



SUPPLIER PARK DEVELOPMENT COMPANY T/A AIDC

CONTRACT AIDC_T11_21-22

Refurbishment of the existing canteen

PROVISIONAL BILLS OF QUANTITIES

PRINCIPAL AGENT:

Pro-pert cc

*Project and Property Management
Consultants*

PRO-PERT cc

PROJECT AND PROPERTY MANAGEMENT CONSULTANTS

3 PETER STREET, FERNDALE, RANDBURG, 2194 - P.O. BOX 1278 FERNDALE 2160
Tel: 011-791-2800 Fax 0866-21-21-25 Cell 083-461-6464 email pro-pert@telkomsa.net



INTERIOR DESIGNER:

Spatial Projects and Design

SPATIAL

PROJECTS & DESIGN

CREATING THE FUTURE

QUANTITY SURVEYORS:

*S.M. Maré & Associates
(Pty) Ltd*

**SM MARÉ
& ASSOCIATES**

Quantity Surveyors
Construction Cost Consultants

February 2022

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AIDC: EXISTING CANTEEN REFURBISHMENT

PART 1

JBCC PRINCIPAL BUILDING AGREEMENT

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 (Edition 6.2 - May 2018) is available for inspection at the offices of the Quantity Surveyor, or may be purchased from the **JBCC**

Principal Building Agreement
AIDC: EXISTING CANTEEN REFURBISHMENT

PART 2

PRINCIPAL BUILDING AGREEMENT: CONTRACT DATA

(Returnable document)

Note: **Part 2** shall be duly completed and delivered together with the tender.

The tender shall be considered incomplete if this documentation is **NOT** submitted together with the tender in which case such tender shall be liable for rejection

The **JBCC** Principal Building Agreement **contract data** forms an integral part of this **agreement**

Principal Building Agreement: Contract Data
AIDC: EXISTING CANTEEN REFURBISHMENT

PRINCIPAL BUILDING AGREEMENT: TENDER CONTRACT DATA

Note: *The following contract data is for tender purposes only. The contract data will be carried over to the **JBCC Principal Building Agreement: Contract Data** once the successful tenderer is appointed.*

The Conditions of Contract are the **JBCC Principal Building Agreement inclusive of the Contract Data (Edition 6.2 - May 2018)** prepared by the Joint Building Contracts Committee Inc.

Copies of these documents may be obtained from the JBCC, Association of South African Quantity Surveyors, the Master Builders Association, the South African Association of Consulting Engineers or the South African Institute of Architects.

Each item of data given below is cross-referenced to the clause in the **JBCC Principal Building Agreement** and the **Contract Data** to which it mainly applies.

Principal Building Agreement: Contract Data
AIDC: EXISTING CANTEEN REFURBISHMENT

A PROJECT INFORMATION**A 1.0 Works [1.1]**

Project name	AIDC Existing Canteen Refurbishment
Reference number	AIDC_T11_21-22
Works description	Refurbishment of Existing Canteen, Kitchen, Outdoor Seating, Service Restaurant and Take-out Area

A 2.0 Site [1.1]

Erf / stand number	Erf 547
Township / Suburb	Rosslyn Extension 2
Site address	Existing Automotive Supplier Park, 30 Helium Street, Akasia
Local authority	City of Tshwane

A 3.0 Employer [1.1]

Name	The Supplier Park Development Company SOC Ltd t/a AIDC		
Legal entity of above	Company	Contact person	Mr. Marvel Raphulu
Business registration number		Telephone number	012 564 5001
VAT / GST number	4260198140	Mobile number	
Country	South Africa	E-mail	mraphulu@aidc.co.za
Postal address	Private Bag X35, Rosslyn		
		Postal code	0200
Physical address	30 Helium Road Rosslyn		
		Postal code	0200

A 4.0 Principal agent [1.1]

Name	Pro-Pert cc		
Legal entity of above	Close corporation	Contact person	Mr. Tinus Schoeman
Business registration number	1976/004486/07	Telephone number	011 791 2800
		Mobile number	083 461 6464
Country	South Africa	E-mail	info@pro-pert.co.za
Postal address	P.O. Box 1278, Feradale		
		Postal code	2160
Physical address	3 Peter Street, Feradale		
		Postal code	2194

Principal Building Agreement: Contract Data
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A 5.0 Agent [1.1; 6.2]	Discipline		Interior Designer	
Name	Spatial Projects & Design (Pty) Ltd			
Legal entity of above	Company		Contact person	Ms. Annabel De Clercq
Business registration number	2020/711702/07		Telephone number	
			Mobile number	082 674 7403
Country	South Africa		E-mail	info@spatialprojects.co.za
Postal address	781A Panbult Street Faerie Glen			
			Postal code	0081
Physical address	781A Panbult Street Faerie Glen			
			Postal code	0081

A 6.0 Agent [1.1; 6.2]	Discipline	Quantity Surveyor	
Name	SM Maré and Associates Pty (Ltd)		
Legal entity of above	Company	Contact person	Ms. Michelle Mashaba
Business registration number	2020/166306/23	Telephone number	012 998 5248
		Mobile number	060 5541478
Country	South Africa	E-mail	michelle@smmareqs.co.za
Postal address	P.O. Box 73700, Lynnwood Ridge		
		Postal code	0040
Physical address	Unit No 22, Garsfontein Office Park, 645 Jacqueline Drive,		
	Pretoria	Postal code	0042

A 7.0 Agent [1.1; 6.2]	Discipline	N/A		
Name				
Legal entity of above			Contact person	
Business registration number			Telephone number	
			Mobile number	
Country			E-mail	
Postal address				
			Postal code	
Physical address				
			Postal code	

A 8.0 Agent [1.1; 6.2]	Discipline	N/A		
Name				
Legal entity of above		Contact person		
Business registration number		Telephone number		
		Mobile number		
Country		E-mail		
Postal address				
		Postal code		
Physical address				
		Postal code		

Principal Building Agreement: Contract Data
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A 9.0 Agent [1.1; 6.2]	Discipline	N/A
Name		
Legal entity of above		Contact person
Business registration number		Telephone number
		Mobile number
Country		E-mail
Postal address		
		Postal code
Physical address		
		Postal code

A 10.0 Agent [1.1; 6.2]	Discipline	N/A
Name		
Legal entity of above		Contact person
Business registration number		Telephone number
		Mobile number
Country		E-mail
Postal address		
		Postal code
Physical address		
		Postal code

A 11.0 Agent [1.1; 6.2]	Discipline	N/A
Name		
Legal entity of above		Contact person
Business registration number		Telephone number
		Mobile number
Country		E-mail
Postal address		
		Postal code
Physical address		
		Postal code

A 12.0 Agent [1.1; 6.2]	Discipline	N/A
Name		
Legal entity of above		Contact person
Business registration number		Telephone number
		Mobile number
Country		E-mail
Postal address		
		Postal code
Physical address		
		Postal code

Principal Building Agreement: Contract Data
AIDC: EXISTING CANTEEN REFURBISHMENT

B CONTRACT INFORMATION**B 1.0 Definitions [1.1]**

Bills of quantities: System/Method of measurement:

Revised 6th Edition of the Standard System

B 2.0 Law, regulations and notices [2.0]

Law applicable to the works, state country:

RSA

B 3.0 Offer and acceptance [3.0]

Currency applicable to this agreement [3.2]:

South African Rands (R)

B 4.0 Documents [5.0]

The original signed **agreement** is to be held by the **principal agent** [5.2],
if not, indicate by whom:

Employer

Number of copies of **construction information** issued to the **contractor** at no
cost [5.6]:

Three (3)

Documents comprising the agreement	Page numbers
The JBCC Principal Building Agreement, Edition 6.2 May 2018	1 to 30
The JBCC Principal Building Agreement - Contract Data, Edition 6.2 May 2018	1 to 14
The JBCC General Preliminaries for use with the JBCC Building Agreement - Contract Data, Edition 6.2 May 2018	1 to 7
Bills of Quantities	31 to 93
Tender drawing list	

Contract drawings - description	Number	Revision	Date
See Part 4 - Tender drawing list			

Principal Building Agreement: Contract Data
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B 5.0 Employer's agents [6.0]

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

Refer to Bill No. 1 - Preliminaries

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

N/A

B 6.0 Insurances [10.0]

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

Principal Building Agreement: Contract Data
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and/or

Insurances by contractor			Amount including tax	Deductible amount including tax
Contract works insurance:			N/A	
	New works [10.1.1] (contract sum or amount0		N/A	
	Direct contractors [10.1.1; 10.2] where applicable, to be included in the contract works insurance		N/A	
	Free issue [10.1.1; 10.2] where applicable, to be included in the contract works insurance		N/A	
	Escalation, professional fess and reinstatement costs if not included above		N/A	
Total of the above contract works insurance amount			N/A	
Supplementary insurance [10.1.2]			N/A	
Public liability insurance [10.1.3]			R10,000,000.00	R10,000.00
Removal of lateral support insurance [10.1.4]			N/A	
Other insurances [10.1.5]				
Yes/no:	No	If yes, description 1	N/A	
Yes/no:	No	If yes, description 2	N/A	

B 7.0 Obligations of the employer [12.1]

Existing premises will be in use and occupied [12.1.2]		Yes/no:	Yes
If yes, description	Refer to Bill No. 1 - Preliminaries		
Restriction of working hours [12.1.2]		Yes/no:	Yes
If yes, description	Refer to Bill No. 1 - Preliminaries		
Natural features and known services to be preserved by the contractor [12.1.3]		Yes/no:	No
If yes, description	N/A		
Restrictions to the site or areas that the contractor may not occupy [12.1.4]		Yes/no:	Yes
If yes, description	Refer to Bill No. 1 Preliminaries		
Supply of free issue [12.1.10]		Yes/no:	Yes
If yes, description	Refer to Bills of Quantities		

Principal Building Agreement: Contract Data
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B 8.0 Nominated subcontractors [14.0]

Specialisation 1	Artwork and decorative features
Specialisation 2	N/A
Specialisation 3	N/A
Specialisation 4	N/A
Specialisation 5	N/A

B 9.0 Direct contractors [16.0]

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

B 10.0 Description of sections [20.1]

Section 1	N/A
Section 2	
Section 3	
Section 4	
Section 5	
Section 6	
Section 7	
Section 8	
Section	Remainder of the works

B 11.0 Possession of site [12.1.5] practical completion [19.0;20.0] and penalties [24.0]

Practical completion for the works as a whole	Intended date of possession of the site [12.1.5]	Period for inspection by the principal agent [19.3]	Date for practical completion [12.2.7; 24.1]	Penalty [24.1]
	Date:	working days:	Date:	Penalty amount per calendar day
	4 April 2022	5	4 July 2022	R 5000.00

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or where **sections** are applicable

Practical completion of a section of the works	Intended date of possession of the site [12.1.5]	Period for inspection by the principal agent [19.3]	Date for practical completion [12.2.7; 24.1]	Penalty [24.1]
	Date:	working days:	Date:	Penalty amount per calendar day
	N/A	N/A	N/A	N/A
Section 1				
Section 2				
Section 3				
Section 4				
Section 5				
Section 6				
Section 7				
Section 8				
Remainder of the works				

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

Refer to Bill No. 1 - Preliminaries

B 12.0 Payment [25.0]

Date of month for issue of regular payment certificates [25.2]	20th day of the month	
Cost fluctuations [25.3.4;26.9.5]	Yes/No:	No
If yes, method to calculate	N/A	

B 13.0 Dispute resolution [30.0]

Adjudication [30.6.1; 30.10]	To be agreed by both Parties, failing which the JBCC Adjudication Rules will apply
Name of nominating body	
Applicable rules for adjudication [30.6.2]	
Arbitration [30.7.4; 30.10]	
Name of nominating body	
Applicable rules for arbitration [30.7.5]	

Principal Building Agreement: Contract Data
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B 14.0 JBCC General Preliminaries - selections

Provisional bills of quantities [P2.2]	Yes/no:	Yes
Availability of construction information [P2.3]	Yes/no:	Yes
Previous work - dimensional accuracy - details of previous contract(s) [P3.1]	Refer to Bills of Quantities	
Previous work - defects - details of previous contract(s) [P3.2]	N/A	
Inspection of adjoining properties - details [P3.3]	N/A	
Handing over site in stages - specific requirements [P4.1]	N/A	
Enclosure of the works - specific requirements [P4.2]	N/A	
Geotechnical and other investigations - specific requirements [P4.3]	N/A	
Existing premises occupied - details [P4.5]	Yes	
Services -known - specific requirements [P4.6]	Yes	
Water [P8.1]	By contractor	Yes/no: No
	By employer	Yes/no: Yes
	By employer - metered	Yes/no: No
Electricity [P8.2]	By contractor	Yes/no: No
	By employer	Yes/no: Yes
	By employer - metered	Yes/no: No
Ablution and welfare facilities [P8.3]	By contractor	Yes/no: No
	By employer	Yes/no: Yes
Communication facilities - specific requirements [P8.4]	N/A	
Protection of the works - specific requirements [P11.1]	N/A	
Protection / isolation of existing works and works occupied in sections - specific requirements [P11.2]	Protection of existing work is required - Refer to Bills of Quantities	
Disturbance - specific requirements [P11.5]	Work within occupied and operational plant- Refer to Bills of Quantities	
Environmental disturbance - specific requirements [P11.6]	Work within occupied and operational plant - Refer to Bills of Quantities	

B 15.0 Changes made to JBCC documentation

Reference may be made to other documents forming part of this agreement
Refer to Bill no. 1 - Preliminaries

C TENDER CLOSING

Tender closing date	21 March 2022	Time:	11.00am
Tender submission address	Automotive Supplier Park, 30 Helium Street, Akasia		
Tenders may be submitted by e-mail	Yes/no:	No	E-mail: N/A

D TENDERER'S SELECTION**D 1.0 Securities [11.0]**

Guarantee for construction: Select Option A or B ☐

Option A	Guarantee for construction (variable) by contractor [11.1.1]
Option B	Guarantee for construction (fixed) by contractor [11.1.2]
Guarantee for payment by employer [11.5.1; 11.10]	Amount:
Advance payment, subject to guarantee for advance payment [11.2.2; 11.3]	Amount:

D 2.0 Contractor's annual holiday periods during the construct period

Year 1 contractor's annual holiday period	Start date:		End date:	
Year 2 contractor's annual holiday period	Start date:		End date:	
Year 3 contractor's annual holiday period	Start date:		End date:	

D 3.0 Payment of preliminaries [25.0]

Select Option A or B ☐ Where the contractor does not select an option, Option **A** shall apply

Where the total amount of **preliminaries** is not identified (in a lump sum contract) it shall be taken as 7,5% (seven and a half per cent) of the **contract sum**, excluding contingency sums and any provision for contract price adjustment (cost fluctuation)

Option A	Assessed by the principal agent , an amount prorated to the value of the works executed in the same ratio as the amount of the preliminaries to the contract sum which contract sum shall exclude the amount of preliminaries . Contingency sum(s) and any provision for contract price adjustment (cost fluctuations) shall be excluded for the calculation of the aforesaid ratio
Option B	An amount agreed by the principal agent and the contractor in terms of the bills of quantities or the priced document to identify an initial establishment charge, a time based charge and a final disestablishment charge. Payment of the time-based charge shall be adjusted from time to time as may be necessary to take into account the progress of the works

D 4.0 Adjustment of preliminaries [26.9.4]

Select Option A or B ☐ Where the contractor does not select an option, Option **A** shall apply

The amount of **preliminaries** shall be adjusted to take account of the effect of changes in time

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and/or value on **preliminaries**. Such adjustment shall be based on the particulars provided by the **contractor** for this purpose in terms of Option A or B, shall preclude any further adjustment of the amount of **preliminaries** and shall apply notwithstanding the actual employment of resources by the **contractor** in execution of the **works**

For the adjustment of **preliminaries** both the **contract sum** and the **contract value** shall exclude the amount of **preliminaries**, contingency sum(s) and any provision for contract price adjustment (cost fluctuations)

Where the total amount of **preliminaries** is not identified (in a lump sum contract) it shall be taken as 7,5% (seven and a half per cent) of the **contract sum**, excluding contingency sums and any provision for contract price adjustment (cost fluctuation)

