

**BILL NO. 1****PRELIMINARIES**

The JBCC Series 2000 Principal Building Agreement (March 2005 edition) prepared by the Joint Building Contracts Committee shall be the applicable building agreement, amended as hereinafter described

The JBCC Series 2000 Preliminaries (May 2005 edition) prepared by the Joint Building Contracts Committee for use with the said JBCC Principal Building Agreement shall be deemed to be incorporated in these bills of quantities

Contractors are referred to the above mentioned documents for the full intent and meaning of each clause thereof

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

Where any item is not relevant to this specific contract such item is marked N/A, signifying 'not applicable'

**PREAMBLES FOR TRADES**

The Model Preambles for Trades (1999 edition) as published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claim arising from brevity of description of items fully described in the said Model Preambles will be entertained

Supplementary preambles are incorporated in these bills of quantities to satisfy the requirements of this project. Such supplementary preambles shall take precedence over the provisions of the said Model Preambles

The contractor's prices for all items throughout these bills of quantities must take account of and include for all of the obligations, requirements and specifications given in the said Model Preambles and in any supplementary preambles

**PRICING OF PRELIMINARIES****SECTION A - PRINCIPAL BUILDING AGREEMENT****Objective and preparation**

- 1 Clause 2.0 - Offer, acceptance and performance
- 2 Clause 3.0 - Documents
- 3 Clause 4.0 - Design responsibility
- 4 Clause 5.0 - Employer's agents
- 5 Clause 6.0 - Site representative

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Preliminaries

6	Clause 7.0 - Compliance with regulations	Item		
7	Clause 8.0 - Works risk	Item		
8	Clause 9.0 - Indemnities	Item		
9	Clause 10.0 - Works insurances	Item		
10	Clause 11.0 - Liability insurances	Item		
11	Clause 12.0 - Effecting insurances	Item		
12	Clause 13.0 - No clause	Item		
13	Clause 14.0 - Security	Item		
	<b><u>Execution</u></b>			
14	Clause 15.0 - Preparation for and execution of the works	Item		
15	Clause 16.0 - Access to the works	Item		
16	Clause 17.0 - Contract instructions	Item		
17	Clause 18.0 - Setting out of the works	Item		
18	The contractor shall notify the principal agent if any encroachments of adjoining foundations, buildings, structures, pavements, boundaries, etc. exist in order that the necessary arrangements may be made for the rectification of any such encroachments	Item		
19	Clause 19.0 - Assignment	Item		
20	Clause 20.0 - Nominated subcontractors	Item		
21	Clause 21.0 - Selected subcontractors	Item		
22	Clause 22.0 - Employer's direct contractors	Item		
23	Clause 23.0 - Contractor's domestic subcontractors	Item		
	<b><u>Completion</u></b>			
24	Clause 24.0 - Practical completion	Item		
25	Clause 25.0 - Works completion	Item		
26	Clause 26.0 - Final completion	Item		
27	Clause 27.0 - Latent defects liability period	Item		
28	Clause 28.0 - Sectional completion	Item		
29	Clause 29.0 - Revision of the date for practical completion	Item		
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Preliminaries				

30 The removal and replacement of materials and/or workmanship which do not conform to specification or drawings shall not constitute grounds for an extension of the construction period nor for an adjustment to the contract value (clause 29.3)

Item

31 Clause 30.0 - Penalty for noncompletion

Item

### **Payment**

32 Clause 31.0 - Interim payment to the contractor

Item

33 Clause 32.0 - Adjustment to the contract value

Item

34 All fluctuations in costs, with the exception of fluctuations in the rate of Value Added Tax, shall be for the account of the contractor?

Item

35 Where prices are submitted by the contractor or nominated/selected subcontractors during the progress of the works in respect of contract instructions or in regard to a claim under the terms of the contract and notwithstanding the fact that such prices may be used in an interim payment certificate, there is to be no presumption of acceptance. Should the principal agent wish to accept any such prices prior to the issue of the final certificate, it will be in writing?

Item

36 Clause 33.0 - Recovery of expense and loss

Item

37 Clause 34.0 - Final account and final payment

Item

38 Clause 35.0 - Payment to other parties

Item

### **Cancellation**

39 Clause 36.0 - Cancellation by employer - contractor's default

Item

40 Clause 37.0 - Cancellation by employer - loss and damage

Item

41 Clause 38.0 - Cancellation by contractor - employer's default

Item

42 Clause 39.0 - Cancellation - cessation of the works

Item

### **Dispute**

43 Clause 40.0 - Dispute settlement

Item

### **Contract variables**

44 Clause 42.0 - Pre-tender information

Item

45 Information necessary for the completion of those clauses contained in the schedule which are necessary for tender purposes is given hereunder

Item

46 42.1 CONTRACTING AND OTHER PARTIES

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- 47 42.1.1 Employer: ..... Postal  
address: .....Code: ...  
..... Tel: .....Fax: ..... E-  
mail: ..... Tax/VAT registration  
No: ..... Physical  
address: .....  
.....
- 48 42.1.2 Principal agent: ..... Postal  
address: .....Code: .  
..... Tel: .....Fax: ..... E-  
mail: .....
- 49 42.1.3 Agent (1) ..... Agent's  
service: ..... Postal  
address: .....Code:  
..... Tel: .....Fax: ..... E-  
mail: .....
- 50 42.1.4 Agent (2) ..... Agent's  
service: ..... Postal  
address: .....Code:  
..... Tel: .....Fax: ..... E-  
mail: .....
- 51 42.1.5 Agent (3) ..... Agent's  
service: ..... Postal  
address: .....Code:  
..... Tel: .....Fax: ..... E-  
mail: .....
- 52 42.1.6 Agent (4) ..... Agent's  
service: ..... Postal  
address: .....Code:  
..... Tel: .....Fax: ..... E-  
mail: .....
- 53 42.1.7 Agent (5) ..... Agent's  
service: ..... Postal  
address: .....Code:  
..... Tel: .....Fax: ..... E-  
mail: .....
- 54 42.1.8 Agent (6) ..... Agent's  
service: ..... Postal  
address: .....Code:  
..... Tel: .....Fax: ..... E-  
mail: .....

