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PREAMBLES FOR TRADES

The General Preambles for Trades 2017 published by the Association of South African Quantity Surveyors is designed to support and extend the abbreviated descriptions utilised in these bills of quantities by inter alia referring to SANS construction standards. Where such preambles are not applicable (eg where BS or Euro construction standards are applicable or the design consultants provide other preambles/specifications for insertion), users are to ensure that the abbreviated descriptions when read in conjunction with the Standard System of Measuring Building Work (seventh edition) for works within South Africa or the Standard Method of Measuring Building Work for Africa 2015 (first edition) for works elsewhere in Africa, represent the full description by extending the abbreviated bills of quantities descriptions and/or by inserting appropriate preambles or specifications

Note that the text of the Standard System of Measuring Building Work (seventh edition) and that of the Standard Method of Measuring Building Work for Africa 2015 (first edition) is the same

The latest version of the General Preambles for Trades should be referred to should the General Preambles for Trades 2017 be revised in future

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

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Section No. 1
Bill No. 1
Bill No.1 : Preliminaries and General
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Brought Forward The contractor's prices for all items throughout these bills of quantities shall take account of and include where applicable for all of the obligations, requirements and specifications given in the General Preambles and in any supplementary preambles and/or specifications <u>STRUCTURE OF THIS PRELIMINARIES BILL</u> Section A : A recital of the headings of the individual clauses in the aforementioned JBCC Principal Building Agreement Section B : A recital of the headings of the individual clauses in the aforementioned JBCC General Preliminaries Section C : Any special clauses to meet the particular circumstances of the project <u>PRICING OF PRELIMINARIES</u> The contractor is referred to Tender Data Section in BOOK 1 on the Tender Document for Contract Data Information. Should the contractor select Option A in the contract data for the adjustment of preliminaries, the amounts entered against the relevant items in these preliminaries are to be divided into one or more of the three categories provided namely fixed (F), value related (V) and time related (T) <u>SECTION A: PRINCIPAL BUILDING AGREEMENT</u> 1 Interpretation (A1-A7) 2 Clause 1.0 - Definitions and interpretation 3 <u>Pricing of bills of quantities</u>	R
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4	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	
5	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	
6	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	
7	<u>Abbreviated descriptions</u>	
8	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	
9	<u>Legal status of contractor</u>	
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25	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]		
26	F:..... V:..... T:.....	Item	
27	Clause 6.0 - Employer's agents		
28	Delegated authority		
29	The authority of the principal agent to issue contract instructions [17.1] and perform duties for specific aspects of the works is delegated to agents as follows [6.2]. This does not preclude the principal agent from issuing such contract instructions:		
30	1. Architect		
31	Note that the contract instructions hereinafter are selected from those listed in clause 17.1 of the JBCC PBA		
32	1.1 Duties [6.2] :		
33	The architect is responsible for the architectural design, functional design and quality inspection of the works		
34	1.2 Contract instructions [6.2; 17.1]		
35	1.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement		
36	1.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works		
37	1.2.3 The site [13.0]		
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38	1.2.4 Compliance with the law, regulations and bylaws [2.1]		
39	1.2.5 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works		
40	1.2.6 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]		
41	1.2.7 Removal or re-execution of work		
42	1.2.8 Removal or substitution of any materials and goods		
43	1.2.9 Protection of the works		
44	1.2.10 Making good physical loss and repairing damage to the works [23.2.2]		
45	1.2.11 Rectification of defects [21.2]		
46	1.2.12 A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion		
47	1.2.13 Expenditure of budgetary allowances, prime cost amounts and provisional sums		
48	1.2.14 Appointment of a subcontractor [14.0; 15.0]		
49	1.2.15 Work by direct contractors [16.0]		
50	1.2.16 On suspension or termination, protection of the works, removal of construction equipment and surplus materials and goods [29.0]		
51	2. Quantity surveyor		
52	2.1 Duties [6.2]		
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53	The quantity surveyor is responsible for all measurements, valuations, financial assessments and all other quantity surveying and cost control functions of the works	
54	2.2 Contract instructions [6.2; 17.1]	
55	2.2.1 No contract instructions delegated to the quantity surveyor	
56	3. Civil and structural engineer	
57	Note that the contract instructions hereinafter are selected from those listed in clause 17.1 of the JBCC PBA	
58	3.1 Duties [6.2]	
59	The civil and structural engineer is responsible for all aspects of civil and structural engineering design and quality inspection of the works	
60	3.2 Contract instructions [6.2; 17.1]	
61	3.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement	
62	3.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works	
63	3.2.3 The site [13.0]	