Option A	The preliminaries shall be adjusted in accordance with the allocation of preliminaries amounts to be provided by the contractor within fifteen (15) working days of the date of acceptance of the tender as follows: • An amount which shall not be varied; • An amount varied in proportion to the contract value as compared to the contract sum; • An amount varied in proportion to the number of calendar days extension to the date of practical completion to which the contractor is entitled with an adjustment of the contract value as compared to the number of calendar days in the initial construction period Where the above-mentioned is not provided the following allocation of preliminaries amounts shall apply: • Ten per cent (10%) shall not be varies; • Fifteen per cent (15%) shall be varied in proportion to the contract value as compared to the contract sum; • Seventy-five per cent (75%) shall be varied in proportion to the number of calendar days extension to the date of practical completion to which the contractor is entitled with an adjustment of the contract value as compared to the number of calendar days in the initial construction period Where completion in sections is required the contractor shall provide an apportionment of preliminaries per section. Should the contractor fail to provide the apportionment of preliminaries per section the categorised amounts shall be prorated to the cost of each section within the contract sum as determined by the principal agent
Option B	The preliminaries shall be adjusted in accordance with the detailed breakdown of preliminaries amounts for the works or of a section to be provided by the contractor within fifteen (15) working days of possession of the site. Such breakdown shall inter alia include administrative and supervisory staff charges and charges for the use of construction equipment, all in terms of the programme The adjustment of preliminaries shall be based on the number of calendar days extension to the date of practical completion to which the contractor is entitled with an adjustment of the contract value as compared to the number of calendar days in the initial construction period taking into account the resources planned for the period of construction during which the delay occurred (not for the period added to the initial or extended date for practical completion) Where the contractor does not provide the detailed breakdown of preliminaries during the period stated, Option A shall apply

E FORM OF TENDER**E 1.0 Tenderer's details**

Name			
Legal entity of above		Contact person	
Business registration number		Telephone number	
VAT / GST number		Mobile number	
Country		E-mail	
Postal address			
		Postal code	
Physical address			
		Postal code	

E 2.0 Acceptance of tender conditions

By submission of this tender to the **employer** the tenderer offers and agrees to execute and complete the **works** and to remedy any **defects** in conformity with the specification for the tender amount stated

The tender shall remain in full and legal force for forty-five (45) **calendar days** from the closing date of the tender. The tender accepts liability for loss or damages that may be suffered by the **employer** should the tender validity period not be honoured

The lowest or any tender will not necessarily be accepted by the **employer** nor will reasons be given for such decision

E 3.0 Tender amount compilation

			Amount
Tender's work excluding tax			
Tax	15.00	%	
Total tender amount including tax			
Total tender amount including tax , in words			

Signature		Place		
	Tenderer who by signature hereto warrants authority			
Name		Capacity		Date

Signature		Place		
	Witness			
Name			Date	

Principal Building Agreement: Contract Data
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E 4.0 Tender qualifications

PART 3

PRINCIPAL BUILDING AGREEMENT: PRELIMINARIES

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 **JBCC** General Preliminaries (May 2018) is available for inspection at the offices of the Quantity Surveyor, or may be purchased from the **JBCC**

Principal Building Agreement: Preliminaries
AIDC: EXISTING CANTEEN REFURBISHMENT

PART 4

PRINCIPAL BUILDING AGREEMENT: TENDER DRAWING LIST

Tender Drawing List
AIDC: EXISTING CANTEEN REFURBISHMENT

TENDER DRAWING LIST

AIDC_BUILDERS PLAN - A0 LAYOUT_REV 1	-	Builders Plan
AIDC_CEILING PLAN -A0 LAYOUT	-	Ceiling Layout
AIDC_FURNITURE LAYOUT - A0 LAYOUT	-	Furniture Plan
AIDC_FLOOR FINISHES -A0 LAYOUT	-	Floor Finish Layout
AIDC_JOINERY CARPENTRY TAKE OUT COUNTER -A0 LAYOUT	-	Take out counter layout
AIDC_JOINERY CARPENTRY _RESTAURANT COFFEE STATION -A0 LAYOUT	-	Restaurant Layout
AIDC_JOINERY CARPENTRY _BOOTH -A0 LAYOUT	-	Restaurant booth layout
AIDC_JOINERY CARPENTRY _RAISED BOOTH SEATING - A0 LAYOUT	-	Raised booth Layout
AIDC_JOINERY CARPENTRY_TILL POINTS -A0 LAYOUT	-	Till points Layout

Tender Drawing List

AIDC: EXISTING CANTEEN REFURBISHMENT

PART 5
HEALTH AND SAFETY

Health and Safety Mandatory Agreement
AIDC: EXISTING CANTEEN REFURBISHMENT

HEALTH AND SAFETY MANDATORY AGREEMENT**HEALTH AND SAFETY MANDATORY AGREEMENT**

between

THE EMPLOYER AND THE CONTRACTOR

in terms of

SECTION 37(2) OF THE OCCUPATIONAL HEALTH AND SAFETY ACT,**(NO. 85 OF 1993)**

Mandatory Agreement between

.....

("Employer")

and

.....**[FULL NAME]**

[.....]

("The Contractor")

as envisaged by Section 37(2) of the Occupational Health and Safety Act, No. 85 of 1993, as amended ("OHS Act").

I, representing the employer

and

I, representing the Contractor,

do hereby

1. record that

1.1 The Employer and the Contractor have entered into or shall enter into a contract in terms of which the Contractor erect certain works for

.....("the Building Project"); and

**Health and Safety Mandatory Agreement
AIDC: EXISTING CANTEEN REFURBISHMENT**

- 1.2 the Contractor is therefore in the position of a mandatory as set forth in section 37(2) of the Occupational Health and Safety Act in respect of the Building Project;
- 1.3 agree, in terms of Section 37(2) of the OHS Act, that the following arrangements and procedures shall apply between these parties to ensure compliance by the Contractor with the provisions of the OHS Act, in the course of and in connection with the provision of the subcontracted activities in 1.1 above and the Building Project, namely;
- 1.4 The Contractor undertakes to acquaint the appropriate officials and employees of the Contractor with all relevant provisions of the OHS Act and the Regulations promulgated in terms of the OHS Act;
- 1.5 The Contractor undertakes that all relevant duties and obligations and prohibitions imposed in terms of the OHS Act and all Regulations issued in terms of the OHS Act ("the Regulations") will be fully complied with by the Contractor in the execution of the works;
- 1.6 The Contractor hereby accepts sole liability for such due compliance with the relevant duties, obligations and prohibitions imposed in terms of the OHS Act and the Regulations and expressly absolves the employer
- 1.7 The Contractor agrees that the duly authorised officials of the employer shall be entitled, although not obliged, to take such steps as may be necessary to ensure that the Contractor has complied with his undertakings as set out more fully in clauses 2 and 3 above, which steps may include, but will not be limited to, the right to inspect any appropriate site or premises occupied by the Contractor, or to inspect any appropriate records held by the Contractor, in terms of the OHS Act requirements;
- 1.8 Wherever required, the Contractor shall, at his own cost and expense appoint a competent person as contemplated in the General Machinery Regulations, 1988 GN R1521.
- 1.9 The Contractor shall be obliged to report forthwith to the Employer any investigation, complaint or criminal charge, which may arise as a consequence of the provisions of the OHS Act and/or the Regulations, pursuant to the provision of the subcontracted activities in 1.1 above and the Contractor shall, on written demand, forthwith provide to the Employer full details in writing of such investigation, complaint or criminal charge.

SIGNED THIS DAY OF 20..... AT.....

on behalf of

THE CONTRACTOR:

on behalf of

THE EMPLOYER:

Health and Safety Mandatory Agreement
AIDC: EXISTING CANTEEN REFURBISHMENT

PART 6

PRINCIPAL BUILDING AGREEMENT:

BILLS OF QUANTITIES

(Returnable document)

Bills of Quantities

AIDC: EXISTING CANTEEN REFURBISHMENT

PART 6.1

PRICING INSTRUCTIONS

Bills of Quantities
AIDC: EXISTING CANTEEN REFURBISHMENT

PRICING INSTRUCTIONS

- 1 The pricing documentation comprises of the following:

Section 4.1 - Principal Contract Bill of Quantities - Pricing Instructions

Section 4.2 - Principal Contract Bill of Quantities
- 2 The JBCC Principal Building Agreement Series 2000 Edition 6.1 March 2014, the Contract Data contained in the Principal Building Agreement Contract Data, the Specifications and the Drawings shall be read in conjunction with the Bills of Quantities.
- 3 The pages of these bills of quantities are numbered consecutively as indexed.

The Tenderer shall check the number of the pages and should any be missing or duplicated, or the reproduction be indistinct, or if any doubt exist as to the full intent or meaning of any description or these Bills of Quantities contain any obvious errors, the Tenderer shall notify the Quantity Surveyor at once who shall promptly give written directive. No liability whatsoever will be admitted in respect of errors in any tender due to the above-mentioned causes.

Should any query be found to be of any influence to the tender, the Quantity Surveyor should immediately inform all other Tenderers of the detail thereof.
- 4 Prices shall be quoted in South African currency and shall be EXCLUSIVE of Value Added Tax (VAT). Provision is made in the tender summary for the lump sum addition of VAT and the total, inclusive of VAT, are then carried to the form of tender.
- 5 The amounts and rates to be inserted in the Bill of Quantities shall be the full inclusive amounts to the Employer for the work described under the items. Such amounts shall cover all the costs and expenses that may be required in and for the construction of the work described, and shall cover the costs of all the general risks, profits, taxes (but excluding value-added tax), liabilities and obligations set forth or implied in the documents on which the Tender is based.
- 6 An amount or rate shall be entered against each item in the Bill of Quantities, whether or not quantities are stated. An item against which no amount or rate is entered will be considered to be covered by the other amounts or rates in the Bill.
- 7 The Tenderer shall also fill in a rate against the items where the words "rate only" appear in the amount column. Although no work is foreseen under these items and no quantities are consequently given in the quantity column, the tendered rates shall apply should work under these items actually be required.
- 8 Should the Tenderer group a number of items together and tender one sum for such group items, the single tendered sum shall apply to that group of items and not to each individual item, or should he indicate against any item that full compensation for such item has been included in another item, the rate for the item included in another item shall be deemed to be nil.

Bills of Quantities**AIDC: EXISTING CANTEEN REFURBISHMENT**

- 9 The tendered rates, prices and sums shall, subject only to the provisions of the Conditions of Contract, remain valid irrespective of any change in the quantities during the execution of the Contract.
- 10 The quantities of work as measured and accepted and certified for payment in accordance with the Conditions of Contract, and not the quantities stated in the Bill of Quantities, will be used to determine payments to the Contractor. The validity of the Contract shall in no way be affected by differences between the quantities in the Bill of Quantities and the quantities certified for payment.
- 11 Ordering of materials are not to be based on the Bill of Quantities, but only on the information issued for construction purposes.
- 12 The tenderer is referred to the general specification document as included within this tender document. Where the specification and Bills of Quantities are in contradiction, the Bills of Quantities will apply.
- 13 Where trade names are references, it is deemed to include the working "Similar or exceeding equal, as approved by the Principal Agent".
- 14 For the purposes of this Bill of Quantities, the following words shall have the meanings hereby assigned to them:
- Unit: The unit of measurement for each item of work as defined in the Standardized, Project or Particular Specifications.
- Quantity: The number of units of work for each item
- Rate: The payment per unit of work at which the Tenderer tenders to do the work
- Amount: The quantity of an item multiplied by the tendered rate of the (same) item
- Sum: An amount tendered for an item, the extent of which is described in the Bill of Quantities, the Specifications or elsewhere, but of which the quantity of work is not measured in units.
- 15 By submission of a tender, the Tenderer will be deemed to have acquainted himself fully with the tender documents, local authority requirements and by-laws, and all aspects of the work envisaged in the documents prior to pricing and submission of his tender.
- 16 All the recipients of tender documents shall, whether they submit a tender or not, treat the details of these documents as confidential and their general content shall not be disclosed or discussed with third parties without the prior approval of the Quantity Surveyor. All documents shall be returned to the Quantity Surveyor's office whether a tender is submitted or not within 7 calendar days.

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- 17 No unauthorised alteration or addition shall be made to the form of tender, to the bills of quantities or to any other portion of the tender documents. If any such alteration or alteration is made or if the bills of quantities is not properly completed the tender may be rejected and the Employer will not be bound by such alterations.
- 18 The Employer will not be responsible for or pay for expenses or losses that may be incurred by any Tenderer in the preparation of the tender or in visiting the site in connection herewith.
- 19 While the Employer reserves the right to accept or not accept any tender, the intention is that a tender will be accepted. The successful Tenderer will be appointed as the main contractor in terms of the JBCC Principal Building Agreement. No reason for the acceptance or rejection of any tender will be given.
- 20 The Tenderer may not withdraw his tender after the time set for opening tenders without any tender having been accepted.

Should a Tenderer amend or withdraw his tender after the specified date and hour, but prior to his being notified of the acceptance thereof, or should a Tenderer after having being notified that his tender has been accepted:

- a. give notice of his inability to execute the contract in terms of his tender: or
- b. fail to sign a contract or furnish the security within the period fixed in the tender conditions reflected on the form of tender or any extended period fixed by the Employer;

or

- c. fail to execute the contract;

he shall pay all additional expenses, damages and/or losses which the Employer may incur in calling for fresh tenders or paying the difference between his tender and less favourable tender accepted in terms of the provisions of the last paragraph of this item: Provided that the Employer may at its sole discretion exempt a Tenderer from the provisions of this sub-rule if he is of the opinion that the circumstances justify the exemption.

When, in the circumstances mentioned in the second paragraph of this item, the Employer deems it not desirable to invite fresh tenders, then the Employer may accept another tender from those already received.

- 21 The Employer may ask any Tender for clarification/s of his tender. Nevertheless, no Tenderer will be permitted to alter his tender sum after the tenders have been opened, although clarification, which does not change the tender sum, may be accepted.

The Employer reserves the right to appoint a firm of public accountants to report on the financial capacity of any Tenderer. The Tenderer shall provide all reasonable help and information in such an investigation

All written information submitted by the Tenderer together with and in support of his tender shall be considered to form the basis on which the tender has been prepared and submitted.

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- 22 The Quantity Surveyor reserves the right to correct arithmetical or other errors in the extension of rates and totals in the tender. The Tenderer will be informed of the effect of any corrections prior to the signing of the contract. In no case will the tender sum be adjusted when correcting such errors.
- 23 In the event of there being any rate or rates which are declared to be unacceptable by the Quantity Surveyor for reasons which the Quantity Surveyor will indicate, the Tenderer will, in terms of Item 21 be requested to:
- a. either justify and specify rate or rates, i. e. to give a financial breakdown on how such a rate or rates were obtained or calculated, or
 - b. consider amending and adjusting such a rate or rates while retaining the tender sum unchanged and fixed.

In the event that the Quantity Surveyor requests the Tenderer to adjust any unacceptable rate or rates, the Quantity Surveyor may at his discretion limit any such adjustments to rates in specific sections of the Bills of Quantities.

On no account will the Quantity Surveyor permit the Tenderer to use such an opportunity to re-price extensive sections of the bills of quantities, even though the tender sum remains unchanged.

Bills of Quantities
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PART 6.2

BILLS OF QUANTITIES

Note: Part 6.2 shall be duly completed and delivered together with the tender.

