

1. EXTENT OF CONTRACT & ASSUMPTIONS ON THE BOQ

Building contract

The work embodied in the contract comprises construction of a stable building with associated services and external works.

The successful tenderer for this contract will be appointed in terms of the Principal Building Agreement, July 2007 edition 5 prepared by the Joint Building Contracts Committee (JBCC Series 2000) and amended by the quantity surveyor to suit the project.

Assumptions

- The bills of quantities have been produced without a civil, structural, mechanical & fire engineer's input, all quantities & project specifications have been assumed and shall be confirmed once these professionals are appointed and give accurate professional drawings.
- Ground conditions have been assumed to be adequate for the type of construction, no geotech has been conducted. All costs for a geotech investigation shall be borne by the client.
- Contingency has been added at the final summary. This allowance shall be used on a proven cost basis and signed off by the client and principal agent.

ACQUAINTANCE WITH TENDER DOCUMENTS

By submission of a tender, the contractor shall be deemed to have acquainted himself with the contract documents, local requirements and laws and all aspects of the work envisaged in the documents, prior to pricing and submission of a tender. It is of vital importance that the tenderers visit the site prior to the submission of a tender to study conditions on site.

No claim resulting from failure to comply with any of the above will be entertained.

3. CONTRACT DOCUMENTS

The contract documents shall comprise:

- * This tender enquiry document, bills of quantities and its annexures.
- * All architectural drawings, to be read in conjunction with the bills of quantities:

4. BILLS OF QUANTITIES

These bills of quantities contain pages numbered consecutively as indicated in the Index.

Before the contractor submits his tender he should check the number of pages, and if any are found to be missing or duplicated, or the figures or writing indistinct, or the tender documents contain any obvious errors, he should apply to the quantity surveyors at once and have same rectified as no liability whatsoever will be admitted by the quantity surveyors in respect of errors in a tender due to the foregoing.

On no account should these documents be used for placing orders for materials. The contractor may do so at his/ her own risk but shall not be reimbursed for additional costs incurred.

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Principal Building Agreement

Unless a separate rate for the supply and for the installation of any items is specifically called for, the supply and installation costs of any item shall be deemed to be fully included in the unit price.

5. MATERIAL AND LABOUR COST FLUCTUATIONS

Tenders shall be fixed i.e. inclusive of provision for material and labour cost fluctuations during the course of the works.

6. CONTRACT PERIOD

Building contract

Tenderers' attention is drawn to the fact that no physical start & completion dates have been put forward, it is required of the tenderers to propose a duration for this should the contract be awarded to them.

7. CONDITIONS TO BE OBSERVED IN TENDERING

7.1 Tenders shall include Value Added Tax

7.2 The quantity surveyors will notify the tenderers of the tender results

7.3 The lowest, or any, or portion of any tender will not necessarily be accepted.

7.4 All tenders must be entered on the form provided herein.

7.5 Tenders must hold good for ninety (90) calendar days from the tender closing date as stated herein.

7.6 All recipients of the tender document (whether they submit a tender or not) must treat the details of the document as private and confidential

7.7 The employer will not be responsible for, or pay for, expenses or losses, which may be incurred by any tenderer in the preparation of his tender.

8. TENDER INFORMATION

The employer may require additional information from the tenderer in order to evaluate the tender. The tenderer is required to provide such information if so required by the employer.

ITEM NO	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>BILL No. 1</u>				
	PRELIMINARIES				
	<u>BUILDING AGREEMENT AND PRELIMINARIES</u>				
	The JBCC Series 2000 Principal Building Agreement (July 2007 edition 5.0 - reprint 1) prepared by the Joint Building Contract Committee shall be the applicable building agreement, amended as hereinafter described				
	The JBCC Principal Building Agreement Contract Data EC and the JBCC Principal Building Agreement Contract Data CE form an integral part of this agreement				
	The ASSAQS Preliminaries (August 2010 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				
	Contractors are referred to the abovementioned 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 agreement 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				
	Where any item is not relevant to this specific agreement such item is marked N/A, signifying "not applicable"				
	<u>PREAMBLES FOR TRADES</u>				
	The Model Preambles for Trades (2008 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				

	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				
	<u>PRICING OF PRELIMINARIES</u>				
	Should the contractor select Option A in terms of sub clause 3.2.1 in the Contract Data - Contractor to Employer (CA) 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)				
	<u>SECTION A - PRINCIPAL BUILDING AGREEMENT</u>				
	Definitions				
	Clause 1.0 - DEFINITIONS AND INTERPRETATION	Item	1		
	Clause 1.1 Definition of Bills of Quantities is amended by replacing the first sentence with the following:				
	BILLS OF QUANTITIES: The document drawn up in accordance with the Sixth Edition (Revised) of the Standard System of Measuring Builder's Work in South Africa issued by the Association of South African Quantity Surveyors, modified in certain respects where necessary to meet the requirements of certain particular cases. All adjustments arising out the Contract will be measured on the basis of these bills of quantities."				
	Clause 1.1 Definition of CPA is amended by replacing it with the following:				
	CPA: The JBCC Contract Price Adjustment Provisions used for the adjustment of the contract value.				
	Clause 1.1 Definition of interest is amended by replacing the first sentence with the following:				

