

| Item No |  | Quantity | Rate | Amount |
|---------|--|----------|------|--------|
|         | <b><u>BILL NO 1</u></b>  |          |      |        |
|         | <b><u>PRELIMINARIES &amp; GENERAL</u></b>  |          |      |        |
| 1       | <p>Total Preliminaries and General</p> <p>The agreement is to be the JBCC Series 2000 Principal Building Agreement prepared by the Joint Building Contracts Committee, May 2018 Edition 6.2.</p> <p>Preliminaries for use with the Principal Building Agreement shall be the General Preliminaries as issued by The Joint Building Committee (May 2018 Edition 6.2) as amended by these bills of quantities shall be as incorporated herein.</p> <p>The Preambles shall comprise the Model Preambles for Trades 2008 edition, recommended and published by the Association of South African Quantity Surveyors supplemented by the additional preambles contained herein.</p> <p>Any amendments and/or information is listed under the Supplementary Preambles at the start of each trade in the bills of quantities.</p> <p>The descriptions of all items throughout the bills of quantities must be read in conjunction with, and in the context of, the requirements and specifications given in the Model Preambles for Trades, Supplementary Preambles to the Model Preambles and the bill descriptions.</p> <p>No claims arising from errors or omissions in pricing due to brevity of descriptions of bill items fully described in the said Model Preambles for Trades and Supplementary Preambles will be granted.</p> <p>Tenderers are referred to the above mentioned documents for the full intent and meaning of each clause thereof (hereinafter referred to by heading and clause number only) for which such allowance must be made as may be considered necessary.</p> <p>Quantities and items have been measured according to the Standard System of Measuring Building Work (7th Edition 2015).</p> | Item     |      |        |
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Where standard clauses or alternatives are not entirely applicable to this contract such modifications, corrections or supplements as will apply are given under each relevant clause heading.

Where any item is not relevant to this specific contract such item is marked N/A (signifying "not applicable").

The Tenderer shall allow opposite each of the items whatever costs and charges he may consider necessary for the carrying out, complying with and due observance of the provisions, conditions and requirements set out therein.

Any items left unpriced will be understood to be covered in the rates given for other items and no claim for extras arising out of the Tenderer's omission to price any item will be entertained.

Only priced items will be considered in respect of any adjustment of this section.

Any items left unpriced will be understood to be provided for elsewhere and no claim for any extras out of such omissions to price any item will be entertained

If Option A, as set out in clause D4.0 of the JBCC Contract Data is selected by the Contractor for the adjustment of the Preliminaries each item priced is to be allocated to one or more of the three categories by the insertion of "F", "V" or "T" as the case may be against the price in the "Rate" column immediately preceding the "Amount" column, where "F" denotes a fixed amount (amount not to be varied), "V" denotes an amount variable in proportion to value and "T" denotes an amount variable in proportion to time

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**SECTION A: PRINCIPAL BUILDING AGREEMENT**

**DEFINITIONS (A1)**

2 Clause 1.0 - Definitions and interpretation

Clause 1.0 is amended by the following:

- 1.1. The definition of a direct contractor is amended to read : A party appointed directly by the employer to do specialist work on site irrespective of any date of completion.
  
- 1.2. The definition of practical completion is amplified by the addition of the following after the words "purposes intended": and without derogating from the generality of the foregoing, the works and sections thereof shall not be considered to be substantially complete, or be capable of being effectively used for the purposes intended, and shall accordingly not be considered to have reached a state of practical completion, if any of the specific requirements listed in Clause 19.3 as amended, have not been met.

Clause 1.2 is amended by the addition of the following:

- 1.2.6. The contract documents shall be taken to be mutually explanatory of one another but in the event of ambiguity, discrepancy, divergence or inconsistency in, or between them, the JBCC Principal Building Agreement as amended by Section A of these Bills of Quantities shall prevail over all other contract documents. As between the JBCC Principal Building Agreement and Section A of these bills of quantities, Section A of these bills of quantities shall prevail.

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**OBJECTIVE AND PREPARATION (A2 - A11)**

3 Clause 2.0 - Laws, regulations and notices

Clause 2.0 is amended by the addition of the following:

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2.5. The contractor shall take all reasonable precautions to maintain the health and safety of persons in and about the execution of the works. Without limitation the contractor hereby:

2.5.1 accepts that the employer will appoint him as the Principal Contractor (as defined and provided for under the Construction Regulations 2003 (as amended) promulgated under the Occupational Health & Safety Act 85 of 1993 (as amended), (the Construction Regulations latest edition) for the site;

2.5.2 acknowledges and confirms that the contract sum includes a sufficient amount for proper compliance with the employer's Health and Safety Specification, the Construction Regulations, all applicable health & safety laws and regulations and the health and safety rules, guidelines and procedures provided for in this agreement and generally for the proper maintenance of health and safety in and about the execution of works; and

2.5.3 undertakes in and about the execution of the works, to comply with the Construction Regulations and with all applicable health and safety laws and regulations and rules and guidelines and procedures otherwise provided for under the agreement and shall ensure that all subcontractors, employees and others under the contractor's direction and control, likewise observe and comply with the foregoing.

2.6. The employer reserves the right to pay direct (i.e. not through the contractor) for all or any permanent connections to local or other authority services, for which provisional amounts have been included within the selected subcontract bill section here of. In the event of the employer paying direct for these charges, the contractor will not be entitled to a ten per cent (10%) mark-up in terms of clause 32.4. All such provisional amounts included in the contract sum will as a result, be omitted.

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| 4                                       | Clause 3.0 - Offer acceptance and performance obligations<br><br>F:..... V:.....T:.....  | Item |
| 5                                       | Clause 4.0 - Cession and assignment<br><br>F:..... V:.....T:.....  | Item |
| 6                                       | Clause 5.0 - Documents<br><br>F:..... V:.....T:.....   | Item |
| 7                                       | Clause 6.0 - Employer's agents<br><br>F:..... V:.....T:.....   | Item |
| 8                                       | Clause 7.0 - Design responsibility<br><br>Clause 7.0 is amended by the addition of the following:<br><br>7.4. Notwithstanding the provisions of sub-clause 7.2, there shall be and there is an obligation on the contractor to ensure that every such nominated or selected subcontractor shall simultaneously with the signing of the relevant nominated or selected subcontract sign (in terms of a suitable written signing authority produced to and acceptable to the principal agent) and deliver to the employer a design materials and workmanship warranty and undertaking in favour of the employer.<br><br>7.5. Any subcontractor whose subcontract involves design work will be required to sign an indemnity in order to provide to the employer evidence of the professional indemnity insurance for such design work. If the contractor fails to obtain the necessary design warranties and/or indemnities from the subcontractors, the design responsibility shall be deemed to devolve upon the contractor.<br><br>F:..... V:.....T:..... | Item |
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9 Clause 8.0 - Works risk  
 Clause 8.5.4 is amended to read as follows:  
 The use or occupation, after practical completion, of any part of the works by the employer, the employer's servants or agents and those for whose acts or omissions they are responsible.  
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10 Clause 9.0 - Indemnities  
 Clause 9.2 is amended as follows:  
 Clause 9.2.7 is omitted  
 Clause 9.2.9 is amended by the omission of the words "practical completion" to be replaced with the words "final completion".  
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11 Clause 10.0 - General insurances  
 F: ..... V:..... T:.....

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12 Clause 11.0 - Security  
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**EXECUTION (A12 - A17)**

13 Clause 12.0 - Obligations of the Parties

Clause 12.3 is amended by the addition of the following to the end thereof:

The authority of the Principal Agent to issue Contract Instructions or to perform duties as may be required for the relevant aspects of the works is delegated to the other Agents.

