



NEC3 Term Service Contract (TSC3)

Between ESKOM HOLDINGS SOC Ltd
(Reg No. 2002/015527/30)

and [Insert at award stage]
(Reg No. _____)

**for To establish a 60-month contract for the provision of
Facilities Management Services (FMS) Technical
Services required for Properties Management in the
Cape Coastal Cluster, Western Cape, Protea Zone**

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CONTRACT No. _____

PART C1: AGREEMENTS & CONTRACT DATA

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[to be inserted from Returnable Documents at award stage]	
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C1.1 Form of Offer & Acceptance

Offer

The Employer, identified in the Acceptance signature block, has solicited offers to enter into a contract for the procurement of:

To establish a 60 month contract for the provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Western Cape, Protea Zone

The tenderer, identified in the Offer signature block, has examined the documents listed in the Tender Data and addenda thereto and by submitting this Offer has accepted the Conditions of Tender.

By the representative of the tenderer, deemed to be duly authorised, signing this part of this Form of Offer and Acceptance the tenderer offers to perform all of the obligations and liabilities of the *Contractor* under the contract including compliance with all its terms and conditions according to their true intent and meaning for an amount to be determined in accordance with the *conditions of contract* identified in the Contract Data.

Options A	The offered total of the Prices exclusive of VAT is	RATES BASED
	Sub total	RATES BASED
	Value Added Tax @ 15% is	RATES BASED
	The offered total of the amount due inclusive of VAT is ¹	RATES BASED

This Offer may be accepted by the Employer by signing the Acceptance part of this Form of Offer and Acceptance and returning one copy of this document including the Schedule of Deviations (if any) to the tenderer before the end of the period of validity stated in the Tender Data, or other period as agreed, whereupon the tenderer becomes the party named as the *Contractor* in the *conditions of contract* identified in the Contract Data.

Signature(s)

Name(s)

Capacity

**For the
tenderer:**

(Insert name and address of organisation)

Name &
signature of
witness

Date

Tenderer's CIDB registration number:

¹ This total is required by the *Employer* for budgeting purposes only. Actual amounts due will be assessed in terms of the *conditions of contract*.

Acceptance

By signing this part of this Form of Offer and Acceptance, the Employer identified below accepts the tenderer's Offer. In consideration thereof, the Employer shall pay the Contractor the amount due in accordance with the *conditions of contract* identified in the Contract Data. Acceptance of the tenderer's Offer shall form an agreement between the Employer and the tenderer upon the terms and conditions contained in this agreement and in the contract that is the subject of this agreement.

The terms of the contract, are contained in:

Part C1	Agreements and Contract Data, (which includes this Form of Offer and Acceptance)
Part C2	Pricing Data
Part C3	Scope of Work: Service Information

and drawings and documents (or parts thereof), which may be incorporated by reference into the above listed Parts.

Deviations from and amendments to the documents listed in the Tender Data and any addenda thereto listed in the Returnable Schedules as well as any changes to the terms of the Offer agreed by the tenderer and the Employer during this process of offer and acceptance, are contained in the Schedule of Deviations attached to and forming part of this Form of Offer and Acceptance. No amendments to or deviations from said documents are valid unless contained in this Schedule.

The tenderer shall within two weeks of receiving a completed copy of this agreement, including the Schedule of Deviations (if any), contact the Employer's agent (whose details are given in the Contract Data) to arrange the delivery of any securities, bonds, guarantees, proof of insurance and any other documentation to be provided in terms of the *conditions of contract* identified in the Contract Data at, or just after, the date this agreement comes into effect. Failure to fulfil any of these obligations in accordance with those terms shall constitute a repudiation of this agreement.

Notwithstanding anything contained herein, this agreement comes into effect on the date when the tenderer receives one fully completed and signed original copy of this document, including the Schedule of Deviations (if any).

Signature(s)

Name(s)

Capacity

**for the
Employer**

Eskom Holdings SOC Limited
1 Maxwell Drive, Sunninghill, Sandton, 2157

(Insert name and address of organisation)

Name &
signature of
witness

Date

Note: If a tenderer wishes to submit alternative tenders, use another copy of this Form of Offer and Acceptance.

Schedule of Deviations to be completed by the *Employer* prior to contract award

Note:

1. This part of the Offer & Acceptance would not be required if the contract has been developed by negotiation between the Parties and is not the result of a process of competitive tendering.
2. The extent of deviations from the tender documents issued by the Employer prior to the tender closing date is limited to those permitted in terms of the Conditions of Tender.
3. A tenderer's covering letter must not be included in the final contract document. Should any matter in such letter, which constitutes a deviation as aforesaid be the subject of agreement reached during the process of Offer and Acceptance, the outcome of such agreement shall be recorded here and the final draft of the contract documents shall be revised to incorporate the effect of it.

No.	Subject	Details
1	[•]	[•]
2	[•]	[•]
3	[•]	[•]
4	[•]	[•]
5	[•]	[•]
6	[•]	[•]
7	[•]	[•]

By the duly authorised representatives signing this Schedule of Deviations below, the Employer and the tenderer agree to and accept this Schedule of Deviations as the only deviations from and amendments to the documents listed in the Tender Data and any addenda thereto listed in the Tender Schedules, as well as any confirmation, clarification or changes to the terms of the Offer agreed by the tenderer and the Employer during this process of Offer and Acceptance.

It is expressly agreed that no other matter whether in writing, oral communication or implied during the period between the issue of the tender documents and the receipt by the tenderer of a completed signed copy of this Form shall have any meaning or effect in the contract between the parties arising from this Agreement.

For the tenderer:

For the Employer

Signature

Name

Capacity

On behalf
of

(Insert name and address of organisation)

Eskom Holdings SOC Limited
1 Maxwell Drive, Sunninghill, Sandton, 2157

Name &
signature
of witness

Date

C1.2 TSC3 Contract Data

Part C1.2a - Data provided by the *Employer*

Clause	Statement	Data
1	General The <i>conditions of contract</i> are the core clauses and the clauses for main Option: dispute resolution Option and secondary Options of the NEC3 Term Service Contract April 2013 ² (TSC3)	A: Priced contract with price list W1: Dispute resolution procedure X1: Price adjustment for inflation X2: Changes in the law X7: Delay Damages X17: Low service damages X18: Limitation of liability X19: Task Order Z: <i>Additional conditions of contract</i>
10.1	The <i>Employer</i> is (name): Address	Eskom Holdings SOC Ltd (reg no: 2002/015527/30), a state-owned company incorporated in terms of the company laws of the Republic of South Africa Registered office at Megawatt Park, Maxwell Drive, Sandton, Johannesburg
10.1	The <i>Service Manager</i> is (name): Address Tel e-mail	Sazi Ntikinca Brackenfell Complex +27 (0) 21 915 2929 NtikinSN@eskom.co.za
11.2(2)	The Affected Property is	ESKOM Property Management in the Cape Coastal Cluster Western Cape – Protea Zone
11.2(13)	The <i>service</i> is	To establish a 60-month contract for the provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Western Cape, Protea Zone
11.2(14)	The following matters will be included in the Risk Register	Labour strikes, Time and Quality related delays, Power supply interruptions/failures, Municipal water interruptions

² Available from Engineering Contract Strategies Tel 011 803 3008 Fax 086 539 1902 www.ecs.co.za

11.2(15)	The Service Information is in	Part 3: Scope of Work and all documents to which it makes reference.
12.2	The <i>law of the contract</i> is the law of	the Republic of South Africa
13.1	The <i>language of this contract</i> is	English
13.3	The <i>period for reply</i> is	One (1) week
2	The Contractor's main responsibilities	
21.1	The <i>Contractor</i> submits a first plan for acceptance within	One (1) month prior to the starting date of the Contract Date
3	Time	
30.1	The <i>starting date</i> is.	1 November 2026
30.1	The <i>service period</i> is	60 months
4	Testing and defects	Refer to NEC3 TSC Clause 40, 41, 42 for Tests and Inspections, Correcting Defects
5	Payment	
50.1	The <i>assessment interval</i> is	Period agreed upon by <i>Service Manager</i> and <i>Contractor</i> from the <i>Starting Date</i>.
51.1	The <i>currency of this contract</i> is the	South African Rand
51.2	The period within which payments are made is	Either 14 (fourteen) days or 30 (thirty) days depending on the <i>Contractor's</i> BBBEE status at the date of payment.
51.4	The <i>interest rate</i> is	(i) the publicly quoted prime rate of interest (calculated on a 365 day year) charged by from time to time by the Standard Bank of South Africa Limited (as certified, in the event of any dispute, by any manager of such bank, whose appointment it shall not be necessary to prove) for amounts due in Rands and (ii) the LIBOR rate applicable at the time for amounts due in other currencies. LIBOR is the 6 month London Interbank Offered Rate quoted under the caption "Money Rates" in The Wall Street Journal for the applicable currency or if no rate is quoted for the currency in question then the rate for United States Dollars, and if no such rate appears in The Wall Street Journal then the rate as quoted by the Reuters Monitor Money Rates Service (or such service as may replace the Reuters Monitor Money Rates Service) on the due date for the payment in

question, adjusted *mutatis mutandis* every 6 months thereafter (and as certified, in the event of any dispute, by any manager employed in the foreign exchange department of The Standard Bank of South Africa Limited, whose appointment it shall not be necessary to prove.

6	Compensation events	Refer to clause 60 in the NEC3 Terms Services 3 Contract
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7	Use of Equipment Plant and Materials	Refer to Section 3.1 under Employers Service Information, 5.6, 5.7 and 5.8
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8	Risks and insurance	
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80.1 These are additional *Employer's* risks
83.1 The *Employer* provides these insurances from the Insurance Table

None

Insurance against	Minimum amount of cover or minimum limit of indemnity
Assets All Risk	As per the Eskom Insurance policy document, which is available on request from the Eskom Insurance department.
Project insurance	As per the Eskom Insurance policy document, which is available on request from the Eskom Insurance department.
General and Public Liability	As per the Eskom Insurance policy document, which is available on request from the Eskom Insurance department.
SHEQ Liability	As per the Eskom Insurance policy document, which is available on request from the Eskom Insurance department.
Transport (Marine)	As per the Eskom Insurance policy document, which is available on request from the Eskom Insurance department.
Motor Fleet and Mobile Plant	As per the Eskom Insurance policy document, which is available on request from the Eskom Insurance department.
Terrorism	As per the Eskom Insurance policy document, which is available on request from the Eskom Insurance department.
Cyber Liability	As per the Eskom Insurance policy document, which is available on request from the Eskom Insurance department.

83.1 The *Contractor* provides these additional insurances:

Insurance against	Minimum amount of cover or minimum limit of indemnity
Loss of or damage caused by the <i>Contractor</i> to the <i>Employer's</i> property	The replacement cost where not covered by the <i>Employer's</i> insurance.

	The Employer's policy Deductible where covered by the <i>Employer's</i> insurance.
Loss of or damage to Plant and Materials	The replacement cost where not covered by the <i>Employer's</i> insurance. The Employer's policy Deductible where covered by the <i>Employer's</i> insurance.
Loss of or damage to Equipment	The replacement cost where not covered by the <i>Employer's</i> insurance. The <i>Employer's</i> policy Deductible where covered by the <i>Employer's</i> insurance.
The <i>Contractor's</i> liability for loss of or damage to property (except the <i>Employer's</i> property, Plant and Materials and Equipment) and liability for bodily injury to or death of a person (not an employee of the <i>Contractor</i>) arising from or in connection with the <i>Contractor's</i> Providing the Service	<u>Loss of or damage to property</u> The replacement cost <u>Bodily injury to or death of a person</u> The amount required by the applicable law.
Liability for death of or bodily injury to employees of the <i>Contractor</i> arising out of and in the course of their employment in connection with this contract	The amount required by the applicable law

9	Termination	Refer to clause 90 in the NEC3 Terms Services 3 Contract.
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10	Data for main Option clause	
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A	Priced contract with price list	
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20.5	The <i>Contractor</i> prepares forecasts of the final total of the Prices for the whole of the <i>service</i> at intervals no longer than	Four (4) weeks
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11	Data for Option W1	
W1.1	The <i>Adjudicator</i>	

the person selected from the ICE-SA Division (or its successor body) of the South African Institution of Civil Engineering Panel of Adjudicators by the Party intending to refer a dispute to him. (see www.ice-sa.org.za). If the

		Parties do not agree on an Adjudicator the Adjudicator will be appointed by the Arbitration Foundation of Southern Africa (AFSA).															
W1.2(3)	The <i>Adjudicator nominating body</i> is:	the Chairman of ICE-SA a joint Division of the South African Institution of Civil Engineering and the Institution of Civil Engineers (London) (see www.ice-sa.org.za) or its successor body.															
W1.4(2)	The <i>tribunal</i> is:	Arbitration															
W1.4(5)	The <i>arbitration procedure</i> is	the latest edition of Rules for the Conduct of Arbitrations published by The Association of Arbitrators (Southern Africa) or its successor body.															
	The place where arbitration is to be held is	Cape Town, South Africa.															
	The person or organisation who will choose an arbitrator																
	- if the Parties cannot agree a choice or - if the arbitration procedure does not state who selects an arbitrator, is	the Chairman for the time being or his nominee of the Association of Arbitrators (Southern Africa) or its successor body.															
12	Data for secondary Option clauses																
X1	Price adjustment for inflation																
X1.1	The base date for indices is	1 month before the start of the contract.															
	The proportions used to calculate the Price Adjustment Factor are:																
		<table> <tr> <th>Proport</th><th>linked to index</th><th>Index prepared by</th></tr> <tr> <th>for</th><th></th><th></th></tr> <tr> <td>0. 65 (65%)</td><td>Labour (Table C-3a for labour rates)</td><td>SIEFSA</td></tr> <tr> <td>0. 20 (20%)</td><td>Transport (Table L-2 for road freight costs)</td><td>SIEFSA</td></tr> <tr> <td>0.15 (15%)</td><td>non-adjustable</td><td></td></tr> </table>	Proport	linked to index	Index prepared by	for			0. 65 (65%)	Labour (Table C-3a for labour rates)	SIEFSA	0. 20 (20%)	Transport (Table L-2 for road freight costs)	SIEFSA	0.15 (15%)	non-adjustable	
Proport	linked to index	Index prepared by															
for																	
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0. 20 (20%)	Transport (Table L-2 for road freight costs)	SIEFSA															
0.15 (15%)	non-adjustable																
	Total 1.00																
	The prices will be fixed and firm rates for the first 12 months of the contract. At the anniversary date of the contract the prices will be adjusted by Contracts Management team for inflation using CPA. The relevant publications to be used are published by the SIEFSA.																

X2	Changes in the law	As per definitions stated in the TSC3	
X7	Delay Damages		
X7.1	Delay damages for Delivery are	Delivery of One week outside the agreed delivery timelines	Amount per day R200 per day
		Two weeks outside agreed delivery timelines	R300 per day
X17	Low service damages		
X17.1	The service level table is in	The Service information C3.1-2.14, Page ix	
X18	Limitation of liability	Value of the Task Order	
X18.1	The <i>Contractor's</i> liability to the <i>Employer</i> for indirect or consequential loss is limited to		
X18.2	For any one event, the <i>Contractor's</i> liability to the <i>Employer</i> for loss of or damage to the <i>Employer's</i> property is limited to	the amount of the deductibles relevant to the event described in the "Format A" insurance policy available on request from Eskom Group Insurance	
X18.3	The <i>Contractor's</i> liability for Defects due to his design of an item of Equipment is limited to	The greater of • the total of the Prices at the Contract Date and the amounts excluded and unrecoverable from the <i>Employer's</i> insurance (other than the resulting physical damage to the <i>Employer's</i> property which is not excluded) plus the applicable deductibles in the <i>Employer's</i> assets and works / maintenance policies available on request from Eskom Group Insurance	
X18.4	The <i>Contractor's</i> total liability to the <i>Employer</i> , for all matters arising under or in connection with this contract, other than the excluded matters, is limited to	the total of the Prices other than for the additional excluded matters. The <i>Contractor's</i> total liability for the additional excluded matters is not limited. The additional excluded matters are amounts for which the <i>Contractor</i> is liable under this contract for • loss of or damage to property (other than the <i>Employer's</i> property, Plant and Materials), • death of or injury to a person and • infringement of an intellectual property right. • Defects due to his design plan and specification • Defects due to manufacture and fabrication outside the affected property	
X18.5	The <i>end of liability date</i> is	1 year after the end of the <i>service period</i>.	
X19	Task Order		

X19.5	The <i>Contractor</i> submits a Task Order programme to the <i>Service Manager</i> within	One (1) day of receiving the Task Order
Z	The <i>additional conditions of contract</i> are	Z1 to Z12 always apply.
Z1	Cession delegation and assignment	
Z1.1	The <i>Contractor</i> does not cede, delegate or assign any of its rights or obligations to any person without the written consent of the <i>Employer</i> .	
Z1.2	Notwithstanding the above, the <i>Employer</i> may on written notice to the <i>Contractor</i> cede and delegate its rights and obligations under this contract to any of its subsidiaries or any of its present divisions or operations which may be converted into separate legal entities as a result of the restructuring of the Electricity Supply Industry.	
Z2	Joint ventures	
Z2.1	If the <i>Contractor</i> constitutes a joint venture, consortium or other unincorporated grouping of two or more persons or organisations then these persons or organisations are deemed to be jointly and severally liable to the <i>Employer</i> for the performance of this contract.	
Z2.2	Unless already notified to the <i>Employer</i> , the persons or organisations notify the <i>Service Manager</i> within two weeks of the Contract Date of the key person who has the authority to bind the <i>Contractor</i> on their behalf.	
Z2.3	The <i>Contractor</i> does not alter the composition of the joint venture, consortium or other unincorporated grouping of two or more persons without the consent of the <i>Employer</i> having been given to the <i>Contractor</i> in writing.	
Z3	Change of Broad Based Black Economic Empowerment (B-BBEE) status	
Z3.1	Where a change in the <i>Contractor's</i> legal status, ownership or any other change to his business composition or business dealings results in a change to the <i>Contractor's</i> B-BBEE status, the <i>Contractor</i> notifies the <i>Employer</i> within seven days of the change.	
Z3.2	The <i>Contractor</i> is required to submit an updated verification certificate and necessary supporting documentation confirming the change in his B-BBEE status to the <i>Service Manager</i> within thirty days of the notification or as otherwise instructed by the <i>Service Manager</i> .	
Z3.3	Where, as a result, the <i>Contractor's</i> B-BBEE status has decreased since the Contract Date the <i>Employer</i> may either re-negotiate this contract or alternatively, terminate the <i>Contractor's</i> obligation to Provide the Service.	
Z3.4	Failure by the <i>Contractor</i> to notify the <i>Employer</i> of a change in its B-BBEE status may constitute a reason for termination. If the <i>Employer</i> terminates in terms of this clause, the procedures on termination are P1, P2 and P4 as stated in clause 92, and the amount due is A1 and A3 as stated in clause 93.	
Z4	Ethics	
Z4.1	Any offer, payment, consideration, or benefit of any kind made by the <i>Contractor</i> , which constitutes or could be construed either directly or indirectly as an illegal or corrupt practice, as an inducement or reward for the award or in execution of this contract constitutes grounds for terminating the <i>Contractor's</i> obligation to Provide the Service or taking any other action as appropriate against the <i>Contractor</i> (including civil or criminal action).	
Z4.2	The <i>Employer</i> may terminate the <i>Contractor's</i> obligation to Provide the Service if the <i>Contractor</i> (or any member of the <i>Contractor</i> where the <i>Contractor</i> constitutes a joint venture, consortium or other unincorporated grouping of two or more persons or organisations) is found guilty by a competent court, administrative or regulatory body of participating in illegal or corrupt practices.	
	Such practices include making of offers, payments, considerations, or benefits of any kind or otherwise, whether in connection with any procurement process or contract with the <i>Employer</i> or other people or organisations and including in circumstances where the <i>Contractor</i> or any such member is removed from the an approved vendor data base of the <i>Employer</i> as a consequence of such practice.	

