

Item
No

Amount
R

SECTION NO. 1 : PRELIMINARIES- SECTIONS A, B and C

SECTION A: PRELIMINARIES

MEANING OF TERMS "TENDER / TENDERER"

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"

BUILDING AGREEMENT AND PRELIMINARIES

The Association of South African Quantity Surveyors Preliminaries August 2010 edition for use with the JBCC Principal Building Agreement Edition 5 Code 2101, July 2007 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".

These clauses are hereinafter referred to by clause number and heading only. Where standard clauses or alternatives are not entirely applicable to this agreement such modifications, corrections or supplements as will apply are referenced to the Contract Data under each relevant clause heading and such modifications, corrections or supplements as contained in the Contract Data shall take precedence notwithstanding anything contrary contained in the abovementioned documents

PRICING OF PRELIMINARIES

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. Items not priced in these Preliminaries shall be deemed to be included elsewhere in this document.

SECTION A: JBCC PRINCIPAL BUILDING AGREEMENT

Please refer to the Contract Data for the full extent of the modifications, corrections or supplements made to the standard clauses referenced below

DEFINITIONS

A1.0 DEFINITIONS AND INTERPRETATION

Clause 1.0

Clause 1.1 Definitions for "Contracts Minutes", "Contract Period", "Date For Practical Completion", "Date Of Practical Completion", "Deposit" are added

Clause 1.1 Definitions of "Advanced Payment Guarantee", "Agreement", "Bills of Quantities", "Construction Guarantee", "Construction Period", "Contract Documents", "Contract Drawings", "Contract Sum", "Practical Completion", "Programme", are amended

Fixed: _____ Value related: _____ Time related: _____

Carried Forward R

SECTION NO. 1
BILL NO. 1
BILL NO. 01- PRELIMINARIES & GENERAL

Brought Forward R

OBJECTIVE AND PREPARATION

A A2.0 OFFER, ACCEPTANCE AND PERFORMANCE

Clause 2.0

Fixed: _____ Value related: _____ Time related: _____

B A3.0 DOCUMENTS

Clause 3.0

Clause 3.1 is omitted.

Clauses 3.2.2, 3.3, 3.5 and 3.6 are amended

Clause 3.2.3 is added

Fixed: _____ Value related: _____ Time related: _____

C A4.0 DESIGN RESPONSIBILITY

Clause 4.0

Clause 4.1 is amended

Fixed: _____ Value related: _____ Time related: _____

D A5.0 EMPLOYER'S AGENTS

Clause 5.0

Clause 5.1 is amended.

Fixed: _____ Value related: _____ Time related: _____

E A6.0 SITE REPRESENTATIVE

Clause 6.0

Fixed: _____ Value related: _____ Time related: _____

F A7.0 COMPLIANCE WITH REGULATIONS

Clause 7.0

Clauses 7.2, 7.3 and 7.4 are added

Fixed: _____ Value related: _____ Time related: _____

Carried Forward R

SECTION NO. 1
BILL NO. 1
BILL NO. 01- PRELIMINARIES & GENERAL

Brought Forward R

A **A8.0 WORKS RISK**

Clause 8.0
Clause **8.4** is amended

Fixed: _____ Value related: _____ Time related: _____

B **A9.0 INDEMNITIES**

Clause 9.0
Clause **9.2.7** is omitted
Clause **9.2** is amended
Clause **9.3** is added

