

Item No	Quantity	Amount
<p><u>SECTION NO. 1</u></p> <p><u>BILL No 1</u></p> <p><u>PRELIMINARIES</u></p> <p>The JBCC Minor Works Agreement (May 2018 edition) prepared by the Joint Building Contract Committee shall be the applicable building agreement</p> <p>The ASAQs Preliminaries (November 2007 edition) published by the Association of South African Quantity Surveyors for use with the said JBCC Principal Building Agreement shall be deemed to be incorporated in these Bills of Quantities</p> <p>Contractors are referred to the abovementioned documents for the full intent and meaning of each clause thereof for which such allowance must be made as required hereinafter</p> <p>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 abovementioned documents</p> <p>Where any item is not relevant to this specific contract such item is marked N/A, signifying "not applicable"</p> <p>The contractor shall agree the location of all temporary services with the principal agent before installation and on completion remove same and make good</p> <p><u>PREAMBLES FOR TRADES</u></p> <p>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 claims arising from brevity of description of items fully described in the said Model Preambles will be entertained</p> <p>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</p>		
<p>Section No. 1 Bill No. 1 PRELIMINARIES QS101 Quantity Surveyors</p>		<p>Carried to Collection</p>

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

Should the contractor select Option A in terms of subclause D4.0 in the Contract Data for the purpose of adjustment of these preliminaries, the amount entered into the amount column in these preliminaries is to be divided into one or more of the three categories provided namely Fixed (F), Value Related (V) and Time Related (T)

SECTION A - PRINCIPAL BUILDING AGREEMENT

Interpretation

1	Clause 1.0 - Definitions and interpretation F:..... V:..... T:.....	Item
2	Clause 2.0 - Law, Regulations and Notices F:..... V:..... T:.....	Item
3	Clause 3.0 - Offer, Acceptance and Assignment F:..... V:..... T:.....	Item
4	Clause 4.0 - Documents F:..... V:..... T:.....	Item
5	Clause 5.0 - Employer's agents F:..... V:..... T:.....	Item
6	Clause 6.0 - Principal Agent F:..... V:..... T:.....	Item
7	Clause 7.0 - Design Responsibility F:..... V:..... T:.....	Item

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Insurances and Securitities

8 Clause 8.0 - Risks, Indemnities and Insurances
F:..... V:..... T:.....

Item

9 Clause 9.0 - Securities

F:..... V:..... T:.....

Item

Execution

10 Clause 10.0 - Obligations of the Employer
F:..... V:..... T:.....

Item

11 Clause 11.0 - Obligations of the Contractor
F:..... V:..... T:.....

Item

12 Clause 12.0 - Setting out
F:..... V:..... T:.....

Item

13 Clause 13.0 - Direct Contractors
F:..... V:..... T:.....

Item

14 Clause 14.0 - Contract Instructions
F:..... V:..... T:.....

Item

Completion

15 Clause 15.0 - Practical completion
F:..... V:..... T:.....

Item

16 Clause 16.0 - Defects Liability Period and Final Completion
F:..... V:..... T:.....

Item

17 Clause 17.0 - Revision of the Date for Practical Completion
F:..... V:..... T:.....

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18	<p>Clause 18.0 - Penalty for late or Non-Completion</p> <p>F:..... V:..... T:.....</p> <p><u>Payment</u></p>	Item		
19	<p>Clause 19.0 - Payment</p> <p>Materials and goods stored off site shall not be included in the amount authorised for payment</p> <p>F:..... V:..... T:.....</p>	Item		
20	<p>Clause 20.0 - Adjustment to the contract value and Final Account</p> <p>All fluctuations in costs, with the exception of fluctuations in the rate of Value Added Tax, shall be for the account of the contractor</p> <p>F:..... V:..... T:.....</p> <p><u>Suspension Termination</u></p>	Item		
21	<p>Clause 21.0 - Suspension or Termination</p> <p>F:..... V:..... T:.....</p> <p><u>Dispute Resolution</u></p>	Item		
22	<p>Clause 22.0 - Dispute Resolution</p> <p>F:..... V:..... T:.....</p> <p><u>Agreement</u></p>	Item		
23	<p>Post tender provisions</p> <p>The required post tender information shall be inserted in the post tender provisions after consultation with the contractor</p>	Item		
24	<p>Contractual agreement</p> <p>The required information of the contracting parties and the amount of the accepted contract sum shall be inserted in the contractual agreement for signature of the agreement by the contracting parties</p>	Item		
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SECTION B - SPECIFIC PRELIMINARIES

25 **Site instructions**

Instructions issued on site are to be recorded in triplicate in a site instruction book which is to be maintained on site by the contractor

F:..... V:..... T:.....