Clause 12.3.1 the minutes of each meeting will be agreed upon and signed off by a representative of each attending party.

Clause 12.3.2 any instruction given by the Principal Agent (or other Agent) in these meetings and reflected in the minutes are deemed to be a written instruction.

Clause 12.2.18 is amended by the addition of the following to the end thereof:

The contractor is to provide a main notice board at the entrance of the site, the design is to be approved by the principal agent before fabrication and erecting on site.

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14 Clause 13.0 - Setting out of the works

Clause 13.0 is amended by the addition of the following:

13.2.1 The contractor shall continuously perform tolerance control checks throughout the contract period and report on these at regular intervals to the principal agent in a format approved by the principal agent.

Should the contractor fail to comply with this requirement to the satisfaction of the principal agent, progressively as the structure is constructed, the employer shall be entitled to commission other parties to do so on the contractor's behalf and at the contractor's expense. The contractor shall provide general attendance and all reasonable assistance to such parties.

13.2.4 The contractor shall notify the principal agent of any encroachments of adjoining foundations, buildings, structures, pavements, boundaries, etc that exist in order that the necessary arrangements may be made for the rectification of any such encroachments.

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15 Clause 14.0 - Nominated subcontractors

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16 Clause 15.0 - Selected subcontractors

Clause 15.9 shall be added after Clause 15.8 and shall read as follows:

"The contractor shall not appoint the selected subcontractors on any terms and conditions other than those contained in the tender documents prepared in terms of clause 15.1.1 without the written approval of the principal agent".

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| 17                                      | Clause 16.0 - Direct contractors<br><br>F:..... V:..... T:.....   | Item |   |
| 18                                      | Clause 17.0 - Contract instructions<br><br>Clause 17.0 is amended by the addition of the following:<br><br><div style="margin-left: 40px;">                         17.1.21 The expediting of the rate of progress of the works<br/><br/>                         17.1.22 Acceleration                     </div><br>17.6 Contract instructions issued on site are to be recorded in a contract instruction book which is to be supplied by the contractor and maintained on site by the contractor.<br><br>Contract instructions, clause 17.5 and Adjustment to the contract value, clause 26.0. The principal agent shall determine the value of adjustments in terms of 26.1, however any adjustment to rates in terms of clause 26.2.2. to 26.2.4 shall be submitted in accordance with the provision of clause 26.5. Failure by the contractor to submit and agree variations and rates for which provision was not required in the contract sum within forty (40) working days from becoming aware or from where he ought reasonably to have become aware of such variations failing which no compensation will be made.<br><br>F:..... V:..... T:..... | Item |   |
| <b><u>COMPLETION (A18 - A24)</u></b>    |   |      |   |
| 19                                      | Clause 18.0 - Interim completion<br><br>F:..... V:..... T:.....   | Item |   |
| 20                                      | Clause 19.0 - Practical completion<br><br>19.4 The practical completion certificate will not be issued by the principal agent until such time as all the following items are complete: <ul style="list-style-type: none"> <li>· Improvements completed, including all external and / or internal finishes;</li> <li>· Waterproofing complete and tested;</li> </ul>   |      |   |
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- Access to the improvements is fully secure;
- Uninterrupted access by the tenant and its visitors and invitees to the improvements, is secured on the basis that;
  - o Access must be clean, unhindered and free from mud, rubble, debris and the like;
  - o No contractor or subcontractor will be exercising any lien over the improvement or the site or any part thereof;
  - o Improvements cleaned internally and externally, including ensuring that the improvements are hygienic and vermin free;
- All jointing and sealing work complete;
- All items which are damaged during construction, have been replaced or made good;
- All scaffolding dismantled and removed;
- Site office, stores, containers, etc removed;
- Site cleared of all spoil heaps, builder's rubble and other unwanted materials;
- All roads, paving, sundry structures and buildings cleared;
- All user manuals and guarantees handed over to the client / principal agent.

Clause 19.5 is amended by the addition of the following:

19.5 Without derogating from the generality of the requirements for practical completion the following specific requirements shall apply:

19.5.1 All items on the practical completion list must be completed and attended to in its entirety.

19.5.2 All defects noted on the quality control sheets issued by the principal agent of the employer during the currency of the contract are to have been completed and attended to in their entirety.

19.5.3 Defects occurring after the issue of the practical completion list requiring remedial work that will in the opinion of the principal agent cause disruption, will cause the issue of the certificate of practical completion to be withheld until such defects have been rectified to the satisfaction of the principal agent.

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|  | <p>19.5.4 The preparation of the practical completion list may include items identified by the representatives of the employer.</p> <p>F:..... V:.....T:.....</p>   | Item |
| 21   | <p>Clause 20.0 - Completion in Sections</p> <p>F:..... V:.....T:.....</p>   | Item |
| 22   | <p>Clause 21.0 - Defects Liability Period and Final completion</p> <p>Clause 21.8 is amended by the addition of the following to the end thereof:</p> <p>The contractor shall attend to defects during the defects liability period on a progressive basis, to the satisfaction of the principal agent, and will not be permitted to wait until the end of the defects liability period or until the amount of defects accumulates in order to attend to a comprehensive list of defects</p> <p>Clause 21.9 is amended by the addition of the following to the end thereof:</p> <p>The preparation of the final completion list may include items identified by the representatives of the employer</p> <p>F:..... V:.....T:.....</p> | Item |
| 23   | <p>Clause 22.0 - Latent defects liability period</p> <p>F:..... V:.....T:.....</p>  | Item |
| 24   | <p>Clause 23.0 - Revision of date for practical completion</p> <p>Clause 23.0 is amended by the following:</p> <p>23.1.1 shall be amended by the addition of the following at the end of the clause:</p> <p>The adverse effect of weather conditions shall be defined as weather conditions in excess of the monthly average recorded for the past 10 (ten) years by the nearest commonly recognised weather bureau in the region of the project</p> <p>The contractor shall be deemed to have allowed in his</p>   |      |
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| <p style="text-align: center;"><b>Brought Forward</b></p> <p>programme for the works and opposite this item or in his rates, for the cost of all delays as a result of weather conditions which are average</p> <p>In the event of disruptive inclement weather, the contractor shall adopt the following procedure:</p> <ul style="list-style-type: none"> <li>· Fill in the prescribed disruption claim form obtainable from the principal agent</li> <li>· If the disruption is marginal then the principal agent must be called upon to inspect the conditions and verify the circumstances</li> <li>· A motivation that construction could not continue with reference to specific activities in the programme must be detailed</li> <li>· A report on active resources on site at the time of the disruption must be recorded</li> <li>· The time work was stopped and recommenced must be recorded including:</li> <li>· The circumstances surrounding any instruction by a third party to stop work due to inclement weather (i.e. Industrial Council/Safety Officers, etc.) must be noted in detail</li> <li>· The disruption claim must be submitted to the principal agent or his representative on the day of the stoppage for verification and signature</li> <li>· The total residual inclement weather allowance, as measured in days or part thereof, will then be calculated as follows:</li> <li>· Allowance - disruption days = residual allowance</li> <li>· When residual allowance is negative an extension of time will be awarded to specific activities in the contract programme</li> <li>· The delays granted, in terms of this clause, do not automatically result in an overall project extension of time unless the effect is clearly applicable to the critical path of the agreed contract programme and affects rain sensitive to work. If approved the day in question can be</li> </ul> <p style="text-align: center;"><b>Carried Forward</b></p> |  | R |  |
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| <p>removed from the program calendar and the weather delay shortened by the same time at the end of the programme</p> <ul style="list-style-type: none"> <li>· The activities affected will be increased by the rain disruption</li> <li>· The impact on the end date of the project will be monitored</li> <li>· If the end date moves a rain day will be removed from the weather allowance</li> <li>· The contractor must take all necessary steps to proceed with the works and mitigate any delay despite inclement weather</li> <li>· Failure to adhere strictly to the above procedure precludes the contractor from submitting a claim</li> </ul> <p>The contractor is instructed to allow for 10 (ten) working days during the contract period for delays due to the adverse effect of weather conditions in the programme of the works, this should be additional to the standard weather delay days allowed</p> <p>Extensions to the contract completion date will only be considered arising from the adverse effect of weather conditions, after the actual delays recorded and accepted by the Principal Agent exceed the 10 (ten) working days allowed</p> <p>Clause 23 is amended by the addition of the following to the end thereof:</p> <p>23.9 Revision to the date for practical completion shall only be considered when work on the critical path of the approved programme for the works is delayed</p> <p>23.10 Acceleration</p> <p>23.10.1 Irrespective of whether or not the principal agent rules that the contractor is entitled to a revision of the date for practical completion, the principal agent shall nevertheless at any time, be entitled to issue a contract instruction to accelerate the progress of the remaining works, to ensure that the works are completed by the</p> |                        | R |
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date for practical completion