	INTEREST: The bank rate that is applicable from time to time to registered banks when borrowing money from the Reserve Bank of the Republic of South Africa.				
	Clause 1.7 is amended by replacing it with the following:				
	For the purpose of sentence in relation to a payment certificate only, the parties consent to the jurisdiction of any court of the country in which district the site is located although the amount of the claim by either of the parties against the other may exceed the jurisdiction of such court				
	F:..... V:..... T:.....				
	Objective and preparations				
	Clause 2.0 - OFFER, ACCEPTANCE AND PERFORMANCE OBLIGATIONS	Item	0		
	F:..... V:..... T:.....				
	Clause 3.0 - DOCUMENTS	Item	0		
	Clause 3.6 is amended by replacing the last sentence with the following:				
	The original signed set of contract documents shall be held by the principal agent				
	F:..... V:..... T:.....				
	Clause 4.0 -DESIGN RESPONSIBILITY	Item	0		
	The following new sub-clauses is hereby added to this clause:				
	4.4 Notwithstanding the provisions of 4.2, the Contractor shall ensure that every such Nominated or Selected subcontractor shall simultaneously with the signing of the relevant subcontract deliver to the Employer a Design Materials and Workmanship Warranty and Undertaking in favour of the Employer or, a Materials and Workmanship Undertaking strictly in accordance with the instructions or provisions contained in the tender documents for the Nominated or selected subcontract works"				

	4.5 The Contractor shall be responsible for requesting from and/or clarifying of any design information with the Principal Agent timeously to avoid any delay in the intended date for Practical Completion"				
	F:..... V:..... T:.....				
	Clause 5.0 - EMPLOYER'S AGENTS	Item	0		
	F:..... V:..... T:.....				
	Clause 6.0 - CONTRACTOR'S SITE REPRESENTATIVE	Item	0		
	Clause 6.1 is amended by adding to the second sentence the following:				
	for the principal agent's approval, which approval shall not unreasonably withheld, but which approval may be withdrawn by notice at any time."				
	Clause 6.0 is amended by adding the following clause:				
	6.3 The contractor shall in addition keep on site, as necessary, competent senior foremen and sub foremen in charge of the work in progress. The principal agent may require details of past experience of such foremen to be submitted for approval by the principal agent before such foremen take up position on site."				
	Clause 6.0 is amended by adding the following clause:				
	6.4 The principal agent and the contractor shall provide one another with a list of names, addresses and telephone numbers of key personnel in their respective organisations who may be contacted in an emergency both during and outside office hours"				
	F:..... V:.....T:.....				
	Clause 7.0 - COMPLIANCE WITH LAWS AND REGULATIONS	Item	1		

	Without limiting the generality of the provisions of clause 7.0, the contractor's attention is drawn to the provisions of the Construction Regulations, 2003 issued in terms of the Occupational Health and Safety Act, 1993. It is specifically stated that the employer shall prepare a documented health and safety specification for the works. Refer to Annexure C for a copy of the relevant specification and that the employer shall ensure that the contractor has made provision for the cost of health and safety measures during the execution of the works. The contractor shall price opposite this item for compliance with the act and the regulations and the reasonable provisions of the aforementioned health and safety specifications				
	F:..... V:..... T:.....				
	Clause 8.0 - WORKS RISK	Item	0		
	F:..... V:..... T:.....				
	Clause 9.0 - INDEMNITIES	Item	0		
	F:..... V:..... T:.....				
	Clause 10.0 - GENERAL INSURANCES	Item	0		
	The Contractor shall be registered with the Compensation Commissioner in accordance with the requirements of the Compensation for Occupational Injuries and Diseases Act No 130 of 1993, as amended and shall provide the Client with its COID registration number				
	F:..... V:..... T:.....				
	Clause 11.0 - SPECIAL INSURANCES	Item	0		
	F:..... V:..... T:.....				
	Clause 12.0 - EFFECTING INSURANCES	Item	0		
	F:..... V:.....T:.....				
	Clause 13.0 - ASSIGNMENT	Item	0		
	F:..... V:..... T:.....				
	Clause 14.0 - SECURITY	Item	0		

	Only a fixed construction guarantee will be accepted as security				
	F:..... V:..... T:.....				
	Execution				
	Clause 15.0 - PREPARATION FOR AND EXECUTION OF THE WORKS	Item	0		
	The following should be added to Subclause 15.6.1				
	The contractor must submit with the tender a programme showing detailed information for the first 90 days of construction and an outline programme for the rest of the construction period of how the Works will be executed for consideration by the Principal Agent.				
	The programme will be finalized by mutual consent before signing of the contract				
	?				
	F:..... V:..... T:.....				
	Clause 16.0 - SITE AND ACCESS	Item	0		
	Clause 16.7 - Known services				
	Before removing existing services the contractor must inform the Employer who needs to give the approval to remove the services				
	Clause 16.8 - Protection of Trees				
	Protected trees will be indicated to the Contractor on a drawing				
	F:..... V:..... T:.....				
	Clause 17.0 - CONTRACT INSTRUCTIONS	Item	0		
	F:..... V:..... T:.....				
	Clause 18.0 - SETTING OUT OF THE WORKS	Item	0		
	F: V:.....T:.....				
	Clause 19.0 - TEMPORARY WORKS AND PLANT	Item	0		

	Clause 19.1.1 is amended by adding the following:				
	The site must be adequately enclosed to ensure the safety of the residents. Area/s to be enclosed will be pointed out during the site inspection meeting."				
	F:..... V:.....T:.....				
	Clause 20.0 - NOMINATED SUBCONTRACTORS	Item	0		
	F:..... V:..... T:.....				
	Clause 21.0 - SELECTED SUBCONTRACTORS	Item	0		
	F:..... V:..... T:.....				
	Clause 22.0 - EMPLOYER'S DIRECT CONTRACTORS	Item	0		
	F:..... V:..... T:.....				
	Clause 23.0 -CONTRACTOR'S DOMESTIC SUBCONTRACTORS	Item	0		
	F:..... V:..... T:.....				
	Completion				
	Clause 24.0 - PRACTICAL COMPLETION	Item	0		
	The site will be handed over see Contract Data				
	The contractor must immediately start with the work after the site has been handed over subject to the Contractor's site establishment and medical and safety inductions, which must be carried out before actual construction may commence				
	Practical completion will occur on see Contract Data				
	The following sub-clause is hereby added to this clause:				
	24.3.3 Practical Completion implies that the housing units are to be completed and operational and fit for occupation by the tenants.				

