

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. 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. 01- PRELIMINARIES & GENERAL

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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. 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. 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: \_\_\_\_\_

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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: \_\_\_\_\_

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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. 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. 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. 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. 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. 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. 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. 01- PRELIMINARIES & GENERAL

Item No	Quantity	Rate	Amount R
<p><b><u>SECTION NO. 2 : BUILDING WORK</u></b></p>			
<p><b><u>BILL NO. 01 - ALTERATIONS</u></b></p>			
<p><b><u>PREAMBLES</u></b></p>			
<p>The Contractor is referred to the Model Preambles (2008), Alterations</p>			
<p>The Contractor is referred to the Architect's drawings</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><b><u>SUPPLEMENTARY PREAMBLES</u></b></p>			
<p><u>Works on site</u></p>			
<p>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 same removed before the Contractor commences work in such parts</p>			
<p>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</p>			
<p><u>View site</u></p>			
<p>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. No claim for any variations of the contract sum in respect of the nature and extent of the work or of inferior or damaged materials will be entertained</p>			
<p><b>Carried Forward</b></p>			
<p>SECTION NO. 2 BILL NO. 01 - ALTERATIONS</p>			
			R

**Brought Forward**

R

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

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

Asbestos cement materials

Where existing asbestos cement materials are to be removed and disposed of, this shall be done in strict accordance with the procedure laid down in the Occupational Health and Safety Act (1993)

**Carried Forward**

R

SECTION NO. 2  
BILL NO. 01 - ALTERATIONS

**Brought Forward**

R

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

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)

Prices

The Contractor is hereby deemed to have taken all these supplementary Preambles into account in his pricing

NOTE

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

**Carried Forward**

R

SECTION NO. 2  
BILL NO. 01 - ALTERATIONS



<b>Brought Forward</b>			R
<b><u>REMOVAL OF EXISTING WORK</u></b>			
<b><u>Take down and remove sundry roof timbers, etc. (Provisional)</u></b>			
A	12 x 225mm Wide fascia board fixed to timber rafters	m	10
B	Remove existing timber pergola roof structure (6m2) fixed to the existing masonry brick walls and columns, including all sundry fixing items, complete	No	1
<b><u>Taking out and removing sundry joinery work, fittings, etc. (Provisional)</u></b>			
C	Timber skirtings	m	9
<b><u>Take down damaged asbestos gutters including downpipes and cart off site. (Provisional)</u></b>			
D	Approximately 150mm half-round gutters	m	20
E	Approximately 75mm downpipes with offsets, shoes and brackets	m	14
<b><u>SERVICING AND REPAIRS TO EXISTING ROOFS</u></b>			
<b><u>Repair work to asbestos roof sheeting:</u></b>			
F	Inspect existing asbestos roof sheeting for leaks/holes, and where required, repair roof covering with a suitable fibre reinforced waterproofing compound. Roof covering to be left in a clean and watertight condition in preparation to received new paint (paint elsewhere measured). Refer to the Scope of Works Document.	m <sup>2</sup>	523
<b><u>SERVICING OF WINDOWS, DOORS, ETC.</u></b>			
<b><u>Attend to, service, re-align and repair as necessary all steel windows including removing existing putty, applying new putty and replacing any defective or missing parts:</u></b>			
G	Service existing steel windows, including burglar bars, with approximate overall size: 2500 x 1600mm. Refer to the Architectural drawing DACOOO5O-B223-1 (Window type W1)	No	11
<b>Carried Forward</b>			R
SECTION NO. 2 BILL NO. 01 - ALTERATIONS			

<b>Brought Forward</b>		R
A	Service existing steel windows, including burglar bars, with approximate overall size: 2600 x 800mm. Refer to the Architectural drawing DACOOO5O-B223-1 (Window type W2)	No 1
B	Service existing steel windows, including burglar bars, with approximate overall size: 500 x 600mm. Refer to the Architectural drawing DACOOO5O-B223-1 (Window type W3)	No 2
C	Service existing steel windows with approximate overall size: 500 x 600mm. Refer to the Architectural drawing DACOOO5O-B223-1 (Window type W3)	No 1
D	Service existing steel windows, including burglar bars, with approximate overall size: 1000 x 800mm. Refer to the Architectural drawing DACOOO5O-B223-1 (Window type W4)	No 2
<b><u>Attend to, service and repair as necessary all timber doors including replacing any defective or missing parts:</u></b>		
E	Service existing single timber door with approximate overall size: 900 x 2100mm high including hinges and ensure that door is properly aligned to open and close correctly (Door type D2 & D4)	No 12
F	Service existing double timber door, including fixed glazing side panels on either side of door, with approximate overall size: 1700 x 2100mm high including hinges and ensure that door is properly aligned to open and close correctly (Door type D1)	No 2
G	Service existing double timber door with approximate overall size: 1700 x 2100mm high including hinges and ensure that door is properly aligned to open and close correctly (Door type D3)	No 1
<b><u>Attend to, service and repair as necessary all steel gates including replacing any defective or missing parts:</u></b>		
H	Service existing single steel gate with approximate size: 900 x 2100mm high overall including hinges and ensure that gate is properly aligned to open and close correctly (Gate type G1)	No 2
<b>Carried Forward to Summary of Section No.</b>		R
SECTION NO. 2		
BILL NO. 01 - ALTERATIONS		