Fixed: _____ Value related: _____ Time related: _____

C **A10.0 WORKS INSURANCES**

Clause 10.0
Clause **10.4** is omitted

Fixed: _____ Value related: _____ Time related: _____

D **A11.0 LIABILITY INSURANCES**

Clause 11.0
Clauses **11.1.3 (a), (b), (c) and (d)** are added

Fixed: _____ Value related: _____ Time related: _____

E **A12.0 EFFECTING INSURANCES**

Clause 12.0
Clauses **12.2, 12.3, 12.4, 12.5 and 12.6** are amended

Fixed: _____ Value related: _____ Time related: _____

F **A13.0 ASSIGNMENT**

Clause 13.0

Fixed: _____ Value related: _____ Time related: _____

Carried Forward R

SECTION NO. 1
BILL NO. 1
BILL NO. 01- PRELIMINARIES & GENERAL

Brought Forward R

A **A14.0 SECURITY**

Clause 14.0

Clauses **14.3** and **14.7.1** is omitted

Clauses **14.1** and **14.4**, is amended

Fixed: _____ Value related: _____ Time related: _____

EXECUTION

B **A15.0 PREPARATION FOR AND EXECUTION OF THE WORKS**

Clause 15.0

Clauses **15.1**, **15.1.1**, **15.6.1**, **15.6.3** and **15.6.4** are amended

Fixed: _____ Value related: _____ Time related: _____

C **A16.0 ACCESS TO THE WORKS**

Clause 16.0

Clause **16.5.1** is added

Fixed: _____ Value related: _____ Time related: _____

D **A17.0 CONTRACT INSTRUCTIONS**

Clause 17.0

Clause 17.1 is amended

Fixed: _____ Value related: _____ Time related: _____

E **A18.0 SETTING OUT OF THE WORKS**

Clause 18.0

Fixed: _____ Value related: _____ Time related: _____

F **A19.0 TEMPORARY WORKS AND PLANT**

Clause 19.0

Fixed: _____ Value related: _____ Time related: _____

Carried Forward R

SECTION NO. 1
BILL NO. 1
BILL NO. 01- PRELIMINARIES & GENERAL

Brought Forward R

A **A20.0 NOMINATED SUB-CONTRACTORS**

Clause 20.0
Clause **20.1.1** is

Fixed: _____ Value related: _____ Time related: _____

B **A21.0 SELECTED SUBCONTRACTORS**

Clause 21.0
Clauses **21.1.1** and **21.1.3** are amended

Fixed: _____ Value related: _____ Time related: _____

C **A22.0 EMPLOYER'S DIRECT CONTRACTORS**

Clause 22.0

Fixed: _____ Value related: _____ Time related: _____

D **A23.0 CONTRACTOR'S DOMESTIC SUBCONTRACTORS**

Clause 23.0

Fixed: _____ Value related: _____ Time related: _____

COMPLETION

E **A24.0 PRACTICAL COMPLETION**

Clause 24.0

Fixed: _____ Value related: _____ Time related: _____

F **A25.0 WORK'S COMPLETION**

Clause 25.0

Fixed: _____ Value related: _____ Time related: _____

G **A26.0 FINAL COMPLETION**

Clause 26.0
Clauses **26.2.2** and **26.5.2** are amended

Fixed: _____ Value related: _____ Time related: _____

Carried Forward R

SECTION NO. 1
BILL NO. 1
BILL NO. 01- PRELIMINARIES & GENERAL

Brought Forward R

A **A27.0 LATENT DEFECTS LIABILITY PERIOD**

Clause 27.0

Fixed: _____ Value related: _____ Time related: _____

B **A28.0 SECTIONAL COMPLETION**

Clause 28.0

Fixed: _____ Value related: _____ Time related: _____

C **A29.0 REVISION OF DATE FOR PRACTICAL COMPLETION**

Clause 29.0

Clauses **29.1**, **29.2** and **29.3** is amended

Clause **29.9** is added

Fixed: _____ Value related: _____ Time related: _____

D **A30.0 PENALTY FOR NON-COMPLETION**

Clause 30.0

Clause **30.2** is amended

Fixed: _____ Value related: _____ Time related: _____

PAYMENT

E **A31.0 INTERIM PAYMENT TO THE CONTRACTOR**

Clause 31.0

Clauses **31.3**, **31.5.3**, **31.6.5**, **31.8** and **31.9** are amended

Clauses **31.16.1** and **31.16.2** is omitted

Clause **31.4.4** is added

Fixed: _____ Value related: _____ Time related: _____

F **A32.0 ADJUSTMENT TO THE CONTRACT VALUE**

Clause 32.0

Clauses **32.1** and **32.13** are amended

Fixed: _____ Value related: _____ Time related: _____

Carried Forward R

SECTION NO. 1
BILL NO. 1
BILL NO. 01- PRELIMINARIES & GENERAL

Brought Forward R

A **A33.0 RECOVERY OF EXPENSE AND LOSS**

Clauses **33.1.8, 33.1.9, 33.1.10 and 33.1.11** is added

Fixed: _____ Value related: _____ Time related: _____

B **A34.0 FINAL ACCOUNT AND FINAL PAYMENT**

Clause 34.0

Clause **34.10** is amended

Fixed: _____ Value related: _____ Time related: _____

C **A35.0 PAYMENT TO OTHER PARTIES**

Clause 35.0

Fixed: _____ Value related: _____ Time related: _____

TERMINATION

A36.0 TERMINATION BY EMPLOYER - CONTRACTOR'S DEFAULT

Clause 36.0

Clauses **36.1, 36.1.1 and 36.1.2** are amended

Clauses **36.1.3 and 36.1.4** are added

Fixed: _____ Value related: _____ Time related: _____

D **A37.0 TERMINATION BY EMPLOYER - LOSS AND DAMAGE**

Clause 37.0

Clause **37.1.3** is added

Fixed: _____ Value related: _____ Time related: _____

E **A38.0 TERMINATION BY CONTRACTOR - EMPLOYER'S DEFAULT**

Clause 38.0

Clause **38.1.1** is omitted

Clauses **38.1.4 and 38.3** are amended

Fixed: _____ Value related: _____ Time related: _____

Carried Forward R

SECTION NO. 1
BILL NO. 1
BILL NO. 01- PRELIMINARIES & GENERAL

Brought Forward R

A **A39.0 TERMINATION - CESSATION OF THE WORKS**

Clause 39.0

Fixed: _____ Value related: _____ Time related: _____

DISPUTE

B **A40.0 DISPUTE SETTLEMENT**

Clause 40.0

Clauses **40.2.2**, **40.3.2**, **40.3.3** and **40.3.4** are amended

Clause **40.4** is omitted

Fixed: _____ Value related: _____ Time related: _____

CONTRACT AGREEMENT

C **A41.0 POST TENDER PROVISIONS**

Clause 41.0

Fixed: _____ Value related: _____ Time related: _____

D **A42.0 CONTRACTUAL AGREEMENT**

Clause 42.0

Clauses **42.2** is omitted

Fixed: _____ Value related: _____ Time related: _____

Carried Forward R

SECTION NO. 1
BILL NO. 1
BILL NO. 01- PRELIMINARIES & GENERAL

Brought Forward R

SECTION B: PRELIMINARIES

Please refer to the Contract Data for the full intent and additional information relevant to the standard clauses referenced below

B1.0: DEFINITIONS AND INTERPRETATION

A ***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: _____

B2.0: DOCUMENTS

B ***B2.1 Checking of documents***

Fixed: _____ Value related: _____ Time related: _____

C ***B2.2 Bills of quantities***

Fixed: _____ Value related: _____ Time related: _____

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

Fixed: _____ Value related: _____ Time related: _____

B3.0: PREVIOUS WORK AND ADJOINING PROPERTIES

In respect of clause 3, Tenderers shall be deemed to have visited the site and made provision in their tender for all site circumstances that may affect their work and rates, as no claims in this respect will be considered.

