

Item No		Quantity	Amount
1	<p><b><u>PRELIMINARIES</u></b></p> <p><b><u>MEANING OF TERMS "TENDER / TENDERER"</u></b></p> <p>Any reference to the words "Tender" or "Tenderer" herein and/or in any other documentation shall be construed to have the same meaning as the words "Bid" or "Bidder"</p> <p><b><u>PRELIMINARIES</u></b></p> <p>The JBCC Preliminaries Code 2103, May 2005 edition for use with the JBCC Principal Building Agreement Edition 4.1 Code 2101, March 2005 is taken to be incorporated herein. The tenderer is deemed to have referred to these documents for the full intent and meaning of each clause. These clauses are referred to by number and heading only. Where standard clauses or options are not applicable to the contract such modifications or corrections as are necessary are given under each relevant clause. Where an item is not relevant to this specific contract such item is marked. "N/A" signifying "Not Applicable".</p> <p><b><u>PRICING OF PRELIMINARIES</u></b></p> <p>Should Option A, as set out in clause B10.3.1 hereinafter be used for the adjustment of preliminaries then each item priced is to be allocated to one or more of the three categories Fixed, Value Related or Time Related and the respective amounts entered in the spaces provided under each item</p> <p>Items not priced in these Preliminaries shall be deemed to be included elsewhere in these Bills of Quantities.</p> <p><b><u>SECTION A: JBCC PRINCIPAL BUILDING AGREEMENT</u></b></p> <p><b><u>DEFINITIONS</u></b></p> <p><b>A1 DEFINITIONS AND INTERPRETATION</b></p> <p>Clause 1.0</p> <p>Clause 1.1 Definition of "<b>Commencement Date</b>" is added:</p> <p><b>"COMMENCEMENT DATE"</b> means the date that the <b>site is handed over to the Contractor</b></p> <p>Clause 1.1 Definition of "<b>Construction Guarantee</b>" is amended by replacing it with the following:</p> <p style="text-align: right;"><b>Carried to Collection</b></p> <p>Bill No. 1 Preliminaries</p>	R	

**"CONSTRUCTION GUARANTEE"** means a guarantee at call obtained by the **contractor** from an institution approved by the **employer** in terms of the **employer's** construction guarantee form as selected in the **schedule**

Clause 1.1 Definition of **"Construction Period"** is amended by replacing it with the following:

**"CONSTRUCTION PERIOD"** means the period commencing on the **commencement date** and ending on the date of **practical completion**

Clause 1.1 Definition of "Corrupt Practice" is added:

**"CORRUPT PRACTICE"** means the offering, giving, receiving or soliciting of anything of value to influence the action of a public official in the procurement process or in contract execution

Clause 1.1 Definition of **"Fraudulent Practise"** is added:

**"FRAUDULENT PRACTICE"** means a misrepresentation of facts in order to influence a procurement process or the execution of a contract to the detriment of any tenderer and includes collusive practice among tenderers (prior to or after the tender submission) designed to establish tender prices at artificial non-competitive levels and to deprive the tenderer of the benefits of free and open competition.

Clause 1.1 Definition of **"Interest"** is amended by replacing it with the following:

**"INTEREST"** means the interest rates applicable on this contract, whether specifically indicated in the relevant clauses or not, will be the rate as determined by the Minister of Finance, from time to time, in terms of section 80(1)(b) of the Public Finance Management Act, 1999 (Act No. 1 of 1999).

Clause 1.1 Definition of **"Principal Agent"** is amended by replacing it with the following:

**"PRINCIPAL AGENT"** means the person or entity appointed by the **employer** and named in the **schedule**. In the event of a **principal agent** not being appointed, then all duties and obligations of a **principal agent** as detailed in the **agreement** shall be fulfilled by a representative of the **employer** as named in the schedule

Clause 1.1 Definition of **"Security"** is amended by replacing it with the following:

**"SECURITY"** means the form of security provided by the **employer** or **contractor**, as stated in the **schedule**, from which the **contractor** or **employer** may recover expense or loss

Clause 1.6 is amended by replacing the works "prepaid registered post, telefax or e-mail" with "prepaid registered post or telefax"

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Clause 1.6.4 is amended by replacing it with the following:

No clause

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

**OBJECTIVE AND PREPARATION**

2 **A2 OFFER, ACCEPTANCE AND PERFORMANCE**

Clause 2.0

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

3 **A3 DOCUMENTS**

Clause 3.0

Clause 3.2.1 is amended by replacing "14.1" with "14.0"

Clause 3.7 is amended by the addition of the following:

The **contractor** shall supply and keep a copy of the **JBCC** Series 2000 Principal Building Agreement and Preliminaries applicable to this contract on the **site**, to which the **employer, principal agent** and **agents** shall have access at all times

Clause 3.10 is amended by replacing the second reference to "**principal agent**" with the word "**employer**"

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

4 **A4 DESIGN RESPONSIBILITY**

Clause 4.0

Clause 4.3 is amended by replacing it with the following:

No clause

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

5 **A5 EMPLOYER'S AGENTS**

Clause 5.0

Clause 5.1.2 is amended to include clauses 32.6.3, 34.3 and 34.4 and 38.5.8

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

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6	<p><b>A6 SITE REPRESENTATIVE</b></p> <p>Clause 6.0</p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
7	<p><b>A7 COMPLIANCE WITH REGULATIONS</b></p> <p>Clause 7.0</p> <p>Note: The provisions herein include <i>inter alia</i>, compliance with <u>all</u> the requirements set out in the Construction Regulations, 2014 issued under the Occupational Health and Safety Act, 1993 (Act No 85 of 1993), and in particular with Regulation 5(1) requiring the compilation of a health and safety plan, as well as Regulation 6(1) requiring the appointment of a construction supervisor</p> <p>See also clause C11 of Section C - Specific Preliminaries</p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
8	<p><b>A8 WORKS RISK</b></p> <p>Clause 8.0</p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
9	<p><b>A9 INDEMNITIES</b></p> <p>Clause 9.0</p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
10	<p><b>A10 WORKS INSURANCES</b></p> <p>Clause 10.0</p> <p>Clause 10.0 is amended by the addition of the following clauses:</p> <p><b>10.5 Damage to the Works</b></p> <p>(a) Without in any way limiting the <b>contractor's</b> obligations in terms of the contract, the <b>contractor</b> shall bear the full risk of damage to and/or destruction of the <b>works</b> by whatever cause during construction of the <b>works</b> and hereby indemnifies and holds harmless the <b>employer</b> against any such damage. The <b>contractor</b> shall take such precautions and security measures and other steps for the protection and security of the <b>works</b> as the <b>contractor</b> may deem necessary</p>		
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- (b) The **contractor** shall at all times proceed immediately to remove or dispose of any debris arising from damage to or destruction of the **works** and to rebuild, restore, replace and/or repair the **works**
- (c) The **employer** shall carry the risk of damage to or destruction of the **works** and material paid for by the **employer** that is the result of the excepted risks as set out in 10.6
- (d) Where the **employer** bears the risk in terms of this contract, the **contractor** shall, if requested to do so, reinstate any damage or destroyed portions of the **works** and the costs of such reinstatement shall be measured and valued in terms of 32.0 hereof

**10.6 Injury to Persons or loss of or damage to Properties**

- (a) The **contractor** shall be liable for and hereby indemnifies the **employer** against any liability, loss, claim or proceeding whether arising in common law or by statute, consequent upon personal injuries to or the death of any person whomsoever arising out of or in the course of or caused by the execution of the **works** unless due to any act or neglect of any person for whose actions the **employer** is legally liable
- (b) The **contractor** shall be liable for and hereby indemnifies the **employer** against any liability, loss, claim or proceeding consequent upon loss of or damage to any moveable or immovable or personal property or property contiguous to the **site**, whether belonging to or under the control of the **employer** or any other body or person, arising out of or in the course of or by reason of the execution of the **works** unless due to any act or neglect of any person for whose actions the **employer** is legally liable
- (c) The **contractor** shall, upon receiving a **contract instruction** from the **principal agent**, cause the same to be made good in a perfect and workmanlike manner at his own cost and in default thereof the **employer** shall be entitled to cause it to be made good and to recover the cost thereof from the **contractor** or to deduct the same from amounts due to the **contractor**
- (d) The **contractor** shall be responsible for the protection and safety of such portions of the premises placed under his control by the **employer** for the purpose of executing the **works** until the issue of the **certificate of practical completion**
- (e) Where the execution of the **works** involves the risk of removal of or interference with support to adjoining properties including land or structures or any structures to be altered or added to, the **contractor** shall obtain adequate insurance and will remain adequately insured or insured to the specific limit stated in the contract against the death of or injury to persons or damage to such property consequent on such removal or interference with the support until such portion of the **works** has been completed

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(f) The **contractor** shall at all times proceed immediately at his own cost to remove or dispose of any debris and to rebuild, restore, replace and/or repair such property and to execute the **works**

**10.7 High risk insurance**

In the event of the project being executed in a geological area classified as a "High Risk Area", that is an area which is subject to highly unstable subsurface conditions that might result in catastrophic ground movement evident by sinkhole or doline formation the following will apply:

**10.7.1 Damage to the works**

The **contractor** shall, from the commencement **date** of the **works** until the date of the **certificate of practical completion** bear the full risk of and hereby indemnifies and holds harmless the **employer** against any damage to and/or destruction of the **works** consequent upon a catastrophic ground movement as mentioned above. The **contractor** shall take such precautions and security measures and other steps for the protection of the **works** as he may deem necessary

When so instructed to do so by the **principal agent**, the **contractor** shall proceed immediately to remove and/or dispose of any debris arising from damage to or destruction of the **works** and to rebuild, restore, replace and/or repair the **works**, at the **contractor's** own costs

**10.7.2 Injury to persons or loss of or damage to property**

The **contractor** shall be liable for and hereby indemnifies and holds harmless the **employer** against any liability, loss, claim or proceeding arising at any time during the period of the contract whether arising in common law or by statute, consequent upon personal injuries to or the death of any person whomsoever resulting from, arising out of or caused by a catastrophic ground movement as mentioned above

The **contractor** shall be liable for and hereby indemnifies the **employer** against any and all liability, loss, claim or proceeding consequent upon loss of or damage to any moveable or immovable or personal property or property contiguous to the **site**, whether belonging to or under the control of the **employer** or any other body or person whomsoever arising out of or caused by a catastrophic ground movement, as mentioned above, which occurred during the period of the contract

**10.7.3** It is the responsibility of the **contractor** to ensure that he has adequate insurance to cover his risk and liability as mentioned in 10.7.1 and 10.7.2. Without limiting the **contractor's** obligations in terms of the contract, the **contractor** shall, within twenty-one (21) **calendar days** of the **commencement date** but before commencement of the **works**, submit to the **employer** proof of such insurance policy, if requested to do so

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**10.7.4** The **employer** shall be entitled to recover any and all losses and/or damages of whatever nature suffered or incurred consequent upon the **contractor's** default of his obligations as set out in 10.7.1; 10.7.2 and 10.7.3. Such losses or damages may be recovered from the **contractor** or by deducting the same from any amounts still due under this contract or under any other contract presently or hereafter existing between the **employer** and the **contractor** and for this purpose all these contracts shall be considered one indivisible whole

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

**11 A11 LIABILITY INSURANCES**

Clause 11.0

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

**12 A12 EFFECTING INSURANCES**

Clause 12.0

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

**13 A13.0 No clause**

N/A

**14 A14 SECURITY**

Clause 14.0

Clauses 14.1 - 14.8 are amended by replacing them with the following:

14.1 In respect of contracts with a **contract sum** up to R1 million, the **security** to be submitted by the **contractor** to the **employer** will be as a payment reduction of five per cent (5%) of the value certified in the **payment certificate** (excluding VAT)

14.1.1 The payment reduction of the value certified in a **payment certificate** shall be *mutatis mutandi* in terms of 31.8(A)

14.1.2 The **employer** shall be entitled to recover expense and loss from the payment reduction in terms of 33.0 provided that the **employer** complies with the provisions of 33.4 in which event the **employer's** entitlement shall take precedence over his obligations to refund the payment reduction security or portions thereof to the **contractor**

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14.2 In respect of contracts with a **contract sum** above R1 million, the **contractor** shall have the right to select the **security** to be provided in terms of 14.3, 14.4, 14.5, 14.6, or 14.7 as stated in the **schedule**. Such **security** shall be provided to the **employer** within twenty-one (21) **calendar days** from **commencement date**. Should the **contractor** fail to select the **security** to be provided or should the **contractor** fail to provide the **employer** with the selected **security** within twenty-one (21) **calendar days** from **commencement date**, the **security** in terms of 14.7 shall be deemed to have been selected.