Item

26 **Warranties for material and workmanship**

Where warranties for materials and/or workmanship are called for, the contractor shall obtain a written warranty, addressed to the employer, from the firm supplying the materials and/or doing the work and shall deliver same to the principal agent on the certified completion of the contract. The warranty shall state that workmanship, materials and installation are warranted for a specified period from the date of final completion and that any defects that may arise during the specified period shall be made good at the expense of the firm supplying the materials and/or doing the work, upon written notice to do so. The warranty will not be enforced if the work is damaged by defects in the construction of the building in which case the responsibility for replacement shall rest entirely with the contractor

F:..... V:..... T:.....

Item

27 **Co-operation of contractor for cost management**

It is specifically agreed that the contractor accepts the obligation of assisting the principal agent in implementing proper cost management. The contractor will be advised by the principal agent of all cost management procedures which will be implemented to ensure that the final building cost does not exceed the budget. The principal agent undertakes to make available to the contractor all budgetary allowances and cost assessments/reports to enable the proper procedure to be implemented and the contractor shall attend all cost plan review and cost management meetings. The contractor undertakes to extend these procedures, as necessary, to all subcontractors

F:..... V:..... T:.....

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28	<p>Method statement</p> <p>The Tenderer shall produce, when required to do so by the principal agent, a Method Statement outlining the methods of construction and labour and plant resources that he proposes to use in the execution of the works. Any approval given or observation made by the principal agent shall not relieve the contractor of his sole responsibility to adopt the methods of construction and to provide the labour and plant resources necessary for the due and proper timeous execution of the works</p> <p>F:..... V:..... T:.....</p>	Item	
29	<p>Mode of procedure</p> <p>Notwithstanding anything to the contrary contained herein the principal agent at all times reserves the right to direct the order in which the various parts of the works are to be executed. The contractor shall give priority to any individual section or portion of the works that, in the opinion of the principal agent, requires to be expedited</p> <p>Should it appear, in the principal agent's opinion, that work in any area is not being executed in accordance with the requirements of the programme, the contractor shall provide additional manpower and resources and shall work additional overtime and do everything else required to bring the work back to programme to the satisfaction of the principal agent.</p> <p>F:..... V:..... T:.....</p>	Item	
30	<p>Testing of windows for water tightness</p> <p>Each window shall be tested for water tightness with water sprayed on using adequate pressure. If in the opinion of the principal agent, the pressure proves to be inadequate, then the pressure shall be boosted by means of compressed air or other approved means</p> <p>F:..... V:..... T:.....</p>	Item	
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31 **Unauthorised persons on site**

The **contractor** shall at all times strictly exclude all unauthorized persons from the **works**.

No workmen or labourers are to be allowed under any circumstances to sleep or deposit any kit on the premises. The **contractor** must provide any necessary independent shelter or shed required for any labour or watchman left on the site.

Furthermore the **contractor** shall take all measures necessary to ensure that no workmen are allowed into the building at any time after **practical completion** without the specific permission of the **principal agent**.

F:..... V:..... T:.....

Item

32 **OCCUPATIONAL HEALTH AND SAFETY REQUIREMENTS**

The contractor is to comply with the requirements of the Occupational Health and Safety Act 1993 (Act 85 of 1993) and Construction Regulations 2003 published in Government Gazette R101 published 28 July 2003.

Furthermore the Contractor is to indemnify the Employer against any claims in this regard.

F:..... V:..... T:.....

Item

SUMMARY OF CATEGORIES

Category : Fixed R.....

Category : Value R.....

Category : Time R.....

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Section No. 1

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PRELIMINARIES

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Section No. 1

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PRELIMINARIES

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<u>Item No</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
<u>SECTION NO 2</u>			
<u>BILL NO 1</u>			
<u>ALTERATIONS (PROVISIONAL)</u>			
For preambles see "Model Preambles for Trades"			
<u>SUPPLEMENTARY PREAMBLES</u>			
<u>Proprietary items or materials</u>			
Proprietary items or materials where specified are to be of the brand specified - or other approved - by the client or the client's agent			
<u>Explosives</u>			
No explosives whatsoever may be used for demolition purposes unless otherwise stated			
<u>General</u>			
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 the students. 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			
Water supply pipes and other piping that may be encountered and found necessary to disconnect or cut, shall be effectually stopped off or grubbed up and removed, and any new connections that may be necessary shall be made with proper fittings, to the satisfaction of the principal agent			
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)			
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Section No. 2 Bill No. 1 ALTERATIONS (PROVISIONAL) QS101 Quantity Surveyors			

Where structures which support existing roof structures are to be demolished the contractor must provide temporary support until new supporting structures are in place