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55 42.1.9 Agent (7) ..... Agent's  
 service: ..... Postal  
 address: ..... Code:  
 ..... Tel: ..... Fax: ..... E-  
 mail: .....

Item

56 42.2 CONTRACT DETAILS

Item

57 42.2.1 Works

description: .....  
 .....  
 .....

Item

58 42.2.2 Site

description: .....  
 .....  
 .....

Item

59 42.2.3 Work or installations by direct  
 contractors .....

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 .....  
 .....  
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Item

60 42.2.4 Specific options that are applicable to a state organ only Where so:  
 (1) Interest rate legislation: ..... (2) Lateral support  
 insurance to be effected by the contractor ? yes/no ? (3) Payment will be  
 made for materials and goods ? yes/no ? (4) Dispute resolution by  
 litigation ? yes/no ? (5) Extended defects liability period applicable to the  
 following  
 elements: .....

.....  
 .....  
 .....

Item

61 42.2.5 Possession of the site is intended to be given on  
 (date).....

Item

62 42.2.6 Period for the commencement of the works after the contractor takes  
 possession of the site (No of working days) .....

Item

63 42.2.7 For the works as a whole: The date for practical completion and the  
 penalty per calendar day Date ..... Penalty R.....

Item

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64 42.2.8 For the works in sections: The date for practical completion and the penalty per calendar day Section 1 Date ..... Penalty R.....  
 Section 2 Date ..... Penalty R..... Section 3  
 Date ..... Penalty R..... Section 4 Date ..... Penalty  
 R..... Section 5 Date ..... Penalty R ..... Section 6  
 Date ..... Penalty R .....

Item

65 42.2.9 The law applicable to this agreement shall be that of  
 (country) .....

Item

66 42.3 INSURANCES

Item

67 42.3.1 Contract works insurance to be effected by ? employer ? contractor ?  
 For the sum of: R ..... With a deductible of:  
 R .....

Item

68 42.3.2 Supplementary insurance is required - ? yes/no ? If 'yes' state  
 requirement .....

Item

69 42.3.3 Public liability insurance to be effected by ? employer ? contractor ?  
 For the sum of: R..... With a deductible of:  
 R.....

Item

70 42.3.4 Support insurance to be effected by employer For the sum of:  
 R..... With a deductible of: R.....

Item

71 42.4 DOCUMENTS

Item

72 42.4.1 Waiver of the contractor's lien or right of continuing possession is  
 required - ? yes/no ?

Item

73 42.4.2 Construction document copies to be supplied to the contractor free of  
 charge (No of .....)

Item

74 42.4.3 State measuring system used for drawing up bills of quantities (lump  
 sum  
 document?) .....

Item

75 42.4.4 Number of working days for submission of priced documents (No  
 of .....)

Item

76 42.4.5 JBCC Engineering General Conditions are to be included in the  
 contract documents - ? yes/no ?

Item

77 42.4.6 The contract value is to be adjusted using CPAP indices ? yes/no ?  
 Where CPAP is to be used (base month) ..... Alternative indices (if  
 applicable) .....

Item

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78 42.4.7 Details of changes made to the provisions of JBCC standard  
documentation - .....  
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79 Clause 42.0 - Post-tender information

80 The required post-tender information shall be inserted in the agreement after  
consultation with the contractor

**SUMMARY OF CATEGORIES**  
**BUILDING AGREEMENT AND PRELIMINARIES**

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BILL NO. 1  
PRELIMINARIES  
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	Unit	Quantity	Rate	Amount
<b><u>BILL NO. 2</u></b> <b><u>ALTERATIONS</u></b>  For preambles see "Model Preambles for trades (2008 Edition)" and applicable Supplementary Preambles as specified in the Trades. The said Model and Supplementary Preambles apply to all work described in this document. Tenderers are therefore referred to these documents for the full meaning and intention of all descriptions and no claims of any kind whatsoever will be entertained in this regard.  <b><u>SUPPLEMENTARY PREAMBLES</u></b>  <b><u>View site</u></b>  Before submitting his tender the tenderer 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 salvageable from the alterations. 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  <b><u>Explosives</u></b>  No explosives whatsoever may be used for alteration purposes unless otherwise stated  <b><u>General</u></b>  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 tenants in the building and 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  Doors, fanlights, windows, fittings, frames, linings, etc which are to be re-used shall be thoroughly overhauled before refixing including taking off, easing and rehanging, cramping up, re-wedging as required and making good cramps, dowels, etc, and oiling, adjusting and repairing ironmongery as necessary, replacing any glass damaged in removal or subsequently and stopping up all nail and screw holes with tinted plastic wood to match timber, unless otherwise described . Re-painting or re-varnishing is given separately  Prices for taking out and removing doors and frames shall include for removing door stops, cabin hooks, etc  Prices for taking out of doors, windows, etc shall include for removal of all beads, architraves, ironmongery, etc   <div>Carried to Collection</div> <div>R</div>				
Bill No. 2 Alterations				