Item No	Quantity	Rate	Amount R
<b><u>SECTION NO. 2 : BUILDING WORK</u></b>			
<b><u>BILL NO. 02- CARPENTRY AND JOINERY</u></b>			
<b><u>PREAMBLES</u></b>			
The Contractor is referred to the Model Preambles (2008), Carpentry and Joinery			
The Contractor is referred to the Architects drawings			
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			
<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
<u>Joinery:</u>			
Descriptions of hardwood joinery shall be deemed to include pelleting of bolt holes			
<u>Fixing</u>			
Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 500mm centres, and where described as "bolted", the bolts have been given elsewhere			
<u>Sizes:</u>			
Sizes are nominal and the Contractor shall make allowance in his prices for minor variances in stated finished sizes of timber doors, members, frames, architraves, skirtings, etc.			
<b>Carried Forward</b>			R
SECTION NO. 2 BILL NO. 02 - CARPENTRY AND JOINERY			

<b>Brought Forward</b>		R
<u>Prices</u>		
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.		
<u>General</u>		
The contractor is to verify all joinery sizes on site prior to the installation thereof		
<u>NOTE</u>		
Unless otherwise described, all work in this trade is to be carried out in/to an existing building		
<b><u>SKIRTINGS, NOSINGS, ETC</u></b>		
<b><u>Wrought hardwood or similar approved skirting to match existing (Provisional)</u></b>		
A	19 x 70mm 'Selected" Meranti hardwood skirting, plugged and pelleted to brick walls	m 9
<b><u>EAVES, VERGES, ETC.</u></b>		
<b><u>'Nutec' fascia boards, medium density plain fibre cement fascia and barge boards to match existing, fixed with fittings and fixing accessories, fixed in accordance with the manufacturers instructions:</u></b>		
B	Approximately 12 x 250mm wide fascias and barge boards	m 10
<b><u>PERGOLA</u></b>		
<b><u>Timber roof structure to match existing, complete</u></b>		
C	Timber pergola roof structure, including fixing to existing masonry brick walls and columns, etc.	m <sup>2</sup> 6
<b>Carried Forward to Summary of Section No.</b>		R
SECTION NO. 2		
BILL NO. 02 - CARPENTRY AND JOINERY		

Item No	Quantity	Rate	Amount R
<b><u>SECTION NO. 2 : BUILDING WORK</u></b>			
<b><u>BILL NO. 03- RAINWATER DISPOSAL</u></b>			
<b><u>PREAMBLES</u></b>			
The Contractor is referred to the Model Preambles (2008), Plumbing and Drainage			
The Contractor is referred to the Architects drawings			
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			
<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
<b><u>NOTE</u></b>			
Unless otherwise described, all work in this trade is to be carried out in/to an existing building			
<b><u>RAINWATER DISPOSAL</u></b>			
<b><u>Fibre cement rainwater pipe or similar approved rainwater gutters and rainwater pipes to match existing (Provisional)</u></b>			
A	Approximate 75mm diameter fibre asbestos rainwater downpipes	m	14
B	Approximately 150mm half-round roof gutters	m	20
C	Extra over gutter for stopped end	No	4
D	Extra over rainwater gutter for swan neck	No	3
E	Extra over rainwater pipe for shoe	No	3
F	Extra over gutter for approximately 75mm diameter outlet	No	3
<b>Carried Forward to Summary of Section No.</b>			R
SECTION NO. 2 BILL NO. 03 - RAINWATER DISPOSAL			

Item No	Quantity	Rate	Amount R
<b><u>SECTION NO. 2 : BUILDING WORK</u></b>			
<b><u>BILL NO. 04- GLAZING</u></b>			
<b><u>PREAMBLES</u></b>			
The Contractor is referred to the Model Preambles (2008), Glazing			
The Contractor is referred to the Architects drawings			
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			
<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
<u>Float glass</u>			
The term "float glass" is used for monolithic annealed glass			
<u>NOTE</u>			
Unless otherwise described, all work in this trade is to be carried out in/to an existing building			
<b><u>GLAZING TO NEW STEEL WITH PUTTY</u></b>			
<b><u>4mm Clear float glass (Provisional):</u></b>			
A	Panes exceeding 0,5m <sup>2</sup> and not exceeding 2m <sup>2</sup>	m <sup>2</sup>	3
B	Panes exceeding 2m <sup>2</sup> and not exceeding 4m <sup>2</sup>	m <sup>2</sup>	2
<b>Carried Forward to Summary of Section No.</b>			R
SECTION NO. 2 BILL NO. 04 - GLAZING			

Item No	Quantity	Rate	Amount R
<p><b><u>SECTION NO. 2 : BUILDING WORK</u></b></p>			
<p><b><u>BILL NO. 05- PAINTWORK</u></b></p>			
<p><b><u>PREAMBLES</u></b></p>			
<p>The Contractor is referred to the Model Preambles (2008), Painting</p>			
<p>The Contractor is referred to the Architects drawings</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><b><u>SUPPLEMENTARY PREAMBLES</u></b></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><b>Carried Forward</b></p>			R
<p>SECTION NO. 2 BILL NO. 05 - PAINTWORK</p>			

**Brought Forward**

R

**Previously painted surfaces:**

Previously painted brick walls:

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.

