

Item No		Quantity	Rate	Amount
	<p><u>BILL NO. 1</u></p> <p><u>PRELIMINARIES</u></p> <p><u>BUILDING AGREEMENT AND PRELIMINARIES</u></p> <p>The agreement is to be the JBCC Series 2000 Principal Building Agreement, 6.2 Edition May 2018, and other contract documents that together form the contract between the employer and contractor</p> <p>The JBCC Principal Building Agreement contract data form an integral part of this agreement</p> <p>The ASAQS Preliminaries (March 2014 edition) published by the Association of South African Quantity Surveyors for use with the JBCC Principal Building Agreement shall be deemed to be incorporated in these bills of quantities</p> <p>The contractor is deemed to have referred to the abovementioned documents for the full intent and meaning of each clause</p> <p>The clauses in the above mentioned documents 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 supplement as will apply are given under each relevant clause heading and such modifications, corrections or supplements shall take precedence notwithstanding anything to the contrary contained in the above mentioned documents</p> <p>Where any item is not relevant to this agreement such item is marked N/A (signifying "not applicable")</p> <p><u>PREAMBLES FOR TRADES</u></p> <p>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</p>			
	Carried Forward		R	
	<p>Section No. 1</p> <p>Bill No. 1</p> <p>Preliminaries</p>			

	Brought Forward		R	
	<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 Model Preambles</p> <p>The contractor's prices for all items throughout these bills of quantities shall take account of and include for all of the obligations, requirements and specifications given in the Model Preambles and in any supplementary preambles</p> <p><u>PRICING OF PRELIMINARIES</u></p> <p>Should the contractor select Option A in terms of clause 26.9.4 of 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)</p> <p><u>SECTION A: MINOR WORKS AGREEMENT</u></p> <p><u>Interpretation</u></p>			
1	<p>Definitions and Interpretation</p> <p>F:..... V:..... T:.....</p>	Item		
2	<p>Law, Regulations and Notices (Clause 2)</p> <p>Health and safety</p> <p>Without limiting the generality of the provisions of clause 2.0, the contractor's attention is drawn to the provisions of Construction Regulations 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 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 provisions of the aforementioned health and safety specification</p> <p>The contractor shall:</p>			
	Carried Forward		R	
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	Brought Forward		R	
	<ol style="list-style-type: none"> 1. Comply to all OHS requirements stipulated in the Occupational Health and Safety Act 85 of 1993 (Construction Regulations) 2. Comply with the health and safety specification for the works 3. Prepare and agree with the health and safety consultant the health and safety plan for the works 4. Co-operate with the health and safety consultant in all respect 5. Manage the compliance of all subcontractors with the regulations and with the health and safety plan and specification 6. Conform to the conditions contained in the employer's safety specification <p>On appointing any other contractor, in order to ensure compliance with the provisions of the Act:</p> <ul style="list-style-type: none"> · Provide contractors who are tendering to perform construction work for the principal contractor, with the relevant sections of the health and safety specifications contemplated pertaining to the construction work which has to be performed · Make sufficient provision for health and safety measures during the construction process · Ensure that no contractor is appointed to perform construction work unless the principal contractor is reasonably satisfied that the contractor that he or she intends to appoint, has the necessary competencies and resources to perform the construction work safely. · Ensure all OHS required legislation is in place prior to work commencing <p>F:..... V:..... T:.....</p>			
3	Offer and Acceptance	Item		
	<p>F:..... V:..... T:.....</p>	Item		
	Carried Forward		R	
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4	Cession and Assignment F:..... V:..... T:.....	Item		
5	Documents F:..... V:..... T:.....	Item		
6	Employer's Agents (Clause 6) F:..... V:..... T:.....	Item		
7	Design Responsibility (Clause 7) F:..... V:..... T:.....	Item		
	<u>Insurance and Security</u>			
8	Works Risk (Clause 8) F:..... V:..... T:.....	Item		
9	Indemnities F:..... V:..... T:.....	Item		
10	Insurances F:..... V:..... T:.....	Item		
11	Security Refer to Contract Data for specifics F:..... V:..... T:.....	Item		
	<u>Execution</u>			
12	Obligations of the Parties F:..... V:..... T:.....	Item		
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	Brought Forward		R	
13	<p>Setting out</p> <p>Encroachments</p> <p>The contractor shall notify the principal agent if any encroachment of adjoining foundations, buildings, structures, pavements, boundaries, services, etc exist in order that the necessary arrangements may be made for the rectification of any such encroachments</p> <p>F:..... V:..... T:.....</p>	Item		
14	<p>Nominated Subcontractors</p> <p>F:..... V:..... T:.....</p>	Item		
15	<p>Selected Subcontractors</p> <p>F:..... V:..... T:.....</p>	Item		
16	<p>Direct Contractors</p> <p>Designate an area for the direct contractor to establish a temporary office and workshop and storage of equipment and materials</p> <p>Allow the use of personnel welfare facilities, where provided</p> <p>Provide water, lighting and single phase electric power to a position within 50m of the place where the direct contract work is to be carried out, other than fuel or power for commissioning of any installation</p> <p>Permit the direct contractor to use erected scaffolding, hoisting facilities, etc provided by the contractor, in common with others having the like right while it remains erected on the site</p> <p>F:..... V:..... T:.....</p>	Item		
	Carried Forward		R	
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17	<p>Contract instructions Site Instructions</p> <p>Instructions issued on site are to be recorded in a site instruction book which is to be supplied and maintained on site by the contractor</p> <p>F:..... V:..... T:.....</p> <p><u>Completion</u></p>	Item		
18	<p>Interim Completion</p> <p>F:..... V:..... T:.....</p>	Item		
19	<p>Practical Completion</p> <p>F:..... V:..... T:.....</p>	Item		
20	<p>Completion in sections</p> <p>F:..... V:..... T:.....</p>	Item		
21	<p>Defects Liability Period and Final Completion</p> <p>F:..... V:..... T:.....</p>	Item		
22	Latent defects liability period	Item		
23	<p>Revision of Date for Practical Completion</p> <p>The removal or substitution of any materials and goods which do not conform to the specification or the contract drawings shall not constitute grounds for the extension of the construction period nor for the adjustment of the contract value</p> <p>F:..... V:..... T:.....</p>	Item		
24	<p>Penalty for Late or Non-Completion</p> <p>F:..... V:..... T:.....</p>	Item		
	Carried Forward		R	
	<p>Section No. 1 Bill No. 1 Preliminaries</p>			