	Unit	Quantity	Rate	Amount
Making good of finishes shall include making good of the brick and concrete surfaces onto which the new finishes are applied, where necessary				
<b><u>REMOVAL OF EXISTING WORK</u></b>				
<b><u>Taking out and removing doors, windows, etc. from brickwork to be demolished</u></b>				
1 Timber single door and frame not exceeding 2,5m <sup>2</sup>	No	46		
<b><u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc.</u></b>				
2 Pitched roof of timber trusses and purlins, asbestos sheeting, ceilings and cornices, eaves soffit covering, fascias, barge boards, gutters and rainwater pipes	m <sup>2</sup>	3 688		
<b><u>Taking up and removing ceramic floor coverings, vinyl floor coverings, carpets, etc. and preparing screeds for new floor coverings</u></b>				
3 Damaged floor covering	m <sup>2</sup>	3 293		
<b><u>Taking out/off and removing glass and mirrors</u></b>				
4 Glass from steel windows, including cleaning out rebates and preparing for new glass	m <sup>2</sup>	391		
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Bill No. 2 Alterations				

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**ALTERATIONS**  
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	Unit	Quantity	Rate	Amount
<b><u>BILL NO. 3</u></b> <b><u>MASONRY</u></b>				
<p>For preambles see "Model Preambles for trades (2008 Edition)" and applicable Supplementary Preambles as specified in the Trades. The said Model and Supplementary Preambles apply to all work described in this document. Tenderers are therefore referred to these documents for the full meaning and intention of all descriptions and no claims of any kind whatsoever will be entertained in this regard.</p>				
<b><u>SUPPLEMENTARY PREAMBLES</u></b>				
<b><u>Sizes in descriptions</u></b>				
<p>Where sizes in descriptions are given in brick units, 'one brick' shall represent the length and 'half brick' the width of a brick</p>				
<b><u>Bagged and sealed walls</u></b>				
<p>Walls in two skins described as bagged and sealed shall be deemed to include having the outer face of the inner skin bagged with 1:6 cement and sand mixture and sealed with two coats bitumen emulsion waterproofing coating</p>				
<b><u>Face bricks</u></b>				
<p>Bricks shall be ordered timeously to obtain uniformity in size and colour</p>				
<b><u>Pointing</u></b>				
<p>Descriptions of recessed pointing to fair face brickwork and face brickwork shall be deemed to include square recessed, hollow recessed, weathered pointing, etc</p>				
<b><u>BRICKWORK</u></b>				
<b><u>BRICKWORK IN SUPERSTRUCTURE</u></b>				
<b><u>Brickwork of NFP bricks in class II mortar</u></b>				
1	Half brick walls in patches	m <sup>2</sup>	460	
2	Half brick walls in beamfilling	m <sup>2</sup>	218	
3	One brick walls in patches	m <sup>2</sup>	897	
<b><u>BRICKWORK SUNDRIES</u></b>				
<b><u>Sundries</u></b>				
4	Cutting toothings and bonding new brickwork to existing	m <sup>2</sup>	897	
Carried to Collection			R	
Bill No. 3 Masonry				

Bill No. 3  
Masonry

**BILL NO. 3**  
**MASONRY**  
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**BILL NO. 4****CARPENTRY AND JOINERY**

For preambles see "Model Preambles for trades (2008 Edition)" and applicable Supplementary Preambles as specified in the Trades. The said Model and Supplementary Preambles apply to all work described in this document. Tenderers are therefore referred to these documents for the full meaning and intention of all descriptions and no claims of any kind whatsoever will be entertained in this

**SUPPLEMENTARY PREAMBLES****Fixing**

Dimensions in descriptions of trusses are nominal and actual measurements are to be obtained from the architect/engineer and/or taken on site before design or fabrication commences.

Items described as nailed shall be deemed to be fixed with hardened steel nails or pins, or to be shot-pinned, to brickwork or concrete

Items described as plugged shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 500mm centres, and where described as bolted, the bolts have been given elsewhere

**Joinery**

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

Descriptions of hardwood joinery shall be deemed to include sinking and pelleting heads and nuts of bolts

All timber purlins to be at approximately 700mm centres on SA Pine timber trusses at approximately 1135mm c/c according to engineers detail. The contractor must engage with a truss specialist prior procurement and installation of trusses to ensure TR1 and TR2 certification.

The contractor will be required to be compliant with regulations and quality standards outlined in the PW371 Construction works specifications, Second edition July 2013.

Joinery Fittings

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Bill No. 4

Carpentry And Joinery

	Unit	Quantity	Rate	Amount
<p>General The following cupboard fittings have been measured as complete units,i.e.,the components of the units have not been separately measured. The description, therefore, of such units shall be deemed to include all components, assembling, housing, notching, gluing, blocking, painting on and screwing with the counter screws, edge strips, decorative plastic finish, glass, ironmongery, metalwork, paint or vanish finishes, etc. Forming openings for sanitaryware, etc are included in approximate sizes and actual measurements shall be obtained prior to fabrication all as per architects specifications/design.</p>				
<b><u>PRE-FABRICATED TIMBER ROOF TRUSSES</u></b>				
1 Detailed shop drawings indicating truss sizes, truss positions, bracings, etc	No	1		
<b><u>PRE-FABRICATED TIMBER ROOF TRUSSES</u></b>				
2 Timber Roof Construction including fixing in position of all necessary girders, trusses, rafters, hips, valleys, bracing, cleats, timber connections, purlins, runners, wire ties, etc.	m <sup>2</sup>	3 688		
3 Allow for two coats creosote on swan timbers	m <sup>2</sup>	1 053		
<b><u>Sawn softwood</u></b>				
4 38 x 100mm Wall plates	m	789		
<b><u>EAVES, VERGES, ETC</u></b>				
<b><u>Fibre-cement socketless barge boards</u></b>				
5 250 x 150mm Barge boards, including aluminium H-profile joiners etc.	m	218		
6 250 x 150mm Fascia boards, including aluminium H-profile joiners etc.	m	986		
<b><u>SKIRTINGS</u></b>				
<b><u>Wrought softwood</u></b>				
7 76 x 19mm Skirtings, plugged	m	2 285		
8 Allow for treatment of timber skirting and quarter round against termites	m	2 285		
<b><u>DOORS</u></b>				
<b><u>NOTE : a sample of internal and external wooden doors is to be submitted to the Principal Agent for approval before ordering doors</u></b>				
Fire doors are to be in accordance with SANS 1253				
Carried to Collection			R	
Bill No. 4 Carpentry And Joinery				