	The internal infrastructure and service installations including paving, landscaping, walkways, carports and the like will be completed, commissioned, operational and clean, and undisturbed access for occupants and their vehicles will be offered.				
	Any future work required shall be undertaken with minimal disruption to the occupants."				
	F:..... V:..... T:.....				
	Clause 25.0 - WORKS COMPLETION	Item	0		
	Clause 25.1 is modified as follows:				
	The employer intends that the works will be occupied by tenants upon practical completion. Before the principal agent may issue the certificate of practical completion, the contractor shall have brought the works to full completion in all respects and shall have corrected all defects that a reasonable inspection of the works would reveal. It is intended that the works completion list will have no outstanding works or defects that were apparent at the date of practical completion, but will only list defects that have been revealed after practical completion. Nevertheless, the employer reserves the right to waive this clause in respect of any section."				
	F:..... V:..... T:.....				
	Clause 26.0 - FINAL COMPLETION	Item	0		
	F:..... V:..... T:.....				
	Clause 27.0 - LATENT DEFECTS LIABILITY PERIOD	Item	0		
	F:..... V:..... T:.....				
	Clause 28.0 - SECTIONAL COMPLETION	Item	0		
	F:..... V:..... T:.....				
	Clause 29.0 - REVISION OF DATE FOR PRACTICAL COMPLETION	Item	0		
	Subclause 29.1.1 is hereby deleted and substituted with the following:				
	Subclause 29.1.1				

	Exceptionally inclement weather, shall only relate to weather with a degree of inclemency which is materially greater than or is, materially beyond the average inclemency recorded in the past five years and/or recorded in terms of available records or otherwise for the site or, for the area in which the site is situated for the period/s in question. Any revision of the date of projected completion, which may in terms of this clause be allowed for exceptionally inclement weather, shall be related only to those periods of exceptionally inclement weather by which the average period of time, during which exceptionally inclement weather is experienced and/or recorded in the area in which the site is situated, is exceeded. The contractor is therefore to make allowances for normal vagaries of the weather"				
	The following shall be added to Subclause 29.3				
	The removal and replacement of materials and/or workmanship which do not conform to specification or drawings shall not constitute grounds for the extension of the construction period nor for the adjustment of the contract value"				
	F:..... V:..... T:.....				
	Clause 30.0 - PENALTY FOR LATE OR NON-COMPLETION	Item	0		
	F:..... V:..... T:.....				
	Payment				
	Clause 31.0 - INTERIM PAYMENT	Item	0		
	Sub clauses 31.5.3 and 31.8 are deemed to be deleted				
	Sub clause 31.6.5 is deemed to be deleted and replaced with:				
	Notwithstanding this, or any other clause, materials and goods stored off site shall not be included in the amount authorised for payment				
	Subclause 31.9 is hereby amended by the substitution of "seven (7) calendar days" in the second line with "forty nine (49) calendar days".				
	F:..... V:..... T:.....				

	Clause 32.0 - ADJUSTMENT TO THE CONTRACT VALUE	Item	0		
	Sub clauses 32.8 and 32.13 are deemed to be deleted				
	Add clause 32.16 as follows:				
	Where prices are submitted by the contractor or n/s subcontractor 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 payment certificate, it shall be in writing				
	F:..... V:..... T:.....				
	Clause 33.0 - RECOVERY OF EXPENSE AND LOSS	Item	0		
	F:..... V:..... T:.....				
	Clause 34.0 - FINAL ACCOUNT AND FINAL PAYMENT	Item	0		
	Clause 34.3 is modified as follows:				
	Should the contractor object to the final account With good reason, the contractor shall lodge with the Principal agent full and comprehensive details of this Ob jection in final form within fourteen (14) days of Issuance of the final account failing which the				
	Contractor strictly acknowledges that any such Ob jection will have been waived by the contractor and Sh all be rejected by the principal agent ".				
	Clause 34.10 is modified as follows:				
	Delete the words "seven (7) calender days" and Sub stitute with the words "twenty five (25) calender Days ".				
	F:..... V:..... T:.....				
	Clause 35.0 - PAYMENT TO OTHER PARTIES	Item	0		
	F:..... V:..... T:.....				

