

**GPAA BLOCK H1 – HR**

<b>Item no</b>	<b>Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Rate</b>	<b>Amount</b>
	<b>PRELIMINARIES</b>				
	The agreement is to be the JBCC Series 2000 Principal Building Agreement prepared by the Joint Building Contract Committee July 2007 edition 5.0 code 2101				
	<b>PREAMBLES FOR TRADES</b> 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				
	<b>GENERAL PRELIMINARIES</b> To be excluded from the pricing.				
	The following is supplied by the Employer : Temporary services (water, electricity & sanitation), Contractors All Risk Insurance.  To be included in the pricing : In this section the contractor is to price all project overheads including any responsibility directly or implied by the contract document, and including but not limited to the following:  Site supervision, setting out, cleaning, jobbing, rubble removal, telephone and fax costs, transport costs, security, temporary stores, health & safety measures (including PPE, safety signage, safety files etc as per the construction regulations), workmen's compensation registration and upkeep, Public Liability Insurance of R 10m, printing of plans.				
	REFER TO ANNEXURE B FOR SPECIFIC PRELIMINARIES				
1	Fixed Preliminaries Item	Item		R	R
2	Time Related Preliminaries Item	Item		R	R
3	Value Related Preliminaries Item	Item		R	R

**GPAА BLOCK H1 – HR**

Item no	Description	Unit	Qty	Rate	Amount
BILL 1	<b>BILL NO. 1</b>				
	<p><b>ALTERATIONS PREAMBLES</b> For preambles see "Model Preambles to Trades"</p>				
	<p><b>SUPPLEMENTARY PREAMBLES</b> View site before submitting his tender the contractor shall visit the site and satisfy himself as to the nature and extent of the work to be done and the value of the materials contained in the buildings or portions of the buildings to be demolished.</p> <p>No claim for any variations of the contract sum in respect of the nature and extent of the work or of inferior or damaged materials will be entertained</p>				
	<b>General</b>				
	<p>The contractor shall carry out the whole of the works with as little mess and noise as possible and with a minimum of disturbance to adjoining premises and their tenants.</p> <p>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.</p> <p>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</p> <p>Doors, fanlights, fittings, frames, linings, etc which are to be re-used shall be thoroughly overhauled before re-fixing including taking off, easing and re-hanging, cramping up, re-wedging as required and making good cramps, dowels, etc, and easing, oiling, adjusting and repairing ironmongery as necessary, replacing any glass damaged in removal or subsequently and stopping up all nail and screw holes with tinted plastic wood to match timber, unless otherwise described.</p> <p>Re-painting or re-varnishing is given separately Prices for taking out of doors, windows, etc shall include for removal of all beads, architraves, ironmongery, etc</p> <p>Pricing for items described as to be removed is to include for carting off-site and dumping at a dumpsite located by the contractor, dumping fees etc</p> <p>Prices for taking out and removing doors and frames shall include for removing door stops, cabin hooks, etc and making good floor and wall finishes to match existing</p> <p>With regard to building up of openings in existing walls, cement screeds and paving, granolithic, tops of walls, etc, shall be levelled and prepared for raising of brickwork</p> <p>Making good of finishes shall include making good of the brick and concrete surfaces onto which the new finishes are applied, where necessary</p> <p>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)</p> <p>Credit for materials being removed to be factored into the pricing</p>				

Item no	Demolitions and Alterations:	Unit	Qty	Rate	Amount
	<b>Hacking up/off and cart away</b>				
1	Tiles & plaster from walls to be re-plastered	m <sup>2</sup>	61	R	R
2	Cement plaster from walls	m <sup>2</sup>	22	R	R
3	Tiles & screed from floors and prepare for new screed	m <sup>2</sup>	32		
	<b>Break down and remove</b>				
	<b>Take up and remove</b>				
4	Glued down carpets and prepare floor to receive new carpets	m <sup>2</sup>	256	R	R
	<b>Break into existing wall including carting away rubble</b>				
5	Remove existing 850 x 2100mm high steel door frame from 115mm wall and brick up and leave opening for 600 x 2000mm high glazed aluminium panel, (repairs to plaster finish measured elsewhere)	No	1	R	R
6	Remove existing 850 x 2100mm high steel door frame from 115mm wall and brick up opening (repairs to plaster finish measured elsewhere)	No	1	R	R
	<b>Break down and remove</b>				
7	230mm Brick wall with plaster on both sides, including door frames (doors elsewhere)	m <sup>2</sup>	20	R	R
8	WC Pan, cistern and flush pipe	No	6	R	R
9	Urinal including flushing mechanism and trap etc	No	2	R	R
10	WHB on pedestal including taps, waste unions, trap, connectors, angle valves etc	No	4	R	R
11	Kitchen cabinets, sink and taps / mixer complete	item	1	R	R
	<b>Take out and remove</b>				
12	Average 2900mm high drywall including glazing panels and door frames	m	174	R	R
	<b>Taking down and set aside for re-use</b>				
13	Single timber door with hardware from steel or aluminium frame including removing hardware from door and handing to client	No	18	R	R
14	Soap dispenser	No	2	R	R
15	Toilet roll holder	No	6	R	R
16	Air freshener	No	2	R	R
17	Wall hung mirror approximately 400 x 600mm	No	4	R	R
	<b>Sundries</b>				
18	Fill in 20 x 90mm cavity in parquet flooring where drywall removed, to receive carpet	m	135	R	R
19	Repair plaster where 230mm wall removed	m	11	R	R
	<b>Carried forward to summary</b>				R

**GPAA BLOCK H1 - HR**

<b>Item no</b>	<b>Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Rate</b>	<b>Amount</b>
BILL 2	<b>BILL NO. 2</b>				
	<b>CARPENTRY AND JOINERY</b>				
	<b>PREAMBLES</b> For preambles see "Model Preambles to Trades"				
	<b>KITCHEN CABINETS</b>				
	<b>Cabinets &amp; Worktops to approved Specification and shop drawings</b>				
1	L shaped floor cabinet with one leg 4050mm long and the other leg 2167mm long overall, x 600mm wide x 900mm high of white melamine inside shelving and finishes, melawood mahogany doors with PVC edges, supawood kick plate (for tile skirting by others) aluminium handles, heavy duty drawer sliders and 32mm Rustenburg black granite top with bull nosed edge and with hole cut for and including Franke Trendline 721 DEB sink and with hole cut for mixer (supplied and fitted by others), all per tender drawing	Item	1	R	R
2	Broom cabinet 450mm wide x 600mm deep x 2100mm high of white melamine inside shelving and finishes, melawood mahogany doors with PVC edges, supawood kick plate (for tile skirting by others) aluminium handles, all per tender drawing number 9001	Item	1	R	R
3	Wall cabinet 4050mm long x 400mm deep x 900mm high of white melamine inside shelving and finishes, melawood mahogany doors with PVC edges, aluminium handles, all per tender drawing	Item	1	R	R
	<b>Vanity cupboards to approved specification and shop drawings</b>				
4	1866mm Wide x 500mm deep x 750mm high granite vanity wall hung unit with top twice cut out for sit-on basin (elsewhere measured) at prime cost of R 7,000 excluding VAT, delivered and installed including silicone sealant all around	No	1	R	R
5	2000mm Wide x 500mm deep granite vanity wall hung unit with top four times cut out for sit-on basin (elsewhere measured) at prime cost of R 8,000 excluding VAT, delivered and installed including silicone sealant all around	No	1	R	R
	<b>SKIRTINGS - Solid Meranti</b>	No	1	R	R
6	19 x 76mm Skirtings including mitred corners	m	85	R	R
	<b>DADO RAILS - Solid Meranti</b>				
7	90mm Profiled dado rail fixed with non-visible mechanical fixing to walls, including mitred corners	m	119	R	R
8	90mm Profiled dado rail fixed with non-visible mechanical fixing to drywalls, including mitred corners	m	275	R	R
	<b>Carried forward to summary</b>				R