14.3 Where **security** as a cash deposit of ten per cent (10%) of the **contract sum** (excluding VAT) has been selected:

14.3.1 The **contractor** shall furnish the **employer** with a cash deposit equal in value to ten per cent (10%) of the **contract sum** (excluding VAT) within twenty-one (21) **calendar days** from **commencement date**

14.3.2 Within twenty-one (21) **calendar days** of the date of **practical completion** of the **works** the **employer** shall reduce the cash deposit to an amount equal to three per cent (3%) of the **contract value** (excluding VAT), and refund the balance to the **contractor**

14.3.3 Within twenty-one (21) **calendar days** of the date of **final completion** of the **works** the **employer** shall reduce the cash deposit to an amount equal to one per cent (1%) of the **contract value** (excluding VAT) and refund the balance to the **contractor**

14.3.4 On the date of payment of the amount in the final **payment certificate**, the **employer** shall refund the remainder of the cash deposit to the **contractor**

14.3.5 The **employer** shall be entitled to recover expense and loss from the cash deposit in terms of 33.0 provided that the **employer** complies with the provisions of 33.4 in which event the **employer's** entitlement shall take precedence over his obligations to refund the cash deposit **security** or portions thereof to the **contractor**

14.3.6 The parties expressly agree that neither the **employer** nor the **contractor** shall be entitled to cede the rights to the deposit to any third party

14.4 Where **security** as a variable **construction guarantee** of ten per cent (10%) of the **contract sum** (excluding VAT) has been selected:

14.4.1 The **contractor** shall furnish the **employer** with an acceptable variable **construction guarantee** equal in value to ten per cent (10%) of the **contract sum** (excluding VAT) within twenty-one (21) **calendar days** from **commencement date**

14.4.2 The variable **construction guarantee** shall reduce and expire in terms of the Variable **Construction Guarantee** form included in the invitation to tender

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14.4.3 The **employer** shall return the variable construction guarantee to the **contractor** within fourteen (14) **calendar days** of it expiring

14.4.4 Where the **employer** has a right of recovery against the **contractor** in terms of 33.0, the **employer** shall issue a written demand in terms of the variable **construction guarantee**

14.5 Where **security** as a fixed **construction guarantee** of five per cent (5%) of the **contract sum** (excluding VAT) and a five per cent (5%) payment reduction of the value certified in the **payment certificate** (excluding VAT) has been selected:

14.5.1 The **contractor** shall furnish a fixed construction guarantee to the **employer** equal in value to five per cent (5%) of the **contract sum** (excluding VAT)

14.5.2 The fixed **construction guarantee** shall come into force on the date of issue and shall expire on the date of **practical completion**

14.5.3 The **employer** shall return the fixed **construction guarantee** to the **contractor** within fourteen (14) **calendar days** of it expiring

14.5.4 The payment reduction of the value certified in a **payment certificate** shall be in terms of 31.8 (A) and 34.8

14.5.5 Where the **employer** has a right of recovery against the **contractor** in terms of 33.0, the **employer** shall be entitled to issue a written demand in terms of the fixed **construction guarantee** or may recover from the payment reduction or may do both

14.6 Where **security** as a cash deposit of five per cent (5%) of the **contract sum** (excluding VAT) and a payment reduction of five per cent (5%) of the value certified in the **payment certificate** (excluding VAT) has been selected:

14.6.1 The **contractor** shall furnish the **employer** with a cash deposit equal in value to five per cent (5%) of the **contract sum** (excluding VAT) within twenty-one (21) **calendar days** from **commencement date**

14.6.2 Within twenty-one (21) **calendar days** of the date of **practical completion** of the **works** the **employer** shall refund the cash deposit in total to the **contractor**

14.6.3 The payment reduction of the value certified in a **payment certificate** shall be *mutatis mutandi* in terms of 31.8(A)

14.6.4 Where the **employer** has a right of recovery against the **contractor** in terms of 33.0, the **employer** may issue a written notice in terms of 33.4 or may recover from the payment reduction or may do both

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14.7 Where **security** as a payment reduction of ten per cent (10%) of the value certified in the **payment certificate** (excluding VAT) has been selected:

14.7.1 The payment reduction of the value certified in a **payment certificate** shall be *mutatis mutandi* in terms of 31.8(B)

14.7.2 The **employer** shall be entitled to recover expense and loss from the payment reduction in terms of 33.0 provided that the **employer** complies with the provisions of 33.4 in which event the **employer's** entitlement shall take precedence over his obligations to refund the payment reduction or portions thereof to the **contractor**

14.8 Payments made by the guarantor to the **employer** in terms of the fixed or variable **construction guarantee** shall not prejudice the rights of the **employer** or **contractor** in terms of this **agreement**

14.9 Should the **contractor** fail to furnish the **security** in terms of 14.2, the **employer**, in his sole discretion and without notification to the **contractor**, is entitled to change the **contractor's** selected form of **security** to that of a ten per cent (10%) payment reduction of the value certified in the **payment certificate** (excluding VAT), whereafter 14.7 shall be applicable

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

**EXECUTION**

15 **A15 PREPARATION FOR AND EXECUTION OF THE WORKS**

Clause 15.0

Clause 15.1.1 is amended by replacing it with:

No Clause

Clause 15.1.2 is amended by replacing it with:

The **security** selected in terms of 14.0

Clause 15.1 is amended by the addition of the following clause:

15.1.4 An acceptable health and safety plan, required in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993), within twenty-one (21) **calendar days of commencement date**

Clause 15.2.1 is amended by replacing it with the following clause:

16 Give the **contractor** possession of the **site** within ten (10) **working days** of the **contractor** complying with the terms of 15.1.4

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

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17	<p><b>A16 ACCESS TO THE WORKS</b></p> <p>Clause 16.0</p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
18	<p><b>A17 CONTRACT INSTRUCTIONS</b></p> <p>Clause 17.0</p> <p>Clause 17.1.11 is amended by deleting the words "and the appointment of <b>nominated</b> and <b>selected subcontractors</b>"</p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
19	<p><b>A18 SETTING OUT OF THE WORKS</b></p> <p>Clause 18.0</p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
20	<p><b>A19 ASSIGNMENT</b></p> <p>Clause 19.0</p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
21	<p><b>A20 NOMINATED SUB-CONTRACTORS</b></p> <p>Clause 20.0</p> <p>Clause 20.1.3 is amended by replacing it with the following:</p> <p>No Clause</p> <p>Note: See item B9.1 hereinafter for adjustment of attendance on <b>nominated subcontractors</b> executing work allowed for under provisional sums</p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
22	<p><b>A21 SELECTED SUBCONTRACTORS</b></p> <p>Clause 21.0</p> <p>Clause 21 is amended by replacing it with:</p> <p>No Clause</p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
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23 **A22 EMPLOYER'S DIRECT CONTRACTORS**  
 Clause 22.0  
 Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_ Item

24 **A23 CONTRACTOR'S DOMESTIC SUBCONTRACTORS**  
 Clause 23.0  
 Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_ Item

**COMPLETION**

25 **A24 PRACTICAL COMPLETION**  
 Clause 24.0  
 Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_ Item

26 **A25 WORK'S COMPLETION**  
 Clause 25.0  
 Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_ Item

27 **A26 FINAL COMPLETION**  
 Clause 26.0  
 Clause 26.1.2 s amended by inserting "#" next 26.1.2  
 Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_ Item

28 **A27 LATENT DEFECTS LIABILITY PERIOD**  
 Clause 27.0  
 Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_ Item

29 **A28 SECTIONAL COMPLETION**  
 Clause 28.0  
 Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_ Item

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30 **A29 REVISION OF DATE FOR PRACTICAL COMPLETION**

Clause 29.0

Clause 29.2.5 is amended by replacing it with:

No clause

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

31 **A30 PENALTY FOR NON-COMPLETION**

Clause 30.0

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

**PAYMENT**

32 **A31 INTERIM PAYMENT TO THE CONTRACTOR**

Clause 31.0

Clause 31.5.2 is amended by replacing "14.7.1" with "14.0"

Clause 31.8 is amended by replacing it with the following two alternative clauses:

**Alternative A**

31.8(A) Where a **security** is selected in terms of 14.1; 14.5 or 14.6, the value of the **works** in terms of 31.4.1 and **materials and goods** in terms of 31.4.2 shall be certified in full. The value certified shall be subject to the following percentage adjustments:

31.8(A).1 Ninety-five per cent (95%) of such value in interim **payment certificates** issued up to the date of **practical completion**

31.8(A).2 Ninety-seven per cent (97%) of such value in interim **payment certificates** issued on the date of **practical completion** and up to but excluding the date of **final completion**

31.8(A).3 Ninety-nine per cent (99%) of such value in interim **payment certificates** issued on the date of **final completion** and up to but excluding the final **payment certificate** in terms of 34.6

31.8(A).4 One hundred per cent (100%) of such value in the final **payment certificate** in terms of 34.6 except where the amount certified is in favour of the **employer**. In such an event the payment reduction shall remain at the adjustment level applicable to the final **payment certificate**

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**Alternative B**

31.8(B) Where **security** is a payment reduction in terms of 14.7 the value of the **works** in terms of 31.4.1 and **materials and goods** in terms of 31.4.2 shall be certified in full. The value certified shall be subject to the following percentage adjustments:

31.8(B).1 Ninety per cent (90%) of such value in interim **payment certificates** issued up to the date of **practical completion**

31.8(B).2 Ninety-seven per cent (97%) of such value in interim **payment certificates** issued on the date of **practical completion** and up to but excluding the date of **final completion**