64	3.2.4 Compliance with the law, regulations and bylaws [2.1]	
65	3.2.5 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works	
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66	3.2.6 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]		
67	3.2.7 Removal or re-execution of work		
68	3.2.8 Removal or substitution of any materials and goods		
69	3.2.9 Protection of the works		
70	3.2.10 Making good physical loss and repairing damage to the works [23.2.2]		
71	3.2.11 Rectification of defects [21.2]		
72	3.2.12 A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion		
73	3.2.13 Expenditure of budgetary allowances, prime cost amounts and provisional sums		
74	4. Mechanical engineer		
75	Note that the contract instructions hereinafter are selected from those listed in clause 17.1 of the JBCC PBA		
76	4.1 Duties [6.2]		
77	The mechanical engineer is responsible for all aspects of mechanical engineering design and quality inspection of the works ? and, where appointed by the employer for quantity surveying services in respect of the mechanical installations, for all measurements, valuations, financial assessments and all other quantity surveying and cost control functions		
78	4.2 Contract instructions [6.2; 17.1]		
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79	4.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement		
80	4.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works		
81	4.2.3 Compliance with the law, regulations and bylaws [2.1]		
82	4.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works		
83	4.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]		
84	4.2.6 Removal or re-execution of work		
85	4.2.7 Removal or substitution of any materials and goods		
86	4.2.8 Protection of the works		
87	4.2.9 Making good physical loss and repairing damage to the works [23.2.2]		
88	4.2.10 Rectification of defects [21.2]		
89	4.2.11 A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion		
90	4.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums		
91	5. Electrical engineer		
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92	Note that the contract instructions hereinafter are selected from those listed in clause 17.1 of the JBCC PBA		
93	5.1 Duties [6.2]		
94	The electrical engineer is responsible for all aspects of electrical engineering design and quality inspection of the works and, where appointed by the employer for quantity surveying services in respect of the electrical installations, for all measurements, valuations, financial assessments and all other quantity surveying and cost control functions		
95	5.2 Contract instructions [6.2; 17.1]		
96	5.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement		
97	5.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works		
98	5.2.3 Compliance with the law, regulations and bylaws [2.1]		
99	5.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works		
100	5.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]		
101	5.2.6 Removal or re-execution of work		
102	5.2.7 Removal or substitution of any materials and goods		
103	5.2.8 Protection of the works		
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104	5.2.9 Making good physical loss and repairing damage to the works [23.2.2]		
105	5.2.10 Rectification of defects [21.2]		
106	5.2.11 A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion		
107	5.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums		
108	6. Wet services engineer		
109	Note that the contract instructions hereinafter are selected from those listed in clause 17.1 of the JBCC PBA		
110	6.1 Duties [6.2]		
111	The wet services engineer is responsible for all aspects of wet services engineering design and quality inspection of the works		
112	6.2 Contract instructions [6.2; 17.1]		
113	6.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement		
114	6.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works		
115	6.2.3 Compliance with the law, regulations and bylaws [2.1]		
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116	6.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works		
117	6.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]		
118	6.2.6 Removal or re-execution of work		
119	6.2.7 Removal or substitution of any materials and goods		
120	6.2.8 Protection of the works		
121	6.2.9 Making good physical loss and repairing damage to the works [23.2.2]		
122	6.2.10 Rectification of defects [21.2]		
123	6.2.11 A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion		
124	6.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums		
125	7. Fire consultant		
126	Note that the contract instructions hereinafter are selected from those listed in clause 17.1 of the JBCC PBA		
127	7.1 Duties [6.2]		
128	The fire consultant is responsible for all aspects of rational fire design and quality inspection of the works		
129	7.2 Contract instructions [6.2; 17.1]		
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130	7.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement		
131	7.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works		
132	7.2.3 Compliance with the law, regulations and bylaws [2.1]		
133	7.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works		
134	7.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]		
135	7.2.6 Removal or re-execution of work		
136	7.2.7 Removal or substitution of any materials and goods		
137	7.2.8 Protection of the works		
138	7.2.9 Making good physical loss and repairing damage to the works [23.2.2]		
139	7.2.10 Rectification of defects [21.2]		
140	7.2.11 A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion		
141	7.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums ?		
142	8. Health and safety consultant		
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143	8.1 Duties [6.2]		
