

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

1 **A2.0 OFFER, ACCEPTANCE AND PERFORMANCE**

Clause 2.0

Fixed: _____ Value related: _____ Time related: _____

2 **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: _____

3 **A4.0 DESIGN RESPONSIBILITY**

Clause 4.0

Clause 4.1 is amended

Fixed: _____ Value related: _____ Time related: _____

4 **A5.0 EMPLOYER'S AGENTS**

Clause 5.0

Clause 5.1 is amended.

Fixed: _____ Value related: _____ Time related: _____

5 **A6.0 SITE REPRESENTATIVE**

Clause 6.0

Fixed: _____ Value related: _____ Time related: _____

6 **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

Brought Forward

R

7 **A8.0 WORKS RISK**

Clause 8.0
Clause **8.4** is amended

Fixed: _____ Value related: _____ Time related: _____

8 **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: _____

9 **A10.0 WORKS INSURANCES**

Clause 10.0
Clause **10.4** is omitted

Fixed: _____ Value related: _____ Time related: _____

10 **A11.0 LIABILITY INSURANCES**

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

Fixed: _____ Value related: _____ Time related: _____

11 **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: _____

12 **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
13	<p>A14.0 SECURITY</p> <p>Clause 14.0</p> <p>Clauses 14.3 and 14.7.1 is omitted</p> <p>Clauses 14.1 and 14.4, is amended</p> <p>Fixed: _____ Value related: _____ Time related: _____</p> <p><u>EXECUTION</u></p>		
14	<p>A15.0 PREPARATION FOR AND EXECUTION OF THE WORKS</p> <p>Clause 15.0</p> <p>Clauses 15.1, 15.1.1, 15.6.1, 15.6.3 and 15.6.4 are amended</p> <p>Fixed: _____ Value related: _____ Time related: _____</p>		
15	<p>A16.0 ACCESS TO THE WORKS</p> <p>Clause 16.0</p> <p>Clause 16.5.1 is added</p> <p>Fixed: _____ Value related: _____ Time related: _____</p>		
16	<p>A17.0 CONTRACT INSTRUCTIONS</p> <p>Clause 17.0</p> <p>Clause 17.1 is amended</p> <p>Fixed: _____ Value related: _____ Time related: _____</p>		
17	<p>A18.0 SETTING OUT OF THE WORKS</p> <p>Clause 18.0</p> <p>Fixed: _____ Value related: _____ Time related: _____</p>		
18	<p>A19.0 TEMPORARY WORKS AND PLANT</p> <p>Clause 19.0</p> <p>Fixed: _____ Value related: _____ Time related: _____</p>		
		Carried Forward	R
	<p>SECTION NO. 1</p> <p>BILL NO. 01- PRELIMINARIES & GENERAL</p>		

		Brought Forward	R
19	A20.0 NOMINATED SUB-CONTRACTORS		
	Clause 20.0 Clause 20.1.1 is		
	Fixed: _____ Value related: _____ Time related: _____		
20	A21.0 SELECTED SUBCONTRACTORS		
	Clause 21.0 Clauses 21.1.1 and 21.1.3 are amended		
	Fixed: _____ Value related: _____ Time related: _____		
21	A22.0 EMPLOYER'S DIRECT CONTRACTORS		
	Clause 22.0		
	Fixed: _____ Value related: _____ Time related: _____		
22	A23.0 CONTRACTOR'S DOMESTIC SUBCONTRACTORS		
	Clause 23.0		
	Fixed: _____ Value related: _____ Time related: _____		
	<u>COMPLETION</u>		
23	A24.0 PRACTICAL COMPLETION		
	Clause 24.0		
	Fixed: _____ Value related: _____ Time related: _____		
24	A25.0 WORK'S COMPLETION		
	Clause 25.0		
	Fixed: _____ Value related: _____ Time related: _____		
25	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. 01- PRELIMINARIES & GENERAL		

