Item No		Amount
	SECTION NO. 1	
	BILL NO. 1	
	PRELIMINARIES	
	BUILDING AGREEMENT AND PRELIMINARIES	
	The JBCC Principal Building Agreement (Edition 6.2 - May 2018) prepared by the Joint Building Contracts Committee shall be the applicable building agreement, amended as hereinafter described	
	The JBCC Principal Building Agreement contract data form an integral part of this agreement	
	The JBCC General Preliminaries (May 2018) published by the Joint Building Contracts Committee for use with the JBCC Principal Building Agreement (Edition 6.2 - May 2018) shall be deemed to be incorporated in these bills of quantities , amended as hereinafter described	
	The contractor is deemed to have referred to the above mentioned documents for the full intent and meaning of each clause. In addition the contractor is deemed to have referred to the amendments to the general conditions of contract as well as the specific conditions of contract	
	The clauses in the above mentioned documents are hereinafter referred to by clause number and heading only	
	Where any item is not relevant to this agreement such item is marked N/A signifying "not applicable"	
	Where standard clauses or alternatives are not entirely applicable to this agreement such amendments, modifications, corrections or supplements as will apply are given under each relevant clause heading and such amendments, modifications, corrections or supplements shall take precedence notwithstanding anything to the contrary contained in the above mentioned documents	
	PREAMBLES FOR TRADES	
	The General Preambles for Trades 2017 published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claims arising from brevity of description of items fully described in the said General Preambles will be entertained	
	Supplementary preambles and/or specifications are incorporated in these bills of quantities to satisfy the requirements of this project. Such supplementary preambles and/or specifications shall take precedence over the provisions of the General Preambles	
	Carried to Collection R	
	Section No. 1 Bill No. 1 Preliminaries (Section A)	

Item No		Amount
	The contractor's prices for all items throughout these bills of quantities shall take account of and include where applicable for all of the obligations, requirements and specifications given in the General Preambles and in any supplementary preambles and/or specifications	
	STRUCTURE OF THIS PRELIMINARIES BILL	
	Section A: A recital of the headings of the individual clauses in the aforementioned JBCC Principal Building Agreement	
	Section B : A recital of the headings of the individual clauses in the aforementioned JBCC General Preliminaries (refer to JBCC & Tender Document)	
	Section C : A recital of the headings of the individual special clauses to meet the particular circumstances of the project (refer to Tender Document)	
	Section D : A recital of the headings of the individual special clauses to meet the particular circumstances of the project for OHS (refer to OHS Specification Document)	
	PRICING OF PRELIMINARIES	
	Option A in the contract data applies for the adjustment of preliminaries , the amounts entered against the relevant items in these preliminaries are to be divided into one or more of the three categories provided namely fixed (F), value related (V) and time related (T)	
	SECTION A: PRINCIPAL BUILDING AGREEMENT	
	Interpretation (A1-A7)	
1	Clause 1.0 - Definitions and interpretation	
	Pricing of bills of quantities	
	The contractor is to allow opposite each item for all costs in connection therewith. All prices to include, unless otherwise stated, for all materials, fabrication, conveyance and delivery, unloading, storing, unpacking, hoisting, labour, setting, fitting and fixing in position, cutting and waste (except where to be measured in accordance with the standard system of measurement), patterns, models and templates, plant, temporary works, returning of packaging, duties, taxes (other than Value Added Tax), imposts, establishment charges, overheads, profit and all other obligations arising out of this agreement . Value Added Tax (VAT) is to be separately stated on the summary page of these bills of quantities	
	Items left unpriced will be deemed to be covered in prices against other items throughout these bills of quantities and no claim for any extras arising out of the contractor's omission to price any item will be entertained	
	Carried to Collection R	
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	Bill No. 1 Preliminaries (Section A)	

Item No		Amount
	Prices for all construction equipment , temporary works, services and other items shall include for the supply, maintenance, operating cost and subsequent removal and making good as necessary	
	Abbreviated descriptions	
	The items in these bills of quantities utilise abbreviated descriptions. It is the intention that the abbreviated descriptions be fully described when read with the applicable measuring system and the relevant preambles and/or specifications. However, should the full intent and meaning of any description not be clear, the contractor shall, before submission of his tender, call for a written directive from the principal agent , failing which it shall be assumed that the contractor has allowed in his pricing for materials and workmanship in terms of international best practice	
	Legal status of contractor	
	If the contractor constitutes a joint venture, consortium or other unincorporated grouping of two or more persons then:	
	These persons are deemed to be jointly and severally liable to the employer for the performance of this agreement	
	These persons shall notify the employer of their leader who has assigned authority to bind the contractor and each of these persons	
	The contractor shall not alter its composition or legal status without the prior written consent of the employer	
	F:	
	Carried to Collection R	
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Item No		Amount
2	Clause 2.0 - Law, regulations and notices	
	F: V: T:	
3	Clause 3.0 - Offer and acceptance	
	F: V: T:	
4	Clause 4.0 - Cession and assignment	
	F: V: T:	
5	Clause 5.0 - Documents	
	Value Added Tax	
	Provision is made in the summary page of these bills of quantities for the inclusion of Value Added Tax (VAT)	
	Priced document as specification	
	Clause 5.4 is deemed to be deleted	
	The principal agent shall decide which portion of the priced document may be used as a specification of materials and goods or methods, if any	
	Electronic issue of drawings	
	All drawings for this project will be issued electronically and the contractor shall be deemed to have received such drawings on the date that such drawings have been dispatched electronically [5.6]	
	F: V: T:	
6	Clause 6.0 - Employer's agents	
	Delegated authority	
	The authority of the principal agent to issue contract instructions [17.1] and perform duties for specific aspects of the works may be delegated to agents and will be defined by the principal agent at site handover	
	F: V: T:	
	Carried to Collection R	
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Item No		Amount
7	Clause 7.0 - Design responsibility	
	F: V: T:	
	Insurances and securities (A8-A11)	
8	Clause 8.0 - Works risk	
	F: V: T:	
9	Clause 9.0 - Indemnities	
	F: V: T:	
10	Clause 10.0 - Insurances	
	F: V: T:	
11	Clause 11.0 - Securities	
	F: V: T:	
	<u>Execution (A12 - A17)</u>	
12	Clause 12.0 - Obligations of the parties	
	Refer to the contract data, the Preliminaries document and "Section B: Preliminaries" of this Bill No. 1 with reference to the provisions of clauses 12.1.2 to 12.1.6 and 12.2.18 of the JBCC Principal Building Agreement	
	Office accommodation	
	The contractor shall provide and maintain until practical completion office accommodation with tables and chairs for meetings to be held on the site . The contractor shall also provide adequate office space for the CLO and resident engineer. Such offices shall be kept clean and fit for use at all times [12.2.18]	
	Notice board	
	The contractor shall erect in a position approved by the principal agent , maintain and remove on practical completion a notice board recommended by the South African Institute of Architects and as approved by the principal agent listing the names and logos of the employer , the contractor and the professional consultants. No subcontractor or supplier notice boards may be erected unless permission is granted by the principal agent for such notice boards to be erected [12.2.18]	
	Statutory and other notices	
	Counted to Collection	
	Carried to Collection R Section No. 1	
	Bill No. 1 Preliminaries (Section A)	