		Unit	Quantity	Rate	Amount
	<b><u>44mm hollow core flush doors with commercial veneer</u></b>				
9	44mm Door 813 x 2032mm high	No	20		
	<b><u>Wrought meranti doors</u></b>				
10	Framed, braced and batten door 818 x 2032mm high	No	36		
	<b><u>FRAMED FRAMES ETC</u></b>				
	<b><u>Hardwood</u></b>				
11	Frame for door 813 x 2032mm high	No	20		
	<b><u>NOTICEBOARDS, KEYBOARDS, DUCKBOARDS, ETC</u></b>				
	<b><u>Softboard</u></b>				
12	Carpet pinning boards 4800 x 1140mm, in aluminium frame with round plastic corners, pen tray and fixing component all fixed according to manufacturer's instruction.	No	46		
Carried to Collection				R	
Bill No. 4 Carpentry And Joinery					

**BILL NO. 4**  
**CARPENTRY AND JOINERY**  
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	Unit	Quantity	Rate	Amount
<b><u>BILL NO. 5</u></b> <b><u>ROOF COVERINGS</u></b>				
<p>For preambles see "Model Preambles for trades (2008 Edition)" and applicable Supplementary Preambles as specified in the Trades. The said Model and Supplementary Preambles apply to all work described in this document. Tenderers are therefore referred to these documents for the full meaning and intention of all descriptions and no claims of any kind whatsoever will be entertained in this regard.</p>				
<b><u>SUPPLEMENTARY PREAMBLES</u></b>				
<p>Where BS reference to grades, etc and SANS 92 in the following two headings is not applicable, refer to other suitable construction standards or provide full specifications</p>				
<p>Where battens for roof coverings form part of the plate nailed timber roof truss design it shall be included under the roof construction in the Carpentry and Joinery trade and not under this trade</p>				
<b><u>PROFILED METAL SHEETING AND ACCESSORIES</u></b>				
<b><u>Klip-loc 700 light industrial pressed steel sheets, powder coated to both sides installed on battens spaced as per manufacturers instructions on damp proofing(elsewhere measured) on and including 38 x 152 rafters, posts, ties and struts.</u></b>				
1	Roof covering complete with trusses and pitches not exceeding 25 degrees	m <sup>2</sup>	3 688	
2	Ridge cappings 460mm girth	m	395	
<b><u>ROOF AND WALL INSULATION (CPAP WORK GROUP NO. 122)</u></b>				
<b><u>Multi-layered reinforced double-sided aluminium foil sheeting in accordance with SANS 1381-4 with a mass of not less than 293g/m<sup>2</sup> and a Class I fire rating in accordance with SANS 0177-3</u></b>				
3	Polyethylene bubblefold aluminium foil faced one side sheeting	m <sup>2</sup>	3 688	
Carried to Summary			R	
Bill No. 5				
Roof Coverings				

	Unit	Quantity	Rate	Amount
<b><u>BILL NO. 6</u></b>				
<b><u>CEILINGS PARTITIONS AND ACCESS FLOORING</u></b>				
For preambles see "Model Preambles for trades (2008 Edition)" and applicable Supplementary Preambles as specified in the Trades. The said Model and Supplementary Preambles apply to all work described in this document. Tenderers are therefore referred to these documents for the full meaning and intention of all descriptions and no claims of any kind whatsoever will be entertained in this regard.				
<b><u>SUPPLEMENTARY PREAMBLES</u></b>				
<b><u>Fixing</u></b>				
Items described as 'nailed' shall be deemed to be fixed with hardened steel nails or pins, or to be shot-pinned, to brickwork or concrete				
Items described as 'plugged' shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 500mm centres, and where described as 'bolted', the bolts have been given elsewhere				
<b><u>Ceilings</u></b>				
Unless otherwise described ceilings shall be deemed to be horizontal				
<b><u>Steel components</u></b>				
All steel components for ceilings, partitions, etc. are to be galvanised in accordance with SANS 12				
<b><u>NAILED-UP CEILINGS</u></b>				
<b><u>6.4mm Gypsum plasterboard</u></b>				
1		Ceilings including standard steel branderling at 300mm centres in one direction only, joined with joiner sections and hung with suspension brackets including standard steel perimeter angles fixed to walls etc.	m <sup>2</sup>	3 688
2		Extra over ceiling for opening for 600 x 600mm trap door formed of 42 x 42mm wrot softwood rebated framing with on e38 x38mm sawn softwood cross drander covered with ceiling board and fitted flush in opening.	No	15
<b><u>Gypsum plasterboard cornices</u></b>				
3		75mm Coved cornices, plugged	m	2 285
Carried to Summary			R	
Bill No. 6 Ceilings Partitions And Access Flooring				