23.10.2 Upon receipt of such instruction, the contractor shall take necessary steps to ensure that the works are completed timeously, including the provision by him of additional resources, plant, manpower, etc. and the working of overtime or additional overtime beyond that contemplated at the time of tender (at all times adhering to the regulations and requirements of all authorities) and by all other adequate and proper means and methods. The contractor shall prove that such steps are being taken if called upon to do so

23.10.3 The contractor's entitlement to compensation arising out of or in respect of any revision to the date for practical completion that may have been granted by the principal agent, or alternatively, where the principal agent has instructed the contractor to accelerate, shall be adjudicated strictly in terms of Clause D4.0 (Option B) of the JBCC Contract Data

The contractor shall not be entitled to any compensation of any nature whatsoever, other than that provided for in terms of Clause D4.0 (Option B) of the JBCC Contract Data and where the principal agent has instructed the contractor to accelerate, the contractor's additional entitlement shall be calculated by adding a further 30% to the value thereof

23.10.4 Notwithstanding the foregoing, in the event of the contractor failing to bring the works to practical completion by the due practical completion date other than as a result of circumstances for which it is not responsible, then:-

29.10.4.1 It shall not be entitled to any compensation as aforementioned; and

29.10.4.2 It shall remain liable for the penalty [as per clause 24.0]

23.11 Notwithstanding anything to the contrary, the contractor shall not be entitled to a revision to the date for practical completion for delays arising from Municipal or other interruptions in

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|   | energy and water to the site<br>F:..... V:..... T:.....   | Item |
| 25                                      | Clause 24.0 - Penalty for late or non completion<br>F:..... V:..... T:.....   | Item |
| <b><u>PAYMENT (A25 - A27)</u></b>       |   |      |
| 26                                      | Clause 25.0 - Interim payment<br><br>Clause 25.2 is amended by the addition of the following to the end thereof:<br><br>Such information should be issued by the contractor not later than the 23rd day of the month<br><br>Clause 25.6 shall be deleted and replaced with the following:<br><br>Notwithstanding this or any other clause, materials and goods stored off site shall not be included in the amount authorized for payment<br><br>Clause 25.10 to read:<br><br>Payment within thirty (30) calendar days after receipt of the signed payment certificate and corresponding invoice<br><br>Clause 25 is amended by the addition of the following to the end thereof:<br><br>Clause 25.18 Should advance payments be required, an Advance Payment Guarantee must be allowed for.<br><br>F:..... V:..... T:..... | Item |
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27 Clause 26.0 - Adjustment to the contract value

Clause 26.5 is amended by the addition of the following at the end thereof:

26.5.1 Provided that the contractor has given such notice it shall submit a detailed and substantiated claim for an adjustment of the contract value to include the amount of such expense and loss within ten (10) working days of the date upon which it is able to or ought reasonably to have been able to quantify such amount failing which no compensation will be made

26.5.2 The principal agent shall make a reasonable assessment of the compensation to be added to the contract value within ten (10) working days of such claim in the absence of which it shall be deemed to have been refused

Clause 26.0 is amended by the addition of the following clause:

26.14 Where prices are submitted by the contractor or n/s subcontractor during the progress of the works in respect of contract instructions or in regard to a claim under terms of the agreement and notwithstanding the fact that such prices may be used in an interim payment certificate, there is to be no presumption of acceptance. Should the principal agent wish to accept such prices to the issue of the final payment certificate, it shall be in writing

26.15 All fluctuations in costs, with the exception of fluctuations in the rate of Value Added Tax shall be for the account of the contractor

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| 28   | Clause 27.0 - Recovery of expense and loss<br><br>Clause 27.0 is amended by the addition of the following:<br><br>27.5 Fines, spot fines, penalty fines, other fines, forfeit of guarantees, deposits, etc, to local authorities or other entities for the execution of the contract<br><br>F:..... V:..... T:..... | Item |
| <b><u>SUSPENSION &amp; TERMINATION (A28 - A29)</u></b> |   |      |
| 29   | Clause 28.0 - Suspension by the contractor<br><br>F:..... V:..... T:.....   | Item |
| 30   | Clause 29.0 - Termination by the employer<br><br>F:..... V:..... T:.....  | Item |
| 31   | Clause 29.0 - Termination by the contractor<br><br>F:..... V:..... T:.....  | Item |
| 32   | Clause 29.0 - Termination by either party<br><br>F:..... V:..... T:.....  | Item |
| 33   | Clause 29.0 - Termination procedure by the employer, the contractor or by the parties<br><br>F:..... V:..... T:.....  | Item |
| <b><u>DISPUTE RESOLUTION (A30)</u></b>                 |   |      |
| 34   | Clause 30.0 - Settlement of disputes<br><br>F:..... V:..... T:.....   | Item |
| <b><u>AGREEMENT</u></b>                                |   |      |
| 35   | Agreement<br><br>F:..... V:..... T:.....  | Item |
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**SECTION B: PRELIMINARIES**

**DEFINITIONS AND INTERPRETATION (B1)**

36 Clause 1.0 - Definitions and interpretation

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**DOCUMENTS (B2)**

37 Clause 2.1 - Checking of documents

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38 Clause 2.2 - Provisional bills of quantities

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39 Clause 2.3 - Availability of construction documentation

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40 Clause 2.4 - Ordering of materials and goods

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**PREVIOUS WORK AND ADJOINING PROPERTIES (B3)**

41 Clause 3.1 - Previous work - dimensional accuracy

Clause 3.1 shall be amended by the addition of the following at the end of the paragraph:

In the event that the contractor fails to notify the Principal Agent to the contrary, it is deemed that the work is dimensionally accurate