E ***B3.1 Previous work - dimensional accuracy***

Fixed: _____ Value related: _____ Time related: _____

F ***B3.2 Previous work - defects***

Fixed: _____ Value related: _____ Time related: _____

G ***B3.3 Inspection of adjoining properties***

Fixed: _____ Value related: _____ Time related: _____

Carried Forward R

SECTION NO. 1
BILL NO. 1
BILL NO. 01- PRELIMINARIES & GENERAL

Brought Forward R

B4: SAMPLES, SHOP DRAWINGS AND MANUFACTURERS' INSTRUCTIONS

A **B4.1 Samples of materials**

Fixed: _____ Value related: _____ Time related: _____

B **B4.2 Workmanship samples**

Fixed: _____ Value related: _____ Time related: _____

C **B4.3 Shop drawings**

Fixed: _____ Value related: _____ Time related: _____

D **B4.4 Compliance with manufacturers' instructions**

Fixed: _____ Value related: _____ Time related: _____

B5.0: DEPOSITS AND FEES

E **B5.1 Deposits and fees**

Fixed: _____ Value related: _____ Time related: _____

B6.0: TEMPORARY SERVICES

F **B6.1 Water**

Fixed: _____ Value related: _____ Time related: _____

G **B6.2 Electricity**

Fixed: _____ Value related: _____ Time related: _____

H **B6.3 Telecommunication facilities**

Fixed: _____ Value related: _____ Time related: _____

I **B6.4 Ablution facilities**

Fixed: _____ Value related: _____ Time related: _____

B7.0 PRIME COST AMOUNTS

J **B7.1 Responsibility for prime cost amounts**

Fixed: _____ Value related: _____ Time related: _____

Carried Forward R

SECTION NO. 1
BILL NO. 1
BILL NO. 01- PRELIMINARIES & GENERAL

Brought Forward R

B8.0 SPECIAL ATTENDANCE ON N/S SUBCONTRACTORS

A ***B9.1 Special attendance***

Fixed: _____ Value related: _____ Time related: _____

B9.0: GENERAL

B ***B9.1 Protection of the works***

Fixed: _____ Value related: _____ Time related: _____

C ***B9.2 Protection / isolation of existing / sectionally occupied works***

Fixed: _____ Value related: _____ Time related: _____

D ***B9.3 Security of the works***

Fixed: _____ Value related: _____ Time related: _____

E ***B9.4 Notice before covering work***

Fixed: _____ Value related: _____ Time related: _____

F ***B9.5 Disturbance***

Fixed: _____ Value related: _____ Time related: _____

G ***B9.6 Environmental disturbance***

Fixed: _____ Value related: _____ Time related: _____

H ***B9.7 Works cleaning and clearing***

Fixed: _____ Value related: _____ Time related: _____

I ***B9.8 Vermin***

Fixed: _____ Value related: _____ Time related: _____

J ***B9.9 Overhand work***

Fixed: _____ Value related: _____ Time related: _____

Carried Forward R

SECTION NO. 1
BILL NO. 1
BILL NO. 01- PRELIMINARIES & GENERAL

Brought Forward R

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

A **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: _____

B **C2 GENERAL PREAMBLES**

These tender documents contain pages and volumes as indicated in the index of the complete tender documentation

The items in these tender documents are to read and priced in conjunction with and the descriptions regarded as amplified by The Model Preambles for Trades 2008 as published by the Association of South African Quantity Surveyors and no claim arising from brevity of description of items fully described in the said Model Preambles for Trades will be entertained

Fixed: _____ Value related: _____ Time related: _____

C **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: _____

Carried Forward R

SECTION NO. 1
BILL NO. 1
BILL NO. 01- PRELIMINARIES & GENERAL

Brought Forward R

A **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

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: _____

B **C5 AUTHORISATION FOR THE TAKING OF PHOTOGRAPHS**

The contractor shall obtain prior authorisation from the employer for the making of any sketches or the taking of any photographs of any site, installation, building or civil works belonging to the employer and shall ensure that all personnel, subcontractors and other persons entering the site shall comply with this requirement as well.

Fixed: _____ Value related: _____ Time related: _____

C **C6 OCCUPATIONAL HEALTH AND SAFETY ACT**

The **contractor** shall comply with all the requirements set out in the Health and Safety Specification for Construction Work as contained within these tender documents and 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 and the Construction Regulations of the Occupational Health and Safety Act

The **contractor** must take note that compliance with the Occupational Health and Safety Act, Construction Regulations and Health and Safety Specification is compulsory.

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: _____

Carried to Tender Summary R

SECTION NO. 1
BILL NO. 1
BILL NO. 01- PRELIMINARIES & GENERAL

Item No	Quantity	Rate	Amount R
<u>SECTION NO. 2 : BUILDING WORK</u>			
<u>BILL NO. 01 - ALTERATIONS</u>			
<u>PREAMBLES</u>			
The Contractor is referred to the Model Preambles (2008), Alterations			
The Contractor is referred to the Architects and Engineers drawings and specifications			
The Contractor is referred to the Scope of Works Document			
The following "Supplementary Preambles" are incorporated in this bill to satisfy the requirements of the project and shall take precedence over the provisions of the said Model Preambles			
<u>SUPPLEMENTARY PREAMBLES</u>			
<u>Works on Site</u>			
The Contractor shall not remove or interfere with any furniture, fittings or similar articles unless specially mentioned in the following items and shall give adequate notice to the Representative/Agent of the removal of any articles from parts of the building are to be altered becomes necessary so that the Employer may have some removed before the Contractor commences work in such parts			
The Contractor will be held solely responsible for any damage to persons and property and for the safety of the structures and must make good at his expense any damage that may occur			
Carried Forward			R
SECTION NO. 2 BILL NO. 1 BILL NO. 01 - ALTERATIONS			