The tender shall be considered incomplete if this documentation is **NOT** submitted together with the tender in which case such tender shall be liable for rejection

Bills of Quantities
AIDC: EXISTING CANTEEN REFURBISHMENT

Item No		Quantity	Amount R	
	<u>BILL No. 1</u> <u>PRELIMINARIES</u> <u>BUILDING AGREEMENT AND PRELIMINARIES</u> 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 abovementioned documents for the full intent and meaning of each clause The clauses in the abovementioned documents are hereinafter referred to by clause number and heading only 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 abovementioned documents <u>PREAMBLES FOR TRADES</u> The General Preambles for Trades 2017 published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claims arising from brevity of description of items fully described in the said General Preambles will be entertained The General Preambles for Trades 2017 published by the Association of South African Quantity Surveyors is available for inspection at the offices of the Quantity Surveyor, or may be purchased from the ASAQS			
	Carried Forward Bill No. 1 PRELIMINARIES AIDC: EXISTING CANTEEN REFURBISHMENT	R		

	Brought Forward Supplementary preambles and/or specifications are incorporated in these bills of quantities to satisfy the requirements of this project. Such supplementary preambles and/or specifications shall take precedence over the provisions of the General Preambles The contractor's prices for all items throughout these bills of quantities shall take account of and include where applicable for all of the obligations, requirements and specifications given in the General Preambles and in any supplementary preambles and/or specifications <u>STRUCTURE OF THIS PRELIMINARIES BILL</u> Section A : A recital of the headings of the individual clauses in the aforementioned JBCC Principal Building Agreement Section B : A recital of the headings of the individual clauses in the aforementioned JBCC General Preliminaries Section C : Any special clauses to meet the particular circumstances of the project <u>PRICING OF PRELIMINARIES</u> Should the contractor select Option A in the contract data for the adjustment of preliminaries, the amounts entered against the relevant items in these preliminaries are to be divided into one or more of the three categories provided namely fixed (F), value related (V) and time related (T) <u>SECTION A: PRINCIPAL BUILDING AGREEMENT</u> <u>Interpretation (A1-A7)</u> 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 Carried Forward Bill No. 1 PRELIMINARIES AIDC: EXISTING CANTEEN REFURBISHMENT	R	
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	Brought Forward 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 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: 1. These persons are deemed to be jointly and severally liable to the employer for the performance of this agreement 2. These persons shall notify the employer of their leader who has assigned authority to bind the contractor and each of these persons 3. The contractor shall not alter its composition or legal status without the prior written consent of the employer F:..... V:..... T:..... 1 Clause 2.0 - Law, regulations and notices F:..... V:..... T:..... 2 Clause 3.0 - Offer and acceptance F:..... V:..... T:..... 3 Clause 4.0 - Cession and assignment F:..... V:..... T:..... Carried Forward Bill No. 1 PRELIMINARIES AIDC: EXISTING CANTEEN REFURBISHMENT	R Item Item Item Item R	
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	Brought Forward	R	
1	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) F:..... V:..... T:.....	Item	
2	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 is delegated to agents as follows [6.2]. This does not preclude the principal agent from issuing such contract instructions: 1. <u>Architect</u> 1.1 Duties [6.2] : The architect is responsible for the architectural design, functional design and quality inspection of the works 1.2 Contract instructions [6.2; 17.1] : 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 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 1.2.3 The site [13.0] 1.2.4 Compliance with the law, regulations and by laws [2.1] 1.2.5 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works 1.2.6 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2] 1.2.7 Removal or re-execution of work		
	Carried Forward	R	
	Bill No. 1 PRELIMINARIES AIDC: EXISTING CANTEEN REFURBISHMENT		

	Brought Forward 1.2.8 Removal or substitution of any materials and goods 1.2.9 Protection of the works 1.2.10 Making good physical loss and repairing damage to the works [23.2.2] 1.2.11 Rectification of defects [21.2] 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 1.2.13 Expenditure of budgetary allowances, prime cost amounts and provisional sums 1.2.14 Appointment of a subcontractor [14.0; 15.0] 1.2.15 Work by direct contractors [16.0] 1.2.16 On suspension or termination, protection of the works, removal of construction equipment and surplus materials and goods [29.0] 2. <u>Quantity surveyor</u> 2.1 Duties [6.2] : The quantity surveyor is responsible for all measurements, valuations, financial assessments and all other quantity surveying and cost control functions of the works 2.2 Contract instructions [6.2; 17.1] : 2.2.1 No contract instructions delegated to the quantity surveyor 3. <u>Civil and structural engineer</u> 3.1 Duties [6.2] : The civil and structural engineer is responsible for all aspects of civil and structural engineering design and quality inspection of the works 3.2 Contract instructions [6.2; 17.1] : Carried Forward Bill No. 1 PRELIMINARIES AIDC: EXISTING CANTEEN REFURBISHMENT	R	
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	Brought Forward 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 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 3.2.3 The site [13.0] 3.2.4 Compliance with the law, regulations and by laws [2.1] 3.2.5 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works 3.2.6 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2] 3.2.7 Removal or re-execution of work 3.2.8 Removal or substitution of any materials and goods 3.2.9 Protection of the works 3.2.10 Making good physical loss and repairing damage to the works [23.2.2] 3.2.11 Rectification of defects [21.2] 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 4. <u>Mechanical engineer</u> 4.1 Duties [6.2] : The mechanical engineer is responsible for all aspects of mechanical engineering design and quality inspection of the mechanical 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 4.2 Contract instructions [6.2; 17.1] : Carried Forward Bill No. 1 PRELIMINARIES AIDC: EXISTING CANTEEN REFURBISHMENT	R R	
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	Brought Forward 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 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 4.2.3 Compliance with the law, regulations and by laws [2.1] 4.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works 4.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2] 4.2.6 Removal or re-execution of work 4.2.7 Removal or substitution of any materials and goods 4.2.8 Protection of the works 4.2.9 Making good physical loss and repairing damage to the works [23.2.2] 4.2.10 Rectification of defects [21.2] 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 4.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums s provided for in the applicable N/S subcontract agreement 5. <u>Electrical engineer</u> 5.1 Duties [6.2] : The electrical engineer is responsible for all aspects of electrical engineering design and quality inspection of the electrical and electronic 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 5.2 Contract instructions [6.2; 17.1] : Carried Forward Bill No. 1 PRELIMINARIES AIDC: EXISTING CANTEEN REFURBISHMENT	R	
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	Brought Forward 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 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 5.2.3 Compliance with the law, regulations and by laws [2.1] 5.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works 5.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2] 5.2.6 Removal or re-execution of work 5.2.7 Removal or substitution of any materials and goods 5.2.8 Protection of the works 5.2.9 Making good physical loss and repairing damage to the works [23.2.2] 5.2.10 Rectification of defects [21.2] 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 5.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums as provided for in the applicable N/S subcontract agreement 6. <u>Wet services engineer</u> 6.1 Duties [6.2] : The wet services engineer is responsible for all aspects of wet services engineering design and quality inspection of the works 6.2 Contract instructions [6.2; 17.1] : Carried Forward Bill No. 1 PRELIMINARIES AIDC: EXISTING CANTEEN REFURBISHMENT	R R	
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	Brought Forward 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 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 6.2.3 Compliance with the law, regulations and by laws [2.1] 6.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works 6.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2] 6.2.6 Removal or re-execution of work 6.2.7 Removal or substitution of any materials and goods 6.2.8 Protection of the works 6.2.9 Making good physical loss and repairing damage to the works [23.2.2] 6.2.10 Rectification of defects [21.2] 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 6.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums as provided for in the applicable N/S subcontract agreement 7. <u>Fire consultant</u> 7.1 Duties [6.2] : The fire consultant is responsible for all aspects of rational fire design and quality inspection of the works 7.2 Contract instructions [6.2; 17.1] : Carried Forward Bill No. 1 PRELIMINARIES AIDC: EXISTING CANTEEN REFURBISHMENT	R	
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	Brought Forward 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 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 7.2.3 Compliance with the law, regulations and by laws [2.1] 7.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works 7.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2] 7.2.6 Removal or re-execution of work 7.2.7 Removal or substitution of any materials and goods 7.2.8 Protection of the works 7.2.9 Making good physical loss and repairing damage to the works [23.2.2] 7.2.10 Rectification of defects [21.2] 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 7.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums as provided for in the applicable N/S subcontract agreement 8. <u>Health and safety consultant</u> 8.1 Duties [6.2] : 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: Carried Forward Bill No. 1 PRELIMINARIES AIDC: EXISTING CANTEEN REFURBISHMENT	R R	
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	Brought Forward	R	
	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		
	8.1.2 Prepare and update the health and safety specification for the works		
	8.1.3 Agree with the contractor the health and safety plan for the works		
	8.1.4 Carry out regular audits to ensure adherence to the safety plan and compliance with the act and regulations		
	8.1.5 Stop the execution of the works where the agreed specification or plan is not adhered to		
	Clause 6.0 - Employer's agents and Delegated authority		
	F:..... V:..... T:.....	Item	
1	Clause 7.0 - Design responsibility		
	F:..... V:..... T:.....	Item	
	<u>Insurances and securities (A8-A11)</u>		
2	Clause 8.0 - Works risk		
	F:..... V:..... T:.....	Item	
3	Clause 9.0 - Indemnities		
	F:..... V:..... T:.....	Item	
4	Clause 10.0 - Insurances		
	F:..... V:..... T:.....	Item	
5	Clause 11.0 - Securities		
	F:..... V:..... T:.....	Item	
	<u>Execution (A12 - A17)</u>		
6	Clause 12.0 - Obligations of the parties		
	Carried Forward	R	
	Bill No. 1 PRELIMINARIES AIDC: EXISTING CANTEEN REFURBISHMENT		

	Brought Forward	R		
1	Office accommodation The contractor shall provide, maintain and remove on practical completion air conditioned office accommodation with suitable tables and chairs for meetings to be held on the site . Such offices shall be kept clean and fit for use at all times [12.2.18] 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 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:.....	N/A		
2	Clause 13.0 - Setting out F:..... V:..... T:.....	Item		
3	Clause 14.0 - Nominated subcontractors F:..... V:..... T:.....	Item		
4	Clause 15.0 - Selected subcontractors F:..... V:..... T:.....	Item		
5	Clause 16.0 - Direct contractors Attendance on direct contractors In respect of direct contractors the contractor shall:			
	Carried Forward	R		
	Bill No. 1 PRELIMINARIES AIDC: EXISTING CANTEEN REFURBISHMENT			

	Brought Forward 1. Designate an area for the direct contractor to establish a temporary office and workshop and storage of equipment and materials 2. Allow the use of personnel welfare facilities, where provided 3. Provide water, lighting and single phase electric power to a position within 50m of the place where the direct contract work is to be carried out, other than fuel or power for commissioning of any installation 4. Permit the direct contractor to use erected scaffolding, hoisting facilities, etc provided by the contractor, in common with others having the like right, while it remains erected on the site [16.1] F:..... V:..... T:..... 1 Clause 17.0 - Contract instructions Site instructions 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 F:..... V:..... T:..... <u>Completion (A18 - A24)</u> 2 Clause 18.0 - Interim completion 3 Clause 19.0 - Practical completion Clause 19 is amended to include the following new sub-clause: "19.5A Notwithstanding anything to the contrary contained in this agreement, the certificate of practical completion will (by agreement) not be issued until such time as all of the following items are completed: 19.5A.1 works completed, including all external and internal finishes; 19.5A.2 roof waterproofed and tested; 19.5A.3 access to works is fully secure; Carried Forward Bill No. 1 PRELIMINARIES AIDC: EXISTING CANTEEN REFURBISHMENT	R Item Item N/A R	
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		Brought Forward	R		
19.5A.4	uninterrupted access by the employer and its visitors and invitees to the works , is secured;				
19.5A.5	access must be clean, unhindered and free from mud, rubble, debris and the like;				
19.5A.6	the works are cleaned internally and externally, including ensuring that the works are hygienic and vermin free;				
19.5A.7	all jointing and sealing work complete;				
19.5A.8	all items which are damaged during construction, have been replaced or made good;				
19.5A.9	all services complete including testing and commissioning;				
19.5A.10	all ironmongery complete, including easing and adjusting;				
19.5A.11	all work above ceiling level complete;				
19.5A.12	all scaffolding dismantled;				
19.5A.13	all municipal and other authority service connections inspected, commissioned and active;				
19.5A.14	everything necessary for the issue by the relevant municipal authorities of an occupation certificate in respect of the works , is complete;				
19.5A.15	everything necessary done to comply with fire regulations;				
19.5A.16	external works complete, including all roads and pavings, landscaping, fencing, retaining walls, external services, site structures and buildings;				
19.5A.17	site cleared of all spoil heaps, builder's rubble and other unwanted material;				
19.5A.18	all roads, pavings, sundry structures and buildings cleared;				
		Carried Forward	R		
Bill No. 1 PRELIMINARIES AIDC: EXISTING CANTEEN REFURBISHMENT					

		Brought Forward	R		
	19.5A.19	all services, equipment, motors and the like commissioned;			
	19.5A.20	3 phase electrical supply balanced to the extent possible.			
	F:..... V:..... T:.....		Item		
1	Clause 20.0 - Completion in sections				
	F:..... V:..... T:.....		Item		
2	Clause 21.0 - Defects liability period and final completion				
	F:..... V:..... T:.....		Item		
3	Clause 22.0 - Latent defects liability period				
	F:..... V:..... T:.....		Item		
4	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:.....		Item		
5	Clause 24.0 - Penalty for late or non-completion				
	F:..... V:..... T:.....		Item		
	<u>Payment (A25 - A27)</u>				
6	Clause 25.0 - Payment				
	Prices submitted				
		Carried Forward	R		
	Bill No. 1 PRELIMINARIES AIDC: EXISTING CANTEEN REFURBISHMENT				

	Brought Forward 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 Clause 25.10 is deleted in its entirety and replaced with the following clause: "The employer shall pay the contractor the amount certified in an issued payment certificate within 28 (twenty eight) calendar days of the date of issue of the payment certificate [CD] including default and/or compensatory interest, provided that the contractor shall have provided the employer with a valid tax invoice for the amount due." F:..... V:..... T:..... 1 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] Tenant installation/user requirements delayed 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 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 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 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 Carried Forward Bill No. 1 PRELIMINARIES AIDC: EXISTING CANTEEN REFURBISHMENT	R Item	
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	Brought Forward	R	
	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:.....	Item	
1	Clause 27.0 - Recovery of expense and/or loss F:..... V:..... T:.....	Item	
	<u>Suspension and termination (A28 - A29)</u>		
2	Clause 28.0 - Suspension by the contractor F:..... V:..... T:.....	Item	
3	Clause 29.0 - Termination F:..... V:..... T:.....	Item	
	<u>Dispute resolution (A30)</u>		
4	Clause 30.0 - Dispute resolution F:..... V:..... T:.....	Item	
	<u>Agreement</u>		
5	The required information of the parties and the amount of the contract sum shall be inserted in the agreement for signature of the agreement by the parties F:..... V:..... T:.....	Item	
	<u>Contract data</u>		
6	The principal agent is responsible for the preparation of the contract data schedule and must be contacted should the contractor be uncertain of the information provided or to be provided. Failure to complete the contract data schedule in full may result in the tender being rejected Tenderer's selections		
	Carried Forward	R	
	Bill No. 1 PRELIMINARIES AIDC: EXISTING CANTEEN REFURBISHMENT		

Brought Forward Before submission of his tender the contractor is to complete the tenderer's selections in the contract data F:..... V:..... T:.....		R Item	
Carried Forward Bill No. 1 PRELIMINARIES AIDC: EXISTING CANTEEN REFURBISHMENT		R	

		Brought Forward	R		
	<u>SECTION B: GENERAL PRELIMINARIES</u>				
	<u>Definitions and interpretation (B1)</u>				
1	Clause 1.1 - Definitions				
	F:..... V:..... T:.....		Item		
2	Clause 1.2 - Interpretation				
	F:..... V:..... T:.....		Item		
	<u>Documents (B2)</u>				
3	Clause 2.1 - Checking of documents				
	F:..... V:..... T:.....		Item		
4	Clause 2.2 - Provisional bills of quantities				
5	Multiple procurement				
	These bills of quantities are in multiple procurement format ie the general building work trades are fully measured and the subsequent specialist trades are budgetary allowances and/or provisional sums				
	F:..... V:..... T:.....		Item		
6	Clause 2.3 - Availability of construction information				
	F:..... V:..... T:.....		Item		
7	Clause 2.4 - Ordering of materials and goods				
	F:..... V:..... T:.....		Item		
	<u>Previous work and adjoining properties (B3)</u>				
8	Clause 3.1 - Previous work - dimensional accuracy				
	F:..... V:..... T:.....		Item		
9	Clause 3.2 - Previous work - defects				
	F:..... V:..... T:.....		Item		
		Carried Forward	R		
	Bill No. 1 PRELIMINARIES AIDC: EXISTING CANTEEN REFURBISHMENT				

		Brought Forward	R		
1	Clause 3.3 - Inspection of adjoining properties F:..... V:..... T:..... <u>The site (B4)</u>		Item		
2	Clause 4.1 - Handover of site in stages F:..... V:..... T:.....		Item		
3	Clause 4.2 - Enclosure of the works F:..... V:..... T:.....		Item		
4	Clause 4.3 - Geotechnical and other investigations F:..... V:..... T:.....		Item		
5	Clause 4.4 - Encroachments F:..... V:..... T:.....		Item		
6	Clause 4.5 - Existing premises occupied F:..... V:..... T:.....		Item		
7	Clause 4.6 - Services - known F:..... V:..... T:..... <u>Management of contract (B5)</u>		Item		
8	Clause 5.1 - Management of the works F:..... V:..... T:.....		Item		
9	Clause 5.2 - Progress meetings F:..... V:..... T:.....		Item		
10	Clause 5.3 - Technical meetings F:..... V:..... T:.....		Item		
		Carried Forward	R		
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	Brought Forward	R	
	<u>Samples, shop drawings and manufacturer's instructions (B6)</u>		
1	Clause 6.1 - Samples of materials F:..... V:..... T:.....	Item	
2	Clause 6.2 - Workmanship samples F:..... V:..... T:.....	Item	
3	Clause 6.3 - Shop drawings F:..... V:..... T:.....	Item	
4	Clause 6.4 - Compliance with manufacturer's instructions F:..... V:..... T:.....	Item	
	<u>Deposits and fees (B7)</u>		
5	Clause 7.1 - Deposits and fees F:..... V:..... T:.....	Item	
	<u>Temporary services (B8)</u>		
6	Clause 8.1 - Water F:..... V:..... T:.....	Item	
7	Clause 8.2 - Electricity F:..... V:..... T:.....	Item	
8	Clause 8.3 - Ablution and welfare facilities F:..... V:..... T:.....	Item	
9	Clause 8.4 - Communication facilities F:..... V:..... T:.....	Item	
	Carried Forward	R	
	Bill No. 1 PRELIMINARIES AIDC: EXISTING CANTEEN REFURBISHMENT		