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- Z4.3 Notwithstanding the provisions of core clause 90.2, the procedures on termination in terms of this clause are P1, P2 and P4 as stated in the core clause 92 and the amount due is A1 and A3 as stated in core clause 93.

Z5 Confidentiality

- Z5.1 The *Contractor* does not disclose or make any information arising from or in connection with this contract available to Others. This undertaking does not, however, apply to information which at the time of disclosure or thereafter, without default on the part of the *Contractor*, enters the public domain or to information which was already in the possession of the *Contractor* at the time of disclosure (evidenced by written records in existence at that time). Should the *Contractor* disclose information to Others in terms of clause 25.1, the *Contractor* ensures that the provisions of this clause are complied with by the recipient.
- Z5.2 If the *Contractor* is uncertain about whether any such information is confidential, it is to be regarded as such until notified otherwise by the *Service Manager*.
- Z5.3 In the event that the *Contractor* is, at any time, required by law to disclose any such information which is required to be kept confidential, the *Contractor*, to the extent permitted by law prior to disclosure, notifies the *Employer* so that an appropriate protection order and/or any other action can be taken if possible, prior to any disclosure. In the event that such protective order is not, or cannot, be obtained, then the *Contractor* may disclose that portion of the information which it is required to be disclosed by law and uses reasonable efforts to obtain assurances that confidential treatment will be afforded to the information so disclosed.
- Z5.4 The taking of images (whether photographs, video footage or otherwise) of the Affected Property or any portion thereof, in the course of Providing the Service and after the end of the *service period*, requires the prior written consent of the *Service Manager*. All rights in and to all such images vests exclusively in the *Employer*.
- Z5.5 The *Contractor* ensures that all his subcontractors abide by the undertakings in this clause.

Z6 Waiver and estoppel: Add to core clause 12.3:

- Z6.1 Any extension, concession, waiver or relaxation of any action stated in this contract by the Parties, the *Service Manager* or the *Adjudicator* does not constitute a waiver of rights, and does not give rise to an estoppel unless the Parties agree otherwise and confirm such agreement in writing.

Z7 Health, safety and the environment: Add to core clause 27.4

- Z7.1 The *Contractor* undertakes to take all reasonable precautions to maintain the health and safety of persons in and about the execution of the *service*. Without limitation the *Contractor*:
- accepts that the *Employer* may appoint him as the "Principal Contractor" (as defined and provided for under the Construction Regulations 2014 (promulgated under the Occupational Health & Safety Act 85 of 1993) ("the Construction Regulations") for the Affected Property;
 - warrants that the total of the Prices as at the Contract Date includes a sufficient amount for proper compliance with the Construction Regulations, all applicable health & safety laws and regulations and the health and safety rules, guidelines and procedures provided for in this contract and generally for the proper maintenance of health & safety in and about the execution of the *service*; and
 - undertakes, in and about the execution of the *service*, to comply with the Construction Regulations and with all applicable health & safety laws and regulations and rules, guidelines and procedures otherwise provided for under this contract and ensures that his Subcontractors, employees and others under the *Contractor's* direction and control, likewise observe and comply with the foregoing.
- Z7.2 The *Contractor*, in and about the execution of the *service*, complies with all applicable environmental laws and regulations and rules, guidelines and procedures otherwise provided for under this contract and ensures that his Subcontractors, employees and others under the *Contractor's* direction and control, likewise observe and comply with the foregoing.

Z8 Provision of a Tax Invoice Add to core clause 51

- Z8.1 Within one week of receiving a payment certificate from the *Service Manager* in terms of core clause 51.1, the *Contractor* provides the *Employer* with a tax invoice in accordance with the *Employer's* procedures stated in the Service Information, showing the amount due for payment equal to that stated in the payment certificate.
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- Z8.2 If the *Contractor* does not provide a tax invoice in the form and by the time required by this contract, the time by when the *Employer* is to make a payment is extended by a period equal in time to the delayed submission of the correct tax invoice.
- Z8.3 The *Contractor* (if registered in South Africa in terms of the companies Act) is required to comply with the requirements of the Value Added Tax Act, no 89 of 1991 (as amended) and to include the *Employer's* VAT number 4740101508 on each invoice he submits for payment.

Z9 Notifying compensation events

- Z9.1 Delete the last paragraph of core clause 61.3 and replace with:

If the *Contractor* does not notify a compensation event within eight weeks of becoming aware of the event, he is not entitled to a change in the Prices.

Z10 Employer's limitation of liability

- Z10.1 The *Employer's* liability to the *Contractor* for the *Contractor's* indirect or consequential loss is limited to R0.00 (zero Rand)
- Z10.2 The *Contractor's* entitlement under the indemnity in 82.1 is provided for in 60.1(12) and the *Employer's* liability under the indemnity is limited to compensation as provided for in core clause 63 and X19.11 if Option X19 Task Order applies to this contract.

Z11 Termination: Add to core clause 91.1, at the second main bullet point, fourth sub-bullet point, after the words "against it":

- Z11.1 or had a business rescue order granted against it.

Z12 Insurance

Annexure A: Insurance provided by the Employer

These notes are provided as guidance to tendering contractors and the Contractor about the insurance provided by the Employer.

- Services provided in a TSC3 contract could include some element of construction or refurbishment as well as a continuous maintenance or operational service activity. If an event occurs which causes loss or damage, a claim could be made either against the *Employer's* "works" type policy which may be in place for the *Employer's* portion of the Affected Property concerned or against the *Employer's* assets policy which may be in place for the *Employer's* portion of the Affected Property concerned, or both.
- The cover provided and the deductibles under the works policy are different to those under the assets policy. Each policy has a range of applicable deductibles depending on the location of the Affected Property and the nature of the insurable event.
- Tendering contractors should note that cover provided by the *Employer* is only per the policies available on the internet web link listed below and may not be the cover required by the tendering contractor or as intended by each of the listed insurances in the left hand column of the Insurance Table in clause 83.2. In terms of clause 83.1 "the *Contractor* provides the insurances stated in the Insurance Table except any insurance which the *Employer* is to provide". Hence the *Contractor* provides insurance which the *Employer* does not provide and in cases where the *Employer* does provide insurance the *Contractor* insures for the difference between what the Insurance Table requires and what the *Employer* provides.
- Further information and full details of all Eskom provided policies and procedures may be obtained from: Eskom Group Insurance.

Z13 Asbestos

For the purposes of this Z-clause, the following definitions apply:

AAIA	means approved asbestos inspection authority.
ACM	means asbestos containing materials.
AL	means action level, i.e. a level of 50% of the OEL, i.e. 0.1 regulated asbestos fibres per ml of air measured over a 4 hour period. The value at which proactive actions is required in order to control asbestos exposure to prevent exceeding the OEL.
Ambient Air	means breathable air in area of work with specific reference to breathing zone, which is defined to be a virtual area within a radius of approximately 30cm from the nose inlet.
Compliance Monitoring	means compliance sampling used to assess whether or not the personal exposure of workers to regulated asbestos fibres is in compliance with the Standard's requirements for safe processing, handling, storing, disposal and phase-out of asbestos and asbestos containing material, equipment and articles.
OEL	means occupational exposure limit.
Parallel Measurements	means measurements performed in parallel, yet separately, to existing measurements to verify validity of results.
Safe Levels	means airborne asbestos exposure levels conforming to the Standard's requirements for safe processing, handling, storing, disposal and phase-out of asbestos and asbestos containing material, equipment and articles.
Standard	means the Employer's Asbestos Standard 32-303: Requirements for Safe Processing, Handling, Storing, Disposal and Phase-out of Asbestos and Asbestos Containing Material, Equipment and Articles.
SANAS	means the South African National Accreditation System.
TWA	means the average exposure, within a given workplace, to airborne asbestos fibres, normalised to the baseline of a 4-hour continuous period, also applicable to short term exposures, i.e. 10-minute TWA.

Z13.1 The Employer ensures that the Ambient Air in the area where the Contractor will Provide the Services conform to the acceptable prescribed South African standard for asbestos, as per the regulations published in GNR 155 of 10 February 2002, under the Occupational Health and Safety Act, 1993 (Act 85 of 1993) ("Asbestos Regulations"). The OEL for asbestos is 0.2 regulated asbestos fibres per millilitre of air as a 4-hour TWA, averaged over any continuous period of four hours, and the short-term exposure limit of 0.6 regulated asbestos fibres per millilitre of air as a 10-minute TWA, averaged over any 10 minutes, measured in accordance with HSG248 and monitored according to HSG173 and OESSM.

Z13.2 Upon written request by the Contractor, the Employer certifies that these conditions prevail. All measurements and reporting are effected by an independent, competent, and certified occupational hygiene inspection body, i.e. a SANAS accredited and Department of Employment and Labour approved AAIA. The Contractor may perform Parallel Measurements and related control measures at the Contractor's expense. For the purposes of compliance, the results generated from Parallel Measurements are evaluated only against South African statutory limits as detailed in clause Z13.1. Control measures conform to the requirements stipulated in the AAIA-approved asbestos work plan.

Z14.3 The Employer manages asbestos and ACM according to the Standard.

Z14.4 In the event that any asbestos is identified while Providing the Services, a risk assessment is conducted and if so required, with reference to possible exposure to an airborne concentration of above the AL for asbestos, immediate control measures are implemented and relevant air monitoring conducted in order to declare the area safe.

Z14.5 The Contractor's personnel are entitled to stop working and leave the contaminated area forthwith until such time that the area of concern is declared safe by either Compliance Monitoring or an AAIA approved control measure intervention, for example, per the emergency asbestos work plan, if

applicable.

Z14.6 The Contractor continues to Provide the Services, without additional control measures presented on presentation of Safe Levels. The contractually agreed dates to Provide the Services, including the Completion Date are adjusted accordingly. The contractually agreed dates are extended by the notification periods required by regulations 3 and 21 of the Asbestos Regulations, 2001.

Z14.7 Any removal and disposal of asbestos, asbestos containing materials and waste, is done by a registered asbestos contractor, instructed by the Employer at the Employer's expense, and

C1.2 Contract Data

Part C1.2b - Data provided by the Contractor

Clause	Statement	Data
10.1	The Contractor is (Name): Address Tel No. Fax No.	
11.2(8)	The <i>direct fee percentage</i> is	%
	The <i>subcontracted fee percentage</i> is	%
11.2(14)	The following matters will be included in the Risk Register	
11.2(15)	The Service Information for the Contractor's plan is in:	
21.1	The plan identified in the Contract Data is contained in:	
24.1	The key people are: 1 Name: Job: Responsibilities: Qualifications: Experience: 2 Name: Job: Responsibilities: Qualifications: Experience:	

CV's (and further key person's data including CVs) are in .

A	Priced contract with price list
11.2(12)	The <i>price list</i> is in
11.2(19)	The tendered total of the Prices is

Part C2: Pricing Data
TSC3 Option A

Document reference	Title	No of pages
	This cover page	1
C2.1	Pricing assumptions: Option A	2
C2.2	The <i>price list</i>	4

C2.1 Pricing assumptions: Option A

How work is priced and assessed for payment

Clause 11 in NEC3 Term Service Contract (TSC3) core clauses and Option A states:

Identified and defined terms	11	
	11.2	(12) The Price List is the <i>price list</i> unless later changed in accordance with this contract.
		(17) The Price for Services Provided to Date is the total of
		1. the Price for each lump sum item in the Price List which the <i>Contractor</i> has completed and 2. where a quantity is stated for an item in the Price List, an amount calculated by multiplying the quantity which the <i>Contractor</i> has completed by the rate.
		(19) The Prices are the amounts stated in the Price column of the Price List. Where a quantity is stated for an item in the Price List, the Price is calculated by multiplying the quantity by the rate.

This confirms that Option A is a priced contract where the Prices are derived from a list of items of service which can be priced as lump sums or as expected quantities of service multiplied by a rate or a mix of both.

Function of the Price List

Clause 54.1 in Option A states: "Information in the Price List is not Service Information". This confirms that instructions to do work or how it is to be done are not included in the Price List but in the Service Information. This is further confirmed by Clause 20.1 which states, "The *Contractor* Provides the Service in accordance with the Service Information". Hence the *Contractor* does **not** Provide the Service in accordance with the Price List. The Price List is only a pricing document.

Link to the *Contractor's* plan

Clause 21.4 states "The *Contractor* provides information which shows how each item description on the Price List relates to the operations on each plan which he submits for acceptance". Hence when compiling the *price list*, the tendering contractor needs to develop his first clause 21.2 plan in such a way that operations shown on it can be priced in the *price list* and result in a satisfactory cash flow in terms of clause 11.2(17).

Preparing the *price list*

Before preparing the *price list*, both the *Employer* and tendering contractors should read the TSC3 Guidance Notes pages 14 and 15. In an Option A contract, either Party may have entered items into the *price list* either as a process of offer and acceptance (tendering) or by negotiation depending on the nature of the service to be provided. Alternatively, the *Employer*, in his Instructions to Tenderers or in a Tender Schedule, may have listed some items that he requires the *Contractor* to include in the *price list* to be prepared and priced by him.

It is assumed that in preparing or finalising the *price list* the *Contractor*:

- Has taken account of the guidance given in the TSC3 Guidance Notes relevant to Option A;
- Understands the function of the Price List and how work is priced and paid for;
- Is aware of the need to link operations shown in his plan to items shown in the Price List;
- Has listed and priced items in the *price list* which are inclusive of everything necessary and incidental to Providing the Service in accordance with the Service Information, as it was at the time of tender,

- as well as correct any Defects not caused by an *Employer's* risk;
- Has priced work he decides not to show as a separate item within the Prices or rates of other listed items in order to fulfil the obligation to complete the *service* for the tendered total of the Prices.
- Understands there is no adjustment to items priced as lump sums if the amount, or quantity, of work within that item later turns out to be different to that which the *Contractor* estimated at time of tender. The only basis for a change to the (lump sum) Prices is as a result of a compensation event.

Format of the *price list*

(From the example given in an Appendix within the TSC3 Guidance Notes)

Entries in the first four columns in the *price list* in section C2.2 are made either by the *Employer* or the tendering contractor.

If the *Contractor* is to be paid an amount for the item which is not adjusted if the quantity of work in the item changes, the tendering contractor enters the amount in the Price column only, the Unit, Expected Quantity and Rate columns being left blank.

If the *Contractor* is to be paid an amount for an item of work which is the rate for the work multiplied by the quantity completed, the tendering contractor enters the rate which is then multiplied by the Expected Quantity to produce the Price, which is also entered.

If the *Contractor* is to be paid a Price for an item proportional to the length of time for which a service is provided, a unit of time is stated in the Unit column and the expected length of time (as a quantity of the stated units of time) is stated in the Expected Quantity column

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C2.2 the *price list*

Part 1

The rates and Prices entered for each item includes for all work and other things necessary to complete the item.

NB: Prices to include labour, supply of all materials, overheads, safety, protective clothing, profits, hiring of equipment.

The price list is contained in Annexure A – FMS Bill of Quantities

Notes to the price list

1. The rates in the Price List exclude VAT.
2. The rates will remain fixed and firm for the first 12 months of the contract period; thereafter escalation may be applied for, in writing, annually based on CPI by the Contractor.
3. The escalation will only be applicable from the date of approval.
4. CPI will not apply to items relating to % Markups and P&Gs
5. There will be no P&Gs on Subcontracted work.
6. There will be no P&Gs on travelling.
7. Where quotations are required, Eskom will not pay the Contractor to supply quotations/Assessments.

PRICE LIST- SUMMARY - ANNEXURE A2 - TABLE OF CONTENTS

Section	Section ref.		Page / item ref.	Price
SECTION A		Notes to Tenderers	Page 1- 6	
Section 1	B	Building Works & Alterations	Page 1 - 29 (B1-B205)	-
Section 2	P	Plumbing And Drainage	Page 1 -2 (P1-P16)	-
Section 3	E	Electrical	Page 1 - 2(E1-E24)	-
Section 4	SOR	Schedule of Rates	Page 1 - 3(SOR1-SOR30)	-
		Total		-

SECTION A - NOTES TO TENDERERS

1. BILLS OF QUANTITIES

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Western Cape, Atlantic Zone

2.1 CONTRACT DOCUMENTS

The contract documents will consist of:

2.1.1 The NEC3 Term Service Contract

2.1.2 The Model Preambles for Trades (2008 Edition) as published by the ASAQS. This document is not incorporated within the text of these Bills of Quantities; accordingly, the contractor is urged to make careful reference to this Document for its full intent and meaning.

2.1.3 These Bills of Quantities, including all annexures and supplementary documentation referred to therein.

2.1.4 Documents to be provided by the Contractor in terms of the requirements of these Bills of Quantities.

2.2 DRAWINGS

There are certain as-built drawings available , but should the contractor need to view these drawings , these are available at Employers office.

3 PREAMBLES TO ALL TRADES

Tenderers are referred to the Model Preambles for Trades, 2008 Edition, (recommended and published by the Association of South African Eskom ERE (WC) Officials) and the "Supplementary Preambles to All Trades" (Supplementary Preambles pages 1-10 hereof) for the full descriptions and specifications referred to in these Bills of Quantities. It should be noted that descriptions in these Bills of Quantities generally appear in brief, but whether specific reference to the Model Preambles and the "Supplementary Preambles" is made or not, they shall be deemed to apply fully to and augment the descriptions of the relevant items. No claim whatsoever will be allowed in respect of errors or omissions in pricing due to brevity of descriptions of items in the Bills of Quantities which are fully described when read in conjunction with the relevant requirements of the Model Preambles and the "Supplementary Preambles to All Trades".

The Tenderer must study the Model Preambles and the "Supplementary Preambles to All Trades" before pricing these Bills of Quantities and all prices inserted in these Bills of Quantities shall cover all costs and charges that may be considered necessary by the Tenderer for the carrying out and observance of the Provisions of the Model Preambles and the "Supplementary Preambles to All Trades". Where requirements of descriptions in the Bills of Quantities differ from the relevant requirements of the Model Preambles and the "Supplementary Preambles to All Trades", the requirements of the descriptions in the Bills of Quantities shall apply.

4 VALUE ADDED TAX

Tenderers should compute their rates from the net costs (excluding value added tax). Value Added Tax at the current rate of 15% is to be added to the net sub-total on the final summary page by means of a single sum calculation to establish the tender price.