Old materials from alteration, except where described to be re-used or handed over, become the property of the contractor who must allow credit for same in the Final Summary

Old materials from the alteration, 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

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

Where certain materials or articles from demolitions or articles are described as to be handed over by the Contractor to the Client or Representative/Agent, 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 Department for the full replacement value thereof, which amount will be deducted from any monies due to the contractor

TAKING OVER SITE

- 1 Allow for taking over and verifying the site and existing structures thereon. Within three weeks of receiving possession of the site the Contractor shall check the extent, positions, salient dimensions and levels of the existing reinforced concrete frame and all other work constructed under the previous contracts and shall ascertain that they correspond with the positions, salient dimensions and levels of the Works as shown on the drawings issued for this Contract

Item

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Bill No. 1

ALTERATIONS (PROVISIONAL)

QS101 Quantity Surveyors

2	In the event of any discrepancies being found the Contractor shall immediately notify the Architect thereof			Item
***** CREDIT MATERIALS*****				
<u>REMOVAL OF EXISTING WORK - CREDIT</u>				
The Contractor is given the opportunity to provide the Employer with Credit (in the final summary), should he feel it necessary, for the following materials:				
<u>Carefully taking down and removing pitched roof covering not exceeding 50° complete with ridge and hip cappings, fittings, flashings, etc</u>				
3	Pitched corrugated iron roof covering 4,0m above ground level from timber purlins and prepare to receive new	m2	3,016	
*****END OF CREDIT MATERIALS*****				
<u>REMOVAL OF EXISTING ROOF COVERINGS SUNDRIES</u>				
<u>Taking down and removing sundry roof items</u>				
4	50 x 76mm Rotten timber purlins (Provisional)	m	940	
5	38 x 114mm Timber truss members (Provisional)	m	161	
<u>Taking down and removing sundry roof items and set aside for re-use</u>				
6	Fibre cement fascia, barge boards and set aside for reuse.	m	578	
<u>REMOVAL OF EXISTING RAINWATER GOODS</u>				
<u>Taking out and removing gutters, downpipes etc. and set aside for re-use</u>				
7	Aluminium seamless eaves gutter and brackets	m	470	
8	Aluminium eaves downpipes and brackets	m	288	
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**REFIXING OF ROOF COVERING SUNDRIES PREVIOUSLY SET
ASIDE FOR RE-USE**

**Take from store and refix fascia and barge boards
previously set aside**

9	Fibre cement fascia & barge boards fixed to timber trusses	m	578	
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**Take from storage and refix seamless gutter and
downpipes previously set aside**

10	Continuous seamless eaves gutter and brackets	m	470	
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11	Seamless rainwater pipe and holderbats	m	288	
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SUNDRY ROOF ITEMS

General Notes

**All surfaces to be perfectly dry & in a fit state to
receive paint before any application commences**

12	Clean out existing valley linings of all vegetation and debris	m	17	
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ALTERATIONS (PROVISIONAL)

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ALTERATIONS (PROVISIONAL)

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Item No			Quantity	Rate	Amount
<u>SECTION NO 2</u>					
<u>BILL NO 2</u>					
<u>ROOF COVERINGS, ETC. (PROVISIONAL)</u>					
For preambles see "Model Preambles for Trades"					
<u>SUPPLEMENTARY PREAMBLES</u>					
<u>Proprietary items or materials</u>					
Proprietary items or materials where specified are to be of the brand specified - or other approved - by the client or the client's agent					
<u>PROFIED METAL SHEETING AND ACCESSORIES</u>					
<u>0.58mm "Z200 Klip-tite" roof sheeting with Chromadek finish one side (Colour: Traffic Green and Pebble grey backing coat on the other side, fixed to steel or timber purlins according to the manufacturer's instructions. sheets laid in full length from ridge to eave</u>					
1	Roof covering with pitches not exceeding 25 degrees and with side laps seam stitched	m2	3,016		
2	Extra over sheeting to bend sheeting up to form stop ends at top end	m	470		
3	Extra over sheeting to bend down to form drip at eaves end	m	470		
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ROOF COVERING, ETC. (PROVISIONAL)					
QS101 Quantity Surveyors					

FLASHINGS, LININGS, COPING, ETC. TO STEEL ROOFS COVERING

0,58mm Thick galvanised (200g/m²) galvanised steel X200 steel fittings with 'Chromadek ISQ 550' Chromadek top coat finish and standard pebble grey backing coat fixed with 'S10' brackets or sliding brackets

Prices for the following are to include for lapping 150mm at ends and intersections, sealing all laps with an approved elastic sealing and jointing compound and pop-rivetting together with self-sealing pop-rivets and fixing in accordance with the manufacturer's instructions.