**GPAА BLOCK H1 - HR**

<b>Item no</b>	<b>Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Rate</b>	<b>Amount</b>
BILL 3	<b>BILL NO. 3</b>				
	<b>CEILINGs, PARTITIONs AND ACCESS FLOORING</b>				
	<b>PREAMBLES</b> For preambles see "Model Preambles to Trades"				
	<b>SUPPLEMENTARY PREAMBLES</b> <b>Bulkheads</b> Bulkheads are defined as those portions of ceilings which are stepped down from the general ceiling level in a particular room or area and which generally occur along the perimeter. Their purpose is either to conceal services or to create architectural features.  Bulkheads have only been described as such where they conform to the above definition and where the horizontal or vertical dimensions do not exceed 1200mm. Where these dimensions are more than 1200mm, such portions of ceilings have been included in the appropriate general items of ceilings.  Rates are to include for sub grids if it deemed to be necessary, and no claims in this regard will be entertained.				
	<b>SUSPENDED CEILINGs &amp; BULKHEADs</b> Hangers, suspension grids, "lay-in" panels, etc are to be in accordance with the manufacturers' recommendations  Electrical light fittings, diffusers, panels, etc. generally are "lay in" units of the same dimensions as the suspension grid described and allowance must be made accordingly for their support inclusive of any flexibility in setting out that may be required (ceiling panels have not been deducted and pricing is to take cognizance thereof).				
	<b>9.5mm Taper edge "Rhino" gypsum plasterboard with taped and skimmed joints and the whole finished with 3mm to 6mm "Rhinolite" gypsum skim plaster trowelled to a smooth polished surface, on dry-wall studs/screw up tees at 600mm centres in one direction, including tees, hangers, beams, etc</b>				
1	Bulkhead L-shaped in section, 200mm high x 400mm wide fixed to underside of concrete not exceeding 1,0m above, including SM25 cornice to accommodate suspended ceiling m 137	m	137	R	R
2	Bathroom bulkhead 1800mm long L-shaped in section, with 1 x 300mm high exposed front and 600mm wide exposed underside fitted to underside of suspended ceiling grid and including holes for round down lighters all per the tender drawing	item	1	R	R
	<b>White vinyl clad 1200 x 600 x 9mm gypsum board with foil back on "Donn T38" pre-painted exposed tee suspension system including main and cross tees, necessary hangers, grids, etc.</b>				
3	Ceilings suspended not exceeding 1,0m below concrete soffits (Provisional)	m <sup>2</sup>	812	R	R

	<b>"Donn"-cornices for suspended ceilings</b>				
4	"SM 25" Pre-painted cornices plugged m 323	m	304	R	R
	<b>PARTITIONS ETC.</b>				
	<p>"Rhino-Drywall" Partitioning shall comprise steel studding formed of 63mm top and bottom tracks with vertical studs at maximum 600mm centres, friction fitted or pop riveted to the top and bottom tracks with similar additional vertical studs as necessary at abutments, ends, etc. and covered as described with wallboard screwed to studding with 25mm drywall screws at maximum 220mm centres. Boards are to be butt jointed and finished with "Rhino" tape and "Ready mix D" jointing compound all in accordance with the manufacturer's instructions.</p> <p>Intersections and abutments are measured separately and descriptions shall be deemed to include any additional studs, corner beads, jointing compound, tape, etc.</p> <p>Note: Paint finishes are measured elsewhere</p>				
	<b>"Rhino Drywall" Steel stud partitioning with 12,5mm taper edge "Rhino board" on both sides and with joints butt jointed and finished with "Rhino tape" and suitable jointing compound</b>				
5	Partitioning 2600mm high with bottom track plugged and top track fixed to underside of ceiling	m	97	R	R
6	Extra over partition 2600mm high for corner	No	9	R	R
7	Extra over partition 2600mm high for T-intersection or column / wall abutment	No	30	R	R
8	Extra over partitioning for single semi-solid door with masonite veneer (re-use existing door elsewhere measured as set aside for re-use) size 813 x 2100mm high including new extruded aluminium caselite frame (Ironmongery Elsewhere)	No	7	R	R
9	Extra over partitioning for glazed panel size 600 x 2000mm high of glass thickness according to AAAMSA / SAGGA standards (glazing certificate will be required) in and including natural anodized or "natural" coloured powdercoated aluminium frame, and including vinyl strip per preceding specification	No	6	R	R
10	Extra over partitioning for glazed panel size 2176 x 2000mm high of glass thickness according to AAAMSA / SAGGA standards (glazing certificate will be required) in and including natural anodized or "natural" coloured powdercoated aluminium frame, and including vinyl strip per preceding specification (W2)	No	1	R	R
	<b>SUNDRIES</b>				
	<b>Aluminium Skirting</b>				
11	Standard aluminium skirting fitted to drywall with skirting screws at 500mm centres	m	194	R	R
	<b>Carried forward to summary</b>				R

**GPAA BLOCK H1 - HR**

<b>Item no</b>	<b>Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Rate</b>	<b>Amount</b>
Bill 4	<b>BILL NO. 4</b>				
	<b>FLOOR COVERINGS, WALL LININGS, ETC</b>				
	<b>PREAMBLES</b> For preambles see "Model Preambles to Trades"				
	<b>SUPPLEMENTARY PREAMBLES</b> The contractor is to familiarize himself with the condition of the existing screed to receive carpet tiles and allow in his rates for the proper preparation of the screed to sound, smooth and even finish				
	<b>CARPETS</b> <b>500 x 500mm "Nexus Nexbac Berber Point 920" carpet tiles</b>				
1	On floors	m <sup>2</sup>	564	R	R
2	On floors in border 500mm wide	m	170	R	R
	<b>4nn "Nexus Serengeti" broadloom stretch carpets on "Blue" underlay per manufacturer specifications</b>				
3	On floors	m <sup>2</sup>	72	R	R
	<b>SUNDRIES</b> <b>Transition strips</b>				
4	Brass plated carpet to tile transition strip plugged to screed	m	2	R	R
	<b>Carried forward to summary</b>				R