5 SCOPE OF WORK

The scope of works is as per the Service Information stated in the Nec3 document and the Bill of Quantities.

6 POSSESSIONS OF SITE

This date will be agreed between the parties once the Contractor meets all its contractual and safety obligations. Since this is a maintenance contract, the site will always be occupied by the Employer at all times.

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Western Cape, Atlantic Zone

7 TENDERS

Tenderers are required to make themselves familiar with the sites before tendering, since no rates changes will be allowed after tender submission.

The Employer will not be liable for any costs incurred in the preparation of the tender nor will he be bound to accept the lowest or any portion of any tender.

8 COMMON LAW OR BY-LAW REQUIREMENTS

No liability for not specifically mentioning any normal contractual, Common Law or By-law requirements will be accepted by the Employer, Eskom ERE (WC) Official or Eskom ERE (WC) Official.

9 AREA OF WORKS

The Tenderer shall ascertain by personal viewing of the site any restrictions to the area that may be occupied by the contractor including any restrictions imposed by any buildings, etc. and any limitations or restrictions that may be imposed by the Municipal Engineer or the Local Authorities.

The contractor is deemed to have allowed for all necessary temporary fencing, screening, hoardings, etc. Space for the storage of Building Materials must be arranged with the Eskom ERE (WC) Official.

The Contractor shall make all necessary provisions in all rates to take into account these requirements as no claims for extras arising from these matters will be subsequently entertained as admitted. Tenderers will be held responsible for any misunderstanding of incorrect information, however obtained, except information which may have been given in writing over the signature of the Eskom ERE (WC) Official.

10 MANAGEMENT OF WORKS

The Contractor shall to the satisfaction of the Eskom ERE (WC) Official provide, the services of an experienced Supervisor and Manager.

The names and CV's of the Contractor's proposed Management Team shall be submitted to the Eskom ERE (WC) Official prior to commencement on site and, after the Eskom ERE (WC) Official's agreement on the composition and competence thereof has been obtained, no changes shall be made nor shall any member of the said team be removed from the project while remaining in the employ of the Contractor without the Eskom ERE (WC) Official's prior written approval.

The Contractor shall make necessary provisions in all rates to take into account these requirements as no claims for extras arising from these matters will be subsequently entertained or admitted.

11 INSPECTIONS OF WORK

The Contractor shall obtain all local authority approvals if required and shall ensure that all work is also approved by the Eskom ERE (WC) Official prior to covering up. The fact that the work will be inspected periodically in no way absolves the Contractor from total responsibility for the quality of his workmanship and for compliance with the specification. He shall timeously notify the Eskom ERE (WC) Official so that foundation and other inspections can be arranged.

12 SITE CLEANLINESS

The Contractor shall clear away all dirt, rubbish and superfluous material as they accumulate and leave the whole of the site clean and tidy on completion to the satisfaction of the Eskom ERE (WC) Official. The Contractor is advised that the adjacent site is functional at all times and that the incumbents should not be unduly inconvenienced.

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13 ORDERING OF MATERIALS

No claims will be entertained due to non-availability of materials or labour. The Tenderer is therefore required to investigate and ensure that the specific materials and components required for the works will be available at the relevant estimated construction times, at the time of tendering.

14 PROGRAMME

The Contractor will be required to submit a programme when required by the Employer.

15 PRICED BILLS OF QUANTITIES:

Tenderers must submit to the Eskom ERE (WC) Official a copy of the Bills of Quantities fully priced and extended, with his tender. After the Bills have been checked, and when called upon, each page of the Bills of Quantities shall be initialled and the first and last pages signed in full by the Tenderer.

16 IMPORT PERMITS:

Tenderers must apply direct for any import permit and/or currency required, however the ESKOM HOLDINGS LIMITED will furnish successful Tenderers with a supporting statement if required.

17 BILLS OF QUANTITIES:

No alteration, erasure, omission or addition is to be made to the text and conditions of these Bills of Quantities and should any such alteration, amendment, note or addition be made, the same will not be recognised, but the reading of the Bills of Quantities as prepared by the Eskom ERE (WC) Official will be adhered to.

It should be understood that the system of measurement herein adopted is the only system of measurement, which will be recognised in connection with this contract. Before the signing of the contract, the Eskom ERE (WC) Official will be entitled to call for adjustments of individual rates and rectify discrepancies, as he considers necessary without alterations to the Tender amount.

These Bills are not to be used for the purpose of ordering materials.

All Bill rates are to include for material, labour, plant, wastage, transport and profit.

18 TRAFFIC AUTHORITIES AND REGULATIONS

The Contractor shall comply with all requirements of the Authorities in connection with traffic control, gaining access to the site, prevention or disruption of the flow of traffic, transporting of materials and equipment to and from the site and he shall make all necessary arrangements, pay all deposits, fees and charges in connection therewith.

19 PROTECTIONS OF PERSONS AND PROPERTY

The Contractor shall adopt all safety measures in compliance with all statutes, regulations, etc., and shall take all measures to protect all property and to secure the safety and freedom from injury of all persons.

The Contractor shall in addition take all necessary steps to prevent nuisance from dust and the like and shall use every endeavour to minimise noise emanating from the Contract Works. The Contractor is referred to

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the various forms that require his attention prior to commencing work on site - All forms duly completed and signed must be forwarded to the Eskom ERE (WC) Official.

20 SETTING OUT OF THE CONTRACT WORKS

The Site shall not be used by the Contractor for any purpose other than that of carrying out the Contract works. The Contractor shall set out the Contract Works and shall be held solely responsible and liable for the correct centre lines, levels, and gradients.

21 KEEP EARTHWORKS FREE FROM WATER, MUD ETC.

The Contractor shall keep the earthworks free from water, mud, etc. by hand or machinery (including day and night attendance as necessary) as no water, mud, etc., shall be allowed to stand or accumulate.

The Contractor must cut all necessary trenches etc. and build embankments in order to divert stormwater and/or ground water and to protect the earthworks. The Contractor shall be solely responsible for any damage caused by storms, rains, surface or underground water or water from other causes.

On completion of the Contract, the Contractor shall fill in temporary trenches including compacting and shall remove any temporary embankments all at his sole cost.

22 EXISTING AND ADJOINING PROPERTIES, PAVINGS ETC.

The Contractor shall execute the whole of the Contract Works with the minimum of disturbance to the existing and adjoining premises and occupants thereof. He shall keep the Site well-watered where necessary, and take all other steps, to prevent dust and shall keep pavements, surrounding roads etc., clean to the entire satisfaction of the Eskom ERE (WC) Official and the Authorities.

The Contractor shall leave such buildings, structures, fences, pavings, roadways, kerbs, gardens, municipal pavements, streets, etc., in the same condition at completion as they were at the commencement of the Contract. Before commencing work, the Contractor shall arrange with the owners of the existing and adjoining buildings and/or the Authorities for an inspection to be made jointly with themselves, the Contractor and the Eskom ERE (WC) Official in order to make written notes of any crack's defects, etc. which may later be claimed to have been caused by the operations under the Contract. Should defects be disclosed, the Contractor shall submit same in writing to the Eskom ERE (WC) Official before commencing the Contract, failing which it shall be understood that no such defects existed, and the Contractor shall be liable for all claims in this connection.

23 PROCEDURES OF WORKS

The Contractor shall be solely responsible for ensuring that the procedure of works is kept to and no deviations will be entertained.

Should this, however, not be possible then the Contractor shall timeously notify the Eskom ERE (WC) Official.

The Contractor shall make any and all necessary allowances in his pricing for the disruption and costs that will be required to comply with any such restrictions.

SPECIAL CLAUSES

24 TRADE NAMES, ETC.

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All materials, fittings, finishes, etc. specified under a "Trade Name", catalogue number or reference shall be either exactly as described or of equal quality, specification and weight to those described.

The Eskom ERE (WC) Official's written approval must be obtained for any departure from the specification before the submission of tenders, failing which specified materials, fittings, finishings, etc. shall be deemed to have been allowed for in the tenders.

Where articles other than what the manufacturer specified are used, an adjustment of the prices will be made and Variation Orders issued to cover these adjustments.

The Contractor must take delivery of, handle, store, use, apply and/or fix all proprietary branded products in strict accordance with the manufacturer's instructions after consultation with the manufacturer's authorised representative.

25 CONTRACTOR'S RESPONSIBILITY

The Eskom ERE (WC) Official shall not be responsible for any act or omission on the part of the Contractor, which may result in any patent or latent defects, in materials or workmanship, breach or neglect of any local regulations. The Contractor shall at all times be responsible for any such neglect, deviation or wrong act, whether the same is discovered before or after the final certificate, or any other Certificate, has been approved.

26 SITE INSTRUCTIONS AND RECORDS

The Contractor shall supply and have available at the site of the works at all times, the following site books: -

a) Site Instruction Book

Receiving and recording instructions in a suitable A4 size triplicate book kept on site. Instructions issued shall be recorded by the Eskom ERE (WC) Official or other Employer's Agents to whom the Eskom ERE (WC) Official has delegated Authority in the book. Only site instructions issued in such a book shall be recognised.

b) Daily Record Book

The Contractor shall record in a suitable A4 size triplicate book kept at the site, a daily record of work done, all site visits by the Eskom ERE (WC) Official and other professional personnel and all events affecting the Works, such as progress, issue of plans, breakdown of machinery, etc. The labour, plant and material on site shall be recorded as well as work performed. Entries must be made by the Contractor and must be signed and forwarded to the Eskom ERE (WC) Official for his counter signature on a daily basis. Copies of these records shall be for the Eskom ERE (WC) Official, Eskom ERE (WC) Official and Contractor.

27 LOCATIONS OF TEMPORARY BUILDING AND TEMPORARY SERVICES

The Contractor shall provide all necessary temporary works, including temporary roads, tracks, crossings, hard standing and services, etc. required for his own and Sub-Contractor's use during the construction and maintenance period.

There is no guarantee given or implied that Site Conditions will be such that the Contractor will be able to erect such offices, stores and temporary accommodation within the site boundaries and it shall be the Contractor's responsibility to adopt whatever measures he deems necessary in this regard and to obtain permission and pay all cost in connection therewith.

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Western Cape, Atlantic Zone

28 CONTRACTORS TO VISIT SITES PRIOR TO SUBMISSION OF TENDER

The contractors are urged to visit all the sites that has been identified to get an overview of the nature of works, numbered assets and the location of the building prior to pricing this document.

29 PRICING OF THESE GENERAL NOTES

The Contractor may allow in his pricing for any additional costs arising out of these "General Notes" as no later claims for additional costs will be considered.

PLEASE NOTE, UPON CONTRACT AWARD , ALL TERMINOLOGY THAT REFERS TO "TENDERERS " IN THIS DOCUMENT, WILL HAVE THE SAME MEANING AS CONTRACTOR.

Item		Unit	Rate s
B	<u>SECTION NO. 2 : BUILDING WORKS AND ALTERATIONS</u> - <u>BILL NO.1 : EARTHWORKS (PROVISIONAL)</u> - <u>PRICING OF RATES</u>		
	All rates inserted in the Bills of Quantities shall cover all costs, charges and profit that may be considered necessary for the carrying out and observance for the provisions of these "Preambles to all Trades". The Tenderer shall insert the amount required against each item which he wishes to price and not insert a lump sum covering a series of items. Only such priced items shall be considered in respect of any adjustment to the Contract Sum. Items left unpriced will be understood to be covered in the rates for other items throughout these Bills of Quantities. The Tenderer must refer to the Schedule of Rates bill and ensure the required skill profile for this Bill is utilised when carrying out works on site. Tenderers must make due allowance for this in their rates and no claims will be entertained in this regard after contract award. <u>Overtime work and normal work:</u> - The tenderers are advised that the following works may be done during normal working hours as well as after normal working hours. Tenderers must make due allowance for these working hours in the pricing as no claims will be entertained in this regard. <u>BILL NO.1 : EARTHWORKS</u>		

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Western Cape, Atlantic Zone

	<u>PREAMBLES</u> - The Tenderer is referred to the relevant clauses in the latest edition of the Model Preambles for Trades and to the Supplementary Preambles. <u>SUPPLEMENTARY PREAMBLES</u> - <u>Nature of ground:</u> - The Tenderer must acquaint himself with the nature of the material to be excavated. The nature of the ground is assumed to be medium, dense and very dense material, therefore earth, but possibly interspersed with "hard rock" or "intermediate material".		
B1	A soils investigation has not been carried out on site by the Engineer and the report is not annexed to the back of these bills of quantities. Descriptions of excavations shall be deemed to include all ground conditions classifiable as "earth" described in the above report and where conditions of a more difficult character are indicated these are separately measured. <u>Carting away of excavated material:</u> - Descriptions of carting away of excavated material shall be deemed to include loading excavated material onto trucks directly from the excavations or, alternatively, from stock piles situated on the building site. <u>Subterranean Water:</u> - The contractor must keep proper records for all dewatering and these records must be signed by the Eskom ERE (EC) Official on a weekly basis so that payments can be effected. If this process is not followed, this work will be provided free of charge. <u>SITE CLEARANCE, ETC</u> Allow for clearing the site as required and cart away all vegetation and debris. <u>EXCAVATIONS OTHER THAN BULK</u>	m ²	

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Western Cape, Atlantic Zone

	- <u>Excavation in earth not exceeding 2m deep and stock pile on site, including keeping excavations free of water, risk of collapse</u>		
B2	Reduced levels under floors	m ³	
B3	Trenches, bases, holes	m ³	
	<u>Extra over trench and hole excavations in earth for excavation in:</u>		
B4	- Intermediate material.	m ³	
B5	Hard rock material.	m ³	
	<u>Extra over all excavations for carting away:</u>		
B6	- Surplus material from excavations and/or stock piles on site to a dumping site to be located by the contractor	m ³	
	<u>COMPACTION</u>		
	- <u>Compaction of surfaces:</u>		
B7	- Rip and scarify to a depth of 200mm, level and compact earth surface under floor to density of at least 85% Mod. AASHTO density.	m ²	
	<u>FILLING ETC.</u>		
	- <u>Garden soil filling supplied by the Contractor (not compacted):</u>		
B8	In general areas	m ³	
	- <u>Selected earth filling obtained from the excavations and/or prescribed stock piles on site compacted in 150mm layers to 98% Mod. AASHTO density:</u>		
B9	- Under floors, pavings, etc.	m ³	
B10	- Backfilling to trenches, bases, holes, etc	m ³	

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Western Cape, Atlantic Zone

B11	<u>Filling of river sand:</u> - Where required	m ³	
B12	<u>SUBFLOOR DRAINAGE</u> <u>Subfloor drainage:</u> 110mm Slotted uPVC agriculture pipes laid in trench in fill under floors (fill elsewhere) including 19mm crushed stone encasing size 200 x 200mm and 'Bidim U14' geofabric filter blanket wrapped around encasing with 150mm side and 300mm end laps including stitching. <u>SOIL POISONING</u>	m	
B13	<u>Approved brand of anti-termite soil poison applied by a Registered Pest Control company and guaranteed against termite infestation for ten years</u> - Under floors, bases, holes, etc	m ²	
B14	<u>BILL NO.2 : CONCRETE, FORMWORK AND REINFORCEMENT (PROVISIONAL)</u> <u>Unreinforced concrete cast against excavated services</u> 15Mpa/19mm under bases, holes, floors etc	m ³	
B15	25mpa/19mm under bases , holes, floors etc.	m3	
B16	<u>VIBRATED REINFORCED CONCRETE INCLUDING NECESSARY FORMWORK</u> <u>Class 25MPa/19mm concrete:</u> - Surface beds, ramps, strip footings, bases, holes etc	m3	
B17	Walls	m3	
B18	Columns.	m3	
B19	Stairs and landings <u>Class 30MPa/19mm concrete:</u>	m3	

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Western Cape, Atlantic Zone

B20	Surface beds, ramps, strip footings, bases, holes etc	m ³	
B21	Walls	m ³	
B22	Columns.	m ³	
B23	Stairs and landings	m ³	
	<u>Test blocks</u>		
	-		
B24	Allow for all necessary concrete test cubes size 150 x 150 x 150mm cast from batches of concrete required for this contract as specified, made, stored, cured and tested in accordance with SANS Methods 861 and 863, including use of approved cube moulds, transporting to an approved testing laboratory for testing, paying all charges and submitting reports to the Eskom ERE (WC) Official.		
	<u>FINISHING TOP SURFACE OF CONCRETE</u>		
	-		
	<u>Finishing top surfaces of concrete smooth with a broom finish / wood float / steel float finish</u>		
B25	- Surface beds, ramps, aprons etc	m ²	
	-		
	<u>MOVEMENT JOINTS ETC</u>		
	-		
	<u>Expansion joints with Bitumen impregnated softboard between vertical concrete and brick surfaces</u>		
B26	- 10mm Joints not exceeding 300mm high	m	
	<u>Saw cut joints:</u>		
	-		
B27	3.2 x 35mm Saw cut joints in top of concrete.	m	
	-		
B28	6 x 38mm Saw cut joints in top of concrete	m	
	<u>REINFORCEMENT</u>		
	-		
	<u>High tensile steel reinforcement to structural concrete work:</u>		
	-		
B29	Various diameter bars.	Tonnes	
	<u>Mild steel reinforcement to structural concrete work:</u>		

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B30	- Various diameter bars.	Tonnes	
	<u>Fabric reinforcement</u>		
B31	- Type 193 fabric reinforcement in various areas	m ²	
B32	Type 245 fabric reinforcement in various areas	m ²	
B33	Type 395 fabric reinforcement in various	m ²	
	<u>BILL NO.3 : MASONRY</u>		
	<u>BRICKWORK</u>		
	- <u>BRICKWORK IN FOUNDATIONS</u>		
	- <u>Load bearing brickwork of NFX bricks (14 MPa nominal compressive strength) in Class I mortar, including brick re inforcement and hoop iron</u>		
B34	- Half brick walls including brickforce	m ²	
B35	- One brick walls including brickforce	m ²	
B36	280mm Cavity walls including wire ties, brickforce and filling cavity of hollow wall with 20MPa/19mm stone unreinforced concrete (e/m) as the work proceeds.	m ²	
	<u>BRICKWORK IN SUPERSTRUCTURE</u>		
	- <u>Brickwork of NFP bricks (14 MPa nominal compressive strength) in Class II mortar, including re inforcement: and hoop iron</u>		
B37	- Half brick walls including brickforce	m ²	
B38	- One brick walls including brickforce	m ²	
B39	280mm Cavity walls including wire ties, brickforce and filling cavity of hollow wall with 20MPa/19mm stone unreinforced concrete (e/m) as the work proceeds.	m ²	

