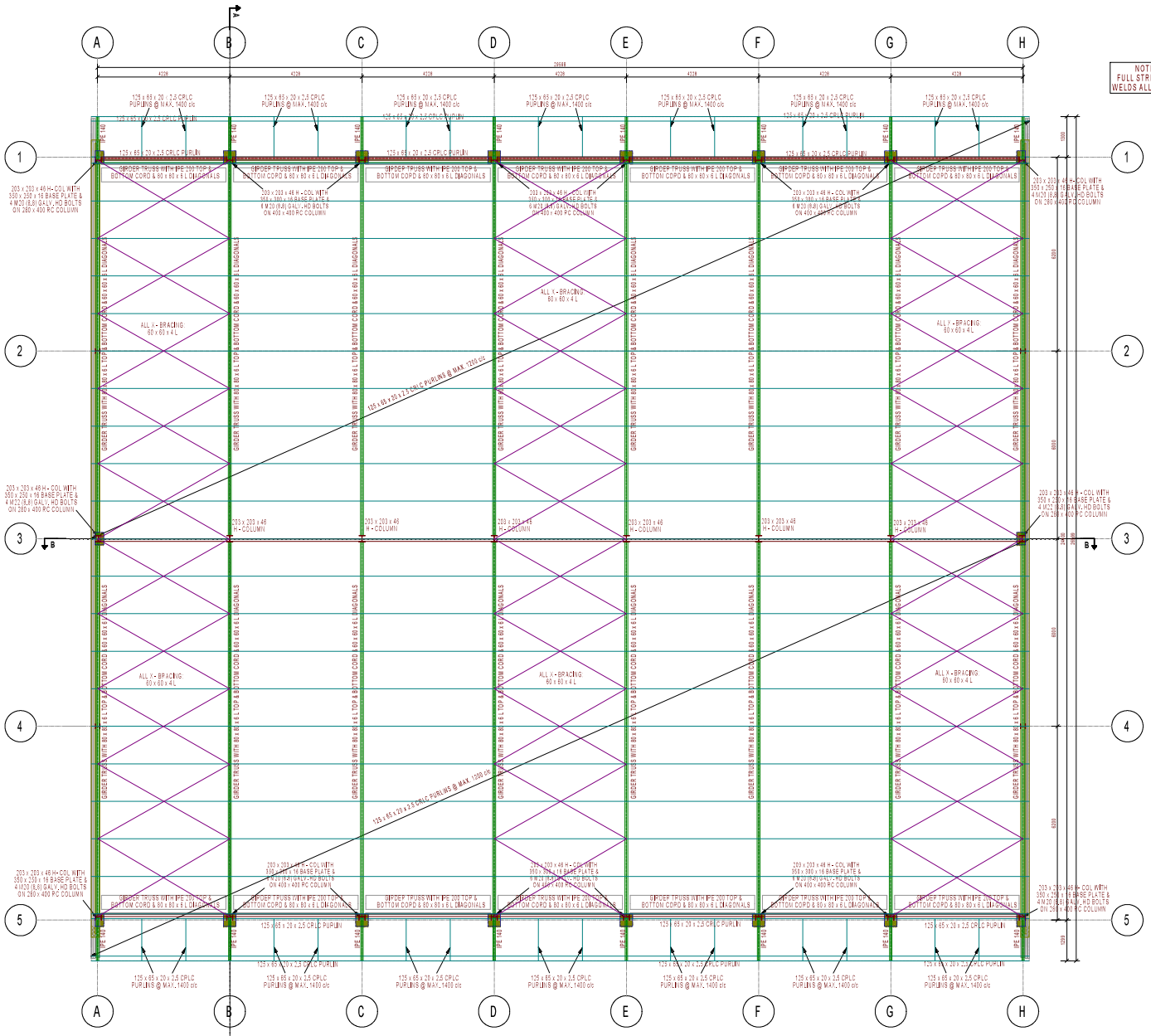
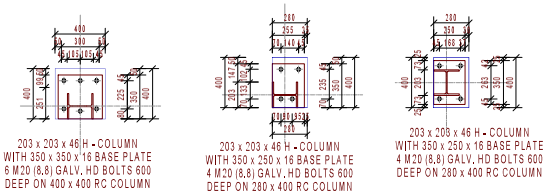
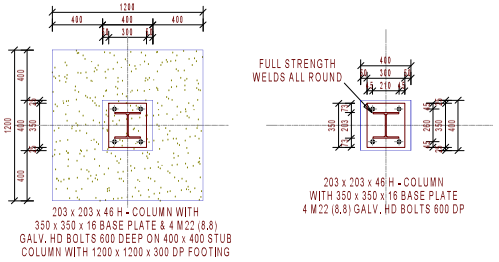
CLIENT KLIENT	GARDEN ROUTE DISTRICT MUNICIPALITY	DATE/DATUM	26.06.2025
PROJECT PROJEK	DISASTER MANAGEMENT STORE, GEORGE	STATUS	CONSTRUCTION
		SCALE/SKAAL	AS SHOWN — A0
TITLE	STORE FOUNDATION LAYOUT	DRAWN	H.M. — CHECKED G.D.
		DWG NO	Z 108 - 2



ROOF LAYOUT
1:50



TYPICAL COLUMN BASE PLATE DETAILS
1:20



CENTER STUB COLUMN & BASE PLATE DETAILS
1:20

dms CONSULTING STRUCTURAL ENGINEERING

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NHBRC No. 270 CK 01/020859/23

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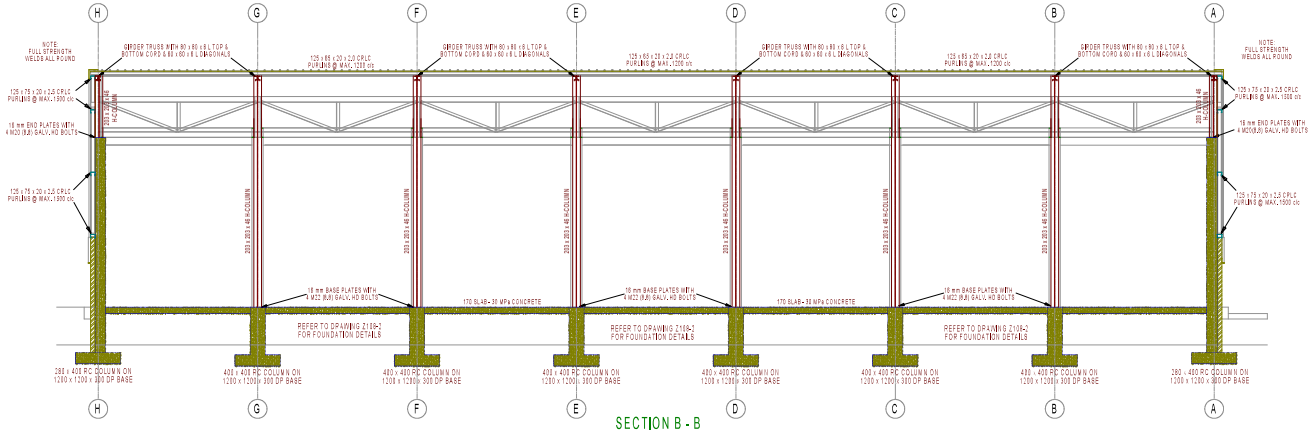
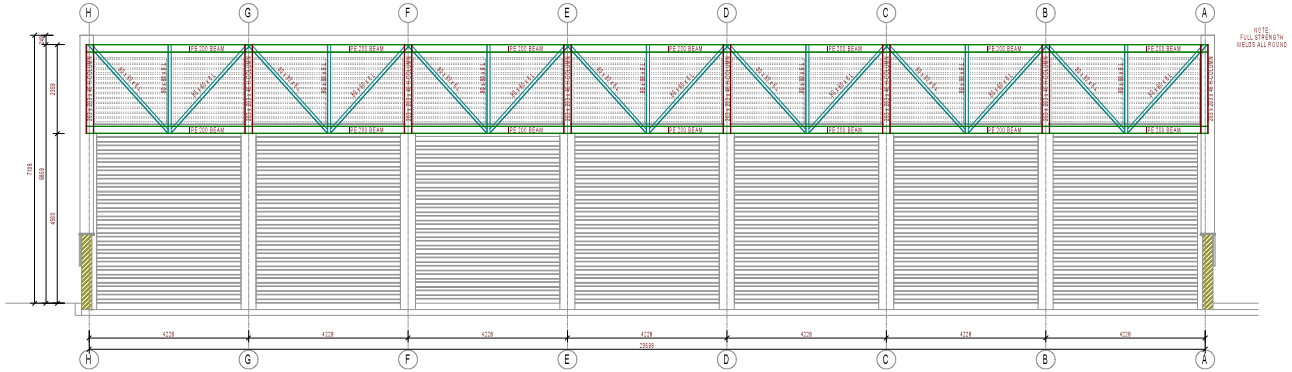
CLIENT KLIENT	GARDEN ROUTE DISTRICT MUNICIPALITY
PROJECT PROJEK	DISASTER MANAGEMENT STORE, GEORGE
TITLE	STORE ROOF LAYOUT

