

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

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

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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

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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: _____

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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: _____

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BILL NO. 01- PRELIMINARIES & GENERAL

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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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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

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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

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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

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BILL NO. 01- PRELIMINARIES & GENERAL

		Brought Forward	R
	<u>B4: SAMPLES, SHOP DRAWINGS AND MANUFACTURERS' INSTRUCTIONS</u>		
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: _____	
	<u>B5.0: DEPOSITS AND FEES</u>		
E	B5.1 Deposits and fees	Fixed: _____ Value related: _____ Time related: _____	
	<u>B6.0: TEMPORARY SERVICES</u>		
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: _____	
	<u>B7.0 PRIME COST AMOUNTS</u>		
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 ***B8.1 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

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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: _____

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

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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><u>SECTION NO. 2 : BUILDING WORK</u></p> <p><u>BILL NO. 01 - ALTERATIONS</u></p> <p><u>PREAMBLES</u></p> <p>The Contractor is referred to the Model Preambles (2008), Alterations</p> <p>The Contractor is referred to all of the Architect's drawings for the following buildings; B163, B164, B165, B166 & B167</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>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>			
	Carried Forward			R
	SECTION NO. 2 BILL NO. 01 - ALTERATIONS			

Brought Forward

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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. 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, 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 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

Carried Forward

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SECTION NO. 2
BILL NO. 01 - ALTERATIONS

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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)

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 existing buildings

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SECTION NO. 2
BILL NO. 01 - ALTERATIONS

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<u>REMOVAL OF EXISTING WORK</u>			
<u>Taking down and removing ceilings, etc</u>			
A	Hardboard ceilings, including cornices, timber brandering, etc. (B163)	m ²	15
<u>Take down and removing gutters including downpipes and cart off site:</u>			
B	Remove existing half-round asbestos gutters with approximate size: 150mm diameter fixed to fascia/ barge boards with and including clips, complete (B140, B141 & B145) (Provisional)	m	27
C	Remove existing asbestos downpipes with approximate size: 150mm diameter with and including offsets, shoes and brackets, complete (B140 & B145) (Provisional)	m	8
<u>Take down and remove fascia and barge boards:</u>			
D	Remove existing fibre cement fascia and barge boards with approximate size: 12 x 350mm wide fixed to masonry walls (Provisional)	m	90
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SECTION NO. 2 BILL NO. 01 - ALTERATIONS			

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<u>CLEAN DOWN SURFACES</u>		
<u>Clean asbestos roof by means of high pressure water jet including pitches not exceeding 25 degrees, valleys, hips, gable ends etc, thoroughly cleaning and brushing down of all dirt, scale and general surface contamination, locating leaks and making watertight, refixing loose screws, replacing damaged or missing screws, etc. and leave perfectly clean on completion in preparation to receive new paint (new paint elsewhere measured) (contractor to follow precautionary guidelines as per Occupational Health & Safety Act):</u>		
A	Waterjet profiled asbestos roof covering with pitch not exceeding 25 degrees	m ² 22
<u>SERVICING OF WINDOWS, DOORS, PLUMBING, ETC.</u>		
<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	Service existing steel windows, including burglar bars, with overall size: 1528 x 949mm high (B163: Window type W1)	No 2
C	Service existing steel windows, including burglar bars, with overall size: 1980 x 1245mm high (B163: Window type W2)	No 5
D	Service existing steel windows, including burglar bars, with overall size: 510 x 949mm high (B163: Window type W3)	No 9
E	Service existing steel windows, including burglar bars, with overall size: 1022 x 949mm high (B163: Window type W4)	No 1
F	Service existing steel windows, including burglar bars, with overall size: 1485 x 949mm high (B166: Window type W1)	No 3
G	Service existing steel windows, including burglar bars, with overall size: 2000 x 949mm high (B166: Window type W2)	No 2
Carried Forward		R
SECTION NO. 2 BILL NO. 01 - ALTERATIONS		