ltem No		Amount
	The contractor shall submit and/or comply with all statutory and other notices that may be required by any local or other authority in order not to cause any delay to the commencement of the works by the contractor . The contractor shall pay all deposits or fees in this regard	
	It is, however, specifically recorded that the employer shall be responsible for the timeous approval of building plans by any local or other authorities and the payment of any fees or charges related thereto	
	F: V: T:	
13	Clause 13.0 - Setting out	
	F: V: T:	
14	Clause 14.0 - Nominated subcontractors	
	F: V: T:	
15	Clause 15.0 - Selected subcontractors	
	F: V: T:	
16	Clause 16.0 - Direct contractors	
	Attendance on direct contractors	
	In respect of direct contractors the contractor shall:	
	 Designate an area for the direct contractor to establish a temporary office and workshop and storage of equipment and materials 	
	2. Allow the use of personnel welfare facilities, where provided	
	3. Provide water, lighting and single phase electric power to a position within 50m of the place where the direct contract work is to be carried out, other than fuel or power for commissioning of any installation	
	4. Permit the direct contractor to use erected scaffolding, hoisting facilities, etc provided by the contractor , in common with others having the like right, while it remains erected on the site [16.1]	
	F: V: T:	
	Carried to Collection R	
	Section No. 1 Bill No. 1	
	Preliminaries (Section A)	