	Brought Forward		R	
	<u>Payment</u>			
25	<p>Payment</p> <p>Materials and goods stored off site</p> <p>Materials and goods stored off site shall not be included in the amount authorised for payment unless Advanced Payment Guarantee provided</p> <p>Fluctuations in costs</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>Prices submitted</p> <p>Where prices are submitted by the contractor or subcontractor during the progress of the works in respect of contract instructions or in regard to a claim under the terms of the agreement 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 certificate of final completion, it shall be in writing</p> <p>F:..... V:..... T:.....</p>	Item		
26	<p>Adjustment of the Contract Value and Final Account</p> <p>Cost of claims</p> <p>All costs incurred by the contractor in the preparation of claims shall be borne by the contractor The contractor shall review, assess and adjudicate any claims received by him from any subcontractor and thereafter submit same to the principal agent with a recommendation to assist the principal agent in adjudicating the claim</p> <p>F:..... V:..... T:.....</p>	Item		
27	<p>Recovery for Late and/or Loss</p> <p>F:..... V:..... T:.....</p>	Item		
	Carried Forward		R	
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	Brought Forward		R	
	<u>Suspension and Termination</u>			
28	Suspension by the Contractor F:..... V:..... T:.....	Item		
29	Termination F:..... V:..... T:.....	Item		
	<u>Dispute Resolution</u>			
30	Dispute Resolution F:..... V:..... T:.....	Item		
	<u>SECTION B: PRELIMINARIES</u>			
	<u>Definition and interpretation</u>			
31	Definitions F:..... V:..... T:.....	Item		
32	Interpretation F:..... V:..... T:.....	Item		
	<u>Documents (B2)</u>			
33	Checking of documents F:..... V:..... T:.....	Item		
34	Provisional bills of quantities F:..... V:..... T:.....	Item		
	Carried Forward		R	
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	Brought Forward		R	
35	<p>Availability of construction documentation</p> <p>The budgetary allowances and selected subcontract amounts allocated for subsequent trades included in this document will be separately procured, based on selected subcontractors during the construction period</p> <p>F:..... V:..... T:.....</p> <p><u>Previous work and adjoining properties</u></p>	Item		
36	<p>Previous work - dimensional accuracy</p> <p>F:..... V:..... T:.....</p>	Item		
37	<p>Previous work - defects</p> <p>F:..... V:..... T:.....</p>	Item		
38	<p>Inspection of adjoining properties</p> <p>F:..... V:..... T:.....</p> <p><u>Samples and shop drawings</u></p>	Item		
39	<p>Samples of materials</p> <p>F:..... V:..... T:.....</p>	Item		
40	<p>Workmanship samples</p> <p>F:..... V:..... T:.....</p>	Item		
41	<p>Shop drawings</p> <p>F:..... V:..... T:.....</p>	Item		
42	<p>Compliance with manufacturer's instructions</p> <p>F:..... V:..... T:.....</p>	Item		
	Carried Forward		R	
	<p>Section No. 1 Bill No. 1 Preliminaries</p>			