31.8(B).3 Ninety-nine per cent (99%) of such value in interim **payment certificates** issued on the date of **final completion** and up to but excluding the final **payment certificate** in terms of 34.6

31.8(B).4 One hundred per cent (100%) of such value in the final **payment certificate** in terms of 34.6 except where the amount certified is in favour of the **employer**. In such an event the payment reduction shall remain at the adjustment level applicable to the final **payment certificate**

Clause 31.12 is amended by deleting the following:

Payment shall be subject to the **employer** giving the **contractor** a tax invoice for the amount due

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

33 **A32 ADJUSTMENT TO THE CONTRACT VALUE**

Clause 32.0

Clauses 32.5.1, 32.5.4 and 32.5.7 are amended by the addition of the following at the end of the sentence:

"due to no fault of the **contractor**"

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

34 **A33 RECOVERY OF EXPENSE AND LOSS**

Clause 33.0

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

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35 **A34 FINAL ACCOUNT AND FINAL PAYMENT**

Clause 34.0

Clause 34.1 is amended by removing "#" next to 34.1

Clause 34.2 is amended by inserting "#" next to 34.2

Clause 34.8 is amended by deleting the words "where **security** as a fixed **construction guarantee** in terms of 14.4 has been selected or where payment reduction has been applied in terms of 14.7.1"

Clause 34.13 is amended by replacing "seven (7) **calendar days**" with "twenty-one (21) **calendar days**" and deleting the words "subject to the **employer** giving the **contractor** a tax invoice for the amount due"

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

36 **A35 PAYMENT TO OTHER PARTIES**

Clause 35.0

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

**CANCELLATION**

**A36 CANCELLATION BY EMPLOYER - CONTRACTOR'S DEFAULT**

Clause 36.0

Clause 36.1 is amended by the addition of the following clauses:

36.1.3 refuses or neglects to comply strictly with any of he conditions of contract

36.1.4 estate being sequestrated, liquidated or surrendered in terms of the insolvency laws in force within the Republic of South Africa

36.1.5 in the judgement of the **employer**, has engaged in **corrupt** or **fraudulent practices** in competing for or in executing the contract

Clause 36.3 is amended by removing the reference to "No clause" and replacing the words "**principal agent**" with "**employer**"

Clause 36.0 is amended by the addition of the following clause:

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36.7 Notwithstanding any clause to the contrary, on cancellation of this **agreement** either by the **employer** or the **contractor**; or for any reason whatsoever, the **contractor** shall on written instruction, discontinue with the **works** on a date stated and withdraw himself from the **site**. The **contractor** shall not be entitled to refuse to withdraw from the **works** on the grounds of any lien or right of retention or on the grounds of any other right whatsoever

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

**37 A37 CANCELLATION BY EMPLOYER – LOSS AND DAMAGE**

Clause 37.0

Clause 37.0 is amended by the addition of the following clause:

Clause 37.3.5 is amended by replacing "ninety (90)" with "one-hundred and twenty (120)"

37.5 Notwithstanding any clause to the contrary, on cancellation of this **agreement** either by the **employer** or the **contractor**; or for any reason whatsoever, the **contractor** shall on written instruction, discontinue with the **works** on a date stated and withdraw himself from the **site**. The **contractor** shall not be entitled to refuse to withdraw from the **works** on the grounds of any lien or right of retention or on the grounds of any other right whatsoever

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

**38 A38 CANCELLATION BY CONTRACTOR - EMPLOYER'S DEFAULT**

Clause 38.0

Clause 38.5.4 is amended by replacing "ninety (90)" with "one-hundred and twenty (120)"

Clause 38.0 is amended by the addition of the following clause:

38.7 Notwithstanding any clause to the contrary, on cancellation of this **agreement** either by the **employer** or the **contractor**; or for any reason whatsoever, the **contractor** shall on written instruction, discontinue with the **works** on a date stated and withdraw himself from the **site**. The **contractor** shall not be entitled to refuse to withdraw from the **works** on the grounds of any lien or right of retention or on the grounds of any other right whatsoever

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

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39 **A39 CANCELLATION - CESSATION OF THE WORKS**  
 Clause 39.0  
 Clause 39.3.5 is amended by the addition of the following at the end of the sentence: "within one hundred and twenty (120) **working days** of completion of such a report"  
 Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_ Item

40 **A40 DISPUTE SETTLEMENT**  
 Clause 40.0  
 Clause 40.2.2 is amended by replacing "one (1) year" with "three (3) years"  
 Clause 40.6 is amended by removing the reference to:  
 No clause  
 Clause 40.7.1 is amended by replacing "(10)" with "(15)" and by the addition of the following:  
 Whether or not mediation resolves the dispute, the parties shall bear their own cost concerning the mediation and equally share the costs of the **mediator** and related costs  
 Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_ Item

**SUBSTITUTE PROVISIONS**

41 **A41 STATE CLAUSES**  
 Clause 41.0  
 Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_ Item

**CONTRACT VARIABLES**

**THE SCHEDULE (DPW04EC)**

42 **A42 PRE-TENDER INFORMATION**  
 Clause 42.0  
 Tenderers are referred to the document C1.2 Contract Data DPW04(EC) for variables pertaining to this contract  
 Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_ Item

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**SECTION B: JBCC PRELIMINARIES**

**B1.0 DEFINITIONS AND INTERPRETATION**

43 ***B1.1 Definitions and interpretation***

See also clause A1.0 of Section A for additional and/or amended definitions which shall apply equally to this Section

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

**B2.0 DOCUMENTS**

44 ***B2.1 Checking of documents***

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

45 ***B2.2 Provisional bills of quantities***

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

46 ***B2.3 Availability of construction documentation***

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

47 ***B2.4 Interests of agents***

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

48 ***B2.5 Priced documents***

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

49 ***B2.6 Tender submission***

Clause 2.6 is amended by replacing "JBCC Form of Tender" with "Form of Offer and Acceptance (C1.1)"

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

**B3.0 THE SITE**

50 ***B3.1 Defined works area***

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

51 ***B3.2 Geotechnical investigation***

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

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52	<p><b>B3.3 Inspection of the site</b></p> <p>Tenderers shall complete the Site Inspection Certificate (T2.2k) included in the tender documents and return the same with the tender submission.            Fixed: _____ Value related: _____ Time related: _____</p>	Item	
53	<p><b>B3.4 Existing premises occupied</b></p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
54	<p><b>B3.5 Previous work - dimensional accuracy</b></p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
55	<p><b>B3.6 Previous work - defects</b></p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
56	<p><b>B3.7 Services - known</b></p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
57	<p><b>B3.8 Services - unknown</b></p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
58	<p><b>B3.9 Protection of trees</b></p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
59	<p><b>B3.10 Articles of value</b></p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
60	<p><b>B3.11 Inspection of adjoining properties</b></p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
<b><u>B4.0 MANAGEMENT OF CONTRACT</u></b>			
61	<p><b>B4.1 Management of the works</b></p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
62	<p><b>B4.2 Programme for the works</b></p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	

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63	<b>B4.3 Progress meetings</b>		
	Fixed: _____ Value related: _____ Time related: _____	Item	
64	<b>B4.4 Technical meetings</b>		
	Fixed: _____ Value related: _____ Time related: _____	Item	
65	<b>B4.5 Labour and plant records</b>		
	Fixed: _____ Value related: _____ Time related: _____	Item	
	<b><u>B5.0 SAMPLES, SHOP DRAWINGS AND MANUFACTURERS' INSTRUCTIONS</u></b>		
66	<b>B5.1 Samples of materials</b>		
	Fixed: _____ Value related: _____ Time related: _____	Item	
67	<b>B5.2 Workmanship samples</b>		
	Fixed: _____ Value related: _____ Time related: _____	Item	
68	<b>B5.3 Shop drawings</b>		
	Fixed: _____ Value related: _____ Time related: _____	Item	
69	<b>B5.4 Compliance with manufacturers instruction</b>		
	Fixed: _____ Value related: _____ Time related: _____	Item	
	<b><u>B6.0 TEMPORARY WORKS AND PLANT</u></b>		
70	<b>B6.1 Deposits and fees</b>		
	Fixed: _____ Value related: _____ Time related: _____	Item	
71	<b>B6.2 Enclosure of the works</b>		
	Fixed: _____ Value related: _____ Time related: _____	Item	
72	<b>B6.3 Advertising</b>		
	Fixed: _____ Value related: _____ Time related: _____	Item	
73	<b>B6.4 Plant, equipment, sheds and offices</b>		
	Fixed: _____ Value related: _____ Time related: _____	Item	
	<b>Carried to Collection</b>	R	
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**B10. FINANCIAL ASPECTS**

85 **B10.1 Statutory taxes, duties and levies**

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

86 **B10.2 Payment for preliminaries**

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

87 **B10.3 Adjustment of preliminaries**

Clauses B10.3.1 and B10.3.2 are amended by replacing "within fifteen (15) **working days** of taking possession of the **site**" with "in his priced **bills of quantities /lump sum document** submitted with his tender offer"

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

88 **B10.4 Payment certificate cash flow**

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

**B11. GENERAL**

89 **B11.1 Protection of the works**

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

90 **B11.2 Protection / isolation of existing / sectionally occupied works**

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

91 **B11.3 Security of the works**

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

92 **B11.4 Notice before covering work**

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

93 **11.5 Disturbance**

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

94 **B11.6 Environmental disturbance**

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

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95	<p><b>B11.7 Works cleaning and clearing</b></p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
96	<p><b>B11.8 Vermin</b></p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
97	<p><b>B11.9 Overhand work</b></p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
98	<p><b>B11.10 Instruction manuals and guarantees</b></p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
99	<p><b>B11.11 As built information</b></p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
100	<p><b>B11.12 Tenant installations</b></p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
<b><u>B12. SCHEDULE OF VARIABLES</u></b>			
101	<p><b>B12.1 Pre-tender information</b></p> <p>Fixed: _____ Value related: _____ Time related: _____</p> <p>This schedule contains all variables referred to in this document and is divided into pretender and post-tender categories. The pre-tender category must be completed in full and included in the tender documents. Both the pre-tender and post-tender categories form part of these Preliminaries.</p> <p>Spaces requiring information must be filled in, shown as “not applicable” or deleted and not left blank. Where choices are offered, the non-applicable items are to be deleted.</p> <p>Where insufficient space is provided the information should be annexed hereto and cross-referenced to the applicable clause of the schedule. Key cross reference clauses are italicized in [ ] brackets</p> <p><b>12.1 PRE TENDER INFORMATION</b></p> <p>12.1.1 <b>Provisional Bills of Quantities</b></p> <p>[2.2] The quantities are provisional: <i>YES</i></p>	Item	
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- 12.1.2 **Availability of construction documentation**  
[2.3] *Construction of documentation is complete: NO*
  
- 12.1.3 **Interest of agents**  
[2.4] Details: See Contract Data Part C/1 of Tender
  
- 12.1.4 **Defined works area**  
[3.1] Details: As per Tender Data
  
- 12.1.5 **Geotechnical investigation**  
[3.2] Details: Available on request
  
- 12.1.6 **Existing premises occupied**  
[3.4] Specific requirements: N/A
  
- 12.1.7 **Previous work - dimensional accuracy**  
[3.5] Details: To be checked on site by contractor prior to building operations.
  