Item No		Amount
17	Clause 17.0 - Contract instructions	
	Site instructions	
	Instructions issued on site are to be recorded in a site instruction book (Numbered triplicate copy book) which is to be supplied and maintained on site by the contractor The contractors shall prepare, maintain and update weekly, an electronic summary of all site instruction issued for approval by the QS & PA	
	F: V: T:	
	Completion (A18 - A24)	
18	Clause 18.0 - Interim completion	
19	Clause 19.0 - Practical completion	
	F: V: T:	
20	Clause 20.0 - Completion in sections	
	F: V: T:	
21	Clause 21.0 - Defects liability period and final completion	
	F: V: T:	
22	Clause 22.0 - Latent defects liability period	
	F: V: T:	
23	Clause 23.0 - Revision of the date for practical completion	
	Substitution of materials and goods	
	The removal or substitution of any materials and goods which do not conform to the specification or the contract drawings shall not constitute grounds for the extension of the construction period nor for the adjustment of the contract value [17.1.8; 23.1 & 2]	
	F: V: T:	
	Carried to Collection R	
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	Amount
Clause 24.0 - Penalty for late or non-completion	
F: V: T:	
Payment (A25 - A27)	
Clause 25.0 - Payment	
Prices submitted	
Where prices are submitted by the contractor or subcontractor during the progress of the works in respect of contract instructions or in regard to a claim under the terms of this agreement and notwithstanding the fact that such prices may be used in an interim payment certificate , there is to be no presumption of acceptance. Should the principal agent wish to accept any such prices prior to the issue of the certificate of final completion , it shall be in writing	
F: V: T:	
Clause 26.0 - Adjustment of the contract value and final account	
Fluctuations in costs	
All fluctuations in costs, with the exception of fluctuations in the rate of Value Added Tax, shall be for the account of the contractor [26.9.5]	
Cost of claims	
All costs incurred by the contractor in the preparation of claims shall be borne by the contractor . This provision shall not preclude an adjudicator or an arbitrator appointed in terms of this agreement [30.6 & 7] from making a determination on costs	
Claims from subcontractors	
The contractor shall review, assess and adjudicate any claims received by him from any subcontractor and thereafter submit same to the principal agent with a recommendation in order to assist the principal agent in adjudicating the claim [26.6]	
F: V: T:	
Clause 27.0 - Recovery of expense and/or loss	
F: V: T:	
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ltem No		Amount
	Suspension and termination (A28 - A29)	
28	Clause 28.0 - Suspension by the contractor	
	F: V: T:	
29	Clause 29.0 - Termination	
	F: V: T:	
	Dispute resolution (A30)	
30	Clause 30.0 - Dispute resolution	
	F: V: T:	
	New Clauses	
31	Clause 31.0 - Small Contractor and Targeted Enterprises	
	F: V: T:	
32	Clause 32.0 - Progress reports and programme updates	
	F: V: T:	
33	<u>Agreement</u>	
	The required information of the parties and the amount of the contract sum shall be inserted in the agreement for signature of the agreement by the parties F:	
34	Contract data	
	Before submission of his tender the contractor is to complete the tenderers selections in the contract data (Part C1.2). Contractor must refer to the contract data for changes made to the JBCC .	
	F: V: T:	
	Carried to Collection R	
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	SECTION B - JBCC PRELIMINARIES	
	Definitions and interpretation (B1)	
1	Clause 1.1 - Definitions	
	F: V: T:	
2	Clause 1.2 - Interpretation	
	F: V: T:	
	Documents (B2)	
3	Clause 2.1 - Checking of documents	
	F: V: T:	
4	Clause 2.2 - Provisional bills of quantities	
	These bills of quantities are provisionally measured.	
	F: V: T:	
5	Clause 2.3 - Availability of construction information	
6	The budgetary allowances and/or provisional sums allocated for subsequent trades included in this agreement will be separately procured, based on multiple procurement of subcontractors during the construction period	
	F: V: T:	
7	Clause 2.4 - Ordering of materials and goods	
	F: V: T:	
	Previous work and adjoining properties (B3)	
8	Clause 3.1 - Previous work - dimensional accuracy	
	F: V: T:	
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ltem No		Amount
9	Clause 3.2 - Previous work - defects	
	F: V: T:	
10	Clause 3.3 - Inspection of adjoining properties	
	F: V: T:	
	The site (B4)	
11	Clause 4.1 - Handover of site in stages	
	F: V: T:	
12	Clause 4.2 - Enclosure of the works	
	F: V: T:	
13	Clause 4.3 - Geotechnical and other investigations	
	F: V: T:	
14	Clause 4.4 - Encroachments	
	F: V: T:	
15	Clause 4.5 - Existing premises occupied	
	F: V: T:	
16	Clause 4.6 - Services - known	
	F: V: T:	
	Management of contract (B5)	
17	Clause 5.1 - Management of the works	
	F: V: T:	
18	Clause 5.2 - Progress meetings	
	F: V: T:	
19	Clause 5.3 - Technical meetings	
	F: V: T:	
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Item No		Amount
	Samples, shop drawings and manufacturer's instructions (B6)	
20	Clause 6.1 - Samples of materials	
	Contractor to provide costs of samples and sample panels at it's own cost.	
	F: V: T:	
21	Clause 6.2 - Workmanship samples	
	F: V: T:	
22	Clause 6.3 - Shop drawings	
	F: V: T:	
23	Clause 6.4 - Compliance with manufacturer's instructions	
	F: V: T:	
	Deposits and fees (B7)	
24	Clause 7.1 - Deposits and fees	
	F: V: T:	
	Temporary services (B8)	
25	Clause 8.1 - Water	
	F: V: T:	
26	Clause 8.2 - Electricity	
	F: V: T:	
27	Clause 8.3 - Ablution and welfare facilities	
	F: V: T:	
28	Clause 8.4 - Communication facilities	
	F: V: T:	
	Prime cost amounts (B9)	
29	Clause 9.1 - Responsibility for prime cost amounts	
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	Attendance on subcontractors (B10)	
30	Clause 10.1 - General attendance	
	F: V: T:	
31	Clause 10.2 - Special attendance	
	F: V: T:	
	General (B11)	
32	Clause 11.1 - Protection of the works The Contractor shall provide, erect, maintain and afterwards remove all tarpaulins, fans, weatherproof and dust proof screens and drop sheets or other methods of protection and provide any drains, trenches, etc., as directed or as may be necessary or as may be required by the Authorities to properly protect from damage to the Works, materials and property whether of the Employer, other owners or the general public, and to secure the safety and freedom from injury of all persons.	
	F: V: T:	
33	Clause 11.2 - Protection/isolation of existing works and works occupied in sections	
	F: V: T:	
34	Clause 11.3 - Security of the works Security to be provided by the contractor at his expense.	
	F: V: T:	
35	Clause 11.4 - Notice before covering work	
	F: V:	
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Item No		Amount
36	Clause 11.5 - Disturbance	
	Disturbance	
	All work is to be carried out in such a manner as to cause no unacceptable or unreasonable dust, noise, vibrations, nuisance, inconvenience, annoyance and the like to the public, others, other properties and traffic in so far as they exceed the permissible limitations set by government legislation or by the local authority. Any delays, stoppages and the like arising from or in order to comply with the above will not constitute grounds for an adjustment to the construction period or contract value whatsoever	
	By entering into a Contract with the Employer, the Contractor shall be deemed to have indemnified the Employer against and accepts entire responsibility for any claims, costs, damages and all other loss of whatsoever nature or delays which may arise on the above grounds.	