**GPAA BLOCK H1 - HR**

<b>Item no</b>	<b>Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Rate</b>	<b>Amount</b>
Bill 5	<b>BILL NO. 5</b>				
	<b>IRONMONGERY - PREAMBLES</b> For preambles see "Model Preambles to Trades" <b>For Union Hardware the following representative may be contacted :</b> <b>(Assa Abloy - Annemarie Green 011 - 761 5000)</b>				
	<b>IRONMONGERY FIXED TO WOOD LOCKS - "Union"</b>				
1	Service and re-fit lockset (mortice lock, handles etc) in existing door hung in new position	No	7	R	R
	<b>IRONMONGERY FIXED TO BRICKWORK OR CONCRETE - "Union"</b>				
2	"CZ8731SC" Door stop plugged <b>Kimberley Clark" or other approved</b>	No	7	R	R
3	CP Toilet roll holder at Prime Cost of R 300.00 delivered. plugged to brickwork	No	2	R	R
4	Re-fit existing soap dispenser	No	1	R	R
5	Re-fit existing paper towel holder	No	1	R	R
	<b>BLINDS</b> <b>25mm Venetian aluminium blinds</b>				
6	For window opening size 1800 x 1850mm high	No	54	R	R
7	For window opening size 1800 x 800mm high	No	06	R	R
8	For window opening size 1000 x 1850mm high	No	03	R	R
	<b>Carried forward to summary</b>				R



**GPAA BLOCK H1 - HR**

Item no	Description	Unit	Qty	Rate	Amount
Bill 6	<b>BILL NO. 6</b>				
	<b>METALWORK PREAMBLES</b> For preambles see "Model Preambles to Trades"				
	<b>ALUMINIUM WINDOWS, DOORS, ETC.</b> <b>NOTE:</b> The finish is to be powder coated to match existing dark grey colour. The glazing is to be in accordance with the AAAMSA standards. The units to be manufactured and installed by an AAAMSA member company and a glazing certificate will be required. Hardware to be as per the shop front schedule or alternative approved by the Architect in writing. Pricing is to include for sealant on either side between the aluminium frame and steel / concrete / plaster to which it is secured with a sealing compound to be approved by the architect in writing. Shopfronts and windows etc exposed to the weather will have to be sealed in a suitable UV and water resistant sealant.				
	<b>Wispeco Clip 38 or similar approved aluminium and glass doors in accordance with AAAMSA / SAGGA specifications. (certificates will be required)</b>				
1	Single natural anodized or "natural" coloured powdercoated aluminium & glass door and frame 1800 x 2600 mm high overall with approved cylinder lock and handle, fixed to existing brickwork or concrete	No	1	R	R
	<b>Carried forward to summary</b>				R

**GPAA BLOCK H1 - HR**

<b>Item no</b>	<b>Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Rate</b>	<b>Amount</b>
Bill 7	<b>BILL NO. 7</b>				
	<b>PLASTERING - PREAMBLES</b> For preambles see "Model Preambles to Trades"				
	<b>SCREEDS</b> <b>1:3 Cement plaster screeds steel trowelled on concrete</b>				
1	30mm Thick on floors	m <sup>2</sup>	32	R	R
	<b>INTERNAL PLASTER</b> <b>Cement plaster steel or wood trowelled, on brickwork</b>				
2	On walls inclusive of flush columns and beams	m <sup>2</sup>	82	R	R
	<b>Carried forward to summary</b>				R

**GPAA BLOCK H1 - HR**

<b>Item no</b>	<b>Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Rate</b>	<b>Amount</b>
Bill 8	<b>BILL NO. 8</b>				
	<b>TILING - PREAMBLES</b> For preambles see "Model Preambles to Trades"				
	<b>SUPPLEMENTARY PREAMBLES</b> The contractor is to familiarize himself with the condition of the existing screed to receive tiles and allow in his rates for the proper preparation of the screed to sound, smooth and even finish				
	<b>WALL TILING</b>				
	<b>600 x 600 x 15mm Thick full body porcelain tiles at Prime Cost of R 200/m2 excluding VAT fixed with porcelain tile adhesive (Gold Star or similar approved) to screed (including preparation), flush pointed with tinted jointing compound.</b>				
1	On plastered walls	m <sup>2</sup>	76	R	R
2	On plastered walls in narrow widths	m <sup>2</sup>	2	R	R
	<b>Polished Aluminium trims, listello's etc</b>				
3	"Genesis EAM080 Bright Silver" Square trim	m	31	R	R
	<b>FLOOR TILING</b>				
	<b>600 x 600 x 15mm Thick full body porcelain tiles at Prime</b>				
	<b>Cost of R 200/m2 excluding VAT fixed with porcelain tile adhesive (Gold Star or similar approved) to screed (including preparation), flush pointed with tinted jointing compound.</b>				
4	On floors and landings including cutting of tiles to form accent strips	m <sup>2</sup>	54	R	R
5	On skirtings 100mm high	m	11	R	R
6	On skirtings 100mm high fixed to supawood kick plate	m	7	R	R
	<b>Carried forward to summary</b>				R

**GPAA BLOCK H1 - HR**

<b>Item no</b>	<b>Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Rate</b>	<b>Amount</b>
Bill 9	<b>BILL NO. 9</b>				
	<b>GLAZING - PREAMBLES</b> For preambles see "Model Preambles to Trades"				
	<b>TOPS, SHELVES, DOORS, MIRRORS, ETC.</b> 6mm Silvered float glass copper backed mirrors glued to and including 25mm supawood backing plugged to brickwork				
1	Mirror 2000 x 900 with 100mm bevelled edge in 100mm solid mahogany frame	No	1	R	R
	<b>Carried forward to summary</b>				R