Brought Forward

R

View site

Before submitting his tender the Contractor shall visit the site and satisfy himself as to the nature and extent of the work to be done and the value of the materials contained in the buildings or portions of the buildings to be demolished. No claim for any variations of the contract sum in respect of the nature and extent of the work or of inferior or damaged materials will be entertained

Old materials are to be carted away

Old material from alterations and demolitions, except where described to be re-used, or handed over, as well as all rubbish, etc., must be regularly carted from the site, and not be allowed to accumulate on, or around, the site

Old materials are not to be re-used

None of the old materials are to be used for new work, except where specifically described as being set aside for re-use

Special care is to be exercised not to interfere with any electrical installation, and notice is to be given to the Representative/Agent when any disconnections, removal of wires, etc. necessary and the Contractor is to afford every facility to the workmen carrying out his work

Removal from site

The term "remove" shall be deemed to mean removal from site by the Contractor to a registered dumping ground located by the Contractor

Carried Forward

R

SECTION NO. 2
BILL NO. 1
BILL NO. 01 - ALTERATIONS

Brought Forward

R

Handing over of materials

Where certain materials or articles from demolitions or alterations are described as to be handed over by the Contractor to the Employer, such materials or articles shall be properly stored by the Contractor, until handing over thereof. The Contractor must obtain an official receipt listing the materials or articles and dates of handing over. If the Contractor fails to submit the receipt when requested, it shall be deemed that the materials or articles are still in his possession and he will be held liable to the Employer for the full replacement value thereof, which amount will be deducted from any monies due to the Contractor

Noise and disturbance

The Contractor shall carry out the whole of the works with as little mess and noise as possible and with a minimum of disturbance to adjoining premises and their tenants. He shall provide proper protection and provide, erect and remove when directed, any temporary tarpaulins that may be necessary during the progress of the works, all to the satisfaction of the principal agent

Dust pollution

The Contractor is to take care to avoid dust pollution by keeping the ground and all relevant surfaces wet or damp during the alterations, and erecting dust screens if necessary

General

Prices for taking out of doors, windows, etc shall include for removal of all beads, architraves, ironmongery, etc

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

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

Carried Forward

R

SECTION NO. 2
BILL NO. 1
BILL NO. 01 - ALTERATIONS

Brought Forward		R
<p>The Contractor will be required to take all dimensions affecting the existing buildings on the site and he will be held solely responsible for the accuracy of all such dimensions where used in the manufacture of new items (doors, windows, fittings, etc)</p> <p><u>Prices</u></p> <p>The Contractor is hereby deemed to have taken all these supplementary Preambles into account in his pricing</p> <p><u>NOTE</u></p> <p>Unless otherwise described, all work in this trade is to be carried out in and to existing building</p> <p><u>REMOVAL OF EXISTING WORK</u></p> <p><u>Take out and remove steel windows, burglar bars etc including glass, ironmongery, etc. to receive new steel windows (new steel windows elsewhere measured) and make good damaged plasterwork to walls</u></p>		
A	Glazed steel window, approximate size 1000 x 900mm high. Refer to the Scope of Works Document.	No 2
B	Glazed steel window, approximate size 1500 x 1200mm high. Refer to the Scope of Works Document.	No 2
C	Steel burglar bars, approximate size 1000 x 900mm high. Refer to the Scope of Works Document	No 2
D	Steel burglar bars, approximate size 1500 x 1200mm high. Refer to the Scope of Works Document.	No 2
<p><u>Remove existing steel roller shutter door including ironmongery, frame, etc and prepare opening to receive galvanised steel aluminium roller shutter door (new roller shutter elsewhere measured), etc and make good damaged plasterwork to walls and floors</u></p>		
E	Steel roller shutter door and frame , approximate size 3600 x 3100mm high overall. Refer to the Scope of Works Document.	No 1
Carried Forward		R
<p>SECTION NO. 2 BILL NO. 1 BILL NO. 01 - ALTERATIONS</p>		

Brought Forward		R
<u>Taking out and removing sundry joinery work:</u>		
A	Remove existing shelving, L-shaped with approximate height 2000mm from finished floor level, with a overall width of 350mm spaced at 450mm centres vertically with 4 tiers, etc fixed to brick walls or reinforced concrete walls. Refer to the Scope of Works Document.	m 11
<u>GENERAL REPAIRWORK</u>		
B	The contractor to allow for the complete repair of the cracked plastered masonry sills. The contractor is to investigate the extent of the cracks and detect if the cracks are in the plaster only or if they are through the bricks. The repair work for the cracks include removing the cracked, delaminated and spalling plaster around the cracks (on both sides of the wall) and caulking the cracks using "Sika Monotop 615HB" or equal approved grout. Additionally, the contractor shall place 2 layers of "Sika Duramesh" or equal approved mesh over cracks (minimum 150mm on either side of crack), and re-plaster the affected areas using "Sika 1" or equal approved liquid waterproofing admixture, added to the mortar. The complete repair work is to be priced as a complete item	Item
<u>SERVICING AND REPAIRS TO EXISTING ROOFS</u>		
<u>Repair work to metal roof sheeting:</u>		
C	Inspect and repair existing metal roof coverings, etc including wire brushing all rusted areas and loose flaking paint, etc thoroughly cleaning and brushing down of all dirt, scale and general surface contamination, replacing damaged or missing screws, locating leaks/holes and where required, repair roof covering with a suitable fibre reinforced waterproofing compound and make watertight, etc. and treat with two coats of "Abe 4-Metal Primer" or equal approved primer to all affected areas, and leave perfectly clean on completion in preparation to receive new paint (new paint elsewhere measured). Refer to the Scope of Works Document.	m ² 115
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SECTION NO. 2		
BILL NO. 1		
BILL NO. 01 - ALTERATIONS		