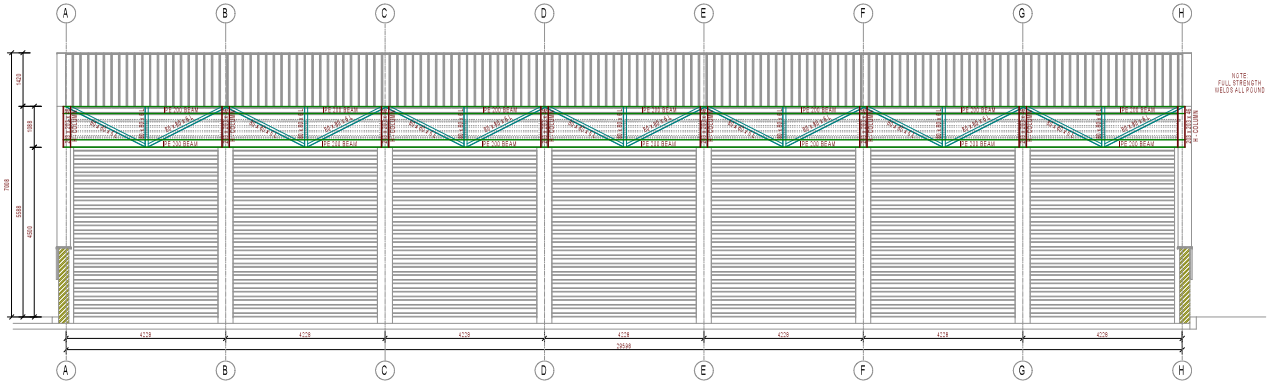
DATE/DATUM	26.06.2025		
STATUS	CONSTRUCTION		
SCALE/SKAAL	AS SHOWN		A0
DRAWN	H.M.	CHECKED	G.D.
DWG NO	Z 108 - 3		



SECTION B - B
1:50



NORTHERN ELEVATION
1:50



SOUTHERN ELEVATION
1:50

dms CONSULTING STRUCTURAL ENGINEERING
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EMAIL info@dmsgeorge.co.za
NHBRC No. 270 CK 01/020859/23

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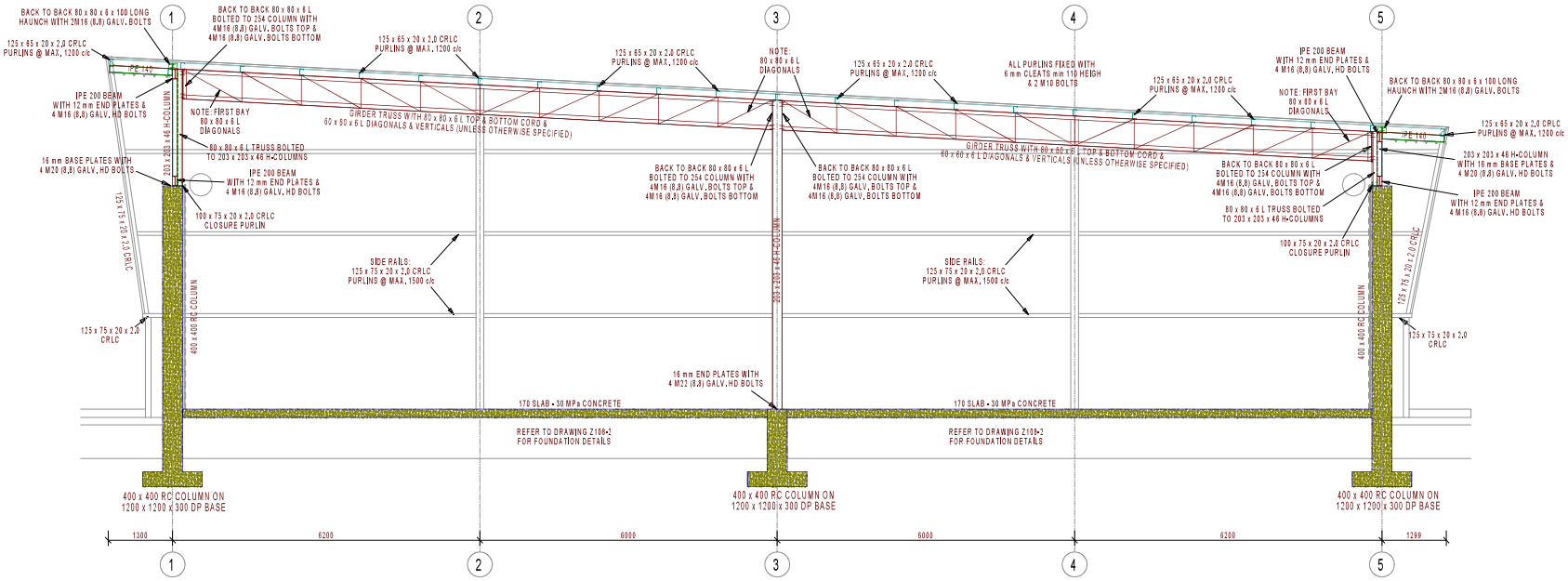
CLIENT KLIENT	GARDEN ROUTE DISTRICT MUNICIPALITY		
PROJECT PROJEK	DISASTER MANAGEMENT STORE, GEORGE		
TITLE	STORE SECTION B & ELEVATIONS		

DATE/DATUM	26.06.2025		
STATUS	CONSTRUCTION		
SCALE/SKAAL	AS SHOWN		A0
DRAWN	H.M.	CHECKED	G.D.
DWG NO	Z 108 - 4		



SECTION A - A
1:50

dms CONSULTING STRUCTURAL ENGINEERING

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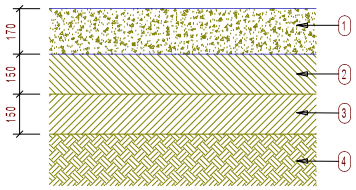
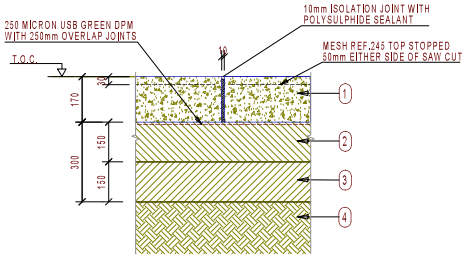
CLIENT KLIENT	GARDEN ROUTE DISTRICT MUNICIPALITY	DATE/DATUM	26.06.2025
		STATUS	CONSTRUCTION
PROJECT PROJEK	DISASTER MANAGEMENT STORE, GEORGE	SCALE/SKAAL	AS SHOWN — A1
		DRAWN	H.M. — CHECKED G.D.
TITLE	STORE SECTION A - A	DWG NO	Z 001 - 5

TYPICAL SURFACE BED LAYERS:

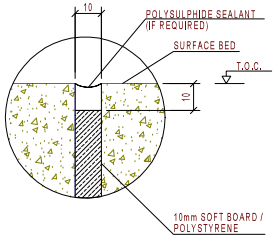
1. Min. 170 30 MPa CONCRETE
2. 150 mm IMPORTED GEORGE GRAVEL (G7)
   MIN COMPACTION: 98% MOD AASHTO
3. 150 mm IMPORTED GEORGE GRAVEL (G7)
   MIN COMPACTION: 95% MOD AASHTO
4. REMOVE ALL TOPSOIL. INSITU MATERIAL
   COMPACTED BY 6 PASS ROLER COMPACTION.
   90 MOD AASHTO OR IMPORT TO FILL MATERIAL
   - G7 COMPACTED TO 93% MOD AASHTO



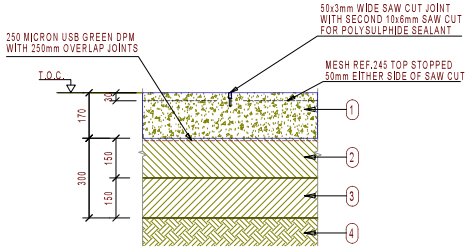
TYPICAL SURFACE BED LAYERS
1:10



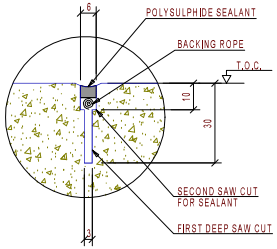
SURFACE BED ISOLATION JOINT (IJ)
Scale 1 : 10