- 12.1.8 **Previous work - defects**  
[3.6] Details: To be checked on site by contractor prior to building operations.
  
- 12.1.9 **Services - known**  
[3.7] Details: Should the contractor encounter any existing services such as underground cables, pipes or sewer during the execution of the works he shall notify the principal agent immediately and suspend all affected work in the immediate vicinity until instruction to proceed has been given by the principal agent.
  
- 12.1.10 **Protection of trees**  
[3.9] Specific requirements: All trees on the site outside of the position of the proposed structure must be protected.
  
- 12.1.11 **Inspection of adjoining properties**[3.11] Specific requirements: The contractor must inspect adjoining properties and immediately bring to the notice of the Principal Agent of any consequences that may arise from the building works.
  
- 12.1.12 **Enclosure of the works**  
[6.2] Specific requirements: The contractor shall enclose the works as required by the Occupational Health and Safety Act.
  
- 12.1.13 **Offices**  
[6.4.3] Specific requirements: The contractor shall provide, maintain and remove on completion of the works an office for the exclusive use of the principal agent, minimum size 4 x 3 x 3m high internally, suitably insulated and ventilated, provided with electric lighting and fitted with boarded floor, desk, chairs, drawing stool, drawing board and lock-up drawers for drawings. The office shall be kept clean and fit for use at all times.

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12.1.14 Main notice board

[6.5] Specific requirements:

The contractor shall provide, erect where directed, maintain and remove on completion of the works a notice board size 3000 x 3420mmm all as per EPWP requirements constructed of suitable boarding with flat smooth surface and with edging bead 40mm thick all round.

The board shall be securely fixed to hoarding where hoarding is provided, or fixed to and including a suitable supporting structure of timber or tubular posts and braces. The board is to be painted EPWP "orange" with 40mm wide white dividing lines. All wording shall be inscribed in black painted sans serif lettering.

Sub-contractor's individual boards will be allowed on the site subject to the written approval of the Representative/Agent.

12.1.15 **Subcontractors' notice board**

[6.6] Specific requirements: *NO*

12.1.16 **Water**

[7.2] Option A (by contractor) (YES)

Option B (by employer - free of charge when available) (NO)

Option C (by employer - metered) (NO)

12.1.17 **Electricity**

[7.3] Option A (by contractor) (YES)

Option B (by employer - free of charge when available) (NO)

Option C (by employer - metered) (NO)

12.1.18 **Telecommunications**

[7.4] Telephone (YES)

Facsimile (NO)

E-mail (YES)

12.1.19 **Ablution facilities**

[7.5] Option A (by contractor) (YES)

Option B (by employer) (NO)

12.1.20 **Protection of existing/sectionally occupied works**

[11.2] Protection is required (Only when existing buildings) (YES)

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12.1.21 **Special attendance**

[9.2] **Electrical sub-contractor** (1) details: Site Meetings

12.1.22 **Protection of works**

[11.1] Specific requirements:

The contractor shall protect the works for the duration of the contract.

12.1.23 **Disturbance**

[11.5] Specific requirements:

The **contractor** shall keep the site, structures, etc well watered during operations to prevent dust and shall provide and erect and remove on completion of the **works** all necessary temporary dust screens all to the satisfaction of the **principal agent**

12.1.24 **Environmental disturbance**

[11.6] Specific requirements: None

**12.2 POST-TENDER INFORMATION**

12.2.1 **Payment of preliminaries**

[10.2] Option A (prorated) (NO)

Option B (calculates) (YES)

12.2.2 **Adjustment of preliminaries**

[10.3] Option A (three categories) (YES)

Option B (detailed breakdown) (YES)

12.2.3 **Additional agreed preliminaries items**

Details: N/A

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**SCHEDULE OF SUPPLEMENTARY INFORMATION**

**NOTE:**

The information listed below is in respect of certain clauses in the Preliminaries, requiring the supplementary information

Amount of insurance against injury to person or property in respect of any single occurrence **R 5 million**

Amount of insurance against removal of support to adjoining properties in respect of any single occurrence

**Not specifically prescribed**

Contract period -  
**5 (Five) months**

The date for site handover :- TBA

Amount of penalty per day on which the completion of the works may be in arrears:

**R0.0625 per R100 of contract value per day (Excluding VAT)**

Specification of materials and methods to be used:

Specification of Materials and Methods to be used - **PW 371, Fourth Revision, October 1993**

Edition of Standard System of measuring building work:  
Sixth Edition including the latest amendments

**SECTION C: SPECIFIC PRELIMINARIES**

**Section C** contains specific preliminary items which apply to this contract except where N/A (Not Applicable) appears against an item

102 **C1 CONTRACT DRAWINGS**

The drawings issued with the tender documents do not comprise the complete set but serve as a guide only for tendering purposes and for indicating the scope of the work to enable the tenderer to acquaint himself with the nature and extent of the **works** and the manner in which they are to be executed

Should any part of the drawings not be clearly intelligible to the tenderer he shall, before submitting his tender, obtain clarification in writing from the **principal agent**

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

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103 **C2 GENERAL PREAMBLES**

The document "Specification of Materials and Methods to be used (PW371)" is obtainable on request from the head office and all regional offices of the Department, and shall be read in conjunction with the **bills of quantities** and be referred to for the full descriptions of work to be done and materials to be used

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

104 **C3 TRADE NAMES**

Wherever a trade name for any product has been described in the **bills of quantities**, the tenderer's attention is drawn to the fact that any other product of equal quality may be used subject to the written approval of the **principal agent** being obtained prior to the closing date for submission of tenders

If prior written approval for an alternative product is not obtained, the product described shall be deemed to have been tendered for

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

105 **C4 IMPORTED MATERIALS AND EQUIPMENT**

Where imported items are listed in the tender documents, the tenderer shall provide all the information called for, failing which the price of any such item, materials or equipment shall be excluded from currency fluctuations. (refer to Schedule of Imported Materials and Equipment (T2.2q) to be completed by tenderer)

Notwithstanding any provisions elsewhere regarding the adjustment of contract prices, the price of any item, material or equipment listed in terms of this clause shall be excluded from the Contract Price Adjustment Provisions (if applicable)

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

106 **C5 VIEWING THE SITE IN SECURITY AREAS**

The **site** is situated in a security area and the tenderer must arrange with the unit commander or other responsible officer to obtain permission to enter the **site** for tendering purposes

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

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107	<b>C6</b>	<p><b>COMMENCEMENT OF WORKS IN SECURITY AREAS</b></p> <p>As the <b>works</b> falls within a security area the <b>contractor</b> must give the unit commander or other responsible officer notice before commencement of the <b>works</b>. Should the <b>contractor</b> fail to make such arrangements, admission to the site may be refused and any additional costs will be for the <b>contractor's</b> account</p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
108	<b>C7</b>	<p><b>ENTRANCE PERMITS TO SECURITY AREAS</b></p> <p>As the works falls within a security area the contractor shall obtain entrance permits for his personnel and workmen entering the area and shall comply with all regulations and instructions which may be issued from time to time regarding the protection of persons and property under the control of the Defence Force, Police or chief security officer</p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	N/A	
109	<b>C8</b>	<p><b>SECURITY CHECK OF PERSONNEL</b></p> <p>The <b>principal agent</b> may require the <b>contractor</b> to have his personnel and workmen, or a certain number of them, security classified</p> <p>In the event of the <b>principal agent</b> requesting the removal of a person or persons from the <b>works</b> for security reasons, the <b>contractor</b> shall do so forthwith and shall thereafter ensure that such person or persons are denied access to the <b>works</b> and the <b>site</b> and/or to any document or information relating to the <b>works</b></p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	N/A	
110	<b>C9</b>	<p><b>PROHIBITION ON TAKING OF PHOTOGRAPHS</b></p> <p>In terms of article 119 of the defence Act, 44 of 1957, it is prohibited to sketch or to take photographs of any military site or installation or any building or civil works thereon or to be in possession of a camera or other apparatus used for taking of photographs except when authorized thereto by or on behalf of the Minister</p> <p>The same prohibition is also applicable to all correctional institutions in terms of article 44.1(e) of the Correctional Services Act 8 of 1959</p> <p>Fixed: _____ Value related: _____ Time related: _____</p>	Item	
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**C10 HIV/AIDS AWARENESS**

It is required of the **contractor** to thoroughly study the HIV/AIDS Specification (PW 1544) of the Department that must be read together with and is deemed to be incorporated under this Section of the **Bills of Quantities**. Provision for pricing of HIV/AIDS awareness is made under items C10.1 to C10.5 hereafter and it is explicitly pointed out that all requirements of the aforementioned specification are deemed to be priced hereunder, as the said items represent the only method of measurement and no additional items or extras to the contract in this regard shall be entertained. Also see Part C3.6 Social and Economic Deliverables F1

The **contractor** must take note that compliance with the HIV/AIDS Specification is compulsory. In the event of partial or total non-compliance, the **principal agent**, notwithstanding the provisions of Clause A 31 of "Section 1: Preliminaries (Section A)" or any other clause to the contrary, reserves the right to delay issuing any progress **payment certificate** until the **contractor** provides satisfactory proof of compliance. The **contractor** shall not be entitled to any compensation of whatsoever nature, including interest, due to such delay of payment

111 **C10.1 AWARENESS CHAMPION**

Selection, appointment, briefing and making available of an Awareness Champion including provision of all relevant services, all in accordance with the HIV/AIDS Specification

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

112 **C10.2 AWARENESS WORKSHOPS**

Selection and appointment of a competent Service Provider approved by the **principal agent**, provision of a Service Provider Workshop Plan and a suitable venue, conducting of awareness workshops by means of traditional and/or modern multi-media techniques, including follow-up courses, making available all tuition material and performing assessment procedures, all in accordance with the HIV/AIDS Specification

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

113 **C10.3 POSTERS, BOOKLETS, VIDEOS, ETC.**

Provision, displaying, maintaining and replacing when necessary of four plastic laminated posters, booklets and educational videos, etc. for the duration of the **construction period**, all in accordance with the HIV/AIDS Specification

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

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114 **C10.4 ACCESS TO CONDOMS**

Provision and maintenance of condom dispensers fixed in position, including male and female condoms, replenishing male and female condoms on a daily basis as required for the duration of the **construction period**, all in accordance with the HIV/AIDS Specification

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

115 **C10.5 MONITORING**

Monitoring HIV/AIDS awareness of workers, providing the **principal agent** with access to information including making available all reports, thoroughly completed and reflecting the correct information, for the duration of the **construction period** and close out, all in accordance with the HIV/AIDS Specification

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

116 **C11 OCCUPATIONAL HEALTH AND SAFETY ACT**

The contractor shall comply with the requirements set out in the Construction Regulations, 2014 issued under the Occupational Health and Safety Act, 1993 (Act No. 85 of 1993).

It is required of the contractor to thoroughly study the Health and Safety Specification that must be read together with and is deemed to be incorporated under this Section of the bills of quantities/lump sum document.