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	Brought Forward		R	
	<u>Deposits and fees</u>			
43	Deposits and fees F :..... V:..... T:.....	Item		
	<u>Temporary Services</u>			
44	Water F:..... V:..... T:.....	Item		
45	Electricity F:..... V:..... T:.....	Item		
46	Ablution facilities F:..... V:..... T:.....	Item		
47	Communication facilities F:..... V:..... T:.....	Item		
	<u>Prime cost amounts</u>			
48	Responsibility for prime cost amounts F :..... V:..... T:.....	Item		
	<u>Special attendance on N/S subcontractors</u>			
49	Special attendance F:..... V:..... T:.....	Item		
	<u>General</u>			
50	Protection of works F:..... V:..... T:.....	Item		
	Carried Forward		R	
	Section No. 1 Bill No. 1 Preliminaries			

	Brought Forward		R	
51	<p>Protection/isolation of existing/sectionally occupied works</p> <p>F:..... V:..... T:.....</p>	Item		
52	<p>Security of the works</p> <p>F:..... V:..... T:.....</p>	Item		
53	<p>Notice before covering work</p> <p>F:..... V:..... T:.....</p>	Item		
54	<p>Disturbance</p> <p>F:..... V:..... T:.....</p>	Item		
55	<p>Environmental disturbance</p> <p>Controlling all forms of pollution</p> <p>The contractor shall be responsible for and take all precautions in controlling by whatever means necessary all forms of pollution during the construction period due <i>inter alia</i> to noise, artificial light, wind-blown sand, dust, deposits of mud, etc</p> <p>The contractor is to ensure that all roads which border the site and is used by the contractor during the execution of the works are kept clean and free of any dirt or debris caused by the execution of the works</p> <p>Environmental management plan</p> <p>The employer has prepared an environmental management plan (EMP) (Part C4 : Site Information, Clause C4.7 for a copy of the relevant plan). The contractor shall price opposite this item for compliance with all the requirements of such EMP</p> <p>F :..... V:..... T:.....</p>	Item		
	Carried Forward		R	
	<p>Section No. 1 Bill No. 1 Preliminaries</p>			

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	Brought Forward		R	
56	Works cleaning and clearing F:..... V:..... T:.....	Item		
57	Vermin F:..... V:..... T:.....	Item		
58	Overhand work F:..... V:..... T:.....	Item		
59	Removal of rubble from site F:..... V:..... T:.....	Item		
60	Health and safety file F:..... V:..... T:.....	Item		
61	Insurances F:..... V:..... T:.....	Item		
<u>Schedule</u>				
Information necessary for elections and completion of those clauses contained in the schedule which are necessary for tender purposes is given hereunder. Where no information is given, it shall mean that no specific requirements are expected or that the clause is not relevant to this specific contract				
10.1	Provisional bills of quantities The quantities are provisional:			
				[Yes]
10.2	Availability of construction documentation Construction documentation is complete			
				[Yes]
	Carried Forward		R	
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	<div>Brought Forward</div> <div>10.3 Previous work - dimensional accuracy Contractor to inspect dimensions on the drawings against previous work prior to execution [Yes]</div> <div>10.4 Previous work - defects Contractor to inspect previous work and bring to the attention of the Principal Agent should there be noticeable defects [No]</div> <div>10.5 Inspection of adjoining properties [No]</div> <div>10.6 Water Option A (by Contractor) [No] Option B (by Employer - free of charge) [Yes] Option C (by Employer - metered) [No]</div> <div>10.7 Electricity Option A (by Contractor) [No] Option B (by Employer - free of charge) [Yes] Option C (by Employer - metered) [No]</div> <div>10.8 Ablution facilities Option A (by Contractor) [No] Option B (by Employer - free of charge) [Yes] Option C (by Employer - metered) [No]</div> <div>10.9 Telecommunications Option A (by contractor) [Yes] Option B (by employer) [No]</div> <div>10.10 Protection of the works [Yes]</div> <div>10.11 Protection of existing/sectionally occupied works [Yes]</div> <div>10.12 Disturbance [Yes]</div> <div>Carried Forward</div>		<div>R</div>	
	<div>Section No. 1 Bill No. 1 Preliminaries</div>		<div>R</div>	