	Brought Forward	R	
	<u>Prime cost amounts (B9)</u>		
1	Clause 9.1 - Responsibility for prime cost amounts F:..... V:..... T:.....	Item	
	<u>Attendance on subcontractors (B10)</u>		
2	Clause 10.1 - General attendance F:..... V:..... T:.....	Item	
3	Clause 10.2 - Special attendance F:..... V:..... T:.....	Item	
	<u>General (B11)</u>		
4	Clause 11.1 - Protection of the works F:..... V:..... T:.....	Item	
5	Clause 11.2 - Protection/isolation of existing works and works occupied in sections F:..... V:..... T:.....	Item	
6	Clause 11.3 - Security of the works F:..... V:..... T:.....	Item	
7	Clause 11.4 - Notice before covering work F:..... V:..... T:.....	Item	
8	Clause 11.5 - Disturbance The existing premises will be in occupation during the building operations and 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		
	Carried Forward	R	
	Bill No. 1 PRELIMINARIES AIDC: EXISTING CANTEEN REFURBISHMENT		

	Brought Forward	R	
	F:..... V:..... T:.....	Item	
1	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 during the execution of the works are kept clean and free of any dirt or debris caused by the execution of the works		
	F:..... V:..... T:.....	Item	
2	Clause 11.7 - Works cleaning and clearing		
	F:..... V:..... T:.....	Item	
3	Clause 11.8 - Vermin		
	F:..... V:..... T:.....	Item	
4	Clause 11.9 - Overhand work		
	F:..... V:..... T:.....	Item	
5	Clause 11.10 - Tenant installations		
	F:..... V:..... T:.....	Item	
6	Clause 11.11 - Advertising		
	F:..... V:..... T:.....	Item	
	<u>SECTION C: SPECIFIC PRELIMINARIES</u>		
7	Warranties for materials and workmanship (C1) 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		
	Carried Forward	R	
	Bill No. 1 PRELIMINARIES AIDC: EXISTING CANTEEN REFURBISHMENT		

	Brought Forward	R	
	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:.....	Item	
1	Overtime (C2) 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:.....	Item	
2	Cooperation of the contractor for cost management (C3) 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:.....	Item	
3	Overloading (C4) 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 F:..... V:..... T:.....	Item	
4	Propping of floors below (C5)		
	Carried Forward	R	
	Bill No. 1 PRELIMINARIES AIDC: EXISTING CANTEEN REFURBISHMENT		

	Brought Forward	R	
	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:..... V:.....T:.....	Item	
1	Testing of flat roof waterproofing for watertightness (C6) Flat roof waterproof areas shall be flooded and kept "ponded" for at least forty eight (48) hours as a test to ensure the watertightness of the waterproofing and before any further construction work is carried out above the waterproofing F:..... V:.....T:.....	Item	
2	Health and safety (C7) 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:.....	Item	
3	Advertising rights (C8)		
	Carried Forward	R	
	Bill No. 1 PRELIMINARIES AIDC: EXISTING CANTEEN REFURBISHMENT		

	Brought Forward 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 F:..... V:.....T:..... 1 Confidentiality (C9) 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:..... V:.....T:..... 2 Media releases (C10) 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 F:..... V:.....T:..... 3 Non cession of monies (C11) The contractor shall not cede nor assign his rights or claims to any monies due or to become due under this contract F:..... V:.....T:..... 4 As Built Drawings (C12) The position of construction breaks and the extent of individual concrete pours are to be recorded by the contractor on the structural engineer's drawings and are to be submitted to the principal agent and the structural engineer for their records Carried Forward Bill No. 1 PRELIMINARIES AIDC: EXISTING CANTEEN REFURBISHMENT	R Item Item Item Item R	
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	Brought Forward	R		
	F:..... V:..... T:.....	Item		
1	Labour record (C13) At the end of each week the contractor shall provide the principal agent with a written record, in schedule form, reflecting the number and description of tradesmen and labourers employed by him and all subcontractors on the works each day F:..... V:..... T:.....	Item		
2	Plant record (C14) At the end of each week the contractor shall provide the principal agent with a written record, in schedule form, reflecting the number, type and capacity of all plant, excluding hand tools, currently used on the works F:..... V:..... T:.....	Item		
	<u>SUMMARY OF CATEGORIES</u> Category : Fixed R..... Category : Value R..... Category : Time R.....			
	TOTAL CARRIED TO SUMMARY	R		
	Bill No. 1 PRELIMINARIES AIDC: EXISTING CANTEEN REFURBISHMENT			

Item No		Quantity	Rate	Amount R
	<u>BILL No. 2</u> <u>ALTERATIONS</u> <u>SUPPLEMENTARY PREAMBLES</u> <u>View site</u> Before submitting his tender the contractor shall visit the site and satisfy himself as to the nature and extent of the work to be done and the value of the materials contained in the buildings or portions of the buildings to be demolished. The descriptions below are a brief scope of the work involved and no claim for any variations of the contract sum in respect of the nature and extent of the work or of inferior or damaged materials will be entertained. <u>Explosives</u> No explosives whatsoever may be used for demolition purposes unless otherwise stated. <u>Sequence in taking down structural elements</u> In taking down and removing existing work the utmost care shall be taken to prevent any structural or other damage to remaining portions of the buildings. The principal agent shall determine the sequence of taking down/building up of new brick walls. The tenderer is to make provision for the above in his rates. No claims arising from the above will be entertained. <u>General</u> The contractor shall carry out the whole of the works with as little mess and noise as possible and with a minimum of disturbance to adjoining premises and their tenants. He shall provide proper protection and provide, erect and remove when directed, any temporary tarpaulins that may be necessary during the progress of the works, all to the satisfaction of the principal agent.			
	Carried Forward Bill No. 2 ALTERATIONS AIDC: EXISTING CANTEEN REFURBISHMENT		R	

	Brought Forward In taking down and removing existing work the utmost care shall be taken to prevent any structural or other damage to remaining portions of the buildings. The principal agent shall determine the sequence of taking down/building up of new brick walls. The tenderer is to make provision for the above in his rates. No claims arising from the above will be entertained. Water supply pipes and other piping that may be encountered and found necessary to disconnect or cut, shall be effectually stopped off or grubbed up and removed, and any new connections that may be necessary shall be made with proper fittings, to the satisfaction of the principal agent. Doors, fanlights, fittings, frames, linings, etc which are to be re-used shall be thoroughly overhauled before refixing including taking off, easing and rehanging, cramping up, re-wedging as required and making good cramps, dowels, etc, and easing, oiling, adjusting and repairing ironmongery as necessary, replacing any glass damaged in removal or subsequently and stopping up all nail and screw holes with tinted plastic wood to match timber, unless otherwise described. Re-painting or re-varnishing is given separately. Prices for taking out of doors, windows, etc shall include for removal of all beads, architraves, ironmongery, etc. Prices for taking out and removing doors and frames shall include for removing door stops, cabin hooks, etc and making good floor and wall finishes to match existing. With regard to building up of openings in existing walls, cement screeds and pavings, granolithic, tops of walls, etc, shall be levelled and prepared for raising of brickwork. Making good of finishes shall include making good of the brick and concrete surfaces onto which the new finishes are applied, where necessary. The contractor will be required to take all dimensions affecting the existing buildings on the site and he will be held solely responsible for the accuracy of all such dimensions where used in the manufacture of new items (doors, windows, fittings, etc). Carried Forward Bill No. 2 ALTERATIONS AIDC: EXISTING CANTEEN REFURBISHMENT		R	
			R	

Brought Forward				R	
<u>Credit for old material</u> No provision is made to price credit for old materials separately. Should the tenderer allow credit on any of the items hereafter, a list referring to the item and page number indicating the unit, rate and amount of credit allowed must be provided with the priced bills of quantities. Should the tenderer fail to do so and the client decide to keep any or all of the old materials, the tenderer will have no claim for extra payment for old materials remaining the property of the client.					
<u>REMOVAL OF EXISTING WORK</u>					
<u>Breaking down and removing brickwork etc</u>					
1	One brick wall	m ²	4		
<u>Taking down and removing ceilings, partitions, etc</u>					
2	Suspended ceilings including suspension grid, hangers, etc	m ²	259		
3	Suspended bulkheads including suspension grid, hangers, etc	m ²	51		
<u>Taking up and removing vinyl floor coverings, vinyl wall linings, carpeting, etc including coved skirtings, etc</u>					
4	Vinyl tile/sheet floor covering from existing tiled floor (floor tiles removed elsewhere)	m ²	51		
5	Vinyl wall cladding from brickwork including preparing walls for a new finish	m ²	16		
<u>Hacking up and removing ceramic floor tile including removing mortar bed or backing and preparing concrete or brick surfaces for new screed, plaster or tile finishes</u>					
6	Ceramic tiles to floors and prepare floors to receive new floor finishes	m ²	103		
Carried Forward				R	
Bill No. 2 ALTERATIONS AIDC: EXISTING CANTEEN REFURBISHMENT					

Item No		Quantity	Rate	Amount R
	<u>BILL No. 3</u> <u>MASONRY</u> <u>SUPPLEMENTARY PREAMBLES</u> <u>BRICKWORK</u> <u>Sizes in descriptions</u> Where sizes in descriptions are given in brick units, "one brick" shall represent the length and "half brick" the width of a brick <u>Hollow walls</u> Descriptions of hollow walls shall be deemed to include leaving every fifth perpend of the bottom course of the external skin open as a weep hole <u>Reinforced brick lintels</u> Lintels shall bear at least 160mm onto adjacent walling. Where such bearing cannot be obtained due to the proximity of adjacent openings the lintel shall be continuous <u>Face bricks</u> Bricks shall be ordered timeously to obtain uniformity in size and colour <u>Pointing</u> Descriptions of recessed pointing to fair face brickwork and face brickwork shall be deemed to include square recessed, hollow recessed, weathered pointing, etc Carried Forward Bill No. 3 MASONRY AIDC: EXISTING CANTEEN REFURBISHMENT		R	

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Item No		Quantity	Rate	Amount R	
	<u>BILL No. 4</u> <u>CARPENTRY AND JOINERY</u> <u>SUPPLEMENTARY PREAMBLES</u> <u>Fixing</u> Items described as "nailed" shall be deemed to be fixed with hardened steel nails or shot pins to brickwork or concrete Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs in to brickwork or concrete at not exceeding 600mm centres, and where described as "bolted" the bolts have been given elsewhere <u>Joinery</u> Descriptions of frames shall be deemed to include frames, transoms, mullions, rails, etc Descriptions of hardwood joinery shall be deemed to include pelleting of bolt holes <u>Decorative thermosetting plastic laminate covering</u> Decorative laminate finish: Laminate finish shall be glued under pressure. Edge strips shall be butt jointed at junctions with adjacent similar finish <u>PANELLING</u> <u>Tempered hardboard</u>				
1	6.4mm Boards fixed against existing steel windows to receive brickwork or drywall	m ²	1		
	Carried Forward			R	
	Bill No. 4 CARPENTRY AND JOINERY AIDC: EXISTING CANTEEN REFURBISHMENT				

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Item No		Quantity	Rate	Amount R
	<u>BILL No. 5</u> <u>CEILINGS, PARTITIONS AND ACCESS FLOORING</u> <u>SUPPLEMENTARY PREAMBLES</u> <u>Descriptions</u> Items described as "nailed" shall be deemed to be fixed with hardened steel nails or pins or shot pinned to brickwork or concrete Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 600mm centres, and where described as "bolted", the bolts are measured elsewhere <u>Proprietary suspended ceilings</u> Electric light fittings, diffusers, panels, etc generally are "lay in" units of the same dimensions as the suspension grid described and allowance shall be made accordingly for their support, inclusive of any flexibility in setting out that may be required (ceiling panels have not been deducted and pricing shall take cognisance thereof) <u>Bulkheads</u> Bulkheads are defined as those portions of ceilings which are stepped down from the general ceiling level in a particular room or area and which generally occur along the perimeter. Their purpose is either to conceal services or to create architectural features Bulkheads have only been described as such where they conform to the above definition and where the horizontal or vertical dimensions do not exceed 1000mm. Where these dimensions are more than 1000mm such portions of ceilings have been included in the appropriate general items of ceilings Unless otherwise described bulkheads shall be deemed to be horizontal along the length Carried Forward Bill No. 5 CEILINGS, PARTITIONS AND ACCESS FLOORING AIDC: EXISTING CANTEEN REFURBISHMENT			
			R	

Brought Forward			R	
<u>Steel components</u> All steel components for ceilings, partitions, etc are to be galvanised in accordance with SANS 121				
<u>SUSPENDED CEILINGS</u>				
<u>SUPPLEMENTARY PREAMBLES</u>				
<u>Flush plastered gypsum plasterboard suspended bulkheads</u> Bulkheads shall comprise galvanised steel studding of 63,5mm top and bottom tracks with vertical studs at maximum 400mm centres, pop-riveted to the top and bottom tracks with similar additional vertical studs as necessary at abutments, ends, etc and covered as described with plasterboard screwed to studding with drywall screws at maximum 300mm centres. Boards shall be butt jointed and finished with tape and jointing compound and the whole finished with gypsum plaster trowelled to a smooth polished surface to the thickness recommended by the manufacturer Descriptions shall be deemed to include any additional studs at ends and intersections, corner beads, cornices at junctions with ceilings, jointing compound, tape, etc <u>12.5mm Thick "GypCeil Hispec S" gypsum plasterboard screwed up ceiling consisting of "Donn" or equal approved galvanised steel tee suspension system with T37K main tees at 1200mm centres and T32K cross tees at 600mm centres including necessary hangers, grids, etc and with joints taped with "Fibatape" and the entire ceiling surface finished with a minimum of 3mm thick "Rhinolite" gypsum skim plaster trowelled to a smooth polished surface</u>				
1	Ceilings suspended not exceeding 1m below steel or timber trusses	m ²	89	
2	Horizontal portion of irregular shaped bulkheads suspended not exceeding 1m below concrete soffits or steel/timber trusses	m ²	15	
3	Vertical portion of bulkheads 200mm high, suspended not exceeding 1m below concrete soffits or steel trusses	m	10	
Carried Forward			R	
Bill No. 5 CEILINGS, PARTITIONS AND ACCESS FLOORING AIDC: EXISTING CANTEEN REFURBISHMENT				

Brought Forward			R	
1	Extra over ceiling for opening for not exceeding 250mm diameter light fitting, ventilation grille or air conditioning diffuser	No	28	
2	Extra over ceiling for opening for not exceeding 500mm diameter light fitting, ventilation grille or air conditioning diffuser	No	6	
	<u>"Donn/Pelican Systems" cornices, perimeter trims, etc to suspended ceilings</u>			
3	25 x 25mm "SM25" pre-painted shadow wall trim, plugged	m	168	
4	45 x 20mm "PS3 S-line" Pre-painted plaster trim cornice for flush plastered ceilings, plugged and silicon sealed to plastered brickwork or concrete	m	168	
	<u>INSTALLATION ONLY OF FREE ISSUE CEILING TILES</u>			
	<u>Note:</u>			
	Client to free issue the 1200 x 600mm vinyl ceiling tiles			
	Rates for installation only of the vinyl ceiling tiles and supply and installation of grid, cross tees, holding down clips etc			
	<u>Vinyl clad ceiling tiles on "pre-painted exposed tee suspension system, including main and cross tees, necessary hangers, grids, holding down clips, etc</u>			
5	Ceilings suspended not exceeding 1m below concrete soffits	m ²	205	
6	Extra over ceiling for opening for 600 x 600mm light fitting, ventilation grille or air conditioning diffuser	No	30	
	Carried Forward			R
	Bill No. 5 CEILINGS, PARTITIONS AND ACCESS FLOORING AIDC: EXISTING CANTEEN REFURBISHMENT			