The contractor must take note that compliance with the Occupational Health and Safety Act, Construction Regulations and Health and Safety Specification is compulsory. In the event of partial or total non-compliance, the principal agent, notwithstanding the provisions of clause A3.10 of Section A or any other clause to the contrary, reserves the right to delay issuing any progress payment certificate until the contractor provides satisfactory proof of compliance. The contractor shall not be entitled to any compensation of whatsoever nature, including interest, due to such delay of payment.

Provision for pricing of the Occupational Health and Safety Act, Construction Regulations and Health and Safety Specification is made under this clause and it is explicitly pointed out that all requirements of the aforementioned are deemed to be priced hereunder and no additional claims in this regard shall be entertained.

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

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Preliminaries

**C13 LABOUR-INTENSIVE WORKS**

Those parts of the contract to be constructed using labour-intensive methods have been marked in the bill of quantities with the letters LI in a separate column filled in against every item so designated. The works, or parts of the works so designated are to be constructed using labour-intensive methods only. The use of plant to provide such works, other than plant specifically provided for in the scope of work, is a variation to the contract. The items marked with the letters LI are not necessarily an exhaustive list of all the activities which must be done by hand, and this clause does not over-ride any of the requirements in the 'Specification for social and economic deliverables in construction works contracts'.

117 **C13.1 LABOUR INTENSIVE**

Payment for items which are designated to be constructed labour-intensively (either in this schedule or in the Scope of Works) will not be made unless they are constructed using labour-intensive methods. Any unauthorised use of plant to carry out work which was to be done labour-intensively will not be condoned and any works so constructed will not be certified for payment.

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

Item

118 **C14 LOCAL LABOUR**

It is an express condition of Contract that only local people (resident within the local area) may be employed on the contract. Provided that adequate labour is not available from the local area, other labour may be employed / imported subject to satisfactory proof being provided that every effort was made to employ local residents. The contractor shall liaise with the Community Liaison Officer and local authorities and negotiate with them about the employment of local labour in the building process. The contractor shall in general maximize the involvement of local communities.

The abovementioned condition does not apply to the contractors permanent staff and specialist related work e.g. blasting of rock, etc.

Detailed records of actual labour employed on site shall be submitted to the Principal Agent on a monthly basis.

Fixed: \_\_\_\_\_ Value related: \_\_\_\_\_ Time related: \_\_\_\_\_

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Prices for taking out and removing all beads architraves, doors and frames shall include for removing door stops, cabin hooks, etc and making good floor and wall finishes to match existing

With regard to building up of openings in existing walls, cement screeds and pavings, granolithic, tops of walls, etc, shall be levelled and prepared for raising of brickwork

Making good of finishes shall include making good of the brick and concrete surfaces onto which the new finishes are applied, where necessary

The contractor will be required to take all dimensions affecting the existing buildings on the site and he will be held solely responsible for the accuracy of all such dimensions where used in the manufacture of new items (doors, windows, fittings, etc)

**REMOVAL OF EXISTING WORK**

**Breaking down and removing brickwork, etc.**

1	Mass brickwork in pier/stand including plaster and tiles.	m3	0.5
2	220mm Brick wall including plaster.	m2	6

**Breaking through and forming openings:**

3	Form opening size 900 x 2,100mm high with and including building in all necessary lintels and making good to reveals in 230mm brick wall.	No	1
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**Taking out and removing doors, windows, etc, and preparing opening to receive new doors, windows, etc, including making good cement plaster on both sides (making good paintwork elsewhere).**

4	Duct cover 468 x 1079mm.	No	3
5	Timber single door in existing door frames not exceeding 2.5m2.	No	43
6	Timber double door in existing steel door frame exceeding 2,5 not exceeding 5m2.	No	1

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7	Timber double door and timber door frame exceeding 5m2 not exceeding 7,5m2, including preparing opening for new door frame.	No	1		
8	Timber single door and Steel door frame not exceeding 2,5m2, including preparing opening for new door frame.	No	4		
9	Timber double door and Steel door frame exceeding 5m2 not exceeding 7,5m2, including preparing opening for new door frame.	No	1		
10	Take out damaged door ironmongery and prepare door for new (elsewhere measured).	No	24		
11	Take out damaged steel window frame with glazing not exceeding 2,5m2.	No	65		
12	Take out steel gate not exceeding 2,5m2.	No	1		
<b><u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc:</u></b>					
13	Gypsum plasterboard or fibre cement ceilings including cornices, timber brandering, etc.	m2	37		
<b><u>Take out and remove sundry joinery work:</u></b>					
14	Skirtings, rails, etc not exceeding 300mm high (Note: This item does not include for removal of skirting where removal of timber floors is measured).	m	77		
15	Build in cupboard floor unit size 3600 x 639 x 995mm high.	No	1		
16	Build in cupboard floor unit size 2010 x 630 x 917mm high.	No	1		
17	Build in cupboard floor worktop unit size 1680 x 429 x 650mm high.	No	1		
<b><u>Taking up and removing vinyl floor &amp; wall coverings, carpeting, etc:</u></b>					
18	Vinyl tile floor covering or similar including cleaning and repairing existing screed or existing floated concrete to receive new floor covering (elsewhere measured).	m2	155		
<b>Carried to Collection</b>					
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19	Vinyl sheeting wall covering or similar including cleaning and repairing existing plaster to receive new covering or paint (elsewhere measured).	m2	399		
20	Carpets including cleaning existing adhesive from existing screed and preparing screed to receive Vinyl covering (vinyl covering elsewhere measured).	m2	63		
	<b><u>Hacking up/off and removing ceramic tiles including removing mortar bed or adhesive from concrete or brickwork and preparing surfaces for new screed, plaster, tile finish, etc:</u></b>				
21	Tiles to walls.	m2	41		
	<b><u>Taking out / off and removing fittings etc:</u></b>				
22	Soap dispenser.	No	2		
23	Towel rail.	No	2		
24	Steel corner protector fixed to tiles.	m	7		
	<b><u>Hack up and remove screed from floors:</u></b>				
25	Chip/scabble existing concrete surface, apply bonding liquid (epidermix 344 wet to dry epoxy or similar) and prepare to receive new screed (new screed elsewhere measured).	m2	52		
	<b><u>Hacking up/off and removing ceramic tiles including removing mortar bed or adhesive from concrete or brickwork and preparing surfaces for new screed, plaster, tile finish, etc:</u></b>				
26	Tiles to walls.	m2	25		
	<b><u>Hack up and remove glazing including preparing surface to receive new glazing:</u></b>				
27	Take carefully out cracked or broken glass of timber window frames .and prepare frame to receive new glazing.	m2	5		
	<b><u>Take out and remove furniture:</u></b>				
28	Stainless steel corner table size 980 x 440 x 1013mm high.	No	1		
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29	Stainless steel table size 1900 x 750 x 1013mm high complete with 3 drawers.	No	1		
30	Stainless steel drying rack/shelving unit size 1760 x 710 x 1780mm high complete.	No	1		
31	Old steel mixing machine fitted loose to top of brick stand.	No	1		
32	Galvanised steel ladder fixed to wall and ceiling including patching of wall and ceiling.	No	1		
	<b><u>Carefully loosen existing, sanitaryware, taps, traps, etc. and take out and remove complete with brackets, claws, bolts, etc. Block off all piping and repair walls and floors complete:</u></b>				
33	Stainless steel table size 2089 x 750 x 1013mm high with single sink including taps, waste, trap etc.	No	1		
34	Stainless steel table size 2400 x 750 x 1013mm high with double sink including taps, waste, trap etc.	No	1		
35	Stainless steel table size 2473 x 750 x 1013mm high with double sink including taps, waste, trap etc.	No	1		
36	Stainless steel table size 5400 x 750 x 1570mm high overall including single sink and dish washing machine including taps, waste, trap etc.	No	1		
37	Ceramic water closet pan etc.	No	1		
38	Ceramic wash hand basins including taps, waste, trap etc.	No	3		
39	Ceramic Bath complete including all pillar taps, waste, trap etc.	No	1		
40	Shower unit including shower head and taps complete, etc.	No	1		
41	Steel double sink including taps, waste, trap etc.	No	1		
42	Wash trough taps only.	No	6		
43	450 litre Vertical Geyser complete.	No	2		
	<b>Carried to Collection</b>				
	Bill No. 2 Alterations, etc.				R

**Repairs to existing:**

44	Clean existing concrete tiled roof walls by applying sodium hypochlorite solution (1 part household bleach to 2 parts water by volume), clean by using high pressure water jet and suitable mechanical methods to remove loose and unsound substrate material, dirt, bleach, algae/fungi residues and any other surface contaminants including the removal of any plant growth (Contractor to take caution in not damaging the tiles during this process).	m2	2,467
45	Clean existing Facebrick walls by applying sodium hypochlorite solution (1 part household bleach to 2 parts water by volume), clean by using high pressure water jet and suitable mechanical methods to remove loose and unsound substrate material, dirt, paint, bleach, algae/fungi residues and any other surface contaminants including the removal of any plant growth.	m2	3,617
46	Clean existing ceramic tiles by applying sodium hypochlorite solution (1 part household bleach to 2 parts water by volume), clean by using high pressure water jet and suitable mechanical methods to remove loose and unsound substrate material, paint, dirt, bleach, algae/fungi residues and any other surface contaminants including the removal of any plant growth.	m2	169
47	Clean existing Skylights by applying a water and vinegar solution, clean by using high pressure water jet or suitable mechanical methods to remove loose and unsound substrate material, paint, dirt, bleach, algae/fungi residues and any other surface contaminants.	m2	2
48	Service existing 450 Litre Geysers and leave in complete satisfactory working condition.	No	2
49	Service existing 200 Litre Geysers and leave in complete satisfactory working condition.	No	3
50	Service existing steel sliding door size 1,42 x 2,3m high and leave in complete satisfactory working condition.	No	1

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Alterations, etc.



Bill No. 2

Alterations, etc.

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	<p><b><u>MASONRY</u></b></p> <p>The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (1999 Edition), the Department of Public Works document No. OW 371 Specification of Materials and Methods to be used and to the Supplementary Preambles which are incorporated at the front of these Bills of Quantities.</p> <p><b><u>SUPPLEMENTARY PREAMBLES</u></b></p> <p><u>Proprietary products in descriptions:</u></p> <p>Proprietary products shall be used as specified. Substitute products of similar quality and specification may only be used with prior approval by the Principal Agent.</p> <p><u>Sizes in descriptions:</u></p> <p>Where sizes in descriptions are given in brick units, 'one brick' shall represent the length and 'half brick' the width of a brick.</p> <p><u>Face bricks:</u></p> <p>Bricks shall be ordered timeously to obtain uniformity in size and colour.</p> <p><u>Pointing:</u></p> <p>Descriptions of recessed pointing to fair face brickwork and face brickwork shall be deemed to include square recessed, hollow recessed, weathered pointing, and cleaning etc.</p> <p><u>Samples, etc:</u></p> <p>Rates for brickwork, faced brickwork, etc shall include for all required samples.</p> <p><u>Concrete masonry units:</u></p> <p>Blocks are to be either solid or hollow modular dense concrete masonry units having a compressive strength of 7 MPa</p>			
	<b>Carried to Collection</b>			R
	Bill No. 3 Masonry			

Wall ties for blockwork:

Wall ties shall be polypropylene "Permaties" complying with BS 76377. Ties for hollow walls shall be of sufficient length to allow not less than 75mm of each end to be built into the blockwork. Ties are to be spaced at intervals of not more than 1m in the horizontal direction and not more than 400mm staggered in the vertical direction except at openings, vertical joints or ends of walls where they are to be placed vertically above each other

Blockwork:

Blockwork shall comply with SABS 0145 "Concrete Masonry Construction"

Surfaces shall have joints raked out to a depth of at least 10mm and pointed on exposed surfaces. Cavities of hollow walls shall be kept free of mortar droppings or other undesirable matter. Every second perpend of the bottom course of the external skin of hollow walls shall be left open as a weep hole.