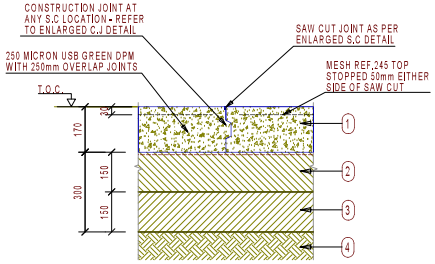
ENLARGED IJ DETAIL
Scale 1 : 1



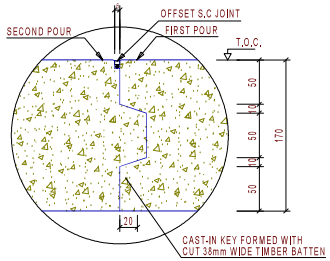
SURFACE BED SAW CUT JOINT (SC)
Scale 1 : 10



ENLARGED SC DETAIL
Scale 1 : 1



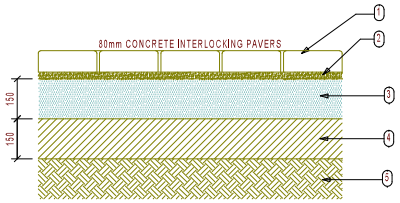
SURFACE BED CONSTRUCTION JOINT (CJ)
Scale 1 : 10



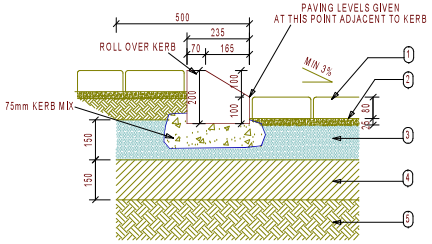
ENLARGED CJ DETAIL
Scale 1 : 3

TYPICAL PAVING SPECIFICATIONS:

1. 80mm CONCRETE INTERLOCKING PAVERS
   LAID TO MANUFACTURES SPECIFIACTIONS
   4.1 MAX. DEVIATION FROM LEVEL = 10mm
   4.2 MAX. DEVIATION FROM 3m STRAIGHT EDGE = 10mm
   4.3 MAX. LEVEL DIFFERANCE BETWEEN ADJACENT BLOCKS = 3m
2. BEDDING AND JOINT SAND:
   LAYER THICKNESS 30 mm UNCOMPACTED:
   GRADING: SIEVES(%)
   9.52 100
   475 95-100
   2.35 80-100
   1.18 50-85
   0.60 20-60
   0.30 10-20
   0.15 5-15
   0.075 0-10
3. 150mm C4 SUBBASE HAVING A UCS AT 7 DAYS AT 100% MODIFIED AASHTO. DENSITY BETWEEN 0.75Mpa AND 3.0Mpa AND A MINIMUM ITS OF 200kPa. COMPACTED TO 98% MOD AASHTO DENSITY
4. 150mm IMPORTED GEORGE GRAVEL (G7)
   MIN COMPACTION: 95% MOD AASHTO
5. REMOVE ALL TOPSOIL
   INSITU MATERIAL COMPACTED BY 6 PASS ROLER COMPACTION.
   93 MOD AASHTO OR IMPORT TO FILL MATERIAL - G7 COMPACTED
   TO 93% MOD AASHTO



TYPICAL DRIVEWAY PAVEMENT LAYERS
1:10



TYPICAL SECTION THROUGH
ROLL OVER KERB AT ISLANDS AND WALKWAYS
SCALE 1:10

GENERAL NOTES

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REV	DESCRIPTION BESKRYWING	BY DEUR	DATE DATUM

CLIENT KLIENT
GARDEN ROUTE
DISTRICT MUNICIPALITY

PROJECT PROJEK
DISASTER MANAGEMENT
STORE, GEORGE

TITLE TITEL
TYPICAL SURFACE BED
JOINTS & LAYERS, AND
PAVING SPECIFICATIONS

SCALE/ SKAAL 1:50 A1

dms CONSULTING STRUCTURAL ENGINEERING
CESA ECSA NHBRC saice

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7 BLOEMHOF BUILDING 65 YORK STREET
TEL 044 - 874 6042/13 info@dmsgeorge.co.za
MOSSEL BAY:
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eugene@dmsmosselbay.co.za
OVERBERG
27A VAN EEDEN STREET SWELLENDAM CELL: 0845175047
coburvd@dmsoverberg.co.za

DESIGNED ONTWERP	GABRIEL DELPORT
DRAWN GETEKEN	HENDRIG MARX
CHECKED NAGESIEN	GABRIEL DELPORT
DATE/ DATUM	10.07.2025
STATUS	CONSTRUCTION
DRAWING NO TEKENING NR	Z 108 - 6 REV

ANNEXURE D

HEALTH & SAFETY SPECIFICATIONS

AS PER CONSTRUCTION REGULATION 5(1)(b), 2014

OCCUPATIONAL HEALTH AND SAFETY ACT, NO. 85 OF 1993

GARDEN ROUTE DISTRICT MUNICIPALITY

CONSTRUCTION OF DISASTER MANAGEMENT STORE

PREPARED BY

CLIENT HEALTH AND SAFETY SPECIFICATIONS
AS PER CONSTRUCTION REGULATION 5(1)(b), 2014
OCCUPATIONAL HEALTH AND SAFETY ACT, NO. 85 OF 1993

DOCUMENT CONTROL

Document Name	Health and Safety Specifications
Document Number	HSS/GRDM/DMS/01/2025
Project Name	Construction of Disaster Management Store
Revision Number	Rev 01

LOG OF REVISIONS

Revision No	Date	Prepared By	Reviewed and Approved By	Changes made
01	16/06/2025	Talitha Landman	Francois du Toit	Not applicable (Initial Issue for tender)

ISSUE REGISTER

Distribution	Revision No.	Issue Date
Truspace Architects	01	16/06/2025
DMS Structures (PTY) Ltd	01	16/06/2025

PROJECT DIRECTORY

Stakeholder	Name	Contact person	Contact detail
Client	Garden Route District Municipality	Gerhard Otto	GOtto@gardenroute.gov.za
Architects	Truspace Architects	Braam Greeff	braam@truspace.co.za
Consulting Engineers	DMS Structures (PTY) Ltd	Gabriël Delport	gabriel@dmsgeorge.co.za
Cost Consultants	Practicost QS	Willmar Smith	wsmith@practicost.co.za
Pr. CHSA	SHE Group	Francois du Toit (Tokkie)	tokkie@shegroup.co.za
Pr. CHSM	SHE Group	Talitha Landman	talitha@shegroup.co.za

1. BACKGROUND

In terms of the Construction Regulation 5(1)(b), 2014 of the Occupational Health and Safety Act, No. 85 of 1993, the Client, is required to compile a Health & Safety Specification for any intended project and provide such specification to Contractor.

The Project is located at the main Garden Route District Municipality (GRDM) Fire station, Opal Close, Tamsui Industria, George, South Africa.

2. SCOPE

The scope is the development of a health & safety specification that addresses all aspects of occupational health and safety as affected by construction work.

The proposed development will comprise of construction of a 30m x 10m storage facility at the Garden Route Fire Station.

The scope of work included in this contract consist of the following:

- Site Establishment
- Surveying and Setting Out
- Traffic Management
- Clear & Grub
- Earthworks and Layer works
- Loading & Hauling
- Operating Mobile Machinery
- Loading & Lifting Operations
- Concrete works
- General building work (brick laying & plastering)
- Roof works
- Reinforced steel fixing (Retaining Wall RC)
- Installation of steel columns and beams
- Installation of steel trusses and girders
- Installation of purlins, girts, bracing for cladding
- Installation of gutters

Also refer to the Inception Report, Design Report, Design Drawings and Scope of work as per Bill of Quantities that needs to be read in conjunction with this Specifications.

3. DEFINITIONS

Act: means the Occupational Health and Safety Act, 1993 (Act No. 85 of 1993)

AIA means an Inspection Authority approved by the chief inspector: Provided that an inspection authority approved by the chief inspector with respect to any particular service shall be an Approved Inspection Authority with respect to that service only.

Client: means any person for whom construction work is being performed, namely Garden Route District Municipality

Client's Health and Safety Agent: SHE Group, 5 Walter Sisulu Road, Universitas, Bloemfontein, 9321. Tel. 0514369675

Competent person: means any person having the knowledge, training, experience and qualifications specific to the work or task being performed.