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B40	<u>Bagging of 1:3 cement and sand mixture :</u>		
	- On brick surfaces.	m ²	
B41	<u>Prestressed fabricated lintels</u>		
	- 110 x 75mm Lintels in lengths not exceeding 1.5m	No	
B42	- 110 x 75mm Lintels in lengths not exceeding 3m	No	
B43	- 110 x 75mm Lintels in lengths exceeding 3m and not exceeding 4.5m	No	
<u>MOVEMENT JOINTS</u>			
<u>Joint forming material in movement joints:</u>			
B44	- 12mm Bitumen impregnated fibre board built in vertically between brick skins.	m ²	
B45	- 10mm Bitumen impregnated softboard built in vertically between brick skins not exceeding 300mm wide	m	
B46	<u>Air bricks, etc:</u>		
	229 X 152mm Terracotta vermin proofed air bricks built into beamfilling at 500mm centres.	No	
<u>NUTEC-CEMENT/FIBRE-CEMENT WINDOW SILLS</u>			
B47	- <u>Everite Nutec' or other approved Natural grey window sills in single lengths not exceeding 3.6m, bedded in class I mortar including metal fixing lugs screwed to underside with self tapping screws:</u>		
	- 15 x 150mm Wide internal sills set flat and slightly projecting.	m	
<u>BILL NO.4 : WATERPROOFING</u>			
<u>DAMP-PROOFING OF WALLS ,FLOORS AND SLABS</u>			
<u>Gundle® or other approved 'Brikgrip® DPC 375' damp proof course to SABS mark 952- 1985 Type B:</u>			

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B48	- In walls.	m ²	
	<u>Gundle® or other approved USB Green /Black' 250 µm membrane to SANS mark 952-1985 Type C laid with minimum 150mm overlaps and sealed with 'Gunplas®' or other approved pressure sensitive tape:</u>		
B49	Under concrete surface beds, aprons etc	m ²	
	<u>Derbigum LCEM 17' waterproofing with fibre mesh carrier or similar approved:</u>		
B50	various areas	m ²	
	<u>Cemflex' Universal waterproofing and bonding agent with membrane waterproofing system by Sika or similar approved applied under a ten-year guarantee:</u>		
B51	various areas	m ²	
	<u>JOINT SEALANTS, ETC</u>		
	- Approved joint sealants are: Sikaflex 35SL; Durakol 25; Prostruct 642 or 644.		
	<u>Two-part grey Sikaflex polysulphide sealing compound including backing cord, bond breaker, Bitumen primer, etc:</u>		
B52	- 12 x 10mm In expansion joints between floors and walls including tearing off hinged edge of 'Jointex' preformed joint filler.	m	
B53	6 x 20mm In saw cut joints.	m	
	<u>One layer 'Derbigum SP4' waterproofing membrane sealed by means of torchfusion or Coldbond 90 adhesive with 75mm side laps and 100mm end laps, laid under a ten year guarantee by approved specialist sub-contractor, to receive paint or other approved protection (Elsewhere measured):</u>		
B54	On flat / sloping roofs	m ²	
	<u>BILL NO.5 : ROOF COVERINGS</u>		

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	<u>ROOF TILES</u>		
B55	<u>420 x 332mm Double Roman M22 coated (terracotta colour) interlocking concrete roof tiles nailed with non-corrosive nails and/or fixed with suitable non-corrosive clips as required to and including 38 x 50 mm sawn softwood battens at 345mm centres over and including an underlay of 250 micron polyethylene sheeting in accordance with SANS 952 Type E fixed to rafters under battens with minimum laps of 150mm all in strict accordance with manufacturer's instructions:</u> - Roof covering with pitch exceeding 25 degrees, at 30 degrees	m ²	
B56	Ridges of tiles to match roofing tiles, bedded and pointed in 1:3 tinted cement mortar, including 300mm wide strip of 375 micron embossed damp-proof course in accordance with SANS 952 Type B underlay	m	
B57	Hips of tiles to match roofing tiles, bedded and pointed in 1:3 tinted cement mortar, including 300mm wide strip of 375 micron embossed damp-proof course in accordance with SANS 952 Type B underlay and raking cutting to tiles on both sides	m	
B58	Purpose made tile to end of ridge, bedded and pointed in 1:3 tinted cement mortar	No	
	<u>RIBBED METAL SHEETING AND ACCESSORIES</u>		
	- <u>IBR steel sheeting and accessories in "Chromadeck" or other approved "Buffalo Brown" standard colour finish fixed to 75x50x20x2.5mm thick lipped channel purlins and girts at approximately 1400mm and 1325mm centres in strict accordance to manufacturer's instructions:</u>		
B59	- Roof covering with pitch not exceeding 25 degrees	m ²	
B60	Vertical side cladding	m ²	
	<u>PROFILED FIBRE-CEMENT SHEETING AND ACCESSORIES</u>		
	<u>15mm "Everite Nutec" sheeting and accessories, fixed to timber purlins or rails:</u>		

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B61	Roof covering with pitches not exceeding 25 degrees	m ²	
B62	Side cladding	m ²	
B63	Soffit cladding	m ²	
	<u>TRANSLUCENT SHEETING AND ACCESSORIES</u> <u>Extra over GRS BR7 fluted steel roofing for "Modek Industrial 7" 1,25mm thick semi- opaque translucent roof sheeting:</u>		
B64	Roof covering with pitch not exceeding 25°	m ²	
B65	Vertical side cladding	m ²	
	<u>ROOF INSULATION</u> - <u>Super Sisalation or other approved Heavy Industrial Grade 420 - Double sided reflective foil laminate incorporating layers of Kraft paper and reinforcing scrim, laminated together with low density polyethylene (293gsm):</u> -		
B66	Insulation laid taut over purlins at up to 1160mm centres and fixed concurrent with roof covering including galvanised straining wire or training tape.	m ²	
	<u>"Factorylite" or other approved insulation laid between purlins.</u>		
B67	100mm Thick Factorylite insulation laid but jointed between purlins under Sisalation foil laminate	m ²	
	<u>"Pink Aerolite" flexible, non-combustible lightweight industrial fibreglass insulation material:</u>		
B68	50mm Thick insulation laid loose over ceilings with 50mm laps.	m ²	
	<u>BILL NO.6 : CARPENTRY AND JOINERY</u>		
	<u>ROOFS, ETC</u>		
	-		

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	<u>Sawn softwood</u>		
B69	- 38 x 114mm Wall plates	m	
B70	76 x 114mm Wall plates bolted to brick wall.	m	
	<u>Sundries</u>		
B71	- Two coats creosote on sawn timbers	m ²	
	<u>EAVES , VERGES , ETC</u>		
	<u>"SouthPro" uPVC fascia and bargeboards in 6m lengths with uPVC connectors fixed to 38 x 38mm tilting batten and 38 x 38mm support battens between rafters twice screwed with 12 x 40mm countersunk brass screws capped with uPVC covers at maximum 800mm centres to support battens , with PVC H-profile fascia corner joiners at board ends:</u>		
B72	- 225 x 9mm Fascias and barge boards including uPVC connectors.	m	
	<u>DOORS ETC</u>		
	- <u>Hollow flush panel doors with sapele veneer suitable for painting on both sides and including hardwood edge strips all round hung to timber frames.</u>		
B73	40 x 813 x 2032mm Door.	No.	
B74	40 x 1612 x 2032mm Door.	No.	
	<u>Semi-solid flush panel doors with sapele veneer suitable for painting on both sides and including hardwood edge strips all round hung to timber frames.</u>		
B75	40 x 813 x 2032mm Door.	No.	
B76	40 x 1612 x 2032mm Door.	No.	
	<u>Meranti stable doors</u>		
B77	40 x 813 x 2032mm Door.	No.	
B78	40 x 813 x 2032mm Stable door	No.	

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B79	40 x 1612 x 2032mm Door. <u>Extra Over Doors</u>	No.	
B80	250 x 250mm Viewing panel in cut opening in flush panel door, framed around in a double sided stainless steel frame and glazed with and including 6.38mm clear laminated safety glass. <u>FIRE DOORS AND FRAMES</u> <u>Bitcon Industries fire doors and frames:</u>	No.	
B81	<u>Door frame hinges, handles, locks, etc to be specified by manufacturer and fire doors all to Eskom ERE (WC) Official's approval.</u> Class 'B' fire door 813 x 2032mm high with approved steel cladding to both sides, including pressed steel frame for one brick wall and preparing frame for door closer and 8066 emergency exit fire bolt.	No.	
B82	Manufacturer specified electronically controlled door, class 'B' fire double door 1740 x 2032mm high with approved marionette finish to both sides, including pressed steel frame for one brick wall and preparing frame for door closer and lock. <u>SKIRTINGS, ETC</u> <u>Wrought Meranti:</u>	No.	
B83	19 x 76mm Skirting including 19mm quadrant bead planted on. <u>WINDOW SILLS</u> <u>Oak hardwood:</u>	m	
B84	150 x 45mm Sills to match existing. <u>KITCHEN CUPBOARDS AND WORKTOPS, COUNTERS, BENCHES, SHELVES ETC</u> <u>CEILINGS, ETC</u> -	m	

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	<u>NAILED UP CEILINGS</u>		
	-		
B85	9.4mm "Gyproc RhinoCeil Value" gypsum flush plastered ceiling with square edged Rhinoboard fixed print side up with 32mm galvanised clout or semi-clout nails at 150mm centres to 38 x 50mm (with 50mm dimension vertical) SA Pine brandering at 300mm centres in one direction. All joints to be covered with Rhinotape fixed over joints (double over butt joints) and then plastered with 3mm to 6mm thick Rhinolite gypsum skim plaster, all fixed to trusses at centres exceeding 1000mm, not exceeding 1200mm in accordance with the manufacturer's recommendation.	m ²	
B86	Extra over ceiling for 650 x 650mm trap door of 38 x 50mm wrought softwood rebated framing with one 38 x 50mm sawn softwood cross brander covered with ceiling board and fitted flush in opening.	No	
	<u>9,5mm 'Rhinoboard' gypsum plastered ceiling fixed print side up with 32mm galvanized clout nails at 150mm centres with 48mm wide strips of 'Fibatape' fixed over joints and the whole finished with minimum 3mm and maximum 6mm thick coat of 'Rhinolite' or 'Crestone' gypsum skim plaster trowelled to a smooth polished surface, all in strict accordance with the manufacturer's instructions:</u>		
B87	- Ceilings including 38 x 50mm sawn softwood brandering at maximum 600mm centres with cross brandering at joints, ends of sheets and at light fittings, etc.	m ²	
B88	Extra over ceiling for 600 x 600mm trap door of 70 x 44mm wrought softwood rebated framing with one 38 x 50mm sawn softwood cross brander covered with ceiling board, skim plastered and fitted flush in opening.	No.	
	<u>6mm 'Everite Nutec' plain boards with galvanised steel or white PVC H-profile jointing strips over joints:</u>		
B89	Ceilings including 38 x 50mm sawn softwood brandering at 600mm centres with cross brandering at joints, ends of sheets and at light fittings, etc.	m ²	
	<u>SCREW UP CEILINGS</u>		

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B90	<u>6.4mm 'Rhinoboard' square edged gypsum plasterboard screwed to 'Donn T37K' galvanised steel capped tee flush plastered ceiling suspension system with drywall screws spaced at 250mm centres, including galvanised 1200mm centres and cross tees at 300mm centres, all suspended with galvanised 19mm straps / 20 x 20mm angles] at not exceeding 1200mm centres, with 48mm wide strips of 'Fibatape' fixed over joints and the whole finished with minimum 3mm and maximum 6mm thick coat of 'Rhinolite or 'Cretestone' gypsum skim plaster trowelled to smooth polished surface in strict accordance with the manufacturer's instructions:</u> Ceilings suspended not exceeding 1m below horizontal steel trusses	m ²	
B91	<u>SUSPENDED CEILINGS</u> <u>Masonite Armstrong' square/revealed edged edge 'Dune Supreme' ceiling tiles size 1200 x 600mm, in colour Global White, laid in 'Masonite Armstrong' 1 hour fire rated, stitched 'Trulock 24' exposed grid system with 24mm wide T-section flanges including galvanised main tees, cross tees, hold-down clips, wedges, reinforcement splines, etc., all suspended with galvanised hangers strictly in accordance with the manufacturer's instructions and SABISA's guidelines:</u> Ceilings suspended not exceeding 1m below timber purlins at 1200mm centres with trusses at 1200mm centres.	m ²	
B92	Ceilings suspended not exceeding 1m below concrete slab.	m ²	
B93	<u>"Owacoustic RH 90" pre-painted Constellation mineral fibre ceiling tiles size 600 x 600 x 15mm with revealed edges on 25mm 'Gridlock' pre-painted 38mm exposed galvanised steel tee suspension system to suit including all necessary hangers, sub-grid, fixings, etc:</u> Ceilings suspended not exceeding 1m below concrete soffits.	m ²	
	<u>CORNICE</u> -		

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B94	Lafarge Gypsum Gaudi Nu-cornice polystyrene cornice. overall size 55 x 55mm high, fixed to wall and ceiling using an approved water-based adhesive and appropriate nail fixing where necessary, filling all fixing holes with an approved acrylic sealant, all in accordance with the manufacturers recommendations.	m	
B95	20 x 20mm pre-painted shadowline cornices for suspended ceilings.	m	
B96	<u>QBPB RhinoArt' Moulded Gypsum Adhesive Cornices:</u> 75mm Coved cornice.	m	
B97	<u>Nu-cornice' Fibre Cement Cornices:</u> 75mm Coved cornice fixed with adhesive	m	
B98	<u>Masonite Armstrong':</u> Shadowline perimeter trim to suspended ceiling, plugged to brickwork.	m	
B99	Sigma Cel-05 recessed transition angle cornice against skimmed ceiling.	m	
	<u>INSULATION</u> - <u>Isotherm' or other approved flexible, non- combustible lightweight industrial fibreglass insulation material.</u> - 100mm Thick thermal insulation (density 10kg/m) laid over ceiling brandering closely fitted between rafters.	m ²	
B100	<u>PARTITIONING, ETC</u> Rhino GypRoc Drywall Classic GW-ST partitioning with cavity bat to give 48dB sound rating		
B101	Erect drywall partition not exceeding 3m high	m ²	
B102	Close up door opening with drywall partition not exceeding 2.5m	m ²	
	<u>BILL NO.8 : FLOOR COVERINGS</u>		

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	<u>PREAMBLES:</u> - The Tenderer is referred to the relevant clauses in the latest edition of the Model Preambles for Trades and to the Supplementary Preambles <u>SUPPLEMENTARY PREAMBLES</u> - <u>Floor and Wall Coverings:</u> All floor coverings and wall linings are to be installed strictly in accordance with the manufacturer's detailed instructions by an approved installation company. <u>Samples:</u>		
B10 3	The tenderer must allow in his prices to provide a 10m2 sample panel to the Eskom ERE (WC) Official's approval for all different finishes. The sample is to remain until the end of the contract. <u>TUFTED CARPET SHEETING AND TILES</u> <u>"Berber Point 920" Bitumen backed carpet tiles (colour: Boron) including adhesive and preparation of screeded surfaces</u> On floors, stairs, ramps, landings etc	m ²	
B10 4	<u>"Belgotex Floorcoverings" Heather Twist Kasbah with foam or Hessian underlay including adhesive and preparation of screeded surfaces:</u> On floors. <u>BILL NO.9 : IRONMONGERY</u> <u>PREAMBLES</u> - The Tenderer is referred to the relevant clauses in the latest edition of the Model Preambles for Trades and to the Supplementary Preambles	m ²	

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	<u>SUPPLEMENTARY PREAMBLES:</u> - The tenderer is referred to the separate document C2.1 Supplementary Preambles which shall be read in conjunction with and shall apply to all items in these Bills of Quantities. Items, materials or methods to be used specified by trade names or catalogue numbers are only an indication of the quality required. Items, materials or methods of similar quality may be used with prior approval from the Eskom ERE (WC) Official. - <u>Fixing of ironmongery:</u> - Screws, bolts, etc for fixing of ironmongery shall be of matching metal and finish, except for aluminium ironmongery or ironmongery fixed to aluminium in which cases stainless steel screws must be used.		
B10 5	Union door lock 2 mortice	No	
B10 6	Union door lock 3 mortice	No	
	<u>BILL 10 : VERTICAL BLINDS</u> <u>Aluvert/BlindQuip or other equal and approved vertical fabric blinds (colour Denim Blue) with 127mm wide non-fade fabric vanes with light fast factor of 6 - 7, stable in all directions to eliminate warp and twist, set up and fixed in position complete with track, runners, brackets, end caps, bottom weights, clutch and all controls, etc</u> - Vertical fabric blinds to windows - <u>BILL NO.11 : METALWORK</u> <u>PREAMBLES</u> - The Tenderer is referred to the relevant clauses in the latest edition of the Model Preambles for Trades and to the Supplementary Preambles <u>SUPPLEMENTARY PREAMBLES:</u> -	m ²	

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	<u>Shop Drawings:</u> - As a general rule all work related to this trade must have shop drawings prepared and approved by the Eskom ERE (WC) Official prior to fabrication. Where there is reference to design and supply, it must be designed by a professionally registered engineer. <u>Descriptions</u> - Descriptions of bolts shall be deemed to include nuts and washers Descriptions of expansion anchors and bolts and chemical anchors and bolts shall be deemed to include nuts, washers and mortices in brickwork or concrete		
	Metalwork described as "holed for bolt(s)" shall be deemed to exclude the bolts unless otherwise described. Steelwork, where galvanised, is to be hot dipped galvanised to ISO 1461-1999 Contractor to supply product guarantee and slips to architect. All goods to comply with SANS. Hot dipped galvanised and epoxy powder coated to approved colour by specialists mild steel gates. <u>ALUMINIUM WINDOWS, DOORS, ETC.</u> <u>The following Preambles shall apply to aluminium windows, doors, etc in all respects in so far as they are applicable.</u> - Aluminium windows and doors shall be manufactured from extruded L28 aluminium members of 6063-T6, 6261-T6 or 6082-T6 alloy and temper. All corners are to be mechanically cleated. Windows, doors, etc shall be of an approved standard system, manufactured by an approved firm experienced in this type of work and registered with the Association of Architectural Aluminium Manufacturers of South Africa (AAAMSA), and shall meet with or exceed the minimum recommended performance requirements as set out by the AAAMSA in the latest edition of the Selection Guide. Doors shall comply with the AAAMSA PTHA1 performance standard.		

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	The fittings for all opening sashes shall be substantial and, unless otherwise described, shall be of high quality aluminium alloy finished to match the windows, doors, etc on which they occur. Samples of all fittings shall be supplied to the Eskom ERE (WC) Official for approval. An (AAAMSA) performance certificate from the manufacturer of the windows and doors shall be provided prior to commencement of any work on site. Top hung opening sashes shall be hung on two concealed heavy duty FS12-1543 grade 304 stainless steel friction stays and fitted with epoxy powder coated window fasteners. All opening sashes are to be fitted with approved woodpile weatherseals.		
	<u>Glazing beads:</u> - Where so described, openings and sashes of windows and doors shall be fitted with approved clip on aluminium glazing beads sufficient in size and profile to suit the method of glazing employed, finished to match the windows, doors, etc and neatly mitred. Screws where necessary shall be of aluminium or 300 Series stainless steel and have pan or raised heads finished to match the beads. <u>Finishes:</u> - Windows, doors, etc., described as natural 'anodised' shall be treated with Grade 25 coating thickness. The contractor shall provide a certificate of conformance with these standards. <u>Glazing:</u> - Glazing is to be carried out in strict accordance with the SANS 0137/2000 code of Practice: "The Installation of Glazing in Buildings" and where required, safety glazing materials must conform to SANS 1263. The contractor shall provide a certificate of conformance with these standards.		