**GPAA BLOCK H1 - HR**

Item no	Description	Unit	Qty	Rate	Amount
BILL 10	<p><b>BILL NO. 10</b>  <b>PLUMBING AND DRAINAGE</b>  <b>PREAMBLES</b>                      For preambles refer to "Model Preambles to Trades"</p>				
	<p><b>SUPPLEMENTARY PREAMBLES</b>  <b>Waste unions</b>                      Descriptions of waste unions shall be deemed to include rubber or vulcanite plugs and chains fixed to fittings</p> <p><b>uPVC pipes and fittings:</b>                      Sewer and drainage pipes and fittings shall be jointed and sealed with butyl rubber rings. Soil, waste and vent pipes and fittings shall be solvent weld jointed.</p> <p><b>uPVC pressure pipes and fittings:</b>                      Pipes for water supply shall be of the class stated. Pipes of 50mm diameter and smaller shall be plain ended with solvent welded uPVC loose sockets and fittings</p> <p>Pipes of 63mm diameter and greater shall have sockets and spigots with push in type integral rubber ring joints.</p> <p>Bends shall be uPVC and all other fittings shall be cast iron, all with similar push-in type joints.</p>				
	<p><b>Copper pipes:</b>                      Pipes shall be hard drawn and half-hard pipes of the class stated. Class 0 (thin walled hard drawn) pipes shall not be bent. Class 1 (thin walled half-hard), class 2 (half-hard) and class 3 (heavy walled half-hard) pipes shall only be bent with benders with inner and outer formers. Fittings to copper waste, vent and anti-siphon pipes, capillary solder fittings and compression fittings shall be "Cobra Watertech" type. Capillary solder fittings shall comply with ISO 2016. Only compression fittings shall be used in walls or in ground. Rates for piping shall be deemed to include for chasing in walls and bedding pipes firmly.</p> <p>Copper pipes are to be installed in accordance with the latest revision of the Code of Practice for Copper Plumbing soldering techniques. Flux, solder, etc to be strictly in accordance with the Manufacturer's requirements with special attention to copper flux composition.</p>				
	<p><b>Reducing fittings</b>                      Where fittings have reducing ends or branches they are described as "reducing". In the case of pipes with diameters not exceeding 63mm only the largest end or branch size is given. Should the contractor wish to use other fittings and bushes or reducers he may do so on the understanding that no claim in this regard will be entertained. In the case of pipes with diameters exceeding 63mm all sizes are given and no claim for extra bushes, reducers, etc will be entertained.</p> <p><b>Fixing of pipes</b>                      Unless specifically otherwise stated, descriptions of pipes shall be deemed to include fixing to walls, casting or building in. Pipes chased into walls or suspended in ceiling voids are measured separately.</p> <p><b>Exposed concrete surfaces</b>                      Exposed surfaces of concrete storm water channels, cover slabs, inspection eye marker slabs, gully tops, cleaning eye tops, catch pits, inspection chambers, etc shall be finished smooth with plaster</p>				
	<p><b>Excavations</b>                      No claim for rock excavation will be entertained unless the contractor has timeously notified the quantity surveyor thereof prior to backfilling "Soft rock" and "hard rock" shall be as defined in Earthworks"</p>				
	<p><b>Laying, backfilling, bedding, etc. of pipes</b></p>				

**GPAA BLOCK H1 - HR**

Item no	Description	Unit	Qty	Rate	Amount
	<p>Pipes shall be laid and bedded and trenches shall be carefully backfilled in accordance with manufacturers' instructions</p> <p>Where no manufacturers' instructions exist pipes shall be laid in accordance with clauses 5.1 and 5.2 of each of the following:            SANS 1200 L : Medium-pressure pipelines            SAMS 1200 LD : Sewers            SANS 1200 LE : Storm water drainage</p> <p>Pipe trenches etc shall be backfilled in accordance with clauses 3, 5.5, 5.6, 5.7 and 7 of SANS 1200 DB : Earthworks (Pipe trenches)</p> <p>Pipes shall be bedded in accordance with clauses 3.1 to 3.4.1, 5.1 to 5.3 and 7 of SANS 1200 LB : Bedding (Pipes).</p> <p>Unless otherwise described bedding of rigid pipes shall be class B bedding</p>				
	<p><b>Wire gratings</b>            Descriptions of gutter outlets etc shall be deemed to include wire balloon gratings</p>				
	<p><b>Flush pans</b>            Flush pans shall have straight or side outlets and "P" or "S" traps as necessary</p>				
	<p><b>Stainless steel basins, sinks, wash troughs, urinals, etc.</b>            Units shall have standard aprons on all exposed edges and tiling keys against walls where applicable</p> <p><b>Sealing of edges</b>            Outer edges of sinks, basins, baths, urinals, etc are to be sealed against adjacent surfaces with approved non-fungal sustaining silicone.</p> <p><b>Waste unions</b>            Descriptions of waste unions shall be deemed to include rubber or vulcanite plugs and chains fixed to fittings</p> <p><b>Steel sectional water tanks</b>            Tanks shall comply with SABS CKS 114</p>				
	<p><b>Rainwater disposal</b>            Description of "suspended" deem to include patent metal hangers as "Plumbink" Pear-shaped hanger bracket or similar of galvanised threaded rod let into soffit of concrete slab and other end fastened to galvanised strap around rainwater pipe suspended not exceeding 1m below soffit, including holes and bolting, not exceeding 1m apart.</p>				
	<p><b>As-built drawings</b>            Where required, the contractor shall prepare an updated set of as-built drawings. At completion of the contract the contractor shall hand these drawings to the principal agent for reproducing onto the originals for handing over to the employer (provision for allowance of as-built drawings elsewhere).</p>				
	<p><b>General</b>            Descriptions of cast iron roof outlets shall be deemed to include joints to pipes and casting into concrete (adaptors for joints to PVC pipes, etc are given separately). Descriptions of overflow pipes where measured in number, shall be deemed to include joints to cisterns and splay cut ends.</p>				
	<p>Descriptions of pipes laid in and including trenches and of inspection chambers, catchpits, etc shall be deemed to include excavation, bedding, backfilling, compaction to a minimum of 93% Mod AASHTO density and disposal of surplus material on site.</p> <p>Description of service pipes and flexible connecting pipes shall be deemed to include connections to taps, cisterns, etc and to steel pipes (adaptors for connection to copper pipes, etc shall be given separately)</p>				

**GPAA BLOCK H1 - HR**

<b>Item no</b>	<b>Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Rate</b>	<b>Amount</b>
	Descriptions for WC pans, slop hoppers, etc shall be deemed to include for joints to soil pipes (pan connectors are separately measured).				
	<b>SANITARY FITTINGS</b> <b>"Vaal" or similar</b>				
1	"Savoy 706700WH" top mounted basin fitted to top of vanity	No	3	R	R
2	"Parktown 431500" top inlet closed rim back-to-wall pan with "Jazz thermostet 8531Z0" toilet seat	No	2	R	R
3	"Lavatera 705426" wall hung urinal with top inlet complete with "7054Z1" top inlet fittings, domical grating and spreader No 2	No	2	R	R
	<b>WASTE UNIONS ETC.</b> <b>"Cobra Watertech"</b>				
4	32mm "301" Basin waste union	No	2	R	R
5	38mm "310" Bath or sink waste union	No	2	R	R
	<b>TRAPS ETC.</b> <b>"NIP Flexi trap"</b>				
6	38 x 50mm Deep seal Double "P" trap for sink	No	1	R	R
	<b>"Cobra Watertech"</b>				
7	32mm "345/50" CP bottle trap	No	3	R	R
8	38mm "365/50" CP bottle trap	No	2	R	R
	<b>TAPS, VALVES, ETC.</b> <b>"Cobra Watertech"</b>				
9	15mm "232/350" Angle regulating valve	No	10	R	R
10	15mm "Classic Ledimo LO-291/044" Basin mixer	No	3	R	R
11	15mm "SS-196" Sink mixer with over arm swivel outlet	No	1	R	R
12	"FJ2.000 CP Flushmaster " WC valve with FMT1.2 straight flush pipe and C-FM8.20 compression pan connector	No	2	R	R
13	"FJ6.000 CP Flushmaster Junior" Urinal valve with FJT 5.5 flushpipe No 2	No	2	R	R
	<b>WATER HEATERS</b> <b>Zip</b>				
14	15 Litre Hydroboil installed	No	1	R	R
	<b>SANITARY PLUMBING</b> <b>uPVC pipes</b>				
15	50mm Pipes	m	10	R	R
16	110mm Pipes	m	3	R	R
	<b>Extra over uPVC pipes for fittings</b>				
17	50mm Bend	No	9	R	R
18	50mm Junction	No	2	R	R
19	50mm Access bend	No	2	R	R
20	50mm Access double junction	No	1	R	R
21	110mm Bend	No	3	R	R
22	110mm Access bend	No	3	R	R
23	110mm Junction	No	2	R	R
24	110mm Access junction	No	1	R	R
25	110mm Pan connector	No	2	R	R
26	110mm "GI Two-way" vent valve	No	1	R	R
	<b>Sundries</b>				
27	50mm Hole through 230mm brick wall and make good finishes	No	4	R	R