Construction work: means any work in connection with—
- the erection, maintenance, alteration, renovation, repair, demolition or dismantling of or addition to a building or any similar structure;
- the installation, erection, dismantling or maintenance of a fixed plant where such work includes the risk of a person falling;
- the moving of earth, clearing of land, the making of an excavation, piling, or any similar type of work;

Demolition work: means a method to dismantle, wreck, break, pull down or knock down of a structure or part thereof by way of manual labour, machinery, or the use of explosives

Contractor: means an employer, as defined in section 1 of the Occupational Health and Safety Act, who performs construction work and includes principal contractors;

Hazard identification: means the identification and documenting of existing or expected hazards to the health and safety of persons, which are normally associated with the type of construction work being executed or to be executed;

Health and safety file: means a file or other record in permanent form, containing the information required as contemplated in these regulations;

Health and safety plan: means a documented plan, which addresses hazards identified and includes safe work procedures to mitigate, reduce or control the hazards identified;

Health and safety specification: means a documented specification of all health and safety requirements pertaining to the associated works on a construction site, so as to ensure the health and safety of persons;

HCA: Hazardous Chemical Agents

SDS: Safety Data Sheet

PPE: Personal Protective Equipment

OREP: Occupational Risk Exposure Profile

OH&S: Occupational Health and Safety

Pr. CHSA: Professional Construction Health and Safety Agent

CHSM: Construction Health and Safety Manager

Reg: Regulations

SWP: Safe Work Procedure

Medical Certificate of Fitness: means a certificate contemplated in Construction Regulation 7(8);

National Building Regulations means the National Building Regulations made under the National Building Regulations and Building Standards Act, 1977 (Act No. 103 of 1977), and promulgated by Government Notice No. R. 2378 of 30 July 1990, as amended by Government Notices No's R. 432 of 8 March 1991, R. 919 of 30 July 1999 and R. 547 of 30 May 2008;

Occupational Health Practitioner means an occupational medicine practitioner or a person who holds a qualification in occupational health recognized as such by the South African Medical and Dental Council as referred to in the Medical, Dental and Supplementary Health Service Professions Act, 1974 (Act No. 56 of 1974), or the South African Nursing Council as referred to in the Nursing Act, 1978 (Act No. 50 of 1978);

Occupational Hygiene Survey: means a Survey or Analysis on Hazardous Environmental Exposure e.g. Noise, Lead, Asbestos, Airborne Pollutants, Thermal Stress, Hazardous Chemical Substances, etc. to Persons conducted by an Inspection Authority Approved by the Department of Labour for the Exposure identified, provided that an inspection authority approved by the chief inspector with respect to any particular service shall be an Approved Inspection Authority with respect to that service only

Occupational Hygiene: means the anticipation, recognition, evaluation and control of conditions arising in or from the workplace, which may cause illness or adverse health effects to persons;

Principal contractor: means an employer, as defined in section 1 of the Occupational Health and Safety Act who performs construction work and is appointed by the client to be in overall control and management of a part of or the whole of a construction site;

Risk assessment: means a program to determine any risk associated with any hazard at a construction site, in order to identify the steps needed to be taken to remove, reduce or control such hazard;

Structure: means any building, steel or reinforced concrete structure

SACPCMP means the South African Council for the Project and Construction Management Professions

Designer: means a competent person who

- prepares a design;
- checks and approves a design;
- arranges for a person at work under his or her control to prepare a design, including an employee of that person where he or she is the employer; or
- designs temporary work, including its components;
- an architect or engineer contributing to, or having overall responsibility for a design;
- a building services engineer designing details for fixed plant;
- a surveyor specifying articles or drawing up specifications;
- a contractor carrying out design work as part of a design and building project; or
- an interior designer, shop-fitter or landscape architect;

Construction manager: means a competent person responsible for the management of the physical construction processes and the coordination, administration and management of resources on a construction site;

Construction site: means a work place where construction work is being performed

"Disaster Management Act" means the Disaster Management Act, 2002 (Act No. 57 of 2002);

"OHSA" means the Occupational Health and Safety Act, 1993 (Act No. 85 of 1993);

"Worker" means any person who works in an employer's workplace including an employee of the employer or contractor, a self-employed person or volunteer;

"Workplace" means any premises or place where a person performs work.

"Transmission" or "Transmitting" is the passing of a pathogen causing communicable disease from an infected host individual or group to a particular individual or group, regardless of whether the other individual was previously infected.

4. OH&S MANAGEMENT

4.1 Notification of Construction Work

The Principal Contractor shall, as the contract meets the requirements laid down in Construction Regulations 4, prior to commencement of the works, notify Department of Labour of intended Construction Work.

Proof of Submittal shall be kept on the OH&S file and a copy submitted to Client / Client's Pr. CHSA.

No Construction activities may take place before Notification of Construction Work has been submitted to the Department of Labour and proof submitted to Client

4.2 Structure and Organisation of OH&S Responsibilities

4.2.1. *Overall Supervision and Responsibility for OH&S*

- The Client must ensure that the Principal Contractor, is appointed in terms of Construction Regulation 5(1)(*k*), implements and maintains the agreed and approved OH&S Plan.
- The Chief Executive Officer of the Principal Contractor in terms of Section 16 (1) of the Act must ensure that his Employees (as defined in the Act) complies with the Act. Legal Compliance Audit must be used for this purpose.
- Any OH&S Act, No 85 of 1993, Section 16(2) appointee/s as detailed in his/her/their respective appointment forms is responsible to enforce all applicable legislation
- The Construction Manager, Assistant Construction Manager, Supervisor and Assistant Construction Supervisor/s appointed in terms of Construction Regulation 8 should provide proof of OHS training and fully understand their duties and responsibilities outlined by the respective appointments. Legal Liability Training is a minimum requirement
- The principal contractor shall appoint as a minimum a Part Time competent Health and Safety Officer that is registered with the SACPCMP.

4.2.2 *Further (Specific) Responsibilities for OH&S*

The contractor shall note that it is a generic list only and is intended for use as a guideline.

Appointment	**Legal Reference**
Construction Manager	Construction Regulation 8(1)
Assistant Construction Manager	Construction Regulation 8(2)
OH&S Officer	Construction Regulation 8(5)
Construction Supervisor	Construction Regulation 8(7)
Risk Assessor	Construction Regulation 9
Fall Protection Plan Developer	Construction Regulation 10
Structures Supervisor/Inspector	Construction Regulation 11
Temporary Works Supervisor	Construction Regulation 12
Excavation Supervisor	Construction Regulation 13
Bulk Mixing Plant Supervisor	Construction Regulation 20
Crane Inspector	Construction Regulation 22
Construction Vehicle / Mobile Plant / Machinery Supervisor	Construction Regulation 23

Appointment	Legal Reference
Drivers / Operators of Construction Vehicles / Plant	Construction Regulation 23
Electrical Installation and Appliances Inspector	Construction Regulation 24
Hazardous Chemical Agents Supervisor	Regulations for HCA & CR 25
Stacking & Storage Supervisor	Construction Regulation 28
Emergency/Security/Fire Coordinator	Construction Regulation 29
First Aider	General Safety Regulation 3
Fire Equipment Inspector	Construction Regulation 29)
Incident Investigator	General Admin Regulation 9
Ladder Inspector	General Safety Regulation 13A
OH&S Committee	OHS Act Section 19
OH&S Representatives	OHS Act Section 17
Person Responsible for Machinery	General Machinery Regulation 2
Pressure Equipment Supervisor	Pressure Equipment Regulations

The above appointments shall be in writing and the responsibilities clearly stated together with the period for which the appointment is made. This information shall be communicated and agreed with the appointees.

Competencies of all Appointed Personnel to be attached to Appointment and Placed on Health and Safety File

The principal contractor shall, furthermore, provide the Pr. CHSA with an organogram of all contractors that he/she has appointed or intends to appoint and keep this list updated and prominently displayed on site.

4.3 Communication & Liaison

4.3.1 OH&S Liaison between the Client, the principal Contractor, the other Contractors, the Designer and other concerned parties will be through the OH&S committee or Committee established by Client for this purpose.

4.3.2 In addition to the above, communication may be directly to the Client or his appointed Pr. CHSA, verbally or in writing, as and when the need arises.

4.3.3 Consultation with the workforce on OH&S matters will be through their Supervisors, OH&S Representatives, the OH&S committee and their elected Trade Union Representatives, if any.

4.3.4 The Principal Contractor will be responsible for the dissemination of all relevant OH&S information to the other Contractors e.g. design changes agreed with the Client and the Designer,

instructions by the Client and/or his/her agent, exchange of information between Contractors, the reporting of hazardous/dangerous conditions/situations etc.

4.4 OH&S File

The Principal Contractor must, in terms of Construction Regulation 7(1)(b), keep a health & safety file on site at all times that must include all documentation required in terms of the Act and Regulations and must also include a list of all Contractors on site that are accountable to the Principal Contractor and the agreements between the parties and details of work being done.