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	Laminated safety glazing shall be warranted, by the manufacturer, against delamination and colour degradation for not less than 5 years. The contractor shall provide a certificate to this effect. Gasket seals for glazing are to be approved Santoprene seals as recommended by the manufacturer and to suit the glazing thickness. <u>General:</u>		
B10 8	Aluminium windows, doors, etc shall include glass as described, fixing in position, sealing around edges externally and internally with approved silicone sealant and protection against damage, deterioration or discolouration by taping the whole door/ window with removable PVC tape or covering with temporary casings and removing same on completion. The protection is to be removed only when authorised by the Eskom ERE (EC) Official <u>Rivets:</u> - All rivets to be stainless steel. <u>BILL NO.12 : PLASTERING</u> The Tenderer is referred to the relevant clauses in the latest edition of the Model Preambles for Trades and to the Supplementary Preambles <u>SUPPLEMENTARY PREAMBLES</u> - <u>TESTING</u> - Carry out impact tests to establish the soundness of all screeded substrates <u>SCREEDS</u> - <u>Screeds on concrete:</u> -	No	

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B01 9	Allow for a trial mix for all screeded surfaces to be sent to an approved laboratory for testing and subject to the approval of the Eskom ERE (WC) Official and Structural Engineer. Allow for a sample panel size 2m x 2m for each thickness and for approval prior to laying. - <u>1:4 Cement plaster screeds wood floated on concrete:</u>	Item	
B11 0	25mm Thick on floors and landings.	m ²	
B11 1	Average 35mm thick receded screed to falls. <u>Slush finish of 1:3 cement and sand mixture</u>	m ²	
B11 2	Brushed on concrete / masonry surfaces etc. - <u>INTERNAL PLASTER</u> - <u>1:5 Cement plaster on masonry / concrete:</u> - Allow for a trial mix for all plastered surfaces to be sent to an approved laboratory for testing and subject to the approval of the Eskom ERE (WC) Official and Structural Engineer. Allow for a sample panel size 2m x 2m for each thickness and for approval prior to laying.	m ²	
B11 3	On walls	m ²	
B11 4	On columns / beams	m ²	
B11 5	On ceilings. <u>EXTERNAL PLASTER</u> - Allow for a trial mix for all plastered surfaces to be sent to an approved laboratory for testing and subject to the approval of the Eskom ERE (WC) Official and Structural Engineer. Allow for a sample panel size 2m x 2m for each thickness and for approval prior to laying.	m ²	

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B11 6 B11 7 B11 8	- <u>1:4 Cement plaster on masonry/concrete:</u> On columns / beams On walls On ceilings. <u>BILL NO.13 : TILING</u>	m² m² m²	
	<u>PREAMBLES</u> - The Tenderer is referred to the relevant clauses in the latest edition of the Model Preambles for Trades and to the Supplementary Preambles <u>SUPPLEMENTARY PREAMBLES</u> - <u>Descriptions</u> - Tiles should comply with the minimum requirements of SANS 1449. Wall tiling to comply with Part 7.2 of SANS 0107:1996. Finished wall tile surfaces to comply with Part 7.2.6.1. of SANS 0107:1996. Protection cleaning and maintenance of wall tiles to comply with part 9 of SANS 0107:1996. Tiling rates to include appropriate plastic edge trims wherever required, to all external corners, jambs, sills, etc. <u>CERAMIC WALL TILING</u> - <u>Johnson Optima (OT4)' 200 x 250mm Gloss White glazed ceramic tiles fixed with Ceresit Tylon CM 11 cement based adhesive to wood floated plastered walls and flush pointed with Ceresit Tylon CE 33 grout.:</u>		

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B11 9	On walls. <u>Johnson Optima (OT4)' 200 x 250mm Gloss White glazed ceramic tiles fixed with Ceresit Tylon CM 11 cement based adhesive to wood floated plastered wall partitions and flush pointed with Ceresit Tylon CE 33 grout.:</u>	m ²	
B12 0	- On narrow widths top of half brick wall. - <u>CERAMIC FLOOR TILING</u>	m	
B12 1	<u>330 x 330mm 'Johnson Agulhas Stone AG706', PEI4 rating glazed ceramic tiles fixed with Ceresit Tylon CM 11 cement based adhesive to wood floated screeded floors and flush pointed with Ceresit Tylon CE 33 grout. (Pricing shall include plastic edging and corner trims).:</u> On floors and landings	m ²	
B12 2	110mm High cut tile skirting with aluminium edge trim on top.	m	
B12 3	110mm High circular cut tile skirting with aluminium edge trim on top. <u>MOSAIC FLOOR TILING</u> <u>25 x 25mm 'Tile Africa' 271 Matt charcoal grey, mosaic tiles fixed with 'Tal' or equally approved anti-bacterial and anti-fungal mosaic waterproof tile adhesive and tile grout:</u>	m	
B12 4	On shower floors to falls and outlet. <u>SLATE AND SANDSTONE FLOOR TILING</u> -	m ²	

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B12 5	<u>300 x 300mm African Blue Natural Slate Tiles to exterior wood floated concrete or screed. Allow all new concrete work and screeds to cure for at least 28 days before proceeding. All new concrete work and screeds must have a moisture content of 5% or less before tiling can be commenced. When tiling directly onto concrete, ensure that the surfaces are clean and free of all traces of shutter release and curing agents, laitance and any other surface contaminants, preferably by scarifying or sandblasting. Any screeding must be firmly attached to the underlying concrete, must be integrally sound (no crumbling, cracking etc.) and must be of a quality and consistency suitable for tiling. All defective areas must be removed and the floor made good before proceeding. Apply Tal Gold Star 6 rapid setting adhesive using a notched Tal floor trowel. Grout with light grey Tal Stain free grout mixed 20kg with 6 litres of clean water:</u> - On floors in patterns.	m ²	
B12 6	<u>EDGE TRIMS</u> - <u>M-Trim':</u> AFE080' 15 Micron, bronze, anodised aluminium formable straight edge trim to threshold.	m	
B12 7	ARE080' 15 Micron, matt silver, anodised aluminium formable straight edge trim to threshold.	m	
	<u>PVC round edge trim:</u> PVC round edge white tile edge trim 9mm high to suit tiling 7 to 8mm thick, fixed with adhesive to external wall corners.	m	
B12 8	<u>NOSINGS, JOINT COVERS, PROTECTORS, ETC.</u> <u>Genesis' floor movement joints:</u> Genesis 'Type MMA' aluminium urethane medium duty movement joint 10mm high with type 20 finish.	m	
	<u>BILL NO.14 : GLAZING</u>		

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	<u>PREAMBLES</u> - The Tenderer is referred to the relevant clauses in the latest edition of the Model Preambles for Trades and to the Supplementary Preambles <u>SUPPLEMENTARY PREAMBLES</u> - <u>BILL NO.15 : PAINTWORK</u> <u>PREAMBLES</u> The Tenderer is referred to the relevant clauses in the latest edition of the Model Preambles for Trades and to the Supplementary Preambles <u>SUPPLEMENTARY PREAMBLES:</u>		
	<u>Manufacturer's Details:</u> The following paints are to be manufactured/supplied by PLASCON PAINTS (PTY) LTD and applied in strict accordance with the manufacturer/supplier's specification. <u>Supplementary Preambles:</u> All work to be executed in strict accordance with the specifications of Plascon Paints (Pty) Ltd. The coating systems are as per Plascon's 'List of Decorative Paint Products' unless otherwise specified. Full specifications are available on request from Sophie Fourie Tel. (011) 301-4600 or from the various branch offices as listed above. Primers and first coats may be thinned in accordance with the paint specifications of Plascon Paints (Pty) Ltd to aid the absorption of the paint. All surfaces must be sound, clean and have a moisture content of less than 8% for walls generally and 3% for slabs/screeds etc.		

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	Where surfaces of plaster etc are sandy / friable, the first coat must be replaced with 'Plascon Merit' plaster primer thinned 10% with turpentine. <u>Paint Colours:</u> - Old references The Tenderer is to note the following colour specifications and their application: 1. Internal doors are to be Plascon E14-5 Sombrero 2. Internal and External door frames to be PlasconE14-5 Sombrero 3. Internal and External door frames to be Plascon E14-4 Mayan Stone 4. Windows (steel) to be Plascon enamel/gloss (white) 5. All walls and ceilings to kitchen and ablutions to be Plascon Double Velvet (white) 6. Internal walls to office areas to be Plascon E14-2 Hudson 7. External walls to be Plascon A11-5 Gruyere		
	New References Y1-C2-3 (Pale Linen) or Y2-D2-3 (Veldrift) or Y2-D2-2 (Stone Wash) Y2-D2-1 (Waxen Tint) Eskom's blue – Pantone 287). (Plascon has also matched a blue colour: S3560-R80B). <u>ON FLOATED PLASTER</u> - <u>Prepare surfaces and remove all loose material, apply one coat 'Plascon Merit Plaster Primer' and two coats 'Plascon Polvin Super Acrylic' paint:</u>		
B129	On interior/External walls.	m ²	
B130	On ceilings.	m ²	
	<u>Prepare surfaces and remove all loose material, apply one coat 'Plascon Merit Plaster Primer' and two coats 'Plascon Double Velvet Super Acrylic' paint:</u>		
B129	On interior/External walls.	m ²	

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B130	On ceilings. <u>Prepare surfaces and remove all loose material, apply one coat 'Plascon Merit Plaster Primer' and two coats 'Plascon Enamel Super Acrylic' paint:</u>	m ²	
B129	On interior/External walls.	m ²	
B130	On ceilings. <u>ON SKIM PLASTER</u> <u>Prepare surfaces and remove all loose material, apply one coat 'Plascon Merit Plaster Primer' and three coats 'Plascon Double Velvet Pure Acrylic' paint:</u>	m ²	
B13 1	On interior/External walls.	m ²	
B13 2	On Ceilings and cornices. <u>ON WOOD</u> - <u>Prepare and apply three coats 'Plascon Woodcare Woodcoat Polyurethane' X33/X44 suede clear varnish:</u>	m ²	
B13 3	On doors.	m ²	
B13 4	On door frames.	m ²	
B13 5	On skirtings, rails, etc not exceeding 300 mm girth	m	
B13 6	On timber floors <u>Stop, fill, sand down and prepare wood surfaces and apply one coat 'Plascon Oil Wood Primer', one coat 'Plascon Merit Universal Undercoat' and two coats 'Plascon Velvaglo Polyurethane Enamel' paint:</u>	m ²	

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B13 7	On interior doors.	m ²	
B13 9	On door frames. <u>Plascon Professional Evolution Acrylic to interior new gypsum plaster board. Surface to be dry, sound and free of dirt and loose particles. Wipe down with a damp cloth and allow to dry completely. Prime with one coat Professional Plaster Primer (PP 700) with an over coating time of 16 hours and finish with three coats Professional Evolution Acrylic (PEV 900) with 2 hours drying time between coats, for a maintenance cycle of 7 years in a C1 - inland environment.</u>	m ²	
B14 0	- Gypsum ceiling boards and cornices <u>ON METAL</u>	m ²	
	<u>Prepare surfaces and remove all loose material, dust, grease, salts and contamination with 'Plascon Aquasolve Degreaser GR1', rinse and apply one coat 'Plascon Galvogrip Metal Primer', apply one coat 'Plascon Merit Universal Undercoat' and two coats 'Plascon Super Universal Enamel' paint:</u>		
B14 1	- On galvanised steel door frames.	m ²	
B14 2	On galvanised steel windows (Both sides measured). - <u>Painting specification (Hot Dipped Galvanised):</u> Wash down all steelwork thoroughly with Plascon liquid galvanised iron cleaner, scotchbright and water to manufacturers specification and allow to dry. All coats to be applied according to manufacturer's specifications.	m ²	

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B14 3	<u>Spot priming defects in pre primed surfaces with "Plascon Namelcoat Synthetic Metal" apply one coat "Plascon Merit Universal Undercoat" and three coats "Plascon Super Universal Enamel" paint on primed steel surfaces:</u> - On strong room door and frame.	m ²	
B14 4	<u>PROTECTIVE ROOFING PAINT</u> <u>Two coats approved silver reflective roof paint (dulux / plascon):</u> On waterproofing to roofs and box gutters. <u>BILL 16 : ALTERATIONS</u> <u>TEMPORARY BARRIES & SCREENS</u> <u>Temporary barriers, screens, etc including removal:</u>	m ²	
B14 5	Dust screen 2.7m high between concrete floor and ceiling formed of suitable timber framing with 250 micron polyethylene sheeting stapled or nailed on, including corners, ends, etc.	m	
B14 6	Drywall barrier, 2.7m high formed of timber studs and rails covered on one side with 12.7mm gypsum board panels and finishes with two coats interior quality PVA paint on one side, including corners, ends, etc.	m	
	<u>REMOVAL OF EXISTING CONCRETE WORK</u> - <u>Break up and removing mass concrete</u>		
B14 7	- Surface beds, slabs, etc.	m3	
B14 8	Strip footings, bases, etc.	m3	
B14 9	<u>Break up and removing reinforced concrete including cutting off and removing reinforcement:</u> - Surface beds, slabs, beams, stairs and landings, columns, ramps, etc	m3	

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	<u>CUTTING THROUGH FLOORS AND CEILING</u>		
B15 0	- Cutting through 100mm thick mesh reinforced concrete apron slab as necessary for installation of new 110mm diameter sewer drain pipe including making good concrete	m	
B15 1	Cutting through 100mm thick mesh reinforcement concrete surface bed for 500mm wide concrete wall footing including making good concrete on both sides of new half brick wall	m	
	<u>Repair to cracks in concrete floors:</u>		
B15 2	- Cut out crack in concrete floor 10mm wide x 25mm deep, where instructed with square edges, clean out and fill with Pro-Struct 524" epoxy mortar or similar approved.	m	
	<u>PREPARATORY WORK TO EXISTING CONCRETE SURFACES</u>		
	<u>Preparation to existing vertical surfaces:</u>		
B15 3	Hack face of existing concrete columns, beams, etc. to receive plaster (elsewhere measured).	m2	
	<u>REMOVAL OF EXISTING BRICKWORK</u>		
	- <u>Breaking down and removing brickwork etc:</u>		
B15 4	- Half brick walls.	m2	
B15 5	One brick walls.	m2	
	<u>Hacking up/off and removing granolithic screed, plaster, etc., from concrete or brickwork and prepare surfaces, for new screed, plaster etc.</u>		
	-		
B15 6	Hack up/off and remove existing screed from floors (new screed e.m)	m2	
B15 7	Hack up/off and remove existing plaster from walls (new plaster elsewhere measured)	m2	

<u>REMOVAL OF EXISTING CEILINGS, PARTITIONING AND FLOORING</u> - <u>Taking down and removing ceiling, partitioning, and flooring etc.</u> -			
B15 8	Gypsum plasterboard or fibre cement ceilings including cornices, cover strips, timber banding, etc.	m2	
B15 9	Acoustic tile suspended ceiling including suspension grid, hangers, etc.	m2	
B16 0	Drywall boarding and studwork, including doors, ironmongery, windows, etc.	m2	
B16 1	19 x 44mm Timber cornice and prepare surface to receive new (elsewhere measured).	m	
<u>PLASTER CRACK REPAIRS</u> - <u>Repairs to cracks in existing plaster</u>			
B16 2	Cut out plaster at crack on vertical wall or beam face for full depth and minimum 5mm to maximum 10mm wide, prepare and fill with "Sikacryl" or other approved acrylic sealant to finish flush.	m	
B16 3	Chase out cracks in top of surface bed to form groove 100mm wide and 50mm deep and fill with 1:4 cement mortar, including finishing smooth with a steel trowel to match existing level.	m	
<u>REMOVAL OF EXISTING FLOOR COVERINGS</u> <u>Taking up and removing vinyl floor coverings, carpeting, suspended floor etc:</u>			
B16 4	Carpet tile floor covering including preparing screed for new floor finish	m2	
<u>REMOVAL OF EXISTING TILING</u> - <u>Hacking up/off and removing tiled floor and wall finishes including removing mortar bed or backing and preparing concrete or brick surfaces for new finishes (elsewhere measured)</u>			
B16 5	30mm thick Ceramic tiles and plaster to walls .	m2	

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B16 6	30mm thick Ceramic wall tiles from timber or drywall cladding	m2	
B16 7	30mm thick Ceramic tiles and screed to floors	m2	
B16 8	30mm thick Ceramic tiles and screed to treads and risers of stairs	m2	
B16 9	20mm thick Quarry tiles to floors.	m2	
B17 0	25mm thick Slate paving to floors.	m2	
B17 1	Mosaic tiles and screed to floors	m2	
B17 2	Ceramic tile skirtings from wall	m	
	<u>REMOVAL OF EXISTING GLAZING</u>		
	-		
	<u>Taking out and removing glass and mirrors</u>		
	-		
B17 3	Glass from steel windows including cleaning out rebates and preparing for new glass (elsewhere measured)	m2	
B17 4	Glass from timber windows with beads including cleaning out rebates and preparing for new glass (elsewhere measure)	m2	
B17 5	Glass from aluminium windows with beads including cleaning out rebates and preparing for new glass (elsewhere measure)	m2	
	<u>Break out for and form opening through brick wall for door frame including precast or concrete lintels, making good plaster or facings on one or both sides, into reveals and 30mm grano thresholds with three readings, 100mm wide.</u>		
B17 6	Opening for door not exceeding 2.50 m2 in half brick wall.	No.	
B17 7	Opening for door exceeding 2.5m2 and exceeding 5m2 in half brick wall.	No.	
B17 8	Opening for door exceeding 2.5m2 in one brick wall.	No.	
B17 9	Opening for door exceeding 2.5m2 and not exceeding 5m2 in one brick wall.	No.	