**GPAA BLOCK H1 - HR**

<b>Item no</b>	<b>Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Rate</b>	<b>Amount</b>
28	110mm Hole through 230mm brick wall and make good finishes	No	2	R	R
29	Testing waste pipe system	Item	1	R	R
	<b>WATER SUPPLIES (DOMESTIC &amp; FIRE) Class "O" copper pipes with capillary couplings</b>				
30	15mm Pipes in walls	m	5	R	R
31	22mm Pipes in ceiling voids	m	3	R	R
	<b>Extra over class 0 copper pipes for capillary fittings</b>				
32	15mm Fittings	No	15	R	R
33	22mm Fittings	No	5	R	R
	<b>Sundries</b>				
34	Testing water pipe system Item	Item	1	R	R
	<b>Carried forward to summary</b>				



**GPAA BLOCK H1 - HR**

<b>Item no</b>	<b>Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Rate</b>	<b>Amount</b>
Bill 11	<b>BILL NO. 11</b>				
	<b>PAINT WORK PREAMBLES</b> For preambles see "Model Preambles to Trades"				
	<b>PAINT WORK ETC. TO NEW WORK ON FLOATED PLASTER</b> Prepare and prime per manufacturer's specification and apply two coats "Plascon Cashmere" in colours with a value of 7 or less on the Munsell system				
1	On previously painted internal walls	m <sup>2</sup>	596	R	R
	<b>One coat plaster primer, one coat universal undercoat and two coats acrylic PVA</b>				
2	On previously painted sides and soffits of slabs and beams	m <sup>2</sup>	50	R	R
	<b>ON PLASTER BOARD</b> Prepare and prime per manufacturer's specification and apply two coats "Plascon Cashmere" in colours with a value of 7 or less on the Munsell system				
3	On drywall partitions	m <sup>2</sup>	481	R	R
	<b>One coat plaster primer, one coat universal undercoat and two coats acrylic PVA</b>				
4	On ceilings and bulkheads	m <sup>2</sup>	83	R	R
	<b>ON WOOD / HARDBOARD</b> Prepare and prime per manufacturer's specification and apply two coats non-drip enamel paint in colours with a value of 7 or less on the Munsell system				
5	On previously painted doors	m <sup>2</sup>	82	R	R
	<b>One coat wood stain and two coats varnish</b>				
6	On previously varnished doors	m <sup>2</sup>	25	R	R
7	On skirtings or rails not exceeding 150mm girth	m	479	R	R
	<b>ON STEEL</b> Prepare per manufacturer's specification and apply two coats non drip enamel paint				
8	On previously painted steel door frames	m <sup>2</sup>	34	R	R
9	On previously painted steel windows	m <sup>2</sup>	184	R	R
	<b>Carried forward to summary</b>				R

**GPAA BLOCK H1 - HR**

Item no	Description	Unit	Qty	Rate	Amount
BILL 12	<b>BILL NO. 12</b>				
	<p><b>ELECTRICAL - PREAMBLES</b> For preambles see "Model Preambles to Trades"</p> <p><b>SUPPLEMENTARY PREAMBLES</b> Bill of quantities for the electrical work to be done according to SANS 10142 and Amendments and Revisions standards by an electrical contractor with a current registration with the Electrical Contractors Board (ECB).</p> <p>Scope of work: Refer to the electrical drawings for details The workstations will be inter-connected by "corporate connections", provided by others.</p> <p>It is the contractors responsibility to ensure that all circuits are designed to carry the load. The contractor must ensure that the phases are properly balanced</p> <p>In order to make provision for future expansion, an average of eight (8) outlet sockets should be installed per circuit</p> <p>Air conditioner units to be connected to weatherproof lockable isolators</p> <p>Circuit breakers, isolators and wiring to be correctly sized for each unit as per SANS 10142 wiring regulations</p> <p>Existing light fittings remain. Only cleaning and service to be done and bulk tube replacement.</p> <p>Some light fittings to be repositioned in order to make space for new air conditioning units. See drawings</p> <p>All individual offices will have a light switch</p> <p>The contractor must ensure that the occupancy sensors can switch the load of the light fittings connect to it</p> <p>The contractor is responsible to provide data cable routes</p> <p>PVC Conduit should be terminated in wall or extension boxes by means of adaptors</p> <p>Earth continuity shall be maintained throughout the complete installation</p> <p>Galvanised steel draw wires shall be installed in all unwired conduits, e.g. spare conduits for data and telephones</p> <p>No PVC Conduit shall be surface fixed to ceiling voids or walls.</p> <p>PVC trunking (Type YT) shall be used and fixed square with structural beams or parallel</p>				
	<p><b>INTERNAL INSTALLATION CONDUCTORS</b> <b>PVC insulated copper conductors drawn into wire ways</b></p>				
1	Flat twin and earth 1.5mm <sup>2</sup>	m	460	R	R

**GPAA BLOCK H1 - HR**

<b>Item no</b>	<b>Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Rate</b>	<b>Amount</b>
2	Flat twin and earth 2.5 mm <sup>2</sup>	m	1580	R	R
3	Round Norsk 2.5mm <sup>2</sup> x 2+E	m	790	R	R
4	4 Round Norsk 4mm <sup>2</sup> x 4 core	m	45	R	R
5	Draw wire	m	20	R	R
	<b>SOCKET OUTLETS</b> <b>Switched and unswitched socket outlets, including cover plates and all accessories installed in surface of flush boxes type Crabtree. All outlets to be properly labelled</b>				
6	16 A switched socket outlet 100x100 single	No	10	R	R
7	16 A switched socket outlet 100x100 double	No	2	R	R
8	16 A switched socket outlet 50x100 single	No	58	R	R
9	16A switched socket outlet dedicated 50x100 single	No	27	R	R
10	16A switched socket outlet dedicated 100x100 single	No	5	R	R
11	16A switched outlet socket industrial	No	2	R	R
12	Unswitched 6A socket in round box	No	101	R	R
13	Isolator 20A D/P 50x100 No 8	No	5	R	R
14	Isolator 32A D/P weather proof lockable	No	22	R	R
15	Isolator 63A T/P weatherproof lockable	No	1	R	R
16	Pop-up in desk with 2x normal, 2x dedicated, 1x euro, 1x data with conduit chased in floor to distribution board. Engineers approval required	No	2	R	R
	<b>CONDUITS, BOXES</b> <b>Supply, installation and connection of conduit completely terminated or flush with cover plates and all accessories</b>				
17	Wall box 50x100	No	14	R	R
18	Wall box 100x100	No	23	R	R
19	PVC Conduit 20mm	m	125	R	R
20	PVC Conduit 25mm	m	20	R	R
21	PVC Conduit 32mm	m	12	R	R
22	Extension box 100x100 steel	No	2	R	R
23	P2000 Trunking 41x41mm with galvanised cover plate 1.0mm thick	m	120	R	R
24	PVC Trunking YT5 40x40mm	m	12	R	R
	<b>DISTRIBUTION BOARD AND SWITCHGEAR</b> <b>All switch gear with a fault level of 6 kA, DIN Rail mounted. All boards properly labelled and spare openings closed</b>				
25	Circuit breaker 16A S/P 6kA	No	4	R	R
26	Circuit breaker 20A S/P 6kA	No	10	R	R
27	Circuit breaker 5A S/P 6kA	No	2	R	R
28	Circuit breaker 20A S/P 6kA Delayed Curve	No	22	R	R
29	Circuit breaker 25A S/P 6kA Delayed Curve	No	1	R	R
30	Contactora 3 pole 20A DIN rail mounted	No	2	R	R
	<b>LIGHTING</b> <b>Existing light fittings are surface mounted 2 x 58W bevelled LBR</b>				
31	Remove light fittings and make safe	Item	1	R	R
32	Light fitting fluorescent 3x28W T5 recessed	No	101	R	R