144	The health and safety consultant is responsible for all aspects of health and safety of the works. Without derogating from the generality thereof, the health and safety consultant will perform the following specific functions and duties in respect of the health and safety aspects of the works. He shall:		
145	8.1.1 Act as the employer's agent in terms of the Construction Regulations issued in terms of the Occupational Health and Safety Act, 1993 as amended		
146	8.1.2 Prepare and update the health and safety specification for the works		
147	8.1.3 Agree with the contractor the health and safety plan for the works		
148	8.1.4 Carry out regular audits to ensure adherence to the safety plan and compliance with the act and regulations		
149	8.1.5 Stop the execution of the works where the agreed specification or plan is not adhered to		
150	F:..... V:..... T:.....	Item	
151	Clause 7.0 - Design responsibility		
152	F:..... V:..... T:.....	Item	
153	Insurances and securities (A8-A11)		
154	Clause 8.0 - Works risk		
155	F:..... V:..... T:.....	Item	
156	Clause 9.0 - Indemnities		
157	F:..... V:..... T:.....	Item	
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172	Statutory and other notices		
173	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		
174	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		
175	F:..... V:..... T:.....	Item	
176	Clause 13.0 - Setting out		
177	F:..... V:..... T:.....	Item	
178	Clause 14.0 - Nominated subcontractors		
179	F:..... V:..... T:.....	Item	
180	Clause 15.0 - Selected subcontractors		
181	F:..... V:..... T:.....	Item	
182	Clause 16.0 - Direct contractors		
183	Attendance on direct contractors		
184	In respect of direct contractors the contractor shall:		
185	1. Designate an area for the direct contractor to establish a temporary office and workshop and storage of equipment and materials		
186	2. Allow the use of personnel welfare facilities, where provided		
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187	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		
188	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]		
189	F:..... V:..... T:.....	Item	
190	Clause 17.0 - Contract instructions		
191	Site instructions		
192	Instructions issued on site are to be recorded in a site instruction book which is to be supplied and maintained on site by the contractor		
193	F:..... V:..... T:.....	Item	
194	Completion (A18 - A24)		
195	Clause 18.0 - Interim completion		
196	Clause 19.0 - Practical completion		
197	F:..... V:..... T:.....	Item	
198	Clause 20.0 - Completion in sections		
199	F:..... V:..... T:.....	Item	
200	Clause 21.0 - Defects liability period and final completion		
201	F:..... V:..... T:.....	Item	
202	Clause 22.0 - Latent defects liability period		
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203	F:..... V:..... T:.....	Item	
204	Clause 23.0 - Revision of the date for practical completion		
205	Substitution of materials and goods		
206	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]		
207	F:..... V:..... T:.....	Item	
208	Clause 24.0 - Penalty for late or non-completion		
209	F:..... V:..... T:.....	Item	
210	Payment (A25 - A27)		
211	Clause 25.0 - Payment		
212	Prices submitted		
213	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		
214	F:..... V:..... T:.....	Item	
215	Clause 26.0 - Adjustment of the contract value and final account		
216	Fluctuations in costs		
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217	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]		
218	Tenant installation/user requirements delayed		
219	There is a possibility that certain works related to tenant installation/user requirements may have to be delayed and may consequently not be executed prior to practical completion		
220	Should the contractor be instructed to do so he shall execute this work under the conditions pertaining to this agreement on the basis that a separate amount for preliminaries appurtenant to this work (if applicable) is agreed to between the contractor and the principal agent and on condition that instruction to proceed with such work is given to him within a period of three (3) calendar months after the date of practical completion of the works		
221	The employer reserves the right to omit such work without compensation to the contractor for loss of profit or any other loss which the contractor may suffer as a result of such omission		
222	Cost of claims		
223	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		
224	Claims from subcontractors		
225	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]		
226	F:..... V:..... T:.....	Item	
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227	Clause 27.0 - Recovery of expense and/or loss		
228	F:..... V:..... T:.....	Item	
229	Suspension and termination (A28 - A29)		
230	Clause 28.0 - Suspension by the contractor		
231	F:..... V:..... T:.....	Item	
232	Clause 29.0 - Termination		
233	F:..... V:..... T:.....	Item	
234	Dispute resolution (A30)		
235	Clause 30.0 - Dispute resolution		
236	F:..... V:..... T:.....	Item	
237	Agreement		
238	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		
239	F:..... V:..... T:.....	Item	
240	Contract data		
241	Amendments, modifications, corrections or supplements to the General Preliminaries in Section B should be recorded in the contract data		
<u>SECTION B: JBCC PRELIMINARIES</u>			
242	Definitions and interpretation (B1)		
243	Clause 1.1 - Definitions		
244	F:..... V:..... T:.....	Item	
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245	Clause 1.2 - Interpretation		
246	F:..... V:..... T:.....	Item	
247	Documents (B2)		
248	Clause 2.1 - Checking of documents		
249	F:..... V:..... T:.....	Item	
250	Clause 2.2 - Provisional bills of quantities		
251	These bills of quantities are provisional		
252	F:..... V:..... T:.....	Item	
253	Clause 2.3 - Availability of construction information		
254	F:..... V:..... T:.....	Item	
255	Clause 2.4 - Ordering of materials and goods		
256	F:..... V:..... T:.....	Item	