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	<u>REMOVAL OF EXISTING DOORS, WINDOWS, ETC. FROM BRICKWORK</u> <u>Taking out and removing doors, windows, etc. from brickwork to be demolished:</u>		
B18 0	Timber single door and frame not exceeding 2.5m2.	No	
B18 1	Aluminium single door and frame not exceeding 2.5m2.	No	
B18 2	Timber double door and frame exceeding 2.5m2 and not exceeding 5m2.	No	
B18 3	Aluminium double door and frame exceeding 2.5m2 and not exceeding 5m2.	No	
	<u>BUILDING UP OPENINGS</u> <u>Brickwork in NFP bricks in cement mortar in building up openings including plaster both sides:</u>		
B18 4	Half brick walls.	m2	
B18 5	One brick walls.	m2	
	<u>RIPPING UP AND REMOVE OF EXISTING</u>		
B18 6	Ripping up and remove G2-G9 material compacted to 95% Mod AASHTO density	m ³	
B18 7	30mm Premix paving and prepare surface for new	m ²	
	<u>REMOVAL OF EXISTING BOND AND INTERLOCKING CONCRETE BLOCK PAVERS</u> <u>Carefully remove precast concrete block road surfacing and set aside for re-use</u>		
B18 8	Carefully remove 80mm G-block paving to all areas	m ²	
B18 9	G7 material compacted to 95% Mod AASHTO density (overall thickness 150mm).	m ³	
B19 0	G5 material compacted to 95% Mod AASHTO density (overall thickness 150mm)	m ³	

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B19 1	G4 material compacted to 95% Mod AASHTO density (overall thickness 150mm).	m ³	
B19 2	G2 material compacted to 95% Mod AASHTO density (overall thickness 150mm)	m ³	
B19 3	19mm Washed concrete stone (overall thickness 40mm).	m ³	
	<u>Filling in accordance with SANS 1200 ME, to be supplied by Contractor:</u>		
B19 4	- G4 sub base, stabilized with 3% cement to attain UCS 0.75 - 1.5 MPa after seven days and compacted to 97% Mod AASHTO density. (overall thickness 150mm).	m ³	
B19 5	C4 sub base, stabilized with 3,5% cement to attain UCS 0.75 - 1.5 MPa after seven days and compacted to 96% Mod AASHTO density (Roadways)	m ³	
	<u>Surface Preparation:</u>		
B19 6	Trim and level off surface of ground (excavated under this Contract) to receive stone beds, including excavating or filling, ripping and scarifying as necessary and compacting the whole area for a depth of 150mm to a density of at least 93% Mod. AASHTO maximum density, to falls to maximum final slope of 1%.	m ²	
	<u>Compaction of surfaces</u>		
B19 7	Compaction of ground surface under roadway paving including scarifying for a depth of 300mm in two 150mm layers, breaking down oversize material, adding suitable material where necessary and compacting to 93% Mod AASHTO density	m ²	
	<u>Bituminous premix road surfacing, by approved asphaltting specialist, at municipal entrance:</u>		
B19 8	Sealer coat of cutback bitumen spread over base course at the rate of 0,7 litre per m2.	m ²	
B19 9	60mm Medium mix asphalt to roads	m ²	

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B20 0	40mm Medium mix asphalt to roads <u>BOND AND INTERLOCKING CONCRETE BLOCK PAVERS</u> - <u>Precast concrete block road surfacing:</u> - Block paving to be manufactured in accordance with SANS 1058 Paving is to be laid in accordance with SANS 1200 MJ, SANS 1058 and the Concrete Manufacturer's Association Specifications. Paving to be installed with a minimum longitudinal fall of 1% and a transverse fall of at least 2% Paving is to be laid to herringbone pattern on 25mm (thickness after final compaction) clean river sand (preparation of ground or filling elsewhere) Clean sand is to be swept into joints between roadstones Paving must be resanded three months after laying. <u>80mm thick SANS 1058 type S-A (heavy duty G-block) as 'Infraset G-Blok' or other approved 35MPa Grey concrete interlocking paving blocks laid with butt joints on and including 25mm thick river sand bed with dry sand swept and vibrated into joints all laid on subgrade (elsewhere measured) conforming to SANS 1200D degree of accuracy I:</u>	m ²	
B20 1	Paving in herringbone bond to roads, yards, parking areas to falls, side walks and pathways. <u>60mm thick SANS 1058 type S-A (heavy duty G-block) as 'Infraset G-Blok' 30MPa Grey concrete interlocking paving blocks laid with butt joints on and including 20mm thick river sand bed with dry sand swept and vibrated into joints all laid on subgrade (elsewhere measured) conforming to SANS 1200D degree of accuracy I.</u>	m ²	
B20 2	Paving to roads, yards, side walks and pathways <u>SOIL POISONING:</u> -	m ²	

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B20 3	<u>Approved brand of anti-termite soil poison applied by a Registered Pest Control company and guaranteed against termite infestation for ten years:</u> - Under concrete interlocking paving blocks including forming and poisoning shallow furrows against edges, etc., filling in furrows and ramming.	m ²	
B20 4	<u>Weedkiller:</u> 'Weedmaster Turfmaster' or equal approved weed killer mixed in the proportion of 1 litre weed killer to 50 litres of water and applied at a rate of 0,5 litres/m² to surface below paving	m ²	
B20 5	<u>PRECAST CONCRETE KERBING</u> - <u>Descriptions:</u> - Precast concrete kerbs finished smooth on exposed surfaces including 20mm cement mortar 1:3 bedding, cutting and pointing, with 25MPa/ 19mm unreinforced concrete foundation, haunching and channel: <u>Kerb (SANS 927) 125 x 230mm high with 300 x 100mm strip foundation and 150 x 150mm haunching at back, including excavation, backfilling, formwork, etc.:</u> Kerb fig 6.	m	
	<u>FOR ANY ITEMS NOT COVERED IN THIS BILL , THE TENDERER WILL BE REQUIRED TO REFER TO THE SCHEDULES OF RATES BILL .</u> Labour Rates - As per Schedule of Rates Bill Materials - As per Schedule of Rates Bill Transport - As per Schedule of Rates Bill Subcontract - As per Schedule of Rates Bill		
	Total		R

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P		Unit	Rates
	<u>SECTION NO 4: PLUMBING AND DRAINAGE</u> - <u>PRICING OF RATES</u> - All rates inserted in the Bills of Quantities shall cover all costs, charges and profit that may be considered necessary for the carrying out and observance for the provisions of these "Preambles to all Trades". The Tenderer shall insert the amount required against each item which he wishes to price and not insert a lump sum covering a series of items. Only such priced items shall be considered in respect of any adjustment to the Contract Sum. Items left unpriced will be understood to be covered in the rates for other items throughout these Bills of Quantities. The Tenderer must refer to the Schedule of Rates bill and ensure the required skill profile for this Bill is utilised when carrying out works on site. Tenderers must make due allowance for this in their rates and no claims will be entertained in this regard after contract award. <u>Overtime work and normal work:</u> - The tenderers are advised that the following works may be done during normal working hours as well as after normal working hours. Tenderers must make due allowance for these working hours in the pricing as no claims will be entertained in this regard. <u>MAINTENANCE OF EXISTING WATER SUPPLY AND FITTINGS</u> - <u>Plumbing Maintenance</u>		
P1	Unblock urinal trap	No.	
P2	Replace 15mm chromium plate tap heads.	No.	
P3	Replace ball valve complete with and including Cobra No. 700 Float valve and plastic ball	No.	

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P4	Replace syphonic cistern valve with Cobra No. 780-235 syphonic flushing valve unit complete with handle, cap and back nuts and flushpipe	No.	
P5	Replace flush pipe rubber between cistern and pan	No.	
P6	Refix cistern to wall including 6mm rawl bolts	No.	
P7	Remove and replace pan connector	No.	
P8	Refix basin to wall including 6mm rawl bolts	No.	
<u>MAINTENANCE OF EXISTING STORMWATER</u>			
<u>- Rodding</u>			
P9	Allow for rodding stormwater line (100mm-200mm)	m	
P10	Allow for cleaning stormwater inspection chamber	No.	
<u>MAINTENANCE OF EXISTING SEWER</u>			
<u>- Rodding</u>			
P11	Allow for rodding sewer line (100mm-200mm)	m	
P12	Allow for cleaning sewer inspection chamber	No.	
<u>MAINTENANCE OF EXISTING RAINWATER GOODS</u>			
<u>- Cleaning out rainwater goods</u>			
P13	Clean out of all gutters/downpipes/valleys, up to 4m high from ground level.	m	
<u>TANKS ETC:</u>			
P14	Replace (supply and fit) 2500 litre Heavy Duty Vertical 'JO-JO' or other approved water Tank	No	
P15	Replace (supply and fit) 5000 litre Heavy Duty Vertical 'JO-JO' or other approved water Tank	No	
P16	Replace (supply and fit) 10000 litre Heavy Duty Vertical 'JO-JO' or other approved water Tank	No	

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	<u>FOR ANY ITEMS NOT COVERED IN THIS BILL , THE TENDERER WILL BE REQUIRED TO REFER TO THE SCHEDULES OF RATES BILL .</u>		
	- Labour Rates - As per Schedule of Rates Bill		
	Materials - As per Schedule of Rates Bill		
	Transport - As per Schedule of Rates Bill		
	Subcontract - As per Schedule of Rates Bill		
	Total		-

Item		Unit	Rates
	<u>SECTION NO 3: ELECTRICAL</u> <u>- PRICING OF RATES</u> - All rates inserted in the Bills of Quantities shall cover all costs, charges and profit that may be considered necessary for the carrying out and observance for the provisions of these "Preambles to all Trades". The Tenderer shall insert the amount required against each item which he wishes to price and not insert a lump sum covering a series of items. Only such priced items shall be considered in respect of any adjustment to the Contract Sum. Items left unpriced will be understood to be covered in the rates for other items throughout these Bills of Quantities. The Tenderer must refer to the Schedule of Rates bill and ensure the required skill profile for this Bill is utilised when carrying out works on site. Tenderers must make due allowance for this in their rates and no claims will be entertained in this regard after contract award. <u>Overtime work and normal work:</u> -		

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	The tenderers are advised that the following works may be done during normal working hours as well as after normal working hours. Tenderers must make due allowance for these working hours in the pricing as no claims will be entertained in this regard.		
	NOTE. The complete electrical installation to comply with the relevant clauses of the SABS Code of Practise for the Wiring of Premises SANS10142 - 1:2003 (previously SABS 0142) All equipment, electrical materials or methods of installation shall comply fully with SABS 0142-1 as published December 2001		
	<u>COC Certificate:</u> - Tenderers are advised that a COC must be supplied where any electrical changes are done to the existing electrical system by the Contractor eg. fitting of plugs, switches, light fittings etc. <u>Proprietary items or materials:</u> Proprietary items or materials where specified are to be of the brand specified - or other approved - by the Eskom ERE (EC) Official The tenderer to supply disposal certificates for all flourescent tubes that are replaced <u>GUARANTEE & MAINTENANCE</u> - Provision of a guarantee against defective parts and workmanship for a period of twelve months after the date of issue of the Completion Certificate <u>UPS</u> UPS's to be maintained on various sites. This will be done on an as and when required basis and a quote to be submitted by the tenderer when this is required. CABLE TRENCHES		

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E1	Excavation not exceeding 2m deep for cable trenches including risk of collapse of excavations, keeping excavations free from water, setting aside excavated material and later refilling of trenches	m3	
E2	SLEEVES Unplasticised polyvinyl chloride (uPVC) sleeve piping including short lengths and jointing, laid in trench (trench and backfilling measured elsewhere) 50mm Diameter rigid pipes	m	
E3	75mm Diameter rigid pipes	m	
E4	110mm Diameter rigid pipes	m	
	HYDROBOILS Supply and fit including wiring , isolator switch fixed to walls.		
E5	2,5 Litre "Franke Zip Hydroboil"	No	
E6	5.0 Litre Franke Zip Hydroboil"	No	
E7	7,5 Litre "Franke Zip Hydroboil"	No	
E7	10 Litre "Franke Zip Hydroboil"	No	
E7	15 Litre "Franke Zip Hydroboil"	No	
	HEAT DETECTION/INFRA RED TEST Allow for heat detection/Infra red test:		
E8	An Inspection report supported by photos to be submitted to the Eskom ERE (WC) Official	No	
	EARTHING LEAKAGE TEST		

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E9	Earth leakage test per DB board including providing a report- 2phase	No	
E10	Earth leakage test per DB board including providing a report - 3phase	No	
SUPPLY ONLY OF LIGHT BULBS/ FLUORESCENT TUBES (SABS APPROVED ONLY)			
E11	Light bulbs 220v (all watts)	No	
E12	Flourescent tubes slim line 1200 mm (all watts)	No	
E13	Flourescent tubes slim line 600 mm (all watts)	No	
E14	LED tubes slim line 1200 mm (all watts)	No	
E15	LED tubes slim line 600 mm (all watts)	No	
E16	Down light globes 220v (all watts)	No	
E17	Down light globes 12v (all watts)	No	
E18	Day/Night switch	No	
E19	400w Bulbs	No	
E20	LED Lights 400w	No	
E21	LED Lights 200w	No	
E22	LED Lights 150w	No	
E24	Light Sensor	No	
<u>FOR ANY ITEMS NOT COVERED IN THIS BILL , THE TENDERER WILL BE REQUIRED TO REFER TO THE SCHEDULES OF RATES BILL .</u>			
Labour Rates - As per Schedule of Rates Bill			
Materials - As per Schedule of Rates Bill			
Transport - As per Schedule of Rates Bill			
Subcontract - As per Schedule of Rates Bill			
Total			0.00

FMS Technical Services Schedule of Rates

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1	RESOURCES (Normal Hours)	Unit of Measure	Price
1.1	RATES PER CATEGORY		
1.1.1	General Worker	Hour	
1.1.2	Tradesman: Waterproofing Worker	Hour	
1.1.3	Utility man	Hour	
1.1.4	Site Supervisor	Hour	
1.1.5	Tradesman: Carpet Fitter	Hour	
1.1.6	Artisan: Bricklayer	Hour	
1.1.7	Artisan: Carpenter	Hour	
1.1.8	Artisan: Joiner	Hour	
1.1.9	Artisan: Tiler	Hour	
1.1.10	Artisan: Plasterer	Hour	
1.1.11	Artisan: Designated Glazier	Hour	
1.1.12	Artisan: Plumber	Hour	
1.1.13	Artisan: Painter	Hour	
1.1.14	Artisan: Aluminium Installer/Fixer	Hour	
1.1.15	Master Installation Electrician (3phase)	Hour	
1.1.16	Electrician, Artisan & DAM	Hour	
1.1.17	Electrical Assistant	Hour	
	SUBTOTAL 1		R 0.00
2	RESOURCES (After Normal Hours during week and Saturdays)		
2.1	RATES PER CATEGORY		
2.1.1	General Worker	Hour	
2.1.2	Tradesman: Waterproofing Worker	Hour	
2.1.3	Utility man	Hour	
2.1.4	Site Supervisor	Hour	
2.1.5	Tradesman : Carpet Fitter	Hour	
2.1.6	Artisan: Bricklayer	Hour	
2.1.7	Artisan: Carpenter	Hour	
2.1.8	Artisan: Joiner	Hour	
2.1.9	Artisan: Tiler	Hour	
2.1.10	Artisan: Plasterer	Hour	
2.1.11	Artisan: Designated Glazier	Hour	
2.1.12	Artisan: Plumber	Hour	
2.1.13	Artisan: Painter	Hour	
2.1.14	Artisan: Aluminium Installer/Fixer	Hour	
2.1.15	Master Installation Electrician (3phase)	Hour	
2.1.16	Electrician, Artisan & DAM	Hour	
2.1.17	Electrical Assistant	Hour	
	SUBTOTAL 2		R 0.00
3	RESOURCES (Sundays & Public Holidays)		

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Western Cape, Atlantic Zone

3.1	RATES PER CATEGORY		
3.1.1	General Worker	Hour	
3.1.2	Tradesman: Waterproofing Worker	Hour	
3.1.3	Utility man	Hour	
3.1.4	Site Supervisor	Hour	
3.1.5	Tradesman: Carpet Fitter	Hour	
3.1.6	Artisan: Bricklayer	Hour	
3.1.7	Artisan: Carpenter	Hour	
3.1.8	Artisan: Joiner	Hour	
3.1.9	Artisan: Tiler	Hour	
3.1.10	Artisan: Plasterer	Hour	
3.1.11	Artisan: Designated Glazier	Hour	
3.1.12	Artisan: Plumber	Hour	
3.1.13	Artisan: Painter	Hour	
3.1.14	Artisan: Aluminium Installer/Fixer	Hour	
3.1.15	Master Installation Electrician (3phase)	Hour	
3.1.16	Electrician, Artisan & DAM	Hour	
3.1.17	Electrical Assistant	Hour	
	SUBTOTAL 3		R 0.00
4	SUBSISTANCE ALLOWANCE		
4.1	Limited to three-star accommodation. Cost +_%Fee on producing invoice, capped at R850 daily rate pp (all inclusive) (Contractor to provide quotation before PO no is created) (Contractor to provide actual invoice and proof of payment before accommodation can be certified/paid).	Day Rate only	
	SUBTOTAL 4		
5	HEALTH, SAFETY & ENVIRONMENTAL		
5.1	Principal Contractor Generic Health & Safety Plan (Tender returnable). This will be a once-off payment after tender award.	Item Cost	
5.2	Generic Environmental Management Plan (Tender returnable). This will be a once-off payment after tender award.	Item Cost	
5.3	Maintenance of Health and Safety File for contract duration and submission thereof at hand-over/completion per task order.	Per Task Order	5% of TO Labour value capped at R750 whichever is the

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Western Cape, Atlantic Zone

			lesser of the two
5.4	Construction Health & Safety Officer with registration to SACPCMP. Requested with Task order on an "as & when required" basis. As and when required	Hour	
	SUBTOTAL 5		R 0.00
6	Travelling - (applicable only if more than a 10 km radius from Bellville and Brackenfell Offices)		
6.1	Travelling Charge per Kilometre for LDV one tonner	R/Km	
6.2	Travelling Charge per Kilometre for 3 Ton truck or more	R/Km	
	SUBTOTAL 6		R 0.00
7	ISSUING OF CoC's		
7.1	Buildings (as per statutory requirements)	item	
7.2	Electrical Fencing (as per statutory requirements)	item	
7.3	Plumbing (as per statutory requirements)	item	
7.4	Gas	item	
	SUBTOTAL 7		R 0.00
8	PLANT / EQUIPMENT HIRE / MATERIALS		
8.1	Plant / Equipment Hire (Actual Cost plus +10% on producing invoice)	Cost + _%Fee	_%
8.2	Material (Actual Cost plus + 10% on producing invoice)	Cost + _%Fee	_%
	SUBTOTAL 8		
9	SPECIALIST SERVICES		
9.1	Specialist Services	Cost + _%Fee	_%

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Western Cape, Atlantic Zone

	SUBTOTAL 9		
	TOTAL excl. item 5.3. 8.1, 8.2, 9.1		R 0.00

Total of the Prices for Part 1

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C3.1 Service Information

1 Description of the service

1.1 Executive overview

The scope of work to be performed for the different Trades includes but is not limited to the following: The repairs to and maintaining of various defective items on/in the buildings/sites in the Protea Zone, Western Cape Operating Unit

Description of the service: All services described below are just examples of standard descriptions as may be used when issuing work through Task Orders. Descriptions indicating periods like annual, bi-annual, quarterly etc are just for illustrative purposes and do not infer schedules as all work will be AD-hoc and issued through the Task Order process.

ELECTRICAL:
Repairs, maintenance and alterations to electrical installations, reticulation and equipment, pumps and motors and legal compliance requirements. Monthly check on electrical items including written report
ELECTRICAL DISTRIBUTION BOARDS:

MAIN AND SUB ELECTRICAL DISTRIBUTION BOARDS: Full inspection, service, maintenance, cleaning and repairs on main and sub electrical distribution boards, incl. written report

POWER FACTOR CORRECTION ON DISTRIBUTION BOARDS: Full inspection, service, maintenance, cleaning and repairs on the power factor correction system installed on the Main Air-conditioning Distribution Board and Air-conditioning Distribution Board, incl. written report
INFRA-RED SCANNING: Infra-red scanning service, incl. written report

MAIN SWITCHES, BREAKERS, BUSBARS, ETC.