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A	Service existing steel windows, including burglar bars, with overall size: 530 x 614mm high (B167: Window type W2)	No 2
B	Service existing steel windows, including burglar bars, with overall size: 1511 x 1800mm high (B167: Window type W4)	No 13
C	Service existing steel windows, including burglar bars, with overall size: 1022 x 1245mm high (B167: Window type W5)	No 7
D	Service existing steel windows, including burglar bars, with overall size: 1511 x 1800mm high (B167: Window type W6)	No 3
E	Service existing steel windows, including burglar bars, with overall size: 1022 x 949mm high (B167: Window type W7)	No 12
F	Service existing steel windows, including burglar bars, with overall size: 1485 x 1200mm high (B167: Window type W8)	No 5
G	Service existing steel windows, including burglar bars, with overall size: 970 x 1200mm high (B167: Window type W11)	No 1
H	Service existing steel windows, including burglar bars, with overall size: 1022 x 949mm high (B167: Window type W13)	No 2
I	Service existing steel windows, including burglar bars, with overall size: 2000 x 949mm high (B167: Window type W14)	No 1
J	Service existing steel windows, including burglar bars, with overall size: 920 x 949mm high (B167: Window type W15)	No 2
K	Service existing steel windows, including burglar bars, with overall size: 850 x 400mm high (B167: Window type W16)	No 7
Carried Forward		R
SECTION NO. 2 BILL NO. 01 - ALTERATIONS		

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<u>Attend to, service, re-align and repair as necessary all timber windows including removing existing putty, applying new putty and replacing any defective or missing parts:</u>			
A	Service existing timber window louvre with overall size: 1200 x 1000mm high (B163: Window type W5)	No	1
B	Service existing timber window louvre with overall size: 2360 x 1300mm high (B163: Window type W6)	No	4
C	Service existing timber window louvre with overall size: 720 x 1065mm high (B167: Window type D10)	No	1
D	Service existing timber window with overall size: 1560 x 1755mm high (B167: Window type W1)	No	3
E	Service existing timber window with overall size: 720 x 1692mm high (B167: Window type W3)	No	2
F	Service existing timber window with overall size: 2000 x 949mm high (B167: Window type W9)	No	1
G	Service existing timber window with overall size: 1055 x 1625mm high (B167: Window type W10)	No	4
H	Service existing timber window with overall size: 1372 x 1156mm high (B167: Window type W12)	No	1
<u>Attend to, service and repair as necessary all timber doors including replacing any defective or missing parts:</u>			
I	Service existing timber double door with overall size: 1720 x 2075mm high including hinges and ensure that door is properly aligned to open and close correctly (B163: Door type D1)	No	5
J	Service existing timber single door with overall size: 900 x 2100mm high including hinges and ensure that door is properly aligned to open and close correctly (B163: Door type D3)	No	1
K	Service existing timber single door with overall size: 900 x 2100mm high including hinges and ensure that door is properly aligned to open and close correctly (B163: Door type D6)	No	1
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SECTION NO. 2 BILL NO. 01 - ALTERATIONS			

Brought Forward		R
A	Service existing timber single door with overall size: 930 x 2100mm high including hinges and ensure that door is properly aligned to open and close correctly (B163: Door type D7)	No 1
B	Service existing timber double door, glass panelled, with overall size: 1800 x 2115mm high including hinges and ensure that door is properly aligned to open and close correctly (B166: Door type D1)	No 2
C	Service existing timber double door, glass panelled, with overall size: 1300 x 2170mm high including hinges and ensure that door is properly aligned to open and close correctly (B166: Door type D2)	No 1
D	Service existing timber single door with overall size: 900 x 2076mm high including hinges and ensure that door is properly aligned to open and close correctly (B167: Door type D2)	No 11
E	Service existing timber double door, glass panelled, with overall size: 1500 x 2620mm high including hinges and ensure that door is properly aligned to open and close correctly (B167: Door type D6)	No 3
F	Service existing timber double door with overall size: 1305 x 2100mm high including hinges and ensure that door is properly aligned to open and close correctly (B167: Door type D11)	No 1
G	Service existing timber double door with overall size: 1600 x 2100mm high including hinges and ensure that door is properly aligned to open and close correctly (B163: Door type D2)	No 6
H	Service existing timber single door with overall size: 900 x 2100mm high including hinges and ensure that door is properly aligned to open and close correctly (B163: Door type D4)	No 5
I	Service existing timber single door with overall size: 900 x 1950mm high including hinges and ensure that door is properly aligned to open and close correctly (B163: Door type D5)	No 5
J	Service existing timber single door with overall size: 900 x 2100mm high including hinges and ensure that door is properly aligned to open and close correctly (B163: Door type D6)	No 5
Carried Forward		R
SECTION NO. 2 BILL NO. 01 - ALTERATIONS		