		Brought Forward	R
26	<p>A27.0 LATENT DEFECTS LIABILITY PERIOD</p> <p>Clause 27.0</p> <p>Fixed: _____ Value related: _____ Time related: _____</p>		
27	<p>A28.0 SECTIONAL COMPLETION</p> <p>Clause 28.0</p> <p>Fixed: _____ Value related: _____ Time related: _____</p>		
28	<p>A29.0 REVISION OF DATE FOR PRACTICAL COMPLETION</p> <p>Clause 29.0 Clauses 29.1, 29.2 and 29.3 is amended Clause 29.9 is added</p> <p>Fixed: _____ Value related: _____ Time related: _____</p>		
29	<p>A30.0 PENALTY FOR NON-COMPLETION</p> <p>Clause 30.0 Clause 30.2 is amended</p> <p>Fixed: _____ Value related: _____ Time related: _____</p> <p><u>PAYMENT</u></p>		
30	<p>A31.0 INTERIM PAYMENT TO THE CONTRACTOR</p> <p>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</p> <p>Fixed: _____ Value related: _____ Time related: _____</p>		
31	<p>A32.0 ADJUSTMENT TO THE CONTRACT VALUE</p> <p>Clause 32.0 Clauses 32.1 and 32.13 are amended</p> <p>Fixed: _____ Value related: _____ Time related: _____</p>		
		Carried Forward	R
	<p>SECTION NO. 1 BILL NO. 01- PRELIMINARIES & GENERAL</p>		

Brought Forward R

32 **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: _____

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

Clause 34.0
Clause **34.10** is amended

Fixed: _____ Value related: _____ Time related: _____

34 **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: _____

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

Clause 37.0
Clause **37.1.3** is added

Fixed: _____ Value related: _____ Time related: _____

36 **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

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

Clause 39.0

Fixed: _____ Value related: _____ Time related: _____

DISPUTE

38 **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

39 **A41.0 POST TENDER PROVISIONS**

Clause 41.0

Fixed: _____ Value related: _____ Time related: _____

40 **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

41 ***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

42 ***B2.1 Checking of documents***

Fixed: _____ Value related: _____ Time related: _____

43 ***B2.2 Bills of quantities***

Fixed: _____ Value related: _____ Time related: _____

44 ***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.

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

Fixed: _____ Value related: _____ Time related: _____

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

Fixed: _____ Value related: _____ Time related: _____

47 ***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
	<u>B4: SAMPLES, SHOP DRAWINGS AND MANUFACTURERS' INSTRUCTIONS</u>		
48	B4.1 Samples of materials	Fixed: _____ Value related: _____ Time related: _____	
49	B4.2 Workmanship samples	Fixed: _____ Value related: _____ Time related: _____	
50	B4.3 Shop drawings	Fixed: _____ Value related: _____ Time related: _____	
51	B4.4 Compliance with manufacturers' instructions	Fixed: _____ Value related: _____ Time related: _____	
	<u>B5.0: DEPOSITS AND FEES</u>		
52	B5.1 Deposits and fees	Fixed: _____ Value related: _____ Time related: _____	
	<u>B6.0: TEMPORARY SERVICES</u>		
53	B6.1 Water	Fixed: _____ Value related: _____ Time related: _____	
54	B6.2 Electricity	Fixed: _____ Value related: _____ Time related: _____	
55	B6.3 Telecommunication facilities	Fixed: _____ Value related: _____ Time related: _____	
56	B6.4 Ablution facilities	Fixed: _____ Value related: _____ Time related: _____	
	<u>B7.0 PRIME COST AMOUNTS</u>		
57	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