257	Previous work and adjoining properties (B3)		
258	Clause 3.1 - Previous work - dimensional accuracy		
259	F:..... V:..... T:.....	Item	
260	Clause 3.2 - Previous work - defects		
261	F:..... V:..... T:.....	Item	
262	Clause 3.3 - Inspection of adjoining properties		
263	F:..... V:..... T:.....	Item	
264	The site (B4)		
265	Clause 4.1 - Handover of site in stages		
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266	F:..... V:..... T:.....	Item		
267	Clause 4.2 - Enclosure of the works			
268	Enclosure of work to be as prescribed by the Architect. in the absence of prescribed specification the contractor to allow as per the regulations			
269	F:..... V:..... T:.....	Item		
270	Clause 4.3 - Geotechnical and other investigations			
271	F:..... V:..... T:.....	Item		
272	Clause 4.4 - Encroachments			
273	F:..... V:..... T:.....	Item		
274	Clause 4.5 - Existing premises occupied			
275	F:..... V:..... T:.....	Item		
276	Clause 4.6 - Services - known			
277	F:..... V:..... T:.....	Item		
278	Management of contract (B5)			
279	Clause 5.1 - Management of the works			
280	F:..... V:..... T:.....	Item		
281	Clause 5.2 - Progress meetings			
282	F:..... V:..... T:.....	Item		
283	Clause 5.3 - Technical meetings			
284	F:..... V:..... T:.....	Item		
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285	Samples, shop drawings and manufacturer's instructions (B6)		
286	Clause 6.1 - Samples of materials		
287	F:..... V:..... T:.....	Item	
288	Clause 6.2 - Workmanship samples		
289	F:..... V:..... T:.....	Item	
290	Clause 6.3 - Shop drawings		
291	F:..... V:..... T:.....	Item	
292	Clause 6.4 - Compliance with manufacturer's instructions		
293	F:..... V:..... T:.....	Item	
294	Deposits and fees (B7)		
295	Clause 7.1 - Deposits and fees		
296	F:..... V:..... T:.....	Item	
297	Temporary services (B8)		
298	Clause 8.1 - Water		
299	F:..... V:..... T:.....	Item	
300	Clause 8.2 - Electricity		
301	F:..... V:..... T:.....	Item	
302	Clause 8.3 - Ablution and welfare facilities		
303	F:..... V:..... T:.....	Item	
304	Clause 8.4 - Communication facilities		
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305	F:..... V:..... T:.....	Item		
306	Prime cost amounts (B9)			
307	Clause 9.1 - Responsibility for prime cost amounts			
308	F:..... V:..... T:.....	Item		
309	Attendance on subcontractors (B10)			
310	Clause 10.1 - General attendance			
311	General attendance is defined as being the duties of the contractor in terms of clause 12.2 of the JBCC n/s subcontract agreement			
312	F:..... V:..... T:.....	Item		
313	General (B11)			
314	Clause 11.1 - Protection of the works			
315	F:..... V:..... T:.....	Item		
316	Clause 11.2 - Protection/isolation of existing works and works occupied in sections			
317	F:..... V:..... T:.....	Item		
318	Clause 11.3 - Security of the works			
319	F:..... V:..... T:.....	Item		
320	Clause 11.4 - Notice before covering work			
321	F:..... V:..... T:.....	Item		
322	Clause 11.5 - Disturbance			
323	Disturbance			
Carried Forward			R	
Section No. 1				
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	Brought Forward		R
324	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		
325	F:..... V:..... T:.....	Item	
326	Clause 11.6 - Environmental disturbance		
327	Controlling all forms of pollution		
328	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		
329	The contractor is to ensure that all roads which border the site and are used by the contractor during the execution of the works are kept clean and free of any dirt or debris caused by the execution of the works		
330	F:..... V:..... T:.....	Item	
331	Clause 11.7 - Works cleaning and clearing		
332	F:..... V:..... T:.....	Item	
333	Clause 11.8 - Vermin		
334	F:..... V:..... T:.....	Item	
335	Clause 11.9 - Overhand work		
336	F:..... V:..... T:.....	Item	
	Carried Forward		R
	Section No. 1		
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Brought Forward			R
337	Clause 11.10 - Tenant installations		
338	F:..... V:..... T:.....	Item	
339	Clause 11.11 - Advertising		
340	F:..... V:..... T:.....	Item	
<u>SECTION C: SPECIFIC PRELIMINARIES</u>			
341	Warranties for materials and workmanship		
342	Where warranties for materials and/or workmanship are called for, the contractor shall obtain a written warranty, addressed to the employer, from the entity supplying the materials and/or executing the work and shall deliver same to the principal agent on final completion of the contract		
343	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		
344	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		
345	F:..... V:..... T:.....	Item	
346	Overtime		
347	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		
348	F:..... V:..... T:.....	Item	
Carried Forward			R
Section No. 1			
Bill No. 1			
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	Brought Forward		R
349	Cooperation of the contractor for cost management		
350	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		
351	F:..... V:..... T:.....	Item	
352	Overloading		
353	The contractor shall take all necessary steps to ensure that no damage occurs due to overloading of any portion of the works or temporary works eg scaffolding, etc. The contractor shall submit details of his proposed loading, storage, plant erection, etc to the principal agent for approval prior to proceeding with such loading, storing or erecting and shall comply with and pay for the principal agent's requirements in connection with the provision of temporary support work, etc. Any damage caused to the works by overloading shall be made good by the contractor at his sole expense		
354	F:..... V:..... T:.....	Item	
355	Propping of floors below		
356	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		
357	F:..... V:..... T:.....	Item	
358	Testing of flat roof waterproofing for watertightness		
	Carried Forward		R
	Section No. 1 Bill No. 1 Bill No.1 : Preliminaries and General Prepared by Triviron		