Brought Forward		R
A	Service existing timber single door with overall size: 813 x 2032mm high including hinges and ensure that door is properly aligned to open and close correctly (B167: Door type D1)	No 14
B	Service existing timber single door with overall size: 900 x 2076mm high including hinges and ensure that door is properly aligned to open and close correctly (B167: Door type D2)	No 20
C	Service existing timber single door, including louvre vent and kick plate, with overall size: 900 x 2100mm high including hinges and ensure that door is properly aligned to open and close correctly (B167: Door type D3)	No 4
D	Service existing timber single stall prefab door with overall size: 900 x 1950mm high including hinges and ensure that door is properly aligned to open and close correctly (B167: Door type D4)	No 8
E	Service existing timber single door with overall size: 900 x 1950mm high including hinges and ensure that door is properly aligned to open and close correctly (B167: Door type D12)	No 20
F	Service existing timber double door with overall size: 1625 x 2032mm high including hinges and ensure that door is properly aligned to open and close correctly (B167: Door type D13)	No 1
<u>Attend to, service and repair as necessary all steel doors and gates including replacing any defective or missing parts:</u>		
G	Service existing steel plated double door with overall size: 1500 x 2000mm high including hinges and ensure that door is properly aligned to open and close correctly (B164: Door type D1)	No 1
H	Service existing steel double door with overall size: 2400 x 2200mm high including hinges and ensure that door is properly aligned to open and close correctly (B167: Door type D5)	No 3
I	Service existing gate with steel single door system with overall size: 920 x 2100mm high including hinges and ensure that door is properly aligned to open and close correctly (B167: Door type D7)	No 2
Carried Forward		R
SECTION NO. 2 BILL NO. 01 - ALTERATIONS		

	Brought Forward			R
A	Service existing steel panelled double door, including glass pane, fanlights and sidelights, with overall size: 4722 x 3025mm high including hinges and ensure that door is properly aligned to open and close correctly (B167: Door type D8)	No	1	
B	Service existing steel double door with overall size: 4722 x 3025mm high including hinges and ensure that door is properly aligned to open and close correctly (B167: Gate type D8 not shown on schedule)	No	1	
	<u>Attend to, service and repair as necessary all sanitary fittings, taps including replacing any defective or missing parts:</u>			
	<u>Outer edges of urinals, wash hand basins, water closets, etc. are to be sealed with new anti-fungal joint sealant against adjacent surfaces with approved silicone</u>			
C	Service existing wash hand basins including taps, etc.complete	No	45	
D	Service existing water closet pans including cisterns, toilet seats etc. complete	No	27	
E	Service existing floor urinal, flush valve or cistern, waste outlet, etc. complete	No	5	
F	Service existing shower, including shower heads, taps, etc. complete	No	12	
G	Service existing stainless steel double bowl drop-in sink, including taps, etc. complete	No	4	
Carried Forward to Summary of Section No.				R
SECTION NO. 2				
BILL NO. 01 - ALTERATIONS				