The following documents must inter alia be kept in the OH&S file:

- Health and Safety Management Plan
    - Health & Safety Management Plan
    - Health and Safety Management Plan Approval
    - Pre-Start Site Checklist

- Appointments
    - Organogram
    - Legal Appointments

- General Policies and Procedures
    - General Policies
        - Health and Safety Policy
        - Environmental Policy
        - Alcohol and Drug Policy
        - Use of Cellphone Policy
        - Transmittable Disease Prevention Policy
    - General Procedures
        - Emergency Procedure
            - Emergency Telephone Numbers
        - Incident Investigation Procedure
            - Incident Investigation Monitoring Plan

- Work Method Statements

- Risk Assessments
    - Baseline Risk Assessment (Client)
    - Baseline Risk Assessment (Contractor)
    - Task / Issue Based Risk Assessments
    - Ergonomic Assessments
    - DSTi's (Daily Safety Task Instructions)
    - Monitoring and Review Plan

- Safe Operating / Work Procedures
- Registers
- Machinery and Equipment
  - Load Test Certificates
  - Pressure Test Certificates
  - Compliance Checks
  - Vehicle Licenses
- Personal Protective Equipment
  - PPE Task Analysis
  - Issue Registers
  - Man Job Specifications
- Incident Investigation Forms
  - Internal Accident / Incident Investigation Forms
  - Annexure 1
  - WCL 1 & 2
- Behavioral Base Safety
  - VFL Forms (Visible Felt Leadership Forms)
  - Supervisor Checklist
  - Planned Task Observation
- Health and Safety Representative Checklists
- Health and Safety Meeting Minutes
- Communication
  - Department of Employment and Labour
    - Construction Work Permit
    - Letter of Good Standing
    - Sect 24 Incidents
  - Client
    - Non-Conformances
    - Legal Compliance Register
    - Audit Close-out Reports
- Legal Register
  - Acts and Regulations
  - Section 37(2) Agreements
    - Client
    - Sub-Contractors
  - Client's Health and Safety Specifications

- Training
  - Attendance Register
  - Induction Manual
  - Ergonomic Training
  - Competencies (Certificates)
  - Toolbox Talks

- Hazardous Chemical Agents (HCA)
  - HCA Registers
  - Safety Data Sheets

- Audits
  - Internal
  - External
  - Audit Findings / Non-Conformances Close-out Plan

- Occupational Medicals
  - ID's of Personnel
  - Annexure 3 Certificates
  - Occupational Medicals Surveillance Program

- Occupational Hygiene Surveys
  - AIA Certificate
  - SANAS Accreditation
  - Applicable Surveys

- Design Drawings
  - Drawing Register
  - Drawings

- Permits
  - Permit to Work
  - Lockout Permit
  - Excavation Permit
  - Work at Heights Permit

- Sub-Contractors Pack

- Monthly Health & Safety Statistics

4.5. <u>OH&S Goals and Objectives and Arrangements for Monitoring and Review of OH&S Performance</u>

The Principal Contractor is required to maintain a DIFR of less than 1 and report on this to the Client on a monthly basis.

4.6 Identification of Hazards and Development of Risk Assessments, Standard Working Procedures (SWP) and Method Statements

The Principal Contractor is required to develop Risk Assessments, Standard Working Procedures (SWP) and Method Statements for each activity executed in the contract or project (See Section 5 below "Project/Site Specific Requirements")

4.7. Arrangements for Monitoring and Review

4.7.1. Monthly Audit by Client

The Client will be conducting monthly Audits to comply with Construction Regulation 5(1)(o) to ensure that the principal Contractor has implemented and is maintaining the agreed and approved OH&S Plan.
If contractor is non-compliant according to Client's Health and Safety Audit, the Client's Agent / Representative may stop the work or a specific work activity and request a re-audit that must be approved by the client and the contractor will be held liable for the cost.

4.7.2. Other Audits and Inspections by Client

The Client reserves the right to conduct other ad hoc audits and inspections as deemed necessary.

The Principal Contractor must conduct a Monthly Internal Health and Safety Audit and an Audit on all Sub-Contractors. The Audit must be conducted by an independent person of the contractor or contractor's representative, which is not working on the site, on condition that the person is qualified to conduct an Occupational Health and Safety Audit.

4.7.3. A representative of the Principal Contractor must accompany the Client on all Audits and Inspections and may conduct his/her own audit/inspection at the same time. Each party will, however, take responsibility for the results of his/her own audit/inspection results.

The client's representative / Agent must approve the Principal Contractor's Health and Safety Audit Template, to be used, before work commences

4.7.4. Reports

4.7.4.1 The Principal Contractor is required to provide the Client with a monthly report.

4.7.4.2 The Principal Contractor must report all incidents where an employee is injured on duty to the extent that he/she:

* dies
* becomes unconscious

* loses a limb or part of a limb
* is injured or becomes ill to such a degree that he/she is likely either to die or to suffer a permanent physical defect or likely to be unable for a period of at least 14 days either to work or continue with the activity for which he/she was usually employed

OR where:

* a major incident occurred
* the health or safety of any person was endangered
* where a dangerous substance was spilled
* the uncontrolled release of any substance under pressure took place
  machinery or any part of machinery fractured or failed resulting in flying, falling or uncontrolled moving objects
* machinery ran out of control to the Provincial Director of the Department of Labour within seven days. (Section 24 of the Act & General Administrative Regulation 8.)

4.7.4.3. The Principal Contractor is required to provide the Client with copies of all statutory reports required in terms of the Act. The Principal Contractor is required to provide the Client with copies of all internal and external accident/incident investigation reports.

4.7.5. *Review*

4.7.5.1 The Principal Contractor is to review the Hazard Identification, Risk Assessments and SWP's at each Production Planning and Progress Report meeting as the construction work develops and progresses and each time changes are made to the designs, plans and construction methods and processes.

4.7.5.2 The Principal Contractor must provide the Client, other Contractors and all other concerned parties with copies of any changes, alterations or amendments.

4.8 <u>Site Rules and other Restrictions</u>

4.8.1 Site OH&S Rules

The Principal Contractor must develop a set of site-specific OH&S rules that will be applied to regulate the OH&S aspects of the construction.

4.8.2. *Security Arrangements*

4.8.2.1 The Principal Contractor must establish site access rules and implement and maintain these throughout the construction period. Access control must include the rule that non-employees will not be allowed on site unaccompanied.

4.8.2.2 The Principal Contractor must develop a set of Security rules and procedures and maintain these throughout the construction period.

4.8.2.3 The Principal Contractor must appoint a competent Emergency Controller who must develop emergency contingency plans for any emergency that may arise on site as indicated by the risk assessments. These must include a monthly practice/testing program for the plans e.g. January: Fall Accident, February: Electrical Shock, etc. and practiced/tested with all persons on site at the time, participating.

4.9 Training

The contents and syllabi of all training required by the Act and Regulations to be included in the Principal Contractor's OH&S Plan.

4.9.1 General Induction Training

All employees of the Principal and other Contractors to be in possession of proof of General Induction training

4.9.2 Site Specific Induction Training

All employees of the Principal and other Contractors to be in possession of Site Specific OH&S Induction training.

4.9.3 Other Training

4.9.3.1 All operators, drivers and users of construction vehicles, mobile plant and other equipment to be in possession of Competency Certificates & Medical Certificates of Fitness (Construction Regulation 23).

4.9.3.2 All employees in jobs requiring training in terms of the Act and Regulations to be in possession of valid proof of training.

4.9.3.3 OH&S Training Requirements: (as required by the Construction Regulations and as indicated by the OH&S Specification & the Risk Assessment/s):

- General Induction (Section 8 of the Act)
- Site/Job Specific Induction (also visitors) (Sections 8 & 9 of the Act)
- Construction Management for Managers
- Construction Supervision for Supervisor
- OH&S Representatives (Section 18 (3) of the Act)
- Operators & Drivers of Construction Vehicles & Mobile Plant (Construction Reg 23)
- Operators of Lifting Machinery and Mobile Elevated Working Platforms (18)

- Basic Fire Prevention & Protection (Environmental Reg 9 and Construction Reg 29)
- Basic First Aid (General Safety Regulations 3)
- Storekeeping Methods & Safe Stacking (Construction Regulation 28)
- Emergency, Security and Fire coordinator
- Work and Appointment Related training
- Work at Heights Training (Where Required)
- Transmittable Disease Training

4.10. Accident and Incident Investigation

4.10.1 The Principal Contractor is responsible for the investigation of all accidents/incidents where employees and non-employees were injured to the extent that he/she/they had to be referred for medical treatment by a doctor, hospital or clinic. (General Administrative Regulation 9)

4.10.2. The results of the investigation to be entered into the Accident/Incident Register: Annexure 1. (General Administrative Regulation 9)

4.10.3. The Principal Contractor is responsible for the investigation of all non-injury incidents as described in Section 24 (1) (b) & (c) of the Act and keeping a record of the results of such investigations including the steps taken to prevent similar accidents in future.