Brought Forward			R
369	F:..... V:..... T:.....	Item	
370	Broad based black economic empowerment (BBBEE)	N/A	
371	Tenders submitted will be evaluated taking into account their empowerment rating		
372	The employer will be monitoring the broad based black economic empowerment (BBBEE) status of the contractor throughout the execution of the works		
373	The contractor is to submit to the principal agent on an annual basis a schedule of spend, split into vendors engaged as subcontractors and suppliers indicating their BBBEE rating including proof of the said rating		
374	F:..... V:..... T:.....	Item	
375	Advertising rights		
376	The employer may elect to contract with advertising agencies for the erection of advertising hoardings, banners, wraps or the like for the duration of the contract. The contractor shall not prevent such an arrangement and will assist in the facilitation of same. The position and type of advertising structure to be agreed with the principal agent so as not to hinder the contractor in meeting his obligations under this agreement		
377	F:..... V:..... T:.....	Item	
378	Confidentiality		
379	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		
Carried Forward			R
Section No. 1			
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Brought Forward			R
380	No information regarding this project shall be published or disclosed without the prior written consent of the employer		
381	F:..... V:..... T:.....	Item	
382	Media releases		
383	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		
384	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		
385	F:..... V:..... T:.....	Item	
386	C1 CONTRACT DRAWINGS		
	The drawings issued with the tender documents do not comprise the complete set but serve as a guide only for tendering purposes and for indicating the scope of the work to enable the tenderer to acquaint himself with the nature and extent of the works and the manner in which they are to be executed.		
	Should any part of the drawings not be clearly understood by the tenderer he shall, before submitting his tender, obtain clarification in writing from the principal agent .		
	F:..... V:..... T:.....	Item	
Carried Forward			R
Section No. 1			
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Brought Forward		R
387	C2 GENERAL PREAMBLES The document "Specification of Materials and Methods to be used (PW371)" is obtainable on request from the head office and all regional offices of the Department, and shall be read in conjunction with the bills of quantities / lump sum document and be referred to for the full descriptions of work to be done and materials to be used. F:..... V:..... T:.....	Item
388	C3 TRADE NAMES Wherever a trade name for any product has been described in the bills of quantities / lump sum documents, 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:.....	Item
389	C4 IMPORTED MATERIALS AND EQUIPMENT Where imported items are listed in the tender documents, the tenderer shall provide all the information called for, failing which the price of any such item, materials or equipment shall be excluded from currency fluctuations. (refer to Schedule of Imported Materials and Equipment to be completed by tenderer). Notwithstanding any provisions elsewhere regarding the adjustment of contract prices, the price of any item, material or equipment listed in terms of this clause shall be excluded from the Contract Price Adjustment Provisions (if applicable). F:..... V:..... T:.....	Item
Carried Forward		R
Section No. 1 Bill No. 1 Bill No.1 : Preliminaries and General Prepared by Triviron		