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| 42   | <p>Clause 3.2 - Previous work - defects</p> <p>Clause 3.2 shall be amended by the addition of the following at the end of the paragraph:</p> <p><b>The contractor shall before commencing works on the building, survey the entire building impacted by the proposed construction and submit a photographic and written report for each floor level of all existing defects including:</b></p> <ul style="list-style-type: none"> <li>· Defaced areas</li> <li>· Cracks</li> <li>· Waterproofing</li> <li>· Defects to services</li> <li>· Defective doors, windows, roller shutters, sprinklers, fire detectors</li> <li>· Paving and roads around the building</li> <li>· Signage</li> <li>· Other areas and elements considered necessary</li> </ul> <p>F:..... V:..... T:.....</p> | Item |
| 43   | <p>Clause 3.3 - Inspection of adjoining properties</p> <p>F:..... V:..... T:.....</p> <p><b><u>THE SITE (B4)</u></b></p>   | Item |
| 44   | <p>Clause 4.1 - Handover of site in stages</p> <p>F:..... V:..... T:.....</p>  | Item |
| 45   | <p>Clause 4.2 - Enclosure of the works</p> <p>F:..... V:..... T:.....</p>  | Item |
| 46   | <p>Clause 4.3 - Geotechnical and other investigations</p> <p>F:..... V:..... T:.....</p>   | Item |
| 47   | <p>Clause 4.4 - Encroachments</p> <p>F:..... V:..... T:.....</p>   | Item |
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| 48   | Clause 4.5 - Existing premises occupied<br>F:..... V:..... T:.....                  | Item |   |
| 49   | Clause 4.6 - Services known<br>F:..... V:..... T:.....                              | Item |   |
| <b><u>MANAGEMENT OF CONTRACT (B5)</u></b>                                |   |      |   |
| 50   | Clause 5.1 - Management of works<br>F:..... V:..... T:.....                         | Item |   |
| 51   | Clause 5.2 - Progress meetings<br>F:..... V:..... T:.....                           | Item |   |
| 52   | Clause 5.3 - Technical meetings<br>F:..... V:..... T:.....                          | Item |   |
| <b><u>SAMPLES, SHOP DRAWINGS AND MANUFACTURERS INSTRUCTIONS (B6)</u></b> |   |      |   |
| 53   | Clause 6.1 - Samples of materials<br>F:..... V:..... T:.....                        | Item |   |
| 54   | Clause 6.2 - Workmanship samples<br>F:..... V:..... T:.....                         | Item |   |
| 55   | Clause 6.3 - Shop drawings<br>F:..... V:..... T:.....                               | Item |   |
| 56   | Clause 6.4 - Compliance with manufacturer's instructions<br>F:..... V:..... T:..... | Item |   |
| <b><u>DEPOSITS AND FEES (B7)</u></b>                                     |   |      |   |
| 57   | Clause 7.1 - Deposits and fees<br>F:..... V:..... T:.....                           | Item |   |
| <b>Carried Forward</b>   |   |      | R |
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| Brought Forward  |  | R    |
|--|--|------|
| <b><u>TEMPORARY SERVICES (B8)</u></b>  |  |      |
| The contractor shall agree the location of all temporary services with the principal agent before installation and on completion remove the same and make good |  |      |
| 58   | Clause 8.1 - Water<br>F:..... V:..... T:.....  | Item |
| 59   | Clause 8.2 - Electricity<br>F:..... V:..... T:.....  | Item |
| 60   | Clause 8.3 - Ablutions and welfare facilities<br>F:..... V:..... T:.....   | Item |
| 61   | Clause 8.4 - Communication facilities<br>F:..... V:..... T:.....   | Item |
| <b><u>PRIME COST AMOUNTS (B9)</u></b>  |  |      |
| 62   | Clause 9.1 - Responsibility for prime cost amounts<br>F:..... V:..... T:.....  | Item |
| <b><u>SPECIAL ATTENDANCE ON SUBCONTRACTORS (B10)</u></b>   |  |      |
| 63   | Clause 10.1 - General attendance<br>F:..... V:..... T:.....  | Item |
| 64   | Clause 10.2 - Special attendance<br>Contractor to make available all access / scaffolding to any subcontractors<br>F:..... V:..... T:..... | Item |
| <b><u>GENERAL (B11)</u></b>  |  |      |
| 65   | Clause 11.1 - Protection of the works<br>F:..... V:..... T:.....   | Item |
| <b>Carried Forward</b>   |  | R    |
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| <b>Brought Forward</b>                  |   | R    |
|---|---|------|
| 66                                      | Clause 11.2 - Protection/isolation of existing works and works occupied in sections<br><br>F:..... V:..... T:.....  | Item |
| 67                                      | Clause 11.3 - Security of the works<br><br>F:..... V:..... T:.....  | Item |
| 68                                      | Clause 11.4 - Notice before covering work<br><br>F:..... V:..... T:.....  | Item |
| 69                                      | Clause 11.5 - Disturbance<br><br>F:..... V:..... T:.....  | Item |
| 70                                      | Clause 11.6 - Environmental disturbance<br><br>F:..... V:..... T:.....  | Item |
| 71                                      | Clause 11.7 - Works cleaning and clearing<br><br>In addition to his general obligations in terms of this clause, the contractor shall ensure that the roads, pavements, etc leading to and around the site, as well as all access areas, hallways, stairs, etc within the site and building, are kept free from obstruction, debris etc at all times. In no way shall the work on the site be the cause of any hindrance or inconvenience to pedestrians, traffic or tenants occupying the building.<br><br>F:..... V:..... T:..... | Item |
| 72                                      | Clause 11.8 - Vermin<br><br>F:..... V:..... T:.....   | Item |
| 73                                      | Clause 11.9 - Overhand work<br><br>F:..... V:..... T:.....  | Item |
| 74                                      | Clause 11.10 - Tenant installations<br><br>F:..... V:..... T:.....  | Item |
| <b>Carried Forward</b>                  |   | R    |
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|            | Brought Forward   |      | R |  |
|------------|---|------|---|--|
| 75         | Clause 11.11 - Advertising  |      |   |  |
|            | F:..... V:.....T:.....  | Item |   |  |
|            | <b><u>SCHEDULE OF VARIABLES (B12)</u></b>   |      |   |  |
|            | Information necessary for elections and completion of those clauses contained in the schedule which are necessary for tender purposes is given hereunder  |      |   |  |
|            | Where no information is given it shall mean that no specific requirements are expected or that the clause is not relevant to this specific contract   |      |   |  |
|            | 12.1 Provisional bills of quantities [clause 2.2]<br>The quantities are provisional <div style="text-align: right;">Yes</div>   |      |   |  |
|            | 12.2 Availability of construction documentation [clause 2.3]<br><br>Construction documentation is complete <div style="text-align: right;">Yes</div>  |      |   |  |
|            | 12.3 Previous work - dimensional accuracy [clause 3.1]<br><br>The contractor is liable for carrying out any / all surveys, etc in order to check the dimensional accuracy of work previously executed |      |   |  |
|            | 12.4 Previous work - defects [clause 3.2]   |      |   |  |
|            | 12.5 Inspection of adjoining properties [clause 3.3]  |      |   |  |
|            | <b>Carried Forward</b>  |      | R |  |
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| <b>Brought Forward</b>   | <b>R</b> |
|--|----------|
| <p>12.6 Water [clause 8.1]</p> <p>Option A (by contractor) <span style="float: right;">No</span></p> <p>Option B (by employer - free of charge) <span style="float: right;">Yes</span></p> <p>Option C (by employer - metered) <span style="float: right;">No</span></p> <p>The contractor is to take a photograph of the reading on the date of site handover and forward it to the Quantity Surveyor and Principal Agent.</p> <p>Contractor to note that water provided will be municipal water, should other water be required the contractor to provide for his own storage and supply.</p> <p>No delays will be entertained due to no water being on site, contractor to make provision for back up water should outages occur.</p> <p>12.7 Electricity [clause 8.2]</p> <p>Option A (by contractor) <span style="float: right;">No</span></p> <p>Option B (by employer - free of charge) <span style="float: right;">Yes</span></p> <p>Option C (by employer - metered) <span style="float: right;">No</span></p> <p>The contractor is to take a photograph of the reading on the date of site handover and forward it to the Quantity Surveyor and Principal Agent.</p> <p>Contractor to note that electricity will be fed from existing points, any extensions required will be for the account of the contractor.</p> <p>The contractor to provide for back up power for his own account to accommodate possible load shedding. No additional amounts will be entertained for delays due to no power on site.</p> | R        |
| <b>Carried Forward</b>   | <b>R</b> |
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| Brought Forward   | R |
|---|---|
| 12.8 Ablution facilities [clause 8.3]   |   |
| Option A (by contractor)  |   |
| Yes   |   |
| Option B (by employer)  |   |
| No  |   |
| The contractor to provide for their own portable toilets on site, as the existing ablution facilities will not be made available for the contractor and / or the staff.   |   |
| Portable toilets to be fit for the corporate environment and kept clean at all times.   |   |
| 12.9 Communication facilities [clause 8.4]  |   |
| Telephone   |   |
| Yes - by contractor   |   |
| Facsimile   |   |
| No - not required   |   |
| E-mail  |   |
| Yes - by contractor   |   |
| 12.10 Protection of the works [clause 11.1]   |   |
| 12.11 Protection/isolation of existing works and works occupied in sections [clause 11.2]   |   |
| Protection/isolation is required  |   |
| Yes   |   |
| <b>Adequate protection will be required to be provided by the Contractor.</b> The Contractor will be responsible for making good any damage due to inadequate protection of any areas (including lifts, stairs, hallways, etc). |   |
| <b>Carried Forward</b>  | R |
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R