**GPAA BLOCK H1 - HR**

<b>Item no</b>	<b>Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Rate</b>	<b>Amount</b>
	1200x600 LBR with ECG				
33	Down lighter 230V 3.5W LED dimmable satin chrome Similar to Radiant AJ20	No	14	R	R
34	Down lighter 230V 3.5W LED satin chrome. Similar to Radiant AJ20	No	13	R	R
	<b>SWITCHES</b> Switches, including cover plates and all accessories installed in surface of flush boxes type Crabtree				
35	Switch 1 lever 1 way	No	21	R	R
36	Dimmer and switch 600W	No	1	R	R
	<b>DATA AND TELEPHONE POINTS</b> Outlets with blank cover plates for data and telephone points. The data contractor to specify the type of cut-out for data connectors. Wall boxes and conduit measured elsewhere				
37	Blank data outlet on power skirting	No	73	R	R
38	Blank data outlet on dry wall 100 x 100	No	5	R	R
	<b>REMOVE AND MAKE SAFE</b> Remove outlets and old trunking against walls and make safe circuits to be re-used				
39	Remove outlets and make safe	Item	1	R	R
40	Remove existing light fittings	No	98	R	R
	<b>POWER SKIRTING</b> Remove existing three compartment power skirting and reposition on ground level. Replace damaged power skirting covers matching to existing power skirting colour and type. Repositioning of data cables by others				
41	Remove existing three compartment power skirting and reposition	m	163	R	R
42	Supply and install new power skirting covers and repair existing	m	6	R	R
43	Remove existing three compartment power skirting and make safe	m	83	R	R
	<b>SUNDRIES</b>				
44	Issuing a valid Certificate of Compliance	No	3	R	R
45	As built drawings showing all line diagrams, switchgear & distribution boards	No	2	R	R
	<b>Carried forward to summary</b>				R

**GPAA BLOCK H1 - HR**

Item no	Description	Unit	Qty	Rate	Amount
BILL 13	<b>BILL NO. 13 - Part A - Specifications</b>				
	<b>MECHANICAL - PREAMBLES</b> For preambles see "Model Preambles to Trades"				
	<p><b>TECHNICAL SPECIFICATION FOR THE AIR CONDITIONING INSTALLATION</b></p> <p><b>1. General Description</b> This technical specification is for the supply, installation, commissioning and testing, hand-over and 12 months guarantee and maintenance of an air conditioning installation within an existing office building at Government Pensions administration Agency (GPAA) - BLOCK H The work shall be executed by an Air Conditioning Contractor as a nominated subcontractor for the Main Contractor. This Technical Specification will be issued with a tender drawing.</p> <p><b>2. Scope of work</b> The air conditioning installation comprises the following: 2.1 Supply and installation of split air conditioning units as indicated on the drawing. 2.2 Supply and installation of extract fan in store room, toilets and kitchen. 2.5 Electrical and control work related to the installation. 2.6 Builders work as specified. 2.7 Commissioning, testing, hand-over and 12 months maintenance and guarantee of the Installation.</p> <p><b>3. Contractual Conditions</b> The contractual conditions of the DPW as appended shall apply.</p> <p><b>4. Site Inspection</b> A site inspection by tenderers prior to the submission of tenderers is compulsory.</p> <p><b>5. Programme</b> The air conditioning contractor shall strictly adhere to a construction programme as compiled by himself and as agreed with by the Main Contractor. Time is of the essence. Overall completion, commissioning and acceptance of the air conditioning installation shall be on or before the project completion date.</p> <p><b>6. Tender drawing</b> The tender drawing forms part of this specification.</p> <p><b>7. Builders Work</b> The air conditioning contractor shall be responsible for the builders work required for the execution of this contract. Builders work shall inter alia include the following 7.1 Structural and masonry openings for the installation of equipment pipework, and ducting, louvers etc. Only core drilling for the installation of pipework will be permitted. 7.2 Builders work by the Main Contractor as indicated on the drawings.</p> <p><b>8. Electrical Work</b> Electrical work shall comprise the following: 8.1 3 Phase, 4 core power supply connected into the main isolating switch of the airconditioning distribution board by others. The distribution board shall be supplied and installed by the electrical contractor. 8.2 The position of the distribution board is to be determined on site. 8.3 All field and control wiring from the distribution board to air conditioning equipment to constitute fully operational systems forms part of the air-conditioning contract.</p>				