	Brought Forward		R	
	10.13 Environmental disturbance <i>[No]</i>			
	<u>SECTION C: SPECIFIC PRELIMINARIES</u>			
	Any special items to meet the particular circumstances of a specific project are embodied in this section. Where required for an aspect of the works to be executed according to a design by a consulting engineer, a recital of the headings to the individual clauses of the JBCC Engineering General Conditions are included			
62	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		
63	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		
	Carried Forward to Summary of Section No. 1		R	
	Section No. 1 Bill No. 1 Preliminaries			

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Item No		Quantity	Rate	Amount
	<u>BILL NO. 2</u> <u>ALTERATIONS, ETC.</u> <u>STANDARD PREAMBLES</u> <p>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</p> <u>TAKE NOTE</u> <p>A: Represent ground floor B: Represent first floor C: Represent second floor</p> <u>Breaking down and remove existing floor coverings</u>			
1	Take out existing floor coverings and replace with new A : 561 B : 1216 C : 1185	m2	2 962	
	<u>MOVEMENT OF FURNITURE</u> <u>Dismantling or removal of existing furniture(SAR will provide electrician to connect electrical work)</u>			
2	Dismantle all desks from the floors and put them aside to allow the contractor to lay carpet tiles. A : 91 B : 100 C : 112	No	303	
3	Remove all chairs from the floors and put them aside to allow the contractor to lay carpet tiles. A : 211 B : 189 C : 190	No	590	
4	Remove all meeting tables from the floors and put them aside to allow the contractor to lay carpet tiles. A : 13 B : 6 C : 6	No	25	
5	Remove all shelves from the floors and put them aside to allow the contractor to lay carpet tiles. A : 37 B : 0 C : 0	No	37	
	Carried Forward			
	Section No. 1 Bill No. 2 Alterations		R	

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	Brought Forward			R	
	<u>Assemble or put back all furniture on the floor(</u> <u>SARS will provide electrician to connect the</u> <u>electrical work)</u>				
6	After laying carpet tiles, assemble all dismantled desks and place them back on its original location.				
		No	303		
	A : 91 B : 100 C : 112				
7	Put back chairs on their original location.				
		No	590		
	A : 211 B : 189 C : 190				
8	Put back tables on their original location.				
		No	25		
	A : 13 B : 6 C : 6				
9	Put back shelves on original location.				
		No	88		
	A : 37 B : 30 C : 21				
10	put back couches on their original location.				
		No	13		
	A : 13 B : 0 C : 0				
	Carried Forward to Summary of Section No. 1			R	
	Section No. 1				
	Bill No. 2				
	Alterations				

Item No	Quantity	Rate	Amount
<u>BILL NO.3</u>			
<u>FLOOR COVERINGS, WALL LININGS, ETC</u>			
<u>STANDARD PREAMBLES</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			
<u>TAKE NOTE</u>			
A: Represent ground & Lower ground floor B: Represent first floor C: Represent second floor			
<u>FLOOR COVERINGS</u>			
<u>Belgotex Berber point tactic laid accordance with SABS 0186-1990.</u>			
1	On floor A : 561 B : 1216 C : 1185	m2 2 962	
2	Genkem GP flooring, similar or equal approved adhesive A : 561 B : 1216 C : 1185	m2 2 962	
<u>Transitional aluminum cover strips</u>			
3	Carpet dividing cover strip on floor A : 2 B : 2 C : 1	m 5	4
Carried Forward to Summary of Section No. 1			R
Section No. 1 Bill No. 3 Floor coverings			

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Section No	<u>FINAL SUMMARY</u>	Page No		Amount
1	Section 1	18		
	Allow a contingency amount of 15% to be used as directed by the Project Manager.	Item		
	VAT		R	
	Sub-total		R	
	Carried to Form of Tender		R	