58 **B8.1 Special attendance**

Fixed: _____ Value related: _____ Time related: _____

B9.0: GENERAL

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

Fixed: _____ Value related: _____ Time related: _____

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

Fixed: _____ Value related: _____ Time related: _____

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

Fixed: _____ Value related: _____ Time related: _____

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

Fixed: _____ Value related: _____ Time related: _____

63 **B9.5 Disturbance**

Fixed: _____ Value related: _____ Time related: _____

64 **B9.6 Environmental disturbance**

Fixed: _____ Value related: _____ Time related: _____

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

Fixed: _____ Value related: _____ Time related: _____

66 **B9.8 Vermin**

Fixed: _____ Value related: _____ Time related: _____

67 **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

68 **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: _____

69 **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: _____

70 **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

71 **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: _____

72 **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: _____

73 **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 building; 021448</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> <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>			
	Carried Forward			R
	SECTION NO. 2 BILL NO. 01 - ALTERATIONS			

Brought Forward

R

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

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 existing buildings

Carried Forward

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SECTION NO. 2
BILL NO. 01 - ALTERATIONS

Brought Forward			R
<u>REMOVAL OF EXISTING WORK</u>			
<u>Hacking up/off and removing ceramic tiles including removing mortar bed or adhesive from brickwork and preparing surfaces for new screed, plaster, tile finish, etc:</u>			
1	Approximately 150 x 150mm Tiles to walls on splashbacks	m ²	5
<u>Taking out/off and removing glass and mirrors:</u>			
2	Mirror with approximate size: 400 x 600mm high from brick walls	No	12
<u>Taking out and removing ironmongery:</u>			
3	Remove existing stainless steel grab rails from brick and partition walls	No	4
4	Remove existing Indicator bolts from timber doors	No	15
5	Remove existing plastic soap dispensers from brick walls	No	5
6	Remove existing stainless steel toilet roll holder from brick and partition walls	No	15
<u>Taking down and removing ceilings, etc</u>			
7	Sagex ceilings, including cornices, timber brandering, etc.	m ²	209
<u>Taking down and removing opening frames, including making good all associated masonry walls:</u>			
8	Remove existing steel frame with approximate size: 850 x 2100mm high	No	1
<u>Taking out and removing piping, sanitary fittings, etc. including disconnecting piping from fittings and making good floor and wall finishes elsewhere:</u>			
9	Remove existing water closet cisterns	No	9
Carried Forward			R
SECTION NO. 2 BILL NO. 01 - ALTERATIONS			

Brought Forward				R
	<u>Breaking out for and forming openings through partitioning:</u>			
10	Cut through existing drywall partition to form an opening for access panels, for the servicing and inspection of all pipework, etc. with approximate access panel size: 800 x 600mm high, including making good all associated sundry items, complete	No	2	
	<u>Altering openings:</u>			
11	Altering opening in one brick wall where existing steel frame approximately. size 900 x 2 100mm high overall size, to be removed, to form a new opening of size approximately 1 200 x 2 100mm high overall by breaking out brickwork on both sides and building up walls above new opening, including prestressed concrete lintels and making good cement slush on both sides and into reveals, including all associated sundry items, complete	No	1	
	<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>			
12	Waterjet profiled asbestos roof covering with pitch not exceeding 25 degrees	m ²	86	
	Carried Forward			R
SECTION NO. 2 BILL NO. 01 - ALTERATIONS				

Brought Forward

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**SERVICING OF WINDOWS, DOORS, PLUMBING,
ETC.**

**Attend to, service and repair as necessary all timber
doors including replacing any defective or missing
parts:**

- 13 Service existing timber single 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 D1, D2, D3 & D4)

No

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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 building; 021448</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 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 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>			R
	<p>SECTION NO. 2</p> <p>BILL NO. 02 - WATERPROOFING</p>			

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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:

1	On profiled asbestos roof covering (Provisional)	m ²	9	
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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 building; 021448</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>			
	Carried Forward			R
	SECTION NO. 2 BILL NO. 03 - CARPENTRY AND JOINERY			

Brought Forward

R

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/to existing buildings

FLOORS, ETC.