Standard complementary blocks:

Descriptions of blockwork shall be deemed to include standard complementary blocks such as corner, three-quarter, half and quarter blocks required in the construction of corners, reveals, jambs, ends, etc to solid and hollow walls and for bonding as necessary

**BRICKWORK IN SUPERSTRUCTURE**

**Brickwork of NFP bricks (14 MPa nominal compressive strength) in Class II mortar:**

1	Half brick walls.	m2	38
2	One brick walls.	m2	19

**BRICKWORK AND BLOCKWORK SUNDRIES**

**Brickwork reinforcement:**

3	75mm Wide reinforcement built in horizontally.	m	152
4	150mm Wide reinforcement built in horizontally.	m	76

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Masonry

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**Sundries:**

5	Cutting toothings and bonding new brickwork to existing.	m2	6
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Bill No. 3

Masonry

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	<b><u>WATERPROOFING</u></b>			
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (1999 Edition), the Department of Public Works document No. OW 371 Specification of Materials and Methods to be used and to the Supplementary Preambles which are incorporated at the front of these Bills of Quantities.			
	<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
	<u>Proprietary products in descriptions:</u>			
	Proprietary products shall be used as specified. Substitute products of similar quality and specification may only be used with prior approval by the Principal Agent.			
	<b><u>JOINT SEALANTS ETC</u></b>			
	<b><u>Clear Neutral silicone sealant:</u></b>			
1	In joint sealing and pointing all round external window and door frames.	m	935	
	<b><u>WATERPROOFING TO CONCRETE ROOF</u></b>			
	<b><u>One layer Derbigum SP3 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, to receive paint or stone protection (elsewhere):</u></b>			
2	On concrete roof and gutters.	m2	788	
3	On turn-ups and turn-downs not exceeding 300mm girth	m	1,271	
4	Sealing edges to brickwork or concrete including trowelled mastic bead.	m	1,271	
5	Additional membrane at 100mm diameter outlet.	No	9	
	<b><u>PROTECTIVE ROOFING PAINT</u></b>			
	<b>Carried to Collection</b>			R
	Bill No. 4 Waterproofing			

6	<u>Two coats "abe Silvakote" bituminous aluminium paint.</u> On waterproofing to concrete roof.	m2	788		
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Waterproofing

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Bill No. 4

Waterproofing

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Waterproofing



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<p><b><u>CARPENTRY AND JOINERY</u></b></p> <p>The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (1999 Edition), the Department of Public Works document No. OW 371 Specification of Materials and Methods to be used and to the Supplementary Preambles which are incorporated at the front of these Bills of Quantities.</p> <p><b><u>SUPPLEMENTARY PREAMBLES</u></b></p> <p><u>Proprietary products in descriptions:</u></p> <p>Proprietary products shall be used as specified. Substitute products of similar quality and specification may only be used with prior approval by the Principal Agent.</p> <p><u>Prefabricated roof trusses:</u></p> <p>Prefabricated timber roof trusses shall be constructed of South African pine by a firm of specialist designer manufacturer's as approved by the Architect.</p> <p>Prices must include for all cross and windbracing according to the manufacturer's instruction.</p> <p>Prices must include for the design, plans and approval of all timber trusses and no claim shall be considered.</p> <p>Pre-fabricated timber roof trusses shall comply with the requirements of SABS Specification 0163 and be constructed of South African pine as described in clause 8.5 to the designs shown on the Manufacturer's detail drawings. The timber shall be of cross-sectional dimensions shown, cut to correct lengths with ends square or at the required angle.</p> <p>Trusses shall be assembled in truss fabricating jigs with the truss having the proper camber, all tightly clamped together with joints secured using approved connector plates of galvanised steel sheet. Connector plates shall be pressed into the timber simultaneously from both sides of the truss with a hydraulic press capable of exerting such pressure as will ensure complete penetration of the teeth into the timber.</p>			
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The connector plates shall be of such size as will ensure that the joints so made will adequately withstand the forces exerted on the joints.

In coastal areas connector plates in buildings without ceilings shall be painted with two coats of epoxy tar complying with SABS Specification 801 Type 2, or rust neutralising paint.

Approval of pre-fabricated roofing systems, whether measured as an alternative or not, shall be subject to the following requirements:

(a) The Manufacturer of the pre-fabricated trusses shall hold a certificate of competence issued by the Insitute for Timber Construction.

(b) A polyester print, size A1 having a minimum thickness of 0,5mm, shall be submitted by the Contractor to the Regional Representative at an early stage for approval by the Directorate: Structural Engineering Services.

(c) The drawings shall be signed by a Registered Professional Engineer whose name appears on the Departmental panel for structural work.

(d) In the case of systems buildings, approval shall be given with submission of the contract drawings on acceptance of the tender.

The following minimum information shall be shown on the drawings:

- (a) Details of the roof system with the position of the rafters and purlins indicated thereon as well as typical elevations.
- (b) Bracing as recommended by the Institute for Timber Construction.
- (c) Sizes and grading of the timber components.
- (d) Truss sizes, e.g. height of ridge or angle of pitch.
- (e) Plate sizes for every construction point. (Code numbers only are deemed insufficient).

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- (f) Seperate connection details for hip, valley and jack rafters.
- (g) Maximum spacing for purlins and branding to ceilings shall be according to Subclauses 7.6.1 and 7.6.2 and Clauses 7.8, 7.9 and 9.5.
- (h) The type of roof covering as well as the design load. Over and above the supervision undertaken by the Representative / Agent, the Truss Fabricator or his Design Engineer shall inspect the completed roof structure and issue a certificate of confirmation to the Department that:  
  
 "The roof structure(s) has (have) been erected in accordance with the Design Engineer's drawings, as accepted by the Department, and the relevant details given in the manual "THE ERECTION AND BRACING OF TIMBER ROOF TRUSSES" issued by the National Timber Research Institute and the Institute for Timber Construction".

Joinery:

Descriptions of frames shall be deemed to include frames, transoms, mullions, rails, etc.

Descriptions of hardwood joinery shall be deemed to include pelleting of bolt holes.

Fixing:

All nailing of timber roof trusses, purlins, etc shall be done with galvanised nails. In coastal areas, copper, aluminium or stainless steel nails shall be used.

Items described as "nailed" shall be deemed to be fixed with hardened steel nails or shot pins to brickwork or concrete.

Where items are described as "bolted" the bolts have been measured elsewhere.

**DOORS ETC**

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Carpentry and Joinery

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**Solid flush panel door with hardwood veneer on both faces including two concealed edges:**

1	40mm Thick, Single door, size 813 x 1,897mm high.	No	7
2	40mm Thick, Single door, size 813 x 2,032mm high.	No	30
3	40mm Thick, Single door, size 920 x 2,032mm high.	No	6

**Wrought meranti doors:**

4	44mm Thick, framed, ledged, braced and batten double door with rebated meeting edges, formed of 44 x 114mm stiles and top rail, 22 x 114mm middle ledge and braces and 22 x 222mm bottom ledge, the stiles and top rail grooved for and filled in flush on one side with 6mm plywood and otherside with 22 x 70mm tongued, grooved and V-jointed vertical boarding with V-joint continued around framing on flush side, each board twice countersunk, screwed at intersections with ledges, size 1,613 x 2,032mm high.	No	1
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**BEADS, ARCHITRAVES, ETC**

**Wrought meranti:**

5	19 x 70mm Skirting fixed to walls including 19mm quadrant bead planted on.	m	77
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**FITTINGS**

The following cupboard fittings have been measured as complete units i.e. the components of the units have not been separately measured, and must be installed by a firm of specialists. The descriptions, therefore, of such units shall be deemed to include all components, assembling, housing, notching, glueing, blocking, planting on and screwing with countersunk screws, edge strips, decorative plastic finish, glass, ironmongery, metalwork, paint or varnish finishes, etc.

**Prime cost items where details are not available at time of Tender (excluding profit and attendance):**

6	Provide the sum of R150 000,00 (One Hundred and Fifty Thousand Rand) for repairs and alterations to existing bedroom and kitchen joinery fittings.		Item
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Carpentry and Joinery

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Item No		Quantity	Rate	Amount
	<p><b><u>CEILING, PARTITIONS AND ACCESS FLOORING</u></b></p>			
	<p>The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (1999 Edition), the Department of Public Works document No. OW 371 Specification of Materials and Methods to be used and to the Supplementary Preambles which are incorporated at the front of these Bills of Quantities.</p>			
	<p><b><u>SUPPLEMENTARY PREAMBLES</u></b></p>			
	<p><u>Proprietary products in descriptions:</u></p>			
	<p>Proprietary products shall be used as specified. Substitute products of similar quality and specification may only be used with prior approval by the Principal Agent.</p>			
	<p><u>Descriptions:</u></p>			
	<p>Items described as nailed shall be deemed to be fixed with hardened steel nails or pins or shot pinned to brickwork or concrete.</p>			
	<p>Items described as plugged shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 600mm centres, and where described as bolted the bolts have been given.</p>			
	<p><b><u>NAILED UP CEILINGS</u></b></p>			
	<p><b><u>6.4mm Fibre-cement boards with 6 x 32mm wrought flat meranti coverstrips over joints primed before fixing to ceiling joints. :</u></b></p>			
1	<p>Ceilings including 38 x 50mm sawn softwood bandering at 400mm centres with cross bandering at joints, ends of sheets and at light fittings, etc.</p>	m2	37	
	<p><b>Carried to Summary</b></p>			R
	<p>Bill No. 6 Ceilings, Partitions and Access Flooring</p>			

Item No		Quantity	Rate	Amount
	<b><u>FLOOR COVERINGS, WALL LININGS, ETC</u></b>			
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (1999 Edition), the Department of Public Works document No. OW 371 Specification of Materials and Methods to be used and to the Supplementary Preambles which are incorporated at the front of these Bills of Quantities.			
	<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
	<u>Proprietary products in descriptions:</u>			
	Proprietary products shall be used as specified. Substitute products of similar quality and specification may only be used with prior approval by the Principal Agent.			
	<u>Cleaning:</u>			
	Rates for floor covering shall include for proper cleaning on completion.			
	<b><u>VINYL FLOOR COVERINGS, WALL LININGS, ETC.</u></b>			
	<b><u>300 x 300 x 2mm semi-flexible reinforced vinyl quartz floor tiles, or equal approved, laid to manufacturers specification in patterns to colour of Architects choice:</u></b>			
1	On smooth screeded floors.	m2	1,586	
	<b><u>Sundries:</u></b>			
2	'Slip no more' or equal approved non-slip stair tread aluminium stair nosing double glued or bolted to floor.	m	150	
	<b><u>POLISH, SEALERS, ETC</u></b>			
	<b><u>Clean by stripping and sealing and apply three coats water based copolymer emulsion or other approved sealer:</u></b>			
3	On vinyl flooring.	m2	1,586	
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	Bill No. 7 Floor Coverings, Wall Linings, Etc.			