	Unit	Quantity	Rate	Amount
<b><u>BILL NO. 7</u></b> <b><u>FLOOR COVERINGS</u></b>				
<p>For preambles see "Model Preambles for trades (2008 Edition)" and applicable Supplementary Preambles as specified in the Trades. The said Model and Supplementary Preambles apply to all work described in this document. Tenderers are therefore referred to these documents for the full meaning and intention of all descriptions and no claims of any kind whatsoever will be entertained in this regard.</p>				
<b><u>SUPPLEMENTARY PREAMBLES</u></b>				
<b><u>Fixing</u></b>				
<p>Floor coverings, wall linings, etc. shall, where applicable, be fixed with adhesive as recommended by the manufacturers of the flooring, linings, etc.</p>				
<b><u>FLOOR COVERINGS</u></b>				
<b><u>300 x 300 x 2.5mm "Marley Superflex" fully flexible vinyl tiles</u></b>				
1	On floors	m <sup>2</sup>	3 293	
<b><u>POLISH, SEALERS, ETC</u></b>				
<b><u>Polish, Sealers, etc.</u></b>				
2	Two coats wax polish on vinyl flooring	m <sup>2</sup>	3 293	
Carried to Summary			R	
Bill No. 7 Floor Coverings				

	Unit	Quantity	Rate	Amount
<b><u>BILL NO. 8</u></b> <b><u>IRONMONGERY</u></b>				
<p>For preambles see "Model Preambles for trades (2008 Edition)" and applicable Supplementary Preambles as specified in the Trades. The said Model and Supplementary Preambles apply to all work described in this document. Tenderers are therefore referred to these documents for the full meaning and intention of all descriptions and no claims of any kind whatsoever will be entertained in this regard.</p>				
<b><u>SUPPLEMENTARY PREAMBLES</u></b>				
<b><u>Proprietary items</u></b>				
<p>Where applicable the manufacturers' names or product catalogue titles are given in sub-headings preceding the items. Prices are to be based on the specific products/articles specified. If tenderers wish to offer alternative products/articles for certain items, these items are to be clearly marked and the alternative specification given with supporting brochures etc. clarifying the features of the products/articles offered. On request returnable samples are to be provided to the principal agent for consideration.</p>				
<b><u>Finishes to Ironmongery</u></b>				
<p>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 AN Anodised natural AS Anodised silver AB Anodised bronze AG Anodised gold ABL Anodised black PB Polished brass PL Polished and lacquered PT Epoxy coated SD Sanded</p>				
<b><u>CATCHES, CABIN HOOKS, ETC</u></b>				
1		200mm Solid brass cabin hook and eye including 70 x70 x20mm chamfered hardwood block twice oiled and plugged	No	56
<b><u>LOCKS</u></b>				
<b><u>Manufactured by Dorma or similar approved</u></b>				
2		Three-lever lockset with striking plate fixed to metal	No	56
<b><u>PINNING BOARDS, WRITING BOARDS, PROJECTION SCREENS, ETC.</u></b>				
3		Green writing board 2400 x 1200mm high with chalk rail, plugged	No	46
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Bill No. 8 Ironmongery				

**SUNDRIES**  
**Manufactured by Dorma or similar approved**

4 38mm Diameter door stop, plugged

Unit  
  
No

Quantity  
  
56

Rate

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**BILL NO. 8**  
**IRONMONGERY**  
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	Unit	Quantity	Rate	Amount
<b><u>BILL NO. 9</u></b> <b><u>METALWORK</u></b>				
<p>For preambles see "Model Preambles for trades (2008 Edition)" and applicable Supplementary Preambles as specified in the Trades. The said Model and Supplementary Preambles apply to all work described in this document. Tenderers are therefore referred to these documents for the full meaning and intention of all descriptions and no claims of any kind whatsoever will be entertained in this regard.</p>				
<b><u>SUPPLEMENTARY PREAMBLES</u></b>				
<b><u>Descriptions of bolts, anchors, etc</u></b>				
<p>Descriptions of bolts shall be deemed to include nuts and washers</p>				
<p>Descriptions of expansion anchors and bolts and chemical anchors and bolts shall be deemed to include nuts, washers and mortices in brickwork or concrete</p>				
<p>Items described as holed for bolt(s) shall be deemed to exclude the bolts unless otherwise described</p>				
<p>Items described as plugged shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 600mm centres</p>				
<b><u>Aluminium doors, windows, etc</u></b>				
<p>The following certificates shall be provided prior to commencement of site work:</p>				
<p>1 A copy of the relevant AAAMSA Performance Test Certificate from the manufacturer/contractor supplying the architectural aluminium product</p>				
<p>2 A Certificate of Conformance confirming that anodising or powder coating has been processed in accordance with SANS 999 and SANS 1796 respectively</p>				
<p>3 A powder guarantee of not less than 15 years issued by the powder manufacturer. The specific conditions contained in this guarantee shall form part of the powder coating process</p>				
<p>4 A Certificate of Conformance confirming that glazing has been installed in accordance with SANS 0137, ensuring that safety glazing materials have been installed in the mandatory areas and that each individual pane of safety glazing materials has been permanently marked</p>				
<p>5 A warranty from the manufacturer of the</p>				
Carried to Collection			R	
Bill No. 9 Metalwork				

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**BILL NO. 9**  
**METALWORK**  
**COLLECTION**

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**BILL NO. 10****PLASTERING**

For preambles see "Model Preambles for trades (2008 Edition)" and applicable Supplementary Preambles as specified in the Trades. The said Model and Supplementary Preambles apply to all work described in this document. Tenderers are therefore referred to these documents for the full meaning and intention of all descriptions and no claims of any kind whatsoever will be entertained in this regard.