Item No	Quantity	Rate	Amount R
<u>SECTION NO. 2 : BUILDING WORK</u>			
<u>BILL NO. 02 - CARPENTRY AND JOINERY</u>			
<u>PREAMBLES</u>			
The Contractor is referred to the Model Preambles (2008), Carpentry and Joinery			
The Contractor is referred to the Architects and Engineers drawings and specifications			
The Contractor is referred to the Scope of Works Document			
The following "Supplementary Preambles" are incorporated in this bill to satisfy the requirements of the project and shall take precedence over the provisions of the said Model Preambles			
<u>SUPPLEMENTARY PREAMBLES</u>			
<u>Joinery:</u>			
Descriptions of frames shall be deemed to include frames, transomes, mullions, rails, etc			
Descriptions of hardwood joinery shall be deemed to include pelleting of bolt holes			
<u>Fixing</u>			
Items described as "nailed" shall be deemed to be fixed with hardened steel nails or shot pins to brickwork or concrete			
All sections of timber to be built into brickwork or concrete to be wrapped in Gunplas and the cost is deemed to be included in the relevant item.			
<u>Sizes:</u>			
Sizes are nominal and the Contractor shall make allowance in his prices for minor variances in stated finished sizes of timber shelves, etc			
Carried Forward			R
SECTION NO. 2 BILL NO. 2 BILL NO. 02 - CARPENTRY AND JOINERY			

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R

Prices

Prices for all joinery work are to include for general framing, housing and notching, arris rounded angles, glueing, blocking, planting on, screwing, adhesives, dowels, pellets, cross tongues, screws and nails and setting up complete and also for all square cutting and waste. Tops shall be secured with metal or hardwood buttons.

General

The contractor is to verify all joinery sizes on site prior to the installation thereof

NOTE

Unless otherwise described, all work in this trade is to be carried out in and to existing building

FIXED FURNITURE & FITTINGS

SHELVING

SA Pine shelving:

A 350 x 22mm Shelving with approximate height 2000mm from finished floor level spaced at 450mm centres vertically in four tiers on 'Shelco', or equal approved adjustable wall bands and brackets at approximately 500mm centres, etc, fixed complete. Refer to the Scope of Works Document.

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SECTION NO. 2
BILL NO. 2
BILL NO. 02 - CARPENTRY AND JOINERY

Item No	Quantity	Rate	Amount R
<p><u>SECTION NO. 2 : BUILDING WORK</u></p>			
<p><u>BILL NO. 03 - CEILINGS</u></p>			
<p><u>PREAMBLES</u></p>			
<p>The Contractor is referred to the Model Preambles (2008), Carpentry and Joinery</p>			
<p>The Contractor is referred to the Architects and Engineers drawings and specifications</p>			
<p>The Contractor is referred to the Scope of Works Document</p>			
<p>The following "Supplementary Preambles" are incorporated in this bill to satisfy the requirements of the project and shall take precedence over the provisions of the said Model Preambles</p>			
<p><u>SUPPLEMENTARY PREAMBLES</u></p>			
<p><u>Descriptions:</u></p>			
<p>Boards must be stacked on a level surface in a dry place on a timber platform. Boards must be carried on edge.</p>			
<p>Skimmed ceilings must be plastered the same day that the 'Rhinoboard' has been erected.</p>			
<p><u>Fixing:</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 elsewhere</p>			
<p><u>Ceilings</u></p>			
<p>Unless otherwise described ceilings shall be deemed to be horizontal</p>			
<p>Carried Forward</p>			
<p>SECTION NO. 2 BILL NO. 3 BILL NO. 03 - CEILINGS</p>			
		R	

Brought Forward		R
Wall paper and/or paint and varnish finishes are given elsewhere		
<u>NOTE</u>		
Unless otherwise described, all work in this trade is to be carried out in and to existing building		
<u>NAILED UP CEILINGS</u>		
<u>6.4mm "Rhino" or equal approved gypsum plasterboard with 50mm cover strips of mesh scrim nailed over joints and the whole finished with 6mm minimum cretestone gypsum skim plaster trowelled to smooth polished surface:</u>		
A	Ceilings fixed to 38 x 38mm sawn softwood branderling at 400mm centres fixed to timber trusses. Refer to the Scope of Works Document.	m ² 78
B	Extra over ceiling for 600 x 600mm trap door of 50 x 75mm wrought softwood rebated framing with one 50 x 75mm sawn softwood cross brander covered with ceiling board and fitted flush in opening	No 1
C	Extra over ceiling for opening for light fitting	No 2
<u>4mm Thick "Nutec" or equal approved cement flat sheets as eaves roof over hang lining secured to roof timbers:</u>		
D	Eaves soffits lining average 600mm wide fixed to roof timbers with and including cover strips. Refer to the Scope of Works Document.	m ² 23
<u>CORNICES</u>		
<u>"Rhino" or equal approved gypsum plasterboard cornices:</u>		
E	70mm Coved cornices to nailed up ceilings	m 37
Carried Forward to Summary of Section No.		R
SECTION NO. 2		
BILL NO. 3		
BILL NO. 03 - CEILINGS		