	Termination				
	Clause 36.0 - TERMINATION BY EMPLOYER - CONTRACTOR'S DEFAULT	Item	0		
	F:..... V:..... T:.....				
	Clause 37.0 - TERMINATION BY THE EMPLOYER - LOSS AND DAMAGE	Item	0		
	F:..... V:..... T:.....				
	Clause 38.0 - TERMINATION BY THE CONTRACTOR - EMPLOYER'S DEFAULT	Item	0		
	F:..... V:..... T:.....				
	Clause 39.0 - TERMINATION - CESSATION OF THE WORKS	Item	0		
	F:..... V:..... T:.....				
	Dispute				
	Clause 40.0 - SETTLEMENT OF DISPUTES	Item	0		
	F:..... V:..... T:.....				
	Contract agreement				
	Clause 41.0 - POST TENDER PROVISIONS	Item	0		
	The required post tender information shall be inserted in the post tender provisions after consultation with the contractor				
	Clause 42.0 - CONTRACTUAL AGREEMENT	Item	0		
	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				
	<u>CONTRACT DATA - EMPLOYER TO CONTRACTOR</u>				
	Information necessary for elections and completion of those clauses contained in the Contract Data which are necessary for tender purposes is given hereunder. Where no information is given it shall mean that no specific requirements are expected				

	Tenderers are referred to the PRINCIPAL BUILDING AGREEMENT Contract Data EC for the full intent and meaning of the following clauses and are to provide for all costs and charges in connection therewith				
	1.0 - CONTRACTING AND OTHER PARTIES				
	1.1Employer: Waterberg TVET College				
	Postnet Suite #59				
	Private X2449				
	Mokopane, 0600				
	Tel. No: 015 492 9000				
	Fax No: 015 492 9042				
	Physical Address:				
	Cnr Totius & Hooge Streets				
	Mokopane				
	0600				
	1.2Principal Agent: Komaru Consulting Engineer's				
	Postal Address The office Park 107				
	89 Hans van Rensburg street				
	Polokwane , 0699				
	Tel No: 015 023 0838				
	Fax No: N/A				
	E-mail: admin@komaru.co.za				
	1.3Agent (1) Komaru Consulting Engineer's				
	Agent's Service: Architectural				
	Postal Address The office Park 107				
	89 Hans van Rensburg street				
	Polokwane , 0699				
	Tel No: 015 023 0838				
	Fax No: N/A				
	E-mail: admin@komaru.co.za				

1.4	Agent (2) Komaru Consulting Engineer's				
	Agent's Service: Quantity Surveying				
	Postal Address The office Park 107				
	89 Hans van Rensburg street				
	Polokwane , 0699				
	Tel No: 015 023 0838				
	Fax No: /A				
	E-mail: admin@komaru.co.za				
1.5	Agent (3) Komaru Consulting Engineer's				
	Agent's Service Engineering - Civil and Structural				
	Postal Address The office Park 107				
	89 Hans van Rensburg street				
	Polokwane , 0699				
	Tel No: 015 023 0838				
	Fax No: /A				
	E-mail: admin@komaru.co.za				
1.6	Agent (3). Komaru Consulting Engineer's				
	Agent's Service Engineering - Electrical				
	Postal Address The office Park 107				
	89 Hans van Rensburg street				
	Polokwane , 0699				
	Tel No: 015 023 0838				
	Fax No: /A				
	E-mail: admin@komaru.co.za				
1.9	Interest of the principal agent or other agents in the project				
	NO				
1.10	The principal agent named in 1.2 above is responsible for the preparation of the contract data schedule and must be contacted should the Contractor be uncertain of the information provided or to be provided. Failure to complete the Contract data schedule in full may result in the Tender being disqualified				
2.0	CONTRACT AND SITE INFORMATION				

	2.1The law applicable to this agreement - South African				
	2.2Works identification				
	The works comprises the construction of a school with alternative construction technology				
	2.3Site description				
	The site is the existing Hani Park School Welkom				
	2.4Possession of the site is to be given on				
	?				
	2.5Period for commencement of the works after the Contractor takes possession of the site				
	1 week				
	2.6Completion of the works in sections is required				
	Yes				
	2.7Waiver of the contractor's lien or right of Continuing Possession is required				
	Yes				
	2.8Defined restrictions to the site area				
	Yes. Restrictions will be pointed out at the pre - tender site inspection.				
	?				
	2.9Geotechnical investigation of the site has been undertaken				
	Not applicable				
	?				
	2.10Existing premises will be occupied				
	Yes. Will be pointed at the pre - tender site inspection				
	2.11Provision of temporary services required				
	Yes				
	2.11.1WaterOption A				

	Contractor to provide labour and material for pipe work, meter, connections, etc. The clause regarding standing time will be disregarded				
	2.11.2 Electricity Option A				
	Contractor to provide labour and material for cables, trenches, meter, connections, etc.				
	The clause regarding standing time will be disregarded				
	2.11.3 Telecom Option A				
	2.11.4 Ablutions Option A				
	2.12 Protection of existing trees				
	Yes				
	3.0 INSURANCES AND SECURITIES				
	3.1 Contract works insurance to be effected by Contractor				
	For the sum of: Contract Sum plus 30%				
	With a deductible of: Nil				
	3.2 Supplementary/Special Insurances effected by Contractor				
	For the sum of the Contract Sum plus 30%				
	With a deductible of: Nil				
	3.3 Public liability insurance to be effected by Contractor				
	For the Sum of R 5 000 000.00 (Five Million Rand) per claim				
	With a deductible of: Nil				
	3.4 Support insurance to be effected by the employer				
	Not Applicable				
	3.5 Special insurance to be effected by				