Brought Forward		R
393	C8 SECURITY CHECK OF PERSONNEL The principal agent may require the contractor to have his personnel and workmen, or a certain number of them, security classified. In the event of the principal agent requesting the removal of a person or persons from the works for security reasons, the contractor shall do so forthwith and shall thereafter ensure that such person or persons are denied access to the works and the site and/or to any document or information relating to the works. F:..... V:..... T:.....	N/A
394	C9 PROHIBITION ON TAKING OF PHOTOGRAPHS In terms of article 119 of the Defence Act, 44 of 1957, it is prohibited to sketch or to take photographs of any military site or installation or any building or civil works thereon or to be in possession of a camera or other apparatus used for taking of photographs except when authorized thereto by or on behalf of the Minister. The same prohibition is also applicable to all correctional institutions in terms of article 44.1(e) of the Correctional Services Act 8 of 1959. F:..... V:..... T:.....	N/A
Carried Forward		R
Section No. 1 Bill No. 1 Bill No.1 : Preliminaries and General Prepared by Triviron		

Brought Forward		R
C10 HIV/AIDS AWARENESS		
It is required of the contractor to thoroughly study the HIV/AIDS Specification (PW1544) of the Department that must be read together with and is deemed to be incorporated under this Section of the bills of quantities / lump sum document. Provision for pricing of HIV/AIDS awareness is made under items C10.1 to C10.5 hereafter and it is explicitly pointed out that all requirements of the aforementioned specification are deemed to be priced hereunder, as the said items represent the only method of measurement and no additional items or extras to the contract in this regard shall be entertained. The contractor must take note that compliance with the HIV/AIDS Specification is compulsory. In the event of partial or total non-compliance, the principal agent, notwithstanding the provisions of Clause A 31.0 or any other clause to the contrary, reserves the right to delay issuing any progress payment certificate until the contractor provides satisfactory proof of compliance. The contractor shall not be entitled to any compensation of whatsoever nature, including interest, due to such delay of payment.		
395	C10.1 AWARENESS CHAMPION	
	Selection, appointment, briefing and making available of an Awareness Champion including provision of all relevant services, all in accordance with the HIV/AIDS Specification. F:..... V:..... T:.....	Item
Carried Forward		R
Section No. 1 Bill No. 1 Bill No.1 : Preliminaries and General Prepared by Triviron		

Brought Forward		R
396	C10.2 AWARENESS WORKSHOPS Selection and appointment of a competent Service Provider approved by the principal agent , provision of a Service Provider Workshop Plan and a suitable venue, conducting of awareness workshops by means of traditional and/or modern multi-media techniques, including follow-up courses, making available all tuition material and performing assessment procedures, all in accordance with the HIV/AIDS Specification. F:..... V:..... T:.....	Item
397	C10.3 POSTERS, BOOKLETS, VIDEOS, ETC. Provision, displaying, maintaining and replacing when necessary of four plastic laminated posters, booklets and educational videos, etc. for the duration of the construction period , all in accordance with the HIV/AIDS Specification. F:..... V:..... T:.....	Item
398	C10.4 ACCESS TO CONDOMS Provision and maintenance of condom dispensers fixed in position, including male and female condoms, replenishing male and female condoms on a daily basis as required for the duration of the construction period , all in accordance with the HIV/AIDS Specification. F:..... V:..... T:.....	Item
399	C10.5 MONITORING Monitoring HIV/AIDS awareness of workers, providing the principal agent with access to information including making available all reports, thoroughly completed and reflecting the correct information, for the duration of the construction period and close out, all in accordance with the HIV/AIDS Specification. F:..... V:..... T:.....	Item
Carried Forward		R
Section No. 1 Bill No. 1 Bill No.1 : Preliminaries and General Prepared by Triviron		

Brought Forward	R
C11 OCCUPATIONAL HEALTH AND SAFETY ACT The contractor shall comply with all the requirements set out in the Construction Regulations, 2014 issued under the Occupational Health and Safety Act, 1993 (Act No 85 of 1993). It is required of the contractor to thoroughly study the Health and Safety Specification that must be read together with and is deemed to be incorporated under this Section of the bills of quantities / lump sum document. The contractor must take note that compliance with the Occupational Health and Safety Act, Construction Regulations and Health and Safety Specification is compulsory. In the event of partial or total non compliance, the principal agent, notwithstanding the provisions of clause A31.0 of Section A or any other clause to the contrary, reserves the right to delay issuing any progress payment certificate until the contractor provides satisfactory proof of compliance. The contractor shall not be entitled to any compensation of whatsoever nature, including interest, due to such delay of payment. Provision for pricing of the Occupational Health and Safety Act, Construction Regulations and Health and Safety Specification is made under this clause and it is explicitly pointed out that all requirements of the aforementioned are deemed to be priced hereunder and no additional claims in this regard shall be entertained. Prices to Allow for: 1. Principal Contractor 2. All Sub-contractors 3. SMME Sub-contractors The contractor is referred to the specifications annexed to this tender documents for comprehensive pricing F:..... V:..... T:.....	Item
Carried Forward Section No. 1 Bill No. 1 Bill No.1 : Preliminaries and General Prepared by Triviron	R