	F:V:T:	
37	Clause 11.6 - Environmental disturbance	
	Controlling all forms of pollution	
	The contractor shall be responsible for and take all precautions in controlling by whatever means necessary all forms of pollution emanating from the site during the construction period due inter alia to noise, artificial light, wind-blown sand, dust, deposits of mud, etc.	
	The contractor is to ensure that all roads which border the site and are used by the contractor/subcontractors during the execution of the works are kept clean and free of any dirt or debris caused by the execution of the works	
38	Environmental management plan	
	The contractor shall prepare and submit to the principal agent an environmental management plan and ensure compliance thereof.	
	F: V: T:	
39	Clause 11.7 - Works cleaning and clearing	
	F: V: T:	
40	Clause 11.8 - Vermin	
	F: V: T:	
41	Clause 11.9 - Overhand work	
	F: V: T:	
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42	Clause 11.10 - Tenant installations	
	F: V: T:	
43	Clause 11.11 - Advertising	
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Item No		Amount
	SECTION NO. 1	
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	SECTION C - SPECIFIC PRELIMINARIES	
1	Clause C1 - Contractor To Be Responsible	
	The Contractor acknowledges that the principal objective of his appointment is his expert knowledge in the execution of the scope of work of this Contract. The Contractor shall therefore be solely responsible for all aspects of the construction of the Works including but not limited to management, resourcing, programming, co-ordination, etc., all as required for the type of project described within the time limits and quality standard specified.	
	The Employer, Principal Agent and the other Consultants are in no way responsible for any act or omission on the part of the Contractor which may result in any patent or latent defects in materials or workmanship, breach or neglect of any Local Authority Regulations.	
	The Contractor remains at all times responsible for any such neglect, deviation or wrong act, whether the same be discovered before or after the Final Certificate, or any other Certificate is approved.	
	The Contractor shall also comply with all legal and labour regulations.	
	F:	
	Carried to Collection R	
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Item No		Amount
2	Clause C2 - Warranties	
	Warranties shall be sought by the Principal Agent from all nominated or selected firms carrying out work or supplying goods.	
	All warranties and guarantees issued by Subcontractors shall be underwritten by the Contractor.	
	The Contractor shall obtain and hand over to the Principal Agent at practical completion, all relevant guarantees and maintenance instructions provided by manufacturers, suppliers or subcontractors, suitably filed together.	
	The warranty shall state that workmanship, materials and installation are warranted for a specific period from the date of practical completion and that any defects that may arise during the specified period shall be made good at the expense of the entity supplying the materials and/or doing the work, upon written notice to do so	
	The warranty will not be enforced if the work is damaged by defects in the execution of the works , in which case the responsibility for replacement shall rest entirely with the contractor	
	F: V: T:	
3	Clause C3 - Indemnities	
	Indemnities shall be sought by the Principal Agent from all Contractors undertaking any design responsibility.	
	F:	
	Carried to Collection R Section No. 1	
	Bill No. 3 Special Preliminaries (Section C)	
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Item No		Amount
4	Clause C4 - Work or Installations By Direct Contractors	
	Pursuant to Clause 22 the Employer and his Tenants shall have the right to employ other Contractors (hereinafter referred to as "Direct Contractors") to execute any special or other works or installation whether contained in this Contract or not, concurrently with the work being executed under this Contract.	
	The Contractor shall not be entitled to any percentage, profit or discount on the value of any work executed by "Direct Contractors" other than attendance on specific items as specified elsewhere in these Bills of Quantities but shall nevertheless allow these Direct Contractors and the Employer's Tenants and employees to have access to the Works, allocate reasonable space in the building for the storage of their materials, tools and equipment, and relate the work of such Direct Contractors to the Contract Programme as necessary, all to the satisfaction of the Principal Agent. The Contractor shall also allow the Direct Contractors, etc. to use, free of charge, the latrine accommodation and water and power supply on the Site, and shall not in any way hinder or prevent the execution of their work.	
	F: V: T:	
5	Clause C5 - As-Built Drawings	
	The Contractor shall be required to ensure that, at the end of the project, copies of the plumbing, drainage and fire services reticulation layouts showing the position of main pipe runs, the positions of stopcocks and all other salient information are submitted to the Principal Agent.	
	All such as-built drawings are to be lodged prior to the issue of the certificate of works completion.	
	F: V: T:	
6	Clause C6 - Use Of Site	
	The Contractor shall not use the site for any purpose other than carrying out the Works.	
	F: V: T:	
	Carried to Collection R Section No. 1	
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Item No		Amount
7	Clause C7 - Interpretation Of Drawings, Specifications And Bills Of Quantities	
	Should any part or parts of the Drawings, Specifications or Bills of Quantities not be clearly legible to the Contractor, or the material or articles to be used in the execution of the Works be considered insufficiently described or the manner in which the work is to be carried out not be clear, the Contractor must obtain from the Principal Agent the necessary information to clarify such Drawings, Specification, Bills of Quantities or instructions which request shall be in writing.	
	The Contractor shall be held solely responsible for and shall, at his own expense, rectify any errors arising out of incorrect interpretation of the Drawings, Specifications, Bills of Quantities or instructions.	
	F: V: T:	
8	Clause C8 - Ownership and Care of Drawings and Documents	
	All drawings and documents are to be considered the sole property of the Employer and are to be returned to them on completion of the Works. The drawings, etc., are to be used by the Contractor for the purpose of this Contract only. All drawings must be properly cared for, protected and kept in good condition.	
	F: V: T:	
9	Clause C9 - Checking of Drawings and Specifications	
	Upon receipt of detail drawings for any work, the Contractor shall, before putting that work in hand, ascertain that the dimensions given on the detail drawings correspond with the dimensions of any work already built and which governs the sizes of any work for which details are now issued.	
	In the event of the detail drawings not agreeing with the works already built, the discrepancy shall be brought to the Principal Agent's attention timeously and the detail drawings shall be returned at once for alterations.	
	F: V: T:	
10	Clause C10 - Scale of Dimensions	
	All dimensions will be figured on the drawings or may be calculated from figured dimensions and are always to be followed. No dimensions shall be obtained by scaling.	
	F: V: T:	
	Carried to Collection R	
	Section No. 1 Bill No. 3	
	Special Preliminaries (Section C)	