	Not applicable				
	4.0 PRACTICAL COMPLETION DATES AND PENALTIES				
	4.1 The dates for practical completion for each block is as follows:				
	?				
	The penalty per calendar day is				
	5.0 DOCUMENTS AND GENERAL				
	5.1 Construction document copies to be supplied to the Contractor free of charge				
	Two				
	5.2 The priced document may be used as a specification of materials and goods and work methods				
	No				
	5.3 The Contractor shall provide a schedule of rates				
	No				
	5.4 Changes made to JBCC standard documents				
	Yes				
	5.5 On acceptance of the tender the priced document is to be submitted within the stated working days				
	At time of tender				
	5.6 Work to be undertaken by direct contractors				
	Yes				
	5.7 On achievement of practical completion the contractor is to hand over manuals etc related to the works listed below				
	?				
	Electrical, Plumbing, Fire and any other installations as may be required				
	5.8 Interim payment certificate to be issued by				
	25th day of every month				

	6.0CHANGES MADE TO THE STANDARD DOCUMENT				
	Principal Building Agreement				
	Clause 1 amended				
	Clause 3 amended				
	Sub-Clause 4.4 added				
	Clause 6 amended				
	Clause 7 amended				
	Clause 10 amended				
	Clause 15 amended				
	Clause 16 amended				
	Clause 19 amended				
	Clause 24 amended				
	Clause 25 amended				
	Clause 29 amended				
	Clause 31 amended				
	Clause 32 amended				
	Clause 34 amended				
	?				
	Preliminaries				
	?				
	Clause 2.1 amendeded				
	Clause 2.2 amended				
	Clause 2.3 amended				
	Clause 4.2 amended				
	Clause 6.2 amended				
	Clause 9.4 amended				
	?				
	7.0DECLARATION BY THE PRINCIPAL AGENT				

	I, the principal agent named in 1.2 above, declare that the information provided above is complete and accurate at the time of calling for tenders. Where necessary, should any of the above information need to be varied, tenderers will be forthwith informed thereof in writing				

	Principal Agent				

	Date				
	<u>CONTRACT DATA - CONTRACTOR TO EMPLOYER</u>				
	The following information must be completed in full by the Tenderer and must be submitted with the tender				
	The option not chosen must be crossed out				
	The Tenderer is referred to the PRINCIPAL BUILDING AGREEMENT Contract Data CE for the full intent and meaning of the following clauses and to provide for all costs and charges in connection therewith				
	1.0 CONTRACTING PARTY	Item	1		
	1.1 Contractor				

	Postal Address				

	Code				
	Tel				
	Fax				
	@-mail				
	Tax / Vat Registration No				
	1.2 Physical Address				

	Tel				
	Fax				
	@-mail				

2.0	SECURITIES				
2.1	The security provisions selected are:				
2.1.1	Variable Construction Guarantee Yes / No				
2.1.2	Fixed Construction Guarantee and Payment Reduction Yes / No				
2.1.3	Advance Payment is required Yes / No Amount _____				
2.1.4	Advance Payment Guarantee to be provided Yes / No				
3.0	PAYMENT AND ADJUSTMENT OF PRELIMINARIES				
3.1	Payment of preliminaries				
3.1.1	Option A				
3.1.2	Option B				
3.2	Adjustment of preliminaries				
3.2.1	Option A				
3.2.2	Option B				
3.2.3	Payment certificate cash flow				
3.2.4	The contract value shall be adjusted according to PAP NO				
3.2.5	Payment of preliminaries Option A / Option B				
3.2.6	Adjustment of preliminaries Option A / Option B				
4.0	EMPLOYER CHANGES TO JBCC STANDARD DOCUMENTS				
4.1	Changes in terms of the Employer's Contract Data are accepted Yes / No				
	SECTION B - PRELIMINARIES				
	DEFINITIONS AND INTERPRETATIONS				
	Clause 1.0 - DEFINITIONS AND INTERPRETATIONS	Item	0		

	F:..... V:..... T:.....				
	DOCUMENTS				
	Clause 2.1 - Checking of documents	Item	0		
	The items in these provisional bills of quantities are to be read and priced in conjunction with and the descriptions regarded as amplified by the Model Preambles for Trades as recommended and published by the Association of South African Quantity Surveyors, 2008 edition, and no claim arising from brevity of description of items fully described in the said Model Preambles for Trades will be entertained.				
	F:..... V:..... T:.....				
	Clause 2.2 - Provisional bills of quantities	Item	0		
	The following shall be added to clause 2.2				
	These bills of quantities shall not be used for ordering purposes				
	F:..... V:..... T:.....				
	Clause 2.3 - Availability of construction documentation	Item	0		
	The budgetary allowances and selected subcontract amounts allocated for subsequent trades included in this document will be separately procured, based on multiple procurement of selected subcontractors during the construction period				
	F:..... V:..... T:.....				
	PREVIOUS WORK AND ADJOINING PROPERTIES				
	Clause 3.1 - Previous work - dimensional accuracy	Item	0		
	F:..... V:..... T:.....				
	Clause 3.2 - Previous work - defects	Item	0		
	F:..... V:..... T:.....				
	Clause 3.3 - Inspection of adjoining properties	Item	0		

	F:..... V:..... T:.....				
	SAMPLES, SHOP DRAWINGS AND MANUFACTURER'S INSTRUCTIONS				
	Clause 4.1 - Samples of materials	Item	0		
	F:..... V:..... T:.....				
	Clause 4.2 - Workmanship samples	Item	0		
	Add the following paragraph:				
	Construction must be carried out to the following maximum tolerances:				
	Levelness of horizontal surfaces maximum 10mm deviation over 2 metres				
	Plumbness of vertical surfaces maximum 10mm deviation over 2 metres including out of squareness of corners or openings"				
	F:..... V:..... T:.....				
	Clause 4.3 - Shop drawings	Item	0		
	F:..... V:..... T:.....				
	Clause 4.4 - Compliance with manufacturer's instructions	Item	0		
	F:..... V:..... T:.....				
	DEPOSITS AND FEES				
	Clause 5.1 - Deposits and fees	Item	0		
	F:..... V:..... T:.....				
	TEMPORARY SERVICES				
	Clause 6.1 - Water	Item	0		
	F:..... V:..... T:.....				
	Clause 6.2 - Electricity	Item	0		
	The following shall be added to clause 6.2				