12.12 Disturbance [clause 11.5]

Specific requirements:

All work is to be carried out in such a manner as to cause no unacceptable and unreasonable dust, noise, vibrations, nuisance, inconvenience, annoyance and the like to the public, others, other properties and traffic. Any delays, stoppages and the like arising from or in order to comply with the above will not constitute grounds for an adjustment to the contract period or contract sum whatsoever

12.13 Environmental disturbance [clause 11.6]

12.14 Works cleaning and clearing [clause 11.7]

The contractor is to ensure that all public roads used for the works are kept clean and free of any materials, soil and debris.

All access areas, hallways, driveways, parkings etc are to be kept neat and clean at all times.

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**SECTION C: SPECIFIC PRELIMINARIES**

The following clauses are additional to, or augment the clauses contained in Sections "A" and "B" of these preliminaries

**THE SITE**

76 **UNAUTHORISED PERSONS ON SITE**

The contractor shall at all times strictly exclude all unauthorized persons from the works

No workmen or labourers are to be allowed under any circumstances to sleep or deposit any kit on the premises

Furthermore the contractor shall take all measures necessary to ensure that no workmen are allowed onto the site at any time after works completion without the specific permission of the principal agent

F:..... V:..... T:.....

Item

**FINANCIAL ASPECTS**

77 **PRICING OF BILLS**

Tenderers are to allow opposite each item for all costs in connection therewith. All prices to include, unless otherwise stated, for all materials, fabrication, conveyance and delivery, unloading, storing, unpacking, hoisting, labour, setting, fitting and fixing in position, cutting and waste (except where to be measured in accordance with the Standard System of Measurement) patterns, models and templates, plant, temporary works, returning of packing, duties, taxes, imports, establishment charges, overheads, profit and all other obligations arising out of the agreement

Prices for all plant, temporary works, services and other items provided shall include for the supply, maintenance, operating cost and subsequent removal and making good as necessary

**Prices to include for access / safety barriers / scaffolding etc** complete, as no additional costs will be entertained for not pricing same

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|--|---|------------------------|------|---|
| 78   | <p><b>COSTS OF CLAIMS</b></p> <p>All costs incurred by the contractor in the preparation of claims to the satisfaction of the principal agent and/or quantity surveyor shall be borne by the contractor</p> <p>F:..... V:..... T:.....</p> <p><b><u>OCCUPATIONAL HEALTH AND SAFETY</u></b></p>  |                        | Item |   |
| 79   | <p><b>OCCUPATIONAL HEALTH AND SAFETY</b></p> <p>The contractor shall:</p> <p>Provide the necessary skilled and competent management to supervise and monitor compliance with the requirements of the Occupational Health and Safety Act of 1993 Construction Regulations</p> <p>Comply with the Health and Safety Specification for the works</p> <p>Agree with the Health and Safety Consultant the Health and Safety Plan for the works</p> <p>Co-operate with the Health and Safety Consultant in all respects</p> <p>Keep the Health and Safety file in order at all times</p> <p>Manage the compliance of all subcontractors with the Regulations, and with the Health and Safety Plan and Specification</p> <p>F:..... V:..... T:.....</p> <p><b><u>GENERAL</u></b></p> |                        | Item |   |
| 80   | <p><b>MEDIA RELEASES, ADVERTISING, ETC.</b></p> <p>All rights of publication of articles in the media, together with any advertising relating to, or in any way connected with this project shall vest in the employer</p> <p>The contractor together with his sub-contractors shall not, without the written consent of the employer, cause any statement or advertisement to be printed, screened or aired by the media</p>   |                        | Item |   |
|  |   | <b>Carried Forward</b> |      | R |
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81 **MODE OF PROCEDURE**

Notwithstanding anything to the contrary contained herein the principal agent at all times reserves the right to direct the order in which the various parts of the Contract are to be executed. The contractor shall give priority to any individual section or portion of the works that, in the opinion of the principal agent, requires to be expedited

Should it appear, in the principal agent's opinion, that work in any area is not being executed in accordance with the requirements of the programme, the contractor shall provide additional manpower and resources and shall work additional overtime and do everything else required to bring the work back to programme to the satisfaction of the principal agent

Item

82 **GUARANTEES AND MAINTENANCE INSTRUCTIONS/MANUALS**

The contractor shall obtain and hand over to the principal agent on practical completion all relevant operating and maintenance instruction manuals, data or instructions required by the principal agent or provided by manufacturers, suppliers or sub-contractors

Practical completion will not be achieved if such documentation is not handed over

The contractor shall ensure that all warranties and guarantees received are fully ceded to the employer on final completion, failing which the release of the retention will be withheld until this is satisfactorily completed

Item

83 **OVERTIME**

Should overtime be required to be worked for any reason whatsoever, the costs of such overtime are to be borne by the contractor unless the principal agent has specifically authorised in writing, prior to the execution thereof, that costs for such overtime are to be borne by the employer

F:..... V:.....T:.....