No		Amount
11	Clause C11 - Contract Instructions	
	Instructions issued on Site shall be recorded in a Contract instruction book supplied by the Contractor. Only site instructions issued in such book shall be recognised.	
	Site instructions to the Contractor and various Sub-contractors may be issued only by the Principal Agent and shall be issued via the Contractor.	
	F: V: T:	
12	Clause C12 - Encroachment by Contractor	
	During the course of the building operations the Contractor shall be held entirely responsible for any encroachment onto any adjoining properties or servitudes as a result of his default and the cost of any remedial measures arising there from as required by the Principal Agent shall be borne by the Contractor.	
	F: V: T:	
13	Clause C13 - Security at Completion	
	The Contractor shall account for and hand over to the Employer all keys, properly labelled with itemised schedule to be signed by the Employer as receipt.	
	F: V: T:	
14	Clause C14 - Condemned Work	
	The Contractor shall remove from the site all materials condemned by the Principal Agent, whether incorporated in the Works or not. He shall replace and re-execute such work in accordance with the Contract and without expense to the Employer. The Contractor shall also bear the expense (including Professional Fees) of making good all other work destroyed or damaged by such removal or replacement.	
	F: V: T:	
15	Clause C15 - Labour Record	
	The Contractor shall provide to the Principal Agent, at intervals to be agreed to by the Principal Agent, a written daily record, in schedule form, showing the number and descriptions of tradesmen and labourers currently employed on the Works, including those employed on subcontracts.	
	F: V: T:	
	Carried to Collection R	
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ltem No		Amount
16	Clause C16 - Plant Record	
	The Contractor shall provide to the Principal Agent, at intervals to be agreed to by the Principal Agent, a written daily record, in schedule form, showing the number, type and capacity of all plant, excluding hand tools, currently employed on the Works.	
	F: V: T:	
17	Clause C17 - Costs of Claims	
	All costs incurred by the Contractor in the preparation of claims to the satisfaction of the Principal Agent and/or Quantity Surveyor shall be borne by the Contractor.	
	F: V: T:	
18	Clause C18 - Declaration of Insurance	
	A declaration of insurance shall be sought by the Principal Agent from the party responsible for affecting the applicable insurance cover.	
	F: V: T:	
19	Clause C19 - Insurances	
	The Contractor warrants that he shall give all notices and shall observe all the terms and conditions and requirements of all insurances applicable to this Contract.	
	Where the Contractor is responsible for the appointment of subcontractors then the Contractor shall:	
	1. Ensure that potential and appointed subcontractors are aware of the whole content of Clauses 10.0, 11.1 and 12.1.	
	2. Enforce the compliance of subcontractors with these Clauses where applicable.	
	F: V: T:	
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Item No		Amount
20	Clause C20 - Adjustment Of Attendance	
	The amounts allowed by the Contractor against the respective attendance items will vary only in the following circumstances:	
	 Where the actual subcontract amount, less any adjustments in terms of the Contract Price Adjustment Provisions, varies in excess of 15% of the Provisional Sum allowed, then the attendance amount will be varied pro-rata to the subcontract final amount less any adjustments in terms of Contract Price Adjustment Provisions. 	
	 Where the scope of the subcontract works increases or decreases, then the attendance amount allowed will be increased or decreased pro-rata to the cost of the variation in the scope of the subcontract works only. 	
	 No adjustment in the attendance amount will be made where the specification increases/decreases the subcontract amount. 	
	F: V: T:	
21	Clause C21 - Overloading By The Contractor Or Subcontractor	
	The Contractor shall take all necessary steps to ensure that no damage occurs due to overloading of any portion of the Works. The Contractor shall submit details of his proposed loading, storage, plant erection, etc., to the Principal Agents for their approval prior to proceeding with such loading, storing or erecting and shall comply with and pay for the Engineer's requirements in connection with the provision of temporary support work, etc.	
	F: V: T:	
22	Clause C22 - Quality	
	Quality inspections will be carried out timeously prior to handover to ensure quality at an earliest stage. The Contractor is to provide a designated snagging team to do remedial work.	
	F: V: T:	
	Carried to Collection R	
	Section No. 1	
	Bill No. 3 Special Preliminaries (Section C)	
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Item No		Amount
23	Clause C23 - Cleaning	
	No claims for clearing or carting away any earth, rubbish or superfluous materials, including that of any Subcontractor, shall be accepted.	
	All such materials must be cleared regularly at the end of each shift and in addition as and when directed by the Principal Agent. All electrical wiring must be protected from dust and water.	
	Should the Contractor fail to carry out any or all of the above the Principal Agent will arrange for such clearing and cleaning as is necessary to be carried out by others and recover the cost as debits against Certificate Payments.	
	F: V: T:	
24	Clause C24 - Subcontracting	
	The Contractor takes full responsibility of managing all appointed sub-contractors. The Contractor must also include any overhead costs for these appointed sub-contractors.	
	F: V: T:	
25	Clause C25 - Trade Names	
	Wherever a trade name for any product has been described in the bills of quantities / lump sum document , the tenderer's attention is drawn to the fact that any other product of equal quality may be used subject to the written approval of the principal agent being obtained prior to the closing date for submission of tenders.	
	If prior written approval for an alternative product is not obtained, the product described shall be deemed to have been tendered for	
	F: V: T:	
26	Clause C26 - Temporary Protection	
	Temporary protection, as per Engineers requirements of existing, roads, fencing, entrances, water, sewer, stormwater, telephone, electrical, etc. services to be affected by the works	
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Item No		Amount
27	Clause C27 - Propping of floors below	
	The contractor is advised that propping of floors below may be required if he wishes to use any areas of completed suspended reinforced concrete slabs for vehicle access, storage of materials and goods and location of plant, scaffolding, etc. The location of these areas and any necessary propping shall be approved by the principal agent and the cost thereof shall be borne by the contractor F:	
28	Clause C28 - Proprietary Branded Products	
	The contractor shall take delivery of, handle, store, use apply and/or fix all proprietary branded products in strict accordance with the manufacturers' instruction after consultation with the manufacturer's authorised representative	
	F: V: T:	
29	Clause C29 - Overtime	
	Should overtime be required to be worked for any reason whatsoever, the cost of such overtime is to be borne by the contractor unless the principal agent has specifically authorised, prior to execution thereof, that costs for such overtime are to be borne by the employer	
	F:T:	
30	Clause C30 - Cooperation of the contractor for cost management	
	It is specifically agreed that the contractor accepts the obligation of assisting the principal agent in implementing proper cost management. The contractor will be advised by the principal agent of all cost management procedures which will be implemented to ensure that the contract value does not exceed the budget	
	F: V: T:	
31	Clause C31 - Media releases	
	All rights of publication of articles in the media, together with any advertising relating thereto or in any way connected with this project, shall vest with the employer	
	The contractor together with his subcontractors shall not, without the prior written consent of the employer , cause any statement or advertisement connected with this project to be printed, screened or aired by the media	
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Item No		Amount
32	Clause C32 - Health and safety	
	Without limiting the generality of the provisions of clause 2.0, the contractor's attention is drawn to the provisions of the Construction Regulations issued in terms of the Occupational Health and Safety Act, 1993 as amended. It is specifically stated that the employer shall prepare a documented health and safety specification for the works and that the employer shall ensure that the contractor has made provision for the cost of health and safety measures during the execution of the works . The contractor shall price opposite this item for compliance with the act and the regulations and the reasonable provisions of the aforementioned health and safety specification [2.1]	
	The contractor shall:	
	1. Comply with the health and safety specification for the works	
	2. Prepare and agree with the health and safety consultant the health and safety plan for the works	
	3. Cooperate with the health and safety consultant in all respects	
	4. Manage the compliance of all subcontractors with the regulations and with the health and safety plan and specification	
	5. Conform to the conditions contained in the employer's health and safety specification	
	F:V:T:	
33	Clause C33 - Accommodation of traffic for construction works	
	Contractor to provide a traffic management plan	
	Including barriers, temporary signage, flagman, traffic management plan, temporary road markings, etc. at the contractors costs	
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Item No		Amount
34	Clause C34 - Dayworks	
	Where in the opinion of the Principal Agent any extra work cannot properly be measured or valued, the Contractor will be allowed daywork prices therefore calculated upon the costs defined hereunder together with the stated percentages. The total thus arrived at shall be the total amount recoverable by the Contractor for performing such work.	
	 The costs to the Contractor or sub-contractor of materials, being the net cost (at current market prices) actually paid for such materials after the deduction of cash discounts or if materials are supplied from the Contractor's or sub-contractor's stock then the cost of such materials shall be based upon the current market price plus the cost of delivery to Site; to which net cost 10% thereof shall be added. The cost of labour to the Contractor or sub-contractor, being all items of direct cost of labour actually remunerated to the workmen concerned which shall include the cost of all allowances in terms of the industrial Conciliation Act (where applicable) or any other wage determination applying in the area where the daywork is executed: to which labour cost 10% shall be added. Hourly base rates for labour shall be the current market rates for labour based upon standard working hours and shall be applied in respect of the time spent by workers directly engaged on the particular day works including any operator's mechanical plant and transport and erecting and dismantling other plant. If a claim is made that individual workmen have been paid wages and allowances in excess of the minimum legalised rates, then proof must be furnished that such workmen had been so paid prior to the commencement of the daywork referred to. 	
	F: V: T:	
35	Clause C35 - Waste Management Plan	
	The Contractor must compile and implement a comprehensive project-specific Waste Management Plan (WMP). Waste Management Plan must describe how all generated waste is monitored, which types of waste will be collected for recycling or for reuse, how recycling will occur, and who is responsible for the various aspects of the plan. The Contractor must retain all waste records and issues reports to the building owner. The Contractor is required to recycle or reuse all demolition and construction waste, excluding any waste that is not normally sent to landfill such as soil (from land clearing and excavation activities), land clearing debris, and waste that legally must be withheld from general construction waste (i.e. asbestos) The waste management plan should include instructions to crew and sub-contractors on recycling and reuse procedure. The waste management plan is to be developed prior to construction start, and is to be implemented for the entire construction duration	
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	Special Preliminaries (Section C)	