4.10.4. The Principal Contractor is responsible for the investigation of all road traffic accidents and keeping a record of the results of such investigations including the steps taken to prevent similar accidents in future.

4.10.5. All disease infections on project must be investigated and reported to Site Management who will inform all relevant stakeholders

4.11 OH&S Representatives and Committees

4.11.1 Designation of OH&S Representatives

Before commencing work, the Principal Contractor shall designate a competent Safety, Health and Environmental representative (SHE Rep) who shall be acceptable to the Agent, to represent and act for the Contractor and Sub Contractors. This person may be the appointed Full-Time Construction Health and Safety Officer

It should be noted that the Principal Contractor is held responsible for the activities of the Sub Contractors. Failure of Health and Safety measures by the Sub Contractor will revert directly back to the Principal Contractor.

The Contractor shall inform the Agent in writing of the name and address of the Contractor's SHE Rep and of any subsequent changes in the name and address of the SHE Rep, together with the scope and limitations of the SHE Rep's authority to act for the Contractor. The Contractor's SHE Rep shall make available to the Employer an all-hours telephone number at which the SHE Rep can be contacted at any time in the event of an emergency involving any of the Contractor's employees, or other persons at the Works.

The Contractor must also ensure that Health and Safety Representatives (H&S) as per Section 17 of the Act is Nominated by the Employees, Trained and Appointed

4.11.1.2 OH&S Representatives have to be designated in writing and the designation must include the area of responsibility of the person and term of the designation.

4.11.2 Duties and Functions of the OH&S Representatives

4.11.2.1 The Principal Contractor must ensure that the designated OH&S Representatives conduct a minimum monthly inspection of their respective areas of responsibility using a checklist and report thereon to the Principal Contractor.

4.11.2.2 OH&S representatives must be included in accident/incident investigations.

4.11.2.3 OH&S representatives must attend all OH&S committee meetings.

4.11.3. *Appointment of OH&S Committee*

4.11.3.1 The Principal Contractor must establish an OH&S Committee consisting of all the designated OH&S Representatives together with a number of management representatives that are not allowed to exceed the number of OH&S representatives on the committee. The members of the OH&S committee must be appointed in writing.

4.11.3.2. The OH&S Committee must meet minimum monthly and consider, at least, the following Agenda:

1) Opening
2) Previous Minutes
3) Observations
4) Program and Safety considerations
5) Occupational Health
6) Housekeeping improvement
7) Incidents & Accidents / Injuries / Illnesses / Diseases
8) Equipment Registers

9) Safety performance Evaluations
10) Occupational Hygiene monitoring and measuring
11) Education & Safety promotion program
12) Legal Non-Compliances
13) Traffic Accommodation
14) Community Complaints
15) General
16) Date of Next Meeting
17) Closing

4.12 Occupational Medicals

4.12.1 Principal Contractor must ensure that all employees have a valid medical certificate of fitness specific to the construction work to be performed and issued by an occupational health practitioner as per Annexure 3 of Construction Regulation, 2014 - Construction Regulation 7(1)(g)

4.13 Fines & Penalties

4.13.1 Repeated non-conformances raised during Audits may be subjected to a Minimum Fine of R 250.00 per Finding and a Maximum Fine of R 5,000.00 per finding.

4.13.2 The value of the fine will be recommended by the Pr. CHSA and Finally Approved by the Client's Project Manager

5 PROJECT/SITE SPECIFIC REQUIREMENTS

5.1 The following is a list of specific activities and considerations that have been identified for the project and site and for which Risk Assessments, Standard Work Procedures (SWP), management and control measures and Method Statements (where necessary) have to be developed by the Principal Contractor:

- Site Establishment
- Offices & Ablution Facilities
- Secure / safe storage for materials, plant and equipment
- Vehicle access to the site
- Installation and Maintenance of temporary construction electrical supply
- Adjacent land uses / surrounding property exposures
- Boundary and access control
- Public liability exposures
- Health risks arising from neighboring as well as own activities and from the environment e.g. diseases, threats by dogs, bees, snakes, lightning etc.

- Exposure to noise
- Exposure to vibration
- Protection against dehydration and heat exhaustion
- Protection from wet and cold conditions
- Dealing with HIV/Aids, TB, COVID19 and other diseases
- Use of portable electrical equipment
- Excavations
- Loading and offloading of trucks
- Manual and mechanical handling
- Lifting and lowering operations
- Working at Heights
- Surveying and Setting Out
- Traffic Accommodation & Control
- Barricading & Traffic Signage
- Loading & Hauling
- Driving & Operation of Construction Vehicles and Mobile Plant
- Use and Storage of Flammable Liquids and other Hazardous Substances
- As discovered by the principal contractors hazard identification exercise
- As discovered from any inspections and audits conducted by the client or by the principal contractor or any other contractor on site.
- As discovered from any accident / Incident Investigation

The following are particular requirements of works and will form a basis for compliance audits.

1. Administrative & Legal Requirements
2. Education, Training & Promotion
3. Public Safety & Emergency Preparedness
4. Personal Protective Equipment
5. Housekeeping
6. Working at Heights
7. Traffic Control & Accommodation
8. Emergency/Fire Prevention & Protection
9. Tools
10. Lifting Equipment
11. Permits
12. Transport & Materials Handling
13. Site Plant & Machinery
14. Plant & Storage Yard

15. Occupational Health & Hygiene
16. Construction Activities

5.2 Construction Vehicles and Mobile Plant – Regulation 23

The Contractor shall ensure that drivers of motor vehicles are in possession of a driver's license, valid for the class of vehicle which they are required to drive and shall produce the license on request.

The Contractor shall not permit any driver to be in control of a vehicle at the Works while under the influence of alcohol, drugs or other substance.

A register shall be kept of workers operating construction vehicles and mobile plant.

The register shall contain proof of training of operators to operate construction vehicles and mobile plant, certification of competency and authorization of operators to operate machinery, vehicles or plant.

Names of operators and their relevant training with date and time stamps together with name of course instructor shall be kept in the Health and Safety File on site.

Physical and Psychological fitness shall be proved by way of a medical certificate of fitness of the said operators before allowing operators to operate machinery, vehicles or plant.

The Health and Safety File shall include the written training material offered to operators for the different construction vehicles and mobile plant.

Each and every driver shall be trained on risks involved and safety procedures.

All Construction vehicles and mobile plant must be of acceptable design and construction and used according to their design.

All construction vehicles and mobile plant must be maintained in good working order.

A register of all vehicles and plant shall be kept on site together with names of operators responsible for each.

The register shall report all maintenance activities performed on these vehicles and plant as well as signatures certifying the condition of the vehicles as in a good working order.

All requirements on the vehicles and mobile plant with regard to safety and health shall be inspected and certified

During use of Construction vehicles or mobile plant the following rules shall be adhered to:

- Construction vehicles or mobile plant must be prevented from falling into excavations, water or any other area lower than the working surface. These protections must consist of adequate edge protection e.g. Guard rails and/or crash barriers

- No person shall be allowed to or require to ride on any Construction Vehicle or Mobile Plant in a position otherwise than a safe place provided for on the construction vehicle or mobile plant as designed for that purpose.
- The construction site must be organized in such a way that as far as is reasonable practical, pedestrians and vehicles can move safely and without risks to health and safety.
- No tools and/or material shall be transported in the same compartment as the operators/drivers/employees unless the said are secured against movement during transportation.
- Mobile Machinery, when being repaired or when not in use, must be fully lowered or blocked with controls in a neutral position, motors stopped and brakes set.
- Reflective indicators must be provided to workers in the form of reflective yellow jackets or vests as specified and worn by workers working on/or adjacent to public roads

5.4 Barricading and Demarcation

The construction site shall be barricaded to prevent pedestrians and vehicles to enter the construction area by means of solid barricading.

Barricading on the site must be in the form of a physical barrier and appropriate signage, to prevent public from entering the area.

It is advised to use 1.2m high DAY-GLO Mesh (barrier netting) and Concrete Barriers is used to prevent pedestrians to enter the specific construction area.

5.5 Housekeeping and Construction Sites – Regulation 27

The Contractor shall at all time carry out the Works in a manner to avoid the risk of bodily harm to persons or risk of damage to any property. The Contractor shall take all precautions, which are necessary and adequate to eliminate any conditions, which contribute to the risk of injury to persons or damage to property.