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|--|---|------|
| 84   | <p><b>CONTRACT INSTRUCTIONS</b></p> <p>Contract instructions issued on site are to be recorded in triplicate in a site instruction book which is to be maintained on site by the contractor. The contractor shall bear the expense of making good all work undertaken from site instruction which had not been authorised by the principal agent</p> <p>F:..... V:..... T:.....</p> | Item |
| 85   | <p><b>LABOUR RECORD</b></p> <p>At the end of each week the contractor shall provide the principal agent with a written record, in schedule form, reflecting the number and description of tradesmen and labourers employed by him and all subcontractors on the works each day</p> <p>F:..... V:..... T:.....</p>   | Item |
| 86   | <p><b>PLANT RECORD</b></p> <p>At the end of each week the contractor shall provide the principal agent with a written record, in schedule form, reflecting the number, type and capacity of all plant, excluding hand tools, currently used on the works</p> <p>F:..... V:..... T:.....</p>   | Item |
| 87   | <p><b>NON CESSION OF MONIES</b></p> <p>The contractor shall not cede nor assign his rights or claims to any monies due or to become due under this contract</p> <p>F:..... V:..... T:.....</p>  | Item |
| 88   | <p><b>SAFETY MANAGEMENT PLAN</b></p> <p>The contractor shall allow for a Safety Management Programme</p> <p>F:..... V:..... T:.....</p>   | Item |
| <b>Carried Forward</b>   |   | R    |
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| <b>Brought Forward</b>                  |   | R    |
|---|---|------|
| 89                                      | <p><b>OVERLOADING</b></p> <p>The contractor shall take all necessary steps to ensure that no damage occurs due to overloading of any portion of the works or temporary works, e.g. scaffolding, etc</p> <p>The contractor shall submit details of his proposed loading, storage, plant erection, etc., to the principal agent for their approval prior to proceeding with such loading, storing or erecting and shall comply with and pay for the principal agent's requirements in connection with the provision of temporary support work, etc. Any damage caused to the works by overloading shall be made good by the contractor at his sole expense</p> <p>F:..... V:..... T:.....</p> | Item |
| 90                                      | <p><b>ACCESS TO SITE AND MAINTENANCE OF ROADS</b></p> <p>The contractor is to ensure that all municipal roads which border the site used by the contractor are kept clean and clear of all obstructions during the duration of the Contract</p> <p>F:..... V:..... T:.....</p>  | Item |
| 91                                      | <p><b>CONFIDENTIALITY</b></p> <p>The contractor undertakes to maintain in confidence any and all information regarding this project and shall obtain appropriate similar undertakings from all subcontractors and suppliers. Such information shall not be used in any way except in connection with the execution of the works</p> <p>No information regarding this project shall be published or disclosed without the prior written consent of the employer</p> <p>The employer might request the contractor to sign a "non-disclosure agreement"</p> <p>F:..... V:..... T:.....</p>   | Item |
| <b>Carried Forward</b>                  |   | R    |
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92 **ROYALTIES, PATENT RIGHTS AND FEES**

The contractor shall indemnify the employer against any action, claim, demand, costs or expenses arising from or incurred by reason of any infringement of letters, patent design, trademark, name, copyright or other protected rights in respect of any machine, plant, work, materials, thing, system or method of using, fixing, working or arrangement used or fixed or supplied by the contractor, but such indemnity shall not cover any use of the equipment or part thereof otherwise than in accordance with the provisions of the specification

All payments and royalties payable in one sum or by instalments or otherwise, shall be included by the contractor in the price and shall be paid by him to those to whom they may be due or payable

F:..... V:..... T:.....

Item

93 **INFORMAL TRADING**

The contractor shall not permit any form of informal trading to occur at the entrance to or on the external perimeter of the site

F:..... V:..... T:.....

Item

94 **CONTROL OF SAND, DUST, MUD, LIGHT AND NOISE POLLUTION ON SITE, PUBLIC SPACES, PUBLIC ROADS, ETC**

Notwithstanding any further requirements stated elsewhere, the contractor shall be responsible for and take all precautions in controlling all forms of pollution during the construction period due to noise, artificial light, wind-blown sand, dust, deposits of mud etc by whatever means necessary and daily removal of deposits etc. all to the satisfaction of the principal agent and any costs, claims, etc will be for the contractor's account

F:..... V:..... T:.....

Item

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95 **DECLARATION OF INSURANCE**

A declaration of insurance with the project noted in accordance with the agreement on site handover shall be sought by the principal agent from the party responsible for effecting the applicable insurance cover

F:..... V:..... T:.....

Item

96 **METHOD STATEMENT**

The contractor shall produce, when required to do so by the principal agent, a Method Statement outlining the methods of construction and labour and plant resources that he proposes to use in the execution of the works.

Any approval given or observation made by the principal agent shall not relieve the contractor of his sole responsibility to adopt the methods of construction and to provide the labour and plant resources necessary for the due and proper timeous execution of the works.

The contractor to take note of the limited space on site for establishment and storage and price accordingly.

Contractor to take into account the space available for setting up of the scaffolding and price accordingly.

F:..... V:..... T:.....

Item

97 **SECURITY AT COMPLETION**

At completion, the contractor shall leave the works secure with all accesses locked unless otherwise arranged with the client. The contractor shall account for and hand over to the principal agent all keys, properly labelled with an itemized schedule to be signed by the principal agent as receipt

F:..... V:..... T:.....

Item

**Carried Forward**

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| <b>Brought Forward</b>                  |   | R    |
|---|---|------|
| 98                                      | <p><b>QUALITY CONTROL AND QUALITY ASSURANCE</b></p> <p>The contractor shall be required to provide suitably qualified and experienced staff capable of executing the work to the required standard and quality</p> <p>The contractor shall submit his quality policy and comprehensive quality system proposals prior to appointment and within one week of being requested by the principal agent to do so. The quality system shall be drawn up to meet the requirements set out herein and incorporating all additional requirements and controls the contractor considers necessary for effective quality control and assurance of products and service</p> <p>The contractor shall provide dedicated and experienced staff capable for implementing the proposed quality system</p> <p>F:..... V:..... T:.....</p> | Item |
| 99                                      | <p><b>COMMISSIONING AND TESTING</b></p> <p>The contractor and/or subcontractor shall commission and test the entire installation at his own expense, including provision of all test equipment. Such testing is to be done in the presence of the principal agent, who shall have been notified of the dates and approximate duration of the tests, sufficiently in advance so as to allow attendance at such tests</p> <p>F:..... V:..... T:.....</p>  | Item |
| 100                                     | <p><b>OMISSION OF NOMINATED / SELECTED SUB-CONTRACTOR WORK</b></p> <p>The nominated/selected subcontract amounts allowed in these bills of quantities include work to be executed in accordance with employer's requirements. The contractor accepts that, such work may, at the principal agent's discretion, be omitted from this contract and executed under separate contract/s</p> <p>The contractor hereby accepts that he shall not be entitled to any profit or mark-up on the omitted work and that no claim for loss of profit shall be entertained</p> <p>F:..... V:..... T:.....</p>  | Item |
| <b>Carried Forward</b>                  |   | R    |
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|---|--|------|
| 101                                     | <p><b>PHOTOGRAPHIC RECORDS</b></p> <p>The contractor shall undertake monthly digital photographic records of the project, recording the state of progress of the works</p> <p>The contractor shall undertake a detailed photographic record of all neighbouring properties and their existing defects</p> <p>F:..... V:..... T:.....</p>   | Item |
| 102                                     | <p><b>WARRANTIES FOR MATERIALS AND WORKMANSHIP</b></p> <p>Where warranties for materials and/or workmanship are called for, the contractor shall obtain a written warranty, addressed to the employer, from the firm supplying the materials and/or doing the work and shall deliver same to the principal agent not later than the works completion date</p> <p>The warranty shall state that workmanship, materials and installation are warranty for a specific period from the final completion and that any defects that may arise during the specific period shall be made good at the expense of the firm supplying the materials and/or doing the work, upon written notice from the principal agent to do so</p> <p>The warranty will not be enforced if the work is damaged by defects in the construction of the building, in which case the responsibility for replacement shall rest entirely with the contractor. The principal agent shall be the sole judge of the cause responsible for defects in the works</p> <p>F:..... V:..... T:.....</p> | Item |
| <b>Carried Forward</b>                  |  | R    |
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|--|---|------|
| 103  | <p><b>CO-OPERATION OF CONTRACTOR FOR COST MANAGEMENT</b></p> <p>It is specifically agreed that the contractor accepts the obligation of assisting the principal agent in implementing proper cost management on this project. The contractor will be advised by the principal agent of all cost management procedures which will be implemented to ensure that the final account does not exceed the budget</p> <p>F:..... V:..... T:.....</p>  | Item |
| 104  | <p><b>'TAKING DELIVERY'</b></p> <p>"Taking delivery" of goods, or articles, etc, on site by the contractor is hereby deemed to mean receiving, offloading, getting in, unpacking, checking that the quantity is correct, and that the goods comply with their specific order, are complete and undamaged, submitting a written report thereon to the interested parties and issuing authorised vouchers for the receipt of such goods. Such "Taking delivery" is deemed to include, amongst other things, the cost of the contractor</p> <p>(i) storing such goods and</p> <p>(ii) being held responsible for the safety thereof and</p> <p>(iii) indemnifying the employer and all the employer's agents against the cost of rectifying all damage, and/or loss, which may occur during "taking delivery" until such time as the goods form part of the permanent works</p> <p>F:..... V:..... T:.....</p> | Item |
| 105  | <p><b>PRIME COST AMOUNT</b></p> <p>Notwithstanding the definition in clause 1.1 of the agreement and merely in amplification thereof, unless otherwise described, all prime cost amounts are "nett" and include for delivery to site of all articles concerned</p> <p>F:..... V:..... T:.....</p>   | Item |
| <b>Carried Forward</b>   |   | R    |
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| <b>Brought Forward</b>                  |  | R    |
|---|--|------|
| 106                                     | <p><b>MOCK-UPS</b></p> <p>The contractor is to allow for the cost of full scale mock-ups of various elements of the works as requested by the principal agent</p> <p>F:..... V:..... T:.....</p>   | Item |
| 107                                     | <p><b>COPYRIGHT</b></p> <p>The ownership of the copyright in, and to, all drawings, specifications, models and documents of any nature delivered to the contractor, or produced by, or on behalf of, the contractor in connection with the works, and, the artistic character, and/or artistic design of the works, shall remain vested in, and/or is hereby assigned to, the employer by the contractor</p> <p>F:..... V:..... T:.....</p>  | Item |
| 108                                     | <p><b>DIRECT AND SEPARATE CONTRACTS</b></p> <p>The contractor is advised that the following works may be carried out by direct contractors and the value of such work is not included in the Principal Contract:</p> <p style="padding-left: 40px;">- None this point in time</p> <p>Should the contractor be required to make good after such direct contractors or to carry out jobbing, etc the contractor will be recompensed for any costs incurred by him in terms of clause 26.0 of the agreement</p> <p>The contractor shall not be entitled to any percentage, profit or discount on the value of any work executed by direct contractors, but shall nevertheless allow these direct contractors to have access to the works, allocate reasonable space in the building for the storage of their materials, tools and equipment, and co-ordinate via the principal agent the work of such direct contractors as necessary, all to the satisfaction of the principal agent. The contractor shall allow the direct contractors, to use, free of charge, the latrine accommodation and water and power supply on the site, and shall not in any way hinder or prevent the execution of their work</p> <p>F:..... V:..... T:.....</p> | Item |
| <b>Carried Forward</b>                  |  | R    |
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109 **COVID - 19**