Brought Forward		R
400	C12 REPORTING BY CONTRACTOR The Contractor is required to complete the CONTRACTOR MONTHLY REPORT which is to be submitted together with the Contractor's payment claim. Payment of the Contractor is conditional on this information being accurate and timeously provided. Payment shall be subject to the Employer giving the Contractor a tax invoice for the amount due. The Contractor is to take note of the following requirements -At the bottom of the CONTRACTOR MONTHLY REPORT, the Site Agent, Clerk of Works, CLO or Contractor must sign the document as proof that the people indicated have worked the number of days F:..... V:..... T:.....	
401	C13 LOCAL LABOUR AND LOCAL BUILDING MATERIALS It is a general requirement of this contract that persons normally resident in the locality of the works (local labour) be given preference for employment on the contract. Should adequate and appropriate labour not be available within the locality, other labour may be employed subject to satisfactory proof being provided that every reasonable endeavour has been made to employ local labour. The contractor shall identify the local community leaders with the purpose of negotiating with them regarding the utilisation of local labour in the construction process. The contractor shall furthermore give preference, wherever possible to the employment of single heads of households, women and youth. The contractor shall, in general, maximise the involvement of the local community.	
Carried Forward		R
Section No. 1 Bill No. 1 Bill No.1 : Preliminaries and General Prepared by Triviron		

	Brought Forward		R
402	C14 LOCAL BUILDING MATERIALS Preference shall be given to the supply of materials produced or manufactured in the Eastern Cape Province provided that: (a) Such materials comply in all respects with the specific requirements of PW371 specification. (b) The availability of such materials shall not adversely affect the desired progress of the specific works. (c) The use of such materials shall not constitute grounds for any claim for increased cost in respect thereof. F:..... V:..... T:.....	Item	
403	C15 ADMINISTRATION The Contractor must allow for all costs (including any profit and/or attendance) associated with the administration, appointment, training and/or payment of the CLO, Candidate Professionals, Students, EPWP Beneficiaries, APTCOD Learners, Clerk of Works and Steering Committee Members as applicable and included in this tender document. This item must be priced within rates or preliminaries, there is no separate line item for this (refer to PROVISIONAL SUMS & SOCIAL SECTIONS OF THIS BOQ) No additional claims in this regard shall be entertained. F:..... V:..... T:..... <u>SUMMARY OF CATEGORIES</u>	Item	
404	Category : Fixed R.....	Item	
405	Category : Value R.....	Item	
406	Category : Time R.....	Item	
Carried Forward to Summary of Section No. 1 Section No. 1 Bill No. 1 Bill No.1 : Preliminaries and General Prepared by Triviron			R

Item No		Quantity	Rate	Amount
	<u>BILL NO. 2 ALTERATIONS</u>			
	<u>REMOVAL OF EXISTING WORK</u>			
	<u>Cutting down and removing trees</u>			
1	Cutting and removal of trees threatening to obstruct building.	No 2		
	<u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc.:</u>			
2	Remove all existing PVC gutters and downpipes to both upper and lower roof	m 224		
3	Remove all acrylic bandage waterproofing forming repair flashing on wall and roof surfaces	m 42		
	<u>REPAIRS AND PREPARATORY WORK TO EXISTING SURFACES</u>			
	<u>Repairs to existing work</u>			
4	All existing fixing screws to upper and lower IBR roof to be covered with an SANAS approved acrylic bandage waterproofing patch (assume 80 x 80 mm) with minimum three coats of acrylic waterproofing.	m2 1,007		
5	All existing surface stormwater channels and concrete aprons around the clinic building to be brushed clean then washed with a high pressure water cleaner to remove all leaves, debris and accumulated rubbish.	Item		
	Carried Forward		R	
	Section No. 1 Bill No. 2 Bill No.2 : Alterations Prepared by Triviron			

**BUTTERWORTH GATEWAY CLINIC
MNQUMA LOCAL MUNICIPALITY**

Brought Forward			R
6	Wash off cut faces and remove all dust. Plaster modified sloping top face and front face of cills with a cement plaster (1:4) brought to true plane surfaces and floated with a wood float.	Item	
7	Repair and make good all horizontal eaves linings with fibre cement boards and cover strips to match existing in all respects	m2	81
8	Make good any damaged fascia's to match existing in all respects	m	163
9	Modify all sloping face brick cills to upper clearstorey windows by cutting off the projecting front face of the brick cill such that it is recessed 12 mm behind the face of adjacent concrete columns and reduce height of the sloping cill by 12 mm using a grinder or similar approved.	Item	
10	Existing eaves lining boards and fascia's to be rubbed down with 100 sandpaper, all dust removed and painted with one coat of universal undercoat and two coats of good quality SANAS approved acrylic white paint	Item	
11	All clearstory windows to be cleaned on the external faces on completion of the works	Item	
<u>Replace existing ceiling with new ceilings and cornices to detail</u>			
12	6.5 mm Fibre cement SANAS Approved ceiling, fixed to existing brandering in accordance with manufacturer's instructions. All joints to be covered using H-profile white PVC jointing strips.	m2	22
13	75mm coved cornices	m	16
Carried Forward			R
Section No. 1 Bill No. 2 Bill No.2 : Alterations Prepared by Triviron			