	Brought Forward <u>FIXED PARTITIONS</u> <u>SUPPLEMENTARY PREAMBLES</u> <u>"GypRoc Drywall" partition systems</u> Descriptions of drywall systems to be read with the "Drywall Design Guidelines and Drywall Finishings" (Annexure B) documents as per Gyproc Saint-Gobain catalogue and all work to be installed as per the manufacturer's specifications and instructions Unless otherwise described rates for partitions shall be deemed to include for standard 70mm "Donn" flat section natural anodised aluminium skirtings fixed on both sides of Donn UltraSteel stud using 25mm self-tapping screws and fixed with contact adhesive to face of drywall board Wall paper and/or paint and varnish finishes are given elsewhere <u>"GYPWALL Classic 63F30S42" with fire rating of 30 minutes and sound rating of Rw 42 dB consisting of 1 layer Gyproc RhinoBoard 12.5mm fixed to both sides of the framework using Gyproc RhinoBoard Sharp Point Screws 3.5mm diameter x 25mm at maximum 220mm centres. Donn UltraSTEEL™ Studs 63.5mm x 35mm friction fitted into top and bottom Donn UltraSTEEL™ Track 63.5mm x 25mm at 600mm centres. Floor and head track fixed with one line of fixings spaced at 600mm centres. Donn Deep Track 63.5mm x 40mm shall be used in areas subject to deflection. Install 63mm thick x 14kg/m3 density Isover Cavitybatt insulation in the cavity. Apply Gyproc RhinoTape to all joints and internal corners. Install Donn Corner Bead to all external corners. Cover Gyproc RhinoTape with one layer of Gyproc RhinoGlide. Wall surface to be finished with one layer RhinoLite MultipurposeRhinoLite, all in accordance with the manufacturer's recommendations</u> 1 Partitioning in closing up shopfront opening 1200 x 600mm high overall including forming junction with existing gypsum plastered wall finish along edges No 1 2 Partitioning approximately 2100mm high with bottom track plugged m 4 Carried Forward Bill No. 5 CEILINGS, PARTITIONS AND ACCESS FLOORING AIDC: EXISTING CANTEEN REFURBISHMENT		R	
			R	

[illegible]

Item No		Quantity	Rate	Amount R
	<u>BILL No. 7</u> <u>IRONMONGERY</u> <u>SUPPLEMENTARY PREAMBLES</u> <u>Proprietary items</u> Where applicable the manufacturers' names or product catalogue titles are given in sub-headings preceding the items prices are to be based on the specific products/articles specified. If tenderers wish to offer alternative products/articles for certain items, these items are to be clearly marked and the alternative specification given with supporting brochures etc clarifying the features of the products/articles offered On request returnable samples are to be provided to the principal agent for consideration <u>Finishes to ironmongery</u> Where applicable finishes to ironmongery are indicated by suffixes in accordance with the following list: AN - Anodised natural AS - Anodised silver AB - Anodised bronze AG - Anodised gold ABL - Anodised black BS - Satin bronze lacquered CH - Chromium plated GE - Grey enamelled PB - Polished brass PL - Polished and lacquered PT - Epoxy coated SD - Sanded SC - Satin chromium plated SE - Silver enamelled <u>Fixing</u> Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs in to brickwork or concrete Carried Forward Bill No. 7 IRONMONGERY AIDC: EXISTING CANTEEN REFURBISHMENT			
			R	

Brought Forward			R	
<u>DOOR MATS, SURROUNDS, ETC</u>				
"Polyflor SystemMatic® Esplanade Plus" closed construction primary barrier mat consisting of 56mm wide Nickel Nylon wiper inserts fixed into modular aluminium scraper sections with Black flexible PVC hinges and 40mm wide PVC edging strips (Code: EPES40) fixed into and including sunken aluminium mat surround formed of mill finish pre-formed matwell frame (Code: FRA031) with mitred edges and corner connectors and bedded into screed (screed by others), installed in accordance with the manufacturer's recommendations				
1	18mm Door mat size 1700 x 1000mm	No	1	
TOTAL CARRIED TO SUMMARY			R	
Bill No. 7 IRONMONGERY AIDC: EXISTING CANTEEN REFURBISHMENT				

Item No		Quantity	Rate	Amount R
	<u>BILL No. 9</u> <u>PLASTERING</u> <u>SUPPLEMENTARY PREAMBLES</u> <u>SCREEDS</u> <u>Mix</u> Screeds shall be composed of 1: 3½ cement/river sand screed mix <u>Tolerances</u> Screeds shall be laid with a grade II degree of accuracy unless otherwise stated and shall be carefully maintained throughout the construction <u>GRANOLITHIC</u> <u>Method</u> The method to be used shall be either the monolithic method or the bonded method <u>Preparation</u> For granolithic applied monolithically, the concrete floor shall be swept clean after bleeding of the concrete has ceased and the slab has begun to stiffen; any remaining bleed water shall be removed and the granolithic applied immediately thereafter. For granolithic to be bonded to the floor slab after it has hardened, the slab surface shall be hacked (preferably by mechanical means) until all laitance, dirt, oil, etc is dislodged and swept clean of all loose matter. The slab shall then be wetted and kept damp for at least six hours before applying the granolithic Carried Forward Bill No. 9 PLASTERING AIDC: EXISTING CANTEEN REFURBISHMENT		R	

	Brought Forward <u>Mix</u> Granolithic finish to floors must be composed of two parts granite, or other approved hard stone chippings, or approved hard, coarse, sharp washed granite or quartzitic sand graded to a maximum size of 5 mm, half part clean pit sand screened through a 2,4 mm mesh sieve and part cement, steel trowelled to a true and smooth surface Granolithic shall attain a compressive strength of at least 41MPa. <u>Panels</u> The granolithic must be laid in panels not exceeding 9m² in area and jointed and lined into smaller panels as directed with sunk v-joints Where possible joints between panels shall be positioned over joints in the floor slab and shall be at least 3mm wide through the full thickness of the finish, separated by strips of wood or fibreboard and finished with V-joints <u>Laying</u> Monolithic granolithic shall be applied to the partially set slab and thoroughly compacted and lightly wood floated to the required levels Bonded granolithic shall be applied to the slab after applying a 1:1 sand and cement slurry brushed over the surface and allowed to partially set before applying the granolithic. The granolithic shall be thoroughly compacted and lightly wood floated to the required levels After wood floating, the monolithic and bonded granolithic shall remain undisturbed until bleeding has ceased and the surface has stiffened. Any remaining bleed water and laitance shall then be removed and the surface steel trowelled or power floated Carried Forward Bill No. 9 PLASTERING AIDC: EXISTING CANTEEN REFURBISHMENT		R	
			R	

Brought Forward				R	
<u>Tolerances</u> Granolithic shall be laid with a grade II degree of accuracy unless otherwise stated and shall be carefully maintained throughout the construction <u>Curing, seasoning and protection</u> Granolithic shall be covered with clean hessian with waterproof building foil over and kept wet for at least seven days after laying <u>Colour</u> Coloured granolithic shall be un-tinted unless otherwise stated					
<u>SCREEDS</u>					
<u>Screeds on concrete</u>					
1	40mm Thick on floors and landings	m ²	51		
<u>INTERNAL PLASTER</u>					
<u>Cement plaster wood floated, on brickwork</u>					
2	On walls	m ²	9		
<u>Clean and remove any loose material and apply minimum 2,5mm thick "Gyproc Rhinolute Skim Plaster" finishing coat on new plastered walls</u>					
3	On walls	m ²	9		
<u>Clean and remove any loose material or peeling paint and apply two coats "Gripson" plaster bonding liquid and minimum 2,5mm thick "Gyproc Rhinolute Skim Plaster" finishing coat on existing plastered and painted surfaces</u>					
4	On walls	m ²	18		
TOTAL CARRIED TO SUMMARY				R	
Bill No. 9					
PLASTERING					
AIDC: EXISTING CANTEEN REFURBISHMENT					

Item No		Quantity	Rate	Amount R
	<u>BILL No. 10</u> <u>TILING</u> <u>SUPPLEMENTARY PREAMBLES</u> <u>Fixing</u> Unless described as "fixed with adhesive to plaster (plaster elsewhere)" descriptions of tiling on brick or concrete walls, columns, etc shall be deemed to include 1:4 cement plaster backing and descriptions of tiling on concrete floors etc shall be deemed to include 1:3 plaster bedding Tiling described as "fixed with adhesive on power floated concrete" shall be deemed to include for approved tiling key-coat Ceramic, porcelain, marble and granite tiles are to be fixed and grouted with suitable adhesives and grouts from the "Tal Professional" range of products as recommended by the manufacturer of the tiles <u>WALL TILING</u> <u>185 x 160mm "Deco Bella Triangulo Gloss" glazed ceramicporcelain wall tiles, fixed with "TAL Gold Star 6" rapid setting adhesive to plaster (plaster elsewhere) and flush pointed with tinted waterproof jointing compound</u> 1 On walls to diagonal pattern in panels m ² 37 <u>FLOOR TILING</u> <u>500 x 500mm "Johnson Tile" ceramic floor tiles (Colour: DI-960 District 9 Grey or similar approved) fixed with "TAL Gold Star 6" rapid setting adhesive to screeds and flush pointed with 2mm wide epoxy jointing compound (screed elsewhere)</u> 2 On floors m ² 51 3 Skirting 100mm high of cut tiles m 37			
	Carried Forward Bill No. 10 TILING AIDC: EXISTING CANTEEN REFURBISHMENT		R	

	Brought Forward	R
SUNDRIES		
"Kirk Marketing"		
1 "Code SQE100 SS" stainless steel edge trim m 36		
TOTAL CARRIED TO SUMMARY		R
Bill No. 10 TILING AIDC: EXISTING CANTEEN REFURBISHMENT		

[illegible]

Item No		Quantity	Rate	Amount R
	<u>BILL No. 12</u> <u>PAINTWORK</u> <u>SUPPLEMENTARY PREAMBLES</u> <u>Descriptions</u> Descriptions of painting are generally for final finishing coats only and shall be deemed to include complete preparation of new as well as existing surfaces, necessary patching and filling, sanding, primer or preparatory coats, etc. as per the paint manufacturer's specifications. Descriptions of painting on pipes, gutters, etc shall be deemed to include painting on holder bats, hangers, clips, clamps, etc. Descriptions of painting on windows, frames, etc shall be deemed to include primer in rebates of sashes to be glazed <u>Paint specifications</u> All painting shall be done in accordance with "Plascon" specifications for preparing surfaces, preparatory coats, finishing coats, etc for a maintenance cycle of 7 years in a C5 coastal/marine environment <u>Colours</u> Unless otherwise described paintwork on ceilings shall be deemed to be in the "White" colour group and paintwork on all other components shall be deemed to be in the "Pastel" colour group in accordance with the Natural Colour System (NCS) adopted by the SA National Standards Carried Forward Bill No. 12 PAINTWORK AIDC: EXISTING CANTEEN REFURBISHMENT		R	

Brought Forward				R	
<u>PAINTWORK, ETC TO NEW WORK</u>					
<u>INTERNAL GYPSUM PLASTER SURFACES</u>					
<u>"Professional Superior Low Sheen (PEM 1000)" paint on:</u>					
1	Internal walls	m ²	9		
2	Partitions	m ²	13		
3	Ceilings and bulkheads	m ²	106		
4	Extra over for colours less than 7 on the Munsell system	m ²	53		
<u>ON WOOD SURFACES</u>					
<u>"Professional Eggshell Enamel "PSB 700" paint on:</u>					
5	Skirtings, rails, etc not exceeding 300mm girth	m	27		
TOTAL CARRIED TO SUMMARY				R	
Bill No. 12					
PAINTWORK					
AIDC: EXISTING CANTEEN REFURBISHMENT					

Brought Forward				R	
	<u>Weed killer (active ingredients metalaclor 102,8 g/l, terbitilasien 248,6 g/l and atrasiem 248,6 g/l) mixed in the proportion of 100 ml weedkiller to 100 l water and applied at a rate of 10 l/m²</u>				
1	Under paving etc	m ²	120		
	<u>Clay paving blocks from stockpile and laid in herringbone pattern on 20mm thick clear sharp sand bed with sand swept into joints and hosed down</u>				
2	Paving to outdoor seating areas, walkways, etc to falls	m ²	120		
<u>STORMWATER CHANNELS</u>					
	<u>Provide for the stormwater channel and drainage system</u>				
3	Allow for stormwater channel and drainage system		Item		
4	Allow for profit and attendance on the above item			%	
	<u>Garden works and irrigation</u>				
5	Allow for landscaping		Item		
6	Allow for profit and attendance on the above item			%	
<u>EXCAVATION, FILLING, ETC</u>					
	<u>Excavation in earth not exceeding 2m deep</u>				
7	Trenches	m ³	3		
	<u>Extra over trench excavations in earth for excavation in</u>				
8	Soft rock	m ³	3		
9	Hard rock	m ³	0.3		
	<u>Extra over all excavations for carting away</u>				
10	Surplus material from excavations and/or stock piles on site to a dumping site to be located by the contractor	m ³	2		
Carried Forward				R	
Bill No. 13 EXTERNAL WORKS AIDC: EXISTING CANTEEN REFURBISHMENT					

	Brought Forward			R	
	<u>Risk of collapse of excavations</u>				
1	Sides of trench and hole excavations not exceeding 1,5m deep	m ²	9		
	<u>Keeping excavations free of water</u>				
2	Keeping excavations free of water other than subterranean water		Item		
	<u>Earth filling obtained from the excavations and/or prescribed stock piles on site, compacted to 93% Mod AASHTO density</u>				
3	Backfilling to trenches, holes, etc	m ³	1		
	<u>Compaction of surfaces</u>				
4	Compaction of ground surface to bottoms of pits, holes, trenches, etc including scarifying for a depth of 150mm, breaking down oversize material, adding suitable material where necessary and compacting to 91% Mod AASHTO density	m ²	4		
	<u>SOIL POISONING</u>				
	<u>Soil insecticide</u>				
5	To bottoms and sides of trenches etc	m ²	18		
	<u>CONCRETE, FORMWORK AND REINFORCEMENT</u>				
	<u>Standard specifications</u>				
	The Standardised Specification for Civil Engineering Construction of the South African Bureau of Standards SABS 1200 G: CONCRETE (STRUCTURAL) shall apply				
	<u>Tolerances</u>				
	Building tolerances on all concrete work shall be as specified in SABS 1200 G-1980 with a grade II degree of accuracy unless otherwise stated and shall be carefully maintained throughout the construction				
	Carried Forward			R	
	Bill No. 13				
	EXTERNAL WORKS				
	AIDC: EXISTING CANTEEN REFURBISHMENT				

	Brought Forward <u>Cost of tests</u> The costs of making, storing and testing of concrete test cubes as required under clause 7 "Tests" of SABS 1200 G shall include the cost of providing cube moulds necessary for the purpose, for testing costs and for submitting reports on the tests and approved Tax invoices of the tests to the Principal Agent. The testing shall be undertaken by an independent firm or institution nominated by the contractor to the approval of the Principal Agent. (Test cubes are measured separately in sets of three) <u>Formwork</u> Formwork must be rigidly constructed to the exact dimensions of the concrete elements. Unless otherwise shown soffits of beams and slabs must have a positive camber of 1,0mm for each 1,0m of it's span Descriptions of formwork shall be deemed to include use and waste only (except where described as "left in" or "permanent"), for fitting together in the required forms, wedging, plumbing and fixing to true angles and surfaces as necessary to ensure easy release during stripping and for reconditioning as necessary before re-use. The vertical strutting shall be carried down to such construction as is sufficiently strong to afford the required support without damage and shall remain in position until the newly constructed work is able to support itself The vertical strutting shall be carried down to such construction as is sufficiently strong to afford the required support without damage and shall remain in position until the newly constructed work is able to support itself Formwork to soffits of solid slabs etc shall be deemed to be to slabs not exceeding 250mm thick unless otherwise described Formwork to soffits of slabs, beams, etc shall be deemed to be propped up exceeding 1,5m and not exceeding 3,5m high unless otherwise described Carried Forward Bill No. 13 EXTERNAL WORKS AIDC: EXISTING CANTEEN REFURBISHMENT		R	
			R	