The contractor will adhere to all Covid-19 precautionary measures as per the regulations set out by the Government, and in accordance to the Health & Safety Specification Document and Baseline Risk Assessment. (Refer to annexure to the Tender Document)

F:..... V:..... T:.....

Item

**SUMMARY OF CATEGORIES**

Fixed:

Value:

Time:

**Carried to Summary**

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| Item No |  | Quantity | Rate | Amount |
|---------|--|----------|------|--------|
|         | <p><b><u>BILL NO 2</u></b></p> <p><b><u>DEMOLITION AND ALTERATIONS</u></b></p> <p><b><u>PREAMBLES</u></b></p> <p>NOTE : Tenderers are advised to study the "MODEL PREAMBLES FOR TRADES" (2008 Edition) as recommended and published by the Association of South African Quantity Surveyors before pricing this bill.</p> <p><b><u>GENERAL</u></b></p> <p>Tenderers are advised to visit the site and acquaint themselves the nature and extent of the work to be done and the value of the materials salvageable from the alterations. No claim for any variations of the contract sum in respect of the nature and extent of the work or of inferior or damaged materials will be entertained.</p> <p>No explosives whatsoever may be used for alteration purposes unless otherwise stated</p> <p>The contractor shall carry out the whole of the works with as little mess and noise as possible and with a minimum of disturbance to tenants in the building and to adjoining premises and their tenants. He shall provide proper protection and provide, erect and remove when directed, any temporary tarpaulins that may be necessary during the progress of the works, all to the satisfaction of the principal agent</p> <p>With regard to building up of openings in existing walls, cement screeds and pavings, granolithic, tops of walls, etc, shall be levelled and prepared for raising of brickwork</p> <p>Making good of finishes shall include making good of the brick and concrete surfaces onto which the new finishes are applied, where necessary</p> <p>The contractor will be required to take all dimensions affecting the existing buildings on the site and he will be held solely responsible for the accuracy of all such dimensions where used in the manufacture of new items (doors, windows, fittings, etc)</p> |          |      |        |
|         | <b>Carried Forward</b>   |          |      |        |
|         | <p>Bill No. 2<br/>                     Demolitions &amp; Alterations</p>   |          | R    |        |

**Brought Forward**

Tenderers are to inspect the drawings and annexures issued with these Bills of Quantities and to satisfy themselves with the nature and the requirements of the Contract works. Failure to do so will be the complete responsibility of the Tenderer and no claims whatsoever will be entertained in this regard

Tenderers are to read the descriptions, which are intended as a means of identifying various facets of the work, in conjunction with the drawings and annexures. Tenderers shall allow for all costs in connection with the various items taking full cognisance of both the drawings and the Bills of Quantities. Tenderers shall notify the Client in writing of any discrepancies encountered upon, which clarification will be given by the Client in writing to the Tenderer. Failure to do so will be the complete responsibility of the Tenderer and no claims whatsoever will be entertained in this regard,

Tenderers are to note that setting out of the works will be the complete responsibility of the Tenderer and they should therefore acquaint themselves with the site boundaries, site co-ordinates, datum levels etc. Failure to do so will be the complete responsibility of the Tenderer and no claims whatsoever will be entertained in this regard.

**The descriptions contained in these Bills of Quantities are to be read in conjunction with the drawings, schedules, and specifications as prepared by the various specialist Consultants, and are intended as a means of identifying the various facets of the work. Tenderers shall allow for all costs in connection with the various items taking full cognisance of drawings, schedule of finishes, and the Bills of Quantities descriptions.**

Tenderers will be required to have sufficient teams on site, at all times, to ensure that the programme dates are met. Tenderers are to allow for this in their tenders as no claim for additional teams or workmen will be entertained at a later stage.

Furthermore, tenderers are to study and acquaint themselves with the programme and ensure they will complete the works in the time frame agreed.

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Tenderers are advised that no site accommodation will be provided for their use. As such tenderers are to allow for this item in their submitted rates, or under the items provided for in the Preliminary & General sections.

Final measurement of the works shall be made from either the construction drawings or from measurements taken on site to the nearest 0,01m and priced in accordance with the rates contained herein.

**Descriptions**

Descriptions referred to in these Bills of Quantities are intended for REFERENCE PURPOSES ONLY and where discrepancies between the Bill items and the drawings and / or scope and / or specifications occur, the later shall take preference. Such discrepancies shall be qualified by the tenderers and failure to do so shall indemnify the Employer and/or his agents against any additional costs, etc. resulting from such discrepancies.

Descriptions and quantities in these Bills of Quantities will not be used to order or install materials (the quantities measured are nett) and the architect or relevant consultant should be contacted to obtain specifications if the specification document or drawings are insufficient.