Item No		Quantity	Rate	Amount
	<b><u>IRONMONGERY</u></b>			
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (1999 Edition), the Department of Public Works document No. OW 371 Specification of Materials and Methods to be used and to the Supplementary Preambles which are incorporated at the front of these Bills of Quantities.			
	<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
	<u>Proprietary products in descriptions:</u>			
	Proprietary products shall be used as specified. Substitute products of similar quality and specification may only be used with prior approval by the Principal Agent:			
	<u>Finishes to ironmongery:</u>			
	Where applicable finishes to ironmongery are indicated by suffixes in accordance with the following list BS Satin bronze lacquered CP Chromium plated SC Satin chromium plated SE Silver enamelled GE Grey enamelled AS Anodised silver AB Anodised bronze AG Anodised gold ABL Anodised black PB Polished brass PL Polished and lacquered PT Epoxy coated SD Sanded Fixing:			
	Descriptions of wall mounted and floor standing ironmongery items shall be deemed to include for fixing in position and all fixing accessories			
	Descriptions of proprietary items shall be deemed to include fixing in position and all fixing accessories			
	<b><u>Hinges:</u></b>			
1	100/75/9.5/2.5 BR MD DSW Butt Hinge.	Pairs	19.0	
	<b><u>Locks:</u></b>			
2	QS005/5 Bathroom Mortice Lock - Deadbolt only.	No	6	
3	QS6055/1AS, Mortice lock and cylinder dead lock.	No	1	
4	QS6057/1 Mortice Lock and Cylinder Deadlock.	No	30	
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	Bill No. 8 Ironmongery			R



5	QS6057/4 Cylinder Lock and Dead Bolt SS.	No	31
6	QS1108CS, 66mm SN Knob Cylinder Coin Slot.	No	30
7	QS1104, 66mm Satin Nickel Double Cylinder.	No	32
8	QS4403 Euro Escutcheons.	No	31
<b><u>Handles:</u></b>			
9	QS4409 WC Disable Turn.	No	6
10	QS2201/1, D Handle 30 x 300 x 330mm Bolt Thru.	No	37
11	Coup_Oslo/Leve Coupe Lever Handle (lever only) Euro.	No	31
<b><u>Door closers:</u></b>			
12	QS700, Door closer for doors up to 80kg.	No	30
13	QS700DA, Delayed door closer for doors up to 80kg.	No	6
<b><u>Push/Kick plates:</u></b>			
14	Misc, Push Plate 150 x 350mm.	No	30
15	Misc, Push Plate 150 x 350mm with Wheelchair sign.	No	6
16	Misc, Kickplate 200 x width of door (920mm).	No	10
<b><u>Sundries:</u></b>			
17	QS6010, Rebate for QS6055/1.	No	1
18	QS4492, Dust excluding socket.	No	1
19	QS4411/1, Flush Bolt SS 152mm.	No	2
20	DSS-131 SS Sign - Female.	No	6
21	QS4434 Buffed Coat Hooks SS.	No	54
<b><u>KITCHEN EQUIPMENT</u></b>			
<b><u>Industrial Microwave:</u></b>			
22	Provide a 1800W Microwave 'menumaster' as per 'Flat-Foot Engineering' or similar approved.	No	1

Carried to Collection

Bill No. 8  
Ironmongery

R

Bill No. 8

Ironmongery

**COLLECTION**

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No**

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**Amount**

**Carried to Summary**

R

Bill No. 8  
Ironmongery



2	<p><b><u>White Powder coated aluminium windows, factory glazed with 6.38mm laminated safety glass with clip-on glazing beads, with neoprene seals and fixed with minimum three lugs per side in accordance with manufacturers instructions:</u></b></p> <p>Window (Awning type) 920 x 1320mm high including friction stays on opening leaf and Nylon pivot locking mechanism on opening leaf (including 2 No. white powder coated aluminium horizontal bars at openings) as per manufacturer.</p>	No	65			
3	<p><b><u>White Powder Coated aluminium doors, factory glazed with 6.38mm White translucent obscure laminated safety glass with clip-on glazing beads, with neoprene seals and fixed in accordance with manufacturers instructions:</u></b></p> <p>Single entrance door and frame size 900 x 2100mm high overall, with middle rail, glazed with 6.38mm White translucent obscure laminated safety glass, including all ironmongery.</p>	No	5			
4	<p>Double entrance door and frame size 1,750 x 3,060mm high overall, in two equal leaves with middle rail and 960mm fanlight above, glazed with 6.38mm White translucent obscure laminated safety glass, including all ironmongery.</p>	No	1			
5	<p>Double entrance door and frame size 1,970 x 3,060mm high overall, in two equal leaves with middle rail and 960mm fanlight above, glazed with 6.38mm White translucent obscure laminated safety glass, including all ironmongery.</p>	No	1			
6	<p><b><u>White Powder coated aluminium doors, to include a middle rail on the aluminium doors, with bottom and top half of the door factory fitted with white powder coated aluminium cladding, with top light factory fitted with aluminium burglar bar tubing (allow 3 x horizontal tubing) and factory glazed with 6.38 mm laminated obscure safety glass with clip-on glazing beads, with neoprene seals and fixed in accordance with manufacturer's instructions:</u></b></p> <p>Single entrance door and frame size 880 x 2,060mm high with additional 960mm fanlight above, glazed with 6.38mm obscure laminated safety glass, including all ironmongery.</p>	No	2			
<b>Carried to Collection</b>					R	
Bill No. 9 Metalwork						

**Shower Dividers:**

7 600 x 2000mm Aluminium White Frame with OBS glass fixed shower panel including aluminium square tube overhead stabiliser bar as per 'Border Glass' or similar approved.

No

18

**Carried to Collection**

Bill No. 9  
Metalwork

R

Bill No. 9

Metalwork

**COLLECTION**

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Bill No. 9  
Metalwork

Item No		Quantity	Rate	Amount
	<b><u>PLASTERING</u></b>			
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (1999 Edition), the Department of Public Works document No. OW 371 Specification of Materials and Methods to be used and to the Supplementary Preambles which are incorporated at the front of these Bills of Quantities.			
	<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
	<u>Proprietary products in descriptions:</u>			
	Proprietary products shall be used as specified. Substitute products of similar quality and specification may only be used with prior approval by the Principal Agent.			
	<b><u>SCREEDS</u></b>			
	<b><u>Grind and Prime existing surface with Tal Superscreed or Equal approved, in strict accordance with manufacturer's instructions, to form an even surface to receive vinyl sheeting (elsewhere measured):</u></b>			
1	On existing floors (Provisional).	m2	1,586	
	<b><u>INTERNAL PLASTER</u></b>			
	<b><u>Cement plaster on brickwork:</u></b>			
2	On walls.	m2	114	
3	In narrow widths.	m2	96	
	<b>Carried to Summary</b>			R
	Bill No. 10 Plastering			

Item No	Quantity	Rate	Amount
<p><b><u>PLUMBING AND DRAINAGE</u></b> <b><u>(PROVISIONAL)</u></b></p> <p>The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (1999 Edition), the Department of Public Works document No. OW 371 Specification of Materials and Methods to be used and to the Supplementary Preambles which are incorporated at the front of these Bills of Quantities.</p> <p><b><u>SUPPLEMENTARY PREAMBLES</u></b></p> <p><u>Proprietary products in descriptions:</u></p> <p>Proprietary products shall be used as specified. Substitute products of similar quality and specification may only be used with prior approval by the Principal Agent.</p> <p><u>Copper pipes:</u></p> <p>Pipes shall be hard drawn and half-hard pipes of the class stated. Class 0 (thin walled hard drawn) pipes shall not be bent. Class 1 (thin walled half-hard), class 2 (half-hard) and class 3 (heavy walled half-hard) pipes shall only be bent with benders with inner and outer formers. Fittings to copper waste, vent and anti-syphon pipes, capillary solder fittings and compression fittings shall be 'Cobra Watertech' type. Capillary solder fittings shall comply with ISO 2016. Only compression fittings shall be used in walls or in ground.</p> <p><u>Chasing:</u></p> <p>Chasing pipes into new walls shall be regarded as "building in" and is not measured separately. The cost of chasing, wrapping in suitable bown paper and making good shall be included in the rates for pipes.</p> <p><u>Holes for pipes through new walls:</u></p> <p>No allowance for holes and drilling for pipes through new walls has been made in these bills of quantities, the price for all holes and making good shall be deemed to be included in the description of pipes.</p>			
<p><b>Carried to Collection</b></p>			R
<p>Bill No. 11 Plumbing and Drainage</p>			



Reducing fittings:

Where fittings have reducing ends or branches they are described as 'reducing'. In the case of pipes with diameters not exceeding 60mm only the largest end or branch size is given. Should the Contractor wish to use other fittings and bushes or reducers he may do so on the understanding that no claim in this regard will be entertained. In the case of pipes with diameters exceeding 60mm all sizes are given and no claim for extra bushes, reducers, etc will be entertained.

Description of pipes laid in trenches:

Descriptions of pipes laid in trenches shall be deemed to include for carting away all surplus excavated material to a dumping site located by the contractor.

Excavations:

No claim for rock excavation will be entertained unless the Contractor has timeously notified the quantity surveyor thereof prior to backfilling.

'Soft rock' and 'hard rock' shall be as defined in 'Earthworks'.

Laying, backfilling, bedding, etc of pipes:

Pipes shall be laid and bedded and trenches shall be carefully backfilled in accordance with manufacturers' instructions.

Where no manufacturers' instructions exist pipes shall be laid in accordance with clauses 5.1 and 5.2 of each of the following: SABS 1200 L : Medium pressure pipelines LD : Sewers LE : Stormwater drainage Pipe trenches etc shall be backfilled in accordance with clause 3, 5.5, 5.6, 5.7 and 7 of SABS 1200DB: Earthworks (Pipe trenches) Clause 5.7.2 will only be applicable if authorised by the Engineer in writing.

Flush pans:

Flush pans shall have straight or side outlets and 'P' or 'S' traps as necessary.

**Carried to Collection**

Bill No. 11  
Plumbing and Drainage

R

Stainless steel basins, sinks, wash troughs, urinals, etc:

Units shall have standard aprons on all exposed edges and tiling keys against walls where applicable.

Fixing:

Descriptions of wall mounted, floor standing, drop-in, etc type sanitary fittings shall be deemed to include fixing in position and all fixing accessories.

Descriptions of proprietary items shall include fixing in position and all fixing accessories as specified by the manufacturer.

Waste unions:

Descriptions of waste unions shall be deemed to include rubber or vulcanite plugs and chains fixed to fittings.