Item No		Quantity	Rate	Amount R
	<p><u>SECTION NO. 2 : BUILDING WORK</u></p> <p><u>BILL NO. 02 - WATERPROOFING</u></p> <p><u>PREAMBLES</u></p> <p>The Contractor is referred to the Model Preambles (2008), Alterations</p> <p>The Contractor is referred to all of the Architect's drawings for the following buildings; B163, B164, B165, B166 & B167</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>Waterproofing</u></p> <p><u>Installation by Approved Waterproofing Contractor</u></p> <p>Waterproofing of roofs, basements, etc shall be laid under a ten year guarantee. Waterproofing to roofs shall be laid to even falls to outlets etc with necessary ridges, hips and valleys. Descriptions of sheet or membrane waterproofing shall be deemed to include additional labour to turn-ups and turn-downs</p> <p>Waterproofing to roofs, basements, parking decks, etc. Must be installed by Manufacturer approved contractors.</p> <p><u>Preparation of Substrates & Surfaces</u></p> <p>Substrates and surfaces must be smooth, clean, free of contaminants and dry</p> <p>Substrates and surfaces must be prepared in accordance with manufacturer's instructions</p> <p>The contractor is to allow for the cost of substrate preparation in the rates for Waterproofing items</p> <p style="text-align: right;">Carried Forward</p>			
	<p>SECTION NO. 2 BILL NO. 02 - WATERPROOFING</p>		R	

Brought Forward

R

NOTE

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

PROTECTIVE FIBRE REINFORCED BANDS TO ROOFS

Prepare and apply "Sika Multiseal Sealant Band" similar approved waterproofing band including one coat "CPC500" or similar approved paint:

A	On profiled asbestos roof covering (Provisional)	m ²	4	
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Carried Forward to Summary of Section No.

R

SECTION NO. 2
BILL NO. 02 - WATERPROOFING

Item No	Quantity	Rate	Amount R
<p><u>SECTION NO. 2 : BUILDING WORK</u></p>			
<p><u>BILL NO. 03 - CARPENTRY AND JOINERY</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 all of the Architect's drawings for the following buildings; B163, B164, B165, B166 & B167</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>Joinery:</u></p>			
<p>Descriptions of hardwood joinery shall be deemed to include pelleting of bolt holes</p>			
<p><u>Sizes:</u></p>			
<p>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.</p>			
<p><u>Prices</u></p>			
<p>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.</p>			
<p>Carried Forward</p>			R
<p>SECTION NO. 2 BILL NO. 03 - CARPENTRY AND JOINERY</p>			

Brought Forward		R
<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 existing buildings		
<u>FLOORS, ETC.</u>		
<u>SKIRTINGS, NOSINGS, ETC</u>		
<u>Wrought hardwood or similar approved skirting to match existing:</u>		
A	19 x 70mm "Selected" Meranti hardwood skirting, plugged and pelleted to brick walls (B141)	m 50
<u>EAVES, VERGES, ETC.</u>		
<u>'Nutec' or similar approved fascia boards, medium density plain fibre cement fascia and barge boards fixed with and including fittings and fixing accessories, all in accordance with the manufacturers instructions:</u>		
B	Approximately 12 x 350mm wide fascias and barge boards (Provisional)	m 90
Carried Forward to Summary of Section No.		R
SECTION NO. 2		
BILL NO. 03 - CARPENTRY AND JOINERY		

Item No		Quantity	Rate	Amount R
	<u>SECTION NO. 2 : BUILDING WORK</u>			
	<u>BILL NO. 04 - RAINWATER DISPOSAL</u>			
	<u>PREAMBLES</u>			
	The Contractor is referred to the Model Preambles (2008), Plumbing and Drainage			
	The Contractor is referred to all of the Architect's drawings for the following buildings; B163, B164, B165, B166 & B167			
	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/to existing buildings			
	<u>RAINWATER DISPOSAL</u>			
	<u>'Everite' or similar approved fibre cement gutters and rainwater pipes in repairs to and including short lengths, cutting and jointing to existing rainwater goods:</u>			
A	150mm Diameter gutter to match existing (Provisional)	m	27	
B	150mm Diameter socketed rainwater pipes fixed with aluminium alloy downpipe clips including mastic jointing compound to seal downpipe joints (Provisional)	m	8	
C	Extra over 150mm eaves gutter for stopped end (Provisional)	No	8	
D	Extra over 150mm eaves gutter for outlet to 150mm downpipe (Provisional)	No	4	
	Carried Forward			R
	SECTION NO. 2 BILL NO. 04 - RAINWATER DISPOSAL			