SKIRTINGS, NOSINGS, ETC

Wrought hardwood or similar approved skirting to match existing:

1	19 x 70mm "Selected" Meranti hardwood skirting, plugged and pelleted to brick walls	m	27
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Carried Forward to Summary of Section No.

R

SECTION NO. 2
BILL NO. 03 - CARPENTRY AND JOINERY

Item No		Quantity	Rate	Amount R
	<p><u>SECTION NO. 2 : BUILDING WORK</u></p> <p><u>BILL NO. 04 - 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 all of the Architect's drawings for the following building; 021448</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><u>Ceilings</u></p> <p>Unless otherwise described ceilings shall be deemed to be horizontal</p> <p>Wall paper and/or paint and varnish finishes are given elsewhere</p>			
	Carried Forward			R
	SECTION NO. 2 BILL NO. 04 - CEILINGS			

Brought Forward

R

NOTE

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

NAILED UP CEILINGS

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:

1	Ceilings fixed to 38 x 38mm sawn softwood brandering at 400mm centres fixed to timber trusses	m ²	69
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CORNICES

"Rhino" or equal approved gypsum plasterboard cornices:

2	70mm Coved cornices, nailed	m	54
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Carried Forward to Summary of Section No.

R

SECTION NO. 2
BILL NO. 04 - CEILINGS

Item No		Quantity	Rate	Amount R
	<u>SECTION NO. 2 : BUILDING WORK</u>			
	<u>BILL NO. 05 - IRONMONGERY</u>			
	<u>PREAMBLES</u>			
	The Contractor is referred to the Model Preambles (2008), Ironmongery			
	The Contractor is referred to all of the Architect's drawings for the following building; 021448			
	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>Finishes to ironmongery</u>			
	Where applicable finishes to ironmongery are indicated by suffixes in accordance with the following list: BS Satin bronze lacquered CH Chromium plated SC Satin chromium plated SE Silver enamelled GE Grey enamelled AS Anodised silver AB Anodised bronze AG Anodised gold ABL Anodised black PB Polished brass PL Polished and lacquered PT Epoxy coated SD Sanded			
	<u>HINGES, BOLTS, ETC</u>			
	<u>"Dorma" or similar approved:</u>			
1	Stainless steel Indicator bolt (Code: DIB-ZST-026)	Sets	16	
	Carried Forward			R
	SECTION NO. 2 BILL NO. 05 - IRONMONGERY			

Brought Forward		R
<u>BATHROOM FITTINGS</u>		
<u>'Kimberley-Clark' or similar approved:</u>		
2	Hand towel dispenser (code 099060)	No 6
3	KIMBERLY-CLARK PROFESSIONAL* Electronic Foam Soap and Sanitiser Dispenser stainless steel (Code: U1132900), overall size 190 x 290 x 100mm high, installed by a Kimberly Clark® installation team.	No 8
<u>'Sanicorp' or similar approved toilet roll holder:</u>		
4	Thief proof TR2 white powder coated toilet roll holder fixed to wall complete	No 15
<u>'Franke' or similar approved:</u>		
5	Grab rail fixed to wall according to manufacturer's specification (CNTX 650 code 359973)	No 4
Carried Forward to Summary of Section No.		R
SECTION NO. 2		
BILL NO. 05 - IRONMONGERY		

Item No		Quantity	Rate	Amount R
	<p><u>SECTION NO. 2 : BUILDING WORK</u></p> <p><u>BILL NO. 06 - 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 all of the Architect's drawings for the following building; 021448</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>Mix</u></p> <p>Granolithic screed finish to floors, treads of steps, thresholds and equal approved surfaces shall, unless otherwise specified, not be less than 30mm thick. The granolithic screed shall be composed of three parts granite, or equivalent hard stone chips, or approved hard, coarse sharp washed granitic or quartzite sand, half part clean sand and one part of cement, hand or mechanically trowelled to a true and smooth surface. No dry cement powder, grout or wet slurry mix shall be applied to the surface.</p> <p>New granolithic screed shall be laid before the concrete surface bed or floor matures in order to allow for proper binding. If this is not possible, then the top of the surface bed or floor shall be hammered, chipped and then cleaned with a wire brush and a coat of neat cement grout applied immediately before granolithic is laid.</p>			
	Carried Forward			R
	SECTION NO. 2 BILL NO. 06 - PLASTERING			