Brought Forward				R	
	Formwork to sides of columns, walls, etc shall be deemed to be not exceeding 3,5m high unless otherwise described				
	Formwork to sides of bases, pile caps, ground beams, etc will only be measured where it is prescribed by the engineer for design reasons. Formwork necessitated by irregularity or collapse of excavated faces will not be measured and the cost thereof shall be deemed to be included in the allowance for taking the risk of collapse of the sides of the excavations, provision for which is made in "Earthworks"				
	<u>UNREINFORCED CONCRETE CAST AGAINST EXCAVATED SURFACES</u>				
	<u>15MPa/19mm concrete</u>				
1	Surface blinding under footings and bases	m ³	0.2		
	<u>REINFORCED CONCRETE CAST AGAINST EXCAVATED SURFACES</u>				
	<u>25MPa/19mm concrete</u>				
2	Strip footings	m ³	1		
	<u>TEST BLOCKS</u>				
3	Making and testing 150 x 150 x 150mm concrete strength test cube (Set of three)	No	1		
Carried Forward				R	
Bill No. 13 EXTERNAL WORKS AIDC: EXISTING CANTEEN REFURBISHMENT					

Brought Forward			R		
<u>REINFORCEMENT</u>					
<u>High tensile steel reinforcement to structural concrete work</u>					
1	Rods in varying diameters in beams, splice bars, etc	t	0.043		
<u>BRICKWORK</u>					
<u>Brickwork of NFX bricks (14 MPa nominal compressive strength) in class 1 mortar</u>					
2	One brick walls in foundations	m ²	2		
<u>Brickwork of NFP bricks in class II mortar</u>					
3	One brick walls	m ²	4		
<u>BRICKWORK SUNDRIES</u>					
<u>Brickwork reinforcement</u>					
4	150mm Wide reinforcement built in horizontally	m	19		
<u>FACE BRICKWORK</u>					
<u>Face bricks to match existing pointed with recessed horizontal and vertical joints</u>					
5	Extra over brickwork in NFX bricks for face brickwork	m ²	4		
6	Extra over brickwork for brick-on-edge header course one course high, pointed on face	m	6		
TOTAL CARRIED TO SUMMARY			R		
Bill No. 13 EXTERNAL WORKS AIDC: EXISTING CANTEEN REFURBISHMENT					

Item No		Quantity	Rate	Amount R	
	<u>BILL No. 15</u> <u>PROVISIONAL SUMS</u> <u>SUPPLEMENTARY PREAMBLES</u> <u>General</u> Work for which budgetary allowances are provided will, unless otherwise stated, be measured and valued in accordance with clause 26 of the Principal Building Agreement and deducted in whole or in part if not required without any compensation for loss or profit on the said allowances. Prime cost amounts and provisional sums are net. Prime cost amounts include for delivery to site of all articles concerned. Provisional sums are for material and equipment supplied and installed complete by firms of specialists. <u>Profit</u> Where stated, the contractor may allow for profit if required. <u>BUDGETARY ALLOWANCES</u> <u>The following budgetary allowances to be measured in accordance with the foregoing and priced at scheduled rates</u> <u>Design development contingencies</u> 1 Allow for design development contingencies to be used as directed by the principal agent and to be measured in accordance with the foregoing and priced at scheduled rates				
		Item		15 000.00	
	Carried Forward		R		
	Bill No. 15 PROVISIONAL SUMS AIDC: EXISTING CANTEEN REFURBISHMENT				

Brought Forward			R	
	<u>Sundry building work in connection with installations by specialists</u>			
1	Allow for sundry builder's work in connection with work by specialists to be measured in accordance with the foregoing and priced at scheduled rates	Item		20 000.00
	<u>The following budgetary allowances provide for work to be carried out by firms of specialists and appointed as domestic sub-contractors by the main contractor</u>			
	<u>Note:</u> The main contractor shall obtain <u>at least three (3) quotations</u> from reputable specialists for each of the works described before appointment of any sub-contractor			
	<u>Blinds supply and installation</u>			
2	Provide for supply and installation of blinds	Item		15 000.00
3	Profit on above item		%	
4	Attendance on ditto		%	
	<u>Wallpaper supply and installation</u>			
5	Provide for the wallpaper supply and installation	Item		50 000.00
6	Profit on above item		%	
7	Attendance on ditto		%	
	<u>Rope pendants and circular bulkheads supply and installation</u>			
8	Provide for the supply and installation of the rope pendants and circular bulkheads	Item		180 000.00
9	Profit on above item		%	
10	Attendance on ditto		%	
	<u>Artwork and Decorative features</u>			
11	Provide for the Artwork and Decorative features	Item		40 000.00
	Carried Forward		R	
	Bill No. 15			
	PROVISIONAL SUMS			
	AIDC: EXISTING CANTEEN REFURBISHMENT			

Brought Forward			R	
1	Profit on above item		%	
2	Attendance on ditto		%	
<u>Joinery and booth seating supply and installation</u>				
3	Provide for the Joinery and booth seating supply and installation	Item		550 000.00
4	Profit on above item		%	
5	Attendance on ditto		%	
TOTAL CARRIED TO SUMMARY			R	
Bill No. 15 PROVISIONAL SUMS AIDC: EXISTING CANTEEN REFURBISHMENT				

Item No		Quantity	Rate	Amount R
	<u>BILL No. 16</u> <u>SPECIALIST INSTALLATIONS</u> <u>SUPPLEMENTARY PREAMBLES</u> <u>General</u> Work for which budgetary allowances are provided will, unless otherwise stated, be measured and valued in accordance with clause 32 of the Principal Building Agreement and deducted in whole or in part if not required without any compensation for loss or profit on the said allowances. provisional sums are net an are for material and equipment supplied and installed complete by firms of specialists. <u>Profit</u> Where stated, the contractor may allow for profit if required. <u>General attendance on nominated/selected subcontractors</u> The item "Attendance" which follows each provisional sum for nominated/selected subcontractors' work, shall be deemed to cover all the contractor's costs incurred in providing free of charge to the nominated/selected subcontractors, the following: 1 The services as set out in clause B9.1 of the Preliminaries. 2 Making good in all trades and cleaning down and removal of rubbish on completion. <u>Special attendance on nominated/selected subcontractors</u> Where stated special attendance will be described in detail in the Schedule for Variables in the Preliminaries for the services as set out in clause B9.2. Carried Forward Bill No. 16 SPECIALIST INSTALLATIONS AIDC: EXISTING CANTEEN REFURBISHMENT		R	

Brought Forward		R
<u>ELECTRICAL AND TURNSTILE INSTALLATIONS</u>		
<u>Electrical installation</u>		
1	Provide for supply and installation of electrical work.	Item 100 000.00
2	Profit on above item	%
3	Attendance on ditto	%
<u>Turnstiles and handrails</u>		
4	Provide for the supply and installation of the turnstile and handrails	Item 60 000.00
5	Profit on above item	%
6	Attendance on ditto	%
TOTAL CARRIED TO SUMMARY		R
Bill No. 16		
SPECIALIST INSTALLATIONS		
AIDC: EXISTING CANTEEN REFURBISHMENT		

Bill No	SUMMARY OF BILL OF QUANTITIES	Page No	Amount R	
1	PRELIMINARIES	57		
2	ALTERATIONS	61		
3	MASONRY	63		
4	CARPENTRY AND JOINERY	65		
5	CEILINGS, PARTITIONS AND ACCESS FLOORING	70		
6	FLOOR COVERINGS, WALL LININGS ETC.	71		
7	IRONMONGERY	73		
8	METALWORK	74		
9	PLASTERING	77		
10	TILING	79		
11	GLAZING	80		
12	PAINTWORK	82		
13	EXTERNAL WORKS	88		
14	PRIME COST AMOUNTS	89		
15	PROVISIONAL SUMS	92		
16	SPECIALIST INSTALLATIONS	94		
	<u>TENDER SUM COMPILATION</u>			
	(Carried forward to Contract Data)			
	SUB TOTAL		R	
	Provide for contingencies to be used as directed and deducted in whole or in part if not required	Item		40 000.00
	SUB TOTAL		R	
	Carried Forward		R	
	AIDC: EXISTING CANTEEN REFURBISHMENT			

Bill No	SUMMARY OF BILL OF QUANTITIES	Page No		Amount R
	Brought Forward		R	
	Value added tax (VAT @ 15%)		R	
	TOTAL Inclusive of VAT		R	
	AIDC: EXISTING CANTEEN REFURBISHMENT			

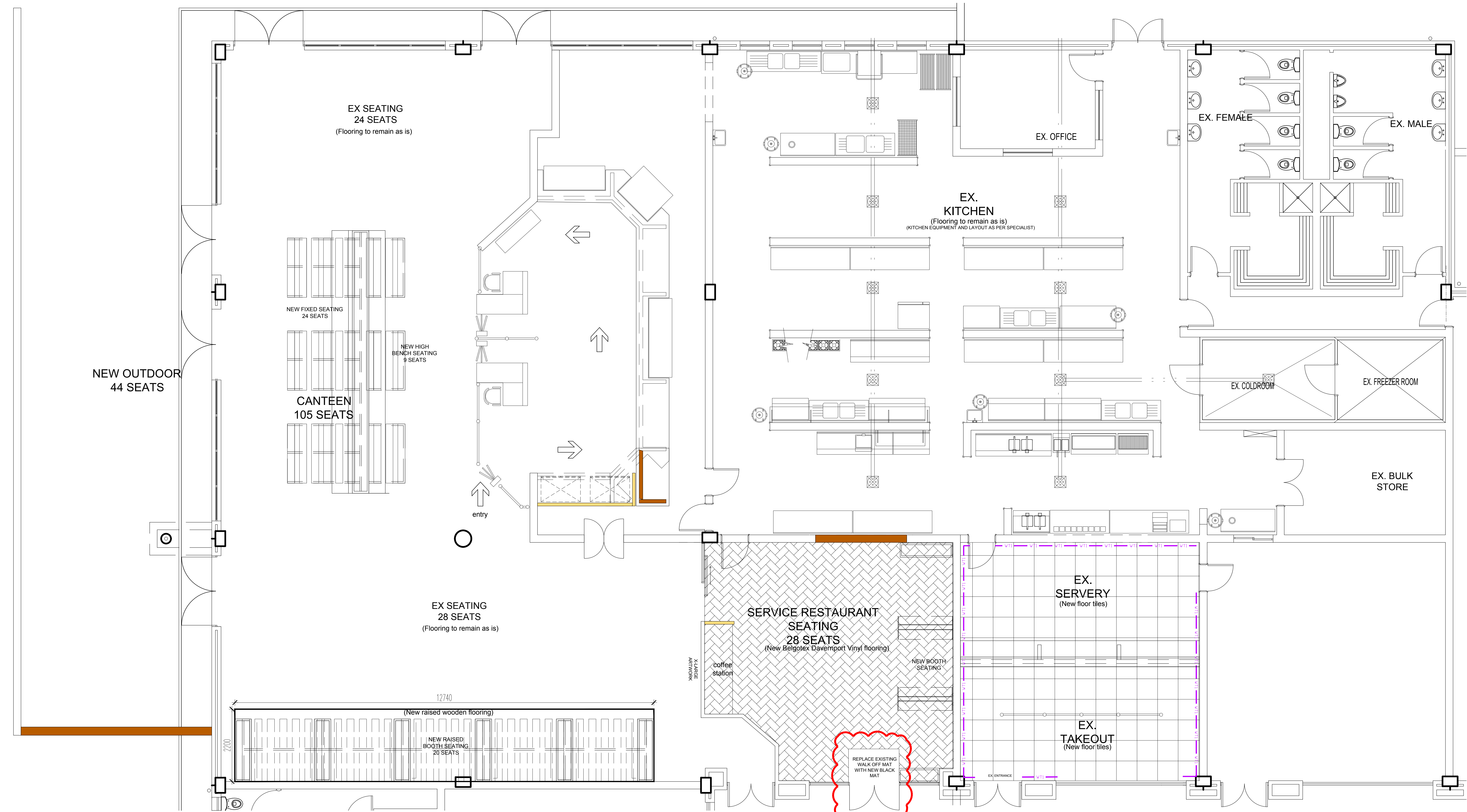
Annexure A

TENDER DRAWINGS

Appendix 1
AIDC: EXISTING CANTEEN REFURBISHMENT

FLOOR FINISHES KEY	
	DESCRIPTION:
	EXISTING FLOORING: EXISTING FLOORING TO REMAIN AS IS
	NEW TILES: EXISTING FLOORING TO BE REPLACED WITH 600 X 600 CERAMIC TILE CODE TBC DOVE GREY GROUT
	NEW WOODEN FLOORING: EXISTING FLOORING TO BE REPLACED WITH BELGOTEX, DAVENPORT OAK, TBC
	NEW RAISED FLOORING: ADD NEW WOODEN RAISED FLOOR IN CANTEN BOOTH AREA
	NEW TILE SKIRTING (@100mm HEIGHT TO MATCH TILES WITH ALUMINIUM TILE EDGE
GENERAL NOTE: ALL UNPREPARED WALLS TO RECEIVE MATCHING MERANTI SKIRTING ALUMINIUM TRANSITION STRIPS IN ALL AREAS WHERE FLOOR SURFACES CHANGE	

FLOOR FINISHES KEY
SCALE 1:100



FLOOR FINISH PLAN
SCALE 1:50

PROJECT NO:
2118

COPYRIGHT NOTE

THIS DRAWING IS SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION FROM THE ARCHITECT.

GENERAL

1. ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS

2. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES

3. THIS DRAWING IS NOT TO BE SCALED AND ONLY FIGURED DIMENSIONS ARE TO BE USED

4. SHOULD ANY DISCREPANCIES BE NOTED ON THIS DRAWING, PLEASE NOTIFY THE ARCHITECT PRIOR TO WORK COMMENCING

5. VERTICAL D.P.A.C. TO ALL CHANGES IN FLOOR LEVELS

6. ALL LEVELS, UNLESS OTHERWISE INDICATED, ARE FINISHED FLOOR LEVELS

7. FINISHED FLOOR LEVELS ARE TO BE A MINIMUM OF 150MM ABOVE NATURAL GROUND LEVEL

8. ALL GLAZING TO COMPLY WITH PART 17 OF THE NATIONAL BUILDING REGULATIONS

9. ALL OFF WALLS TO COMPLY WITH SANS 101

10. ALL OFFERS TO BE INSTALLED TO COMPLY WITH SANS 104

11. ALL DRAIN WASTE VENTILATION JUNCTIONS TO BE VENTILATED WITH AN ANTILUCK TRAP

12. MECHANICAL VENTILATION

13. ALL TIMBERWORK DETAILS TO COMPLY WITH SANS 10100

LIGHTING & VENTILATION

AREAS WILL BE EITHER AIR-CONDITIONED OR MECHANICALLY VENTILATED TO A.C. ENGINEERS DESIGN AND OPERATIONS IN ACCORDANCE WITH PART 17 OF THE N.B.R. AND THE HEALTH ACT (85 OF 1977)

2. MECHANICAL VENTILATION WITH NO ARTIFICIAL VENTILATION TO BE PROVIDED WITH WINDOWS OF NO LESS THAN 10% IN THE AREA SERVED WITH A MIN. OPENING OF 5% OF THE FLOOR AREA

SPACE HEATING

SPACE HEATING IS TO BE INCORPORATED IN THE AIR-CONDITIONING SYSTEM TO A.C. ENGINEERS DESIGN

2. ROOF INSULATION AS PER SPEC. TO BE LAGGED HATCHES AND SATTENS

GLAZING

1. THE NOMINAL THICKNESS OF A PANEL OF GLASS WILL NOT BE LESS THAN THAT INDICATED IN THE FOLLOWING TABLE

GLASS THICKNESS (MM)	MAX. AREA OF PANEL (M ²)
3	0.75
4	1.5
6	3.2

2. GLAZING TO DOORS TO BE 8MM SAFETY GLASS OR SIMILAR

3. GLAZING NOT APPARENTLY APPROACHING PERSONS SHALL BEAR OBSTRUCTIVE MARKING TO RENDER GLAZING MORE APPARENT

4. ALL GLAZING TO BE INSTALLED IN ACCORDANCE WITH SANS 10100 AND SANS 10101

FIRE

1. FIRE DESIGN TO CONFORM TO SPECIALIST FIRE CONSULTANT PROPOSALS

2. FIRE DESIGN TO COMPLY WITH SANS 10100 PART 10.10.1

REV. DATE. DRAWING DESCRIPTION

1. 21-10-18. ADD. BULK OFF MAT ADDED

OWNER -

ARCHITECT -

ENGINEER -

Pro-Part cc

Design & Project Managers

Pro-Part, Tech. ST2211

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SPATIAL

PROJECTS & DESIGN

CREATING THE SPACE

CLIENT:

AUTOMOTIVE INDUSTRY DEVELOPMENT CENTRE

ai dc

Automotive Industry Development Centre

Partnership of the Automotive and Engineering Industries

PROJECT: AIDC CANTER REFINISHMENT

PHASE: COSTING

STAND NO:

Automotive Supplier Park,
30 Helium Road
Rosslyn Extension 2, Pretoria

DRAWING DESCRIPTION:

Floor finishes
GROUND FLOOR

DRAWING NUMBER:

202

FOR CONSTRUCTION

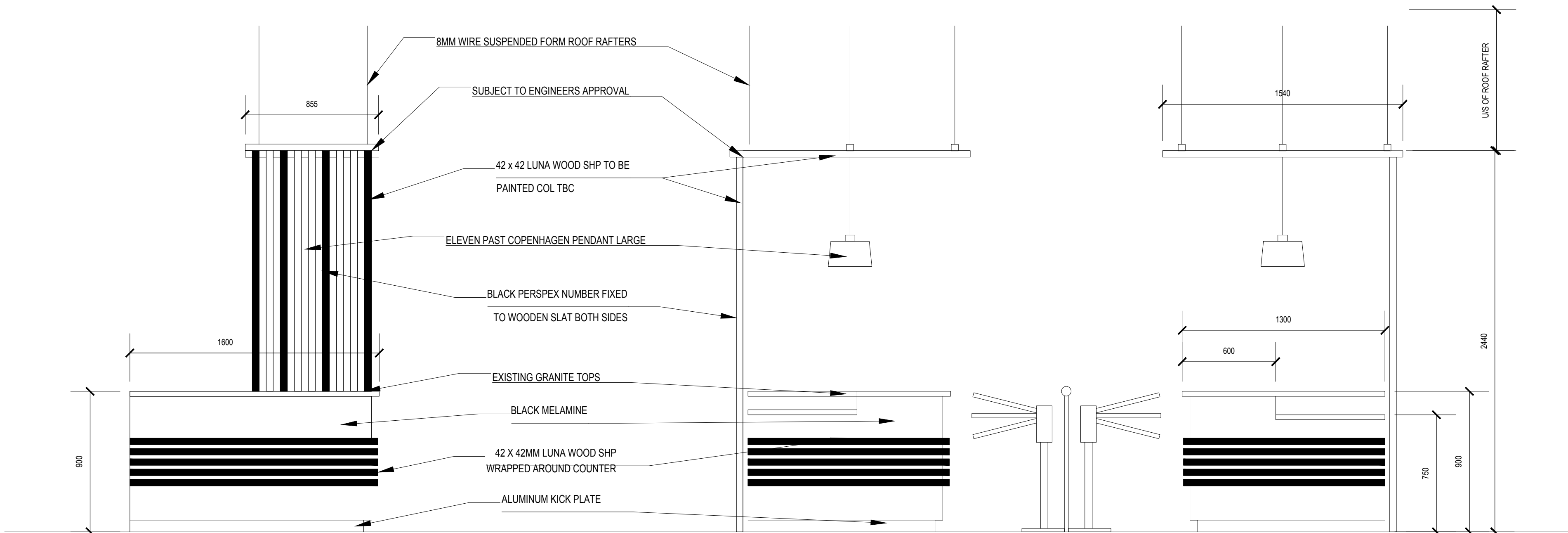
DRAWN: ADC

CHECKED: ADC

DATE: 01/09/2017

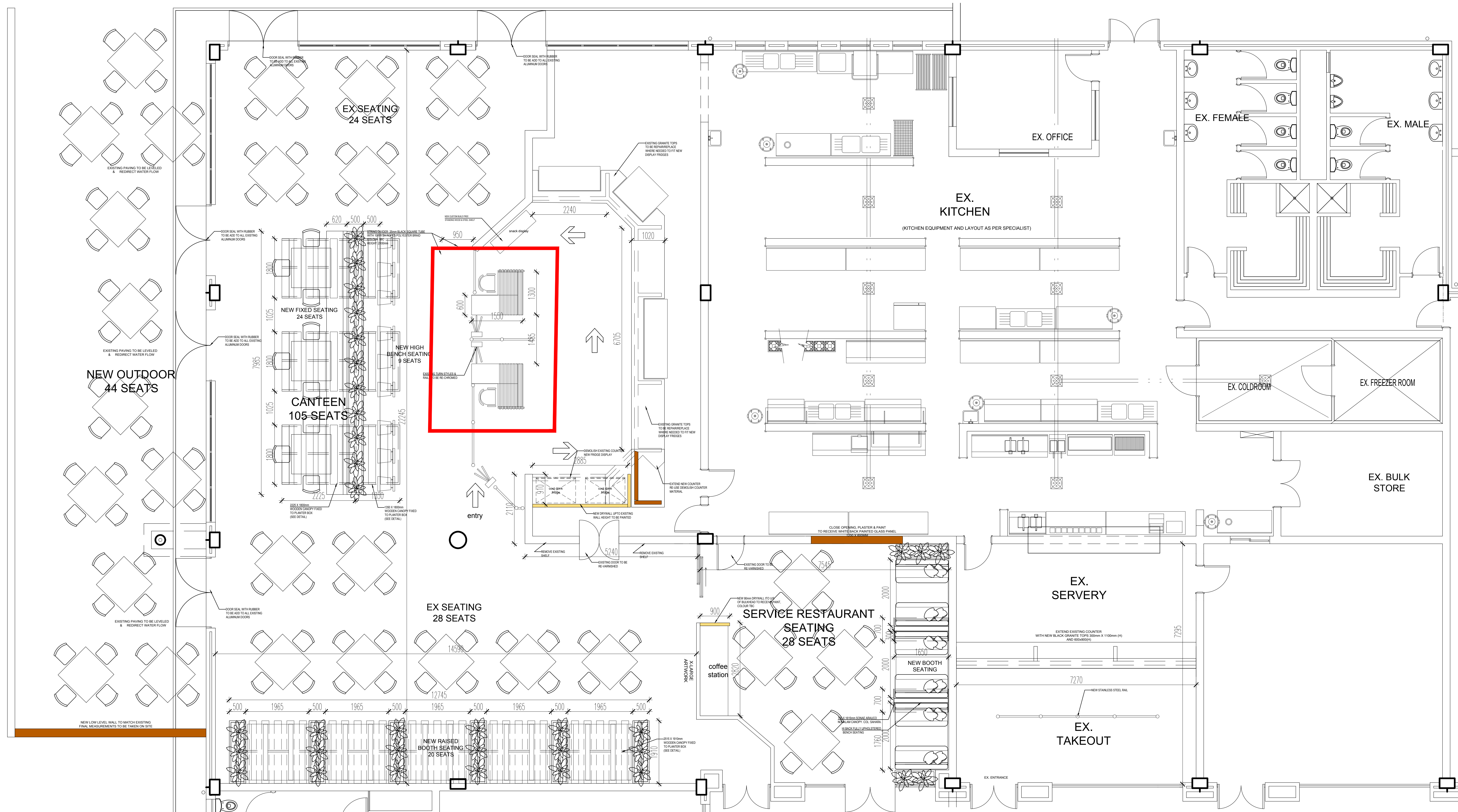
SCALE: 1:50 (FLOOR FINISH)

1



TILL POINT
FRONT ELEVATION

TILL POINT
FRONT ELEVATION



JOINERY & CARPENTRY
SCALE 1:50

PROJECT NO: 2118

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 5. VERTICAL D.P.C. TO ALL CHANGES IN FLOOR LEVELS
 6. ALL LEVELS, UNLESS OTHERWISE INDICATED, ARE FINISHED FLOOR LEVELS
 7. FINISHED FLOOR LEVELS ARE TO BE A MINIMUM OF 150MM ABOVE NATURAL GROUND LEVEL
 8. ALL GLAZING TO COMPLY WITH PART 7 OF THE NATIONAL BUILDING REGULATIONS
 9. ALL OFF WALLS TO COMPLY WITH SANS 1010
 10. ALL GLAZING TO BE DETAIL TO COMPLY WITH SANS 1010
 11. ALL GLAZING WITH DOUBLE GLAZING TO BE VENTILATED WITH AN ANTI-VAC TRAP
 12. MECHANICAL VENTILATION
 13. ALL TIMBERWORK DETAILS TO COMPLY WITH SANS 1010

- LIGHTING & VENTILATION
- AREAS WILL BE EITHER AIR CONDITIONED OR MECHANICALLY VENTILATED TO A.C. ENGINEERS DESIGN AND OPERATIONS IN ACCORDANCE WITH PART 17 OF THE N.B.R. AND THE HEALTH ACT (85 OF 1977)
2. MECHANICAL VENTILATION WITH ARTIFICIAL VENTILATION TO BE PROVIDED WITH WINDOWS OF NO LESS THAN 10% IN THE AREA SERVED WITH A MIN. OPENING OF 5% OF THE FLOOR AREA

- SPACE HEATING
- SPACE HEATING IS TO BE ACCORDANCE WITH THE AIR CONDITIONING SYSTEM TO A.C. ENGINEERS DESIGN
2. ROOF INSULATION AS PER SPEC. TO BE LAG OVER RAFTERS AND BATTENS

- GLAZING
1. THE MINIMUM THICKNESS OF A PANEL OF GLASS WILL NOT BE LESS THAN THAT INDICATED IN THE FOLLOWING TABLE
- | GLASS THICKNESS (MM) | MAX. AREA OF PANEL (M ²) |
|----------------------|--------------------------------------|
| 3 | 0.75 |
| 4 | 1.5 |
| 6 | 3.2 |
2. GLAZING TO DOORS TO BE 8MM SAFETY GLASS OR SIMILAR
3. GLAZING NOT APPARENT APPROACHING PERSONS SHALL BEAR DISTINCTIVE MARKING TO RENDER GLAZING MORE APPARENT
4. ALL GLAZING TO BE INSTALLED IN ACCORDANCE WITH SANS 1010 AND SANS 1013

- FIRE
1. FIRE DESIGN TO CONFORM TO SPECIALIST FIRE CONSULTANT PROPOSALS
2. FIRE DESIGN TO COMPLY WITH SANS 1010 PART 7 (FIRE)

REV	DATE	DESCRIPTION

OWNER :
ARCHITECT :
ENGINEER :

Pro-Part cc
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SPATIAL
PROJECTS & DESIGN
Unit 104 The Arcade

CLIENT:
**AUTOMOTIVE INDUSTRY
DEVELOPMENT CENTRE**

a i d c
Automotive Industry Development Centre
a division of the Automotive and Allied Industry Council

PROJECT: AIDC CANTEREN REFORMULATION
PHASE: COSTING

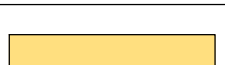
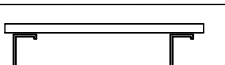
STAND NO.:
Automotive Supplier Park,
30 Helium Road
Rosslyn Extension 2, Pretoria

DRAWING DESCRIPTION:
Joinery & Carpentry
TILL POINTS
GROUND FLOOR

DRAWING NUMBER:
202

FOR CONSTRUCTION

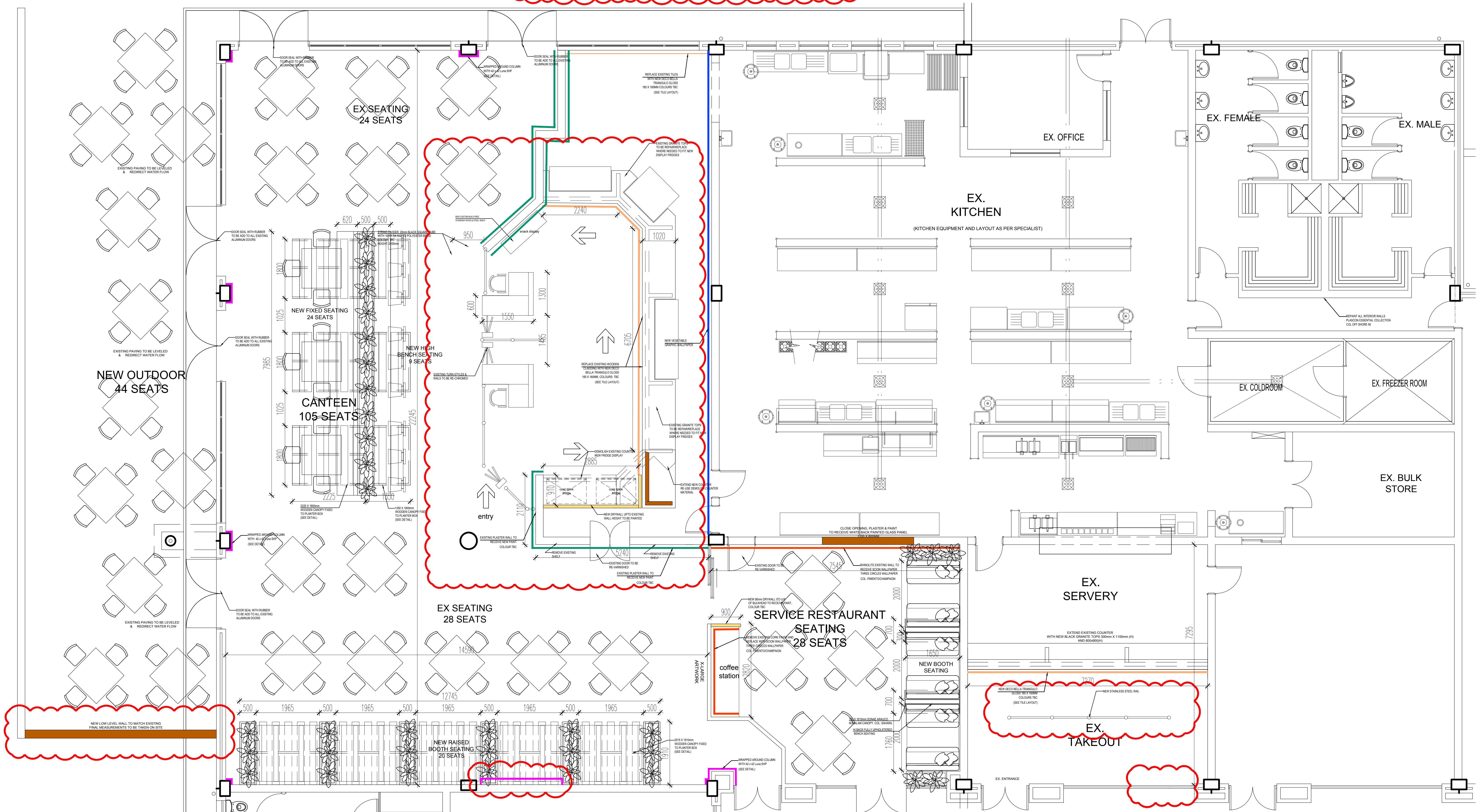
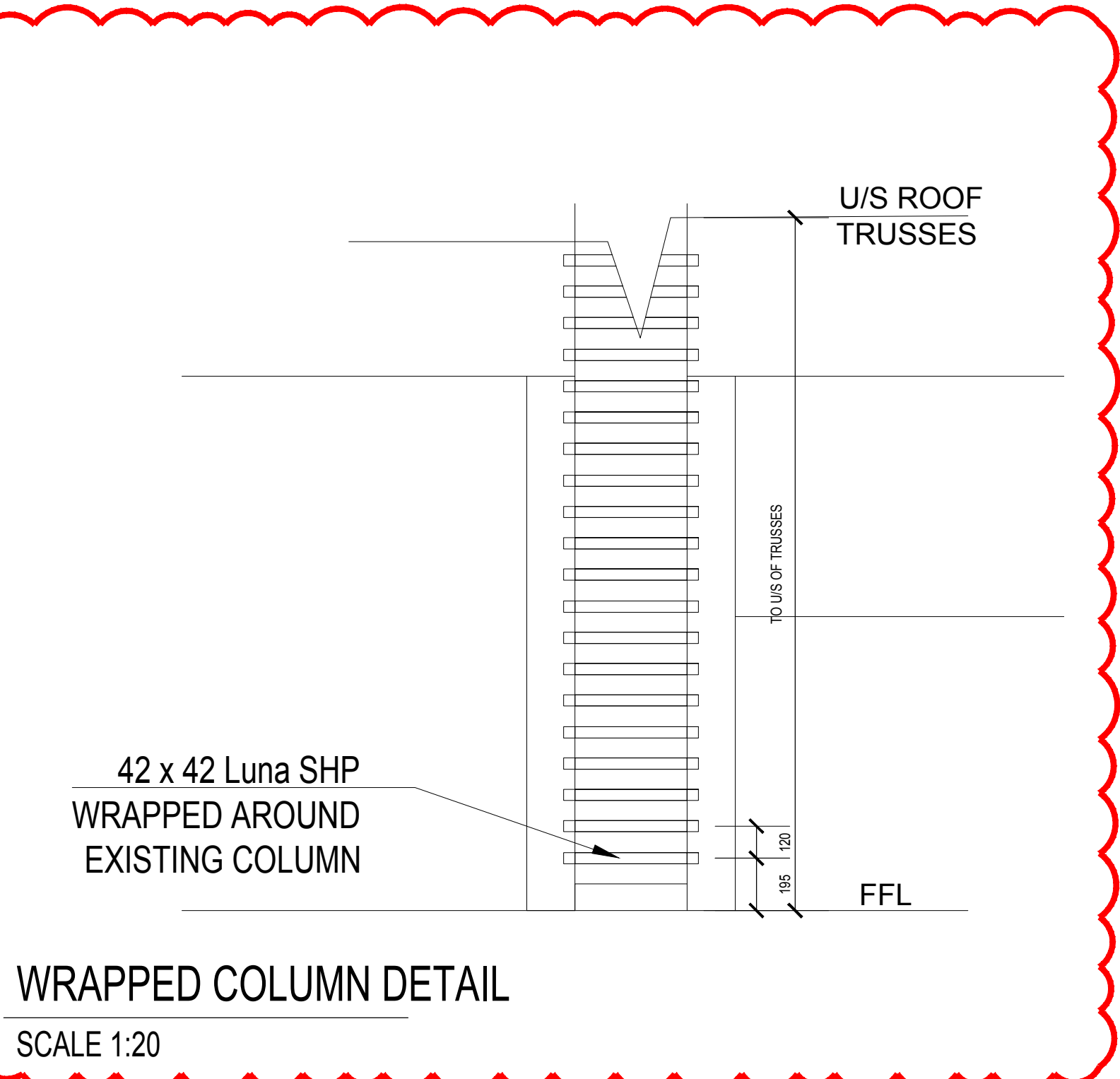
DRAWN	ADC
CHECKED	ADC
DATE	20/09/2011
SCALE	AS SHOWN ON SITE
CHECKED	ADC