Sleeve pipes:

Electrical sleeve pipes to be Class 34 and are to include for draw wires.

**SOIL DRAINAGE**

**Testing:**

1 Testing drainage pipe system.

Item

**SANITARY FITTINGS**

**Franke (t/a Citimetal) grade 304 (18/10) stainless steel:**

2 Franke Washroom and Sanitary Systems Laundry Products, Type Washtub, Model SIRX 342, size 500 x 450 x 240mm Grade 304 (18/10) S/S - FSA Code 318619, with suitable Franke fixing brackets, FSA Code 300367, complete with waste Union, Plugs and Chain.

No

25

**WASTE UNIONS ETC**

**Waste unions etc:**

3 40mm Code 316 chrome plated unslotted bath or sink waste union.

No

25

**Carried to Collection**

R

Bill No. 11  
Plumbing and Drainage

**TRAPS ETC**

**Traps etc:**

4	Flexi 'P' Mini Trap Plain 40 x 40mm.	No	25
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**Accessories:**

5	Toilet roll holder lockable S/Steel 2 Roll (TPSS2A).	No	24
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6	Lockable soap dispenser brushed S/Steel 1.2L (ASR1-3S2S).	No	36
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**TAPS, VALVES, ETC**

**Taps:**

7	'Cobra Watertech', Star Bib Tap Plain (Hot and Cold), Product Code 206-15.	No	56
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**SANITARY PLUMBING**

**Testing:**

8	Testing waste water pipe system.		Item
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**WATER SUPPLIES**

**Class 2 medium copper pipes:**

9	15mm Pipe building into walls.	m	30
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**Extra over class 2 copper pipes for brass compression fittings:**

10	15mm Fittings.	No	56
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**Electric water heaters:**

11	450 Litre Megaflo Kwikot Vertical Geyser MF450-V 400kpa.	No	2
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**Testing:**

12	Testing water supply pipe system.		Item
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**FIRE APPLIANCES ETC.**

Carried to Collection

Bill No. 11  
Plumbing and Drainage

R

**Fire extinguishers:**

13 Allow the sum of R5000.00 (Five Thousand Rand) for Servicing of Fire Extinguishers by Specialist Sub-Contractor.

Item

**Carried to Collection**

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Bill No. 11  
Plumbing and Drainage

Bill No. 11  
Plumbing and Drainage

**COLLECTION**

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Bill No. 11  
Plumbing and Drainage

Item No		Quantity	Rate	Amount
	<p><b><u>TILING</u></b></p> <p>The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (1999 Edition), the Department of Public Works document No. PW 371 Specification of Materials and Methods to be used and to the Supplementary Preambles which are incorporated at the front of these Bills of Quantities.</p> <p><b><u>SUPPLEMENTARY PREAMBLES</u></b></p> <p><u>Proprietary products in descriptions:</u></p> <p>Proprietary products shall be used as specified. Substitute products of similar quality and specification may only be used with prior approval by the Principal Agent.</p> <p><u>Fixing:</u></p> <p>Tiling shall be fixed with an approved tile adhesive to a plaster backing. Plaster backing is measured elsewhere.</p> <p><b><u>WALL TILING</u></b></p> <p><b><u>200 x 200 x 6,5mm Matt glazed white ceramic wall tiles (grade 1), with 6mm straight joints fixed with approved tile adhesive and grouted with dark-grey tylon grout mixed with tylon bond-it anti-fungicidal solution:</u></b></p>			
1	On smooth plastered walls.	m2	25	
	<b>Carried to Summary</b>		R	
	Bill No. 12 Tiling			

Item No		Quantity	Rate	Amount
	<p><b><u>GLAZING</u></b></p> <p>The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (1999 Edition), the Department of Public Works document No. OW 371 Specification of Materials and Methods to be used and to the Supplementary Preambles which are incorporated at the front of these Bills of Quantities.</p> <p><b><u>SUPPLEMENTARY PREAMBLES</u></b></p> <p><u>Proprietary products in descriptions:</u></p> <p>Proprietary products shall be used as specified. Substitute products of similar quality and specification may only be used with prior approval by the Principal Agent.</p> <p><b><u>GLAZING TO TIMBER WITH BEADING</u></b></p> <p><b><u>6,38mm Normal strength (N.S.) obscure laminated safety glass:</u></b></p> <p><u>Note: Beading to be 10mm 1/4 round meranti with window beading putty between door frame and glass.</u></p>			
1	Panes exceeding 0,5m2 and not exceeding 2m2.	m2	5	
	<p><b><u>TOPS, SHELVES, DOORS, MIRRORS, ETC.</u></b></p> <p><b><u>5mm Silvered float glass copper backed mirrors with polished edges holed for and fixed with chromium plated dome capped mirror screws with rubber buffers to plugs in brickwork or concrete:</u></b></p>			
2	Mirror 400 x 600mm high including four CP screw caps.	No	36	
	<b>Carried to Summary</b>			
	Bill No. 13 Glazing			R

Item No		Quantity	Rate	Amount
	<p><b><u>PAINTWORK</u></b></p> <p>The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (1999 Edition), the Department of Public Works document No. OW 371 Specification of Materials and Methods to be used and to the Supplementary Preambles which are incorporated at the front of these Bills of Quantities.</p> <p><b><u>SUPPLEMENTARY PREAMBLES</u></b></p> <p><u>Proprietary products in descriptions:</u></p> <p>Proprietary products shall be used as specified. Substitute products of similar quality and specification may only be used with prior approval by the Principal Agent.</p> <p>All work to be executed in strict accordance with the specifications of the paint manufacturer.</p> <p>Where surfaces of plaster etc are sandy / friable, the first coat must be replaced with plaster primer thinned 10% with turpentine.</p> <p><b><u>PAINTWORK ETC TO NEW WORK</u></b></p> <p><b><u>ON FIBRE-CEMENT</u></b></p> <p><b><u>Prepare and prime nail heads and apply one coat plaster primer thinned 5 parts to 1 part Mineral Turpentine and paint with two coats pure acrylic paint on:</u></b></p>			
1	Ceilings and cornices.	m2	37	
	<p><b><u>ON PLASTERED SURFACES</u></b></p> <p><b><u>Prepare and apply one undercoat and paint with two coats premium quality pure acrylic PVA on:</u></b></p>			
2	Interior walls.	m2	207	
	<p><b><u>ON WOOD</u></b></p>			
	<b>Carried to Collection</b>			R
	Bill No. 14 Paintwork			



	<b><u>Prepare and apply three coats polyurethane matt varnish on:</u></b>			
3	Doors (all surfaces measured).	m2	158	
4	Frames, skirtings, rails, etc not exceeding 300mm girth.	m	77	
	<b><u>RENOVATIONS</u></b>			
	<b><u>ON PLASTER, etc</u></b>			
	<b><u>Sand down thoroughly down existing paint, prepare patch and paint one coat approved primer, one undercoat and two coats premium quality Acrylic paint (PVA) interior use on :</u></b>			
5	Existing internal plastered or bagged walls	m2	1,442	
6	Existing external plastered or bagged walls	m2	1,550	
	<b><u>Wash with sugar soap and remove all grime and other contaminants, rinse with fresh water and allow to dry, strip loose and peeling paint, ream out cracks, patch and repair with all purpose adhesive filler, spot prime bare plaster and repaired areas with plaster primer thinned 5 parts to 1 part mineral turpentine and repaint with 2 coats superior low sheen pure acrylic PVA:</u></b>			
7	On previously painted concrete beams and ceilings.	m2	1,867	
	<b><u>ON FIBRE CEMENT OR RHINOBAORD</u></b>			
	<b><u>Strip old flaking paint, prepare surfaces, treat defects with all purpose adhesive filler, apply 1 coat plaster primer thinned 5 parts to 1 part Mineral Turpentine and repaint with 2 coats superior acrylic PVA:</u></b>			
8	On ceiling and cornices.	m2	526	
	<b><u>ON METAL</u></b>			
	<b><u>Sand down thoroughly existing paint, prepare and paint one coat Zinc Chromate primer, one universal undercoat and two coats high gloss enamel paint on :</u></b>			
9	On door frames.	m2	2	
	<b>Carried to Collection</b>			R
	Bill No. 14 Paintwork			

10	On gates and rails.  <b><u>ON TIMBER</u></b>  <b><u>Prepare, stop, rub down with a fine grade sandpaper and paint two coats poly-urethane varnish on :</u></b>	m2	40
11	On doors (all surfaces measured).	m2	126
12	On frames, rails, skirtings etc not exceeding 300 mm girth.	m	2,030

Carried to Collection

Bill No. 14  
Paintwork

R

Bill No. 14

Paintwork

**COLLECTION**

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Bill No. 14  
Paintwork

Item No		Quantity	Rate	Amount
	<b><u>PROVISIONAL AMOUNTS</u></b>			
	<b><u>ELECTRICAL INSTALLATION</u></b>			
1	Allow the sum of R200,000.00 (Two Hundred Thousand Rand) for Electrical Installation to be executed complete by a specialist subcontractor.	Item		200,000.00
2	Allow for profit.	Item		
3	Allow for attendance.	Item		
	<b><u>TV AND DSTV INSTALLATION</u></b>			
4	Allow the sum of R30,000.00 (Thirty Thousand Rand) for TV and DSTV Installation to be executed complete by a specialist subcontractor.	Item		30,000.00
5	Allow for profit.	Item		
6	Allow for attendance.	Item		
	<b><u>SKILLS DEVELOPMENT (IN SERVICE TRAINING)</u></b>			
7	Allow the sum of R 35,000.00 (Thirty Five Thousand Hundred Rand) for the placement of 2 (Two) Students (R3,500.00 per month) to be employed by the Main Contractor for duration of Contract.	Item		35,000.00
8	Allow for Attendance.	Item		
	<b><u>COMMUNITY LIASON OFFICER (CLO)</u></b>			
9	Allow the sum of R 22,500.00 (Twenty Two Thousand Five Hundred Rand) for the placement of a Community Liason Officer (R4,500.00 per month) to be employed by the Main Contractor for duration of Contract.	Item		22,500.00
10	Allow for Attendance.	Item		
	<b>Carried to Summary</b>			
	Bill No. 15 Provisional Sums		R	

<b>Bill No</b>	<b><u>FINAL SUMMARY</u></b>	<b>Page No</b>	<b>Amount</b>
1	Preliminaries	34	
2	Alterations, etc.	41	
3	Masonry	45	
4	Waterproofing	48	
5	Carpentry and Joinery	53	
6	Ceilings, Partitions and Access Flooring	54	
7	Floor Coverings, Wall Linings, Etc.	55	
8	Ironmongery	58	
9	Metalwork	62	
10	Plastering	63	
11	Plumbing and Drainage	69	
12	Tiling	70	
13	Glazing	71	
14	Paintwork	75	
15	Provisional Sums	76	
	<b><u>CONTINGENCIES</u></b>		
	Allow the sum of R 300,000.00 (Three Hundred Thousand Rand) for Contingencies to be used or deducted in full at the Principal Agent's discretion.		R 300,000.00
	Sub Total		R
	<b>Add Value Added Tax at the rate of 15%</b>		R
	<b>Carried to Form of Tender</b>		R