**SCREEDS****Screeds wood floated, on concrete**

1	20mm Thick on floors and landings to receive floor sheeting	m <sup>2</sup>	4 083
2	30mm Thick on floors and landings in patches	m <sup>2</sup>	738

**INTERNAL PLASTER****Cement plaster steel trowelled, on brickwork**

3	On walls in patches	m <sup>2</sup>	3 199
4	On walls in narrow widths	m <sup>2</sup>	739

**EXTERNAL PLASTER****Cement plaster wood floated, on brickwork**

5	On walls in patches	m <sup>2</sup>	1 600
6	On walls in narrow widths	m <sup>2</sup>	81

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	Unit	Quantity	Rate	Amount
<b><u>BILL NO. 11</u></b> <b><u>PLUMBING AND DRAINAGE</u></b>				
<p>For preambles see "Model Preambles for trades (2008 Edition)" and applicable Supplementary Preambles as specified in the Trades. The said Model and Supplementary Preambles apply to all work described in this document. Tenderers are therefore referred to these documents for the full meaning and intention of all descriptions and no claims of any kind whatsoever will be entertained in this regard.</p>				
<b><u>SUPPLEMENTARY PREAMBLES</u></b>				
<b><u>Stormwater channels</u></b>				
<p>Descriptions of channels shall be deemed to include necessary excavation, surface preparation, compaction, etc, and disposal of surplus material on site</p>				
<b><u>Sealing of Edges</u></b>				
<p>Outer edges of sinks, basins, baths, urinals, etc. are to be sealed against adjacent surfaces with approved silicone</p>				
<b><u>uPVC Pipes and Fittings</u></b>				
<p>Sewer and drainage pipes and fittings shall be jointed and sealed with butyl rubber rings. Soil, waste and vent pipes and fittings shall be solvent weld jointed or sealed with butyl rubber rings.</p>				
<b><u>uPVC pressure pipes and fittings</u></b>				
<p>Pipes of 50mm diameter and smaller shall be plain ended with solvent welded uPVC loose sockets and fittings. Pipes of 63mm diameter and greater shall have sockets and spigots with push-in type integral rubber ring joints. Bends shall be uPVC and all other fittings shall be cast iron, all with similar push-in type joints</p>				
<b><u>High density polyethylene (HDPE) pipes and fittings</u></b>				
<p>Pipes shall be hard drawn and half-hard Maksal pipes of the class described. Class 0 (thin walled hard drawn) pipes shall not be bent. Class 1 (thin walled half-hard), Class 2 (half-hard) and Class 3 (heavy walled half-hard) pipes shall only be bent with benders with inner and outer formers. Fittings to copper waste, vent and anti-syphon pipes, capillary solder fittings and compression fittings shall be Cobra Watertech type. Capillary solder fittings shall comply with ISO 2016</p>				
Carried to Collection			R	
Bill No. 11 Plumbing And Drainage				

	Unit	Quantity	Rate	Amount
<p><b><u>Reducing Fittings</u></b></p> <p>Where fittings have reducing ends or branches they are described as 'reducing' and only the largest end or branch size is given. Should the contractor wish to use other fittings and bushes or reducers he may do so on the understanding that no claim in this regard will be entertained</p> <p><b><u>Disinfection of water pipework</u></b></p> <p>Water pipework is to be disinfected at completion in accordance with SABS 1200L (provision for disinfection elsewhere)</p> <p><b><u>Laying, backfilling, bedding, etc. of pipes</u></b></p> <p>Pipes shall be laid and bedded in accordance with manufacturers' instructions and trenches shall be carefully backfilled</p> <p>Where no manufacturers' instructions exist, pipes shall be laid in accordance with Clauses 5.1 and 5.2 of each of the following: SABS 1200L : Medium-pressure pipelines SABS 1200LD : Sewers SABS 1200LE : Stormwater drainage Pipe trenches, etc. shall be backfilled in accordance with Clauses 3, 5.5, 5.6, 5.7 and 7 of SABS 1200DB : Earthworks (Pipe trenches) Pipes shall be bedded in accordance with Clauses 3.1 to 3.4.1, 5.1 to 5.3 and 7 of SABS 1200LB : Bedding (Pipes) Unless otherwise described bedding of rigid pipes shall be Class B bedding</p> <p><b><u>General</u></b></p> <p>Descriptions of pipes laid in and including trenches and of inspection chambers, catchpits, etc. shall be deemed to include excavation, bedding, backfilling, compaction to a minimum of 95% Mod AASHTO density and disposal of surplus material on site</p> <p>Descriptions of service pipes and flexible connecting pipes shall be deemed to include connections to taps, cisterns, etc. and to steel pipes (adaptors for connections to copper pipes, etc. are given separately)</p> <p>Descriptions of WC pans, slop hoppers, etc. shall be deemed to include for joints to soil pipes (pan connectors are separately measured)</p> <p><b><u>As-Built Drawings</u></b></p> <p>Where required, the contractor shall prepare an updated set of as-built drawings. At completion of the contract the contractor shall hand these drawings to the principal agent for reproducing onto the originals for handing over to the employer (provision for allowance of as-built drawings elsewhere)</p>				
Carried to Collection			R	
Bill No. 11 Plumbing And Drainage				