STANDARD WALL KEY		DESCRIPTION:
		NEW PLASTERED 230mm BRICKWORK PLASTERED ON BOTH SIDES TO TAKE WALL FINISHES
		EXISTING PLASTERED BRICKWORK TO TAKE WALL FINISHES
		NEW 90mm DRY WALL TO HAVE JOINTS TAPED AND SKIMMED TO TAKE WALL FINISH. JUNCTION TO BE FINISHED OFF WITH BRUSHED ALUMINIUM CAPPING
GENERAL NOTE: ALL GAPS & PENETRATIONS IN FIRE WALLS TO BE SEALED OFF COMPLETELY ALL THE WAY UP TO THE SOFIT		

WALL KEY
SCALE 1:100

WALL FINISHES KEY		DESCRIPTION:
ALL INTERIOR WALLS (EXCEPT INTERIOR WALLS & BLUE WRAPPED WALLS)	PLASCON COL: TBC FINISH: PROFESSIONAL SUPERIOR LOW SHEEN	
INTERIOR DOORS	PLASCON COL: TBC FINISH: PROFESSIONAL SUPERIOR LOW SHEEN	
WOOD CLADDED WALL	WOODEN CLADDING WRAPPED AROUND COLUMN WITH 42 x 42 LUNA SHIP	
TILE FINISH	NEW DECO BELLA TRIANGULO GLOSS 185 x 185MM COLOURS: TBC	
WALLPAPER 01	NEW CUSTOM VEGETABLE GRAPHIC WALLPAPER	
WALLPAPER 02	SDON WALLPAPER THREE CIRCLES WALLPAPER COL: PINK TO CHAMPION	
ACCENT WALL CEILING BASE	PLASCON COL: TBC FINISH: PROFESSIONAL SUPERIOR LOW SHEEN	

WALL FINISHES KEY
SCALE 1:100



BUILDERS WORKPLAN
SCALE 1:50

PROJECT NO:
2118

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5. VERTICAL D.P.C. TO ALL CHANGES IN FLOOR LEVELS

6. ALL LEVELS, UNLESS OTHERWISE INDICATED, ARE FINISHED FLOOR LEVELS

7. FINISHED FLOOR LEVELS ARE TO BE A MINIMUM OF 150MM ABOVE NATURAL GROUND LEVEL

8. ALL GLAZING TO COMPLY WITH PART 7 OF THE NATIONAL BUILDING REGULATIONS

9. ALL DOOR WALLS TO COMPLY WITH SANS 504

10. ALL DOORS TO BE DETAIL TO COMPLY WITH SANS 504

11. ALL DOORS WITH FRAME & JAMBLS TO BE VENTILATED WITH AN ANTILIFT TRAP

12. MECHANICAL VENTILATION

13. ALL TIMBERWORK DETAILS TO COMPLY WITH SANS 10103

LIGHTING & VENTILATION

AREAS WILL BE EITHER AIR-CONDITIONED OR MECHANICALLY VENTILATED TO A.C. ENGINEERS DESIGN AND OPERATIONS IN ACCORDANCE WITH PART 17 OF THE N.B.R. AND THE HEALTH ACT (85 OF 1977)

2. MECHANICAL VENTILATION WITH ARTIFICIAL VENTILATION TO BE PROVIDED WITH WINDOWS OF NO LESS THAN 1% IN THE AREA SERVED WITH A MIN. OPENING OF 5% OF THE FLOOR AREA

SPACE HEATING

SPACE HEATING IS TO BE RE-APPORTIONED IN THE AIR-CONDITIONING SYSTEM TO A.C. ENGINEERS DESIGN

2. ROOF WALLS TO BE AS PER SPEC. TO BE LAGGED WITH INSULATION

GLAZING

1. THE NOMINAL THICKNESS OF A PANEL OF GLASS WILL NOT BE LESS THAN THAT INDICATED IN THE FOLLOWING TABLE

GLASS THICKNESS (MM)	MAX. AREA OF PANEL (M ²)
3	0.75
4	1.5
6	3.2

2. GLAZING TO DOORS TO BE 8MM SAFETY GLASS OR SIMILAR

3. GLAZING NOT APPEARED APPROACHING PERSONS SHALL BEAR OBSTRUCTIVE MARKING TO RENDER GLAZING MORE APPARENT

4. ALL GLAZING TO BE INSTALLED IN ACCORDANCE WITH SANS 504 AND SANS 1035

FIRE

1. FIRE DESIGN TO CONFORM TO SPECIALIST FIRE CONSULTANT PROPOSALS

2. FIRE DESIGN TO COMPLY WITH SANS 504 PART 17 (2009)

REV. DATE. DRAWING DESCRIPTION

01 2021-10-10 A.C. LAYOUT MANOVED AS PER SITE MEETING

OWNER -

ARCHITECT -

ENGINEER -

Pro-Part cc

Design & Project Managers

P.O. Box 1278, Pretoria, 0001

011 461 4614, 082 815 7700

SPATIAL

PROJECTS & DESIGN

Creating the space

CLIENT:

AUTOMOTIVE INDUSTRY DEVELOPMENT CENTRE

Automotive Industry Development Centre

Automotive Industry Development Centre

PROJECT AIDC CANTEREN REFINISHMENT

PHASE: COSTING

STAND NO.:

Automotive Supplier Park, 30 Helium Road, Rosslyn Extension 2, Pretoria

DRAWING DESCRIPTION:

Builders workplan

GROUND FLOOR

DRAWING NUMBER:

201

FOR CONSTRUCTION

DRAWN: A.C.

CHECKED: A.C.

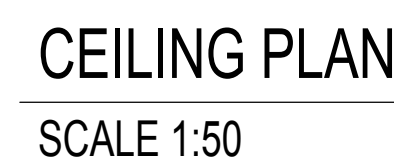
SCALE: 1:50

DATE: 2021-10-10

REV: 1



LIGHTING KEY
SCALE 1:100



PROJECT NO: 2118											
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GENERAL 1. ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS 2. ALL DRAWINGS TO DEVELOP TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCED 3. ALL DRAWINGS TO NOT BE SCALED AND ONLY IF PROVIDED DIMENSIONS ARE TO BE USED 4. SHOULD ANY DISCREPANCY BE NOTED ON THIS DRAWING PLEASE NOTIFY ARCHITECT PRIOR TO WORK COMMENCING 5. VERTICAL CURVE, CHANGING FROM DOWNHILL TO UPHILL 6. ALL LEVELS, SURFACE ELEVATIONS INDICATED ARE FINISH FLOOR LEVELS 7. FINISHED FLOOR LEVELS TO BE A MINIMUM OF 100MM ABOVE NEARADJACENT GRADE LEVELS 8. ALL SLABING TO COMPLY WITH THAT OF THE NATIONAL BUILDING REGULATIONS 9. ALL DRAINAGE TO COMPLY WITH SANS 1045 10. ALL SERVICES ARE TO BE INSTALLED TO COMPLY WITH SANS 1045 11. ALL DRAIN, WASTE, VENT, & VENTILATION TO BE INSTALLED TO COMPLY WITH SANS 1045 12. ALL THERMOSTATS TO COMPLY WITH SANS 1045											
LIGHTING & VENTILATION 1. AREAS WILL BE EITHER AIR-CONDITIONED OR MECHANICALLY VENTILATED TO A.C. ENGINEERED DESIGN AND SUPERVISION IN ACCORDANCE WITH THAT OF THE NATIONAL BUILDING ACT (103 OF 1977) 2. NATURAL FLOWING WITH MECHANICAL EXHAUST FAN TO BE PROVIDED WITH MINIMUM OF AT LEAST 2% OF THE FLOOR AREA 3. ALL THERMOSTATS TO COMPLY WITH SANS 1045											
SPACE HEATING 1. SPACE HEATING IS TO BE INCORPORATED IN THE AIR-CONDITIONING SYSTEM TO A.C. ENGINEERED DESIGN AND SUPERVISION											
GLAZING 1. THE MINIMUM THICKNESS OF FRAME & GLASS SHALL NOT BE LESS THAN THAT INDICATED IN THE FOLLOWING TABLE: <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th style="text-align: left;">GLASS THICKNESS (MM)</th> <th style="text-align: left;">MAX. AREA (SQ. METRE)</th> </tr> </thead> <tbody> <tr> <td>6</td> <td>0.75</td> </tr> <tr> <td>8</td> <td>1.5</td> </tr> <tr> <td>10</td> <td>3.2</td> </tr> <tr> <td>12</td> <td>6.4</td> </tr> </tbody> </table>		GLASS THICKNESS (MM)	MAX. AREA (SQ. METRE)	6	0.75	8	1.5	10	3.2	12	6.4
GLASS THICKNESS (MM)	MAX. AREA (SQ. METRE)										
6	0.75										
8	1.5										
10	3.2										
12	6.4										
2. GLAZING TO DOORS TO BE 8MM SAFETY GLASS OR 5MM BEARING GLASS TO BE INSTALLED TO COMPLY WITH SANS 1045 3. GLAZING TO BE INSTALLED TO COMPLY WITH SANS 1045 4. GLAZING TO BE INSTALLED IN ACCORDANCE WITH SANS 1045 5. FIRE DESIGN TO COMPLY TO SPECIALIST FIRE CONSULTANTS PROPOSALS 6. FIRE DESIGN TO COMPLY WITH SANS 1045 PART 1 TO 2											
FIRE 1. FIRE DESIGN TO COMPLY TO SPECIALIST FIRE CONSULTANTS PROPOSALS 2. FIRE DESIGN TO COMPLY WITH SANS 1045 PART 1 TO 2											

REV.	DATE	DRAWN/DESCRIPTION
01	21/07/21	01. INITIALS IN RESTAURANT & SERVICE AREA

OWNER - _____

ARCHITECT - _____

ENGINEER - _____

Pro-Part cc

Design & Project Managers
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 P.O. Box 1234, Pretoria, 0001
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PROJECTS & DESIGN

CREATING THE FUTURE

CLIENT -

ARCHITECT -

ENGINEER -

Automotive Industry Development Centre
Automotive Industry Development Centre
 16001 The Square, Suite 212, 16001 The Square, Suite 212, 16001 The Square, Suite 212
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PROJECT: AADC CANTIER REURBUSHMENT

PHASE: COSTING

STAFF: Automotive Supplier Park, 30 Heilm Road, Rosslyn Extension 2, Pretoria

Drawings Description: Ceiling plan DRAWING NUMBER

202

FOR CONSTRUCTION

REVISION:

DATE: 20/08/21

SCALE: AS SHOWN ON PL

CHECKED:

REV: 1

Annexure B

DRYWALL DESIGN GUIDELINE AND FINISHINGS

Appendix 2
AIDC: EXISTING CANTEEN REFURBISHMENT

DRYWALL AND DRYLINING SYSTEM GUIDELINES

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17.FIXING OF BOARDS

Stagger the boards along Gyproc RhinoBoard® butt joints. Fix working from the centre of each board.

Position screws not less than 13mm from cut edges and 10mm from bound edges of boards. Set heads in a depression; do not break paper or gypsum core. For single layer Gyproc High Performance Wall Systems with Habito®, Habito UltraSTEEL™ Studs and Habito® GTX-F High Performance Screws must be used.

For double layer lining use Habito® High GTX-F Performance Screws for securing the inner layer of Gyproc Habito® and Gyproc Sharp-point screws 42mm to secure the outer layer of Gyproc RhinoBoard® or RhinoBoard® FireStop®/ FireStop® dB.

18.DEFLECTION HEADS

Deflection allowance shall be specified by the project structural engineer when necessary. Studs shall be cut shy of the floor to soffit height in order to accommodate the specified deflection. Deflection heads, by definition, must be able to move and therefore achieving an airtight seal is very difficult without incorporating sophisticated components and techniques. Air leakage at the drywall heads will have a detrimental effect on the acoustic performance of any drywall.

19.LEVEL OF FINISHING

Level 1- Temporary constructions. No jointing or finishing at all

Level 2-Frequently used in plenum areas above ceilings and in areas that are generally concealed. All joints shall have the tape embedded in jointing compound. Surface shall be free of excess jointing compound but tool marks and ridges are acceptable

Level 3- This finish is suitable where moisture resistant boards are used as a substrate for tiling and may be used in garages or warehouse storage where surface appearance is not of primary importance. All joints, angles and accessories shall have one coat of jointing compound applied. All screw heads to be spotted.

Surface shall be free of excess jointing compound but tool marks and ridges are acceptable.

Level 4- This level is suitable for areas which are to receive heavy or medium textured paint finishes, or where heavy grade wall coverings are to be applied. Where lightweight vinyl is to be used all joints etc. should be carefully sanded to provide a smoother surface. All joints, angles and accessories shall have two separate coats of jointing compound applied. All screw heads to be spotted. All jointing compound

shall be smooth and free of tool marks and ridges. It is recommended that all the areas of jointing compound receive a coat of suitable base plaster primer.

Level 5- This level should be used where gloss, semi-gloss or matt non-textured paints are specified. Any drywall that is subjected to critical lighting shall be finished to this level. Apply Gyproc RhinoTape® to all joints. Cover Gyproc RhinoTape® with one layer of Gyproc RhinoLite® Multipurpose / RhinoLite CreteStone® / RhinoLite Natural Plus. Skim the surface using one layer of Gyproc RhinoLite® Multipurpose / RhinoLite CreteStone® / RhinoLite Natural Plus to a minimum thickness of 3mm. Finish the surface using rubber float and steel trowel or steel trowel only. The surface shall be completely smooth and free of any marks and surface blemishes. The entire surface of the drywall shall receive a coat of suitable plaster primer before final decoration.

20.CRITICAL LIGHT

Wall and ceiling areas abutting window mullions or skylights, long hallways, or atriums with large surface areas flooded with artificial and/or natural lighting are a few examples of critical lighting areas. Strong side lighting from windows or surface-mounted light fixtures may reveal even minor surface imperfections. Light striking the surface obliquely, at a very slight angle, greatly exaggerates surface irregularities. If critical lighting cannot be avoided, the effects can be minimized by creating a shadow-line joint or by decorating the surface with medium to heavy textures, or by the use of draperies and blinds which soften shadows.

In general: Paints with sheen levels other than flat, enamel and dark paint finishes highlight surface defects; textures hide minor imperfections.

21.CONTROL JOINTS

Control joints may be required in the partition to relieve stresses induced by expansion and contraction of the structure. Control joints are visible and may impinge on the aesthetics of the building. Consequently, the position of the control joints should be determined by the architect/designer. Control joints shall be specified where any of the conditions listed below exist.

Where excessive movement is likely to occur.

Where a drywall, or ceiling traverses a movement joint within the surrounding structure. The width of the drywall control joint shall be equal to that of structure.

Where a drywall is exposed to variable or extreme temperatures and the wall runs in an uninterrupted straight plane exceeding 12m in length. NOTE: Full height door frames may be considered as a control joint.