NON-MOTORISED MASTERPACT BREAKERS: Full Service on Non-Motorised Breakers, incl. written report

MOTORISED MASTERPACT BREAKERS: Full Service on Motorised Masterpact Breakers incl. written report

ROOFTOP PV SYSTEM:

MECHANICAL ITEMS: Monthly check on mechanical items including written report

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Western Cape, Atlantic Zone

ELECTRICAL ITEMS: Monthly check on electrical items including written report

INVERTERS: Monthly check on Inverters items including written report

PV PANELS: Bi-annual cleaning of PV panels including written report

PORTABLE ELECTRICAL EQUIPMENT: Quarterly inspection including written report

EMERGENCY LIGHTS: Quarterly inspection including written report

EARTH LEAKAGE TESTS: Six monthly full inspection including written report

MAIN BUSBAR: Full Service on Non-Motorised Breakers, incl. written report

MAIN BUSBAR: Full Service on main busbar as well as all joints and tap off fuse boxes, incl. written report

DRYING OVENS ELECTRICAL SUPPLY: Inspection on oven electrical system including written report

MECHANICAL WORK:

AUTOMATED/CONTROLLED DOORS, GATES, ETC.: Repairs, maintenance and alterations on all types of automated doors/controlled doors, gates, etc.

CARPENTRY & JOINERY:

Repairs, maintenance and alterations to lintels, roof trusses, stairs, balustrades, doors (incl. sliding & concertina doors), windows, skirting, shelving, formwork, worktops, desks, cupboards, dry walls, picture & curtain rails, all types of ceilings, partitioning and flooring.

Perform structural and finishing carpentry work as and when required.

Prepare formwork for structural items with timber.

ROOF COVERINGS: Repairs, maintenance and alterations on all types of roof coverings including repairs on leaking roofs (timber, metal, tiles, sheeting and fibre cement).

FLOOR COVERINGS: Repairs, maintenance and alterations to any and all types of floor coverings.

BRICKLAYER:

Repairs, maintenance and alterations to: all brick walls, concrete, paving blocks, channels, etc.

CONCRETE, FORM WORK & RE-INFORCEMENT: stairs, balustrade, balconies, landings, paving, concrete walls/slabs/ flooring, etc. repairs and alterations.

PRE-CAST CONCRETE: walls drain covers, etc. repairs and maintenance.

PLASTERER:

Repairs, maintenance and alterations to: walls, ceilings, partitions, etc.

PAINTER:

Repairs, maintenance and alterations to: all types of roofs, ceilings, walls, floors, doors, window frames, metal staircases, structural steel, all piping and tubing.

PLUMBER:

Repairs, maintenance and alterations to: all plumbing installations, reticulation and equipment (boilers, water tanks, pumps, geysers, hydro-boils, toilets, wash basins, kitchens, urinals, gutters and down pipes), potable/grey/black water systems and legal compliance requirements. Leak detection services.

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GLAZIER:

Repairs, maintenance and alterations to: shower doors, doors, partitions, windows, balustrades, including laminated, tinted and toughened glass.

TILER:

Repairs, maintenance and alterations to: all types of floor and wall tiling.

FITTER:

Repairs, maintenance and alterations to: Stairs, balustrades, balconies, floors, windows, doors, Door frames, gates, structural steelwork, sheet-works, all types of steel ladders, metal towers, lintels, roof trusses, pumps, motors and valves.

SLIDING GATES: Service on metal sliding gates, motors and access control including written report

SWING GATES: Service on metal swing gates, motors and access control including written report

ROLLER SHUTTER DOORS: Service on roller shutter doors, motors, shafts, gearboxes, springs, etc. and access control including written report

SLIDING DOORS: Service on all types sliding doors, motors and access control including written report

SWING DOORS: Service on all swing doors, motors and access control including written report

EMERGENCY ESCAPE DOOR ALARMS: Check on all door alarms including written report

REVOLVING DOORS: Service on revolving doors, motors and access control including written report

SMOKE CONTROL DOORS: Check on all smoke shut doors including written report

DRYING OVENS INTERNAL: Inspection on oven internally including written report

DRYING OVENS CONTROLS: Inspection on oven controls including written report

WELDER:

Repairs, maintenance and alterations to: all metal items: Welding, including specialised welding.

INSTRUMENT TECHNICIAN:

Repairs and maintenance: all instrumentation equipment

ELECTRONIC TECHNICIAN:

Repairs and maintenance: all electronic equipment

EARTH/SITE WORKS:

Repairs and maintenance on

Roadworks: Black-top surfacing, lifting, re-instatement and new

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Western Cape, Atlantic Zone

Paving and Kerbing: Lifting, re-instatement and new paving and curbing
Tunnelling, trenching and excavations including re-instatement

Gabions: Repairs and maintenance and new installations

Storm water drainage: Repairs and maintenance on all storm water systems (pipes, walls, catchment areas, etc.)

Fencing & Gates: Repairs and alternations on all types of existing fencing.

Boundary Walls: Repairs and alterations of all types of boundary walls.

Retaining walls: Repairs and alterations of all types retaining walls

Terrace blocks: Repairs and alterations of all types of terrace blocks

Demolition: Any and all demolition work.

Water proofing: Repairs, maintenance and alterations to all types of water proofing systems.

SCAFFOLDING:

Erection and dismantling for all types of scaffolds higher than 2 meters. Scaffolding shall be erected, altered or dismantled under the supervision of a competent person who has been appointed in writing for this purpose. Scaffolding for use of internal and external building, contractor to also note some building exceed 6m high. **As and when needed.**

FAS

Contractor to refer to Eskom standard no:240-100979499 (attached as part of tender documents) for Fall Arrest System and working at heights specifications and safety requirements.

OTHER SERVICES:

Supply, transporting and delivery to site of water and diesel as and when required.
Moving and transporting timber products as and when required

AREA: The properties where work is to be carried include but is not limited to the list as below and may be subject to change.

Protea Zone

Delft CNC
Grabouw CNC
Grabouw WIC
Polkadraai CNC
Somerset West CNC
Delft CNC
Spine CNC
Monwabisi CNC
Khayelitsha Walk-in centre
Bredasdorp CNC
Caledon CNC
Ladismith CNC
Montagu CNC
Swellendam CNC
Brackenfell Complex
Beaufort West CNC
George CNC
Oudshoorn CNC
Plettenberg Bay CNC & WIC
Riversdale CNC

In addition to the primary sites listed in the allocated Zone, Eskom may request the *Contractor* to execute works on other Eskom sites in the region, on an “as and when” required basis. In an event that a new site is added the contractor will be notified in writing.

Closure of a Site

In the event that a site closes down then the services at that site must come to a stop. No compensation will be paid to the *Contractor* when a site is closed down.

1.2 Employer's requirements or the service

The scope includes the provision of the following facilities management services:

- Alterations and building works
- Electrical Maintenance
- Plumbing Maintenance
- On Site Services
- Other Associated Works, **refer to C3.1 Description of the works/Service above**

➤ The *Contractor* shall provide all labour, supervision, administration and management, equipment, tools, supplies and material required to perform the facilities management services specified herein.

➤ Eskom reserves the right to award any works detailed in the bill to any other supplier it deems necessary.

➤ Eskom may request qualification certificates of trades of contractor employees as was stipulated in Technical requirements of the tender document.

➤ The *Contractor* is to action within 24hrs all task orders/call-outs issued by the *Service Manager* or his representative. Should an emergency arise the *Contractor* must action within a response time of 2 hours of the task order/call issued by the *Service Manager* or his representative.

➤ The response time for the *Contractor* to supply quotations on planned maintenance is 3 working days from the date of request failing which another service provider may be requested to provide a quotation. Eskom will not pay the *Contractor* for obtaining quotations, unless otherwise agreed by the *Service Manager*.

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Western Cape, Atlantic Zone

- The *Contractor* will be subject to performance appraisals based on Eskom's key performance indicators. Based on outcomes of these performance appraisals, the *Service Manager* reserves the right to withhold allocation of works to non-performing contractors.
- The *Contractor* must submit remittance advices of the sub-contractors to the *Service Manager* upon request. The *Service Manager* has the right to request the remittance advices directly from subcontractors employed by the *Contractor* at any time.

1.3 Interpretation and terminology

The following abbreviations are used in this Service Information:

Abbreviation	Meaning given to the abbreviation
CNC	Customer Network Centre
SP	Service Provider
OHSACT	Occupational Hygiene and Safety Act
SABS	South African Bureau of Standards
ISO	International Organization for Standardization
SANS	South African National Standards
ERE	Eskom Real Estate Department
N/A	Not Applicable

1.3.2 Acceptance of Eskom SHEQ Policies and Procedures

The attached documents form part of this legal binding contract; the *Contractor* confirms that he has familiarized himself with all the embedded documents from 1 to 25 as indicated

No	UNIQUE IDENTIFIER	REVISION	DOCUMENT TITLE
1	32-727	LATEST	SAFETY, HEALTH, ENVIRONMENT AND QUALITY (SHEQ) POLICY 32-727 Safety, Health, Environment and Quality SHEQ Policy.
2	ESKOM LIFE SAVING RULES	LATEST	ESKOM LIFE SAVING RULES 240-62196227
3	CONSTRUCTION REG 4	LATEST	NOTIFICATION OF CONSTRUCTION WORK TO DEPARTMENT OF LABOUR
4	CONSTRUCTION REG 4 & 5	LATEST	APPOINTMENT LETTERS FOR CLIENT REPRESENTATIVE, PRINCIPAL CONTRACTOR & CONTRACTOR
5&6	OHS ACT	LATEST	WRITTEN AGREEMENT ON OHS ACT SECTION 37(2) & STANDARD CLAUSE
7,8&9	34 - 1063	LATEST	EXPANDED PUBLIC WORKS REPORT 34-1063.
10	DST 34-961	LATEST	LEGAL APPOINTMENTS AND AUTHORIZATIONS
11	TPC 41-55	LATEST	TRANSPORTING PERSONS ON BACK OF VEHICLES
12	LTIR	LATEST	
13	1. Contractor	LATEST	

	Performance Evaluation		
14	SHE Requirements for the Eskom Commercial Process	LATEST	SHE Requirements for the Eskom Commercial
15	2. Supplier Contract Quality Requirements	LATEST	
16	3. Work at Heights Procedure	LATEST	Work at Height Standard.pdf
17	4. Contract Specification for Vegetation Management Services on Eskom Networks	LATEST	DST_240-52456757 vegetation.pdf
18	5. Environmental Incident Management Procedure 240-133087117	LATEST	
19	6. Eskom Wildlife Interaction and Management Standard 7. 32-829	LATEST	
20	8. Eskom Waste Standard 32-245	LATEST	

2. Management strategy and start up

2.1 The Contractor's plan for the service

The Contractor must detail below a plan which stipulates how he intends on performing the *service* throughout the *service period*, as required by clause 21.2.

- Staff structure/Organogram
- List technical reporting and scheduling requirements which are to be incorporated into the *Contractor's* plan.

1 Site Management

1. Upon arrival of the Contractor's staff on the site, they will present themselves to the Employer's Representative before starting to provide the works. The Contractors staff to always wear logo identification tops/ jackets/ overalls for immediate identification.

2. The Principal Contractor shall on a Monthly basis supply the Employer with monthly safety statistics for himself/herself and for all his/her Subcontractors.

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Western Cape, Atlantic Zone

3. The Contractor's staff will ensure that they restrict their movements on the Employee's premises to only those areas pointed out to them during the Employer's Induction Training intervention

3.2 Special Vehicle Requirements

As part of the Employer's Health and Safety requirements, all Contractor vehicles shall be equipped, as a minimum, with seatbelts for driver and all passengers, with specific reference to document 32-93: Eskom vehicle and driver safety management procedure

2.2 Management meetings

Regular meetings of a general nature may be convened and chaired by the *Service Manager* as follows:

Title and purpose	Approximate time & interval	Location	Attendance by:
Overall contract progress/feedback in terms of contract obligations	Monthly intervals or when deemed required by the <i>Service Manager</i> .	Atlantic Zone /TBA	<i>Employer / Service Manager / relevant Eskom representatives and appointed Contractor representatives.</i>

Meetings of a specialist nature may be convened as specified elsewhere in this Service Information or if not so specified by persons and at times and locations to suit the Parties, the nature and the progress of the *service*. Records of these meetings shall be submitted to the *Service Manager* by the person convening the meeting within five days of the meeting.

All meetings shall be recorded using minutes or a register prepared and circulated by the person who convened the meeting. Such minutes or register shall not be used for the purpose of confirming actions or instructions under the contract as these shall be done separately by the person identified in the *conditions of contract* to carry out such actions or instructions.

2.3 Contractor's management, supervision and key people

The *Contractor* shall also provide a detailed organization chart showing the personnel to be employed for the *Services*, along with Training certificates of all key personnel. Contractors to submit proof to Eskom that their Contracts manager or delegated employee representative has NEC TSC training. A full definition of ONE team shall form part of the organization chart per project and identity number shall form part of this document.

2.4 Provision of bonds and guarantees

N/A

2.5 Documentation control

The *Contractor* to ensure that all documentation relating to this contract is filed and kept on site for viewing by the *Service Manager* at any time. The *Contractor* must ensure that all documents are also kept in soft copy and backed up on a hard drive which must be handed to the *Service Manager* at the end of the contract. Files are to be neatly labelled and indexed.

All correspondence shall be dated and sequentially numbered and distributed in accordance with a procedure as agreed and accepted by the *Service Manager*.

Any required Service will be communicated to the *Contractor* via a Task Order.

Feedback questionnaires must be duly completed by Eskom departmental supervisors and managers and forwarded to the Eskom Real Estate Department.

Eskom will periodically request detailed reports from the Contractor regarding the gaps, problems and highlights. Possible solutions will be required with this detailed report.

2.6 Invoicing and payment

The *Contractor* provides a statement on the 15th and 25th of every month for the duration of the contract.

The

statement will reflect the following information of on all invoices submitted for payment, from the start of the contract:

- Date of Invoice
- Date of delivery of Service
- Invoice Number
- Invoice Amount excluding VAT
- PO Number
- Task Order Number
- GR Number
- Payment Status (either Paid or Unpaid)

The statement will also reflect the following summaries:

- Invoice payments outstanding <= 30days
- Invoice payments outstanding > 30days <=60 days
- Invoices payment outstanding > 60days <=90 days
- Invoices payment outstanding > 60days <=90 days
- Invoices payment outstanding > 90days
- Total of Invoices where the *Contractor* has received payment
- Total of Invoices where the *Contractor* is awaiting payment

Within one week of receiving a payment certificate from the *Service Manager* in terms of core clause 51.1, the *Contractor* provides the *Employer* with a tax invoice showing the amount due for payment equal to that stated in the *Service Manager's* payment certificate.

The *Contractor* shall address the tax invoice to

ESKOM HOLDINGS SOC LIMITED

and include on each invoice the following information:

Name and address of the *Contractor* and the *Service Manager*.

The contract number and title.

Contractor's VAT registration number.

The *Employer's* VAT registration number **4740101508**.

Description of service provided for each item invoiced based on the Price List or accepted quotations.

Total amount invoiced excluding VAT, the VAT and the invoiced amount including VAT

The *Contractor* shall comply with the *Employer's* E-Invoicing process when submitting invoices for payment.

2.6.1 Payment Item Descriptions

The descriptions given for the payment items in the Price List, indicate the work to be allowed for in the tendered rates and prices for such payment items, and are for the guidance of the *Contractor* and do not necessarily repeat all the details of work and materials required by and described in the Service Information.

2.6.2 Prices to be Inclusive

The *Contractor* shall accept the payment provided in the Contract and represented by the rates and prices tendered by him in the Price List, as payment in full for executing and completing the work as specified.

Where the *Contractor* has priced an item as "nil" or "0-00" it will be deemed that no charges are or will be incurred against such an item. In the event of no price having been entered against any item, the tendered rate, price or sum will be taken as "nil" or "0-00".

2.6.3 Measurement Meetings

The *Contractor* shall attend monthly meetings with the *Service Manager* and Supervisor where all matters concerning payment shall be discussed. In particular the *Contractor* shall submit for the meeting a monthly statement together with all calculations and supporting data in substantiation of any payments.

2.7 Contract change management

Templates in terms of NEC3 as prepared by the *Service Manager* for *payment* certificates, early warnings and defect notifications can only be used in this contract.

The *Contractor* shall request this form from the *Service Manager*.

2.8 Records of Defined Cost to be kept by the Contractor

All records as required to back up any defined costs must be kept on file by the *Contractor* and be made available when requested by the *Service Manager*.

2.9 Insurance provided by the Employer

See Annexure A above

2.10 Training workshops and technology transfer

- Proof of training staff for handling hazardous waste
- Proof of Training Records.
- Proof of Training Facility
- Proof of Staff Trained.

2.11 Design and supply of Equipment

The *Contractor* takes full liability for the use of all equipment in the execution of *Services* for this contract.

2.12 Things provided at the end of the service period for the Employer's use

2.12.1 Equipment

None

2.12.2 Information and other things

- Summary of lessons learnt during the contract period.
- Summary of training undertaken by the Contractor's employees over the duration of the contract.
- Copy of all completed questionnaires
- Copy of all monthly reports
- All Safety Files and all other relevant safety documentation relevant to this contract.
- Submit man hours every month when submitting invoice
- Summary of all quantity of items supplied by *Contractor* as per the Price List and accepted
- quotations for the duration of the contract

2.13 Management of work done by Task Order

The *Contractor* must only carry out work if he receives a signed Task Order from the *Service Manager* or his delegates. Below is an example of a Task Order Form, whereby the format be changed at any time by the *Service Manager*.

Task Order	
Task Order form for use when work within the service is instructed to be carried out within a stated period of time on a Task-by-Task basis	
Task Order No. [●] service .[●] To: [●]..... (Contractor)	
I propose to instruct you to carry out the following task: Description [●] Starting date [●] Completion Date [●] Delay damages per week [●] Please submit your price and programme proposals below. Signed: Date (for <i>Employer</i>)	
Total of Prices for items of work on the Price List (details attached) R. _____ Total of Prices for items of work not on the Price List (details attached). R. _____ Total of the Prices for this Task Order R. _____ The programme for the Task is [ref] (attached) Signed: Date (for <i>Contractor</i>)	
I accept the above price and programme and instruct you to carry out the Task Signed: Date:	

(for *Employer*)**2.14 Low service damages table**

Item	Amount
Non-compliance to Eskom's Cardinal Rules	R1000 per finding
Non-compliance to Eskom Procedures and Policies	R500 per finding
Non-compliance to the OHSACT	R500 per finding
Penalty for late completion of task orders	R500 per day
Non-payment to subcontractors causing disruption of service to Eskom	R1000 per incident
Penalty for not actioning of task orders/call-outs on time	R500 per day

3.1 Health and safety risk management

In addition to the requirements of the laws governing health and safety, Eskom may have some additional requirements particular to the *service* and the Affected Property for this contract. The text below provides for these being attached as an Annexure to this Service Information. PLEASE ALSO READ CORE CLAUSE 27.4 TOGETHER WITH Z7 IN THE ADDITIONAL CONDITIONS OF CONTRACT TO MAKE SURE THAT WHATEVER IS INCLUDED IN THE ANNEXURE FOLLOWS ON FROM THOSE CLAUSES.