## GPAA BLOCK H1 - HR

Item no	Description	Unit	Qty	Rate	Amount
	<p><b>9. Air conditioning Indoor Units</b>  Supply and install the cassette split units in positions as indicated on the drawings  Supply and install the midwall split unit in positions as indicated on the drawings  Drain piping shall be installed to the nearest drain point outside the building with sufficient slope to ensure proper runoff of condensate. Sufficient support shall be used to prevent sagging along the length of the drain pipe.</p> <p><b>9.1 Performance schedule:</b>  The AC indoor units shall comply with the following design and performance data:  Design conditions indoor : 23°Cdb; 50% RH (summer)  21°Cdb; 45% RH (winter)  Altitude : 1460 m  On coil (cooling) : 27°Cdb; 19°Cwb  On coil (heating) : 20°Cdb  Outdoor (summer) : 35°Cdb; 22°Cwb  Outdoor (winter) : 7°Cdb; 6°Cwb  Cooling and heating capacities : As indicated on the drawing</p> <p><b>10. outdoor units</b>  Install condensers on outside wall as close as possible to indoor unit.  <b>Inverter units shall be used.</b>  Selection of the inverter unit shall be based on the following:  10.1 Total cooling / heating output for the indoor units as specified.  10.2 Outdoor temperatures of 35°Cdb (summer) and 7°Cdb (winter) and altitude 1400 m.</p> <p><b>11. Electrical wiring</b>  Supply and install all field and control wiring to constitute fully operational systems. Wiring within offices shall be surface mounted within square PVC trunking.</p> <p><b>12. Refrigeration Pipework</b>  Supply and install refrigeration pipework for all the A/C split units.  Pipework to be rated for <b>R410a</b>.  New copper piping and insulation shall be employed.  Pipe sizes for each respective system shall be determined by the manufacturer in collaboration with the contractor. Refrigeration pipework and electrical wiring shall be neatly mounted on a cable tray. The cable tray shall be of galvanised steel. Output capacities of indoor units, total pipe lengths, pipe bends and height differences between indoor and outdoor units must be meticulously calculated and considered when determining pipe sizes.  The refrigerant shall <b>be R410</b>.</p> <p><b>13. Control Systems:</b>  13.1 A single wall mounted controller mounted within the office shall control the off coil temperature of the indoor units to maintain room set point conditions. The units shall therefore have a group control function so that all units can be slaved from this controller.  Recommended unit is DAIKIN</p> <p><b>14. Testing and Commissioning</b>  Upon physical completion of the air conditioning all systems shall be tested to ensure compliance to this specification and the performance data.</p> <p>Performance values shall be logged systematically for verification by the Engineer. Adjustments and replacements of system parts shall be made timeously to ensure conformance to specification values and to prevent any delays regarding the overall completion and hand-over of the entire installation.</p>				

**GPAA BLOCK H1 - HR**

Item no	Description	Unit	Qty	Rate	Amount
---------	-------------	------	-----	------	--------

**15. 1st Hand-over**  
 Upon complete commissioning of the air conditioning and ventilation installation the air conditioning contractor shall prepare three sets of Operating & Maintenance Manuals for hand-over to the Owner. The O & M Manuals shall inter alia contain all the commissioning and test data.  
 A 1st hand-over of the installation shall be affected with the Owner and Engineer present.

**16. Maintenance and Guarantee**  
 From the day of 1st Hand-over a 12 month maintenance and guarantee-period of the installation will commence.  
 The air conditioning contractor will then maintain the entire installation free of charge to the Owner. Maintenance will include regular cleaning of filters and attendance to breakdowns or unsatisfactory performance of the plant. A routine inspection will be carried out every 3 months to ensure optimum performance of the plant. The air conditioning contractor will guarantee the entire installation against patent and latent defects. Any unserviceable part or item shall be repaired or replaced by the contractor during the guarantee period with no charge to the Owner.  
 Any call-out by the Owner due to a breakdown or unsatisfactory performance of the plant shall be attended by the air conditioning contractor without delay.

**Schedules of Equipment and Material Offered.**

**1. Inverter Outdoor units:**  
 Manufacture :  
 No of units : A.....B.....  
 No of units : C.....D.....  
 Model no : A.....B.....  
 Model no : C.....D.....  
 Cooling capacity : A.....B.....  
 Cooling capacity : C.....D.....  
 Heating capacity : A.....B.....  
 Heating capacity : C.....D.....  
 No of compressors : A.....B.....C.....D.....  
 No of fans : A.....B.....C.....D.....  
 Overall dimensions :  
 Delivery period (weeks) :

**2. Indoor units:**  
 Manufacture :  
 Model no A :  
 Model no B :  
 Model no C :  
 Total cooling capacity A :  
 Total heating capacity A :  
 Total cooling capacity B :  
 Total heating capacity B :  
 Total cooling capacity C :  
 Total heating capacity C :  
 Total cooling capacity D :  
 Total heating capacity D :  
 Total power requirement (kW) A :  
 Total power requirement (kW) B :  
 Total power requirement (kW) C :  
 Total power requirement (kW) D :  
 Delivery period (weeks) :

**3. Refrigeration Pipework**

**GPAA BLOCK H1 - HR**

<b>Item no</b>	<b>Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Rate</b>	<b>Amount</b>
	Type & Manufacture : Delivery period (weeks) :				
	<b>BILL NO. 14 - Part B - Pricing Schedule</b>				
	<b>MECHANICAL</b>				
1	Cassette units type A - 24,000 BTU	No	7	R	R
2	Cassette units type B – 18,000 BTU	No	2	R	R
3	Cassette units type C – 12,000 BTU	No	13	R	R
4	Cassette units type D – 36,000 BTU	No	1	R	R
5	Refrigerant piping	No	1	R	R
6	Drain piping	No	1	R	R
7	Cable tray to support pipes in ceiling	No	1	R	R
8	Electrical wiring	No	1	R	R
9	Window mounted fans	No	3	R	R
11	Other	Item	1	R	R
	<b>Carried forward to summary</b>				R



**GPAA BLOCK H1 - HR**

Item no	Description	Unit	Qty	Rate	Amount
BILL 14	<b>BILL NO. 14</b>				
	<b>PROVISIONAL SUMS</b> The Client reserves the right to omit any or all of the Provisional Sums allowed for in this tender without any claim for loss of profit by the contractor				
	<b>BUDGETARY ALLOWANCES</b> The following Budgetary Allowances are for work to be executed by the Main Contractor or specialist suppliers and priced at Bill rates or rates to be agreed				
1	Allow 10% of the budgetary amount (Ten Percent) for contingencies to be used as directed by the project Manager and deducted in whole, or in part, if not required.	item		R	R
	<b>Carried forward to summary</b>				R

<b>Bill no</b>	<b>SECTION SUMMARY - BUILDING WORKS</b>	<b>AMOUNT</b>
1	Alterations	R
2	Carpentry and Joinery	R
3	Ceilings, Partitions and Access Flooring	R
4	Floor Coverings, Wall Linings, etc	R
5	Ironmongery	R
6	Metalwork	R
7	Plastering	R
8	Tiling	R
8	Glazing	R
10	Plumbing and Drainage	R
11	Paint Work	R
12	Electrical	R
13	Air conditioning	R
	<b>Carried to final summary:</b>	R

<b>FINAL SUMMARY</b>		
<b>No</b>	<b>Section</b>	<b>Amount</b>
1	PRELIMINARIES	R
2	BUILDING WORKS	R
3	PROVISIONAL SUMS (BILL 14)	R
	<b>TOTAL COSTS</b>	R

## **ANNEXURE A – DRAWINGS:**

### TENDER DRAWINGS

The following drawings form part of the tender documents:

DEMOLITION -	GPAA-15	01-02	REV 2
NEW PARTITION LAYOUT	GPAA-15	02-03	REV 3
ELECTRICAL -	GPAA-15	03-02	REV 2
AC LAYOUT -	GPAA-15	04-02	REV 2
FLOOR FINISHES -	GPAA-15	05-02	REV 2
WALL FINISHES -	GPAA-15	06-02	REV 2
CEILINGS & LIGHTING	GPAA-15	07-02	REV 2
FURNITURE SCREEN ELEC	GPAA-15	10-01	REV 1
KITCHEN DETAIL PLAN	GPAA-15	11-01	REV 0
EXISTING BEAMS IN CEILING	GPAA-15	12-01	REV 1
DETAIL PLAN	GPAA-15	14-01	REV 1

## **ANNEXURE B – PRELIMINARIES:**

### **PRELIMINARIES**

The agreement is to be the JBCC Series 2000 Principal Building Agreement prepared by the Joint Building Contract Committee July 2007 edition 5.0 code 2101

Note that Preliminaries are not referred to as a separate document but is contained within the above agreement. Tenderers are referred to the abovementioned document for the full intent and meaning of each clause thereof. These clauses are hereinafter referred to by clause number and heading only.