No delay claims will be accepted by the Employer in terms of any power outages by the electricity supply agency"				
F:..... V:.....				
T:.....				
Clause 6.3 - Telecommunication facilities	Item	1		
F:..... V:.....				
T:.....				
Clause 6.4 - Ablution facilities	Item	0		
F:..... V:.....				
T:.....				
PRIME COST AMOUNTS				
Clause 7.1 - Responsibility for prime cost amounts	Item	0		
F:..... V:.....				
T:.....				
SPECIAL ATTENDANCE ON N/S SUBCONTRACTORS				
Clause 8.1 - Special attendance	Item	0		
F:..... V:.....				
T:.....				
GENERAL				
Clause 9.1 - Protection of the works	Item	0		
F:..... V:.....				
T:.....				
Clause 9.2 - Protection/isolation of existing/sectionally occupied works	Item	1		
F:..... V:.....				
T:.....				
Clause 9.3 - Security of the works	Item	1		
F:..... V:.....				
T:.....				
Clause 9.4 - Notice before covering work	Item	0		
Add the following paragraphs:				

	The Contractor will notify the Principal Agent after completion of the following and before starting the next operation:				
	Foundation excavation before casting footings				
	After casting of footings before building foundation brickwork				
	After building of brickwork before plastering				
	After plastering before tiling or painting				
	Failure by the Contractor to notify the Principal Agent timeously may incur additional cost for rectification which cost will be for the account of the Contractor.				
	The Contractor must take inspection periods into account when the programme for the project is compiled				
	F:..... V:..... T:.....				
	Clause 9.5 - Disturbance	Item	0		
	F:..... V:..... T:.....				
	Clause 9.6 - Environmental disturbance	Item	0		
	F:..... V:..... T:.....				
	/A				
	Clause 9.7 - Works cleaning and clearing	Item	0		
	F:..... V:.....				
	T:.....				
	Clause 9.8 - Vermin	Item	0		
	F:..... V:..... T:.....				
	Clause 9.9 - Overhand work	Item	0		
	F:..... V:..... T:.....				
	SECTION C - SPECIFIC PRELIMINARIES				
	Labour record.	Item	0		

	At the end of each month the contractor shall provide the principal agent and the employer with a written record, in schedule form, reflecting the number and description of tradesmen and labourers employed by him and all subcontractors on the works each day. The record shall show the name and surname of the tradesperson or labourer, ID number, permanent address of person and hours worked				
	Plant record.	Item	0		
	At the end of each month the contractor shall provide the principal agent and the employer with a written record, in schedule form, reflecting the number, type and capacity of all plant and hand tools, currently used on the works. The record must also show the date the plant was inspected and who carried out the inspection				
	Site instructions	Item	0		
	Contract 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:.....				
	Warranties for material and workmanship	Item	0		
	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 final 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:.....				
	Co-operation of contractor for cost management	Item	0		

	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:.....				
	Propping of floors below	Item	0		
	The contractor is advised that propping of floors below may be required if he wishes to use any areas of completed suspended reinforced concrete slabs for vehicle access, storage of materials and goods and location of plant, scaffolding, etc. The location of these areas and any necessary propping shall be approved by the principal agent and the cost thereof shall be borne by the contractor				
	F:..... V:..... T:.....				
	Use of lifts and or temporary hoists	Item	0		
	The contractor shall devise his/her own temporary access for equipment into the building and the removal of rubble from the building.				
	If the contractor makes use of a hoist and/or scaffolding and creates temporary openings in order to gain access, or for any other reason, the contractor shall upon completion of the Works reinstate all affected existing work to match its original condition.				
	Strict safety rules shall apply to the use of any scaffolding, hoists or lifts.				
	Copyright	Item	0		
	The ownership of the copyright in and to all drawings, specifications, models and documents of any nature, delivered to the Contractor, or produced by, or on behalf of the Contractor in connection with the works, shall remain vested in, and/or is hereby assigned to, the Employer by the Contractor				

	F.....V.....T..... ..				
	Confidentiality	Item	0		
	The Contractor shall treat all drawings, specifications, models and documents of any nature delivered to the Contractor, or produced by, or on behalf of the Contractor in connection with the works as being confidential. The Contractor shall not copy, photograph and/or repeat either wholly, or in part, any of the contract documents referred to above (except insofar as may be necessary in connection with the project). The Contractor shall return to the Principal Agent with his tender, all contract documents issued herewith, and, upon completion of the Works deliver to the Principal Agent all contract documents of any nature pertaining to the project				
	F.....V.....T..... ..				
	Testing of windows for watertightness	Item	0		
	Each window shall be tested for watertightness 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				
	F:..... V:..... T:.....				
	Testing of flat roof waterproofing for watertightness	Item	0		
	Flat roof waterproof areas shall be prepared with small sand dykes around them of a size and enclosing an area approved by the principal agent, flooded with water and kept "ponded" for at least 36 hours as a test to ensure the watertightness of the waterproofing and before any further construction work is carried out above the waterproofing				
	F:..... V:..... T:.....				
	<u>SUMMARY OF CATEGORIES</u>				
	Category : Fixed	Sum	1		
	Category : Value	Sum	1		
	Category : Time	Sum	1		