The Contractor shall continuously inspect all work, materials and equipment to discover and determine any such conditions and shall be solely responsible for the discovery, determination and elimination of such conditions.

During the period of this Contract, the Contractor shall be responsible for the safe storage of all materials and equipment required for execution of the Contract, and for disposal of all non-usable waste material in an orderly manner.

All materials, whether stored on the construction site or within the Contractor's designated area, shall be stored neatly and safely to prevent possible injury to any personnel.

The material shall be stored to facilitate safe access to, and removal of the material from the storage area.

Any flammable material, such as paint, diesel fuel and oil, shall be stored in lockable non- combustible structures, which shall be clearly marked to indicate the hazardous nature of the materials stored within. The flammable materials stores shall be located in safe areas away from hazardous surroundings and adequate and suitable fire-fighting equipment shall be provided within easy reach of the materials stores.

Loose material need for use shall not accumulate so as to obstruct means of access to and egress from the workplace.

Scrap and waste shall not be allowed on site and must be removed daily.

5.6 Stacking and Storage on Construction Sites – Regulation 28

A Competent person shall be appointed in writing with the duty of supervising all stacking and storage of material on site.

Adequate storage areas shall be provided which includes demarcated areas. All storage areas shall be kept neat and under control. Stacking / Storage Registers and checklist shall be kept on site

5.7 First Aid

5.7.1 Safety Notice Board

The Contractor shall provide a Safety Notice Board where safety notices, site regulations concerning safe working practices and information on the location of the nearest first aid station, can be conspicuously displayed to all staff. The size of the notice board shall be at least 600 mm x 800 mm.

5.7.2 First Aid Equipment

The Contractor shall provide for its employees a stretcher for emergencies and an approved first aid box. The first aid box shall be checked weekly by a responsible person, who shall be appointed by the Contractor, and a record shall be kept of the contents. Any deficient medical supplies shall be promptly replenished by the Contractor.

5.7.3 Hazard Notices

The Contractor shall display hazard notices in all areas where hazardous conditions prevail or may occur.

5.7.4 Reporting of Incidents and/or Injuries

All incidents in respect of damage to Works, property or machinery, or injury to persons, shall be reported by the Contractor's SHE Rep by the quickest means possible.

A mandatory incident report form, containing full details of the incident, shall be completed and submitted to the Site Agent and the Department of Employment and Labour within twenty-four (24) hours of the occurrence of the incident

5.8 Fire Precautions on Construction Sites – Regulation 29

A register shall be kept on all Acetylene and Oxygen cylinders used on the site. Condition of components, sub-components and safety components (e.g. Flame back arrestors) shall be listed in the register and signed by the construction supervisor at regular intervals as required with time and date stamp.

Acetylene, Oxygen and LP Gas cylinders shall be stored in suitable places to minimize the risk of fire.

Suitable storage to be provided for flammable liquids, e.g. petrol, diesel, paint, thinners.

Smoking shall be prohibited in the workplace and notices posted accordingly.

Suitable and sufficient firefighting equipment shall be placed in strategic positions in the work place. (On vehicles and other positions as deemed necessary).

A register shall be kept on type and number of equipment for each site in the Health and Safety File.

A competent person shall inspect all firefighting equipment. A sufficient number of employees shall be trained in the use of firefighting equipment.

A register shall be kept in the Health and Safety File on site with names of employees and type of firefighting training completed with date.

Suitable signs shall be erected in workplaces indicating escape routes.

Emergency plans shall be in Health and Safety File as part of Induction Training.

Combustible materials shall not be accumulated on site.

5.9 Construction Welfare Facilities – Regulation 30

On each site where existing facilities are not present, at least one sanitary facility shall be erected for every 10 workers, one shower for every 15 workers, a changing facility for each sex and sheltered eating areas.

Mobile toilets with bucket system or Chemical Toilets shall be installed at the site. Cleaning of Toilet Facilities shall be arranged with the City Council or an Approved / Registered Service Provider.

Eating facilities shall be made available in the form of a shaded net, table and chairs.

5.10 Hazardous Chemical Agents

The Contractor shall exercise all necessary care in the handling of toxic compounds and shall be able to identify the major chemical components in the event of medical treatment being required.

5.10.1 Hazardous Chemicals and Materials

a) The Contractor shall provide suitable and adequate protective equipment when working in an area where hazardous chemicals and materials are being used.

b) The Contractor shall ensure that its employees have familiarized themselves with the material safety data sheets applicable to the specific site as well as the location of firefighting and other emergency equipment prior to commencement of work.

5.11 Commissioning Safety Precautions

The Contractor shall ensure that wherever repairs, adjustments or any other work are undertaken on any plant or machinery, the power supply is switched off, disconnected or the plant / machinery disengaged until the work or repairs have been completed.

5.12 Electrical Installations and Machinery on Construction Sites – Regulation 24

Before construction commences or any other related works and during the progress thereof adequate steps must be taken to establish the presence of and guard against any danger to the workers in respect to electrical cables or apparatus.

In areas where it cannot be established where electrical devices are, the employees must use tools of which the handles are insulated or rubber insulated gloves.

Any temporary electrical installation set up by the principal contractor must be inspected at least once a week by a competent person. The inspections shall be recorded in a register and kept in the Health and Safety File.

When working on or next to live electrical Machinery/Equipment the Principal Contractor or Contractor must provide insulated stands, trestles and mats.

When rewiring of systems is done the feeder breakers at the other end of the supply cables shall be locked out and the cable earthed to prevent any injury to workers by Electrical Shock.

A register shall be kept on site in the Health and Safety File indicating all signatures of competent persons switching electricity supply on or off with time and date stamp.

No person shall use or permit to use a portable electric load operating at a voltage exceeding 50V to earth unless it is connected to a source of electrical energy incorporating an earth leakage protection device.

A register shall be kept on site in which all daily checks of portable electric tools are performed and signed by the responsible person. Checks shall include condition of plug top, power cord, on-off switch and insulation condition of electric tool.

All tools shall be numbered and entered accordingly into the register. Condition of tools as listed in the register shall be inspected and signed by the construction supervisor at regular intervals as required by the nature of the equipment.

5.13 Dealing with Diseases e.g. COVID19, HIV / Aids, etc.

The Principal Contractor need to comply with Section 8 of the Occupational Health & Safety Act, taking into consideration transmittable diseases.

5.13.1 Health & Safety Planning

The Health & Safety Management Plan must include the planning in relation to dealing with transmittable diseases and must include the following as a minimum.

- Method of Transmitting
- Risk of Transmitting
- Control or Mitigation measures to minimise the risk of transmission.

5.13.2 Awareness

An awareness programme must be implemented by the Principal Contractor pertaining to transmittable diseases.

5.13.3 Risk Assessment and Safe Operating Procedure:

A risk assessment will be compiled for transmittable diseases including the following:

- Identification of hazards pertaining to the disease
- Identifying the risks involved
- Evaluating these risks (evaluating in accordance with risk matrix)
- Control or Mitigation measures

When compiling documentation, the Principal Contractor must take the following into consideration:

- Section 8 of the Occupation Health & Safety Act:
    - Section 8 (1) - Duties of Employers to Employees
        - *Every employer shall provide and maintain, as far as reasonably practicable, a working environment that is safe and without risk to the health of his employees.*
- Other specified regulations pertaining to a specific disease
- Use and supply of proper personal protective equipment and other items (e.g. condoms) in the workplace

5.14 Ergonomics – Ergonomic Regulations 2019

The Contractor shall:

Ensure a training programme is established for employees who may be potentially affected or exposed to ergonomic risks. Such training shall prior to placement of the relevant employee in the workplace. Refresher training shall also be conduct when recommended by the health and safety committee.

Ensure that all employees obey any lawful instruction given to him/her regarding the

- The use of measures adopted to control ergonomic risks
- Cooperating with employer in determining his/her exposure to ergonomic risks
- The reporting of potential ergonomic risks to the health and safety representative
- Reporting for medical surveillance as required in ER 8
- Information, instructions and training received as contemplated in ER 3

Ensure a risk assessment is conducted by a competent person before any work commence that may exposed employees to ergonomic risks. Risk assessment shall include:

- A complete hazard identification
- The identification of all persons who may be affected by the ergonomic risks
- How employees may be affected by the ergonomic risks
- The analysis and evaluation of the ergonomic risks
- The prioritisation of the ergonomic risks

Revision of Ergonomic Risk Assessment:

- When Assessment in no longer valid
- When control measures are no longer effective
- When Technological or scientific advances allow for more effective control measures
- When there is a change in: work method, the type of work carried out, the type of equipment used to control the exposure and an accident occurs or medical surveillance reveals an adverse health effect, where ergonomic risks are identified as a contributing factor.