4	Ridge capping 462mm girth, three times bent and notched on site to suit roof profile	m	235
5	Barge flashing, 462mm girth, three times bent	m	108
6	Hip capping, 462mm girth, three times bent	m	17
7	Valley gutter lining, 616mm girth, six times bent	m	17

Sundries:

8	Broad flute closers ridge closures	m	470
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ROOF INSULATION

"Sisalation FR 430" Fire retardant industrial grade reinforced aluminium foil insulation double sided, durable, reflective foil laminate incorporating a fire retardant between the various substrates, bonded together with low density polyethene.

9	Insulation laid taut over purlins (at approximately 500mm centres) and fixed concurrent with roof covering, including taped laps and nylon straining wires	m2	3,016
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ROOF COVERING, ETC. (PROVISIONAL)

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ROOF COVERING, ETC. (PROVISIONAL)

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ROOF COVERING, ETC. (PROVISIONAL)

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<u>SECTION NO 2</u>			
<u>BILL NO 3</u>			
<u>CARPENTRY AND JOINERY (PROVISIONAL)</u>			
For preambles see "Model Preambles for Trades"			
<u>SUPPLEMENTARY PREAMBLES</u>			
<u>Proprietary items or materials</u>			
Proprietary items or materials where specified are to be of the brand specified - or other approved - by the client or the client's agent			
<u>Fixing</u>			
Unless otherwise described all carpentry and joinery work shall be deemed to be fixed complete with all sawn timbers spiked on and all wrought timbers nailed on. Other methods of fixing are specially described as follows:			
a. "Bolted on" shall mean fixed with bolts, the bolts and the holes elsewhere measured			
b. "Plugged" shall mean fixed with hardened steel nails or with spikes or wire nails as is suitable for the member concerned to and including hardwood plugs set in brickwork, blockwork or concrete			
c. "Plugged and screwed" shall mean fixed with screws to and including patent fibre or plastic plug set in brickwork, blockwork or concrete			
d. "Plugged and pelleted" shall mean plugging as last described and screwing with the heads of screws sunk and pelleted with pellets of same timber as that being fixed, glued in			
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CARPENTRY AND JOINERY (PROVISIONAL)			
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EAVES, VERGES, ETC.

Sawn softwood

1	50 x 76mm Purlins to existing (Provisional)	m	940
2	38 x 114mm Truss supports (Provisional)	m	152
<u>"Everite Flexit" pressed nutec-cement fascia drilled and brass screwed and including galvanised steel H-profile jointing strips between lengths.</u>			
3	12 x 300 mm Fascia boards including galvanised steel H-profile jointing strips	m	366

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CARPENTRY AND JOINERY (PROVISIONAL)

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CARPENTRY AND JOINERY (PROVISIONAL)

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CARPENTRY AND JOINERY (PROVISIONAL)

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<u>SECTION NO 2</u>			
<u>BILL NO. 4</u>			
<u>PAINTWORK</u>			
For preambles see "Model Preambles for Trades"			
<u>SUPPLEMENTARY PREAMBLES</u>			
<u>Proprietary items or materials</u>			
Proprietary items or materials where specified are to be of the brand specified - or other approved - by the client or the client's agent			
<u>General</u>			
All primers, emulsion paints, enamels, stains, varnish, etc are to comply with the relevant SABS Specification			
<u>PREPARATORY WORK TO EXISTING SURFACES</u>			
<u>Previously painted plastered surfaces</u>			
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			
<u>Previously painted metal surfaces</u>			
Surfaces shall be thoroughly rubbed and cleaned down. Blistered or peeling paint shall be completely removed down to bare metal			
<u>Previously painted wood surfaces</u>			
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			
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PAINTWORK ETC TO PREVIOUSLY PAINTED WORK

ON FIBRE-CEMENT

Clean down, etc and apply one undercoat and two coats "Plascon" Super Acrylic Polvin paint

1	Ceilings and cornices	m2	525
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Remove all loose material with mechanical wire brush, clean surfaces with sugar soap (elsewhere) and apply two coats "Plascon" Wall & All paint

2	Fascias and barge boards	m2	173
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PAINTWORK

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PAINTWORK

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PAINTWORK

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2	BUILDING WORK	23	
	SUB-TOTAL		R
	LESS: Credit for old materials as per Section No. 2, Bill No. 1 (Alterations)		
	SUB - TOTAL		R
	<u>CONTINGENCIES</u>		
	Allow the amount of R 100 000.00 (One Hundred Thousand Rand) for contingencies to be used or omitted as directed by the Client and/or Principal Agent	Item	100,000.00
	SUB - TOTAL		R
	ADD: VALUE ADDED TAX (15 %)		R
	Carried to Form of Tender		R
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