	Provide the sum of R15 000,00 (Fifteen thousand Rands) for CLO.	P/Sum	1		
	Provide the sum of R45 000,00 (Forty-FiveThousands Rands) for Safety Officer.	P/Sum	1		
	CARRIED TO FINAL SUMMARY				
	BILL No. 1				
	ALTERATIONS				
	PREAMBLES				
	The Tenderer is referred to the relevant clauses in the separate document 'Model Preambles for Trades' (2008 Edition) and the supplementary preambles hereunder.				
	SUPPLEMENTARY PREAMBLES				
	Method of measurement				
	The entire document has been measured in accordance to the standard system of measuring building work 1999 (6th Edition) unless otherwise stated.				
	Definitions				
	The descriptions and units of quantities below are measured generally in terms to suit this project. Where these descriptions and units are in conflict with the payment provisions of SABS 1200, the descriptions and units as measured below shall apply and no claims in this regard shall be entertained. Should the tenderer have any queries, he should clarify same with either the engineer or quantity surveyor prior to submission of tender. Silence on any issue will be deemed to be acceptance thereof.				
	REMOVE EXISTING WORK				
	Taking up and removing vinyl floor coverings, carpets, etc and preparing screeds for new floor coverings				
	Vinyl tile floor covering	m2	22		
	Carpet tile floor covering	m2	150		

	Hacking up/off and removing ceramic tiles including removing mortar bed or adhesive from concrete or brickwork and preparing surfaces for new screed, plaster, tile finish, etc				
	Ceramic tile	m2	150		
	REMOVAL OF EXISTING WORK				
	Timber single door not exceeding 2,5 m2	No.	7		
	Taking out and removing sanitary fittings, tanks, geysers, etc, including disconnecting from pipes, traps, etc and making good floor and wall finishes (making good tiling and paintwork elsewhere)				
	Vitreous china WC pan with cistern and flush pipe	No	6		
	Vitreous china wall hung urinal with flush valve and flush pipe	No	3		
	Vitreous china wash hand basin	No	6		
	600x400mm Mirrors	No	6		
	CARRIED TO FINAL SUMMARY				
	BILL No. 2				
	PAINTWORK				
	PREAMBLES				
	The tenderer is referred to the relevant clauses in the separate document 'Model Preambles for Trades' (2008 Edition) and the supplementary preambles hereunder.				
	SUPPLEMENTARY PREAMBLES				
	Method of measurement				
	The entire document has been measured in accordance to the standard system of measuring building work 1999 (6th Edition) unless otherwise stated.				
	Definitions				

	The descriptions and units of quantities below are measured generally in terms to suit this project. Where these descriptions and units are in conflict with the payment provisions of SABS 1200, the descriptions and units as measured below shall apply and no claims in this regard shall be entertained. Should the tenderer have any queries, he should clarify same with either the engineer or quantity surveyor prior to submission of tender. Silence on any issue will be deemed to be acceptance thereof.				
	PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK				
	ON INTERNAL FLOATED PLASTER SURFACES				
	Two coats superior quality acrylic emulsion paint for interior and exterior use				
	Walls	m2	900		
	CARRIED TO FINAL SUMMARY				
	BILL No. 3				
	TILING				
	PREAMBLES				
	The Tenderer is referred to the relevant clauses in the separate document 'Model Preambles for Trades' (2008 Edition) and the supplementary preambles hereunder.				
	SUPPLEMENTARY PREAMBLES				
	Method of measurement				
	The entire document has been measured in accordance to the standard system of measuring building work 1999 (6th Edition) unless otherwise stated.				
	Definitions				

	The descriptions and units of quantities below are measured generally in terms to suit this project. Where these descriptions and units are in conflict with the payment provisions of SABS 1200, the descriptions and units as measured below shall apply and no claims in this regard shall be entertained. Should the tenderer have any queries, he should clarify same with either the engineer or quantity surveyor prior to submission of tender. Silence on any issue will be deemed to be acceptance thereof.				
	400 x 400 x 10mm Ceramic floor tiles fixed with adhesive to bedding and flush pointed with tinted waterproof jointing compound, to match existing				
	On floors and landings	m2	324		
	CARRIED TO FINAL SUMMARY				
	BILL No. 4				
	WATERPROOFING TO ROOFS ETC				
	PREAMBLES				
	separate document 'Model Preambles for Trades'				
	SUPPLEMENTARY PREAMBLES				
	Method of measurement				
	The entire document has been measured in accordance to the standard system of measuring building work 1999 (6th Edition) unless otherwise stated.				
	Definitions				

	The descriptions and units of quantities below are measured generally in terms to suit this project. Where these descriptions and units are in conflict with the payment provisions of SABS 1200, the descriptions and units as measured below shall apply and no claims in this regard shall be entertained. Should the tenderer have any queries, he should clarify same with either the engineer or quantity surveyor prior to submission of tender. Silence on any issue will be deemed to be acceptance thereof.				
	Two coats heavy duty acrylic emulsion paint				
	On waterproofing to roofs	m2	180		
	CARRIED TO FINAL SUMMARY				
	<u>BILL NO 5</u>				
	<u>PLUMBING AND DRAINAGE(PROVISIONAL)</u>				
	PREAMBLES				
	SANITARY FITTINGS				
	Rates for all sanitary fittings are to allow for the supply, deliver and installation of all fittings, inclusive of all sundry materials required for the installation, complete as per sanitary schedules on the drawings (ninework elsewhere measured)				
	SANITARY FITTINGS				
	Vaal vitreous china sanitaryware.				
	Vaal Hibiscus rounded grinite top mounted ,white flushed glazed enamel wash hand basin, size 510x 405mm with one, two or three taphole configuration , intergrated overflow and chainstay hole through the centre - semi punched hole, with plug chain and stay and silicone sealant joint between wash hand basin and wall finish.	No	6		