Brought Forward			R
<u>PROFILED METAL SHEETING AND ACCESSORIES</u>			
<u>Flashing to be supplied and manufactured in a green 0.85 mm Chromadek to match existing roof colour.</u>			
14	Purpose made headwall flashings	m	42
15	Broad flute closers	m	42
16	Purpose made counter flashing	m	42
<u>CARPENTRY & JOINERY</u>			
<u>EAVES, VERGES, ETC.</u>			
<u>Medium density plain un-grooved Nutec fascia and barge boards:</u>			
17	12mm x 225mm Fascia boards, including galvanised steel H-profile joiners, etc.	m	163
Carried Forward			R
Section No. 1 Bill No. 2 Bill No.2 : Alterations Prepared by Triviron			

Brought Forward			R
<u>RAINWATER DISPOSAL</u>			
<u>Install new seamless pre-painted 150 mm wide aluminium gutters to both upper and lower roofs with all necessary brackets and fixings. Installation to be by approved seamless gutter installer</u>			
18	150 x 125mm Eaves gutter.	m	163
19	150 x 125mm Eaves gutter stopped end.	No	8
20	150 x 125mm Eaves gutter mitre corner.	No	16
21	Extra over eaves gutter for outlet.	No	30
<u>Install 85 mm SANS approved white PVC swannecks, downpipes, brackets (1 per 850 mm) and spreader pipes to service upper and lower roofs</u>			
22	Down pipe with brackets	m	61
23	Extra over downpipe for bend.	No	60
24	Extra over downpipe for shoe.	No	28
25	Extra over downpipe for spreader pipe.	No	12
Carried Forward			R
Section No. 1 Bill No. 2 Bill No.2 : Alterations Prepared by Triviron			

Brought Forward			R
<u>PAINTWORK</u>			
<u>Prepare surfaces and apply one coat of plaster primer, one coat universal undercoat and two coats of good quality SANAS approved accrylic white paint:</u>			
26	Walls	m2	325
27	Ceilings	m2	22
<u>Paint all new plaster and existing clearstory wall – corner to corner on all four faces with two coats of SANS approved acrylic white paint.</u>			
28	Clearstory walls	m2	35
<u>Prepare surfaces and cover with a SANAS approved acrylic bandage waterproofing patch (assume 80 x 80 mm) with minimum three coats of acrylic waterproofing.</u>			
29	All existing fixing screws to upper and lower IBR roof.	m2	32
<u>Prepare and paint ceiling with one coat of plaster primer, one coat universal undercoat and two coats of good quality SANAS approved acrylic white paint.</u>			
<u>ON FIBRE-CEMENT, PLASTERBOARD, ETC.</u>			
30	Ceilings including cornices	m2	19
<u>New eaves linning board to be painted on the top and bottom faces with one coat of plaster primer before installation. The bottom face to be painted after installation with one coat of universal undercoat and two coats of good quality SANAS approved acrylic white paint.</u>			
31	Eaves closures	m2	81
Carried Forward			R
Section No. 1 Bill No. 2 Bill No.2 : Alterations Prepared by Triviron			

**BUTTERWORTH GATEWAY CLINIC
MNQUMA LOCAL MUNICIPALITY**

SECTION SUMMARY - BUTTERWORTH GATEWAY CLINIC

**Bill
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- 1 Bill No.1 : Preliminaries and General
- 2 Bill No.2 : Alterations

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Amount

Carried to Final Summary

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R

Section No	<u>FINAL SUMMARY</u>	Page No	Amount
1	BUTTERWORTH GATEWAY CLINIC	46	
	TOTAL OF WORKS :		R
	<u>OCCUPATIONAL HEALTH AND SAFETY</u>		
	Provide 10% of Total Construction Cost (Excl. Vat) for Occupational Health and Safety to be used at the Employer's discretion.	%	
	Sub-Total		R
	<u>CONTINGENCIES</u>		
	Provide 10% of Total Construction Cost (Excl. Vat) for contingencies to be used at the Employer's discretion.	%	
	TOTAL CONSTRUCTION COSTS (Excluding VAT)		R
	VAT at the rate of 15%		R
	Carried to Form of Tender		R
	Prepared by Triviron		