	Brought Forward				
A	Extra over rainwater pipe for swan-neck for 150mm rainwater downpipe (Provisional)	No	4		R
B	Extra over 150mm diameter rainwater pipe for shoe (Provisional)	No	4		
Carried Forward to Summary of Section No.					
SECTION NO. 2					
BILL NO. 04 - RAINWATER DISPOSAL					

Item No		Quantity	Rate	Amount R
	<u>SECTION NO. 2 : BUILDING WORK</u>			
	<u>BILL NO. 05 - GLAZING</u>			
	<u>PREAMBLES</u>			
	The Contractor is referred to the Model Preambles (2008), Glazing			
	The Contractor is referred to all of the Architect's drawings for the following buildings; B163, B164, B165, B166 & B167			
	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>NOTE</u>			
	Unless otherwise described, all work in this trade is to be carried out in/to existing buildings			
	<u>GLAZING TO STEEL WITH PUTTY</u>			
	<u>4mm Clear float glass:</u>			
A	Panes exceeding 0,1m ² and not exceeding 0,5m ² (Provisional)	m ²	5	
B	Panes exceeding 0,5m ² and not exceeding 2m ² (Provisional)	m ²	16	
C	Panes exceeding 2m ² and not exceeding 4m ² (Provisional)	m ²	11	
	Carried Forward to Summary of Section No.			R
	SECTION NO. 2			
	BILL NO. 05 - GLAZING			

Item No		Quantity	Rate	Amount R
	<p><u>SECTION NO. 2 : BUILDING WORK</u></p> <p><u>BILL NO. 06 - 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 all of the Architect's drawings for the following buildings; B163, B164, B165, B166 & B167</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>			
	Carried Forward			R
	SECTION NO. 2 BILL NO. 06 - PAINTWORK			

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 existing buildings

Carried Forward

R

SECTION NO. 2
BILL NO. 06 - PAINTWORK

Brought Forward				R
<u>PAINTWORK, ETC. TO NEW WORK</u>				
<u>SABS Approved Paint applied in accordance with manufacturer's instructions:</u>				
<u>ON WOOD</u>				
<u>Clean, fill holes, sand down and prepare wood surfaces and apply three coats polyurethane varnish with light sanding between coats:</u>				
A	On skirtings, rail, etc not exceeding 300mm girth	m	50	
<u>PAINTWORK ETC TO PREVIOUSLY PAINTED SURFACES</u>				
<u>SABS Approved Paint applied in accordance with manufacturer's instructions:</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>				
B	On internal walls	m ²	1 283	
<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>				
C	On external walls	m ²	2 569	
<u>ON SMOOTH CONCRETE SURFACES</u>				
<u>One coat primer and two coats superior quality acrylic emulsion pain for interior and exterior use including stopping blow holes</u>				
D	On concrete flat roof	m ²	42	
Carried Forward				R
SECTION NO. 2 BILL NO. 06 - PAINTWORK				