Item No		Amount
36	Clause C36 - Hours of Work	
	The construction period is very stringent. All relevant legislatures must be complied with in terms of the hours worked for the day, week and month. All demolition, stripping of existing finishes, noisy work must be programmed. Should overtime be required to be worked for any reason whatsoever, the cost of such overtime is to be borne by the contractor unless the principal agent has specifically authorised, prior to execution thereof, that costs for such overtime are to be borne by the employer	
	F: V: T:	
37	Clause C37 - After Hours Work	
	The contractor must seek permission from the employer to work after hours and on weekends. After hours are from 6pm to 6am on weekdays and Saturdays and Sundays	
	F: V: T:	
38	Clause C38 - Site Security	
	The Contractor's labour must be restricted to the immediate working areas or specified access thereto. Any workman found in any other part of the estate may be immediately removed from the premises by the management. The Contractor shall always strictly exclude all unauthorised persons from the Works and the Site and shall set up notice boards to that effect	
	F: V: T:	
39	Clause C39 - Cooperation of the contractor for cost management	
	It is specifically agreed that the contractor accepts the obligation of assisting the principal agent in implementing proper cost management. The contractor will be advised by the principal agent of all cost management procedures which will be implemented to ensure that the contract value does not exceed the budget	
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	Section No. 1 Bill No. 3	
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Item No		Amount
No 40	Clause C40 - Final Account The Contractor shall be obliged to timeously do everything necessary and to provide all information required by the Principal Agent to verify the final account submitted to by the Contractor for the final completed Works. The Contractor shall be obliged, within 15 days after receipt of the Quantity Surveyor's, to signify in writing his acceptance of same or to advance any claims he may have in respect thereof for the consideration of the Quantity Surveyor. The Contractor agrees that should he fail to dispute the final account recommended by the Principal Agent within 15 days after receipt of same, the Contractor will be deemed to have accepted the final account in its entirety. Dispute shall be deemed to mean the submission by the Contractor in writing to the Principal Agent of reasons valid, in the opinion of the Principal Agent, for not accepting the final account F:	
41	Clause C41 - Confidentiality The contractor undertakes to maintain in confidence any and all information regarding this project and shall obtain appropriate similar undertakings from all subcontractors and suppliers. Such information shall not be used in any way except in connection with the execution of the works No information regarding this project shall be published or disclosed without the prior written consent of the employer F:	
42	Clause C42 - Contractor's liability for own design errors The Contractor shall provide the following to the Employer's Agent for retention by the Employer or his assignee in respect of all works designed by the Contractor: 1. A Certificate of Stability of the Works signed by a registered Professional Engineer confirming that all such works have been designed in accordance with the appropriate codes of practice. 2. Proof of registration and of adequate and current professional indemnity insurance cover held by the designer(s). 3. Design calculations should the Employer's Agent request a copy thereof. 4. Engineering drawings and workshop details (both signed by the relevant professional engineer), in order to allow the Employer's Agent to compare the design with the specified requirements and to record any comments he may have with respect thereto. 5. "As-Built" drawings in DXF electronic format after completion of the Works. The Contractor shall be responsible for the design of the Temporary Works F:	
	Carried to Collection R Section No. 1 Bill No. 3 Special Preliminaries (Section C)	
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ltem No		Amount
43	Clause C43 - Plant & Equipment	
	There is no guarantee given or implied that the Contractor will be permitted to utilise any or all of the plant he proposes to use in the construction of the Works	
	F:T:	
44	Clause C44 - Coordination with Architectural Information and Site Verification	
	All work shall be executed in strict accordance with the Architect's specifications and detailed drawings. The Contractor shall refer to all relevant architectural details, notes, and written instructions issued or approved by the Architect for full intent and requirements. All drawings and specifications are to be read and interpreted together, and any discrepancies or uncertainties must be clarified with the Architect prior to proceeding. The Contractor shall verify all dimensions, levels, and site conditions on site prior to the commencement of fabrication, manufacture, or installation of any work. No claims arising from failure to do so will be entertained	
	F: V: T:	
	SUMMARY OF CATEGORIES	
	Category : Fixed R	
	Category : Value R	
	Category : Time R	
	Carried to Collection R	
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Section No. 1		
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Special Preliminaries (Section C)		
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Special Frantification (Section 5)		