Where standard clauses or alternatives are not entirely applicable to this contract such modifications, corrections or supplements as will apply are given under each relevant clause heading and such modifications, corrections or supplements shall take precedence notwithstanding anything contrary contained in the abovementioned documents. Where any item is not relevant to this specific contract such item is marked N/A, signifying "not applicable".

### **PREAMBLES FOR TRADES**

The Model Preambles for Trades (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

### **SPECIFIC PRELIMINARIES**

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.

### **SHOP DRAWINGS**

The contractor and/or nominated/selected sub-contractor shall prepare and submit, at his own expense, three (3) copies of shop drawings of all fabricated work, working or setting out drawings shop details and schedules to the principal agent for approval prior to commencement of manufacture. Correction of shop drawings shall not constitute a change in scope of work unless the contractor notifies the principal agent in writing within seven (7) days and shall not proceed with fabrication until so authorized by the architect.

### **SAMPLES**

Samples are physical examples furnished by the contractor to illustrate materials, equipment or workmanship and to establish standards by which the work will be judged. The contractor shall furnish without delay such samples and "mock ups" as may be called for by the architect who may reject all material and workmanship not corresponding with the approved samples. Samples must be submitted in duplicate or as instructed and must allow a reasonable time for their consideration. Samples must be properly labelled with the project name and location, contractor's name, the type, finish composition of materials date of submission and the contract document reference in which the project is identified.

### **OVERTIME**

Should overtime be required to be worked for any reason whatsoever, the costs of such overtime are to be borne by the contractor unless the principal agent has specifically authorized in writing, prior to the execution thereof, that costs for such overtime are to be borne by the employer.

## **CO-OPERATION OF CONTRACTOR FOR COST CONTROL**

It is specifically agreed that the contractor accepts the obligation of assisting the professional consultants in implementing proper cost control in an effort to prevent the final building cost from exceeding the budget. It is specifically agreed that the professionals and the contractor will endeavour to agree and sign off variations within 14 days of them arising.

The contractor shall submit on a weekly basis an updated "Schedule of Information Required" to all parties concerned, indicating dates upon which such information and details are required in relation to the building programme. Timeous advanced notice is to be given by the contractor for information or drawings which are required on site. The contractor shall be responsible for the timeous notification to the Quantity Surveyor to enable him to call for tenders for all work to be executed by selected sub-contractors and shall, therefore, notify the quantity surveyor in writing at least fourteen (14) days prior to required availability date of these tender documents. No claim whatsoever will be afterwards admitted due to the contractor having failed to comply with this condition.

## **PROPRIETARY BRANDED PRODUCTS**

The contractor shall take delivery of, handle, store, use apply and/or fix all proprietary branded products in strict accordance with the manufacturer's instruction after consultation with the manufacturer's authorized representative.

## **SITE INSTRUCTIONS**

Site 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.

## **LABOUR RECORD**

At the end of each week the contractor shall provide the principal agent 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

## **HEALTH AND SAFETY ACT**

Compliance with the current Occupation Health and Safety Act and all relevant and applicable regulations, especially the Construction Health & Safety Act, (as amended) for the duration of the contract.

## **HIV AND AIDS POLICY**

Observation of all legislation, policies and by-laws regulating the "AIDS" endemic and "HIV" prevention, treatment and observation.

## **INSPECTION BY ARCHITECT / ENGINEER**

The Architect / Engineer shall make such visits to the Works as he may from time to time deem necessary. In the event of any matter arising which the Contractor considers of such importance that the Architect / Engineer must be consulted, every reasonable attempt shall be made by the Contractor to communicate with him before proceeding with the point at issue.

It must, however, be borne in mind that the Architect is employed to ensure correct compliance with the terms of this contract, proper building procedures in accordance with the best traditions of the various trades and adequate finishes as specified and to his satisfaction. The Architect is thus in no way responsible for any act or omission on the part of the Contractor which may result in any patent or latent defects in materials or workmanship, breach or neglect of any local regulations. The Contractor therefore remains at all times responsible for any neglect, deviation or wrong act, whether the same be discovered before or after the final certificate, or any other certificate is issued.

## **DRAWINGS AND DIMENSIONS**

Upon receipt of detail drawings for any works, the contractor shall, before putting that work in hand, ascertain that the dimensions given on the detail drawings correspond with the dimensions of any work already built. In the event of a discrepancy between the detail drawings and the work already built, the discrepancy shall be brought to the principal agent's attention who shall decide the procedure. All drawings, whatever their origin, are to be issued to the site, or to any other designated person or persons, only through the principal agent's office and shall bear the principal agent's office stamp and signature. An up to date register of all drawings issued to the contractor shall be kept on the works. Any other drawings used on the site will be used at the contractor's risk and should any work be incorrect due to the use of unauthorised drawings, the cost of rectifying such work shall be for the contractor's account. All drawings used on the works shall be properly mounted on suitable sheet

material, or otherwise protected and kept in good condition. Any drawings becoming bleached or otherwise obscured so that they cannot be properly read shall be returned to the principal agent for replacement, as any errors due to misreading of damaged or obscured drawings shall be made good by the contractor at his own expense.

#### **INJURY TO PERSONS OR PROPERTY**

The Contractor shall in terms of the Compensation for Occupational Injuries and Diseases Act, 1993 (Act 130, 1993) (COID Act) be registered with the Director General of the Department of Labour as an Employer by the name in which the accepted tender was submitted and for the intended line of business pertaining to the Contract and the relevant COID Act Section 83 Assessments shall be kept fully paid up throughout the duration of the Contract. The Contractor must allow under this clause for all requirements as specified in the Compensation for Occupational Injuries and Diseases Act, 1993 (Act 130, 1993) and must fully adhere to all requirements and should allow to comply with all the relevant Legislation, as well as C.S.I.R Internal Services Health and Safety Specification - Annexure A. A safety audit will be done on a regular basis of all requirements

#### **MEDIA RELEASES, ADVERTISING, ETC**

All right of publication of articles in the media, together with any advertising relating to, or in any way connected with this project shall vest in the employer. The contractor, together with his sub-contractors shall not, without the written consent of the employer, cause any statement or advertisement to be printed, screened or aired by the media

#### **PRIME COST AMOUNTS**

Notwithstanding any information to the contrary in the contract document or preliminaries, references to "Prime Cost" or "PC" shall mean the cost at which an item or material is obtained inclusive of delivery to site and exclusive of value added tax. Unless otherwise stated installation is not included in the Prime Cost and the contractor is to include this in his rate. The prime Cost does not include any allowance for wastage and refers to cost per net measurable unit. The contractor is to allow for wastage, shrinkage, bulking etc.