Previously painted plastered surfaces:

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

Previously painted plaster board:

Wash down ceilings and other plaster board surfaces with sugar soap and rinse well before painting

Previously painted metal surfaces:

Surfaces shall be thoroughly rubbed and cleaned down to remove dirt and other contaminants and sanded lightly to provide a key for subsequent coats. Blistered or peeling paint shall be completely removed down to bare metal and any rust encountered shall be removed. Surfaces shall be coated with an approved primer

Previously painted wood surfaces:

Surfaces shall be thoroughly cleaned down. Blistered or peeling paint shall be completely removed and cracks and crevices shall be primed, filled with a suitable filler and sanded smooth

NOTE

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

**Carried Forward**

R

SECTION NO. 2  
BILL NO. 05 - PAINTWORK



Brought Forward

R

**PAINTWORK ETC TO PREVIOUSLY  
PAINTED SURFACES**

**SABS Approved Paint applied in accordance  
with manufacturer's instructions:**

**ON INTERNAL FLOATED PLASTER SURFACES**

**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:**

A	On Walls	m <sup>2</sup>	742
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**ON INTERNAL PLASTERBOARD SURFACES**

**Prepare surfaces and remove all loose material,  
apply two coats alkali resistant paint:**

B	On internal plasterboard ceilings	m <sup>2</sup>	366
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**ON EXTERNAL FLOATED PLASTER SURFACES**

**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:**

C	On external walls	m <sup>2</sup>	496
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Carried Forward

R

SECTION NO. 2  
BILL NO. 05 - PAINTWORK

Brought Forward

R

**ON WOOD SURFACES**

**Stop, fill, sand down and prepare wood surfaces and apply one undercoat and two coats polyurethane enamel paint:**

A	On doors	m <sup>2</sup>	32
B	On door frames, etc	m <sup>2</sup>	15
C	On skirtings, rails, etc. not exceeding 300mm girth	m	29

**Clean, fill holes, sand down and prepare wood surfaces and apply three coats polyurethane varnish with light sanding between coats:**

D	On doors	m <sup>2</sup>	54
E	On door frames, etc	m <sup>2</sup>	12
F	On timber floors	m <sup>2</sup>	67

**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:**

G	On windows	m <sup>2</sup>	94
H	On window burglar bars	m <sup>2</sup>	93

**Apply one coat "Galvogrip" or equivalent self etching metal primer and two coats "Plascon" or equivalent velvagio polyurethane satin gloss enamel paint.**

I	On gates	m <sup>2</sup>	8
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Carried Forward

R

SECTION NO. 2  
BILL NO. 05 - PAINTWORK

Brought Forward

R

**ON EXTERNAL ASBESTOS SURFACES**

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

A	On corrugated profile roof sheeting	m <sup>2</sup>	523
B	On eaves gutters not exceeding 300mm girth	m	76
C	On downpipes not exceeding 300mm girth	m	46

**ON FIBRE-CEMENT BOARD SURFACES**

**One coat extremely durable UV-resistant washable pure acrylic paint, on work in sound condition**

D	Fascias and barge boards not exceeding 300mm girth	m	101
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**Carried Forward to Summary of Section No.**

R

SECTION NO. 2  
BILL NO. 05 - PAINTWORK

Item No	Quantity	Rate	Amount R
<b><u>SECTION NO. 2 : BUILDING WORK</u></b>			
<b><u>BILL NO. 06- PROVISIONAL SUMS</u></b>			
<b><u>PREAMBLES</u></b>			
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.			
<b>Carried Forward</b>			R
SECTION NO. 2 BILL NO. 06 - 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 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. 06 - PROVISIONAL SUMS

SECTION NO. 2 : BUILDING WORKS

**SECTION SUMMARY**

Bill No		Page No		Amount R
1	BILL NO. 01 - ALTERATIONS	18		
2	BILL NO. 02 - CARPENTRY AND JOINERY	20		
3	BILL NO. 03 - RAINWATER DISPOSAL	21		
4	BILL NO. 04 - GLAZING	22		
5	BILL NO. 05 - PAINTWORK	27		
6	BILL NO. 06 - PROVISIONAL SUMS	29		
	<b>Carried to Tender Summary</b>			R
	SECTION NO. 2			

Section No	<u>FINAL SUMMARY</u>	Page No	Amount R
1	SECTION NO. 1 : PRELIMINARIES & GENERAL	13	
2	SECTION NO. 2 : BUILDING WORKS	30	
	SUBTOTAL		R
	ADD Contingencies of 10% to be directed by the Architect or deducted in whole or in part from the contract amount if not required.		R
	Subtotal		R
	ADD VAT @ 15%		R
	TOTAL INCLUDING VAT		R
	<b>TOTAL CARRIED TO FORM OF TENDER</b>		R