Item No	Quantity	Rate	Amount R
<p><u>SECTION NO. 2 : BUILDING WORK</u></p>			
<p><u>BILL NO. 04 - METALWORK</u></p>			
<p><u>PREAMBLES</u></p>			
<p>The Contractor is referred to the Model Preambles (2008), Metalwork</p>			
<p>The Contractor is referred to the Architects and Engineers drawings and specifications</p>			
<p>The Contractor is referred to the Scope of Works Document</p>			
<p>The Contractor is referred to the Architects and Engineers drawings and specifications</p>			
<p><u>SUPPLEMENTARY PREAMBLES</u></p>			
<p><u>Fixing</u></p>			
<p>Unless otherwise described, descriptions of items shall be deemed to include for fixing to brickwork or concrete</p>			
<p>Where items are described as "bolted", the bolts are measured elsewhere as stated in clause N.7 page 26 of the Model Preambles</p>			
<p><u>NOTE</u></p>			
<p>Unless otherwise described, all work in this trade is to be carried out in and to existing building</p>			
<p>Carried Forward</p>			R
<p>SECTION NO. 2 BILL NO. 4 BILL NO. 04 - METALWORK</p>			

Brought Forward		R
<u>GALVANISED STEEL WINDOWS, DOORS, ETC.</u>		
<u>Standard "Consolite" or equal approved steel windows plugged to brickwork or concrete with and including standard 25 x 5mm flat bar burglar proofing welded on to inside of opening and fixed sections, including all fixing to brickwork or concrete walls (Approximately 270mm wide walls), complete.</u>		
A	Steel window type (W1), approximate overall size 1000 x 900mm high. Glazed with 4mm Clear safety glass, NS. Glass to comply with National Building Regulations Part N-Glazing & SABS 0137 (elsewhere measured). Refer to the Scope of Works Document and drawing DAC00050-B008-5	No 2
B	Steel window type (W2), approximate overall size 1500 x 1200mm high. Glazed with 4mm Clear safety glass, NS. Glass to comply with National Building Regulations Part N-Glazing & SABS 0137 (elsewhere measured). Refer to the Scope of Works Document and drawing DAC00050-B008-5	No 2
<u>GALVANIZED STEEL ROLLER SHUTTERS</u>		
<u>Supply and Install industrial type motorized hot dipped galvanised roller shutter face mounted doors with 75 x 1.2mm solid steel slats. Supplied and installed complete including all necessary frames, channel guides, canopy covers, fixing lugs, ironmongery and emergency manual opening mechanism. Including sealing all around the perimeter of the door with "DC 813 Neutral cure" or equivalent silicone sealant on a backing cord 'Duracord' with minimum joint size 6 x 6mm internally and externally.</u>		
C	Roller shutter type (D1) face mounted overall size 3600mm wide x 3100mm high. Refer to the Scope of Works Document and drawing DAC00050-B008-5	No 1
D	Extra over roller shutter door for wicket door, approximate overall size 900 x 2100mm high	No 1
Carried Forward to Summary of Section No.		R
SECTION NO. 2		
BILL NO. 4		
BILL NO. 04 - METALWORK		

Item No	Quantity	Rate	Amount R
<p><u>SECTION NO. 2 : BUILDING WORK</u></p>			
<p><u>BILL NO. 05 - PLASTERING</u></p>			
<p><u>PREAMBLES</u></p>			
<p>The Contractor is referred to the Model Preambles (2008), Plastering</p>			
<p>The Contractor is referred to the Architects and Engineers drawings and specifications</p>			
<p>The Contractor is referred to the Scope of Works Document</p>			
<p>The following "Supplementary Preambles" are incorporated in this bill to satisfy the requirements of the project and shall take precedence over the provisions of the said Model Preambles</p>			
<p><u>SUPPLEMENTARY PREAMBLES</u></p>			
<p><u>Preparation of surfaces</u></p>			
<p>Surfaces shall be dry and clean, free of dust, sand, grit and flaking particles, laitance and loose matter, contaminants such as oil, grease, etc. Surfaces shall have a moisture content not exceeding 4%. All free standing water to be removed prior to application of primers or compounds. Absorbent surfaces to be thoroughly pre-soaked in fresh water. Oil, grease, animal fats, etc. to be removed with suitable 'Ivory Chemicals' product to be applied in strict accordance with the manufacturer's instructions. Once clean, surfaces to be profiled mechanically (scabbling, blasting, scarifying, chipping or grinding) or by means of acid etching, one part 'Ivory Concrete Etchant' thinned with two parts water applied at the rate of 2m²/1 litre in strict accordance with the manufacturer's instructions.</p>			
<p><u>Moisture tests:</u></p>			
<p>Before any finishes, coverings, etc are applied to screeds, plastering, etc or any other in-situ finish moisture tests are to be carried out to the complete satisfaction of the Principal Agent to ensure that these surfaces have the correct moisture content for the finish to be applied</p>			
<p>Carried Forward</p>			
<p>SECTION NO. 2 BILL NO. 5 BILL NO. 05 - PLASTERING</p>			
		R	

Brought Forward		R
<u>Labours, etc</u>		
Labours such as fair, rounded and chamfered edges, trowel cuts, throats, V-joints, angles, etc shall be deemed to be included in the descriptions		
<u>Cement plaster</u>		
Unless otherwise described, cement plaster shall be taken to mean Class 1 cement plaster		
<u>General</u>		
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 held solely liable for the protection of all windows and doors where projection plaster is rendered on the external facade.		
<u>NOTE</u>		
Unless otherwise described, all work in this trade is to be carried out in and to existing building		
<u>INTERNAL PLASTER</u>		
<u>Cement plaster steel trowelled, on brickwork:</u>		
A	One coat plaster on walls in patches	m ² 5
<u>EXTERNAL PLASTER</u>		
<u>Cement plaster steel trowelled, on brickwork:</u>		
B	One coat plaster on walls in patches	m ² 5
C	One coat plaster on sloping top, front edge and projecting soffit of sills 300mm girth	m ² 2
Carried Forward to Summary of Section No.		R
SECTION NO. 2		
BILL NO. 5		
BILL NO. 05 - PLASTERING		