These Bills of Quantities is not a specifications document.

**Items in General**

All items contained in this BoQ must be priced as installed complete as per drawings and specifications.

**Carried Forward**

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**DRAWINGS USED IN THESE BILLS OF QUANTITIES:**

**ARCHITECT DRAWINGS:**

- 172/B/1 - TERREINPLAN "SITE PLAN"
- 172/C/2 - KELDervLOORPLAN EN DETAILS "BASEMENT LAYOUTS"
- 172/C/3 - GRONDVLOORPLAN EN DETAILS "GROUND FLOOR LAYOUT"
- 172/C/4 - EERSTEVLOORPLAN EN DETAILS "1ST FLOOR LAYOUT"
- 172/C/5 - TWEDEVLOORPLAN "2ND FLOOR LAYOUT"
- 172/C/6 - DAKPLAN "ROOFPLAN"
- 342/C/7 - DERDEVLOORPLAN "3RD FLOOR LAYOUT"
- 172/C/8 - VIERDEVLOORPLAN EN DAKPLAN "4TH FLOOR LAYOUT & ROOFPLAN"

**SUPPLEMENTARY PREAMBLES**

Removal from site

Where "remove from" or "spoil" occurs in terms, it shall include for all loading and carting away from the site to a suitable dumping site found by the contractor and the contractor shall pay all fees etc in this regard.

No illegal dumping will be tolerated.

Contractors to allow for sufficient scaffolding / access / barriers in their preliminaries and general as no additional costs related hereto will be entertained

**REMOVAL OF EXISTING WORK**

Taking down and removing roofs, floors, panelling, ceilings, partitions, etc

|   |   |   |    |
|---|---|---|----|
| 1 | Remove existing sun shade material 900mm wide to perimeter of courtyard walls and dispose of same   | m | 29 |
| 2 | Preparing lightweight steel frame structure for shading to perimeter of courtyard walls to receive new paint (new paint measured elsewhere) | m | 29 |

Carried Forward

R

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 Demolitions & Alterations

|   |   | Brought Forward                                     |     | R |
|---|---|---|-----|---|
|   |   | <b><u>PREPARATORY WORK TO EXISTING SURFACES</u></b> |     |   |
| 3                                       | Carefully remove existing putty to steel frame windows, with openable and fixed window panes, ensuring not to damage existing glazing, including replacing with new putty | m   | 797 |   |
|   |   | <b>Carried to Summary</b>                           |     |   |
| Bill No. 2<br>Demolitions & Alterations |   |   |     | R |

| Item<br>No |   | Quantity | Rate  | Amount |
|------------|---|----------|-------|--------|
|            | <b><u>BILL NO 14</u></b>  |          |       |        |
|            | <b><u>PAINT WORK</u></b>  |          |       |        |
|            | <b><u>PREAMBLES</u></b>   |          |       |        |
|            | NOTE : Tenderers are advised to study the "MODEL PREAMBLES FOR TRADES" (2008 Edition) as recommended and published by the Association of South African Quantity Surveyors before pricing this bill. |          |       |        |
|            | <b><u>GENERAL</u></b>   |          |       |        |
|            | General items, described in Bill No. 2, shall equally apply to this Bill.   |          |       |        |
|            | <b><u>SUPPLEMENTARY PREAMBLES</u></b>   |          |       |        |
|            | Supplementary preamble items, describes in Bill No. 2, shall equally apply to this Bill.  |          |       |        |
|            | Note: Please refer to "Finishes Schedule" drawing for further specifications and detailed schedule of finishes.   |          |       |        |
|            | Note: "Or equal approved" means approved by the Architect.  |          |       |        |
|            | <b><u>PAINT WORK ETC TO PREVIOUSLY PAINTED WORK</u></b>   |          |       |        |
|            | <b><u>ON FLOATED EXTERNAL PLASTER</u></b>   |          |       |        |
|            | <u>Prepare stop and apply one coat "Professional Gypsum &amp; Plaster Primer (PP700)" as a primer and two coats "Plascon Professional Superior Low Sheen (PEM 1000/TLS)" paint on:</u>              |          |       |        |
| 1          | Walls and columns   | m2       | 2,796 |        |
| 2          | In narrow widths  | m2       | 166   |        |
|            | <b>Carried Forward</b>  |          |       | R      |
|            | Bill No. 3<br>Paint Work  |          |       |        |

| <b>Brought Forward</b> |   |    | R   |
|------------------------|---|----|-----|
|                        | <p><u>Prepare stop and apply one coat "Professional Gypsum &amp; Plaster Primer (PP700)" as a primer, three full coats "Plascon Professional Waterproofing Compound (PWC 520)", one coat "Plascon Professional Marrocca Rippled Texture Low Sheen (PTX1400/TRX)" and two coats "Plascon Professional Superior Low Sheen (PEM 1000/TLS)" paint on:</u></p> |    |     |
| 3                      | Walls and columns   | m2 | 268 |
|                        | <p><u>Prepare stop and apply one coat "Professional Gypsum &amp; Plaster Primer (PP700)" primer and two coats "Plascon Professional Contractors Matt (PEM 600/TCP)" paint on:</u></p>   |    |     |
| 4                      | Soffit of slab  | m2 | 238 |
| 5                      | Ceilings and beams  | m2 | 44  |
|                        | <b><u>ON METAL SURFACES</u></b>   |    |     |
|                        | <p><u>Prepare stop and apply one coat "Plascope 170 Primer (UC170)" primer and two coats "Plascon Velvagio Water Based (VLW/TVW)" paint on:</u></p>   |    |     |
| 6                      | Door frames   | m2 | 3   |
| 7                      | Window frames   | m2 | 292 |
| 8                      | Columns and beams   | m2 | 20  |
| 9                      | Rails, bars, pipes, etc not exceeding 300mm girth   | m  | 29  |
| 10                     | Gates, grilles, burglar screens, balustrades, etc   | m2 | 123 |
|                        | Note: balustrades and palisades measured over full flat area on both sides. Windows and grilles measured over full flat area on only one side as only external paint is required.   |    |     |
|                        | <p><u>Prepare stop and apply one coat "Plascon Epiwash Strontium Primer (AW255)" primer and two coats "Plascon Waterbased Velvagio (VLW/TVW)" paint on aluminium:</u></p>   |    |     |
| 11                     | Door frames   | m2 | 3   |
|                        | <b>Carried Forward</b>  |    | R   |
|                        | Bill No. 3<br>Paint Work  |    |     |

|                          |   | <b>Brought Forward</b>    |     | R |
|--------------------------|---|---------------------------|-----|---|
| 12                       | Windows   | m2                        | 294 |   |
| 13                       | Gates, grilles, burglar screens, balustrades, etc (both sides measured over the full flat area) | m2                        | 112 |   |
|                          |   | <b>Carried to Summary</b> |     | R |
| Bill No. 3<br>Paint Work |   |                           |     |   |



| Bill No | <u>FINAL SUMMARY</u>  | Page No | Amount |
|---------|---|---------|--------|
| 1       | Preliminaries and General   | 38      |        |
| 2       | Demolitions & Alterations   | 43      |        |
| 3       | Paint Work  | 46      |        |
|         | <u>CONTINGENCY</u>  |         |        |
|         | Provide the sum of R100 000-00 (One Hundred Thousand Rand) for contingencies to be used as directed by the Developer or Quantity Surveyor and deducted in whole or in part if not required. | Item    |        |
|         | Sub-Total   |         | R      |
|         | Add: Value Added Tax - 15%  |         | R      |
|         | <b>Carried to Form of Tender</b>  |         | R      |