Ensure all ergonomic risks are prevented or when not reasonably practicable adequately controlled to the benefit of the employee

Ensure all employees are placed under medical surveillance, which is overseen by a registered occupational medicine practitioner as required in ER 8

Ensure all records are kept as contemplated in Environmental Regulation 3, 6, 7, 8, 9.

5.15 Completion of works and close out.

The Principal Contractor shall ensure that the necessary and applicable resources remain available towards the end of the project.

A consolidated Health & Safety File must be prepared by the Principal Contractor, including all Legal documentation pertaining to the project, as well as other documents as indicated by the Pr. CHSA. The format of submission must be confirmed with the client

On completion, the Principal Contractor will ensure that all required close out information is submitted to the Pr. CHSA, in order to prepare the Project Health & Safety Close Out Report.

End of Document

ANNEXURE E

Guarantee for Construction

For use with the **JBCC® Principal Building Agreement** edition /date

GUARANTOR DETAILS AND DEFINITIONS

Guarantor:

Physical Address:

Guarantor's signatory 1: Capacity

Guarantor's signatory 2: Capacity

Employer:

Contractor:

Principal Agent:

Works:

Site:

Contract Sum: Accepted amount inclusive of **tax** Currency

… amount in words:

Guaranteed Sum: The maximum aggregate amount Currency

… amount in words:

Guarantee for Construction: *(Insert Variable or Fixed)*

Expiry Date:

AGREEMENT DETAILS

Sections: Total number / not applicable Last Section

Principal Agent issues JBCC® format Interim Payment Certificates, the Final Payment Certificate, the Certificate of Practical Completion and the Certificate of Final Completion

1.0 GUARANTEE FOR CONSTRUCTION (Variable)

1.1 Where a Guarantee for Construction (Variable) in terms of the Agreement has been selected this clause 1.0 and 3.0 to 13.0 shall apply. The Guarantor's liability shall be limited to the diminishing amounts of the Guaranteed Sum as follows:-

GUARANTOR'S LIABILITY	PERIOD OF LIABILITY
1.1.1 Maximum Guaranteed Sum (not exceeding 10% of the contract sum) in the amount of :	From and including the date of issue of this Guarantee for Construction and up to and including the date of issue of the Interim Payment Certificate certifying in excess of 50% of the contract sum

Amount in words :

1.1.2 Reducing to the Guaranteed Sum (not exceeding 6.0% of the contract sum) in the amount of:

From and including the day after the date of the aforesaid Interim Payment Certificate and up to and including the date of issue of the only Certificate of Practical Completion or last Certificate of Practical Completion where there are sections

Amount in words:

1.1.3 Reducing to the Guaranteed Sum (not exceeding 4.0% of the contract sum) in the amount of:

From and including the day after the date of the applicable Certificate of Practical Completion and up to and including the date of issue of the only Certificate of Final Completion or the last Certificate of Final Completion where there are sections

Amount in words:

1.1.4 Reducing to the Guaranteed Sum (not exceeding 2.0% of the contract) in the amount of:

From and including the day after the date of the applicable Certificate of Final Completion and up to and including the date of issue of the Final Payment Certificate where payment is due to the Contractor, whereafter this Guarantee for Construction shall expire. Where the Final Payment Certificate reflects payment due to the Employer, this Guarantee for Construction shall expire upon payment of the full amount certified

Amount in words:

1.2 The Guarantor's liability limits set out in 1.1.1 to 1.1.4 shall apply in respect of any claim received by the Guarantor during the guarantee validity period

2.0 FIXED N/S CONSTRUCTION GUARANTEE

2.1 Where a Guarantee for Construction (fixed) in terms of the Agreement has been selected this clause 2.0 and 3.0 to 13.0 shall apply. The Guarantor's liability shall be limited to the amount of the Guaranteed Sum as follows:

GUARANTOR'S LIABILITY	**PERIOD OF LIABILITY**
Maximum Guaranteed Sum (not exceeding 7.5% of the contract sum) in the amount of:	From and including the date of issue of this Guarantee for Construction and up to and including the date of the only Certificate of Practical Completion or the last Certificate of Practical Completion where there are sections, whereafter this Guarantee for Construction shall expire

Amount in words:

3.0 The Guarantor acknowledges that:

3.1 Any reference in this Guarantee for Construction to the Agreement is made for the purpose of convenience and shall not be construed as any intention whatsoever to create an accessory obligation or any intention to create a suretyship;

3.2 Its obligation under this Guarantee for Construction is restricted to the payment of money; and

3.3 Reference to a Recovery Statement or an Interim or Final Payment Certificate, or a Certificate(s) of Practical or Final Completion shall mean such certificate issued by the Principal Agent

4.0 Subject to the Guarantor's maximum liability referred to in 1.0 or 2.0, the Guarantor hereby undertakes to pay the Employer the sum certified upon receipt of the documents identified in 4.1 to 4. 3:

4.1 A copy of a first written demand notice issued by the Employer to the Contractor stating that payment of a sum certified by the Principal Agent in an Interim or Final Payment Certificate has not been made in terms of the Agreement and failing such payment within seven (7) calendar days, the Employer intends to call upon the Guarantor to make payment in terms of 4.2;

4.2 A first written demand notice issued by the Employer to the Guarantor at the Guarantor's Physical Address with a copy to the Contractor stating that a period of seven (7) calendar days has elapsed since the issue of the first written demand notice in terms of 4.1 and that the sum certified has not been paid to date. The Employer herewith calls up this Guarantee for Construction and demands payment of the sum certified from the Guarantor; and

4.3 A copy of the applicable payment certificate which entitles the Employer to receive payment in terms of the Agreement of the sum certified in 4.0

5.0. Subject to the Guarantor's maximum liability referred to in 1.0 or 2.0, the Guarantor undertakes to pay the Employer the Guaranteed Sum or the full outstanding balance upon receipt of a first written demand notice from the Employer to the Guarantor at the Guarantor's Physical Address calling up this Guarantee for Construction stating that:

5.1 The Agreement has been terminated due to the Contractor's default and that the Guarantee for Construction is called up in terms of 5.0. The demand shall enclose a copy of the notice of termination; or

5.2 A provisional sequestration or liquidation court order has been granted against the Contractor and that the Guarantee for Construction is called up in terms of 5.0. The demand notice shall enclose a copy of the court order.

6.0 The aggregate amount of payments to be made by the Guarantor in terms of 4.0 and 5.0 shall not exceed the Guarantor's maximum liability in terms of 1.0 or 2.0.

7.0 Where the Guarantor is a registered insurer and has made payment in terms of 5.0, the Employer shall within one hundred and eighty (180) calendar days of receipt of payment submit an expense account to the Guarantor showing how all monies received in terms of the Guarantee for Construction have been expended, or will be expended, and shall refund to the Guarantor any surplus amount. All monies refunded to the Guarantor in terms of this Guarantee for Construction shall bear interest at the prime overdraft rate of the Employer's bank compounded monthly and calculated from the date of payment by the Guarantor to the Employer until the date of refund.

8.0 Payment by the Guarantor in terms of 4.0 or 5.0 shall be made within seven (7) calendar days upon receipt of the first written demand notice to the Guarantor.

9.0 The Employer shall have the absolute right to arrange his affairs with the Contractor in any manner which the Employer deems fit and the Guarantor shall not have the right to claim its release from this Guarantee for Construction on account of any conduct alleged to be prejudicial to the Guarantor.

10.0 The Guarantor chooses the Physical Address stated above for all notices and correspondences in relation to this Guarantee.

11.0 This Guarantee for Construction is neither negotiable nor transferable and shall expire in terms of either 1.1.4 or 2.1, or payment in full of the Guaranteed Sum or on the Expiry Date, whichever is the earlier, whereafter no claims will be considered by the Guarantor. The original Guarantee for Construction form shall be returned to the Guarantor after it has expired.

12.0 This Guarantee for Construction, with the required demand notices in terms of 4.0 or 5.0, shall be regarded as a liquid document for the purpose of obtaining a court order.

13.0 Where this Guarantee for Construction is issued in the Republic of South Africa this Guarantee for Construction shall be governed by the laws of the Republic of South Africa. A competent court in the Republic of South Africa shall have sole jurisdiction in terms of this Guarantee for Construction. Where this Guarantee for Construction is issued outside the Republic of South Africa, the laws of the guarantor who issued this Guarantee for Construction shall prevail. A competent court, in the jurisdiction in which the guarantor is domicile shall prevail.

Signed at: _____ Date: _____

Guarantor's Signatory 1: ---------- Guarantor's Signatory 2: ----------

Witness: ---------- Witness: ----------

Guarantor's seal or stamp

ANNEXURE F