Item No		Quantity	Rate	Amount R
	<u>SECTION NO. 2 : BUILDING WORK</u>			
	<u>BILL NO. 06 - RAINWATER DISPOSAL</u>			
	<u>PREAMBLES</u>			
	The Contractor is referred to the Model Preambles (2008), Plumbing and Drainage			
	The Contractor is referred to the Architects and Engineers drawings and specifications.			
	The Contractor is referred to the Scope of Works Document			
	The following "Supplementary Preambles" are incorporated in this bill to satisfy the requirements of the project and shall take precedence over the provisions of the said Model Preambles			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<u>NOTE</u>			
	Unless otherwise described, all work in this trade is to be carried out in and to existing building			
	<u>RAINWATER DISPOSAL</u>			
	<u>"Everite Nutec" or equal approved fibre-cement gutters, overall size 130 x 115 x 8mm thick including stop ends, all secured to fibre cement fascias using gutter brackets at 1000mm centres. Downpipes shall be 75mm diameter fibre cement downpipes fixed to brick walls or reinforced concrete walls with downpipe clips at 1000mm centres, with downpipes tightly jointed with a mastic-jointing compound to gutter outlets, including all necessary bends, elbows, shoes, offsets, etc.</u>			
A	Supply and install 130 x 115 x 8mm thick fibre cement gutter	m	25	
B	Extra over fibre cement gutter for stopped end	No	4	
C	Extra over fibre cement gutter for outlet to 75mm rainwater downpipe	No	4	
	Carried Forward			R
	SECTION NO. 2 BILL NO. 6 BILL NO. 06 - RAINWATER DISPOSAL			

Brought Forward			R
A	Supply and install 75mm diameter fibre cement downpipe socketed rainwater pipes fixed with suitable downpipe clips including mastic jointing compound to seal downpipe joints	m	21
B	Extra over 75mm diameter rainwater pipe for swan-neck	No	4
C	Extra over 75mm diameter rainwater pipe for shoe	No	4
Carried Forward to Summary of Section No.			R
SECTION NO. 2			
BILL NO. 6			
BILL NO. 06 - RAINWATER DISPOSAL			

Item No	Quantity	Rate	Amount R
<u>SECTION NO. 2 : BUILDING WORK</u>			
<u>BILL NO. 07 - GLAZING</u>			
<u>PREAMBLES</u>			
The Contractor is referred to the Model Preambles (2008), Glazing			
The Contractor is referred to the Architects and Engineers drawings and specifications			
The Contractor is referred to the Scope of Works Document			
The following "Supplementary Preambles" are incorporated in this bill to satisfy the requirements of the project and shall take precedence over the provisions of the said Model Preambles			
<u>SUPPLEMENTARY PREAMBLES</u>			
<u>Float glass</u>			
The term "float glass" is used for monolithic annealed glass			
<u>Laminated glass</u>			
Laminated glass to have polyvinyl butyral (PVB) interlayer(s)			
<u>NOTE</u>			
Unless otherwise described, all work in this trade is to be carried out in and to existing building			
<u>GLAZING TO NEW STEEL WITH PUTTY</u>			
<u>4mm Clear float glass:</u>			
A	Panes not exceeding 0,1m ²	m ²	6
Carried Forward to Summary of Section No.			R
SECTION NO. 2 BILL NO. 7 BILL NO. 07 - GLAZING			

Item No	Quantity	Rate	Amount R
<p><u>SECTION NO. 2 : BUILDING WORK</u></p>			
<p><u>BILL NO. 08 - PAINTWORK</u></p>			
<p><u>PREAMBLES</u></p>			
<p>The Contractor is referred to the Model Preambles (2008), Painting</p>			
<p>The Contractor is referred to the Architects and Engineers drawings and specifications</p>			
<p>The Contractor is referred to the Scope of Works Document</p>			
<p>The following "Supplementary Preambles" are incorporated in this bill to satisfy the requirements of the project and shall take precedence over the provisions of the said Model Preambles</p>			
<p><u>SUPPLEMENTARY PREAMBLES</u></p>			
<p><u>Paint Specifications</u></p>			
<p>All painting shall be done in accordance with the Architects General Specifications</p>			
<p><u>Colours</u></p>			
<p>Unless otherwise described all paintwork shall be deemed to have a colour value in excess of 7 on the Munsell system in accordance with SANS 1091</p>			
<p>All colours to be selected by the Architect</p>			
<p>Sample panels of 2 x 2m size for all paint colours are to be presented on the walls and building for approval by the Architect before any final paint orders are placed by the Contractor. The cost of these sample panels is to be included in the rates for each paintwork item in this bill.</p>			
<p>Carried Forward</p>			R
<p>SECTION NO. 2 BILL NO. 8 BILL NO. 08 - PAINTWORK</p>			