		Unit	Quantity	Rate	Amount
<b><u>RAINWATER DISPOSAL</u></b>					
<b><u>Seamless aluminium prepainted gutters and rainwater pipes</u></b>					
1	150mm Half-round roof gutters	m	986		
2	110mm Diameter rainwater pipes	m	176		
3	Extra over gutter for stopped end	No	112		
4	Extra over gutter for angle	No	112		
5	Extra over gutter for outlet for 110mm pipe	No	112		
6	Extra over rainwater pipe for bend	No	112		
7	Extra over rainwater pipe for shoe	No	112		
8	Extra over rainwater pipe for swan-neck	No	112		
<b><u>SANITARY FITTINGS</u></b>					
9	Coral White wall mounted basin 570 x 465mm or similar approved	No	24		
10	Supply and install Envirosan VIP 200 or similar approved VIP toilet seat with lid, lockable flange and nylon hinge pin	No	24		
<b><u>SANITARY PLUMBING</u></b>					
<b><u>uPVC soil and vent pipes</u></b>					
11	110mm Rigid PVC socketed vent piping (SABS 967)	m	84		
<b><u>Extra over uPVC soil and vent pipes for fittings</u></b>					
12	500 x 500mm Gauze fly screen on top of vent pipe and secured with cable ties	No	24		
Carried to Collection				R	
Bill No. 11 Plumbing And Drainage					

**BILL NO. 11**  
**PLUMBING AND DRAINAGE**  
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		Unit	Quantity	Rate	Amount
<b><u>BILL NO. 12</u></b>					
<b><u>GLAZING</u></b>					
<p>For preambles see "Model Preambles for trades (2008 Edition)" and applicable Supplementary Preambles as specified in the Trades. The said Model and Supplementary Preambles apply to all work described in this document. Tenderers are therefore referred to these documents for the full meaning and intention of all descriptions and no claims of any kind whatsoever will be entertained in this regard.</p>					
<b><u>SUPPLEMENTARY PREAMBLES</u></b>					
<b><u>Float glass</u></b>					
The term float glass is used for monolithic annealed glass					
<b><u>Laminated glass</u></b>					
Laminated glass to have polyvinyl butyral (PVB) interlayer(s)					
<b><u>GLAZING TO STEEL WITH PUTTY</u></b>					
<b><u>6,5mm Obscure laminated glass (safety glazing)</u></b>					
1	Panes exceeding 0,1m <sup>2</sup> and not exceeding 0,5m <sup>2</sup>	m <sup>2</sup>	45		
<b><u>6mm Clear toughened safety glass</u></b>					
2	Panes not exceeding 0,1m <sup>2</sup>	m <sup>2</sup>	587		
Carried to Summary				R	
Bill No. 12 Glazing					

	Unit	Quantity	Rate	Amount
<b><u>BILL NO. 13</u></b> <b><u>PAINTWORK</u></b>				
<p><b><u>For preambles see "Model Preambles for trades (2008 Edition)" and applicable Supplementary Preambles as specified in the Trades. The said Model and Supplementary Preambles apply to all work described in this document. Tenderers are therefore referred to these documents for the full meaning and intention of all descriptions and no claims of any kind whatsoever will be entertained in this regard.</u></b></p> <p><b>SUPPLEMENTARY PREAMBLES</b></p> <p><b><u>Previously painted plastered surfaces</u></b></p> <p>Surfaces shall be thoroughly washed down 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 and finished smooth</p> <p><b><u>Previously painted metal surfaces</u></b></p> <p>Surfaces shall be thoroughly rubbed and cleaned down. Blistered or peeling paint shall be completely removed down to bare metal</p> <p><b><u>Previously painted wood surfaces</u></b></p> <p>Surfaces shall be thoroughly cleaned down. Blistered or peeling paint shall be completely removed and cracks and crevices shall be primed, filled with suitable filler and finished smooth</p> <p><b><u>ON INTERNAL FLOATED PLASTER SURFACES</u></b></p> <p><b><u>One coat alkali resistant primer and two coats PVA emulsion paint for interior use</u></b></p>				
1	Walls	m <sup>2</sup>	3 679	
<p><b><u>ON EXTERNAL FLOATED PLASTER SURFACES</u></b></p> <p><b><u>One coat alkali resistant primer and two coats superior quality acrylic emulsion paint for interior and exterior use</u></b></p>				
2	Walls	m <sup>2</sup>	1 760	
<p><b><u>ON INTERNAL GYPSUM PLASTER SURFACES</u></b></p> <p><b><u>One coat primer and two coats superior quality acrylic emulsion paint for interior and exterior use</u></b></p>				
3	Ceilings and beams	m <sup>2</sup>	4 083	
Carried to Collection			R	
Bill No. 13 Paintwork				

		Unit	Quantity	Rate	Amount
<b><u>ON METAL SURFACES</u></b>					
<b><u>One coat alkyd based zinc phosphate primer and two coats premium quality polyurethane enamel paint, on steel</u></b>					
4	Door frames	m <sup>2</sup>	51		
5	Windows	m <sup>2</sup>	1 472		
<b><u>ON WOOD SURFACES</u></b>					
<b><u>One coat primer and two coats premium quality polyurethane enamel paint</u></b>					
6	Doors	m <sup>2</sup>	198		
<b><u>Three coats "Woodoc 35" exterior sealer</u></b>					
7	Doors	m <sup>2</sup>	126		
<b><u>Three coats "Woodoc 10" interior sealer</u></b>					
8	On skirtings, rails, etc not exceeding 300mm girth	m	2 285		
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Bill No. 13 Paintwork					