Brought Forward			R
	<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>		
A	On concrete floors, landings, treads and risers of stairs	m ²	357
<u>ON PLASTERBOARD SURFACES</u>			
	<u>Prepare surfaces and remove all loose material, apply one coat plaster primer and two coats polyurethane enamel paint:</u>		
B	On ceilings and cornices	m ²	599
C	On internal partitions	m ²	51
<u>ON FIBRE CEMENT SURFACES</u>			
	<u>Prepare surfaces and remove all loose material, apply one coat plaster primer and two coats polyurethane enamel paint:</u>		
D	On fascias and bargeboards	m ²	470
E	On downpipes not exceeding 300mm girth	m	81
<u>ON ASBESTOS SURFACES</u>			
	<u>Prepare surfaces and remove all loose material, apply one coat plaster primer and two coats polyurethane enamel paint:</u>		
F	On eaves gutters not exceeding 300mm girth	m	68
G	On downpipes not exceeding 300mm girth	m	21
<u>ON METAL SURFACES</u>			
	<u>Apply one coat "Galvogrip" or equivalent self etching metal primer and two coats "Plascon" or equivalent velvagro polyurethane satin gloss enamel paint to manufacturers specification, colour to later selection.</u>		
H	On corrugated iron roof sheeting (measured on flat)	m ²	2 180
Carried Forward			R
SECTION NO. 2 BILL NO. 06 - PAINTWORK			

Brought Forward			R
A	On underside of corrugated iron roof sheeting (measured on flat)	m ²	575
B	On gates, grilles, burglar screens, etc. (both sides measured over the full flat area)	m ²	38
C	On doors	m ²	70
D	On door frames	m ²	16
E	On windows	m ²	225
F	On window burglar bars	m ²	225
G	On corrugated iron wall cladding	m ²	38
H	On balustrades, including handrails	m ²	46
<u>ON WOOD SURFACES</u>			
<u>Stop, fill, sand down and prepare wood surfaces and apply one undercoat and two coats polyurethane enamel paint:</u>			
I	On ceilings	m ²	110
J	On roof structure	m ²	116
K	On interior and exterior doors	m ²	484
L	On door frames, etc	m ²	185
M	On windows, fanlights, etc (measured over the full flat area)	m ²	45
N	On louvres (both sides measured over the full flat area)	m ²	30
O	On skirtings, rail, etc not exceeding 300mm girth	m	445
<u>Clean, fill holes, sand down and prepare wood surfaces and apply three coats polyurethane varnish with light sanding between coats:</u>			
P	On treads and risers of stairs	m ²	7
Q	On skirtings, rail, etc not exceeding 300mm girth	m	78
Carried Forward to Summary of Section No.			R
SECTION NO. 2			
BILL NO. 06 - PAINTWORK			

Item No		Quantity	Rate	Amount R
	<p><u>SECTION NO. 2 : BUILDING WORK</u></p> <p><u>BILL NO. 07 - PROVISIONAL SUMS</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 all of the Architect's drawings for the following buildings; B163, B164, B165, B166 & B167</p> <p>The Contractor is referred to the Scope of Works Document</p> <p>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.</p> <p>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:</p> <ol style="list-style-type: none"> 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; <p>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.</p>			
	Carried Forward			R
	SECTION NO. 2 BILL NO. 07 - PROVISIONAL SUMS			

Brought Forward

BUDGETARY ALLOWANCES

FURNITURE & FITTINGS

- A Provide the sum of _____
for the complete supply and installation of new kitchen
wall cupboard joinery to match the existing layout.
- B Add for profit and attendance upon above, if required

Sum

R

%

BUDGETARY ALLOWANCES

ELECTRICAL INSTALLATION

- C Provide the sum of _____
for the complete supply and installation of new electrical
work, which includes the removal and replacement of
existing light fittings.
- D Add for profit and attendance upon above, if required

Sum

%

MECHANICAL INSTALLATION

- E 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.
- F Add for profit and attendance upon above, if required

Sum

%

Carried Forward to Summary of Section No.

R

SECTION NO. 2
 BILL NO. 07 - PROVISIONAL SUMS

SECTION NO. 2 : BUILDING WORKS

SECTION SUMMARY

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Carried to Tender Summary			R
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Section No	<u>FINAL SUMMARY</u>	Page No	Amount R
1	SECTION NO. 1 : PRELIMINARIES & GENERAL	13	
2	SECTION NO. 2 : BUILDING WORKS	38	
	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
	 TOTAL CARRIED TO FORM OF TENDER		R