Brought Forward		R
<u>Previously painted surfaces:</u>		
<u>Previously painted plastered surfaces:</u>		
Surfaces shall be thoroughly washed down to remove dirt and other contaminants and allowed to dry completely before any paint is applied. Blistered or peeling paint shall be completely removed and cracks shall be opened, filled with a suitable filler, sanded smooth and the surface coated with an approved primer		
<u>Previously painted brick walls:</u>		
Where hairline cracks are evident, fill in cracks with suitable filler. After the filler has been applied and dried, sand over lightly to smooth before painting.		
Where applicable, open up deeper cracks in a 'V' formation, remove residue, seal and fill cracks.		
<u>NOTE</u>		
Unless otherwise described, all work in this trade is to be carried out in and to existing building		
<u>PAINTWORK, ETC. TO NEW WORK</u>		
SABS Approved paint applied in accordance with manufacturer's instructions		
<u>ON INTERNAL PLASTERBOARD SURFACES</u>		
<u>Prepare surfaces and remove all loose material, apply two coats alkali resistant paint:</u>		
A	On internal plasterboard ceilings	m ² 78
B	On cornices not exceeding 300mm wide	m 37
<u>ON METAL SURFACES</u>		
<u>Wash down thoroughly with degreaser and rinse with water removing all traces of degreaser. Allow to dry and prime with one coat primer and two coats polyurethane enamel paint on steel:</u>		
C	On windows with burglar bars (both sides measured over the full flat area)	m ² 11
Carried Forward		R
SECTION NO. 2 BILL NO. 8 BILL NO. 08 - PAINTWORK		

Brought Forward			R
A	On roller shutter (both sides measured over the full flat area)	m ² 23	
<u>ON EXTERNAL FIBRE CEMENT SURFACES</u>			
<u>Prepare surfaces and remove all loose material, apply one coat plaster primer and two coats polyurethane enamel paint:</u>			
B	On eaves soffits	m ² 23	
C	On gutters not exceeding 300mm girth	m 25	
D	On downpipes not exceeding 300mm girth	m 21	
<u>PAINTWORK, ETC. TO PREVIOUSLY PAINTED SURFACES</u>			
<u>ON INTERNAL FLOATED PLASTER SURFACES</u>			
<u>Prepare and repair as specified, brush to remove all loose contaminants, rinse and apply suitable bonding liquid one coat approved alkali resistant primer to bare substrate areas and two coats approved pure acrylic paint on existing water-based painted surfaces:</u>			
E	On interior walls	m ² 147	
<u>ON EXTERNAL FLOATED PLASTER SURFACES</u>			
<u>Prepare and repair as specified, brush to remove all loose contaminants, rinse and apply suitable bonding liquid one coat approved alkali resistant primer to bare substrate areas and two coats approved pure acrylic paint on existing water-based painted surfaces:</u>			
F	On exterior walls	m ² 170	
<u>ON SMOOTH CONCRETE</u>			
<u>Remove any loose and flaking residue by means of wire brushing, open up cracks and make good with approved crackfiller sanded smooth and apply two coats epoxy paint:</u>			
G	On previously painted floors	m ² 78	
Carried Forward			R
SECTION NO. 2			
BILL NO. 8			
BILL NO. 08 - PAINTWORK			

Brought Forward

R

ON METAL SURFACES

Wash down thoroughly with degreaser and rinse with water removing all traces of degreaser. Allow to dry and prime with one coat primer and two coats polyurethane enamel paint on steel:

A	On corrugated iron roof sheeting (measured on flat)	m ²	111
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ON EXTERNAL FIBRE CEMENT SURFACES

Prepare surfaces and remove all loose material, apply one coat plaster primer and two coats polyurethane enamel paint:

B	On fascias and barge boards	m ²	26
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Carried Forward to Summary of Section No.

R

SECTION NO. 2
BILL NO. 8
BILL NO. 08 - PAINTWORK

Item No	Quantity	Rate	Amount R
<u>SECTION NO. 2 : BUILDING WORK</u>			
<u>BILL NO. 09 - PROVISIONAL SUMS</u>			
<u>PREAMBLES</u>			
The Contractor is referred to the Model Preambles (2008), Painting			
The Contractor is referred to the Architects drawings			
The Contractor is referred to the Scope of Works Document			
The Contractor shall check the quantity & condition of all goods on taking delivery. Any goods missing or damaged shall be replaced at the Contractor's expense.			
Without in any way limiting the meaning and interpretation, general attendance on subcontractors shall include free of charge to the subcontractor the following services for the purpose of the relative subcontract works:			
1. access to the site and to the places where the work is to be carried out, including the use of any temporary personnel hoists erected by the Contractor for his own use;			
2. the provision of water, lighting and electric power to a position within 50 metres of the place where the work is to be carried out;			
3. the use of erected scaffolding belonging to the Contractor, in common with others having the like right whilst it so remains erected upon the site;			
4. the use of site services, messrooms, toilets, health and welfare facilities and the like, where provided;			
In the event of the Contractor allowing for profit and/or attendance, the amount will be subject to adjustment pro-rata to the actual value of the subcontractor work calculated in direct ratio to any adjustment to the Provisional Sum.			
Carried Forward			R
SECTION NO. 2 BILL NO. 9 BILL NO. 09 - PROVISIONAL SUMS			

Brought Forward

BUDGETARY ALLOWANCES

ELECTRICAL INSTALLATION

A Provide the sum of _____
for the complete supply and installation of new electrical
work, which includes the removal and replacement of
existing light fittings with new, DB Board cover, as well
as motorization of the new roller shutter door as
required.

Sum

B Add for profit and attendance upon above, if required

%

MECHANICAL INSTALLATION

C Provide the sum of _____
for the complete supply and installation of new
mechanical work, which includes the possible
installation of new HVAC systems as required.

Sum

D Add for profit and attendance upon above, if required

%

Carried Forward to Summary of Section No.

R

SECTION NO. 2
BILL NO. 9
BILL NO. 09 - PROVISIONAL SUMS

SECTION NO. 2 : BUILDING WORKS

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