Brought Forward

R

Panels

Granolithic shall be laid in panels not exceeding 6m² in area and jointed to lines of panels with V-joints. The joints between the panels shall coincide with joints in the concrete surface bed or floor.

The joints between the panels shall coincide with joints in the concrete surface bed or floor.

Granolithic finish to stair risers, sides of curbs and other vertical surfaces shall, unless otherwise specified, not be less than 12mm thick.

Curing, seasoning and protection

Protection shall be provided against too rapid drying whilst hardening by means of covering with wet sacks or other material. The screed shall also be protected from damage and discolouration during the progress of the remaining work.

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 held solely liable for the protection of all windows and doors where projection plaster is rendered on the external facade.

EXTERNAL PLASTER

SLUSH ON BRICKWORK

Two coats cement slush, on brickwork:

1	on walls	m ²	197
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Carried Forward to Summary of Section No.

SECTION NO. 2
BILL NO. 06 - PLASTERING

R

Item No		Quantity	Rate	Amount R
	<p><u>SECTION NO. 2 : BUILDING WORK</u></p> <p><u>BILL NO. 07 - TILING</u></p> <p><u>PREAMBLES</u></p> <p>The Contractor is referred to the Model Preambles (2008), Tiling</p> <p>The Contractor is referred to all of the Architect's drawings for the following building; 021448</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>Unless described as "fixed with adhesive to plaster (plaster elsewhere)" descriptions of tiling on brick or concrete walls, columns, etc shall be deemed to include 1:4 cement plaster backing and descriptions of tiling on concrete floors etc shall be deemed to include 1:3 plaster bedding</p> <p><u>Ceramic Tiles</u></p> <p>Preparation:</p> <p>Allow all new wall rendering to cure for at least 14 days. The rendering must be firmly attached to the substrate, must be integrally sound (no crumbling, cracking etc) and must be of a quality and consistency suitable for tiling. The background must be clean, dry, firm, sound and free of dust, loose particles and surface contaminants before proceeding.</p> <p>Steel-trowelled surfaces should be primed with slurry consisting of a 1 part Tal Keycoat or equal approved to 2 parts cement (by volume). The adhesive must be applied while this slurry coat is still tacky.</p> <p style="text-align: right;">Carried Forward</p>			
	<p>SECTION NO. 2 BILL NO. 07 - TILING</p>		R	

Brought Forward

R

NOTE

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

WALL TILING

Allow a PC amount of R 100,00/m2 for ceramic tiles fixed with adhesive to plaster (plaster elsewhere):

1	On walls in isolated panels, splashbacks, etc.	m ²	5	
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Carried Forward to Summary of Section No.

R

SECTION NO. 2
BILL NO. 07 - TILING

Item No		Quantity	Rate	Amount R
	<p><u>SECTION NO. 2 : BUILDING WORK</u></p> <p><u>BILL NO. 08 - SANITARYWARE</u></p> <p><u>PREAMBLES</u></p> <p>The Contractor is referred to the Model Preambles (2008), Plumbing and Drainage</p> <p>The Contractor is referred to all of the Architect's drawings for the following building; 021448</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>NOTE</u></p> <p><u>SANITARY FITTINGS</u></p> <p>Unless otherwise described, all work in this trade is to be carried out in/to existing buildings</p> <p>Rates for sanitary fittings to include for silicone and sealing to walls, cupboards and floors as applicable</p> <p><u>"Vaal" or similar approved vitreous china WC suites:</u></p>			
1	"Afsan" vitreous china low level 90° outlet washdown pan (code 750100) with vandal proof cistern (code 7108CP) complete with double flap toilet seat lid (code DPEB 2)	No	9	
	Carried Forward to Summary of Section No.			R
	SECTION NO. 2 BILL NO. 08 - SANITARYWARE			