Item No		Amount
	SECTION NO. 1	
	BILL NO. 4	
	OHS REQUIREMENTS (SECTION D)	
	NOTE	
	Tenderers/Contractors are advised to study the HEALTH AND SAFETY SPECIFICATION in TERMS of the OCCUPATIONAL HEALTH and SAFETY ACT and REGULATIONS (OHS ACT), ACT NO 85 OF 1993	
	Health and Safety Requirements	
	Should the contractors identify any other items that they need to price to comply, they should allow for such items in the space allowed for below. The Employer will not accommodate any additional claims due to this.	
1	Requirements regarding the Health and Safety Plan/file as Clause 7.1	
2	Requirements regarding internal OHS audits and recovery plans as per Clause 7.1.1.3	
3	Full time/part time Construction Health & Safety Officer as per Clause	
4	Requirements regarding internal OHS audits and recovery plans as per Clause 7.1.1.3	
5	Requirements regarding Health and Safety Training as per Clause 7.1.2	
6	Requirements regarding health and safety incident/accident investigation and reporting as per Clause	
7	Requirements regarding access card as per Clause	
	Requirements regarding Health and Safety Site requirements	
8	a. Administration Clause 7.1.3.1	
9	b. Health and safety programme Clause 7.1.3.2	
10	c. Personal protective equipment for employees and visitors Clause 7.1.3.3	
11	d. Provision of employees site facilities Clause 7.1.3.4	
12	e. OHS Signage Clause 7.1.3.5	
13	f. OHS Notice Board Clause 7.1.3.6	
	Carried to Collection R	
	Section No. 1 Bill No. 4	
	OHS Requirements (Section D)	