**BILL NO. 13**  
**PAINTWORK**  
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	Unit	Quantity	Rate	Amount
<b><u>BILL NO. 14</u></b>				
<b><u>EXTERNAL WORKS</u></b>				
For preambles see "Model Preambles for trades (2008 Edition)" and applicable Supplementary Preambles as specified in the Trades. The said Model and Supplementary Preambles apply to all work described in this document. Tenderers are therefore referred to these documents for the full meaning and intention of all descriptions and no claims of any kind whatsoever will be entertained in this regard.				
<b><u>WATER TANK AND STANDS</u></b>				
<b><u>Horizontal water storage tank with black internal lining with cover and lid, connected to eaves gutter harvesting system</u></b>				
1	5000 Litre horizontal water storage Jojo tank including and constructing the plinth 2790 x 3283mm with foundations, brickwork and necessary galvanised hoop iron straps for holding down complete.	No	32	
2	15mm Rough brass hose bib tap as 'Cobra Watertech' Ref. No. 108-15 or equal and approved including hose union, wall plate elbow, etc, with couplings for copper	No	32	
<b><u>CONCRETE STORMWATER CHANNELS</u></b>				
<b><u>Stormwater channels</u></b>				
3	100mm thick x 1000mm wide Channel with segmental channel formed therein and finished smooth on exposed surfaces including necessary excavation and formwork	m	332	
<b><u>Fencing</u></b>				
<b><u>Invincible Clearvu or equally approved</u></b>				
4	Post shall be 2.7m long Cochrane Taper Locking Post. Post width shall be 85mm - tapering to 45mm with a depth of 85mm. Post shall include 'Locking Recess Mechanism' to secure panel edge. Post shall be sealed with a UV stabilized polymer cap. Post finish shall be galvanized, then Polymetic 6000 coated.  Panel:			
Carried to Collection			R	
Bill No. 14 External Works				

	Unit	Quantity	Rate	Amount
<p>Panel shall be of 3,305m width and 2.1m in height. Panel aperture size (centers) shall be 76.2mm x 12.7mm. Wire diameter will be 3.5mm. The panel shall be reinforced with 4 x 50mm deep 'V' formation horizontal recessed bands (rigidity) Panel shall have 2 x 70° flanges along sides (internal fixtures- all fixtures shall be on the inside of fence line) Panel shall have 1 x 90° flange along top and 1 x 30° flange along toe (integrated rigid angle). Panel post shall have a flush panel post finish with no climbing aid. Panel shall be affixed to post over 48 line wires using 8 x Double bolt comb clamps and 8 x Single bolt comb clamps using 24 x Anti vandal bolts. Panel and fixtures shall be galvanized, then Polymetic 6000 coated.</p> <p>100mm high toughened steel Shark Tooth spike shall be affixed to panel edge, internally at 150mm intervals using Anti-vandal bolts. Spike finish shall be Galvanized, then Polymetic 6000 coated.</p> <p>Fence Corner Configuration. The fence configuration should not have any sharp corners and all angles at changes of direction should be a minimum of 130 degrees.</p> <p>Provision for necessary support, excavations, concrete foundations, backfilling, etc</p>	m	291		
<b><u>Clearvu Gates or simillar approved</u></b>				
5 Vehicular sliding gate of sizes 11000 x 2,100mm high	No	1		
6 Pedestrian gate of sizes 1100 x 2,100mm high	No	1		
<b><u>Concrete Walkways</u></b>				
7 25/19mm Mpa Concrete to 100mm thick walkways including preparations, Ref 193 reinforcement, etc	m <sup>2</sup>	32		
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Bill No. 14 External Works				

**BILL NO. 14**  
**EXTERNAL WORKS**  
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**BILL NO. 15**

**PROVISIONAL SUMS**

For preambles see "Model Preambles for trades (2008 Edition)" and applicable Supplementary Preambles as specified in the Trades. The said Model and Supplementary Preambles apply to all work described in this document. Tenderers are therefore referred to these documents for the full meaning and intention of all descriptions and no claims of any kind whatsoever will be entertained in this regard.

**SUPPLEMENTARY PREAMBLES**

**General**

Work for which budgetary allowances are provided will be measured and valued in accordance with the relevant JBCC building agreement March 2005 contract and deducted in whole or in part if not required without any compensation for loss of profit on the said allowances

**Profit**

Where stated, the contractor may allow for profit if required

**Builder's work**

Builder's work in connection with specialist services is given elsewhere in these bills of quantities

**BUDGETARY ALLOWANCES**

**Sundry building work**

- 1 Provide the sum of R 350 000.00 (Three Hundred and Fifty Thousand Rands) for the Structural repairs

Item 350 000 00

**PROVISIONAL SUMS**

**ELECTRICAL, ELECTRONICAL AND MECHANICAL INSTALLATIONS**

**Electrical installation**

- 2 Provide the sum of R 1 600 000.00 (One Million and Six Hundred Thousand Rands) for Electrical installation

Item 1 600 000 00

- 3 Profit

Item

- 4 Attendance

Item

**COMMUNITY LIAISON OFFICER (CLO)**

**Community Liaison Officer**

- 5 Provide the sum of R 100 000 (One Hundred Thousand Rands) for the Community Liaison Officer

Item 100 000.00

- 6 Profit

Item

- 7 Attendance

Item

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Bill No. 15

Provisional Sums



**MINIMUM TARGETED ENTERPRISE DEVELOPMENT**

8	A provisional amount has been allowed for in the execution of this project as described in C3.1 Project Specifications. The provisional amount allowed is for the appointment of training coordinator, mentor, training service providers and training of the beneficiary enterprises including monitoring and monthly reporting.	PS	432 718.49
9	Allowance for profit all inclusive of associated costs to the contractor for implementation.	%	
10	Allowance for attendance all inclusive of associated costs to the contractor for implementation.	%	
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Bill No. 15 Provisional Sums			

Bill No. **SUMMARY**

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ADD: CONTINGENCIES

Allow the 5% of builders work for contingencies, to be used by the Principal Agent in terms of Clause 17 of the Principal Building Agreement.

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**R**

SubTotal excluding Value Added Tax

ADD VAT @ 15%:

Carried to Tender

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## SUMMARY