Item No		Quantity	Rate	Amount R
	<p><u>SECTION NO. 2 : BUILDING WORK</u></p> <p><u>BILL NO. 09 - GLAZING</u></p> <p><u>PREAMBLES</u></p> <p>The Contractor is referred to the Model Preambles (2008), Glazing</p> <p>The Contractor is referred to all of the Architect's drawings for the following building; 021448</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>Float glass</u></p> <p>The term "float glass" is used for monolithic annealed glass</p> <p><u>NOTE</u></p> <p>Unless otherwise described, all work in this trade is to be carried out in/to existing buildings</p> <p><u>TOPS, SHELVES, DOORS, MIRRORS, ETC.</u></p> <p><u>6mm Silvered float glass copper backed mirrors, holed for and fixed with chromium plated dome capped mirror screws with rubber buffers to plugs in brickwork or concrete:</u></p>			
1	Mirror 300 x 400mm high with 4 screws	No	15	
	Carried Forward to Summary of Section No.			R
	SECTION NO. 2 BILL NO. 09 - GLAZING			

Item No		Quantity	Rate	Amount R
	<p><u>SECTION NO. 2 : BUILDING WORK</u></p> <p><u>BILL NO. 10 - 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 building; 021448</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. 10 - 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. 10 - PAINTWORK

Brought Forward		R
<p><u>PAINTWORK ETC TO PREVIOUSLY PAINTED SURFACES</u></p> <p><u>SABS Approved Paint applied in accordance with manufacturer's instructions:</u></p> <p><u>ON INTERNAL FLOATED PLASTER SURFACES</u></p> <p><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></p>		
1	On internal walls	m ² 451
<p><u>ON PLASTERBOARD SURFACES</u></p> <p><u>Prepare surfaces and remove all loose material, apply one coat plaster primer and two coats polyurethane enamel paint:</u></p>		
2	On internal partitions	m ² 28
3	On ceilings and cornices	m ² 69
<p><u>ON WOOD SURFACES</u></p> <p><u>Stop, fill, sand down and prepare wood surfaces and apply one undercoat and two coats polyurethane enamel paint:</u></p>		
4	On doors	m ² 67
5	On door frames, etc	m ² 37
<p><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></p>		
6	On concrete floors, landings, treads and risers of stairs	m ² 69
Carried Forward		R
<p>SECTION NO. 2 BILL NO. 10 - PAINTWORK</p>		

Brought Forward

R

ON ASBESTOS SURFACES

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

7	On corrugated profile roof sheeting	m ²	85	
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Carried Forward to Summary of Section No.

R

SECTION NO. 2
BILL NO. 10 - PAINTWORK

Item No		Quantity	Rate	Amount R
	<p><u>SECTION NO. 2 : BUILDING WORK</u></p> <p><u>BILL NO. 11 - 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 building; 021448</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. 11 - PROVISIONAL SUMS			

Brought Forward

BUDGETARY ALLOWANCES

ELECTRICAL INSTALLATION

1 Provide the sum of _____
 for the complete supply and installation of new electrical
 work, which includes the removal and replacement of
 existing light fittings.

Sum

R

2 Add for profit and attendance upon above, if required

%

MECHANICAL INSTALLATION

3 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

4 Add for profit and attendance upon above, if required

%

Carried Forward to Summary of Section No.

R

SECTION NO. 2
 BILL NO. 11 - PROVISIONAL SUMS

SECTION NO. 2 : BUILDING WORKS

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