Item No		Amount
14	g. OHS Training Clause 7.1.3	
15	h. First aid station and fire fighting equipment Clause 7.1.3.7	
16	i. Medical Certificates of fitness Clause	
17	j. Sun Protection Clause	
18	Requirements regarding Project Risk Assessment and management Clause 8	
19	Requirements on site listed hazards baseline risk assessment as Clause 9	
20	Other items identified by the contractor (describe). Additional financial provision, if any, for the requirements of the Occupational Health and Safety not covered in the above – please specify per line.	
	TOTAL FOR HEALTH AND SAFETY REQUIREMENTS	
	Category : Fixed R	
	Category : Value R	
	Category : Time R	
	Carried to Collection R	
	Section No. 1 Bill No. 4	
	OHS Requirements (Section D)	

Section No. 1	
Bill No. 4	
OHS Requirements (Section D)	
COLLECTION	
Page	Amount
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Total Brought Forward from Page No. 38	
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Bill No. 4 OHS Requirements (Section D)	

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2	JBCC Preliminaries (Section B)	22			
3	Special Preliminaries (Section C)	37			
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MHSC Office Renovation - Tuscany Office Park

Mechanical Services: HVAC

Bill of Quantities

Section 2 - Bill No.1: HVAC Installations



	Description		Qty	Rate	Total (excl VAT)
	HVAC Installations				
1.1	MECHANICAL INSTALLATION Supply, installation and commissioning of inverter type air conditioning units, complete, including the condenser unit (outdoor) & evaporator units (indoor), refrigeration and condensate drain piping, condensate drain pumps, insulation to refrigerant piping, inter connecting wiring, support brackets, Galvanised trunking for hiding pipe work, fittings, fire relay, etc. For pricing allow sufficient distance between indoor / outdoor unit, - (ø22 mm PVC pipe), power supply cable from local isolator to condenser & indoor units.				
1.1.1	Ground floor				
	Hide Away - Split - 48 000 BTU - HAS-01 (Bulkhead Ceiling to be included)	No.	4		R
1.1.3	Cassette - Split - 24 000 BTU-CAS-02	No.	5		R
1.1.4	Cassette - Split - 18 000 BTU-CAS-01	No.	17		R
	First floor & Loft				
1.1.5	Hide Away - Split - 48 000 BTU - HAS-01	No.	1		R
	Cassette - Split - 24 000 BTU-CAS-02	No.	19		R
1.1.7	Cassette - Split - 18 000 BTU-CAS-01	No.	28		R
1.1.8	Cassette - Split - 12 000 BTU-CAS-02	No.	3		R
	Basement Floor				
1.1.9	Midwall - Split - 55 000 BTU -HWS -01 + Drip Trays Supply and install class 2 copper piping, liquid and suction refrigeration piping to suit or as	No	2		R
1.1.10	required for equivalent units above with armaflex insulation c/w bends, sufficient rodding eyes etc. pipe sizes as per OEM				
	Gas/Liquid pipe size to suit 3.1.1 & 3.1.4	m	100		R
	Gas/Liquid pipe size to suit 3.1.2 & 3.1.5	m	480		R
	Gas/Liquid pipe size to suit 3.1.3 & 3.1.6	m	880		R
	Gas/Liquid pipe size to suit 3.1.7	m	10		R
1.1.15	Supply and install PVC condensate piping for all units	m	1170		R
1.1.16	Supply and install Cable tray for piping installation in basement area	m	1170		R
1.1.17	Complete electrical installation for all units with all controls etc. + COC	No.	73		R
	RMF-01 Fan For the complete supply, delivery and installation of an silent roof extraction air fan (350 l/s @ 90 Pa) complete installation with all associated electrical connections and timer connections, filters etc.	No.	2		R
1 1 2	CAT 04 Fee				
1.3	<u>SAF-01 Fan</u> For the complete supply, delivery and installation of a silent supply air fan (350 l/s @ 90				
	Pa) complete installation with all associated electrical connections and timer connections,	No.	10		
1.3.1	filters etc.				R
1.4	Sound Attenuator				
1.4.1	Diameter: Diameter to suit fan E, with flexible collars	No.	5		R
	Length: 600 mm				
	POD type				
	NC rating: 35				
	TOTAL CARRIED FORWARD TO NEXT PAGE				R
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TOTAL BROUGHT FORWARD FROM PREVIOUS PAGE				
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Ducting (Make provision for transformation pieces)				
Low Pressure Galvanised ducting including flexible connections, transformation pieces, bends, shoe pieces, spigots, stop ends and all duct fittings as per to SANS 1238.				
D100	m	20		R
D200	m	50		R
D150	m	20		R
D250	m	10		R
250x200	m	30		R
350x250	m	50		R
400x400	m	60		R
<u>DF - 01: Supply Air Diffuser</u>				
Constant volume ceiling diffuser powder coated standard white.				
Size: 250 mm Diameter Neck	No.	30		R
EV - 01: Extraction Valve				
Extraction valve.				
Size: 150 mm Diameter Neck	No.	22		R
	110.			
WL - 01:Weather Louvres				
For the complete supply, delivery and installation of 300 mm x 300 mm weather louvre as per SANS requirement complete with installations costs	No.	12		R
FL - 01:Filters				
For the complete supply, delivery and installation of 300 mm x 300 mm air filters as per SANS requirement complete with installations costs	No.	12		R
DC 01. Danie Cellina				
<u>DG - 01: Door Grilles</u> For the complete supply, delivery, and installation of 600 mm x 150 mm door grille as per SANS requirement, complete with installation costs	No.	21		R
RAG - 01: Return Air Grilles				
For the complete supply, delivery, and installation of 500 mm x 500 mm Return Air Grille	No.	60		R
EAF-01 Fan				
For the complete supply, delivery and installation of a silent supply air fan (150 l/s @ 50 Pa) complete installation with all associated electrical connections and timer connections, filters etc.	No.	2		R
Decomission and removal of AC units - indoor/outdoor and piping connection off site.	Sum	1		R
Decommision and removal of all ventilation fans ducting and air terminal units	Sum	1		R
Disposal of old units (AC units, refrigerant/condensate piping etc.)	Sum	1		R
Brick Works (closing of refrigerant/condensate piping holes; closing of underwiondow		1		R
grilles etc.)	Sum	_		
Close Out	Sum	1		R
Commissioning;				
OEM Manuals & Training				
	1			
COCs by a technician with a SAQCC certificate (SARACCA).		1	l	

MHSC Office Renovation - Tuscany Office Park

Mechanical Services: HVAC Installations

Bill of Quantities

Bills of Quantities Summary



Bill No.	Description	Total		
	Bills of Quantities Summary			
Section 1	Preliminaries	R		
Section 2 - Bill No. 1	HVAC Installations	R		
	Subtotal (Excl VAT)	R		
	Contingency - Allow/ provide the sum of Five Hundred Thousand Rands (R500			
	000.00) nett for contingencies to be used at the discrepency of the principal	R 500 000.00		
	agent and deducted in whole or in part if not required.	300 000.00		
	Subtotal (Excl VAT, including Contingency)	R		
	VAT at 15%	R		
TOTAL TENDE	R PRICE (Including VAT) CARRIED FORWARD TO FORM OF OFFER			
AND ACCEPTA	R			