The Divisional/Regional Safety Risk Manager or his representative having jurisdiction over the *service* must provide the relevant safety, health and environmental (SHE) criteria for incorporation into this Service Information. The SHE specification / scope must be signed off by the Divisional/Regional Safety Risk Manager or his representative confirming that the applicable safety criteria have been taken into account.

The Commodity Manager / Buyer must refer the tender to the Divisional/Regional Safety Risk Manager or his representative in order to evaluate against enquiry-specific safety criteria.

The Divisional Safety Risk Managers who will be responsible for the allocation of resources to assist P&SCM with the above processes are as follows:

Dx CCC B/E Nosipho Manyonga
 · Dx CCC SHEQ-Lindelwa Ngcaba
 Dx CCC Contractors Vuyokazi Meke

The *Contractor* shall comply with the health and safety requirements contained in Annexure B to this Service Information.

The contractor SHE files should be submitted and approved within 5 working days. The contractor is given **one opportunity** to correct within one day of failing which Eskom reserves the right not to issue the task order.

The Contractors Project SHEQ File is to be updated on a continuous basis. The Contractor is to ensure that all relevant documentation and authorisations are contained in the file pertaining to the project. Upon completion of the project, the Contractor is to convert all documentation contained in the SHEQ file into electronic format and save it as a PDF File. The file name should contain the name of the Contractor and the project. The file should then be saved onto a disk or removal storage device and handed over to the *Project Manager* upon completion of the project.

1. Eskom's OHS legal and acknowledgement form

- Tenderer must complete, sign and submit the form in their tender returnable OHS file for acknowledging to comply with all Eskom OHS legal and other requirements.

2. OHS Plan

- Tenderer OHS Plan must address the project /scope of work OHS risk(s) and respond to align with the provided Client Occupational Health and Safety requirements.

3. Costing for Health and Safety management – Tenderer must submit detailed costing for OHS (the cost should be broken down not provided as a lump sum)

- The costing must be based on the overall scope of work/service to be performed.
- The scope of work and the risk assessment may serve as a guideline

4. Baseline OHS Risk Assessment (BRA)

- Tenderer BRA must address Identification, assessment and management of OHS risks related to the scope of work.
- The methodology used for the risk assessment must be provided together with the Baseline Risk Assessment (BRA).

5. Valid Letter of Good Standing (COIDA or equivalent)

- Tenderer must submit the company valid Letter of Good standing and/or an appropriate employment Compensation Commissioner Insurance registration

6. SHE policy signed by CEO/MD

- Tenderer must submit the company signed OHS Policy document which must comply to OHS Act Section 7 (signed by the CEO) or SANS ISO 45001:2018 certification.

7. OHS Competency

- Tenderer must submit OHS competencies, CV's and qualifications / certificates in consideration of scope of work, risks, OHS plan and applicability:

The competencies to be included are not limited to the following:

- i. First Aid
- ii. SHE Rep
- iii. Incident Investigation
- iv. SHE professionals
- v. HIRA
- vi. OHS Act and Regulations
- vii. Competencies as per scope of work service (Gas Practitioners, Electricians, Plumber; Firefighting, Lift Operators)

The successful Supplier/ Tenderer shall be required to sign with Eskom an OHS Act 37.2 agreement during signing of the NEC at Procurement; provide for this contract a project site specific OHS file which aligns with the provided Client OHS requirements which shall be accepted and approved for site implementation prior commencement of any work on site and will have to undergo an OHS Induction awareness before commencement of this contract scope of work activities on site/s.

Where there is more than one worksite as per contract scope of work activities, an OHS file for each worksite and scope of work shall be kept at that site and will be required to contain the information about the health and safety management system for that particular worksite as per contract scope of work activities on site during the project duration.

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Western Cape, Atlantic Zone

The following Occupational Health and Safety (OHS) documents shall be communicated and published with the tender documents:

- Eskom OHS requirements document for this contract (High risk).
- Annexure B: Acknowledgement Form for Eskom OHS legal and other requirements (Rev3 - 240-77471499).
- Eskom AnnexureC1: OHS Tender Evaluation Template (Rev3 240-77471651 High risk).

3.2 Environmental constraints and management

The Contractor shall comply with the environmental criteria and constraints stated below.

1. Environmental Policy
 - Document which provides an intention and a direction of an organization related to environmental performance, as formally expressed by its top management
 - Expressed Environmental commitments (protection of environment, environmental compliance, environmental objectives, continual improvement, pollution reduction, etc.
 - Document signed by the CEO/ Director, Date & version controlled
2. Company Organogram: showing environmental responsible persons
 - Contractor Environmental Officer/ Environmental Representative/ Company Director/Applicator. Etc
 - The methodology or criteria to determine the significance of environmental aspects & Impacts (i.e. Low, Medium or High).
Environmental compliance obligations (laws) associated with environmental aspects & impacts are aligned accordingly.
3. Environmental Management Programme (EMP) - Project/ Site Specific
 - An EMP provides action plans to address environmental impacts such as (storage & disposal of old equipment, disposal of old spray paint containers, access to ablution facilities). Must also provide mitigation measures to the identified environmental impacts
4. Environmental Emergency Preparedness & Response Plan -
 - This plan lists possible environmental emergencies that could occur e.g. chemical spillages, air pollution incidents and encounters with bees and snakes.
 - This plan shall address approach on how to respond to such emergency situations. This shall include exercises or drills to prepare and test emergency response on specified timeframes.
 - This plan shall provide contact details of required stakeholders in case of an emergency.
5. Environmental incident Register -
 - This register provides environmental incident details of the following: Description of the incident (EG: bees & snakes)
 - Date of incident, reported to and reported by.
 - Actions taken and status of recommendations
 - Date incident closed
6. Environmental Competency Training certificate -

- Does the organization have an environmental training matrix and schedule?
- Does the organization have documented proof that staff members have received environmental training?
- To ensure that employees have sufficient skills and understanding to execute their various duties?

7. Environmental Appointment letters - MANDATORY

- This part provides an environmental appointment letter (template) with clear Roles, Responsibilities & Authority.
- Environmental Officer, Environmental Representative where duties listed are aligned with environmental management (i.e. Monitor Compliance with EMP, WMP, EPRP)
- Ensure compliance to and the knowledge of NEMA, management of waste, compliance to ISO 14001 requirements (where practicable).

8. Declaration of understanding of Eskom environmental & Social past performance – MANDATORY

- Sign & Date of the declaration.

3.3 Quality assurance requirements

Quality management

System requirements

Clause 3.3.1 requires that the *Contractor* operate a quality management system as stated in the Scope. Include your requirements here

The Contractor shall control his activities and processes in accordance with Eskom's Quality Assurance Standard **QM58: Supplier contractor quality requirements specification**

The *Contractor* will be responsible for the verification and signing of the quality inspection points which must be maintained by the *Contractor* and presented to Eskom on request.

Information in the quality plan

Clause 3.3.2 requires that the *Contractor* provide a quality policy statement and quality plan which complies with requirements stated in the Scope.

- The *Contractor* shall demonstrate, provide and maintain a Quality Management System (QMS) that is ISO 9001 compliant or provide Quality Policy and Method statement or Contract Quality Plan
- The *Contractor* agrees to control and professionally preserve and store appropriate documents, records and recordings to guarantee the traceability of the services rendered and inspection thereof.
- The delivered services shall be uniform in Quality and condition, consistent with good industry practices and adhere to requested Eskom requirements, without deviation.
- Eskom shall have the right to conduct surveys and perform surveillance of the *Contractor's* facilities to
- Eskom reserves the right to inspect any or all of the work. Verification by Eskom shall not absolve the *Contractor* of the responsibility to provide acceptable services, nor shall it preclude subsequent rejection by
- The services must comply with the agreed specifications and the applicable directives set out in the agreement. Defects notified by Eskom shall be remedied by the *Contractor* upon demand by Eskom without undue delay and at no extra cost. The *Contractor* shall continuously monitor and identify non-conformances, relating to the scope of work, as signals of opportunities for improvement making process and other relevant changes to prevent recurrence
- The Contractor / Consultant shall further identify potential problems before they occur by identifying deviations in patterns or trends in service or process performance.

- (h) Nothing contained in the Contract shall relieve in any way the Contractor / Consultant from the obligation of Quality control thereof.
- (i) The Contractor / Consultant guarantees that the quantity, Quality and outward appearance of the delivered services will comply with the requirements of the contract and/or relevant specifications.
- (j) The Contractor / Consultant shall prove its ability, on request, to relate to the proposed scope of work which establishes the manner in which the Contractor / Consultant intends to perform the Contract.
- (k) The Contractor / Consultant shall, on request, prove its organisational, logistics and support resources to ensure the requirements of the contract can be achieved.

Eskom reserves the right to assess and measure, in the selection process, the qualifications, capability and competence of the key staff (assigned personnel) in relation to the scope of work and to interview any / all Contractor / Consultant to confirm the Quality evaluation

4. Procurement

4.1 People

The *Contractor* is solely responsible for the resolution of any dispute or problems that may occur between himself and his staff.

The *Contractor* undertakes to hold the *Employer* harmless against any determination or award made in terms of the Labour Relations Act No.66 of 1995 as amended.

4.1.1 Minimum requirements of people employed

- All of the *Contractor's* staff must be able to communicate in English.
- All of the *Contractor's* staff must have the necessary qualifications to execute the designated functions
- All of the *Contractor's* staff who are not South African citizens, must have valid work permits.

4.1.2 BBBEE and preferencing scheme

SANAS accredited BBBEE certificate (certified copy) or valid original sworn affidavit (DTI template, duly completed, dated and signed by both deponent and the commissioner of oaths, and stamped by the commissioner of oaths) for EME/QSE level 1 to 4.

4.1.3 SDL&I requirements

Designated Sector

Commodity	Components	Local Content Threshold
Cement	Cement	100%
Textile, Clothing, Leather and Footwear	PPE	100%

NOTE: SBD 6.2 Declaration Form and Annex C (Local Content Declaration-Summary Schedule) are therefore mandatory and must be tender returnables if applicable.

Suppliers to verify with DTIC that all input materials and products to be used in performing the scope comply with DTIC designated sector. Suppliers to ensure that the information is correctly populated on the annexure C, D & E.

If the required input materials cannot be wholly sourced from South Africa, bidders should request and obtain a written exemption letter from the DTIC. The exemption letter should then be submitted, and approvals obtained prior to the closure of the bid(s). The DTIC together with the procuring organ of state and the winning bidder will consider the exemption on a case-by-case basis.

B-BBEE Requirements:

The tenderer/s that will be awarded the contract will be required to maintain or improve the B-BBEE recognition level for the duration of the contract.

Jobs:

Tenderers are required to submit proposals for the type and number of jobs that will be created and retained in South Africa as a direct result of being awarded a contract.

Type of Jobs to be created	Number of Jobs to be created

Type of Jobs to be retained	Number of Jobs to be retained

Local Procurement Content:

“Local Procurement Content” refers to value added in South Africa by South African resources. Where a single contract involves a combination of local and imported goods and/or services, the tender response must be separated into its components as per the Price Schedule included with the tender documents. Local procurement content is total spending minus the imported component.

Tenderers are required to submit their proposals in the table below.

Local Procurement Content	Eskom target	Tenderer Proposal
	100%	

SDL&I Performance

Eskom will withhold 2.5% of each invoice value and in turn of the total contract value as leverage to ensure that SDL&I contractual commitments.

SDL&I Reporting and Monitoring Plan

These will be done on a quarterly basis.

4.2 Subcontracting

4.2.1 Preferred subcontractors

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Western Cape, Atlantic Zone

In certain sites there are specialist equipment and services that are required, and Eskom reserves the right to choose the subcontractor that is required to execute such function.

Eskom also reserves the right to choose subcontractors based on quality and price.

4.2.2 Subcontract documentation, and assessment of subcontract tenders

4.2.3 Limitations on subcontracting

The use of Subcontractors by the *Contractor* must be approved in writing by the *Service Manager* before commencement on site.

4.2.4 Attendance on subcontractors

This is the sole responsibility of the *Contractor*. The *Contractor* is to ensure that any upfront payments or deposits required by the subcontractor are fulfilled by the *Contractor* such that the service is executed by the subcontractor timeously.

4.3 Plant and Materials

4.3.1 Specifications: Refer to Pricing list.

4.3.2 Correction of defects: As per NEC3 TSC requirements. Clause 42

4.3.3 Contractor's procurement of Plant and Materials: refer to Pricing List

4.3.4 Tests and inspections before delivery

N/A

4.3.5 Plant & Materials provided "free issue" by the Employer

The *Employer* will not provide any materials for use by the *Contractor*.

5. Working on the Affected Property

5.1 Employer's site entry and security control, permits, and site regulations

The Contractor and all of his staff shall undergo Eskom induction prior to entering the Affected Property.

5.1.1 Roads and Vehicles

- All vehicles used on site, by the *Contractor* will be compliant with Eskom Standards.
- All road signs and traffic laws / regulations on site will be adhered to. Employees of the *Contractor* failing to comply will be removed from site and denied any further access.
- Drivers of vehicles in the Eskom Property will be required to obtain an Eskom Driver Permit.

5.1.2 Security

- The *Contractor's* staff will be subject to all security measures, rules and regulations of the Eskom Security Services

- Vehicles and staff agree and accept the searching of all staff, bags, briefcases and vehicles.

5.1.3 Access to and Departure from the Site

- Access to all sites will be via the main security gate. The *Employer* informs the *Contractor* of the access procedures, and it should be expected that such procedures may change depending on the prevailing security situation.
- The *Employer* reserves the right for its Security personnel to search persons or vehicles entering or leaving the premises. This includes, but is not limited to staff, briefcases, bags and toolboxes.
- All persons entering Eskom sites are subjected to alcohol testing.

5.1.4 Temporary Gate Permits

- The *Contractor* provides the *Employer* with the personal details of their staff at least two weeks prior to the contract start date. All names and details to be submitted to the *Employer* who arranges for all gate permits.
- If an employee is no longer in the employ of the *Contractor*, the *Contractor* shall notify the *Employer* in advance, and replacements communicated to the *Employer* as well, whereby they will have to attend induction as well.
- The *Contractor* ensures that all equipment and materials brought through the security gate is signed in at the main security gate on the approved Eskom security form.

5.1.5 Removal

- The *Contractor* is not allowed to remove any equipment or materials from site without producing the relevant Eskom security forms and the equipment lists.
 - If the equipment or material is to be removed the same day, on which they were brought on to site, then the security form will need to be produced at the gate when leaving the site.
 - The removal of any item at a later stage of the contract will require a security form with the necessary approval and responsible manager's signature.
 - If the equipment or material is removed after this time then a Non-Returnable Gate Release will be provided by the *Employer's Representative*, on receipt of the original security form, with which the *Contractor* brought the equipment on site.

5.2 People restrictions, hours of work, conduct and records

- The *Contractor* is responsible for the provision of transportation for all personnel to site, from site and on Site.
- The *Contractor* is responsible for the training and development of his staff whilst employed by the Employer.
- The *Contractor* keeps records of his people working on the Affected Property, including those of his Subcontractors and the *Service Manager* shall have access to these records at any time.
- The Contractor is responsible for provision of his own personnel, and the cost thereof.

5.3 Health and safety facilities on the Affected Property

Contractor to provide own Emergency preparedness procedure and align to site emergency procedure.

5.4 Environmental controls, fauna & flora

5.4.1 Protection of Flora

The removal, damage and disturbance of indigenous flora are prohibited.

The use of herbicides is prohibited unless accepted by the *Service Manager*.

5.4.2 Protection of the Fauna

The *Contractor* shall protect fauna living within the Site and shall ensure that hunting, snaring, poisoning, shooting, nest raiding or egg collecting and disturbance does not occur.

The *Contractor* is to ensure that his employees are instructed not to feed wild animals.

The use of pesticides is prohibited unless accepted by the *Service Manager*.

No domestic pets or livestock are permitted on site.

5.5 Cooperating with and obtaining acceptance of Others

The *Contractor* will cooperate with the *Service Manager*, his delegates and support structures, in matters relating to this contract.

The *Contractor* will cooperate with the management staff of the Affected Property.

The *Contractor* will cooperate with all statutory authorities or inspection agencies.

5.6 Records of *Contractor's* Equipment

Prior to starting work on the Affected Site, the *Contractor* will compile a list of his equipment, either owned or hired, which will be used for the execution of this contract. It should include the make, type, year of manufacture, colour and function or use. This list will be signed off by the *Contractor* and the *Service Manager*.

- Any electrical equipment or appliances used by the *Contractor* must comply with all relevant safety regulations and requirements and be maintained in safe and proper working condition.
- The *Employer* has the right to stop the *Contractor's* use of any electrical equipment or appliance, which in the *Employer's* opinion does not conform to the foregoing.

5.7 Equipment provided by the *Employer*

Prior to starting work on the Affected Site, the *Contractor* will compile the list of the *Employer's* equipment which is on site and will be used for the execution of the contract. This list will be signed off by the *Contractor* and the *Service Manager*.

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Western Cape, Atlantic Zone

All of the *Employer's* equipment will be returned to the *Employer* by the *Contractor* upon termination of the contract.

5.8 Site services and facilities

5.8.1 Provided by the *Employer*

5.8.1.1 Water and Electricity usage

- Water and Electricity will be supplied by the *Employer* and must be used in accordance with the Eskom Environmental objectives.
- Where Water and Electricity is not available, this must be provided for by the contractor.
- The *Employer* will provide ablution facilities for use by the *Contractor's* employees on site.

5.8.1.2 Offices, Workshops and Stores

N/A

5.8.2 Provided by the *Contractor*

- The Contractor shall provide everything else necessary for Providing the Service.

5.9 Control of noise, dust, water and waste

Comply with the Occupational Health and Safety Act, Act 85 of 1993 and the applicable Regulations relating to noise and dust. The Water Act, Act 54 of 1956 for water and the Waste Act, Act 107 of 1998

Having due regard for local communities and dwellings, the *Contractor* shall restrict any of his operations which result in undue noise disturbance to those communities and dwellings.

The *Contractor* shall take appropriate measures to minimise the generation of dust as a result of his works, operations and activities to the satisfaction of the *Service Manager*.

The management of solid waste on site shall be strictly controlled and monitored. Only accepted waste disposal methods shall be allowed.

Littering shall be avoided.

(a) Domestic waste

Metal refuse bins or equivalent plastic refuse bins, all with lids, shall be provided by the *Employer* for all buildings. Refuse shall be collected and removed by the *Contractor* from all facilities on a daily basis to the central waste disposal area.

(b) Organic waste

Refuse from food preparation and eating areas shall be collected and removed daily. Organic Waste shall be disposed of as per Domestic Waste.

(c) Used oil and grease

Used oil and/or grease shall be removed from site and sold to an accepted used oil recycling company.

(d) Hazardous waste

All hazardous waste shall be disposed of in an accepted hazardous waste disposal site and a disposal certificate supplied to the *Service Manager*.

5.10 Hook ups to existing works

Should the *Contractor* require interfacing his equipment to the Affected Facility, this will be done at the *Contractor's* cost based on approval by the *Service Manager*.

Compliance to the Eskom Life Saving procedure and Work at Height Standard, 32-418.

All securing points and necessary equipment required to Work at Heights must be provided for by the *Contractor*