	Vaal "Flatback", white glazed enamel urinal, overall size 415x315x275 mm, supplied with 38mm C.P. domical grating (Code 8787Z0), C.P. top inlet spreader (Code 8543Z0), and two hangar brackets (code 8127Z0).	No	2		
	Vaal Hibiscus" white galzed enamel wall hang pan and Flush master , closed coupled 90 degree outlet open rim top single flush suite. . Mounted on Wall with double flap heavy duty seat.	No	6		
	1200x2100mm Mirrors	No	6		
	Timber single door not exceeding 2,5 m2	No.	6		
	TAPS, VALVES, ETC				
	Cobra Noka : 90mm basin mixer, with 1/2 inch BSP female inlets and 1/2 inch female iron 400mm long flexible hoses.	No	3		
	Cobra" FJ 6000 C.P. flushmaster flash valve. [No 14 14-08-2015 00:00:00				
	Cobra Flash master to WC	No	6		
	BATHROOM FITTINGS				
	chromium plated stainless steel lockable toilet roll holder, plugged	No	6		
	chromium plated stainless steel? soap dish, plugged	No	6		
	Hand dryer	No	4		
	Sanitary Disposal Bin	No	5		
	CARRIED TO FINAL SUMMARY				
	BILL No. 6				
	GLAZING				
	PREAMBLES				

	separate document 'Model Preambles for Trades'				
	SUPPLEMENTARY PREAMBLES				
	Method of measurement				
	accordance to the standard system of measuring				
	Definitions				
	measured generally in terms to suit this project. Where				
	Tint windows	m2	36		
	CARRIED TO FINAL SUMMARY				
	BILL NO. 7				
	CEILINGS, PARTITIONS				
	NAILED UP CEILINGS				
	6mm "Everite" medium density plain nutec-cement boards with H-type pressed steel jointing strips				
	6,4mm "Knaif" gypsum plasterboard with 63mm wide strips of mesh scrim nailed over joints and the whole finished with gypsum skim plaster trowelled to a smooth polished surface???				
	Horizontal ceilings, including 38 x 38mm sawn softwood brandering at 450mm centres	m2	100		
	CARRIED TO FINAL SUMMARY				
	BILL NO 8				
	PROVISIONAL SUMS				
	User note				

	Insert preambles/specifications as may be required or in order to supplement any applicable preambles, specifications or bills of quantities descriptions				
	Take note that these Model Bills of Quantities utilise abbreviated descriptions				
	The Model Preambles for Trades 2008 published by the Association of South African Quantity Surveyors is designed to support and extend the abbreviated bills of quantities descriptions by inter alia referring to SANS construction standards. Where such model preambles are not applicable (eg where BS or Euro construction standards are applicable or the design consultants provide other preambles/specifications for insertion), users are to ensure that the abbreviated descriptions when read in conjunction with the applicable measuring system, represents the full description by extending the abbreviated bills of quantities descriptions and/or by inserting appropriate preambles or specifications				
	General				
	be measured and valued in accordance with the				
	Prime cost amounts shall include for delivery to site of				
	Profit				
	Where stated, the contractor may allow for profit if required				
	User note				
	Refer hereunder to "nominated subcontractors" or "selected subcontractors" or both as the case may be and in accordance with the relevant building agreement (building contract) Where "attendance" is defined in the relevant subcontract agreement/subcontract, the user is to refer thereto and is to ensure that the designations therein are used. Where "attendance" is not defined in the relevant subcontract agreement/subcontract, the user is to provide a detailed description of the "attendance" required from the contractor				
	General attendance on nominated/selected subcontractors				
	User note				
	Use the following descriptions where the JBCC N/S Subcontract Agreement is applicable				

	The item "attendance" which follows each provisional sum for nominated/selected subcontractors' work, shall be deemed to cover all the contractor's costs incurred in providing free of charge to the nominated/selected subcontractors the contractor's duties as described in clause 12.2 of the JBCC N/S Subcontract Agreement				
	Special attendance on nominated/selected subcontractors				
	Where "special attendance" such as unloading, storing, placing in position, providing special power supplies, specific hoisting, crange and scaffolding requirements, provision of temporary casing and/or other specific protection of the works, special security and clearing away rubbish is required, a separate item describing the specific requirements in detail is to be provided for the pricing of such requirements				
	Builder's work				
	Builder's work in connection with specialist services is given elsewhere in these bills of quantities				
	BUDGETARY ALLOWANCES				
	Sundry building work				
	Provide the sum of R20 000,00 (Twenty Thousands Rands) for site instruction.	Sum	1		
	CARRIED TO FINAL SUMMARY				
	FINAL SUMMARY				
1	PRELIMINARIES				
2	ALTERATIONS				
3	PAINTWORK				
4	TILING				
5	WATERPROOFING TO ROOFS ETC				
6	PLUMBING AND DRAINAGE(PROVISIONAL)				
7	GLAZING				

Principal Building Agreement

CARRIED TO FORM OF TENDER