

UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT

UMALUSI T NUMBER.....

**ALTERATIONS TO UMALUSI HOUSE**

FOR

**UMALUSI**

**PROPOSED ALTERATIONS AND ADDITIONS**

**PROVISIONAL BILLS OF QUANTITIES**

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

Item No	Quantity	Rate	Amount
<p><b><u>SECTION NO 1</u></b></p>			
<p><b><u>BILL NO. 1</u></b></p>			
<p><b><u>PRELIMINARIES</u></b></p>			
<p><b><u>BUILDING AGREEMENT AND PRELIMINARIES</u></b></p>			
<p>The JBCC Principal Building Agreement (Edition 6.2 - May 2018) prepared by the Joint Building Contracts Committee shall be the applicable building agreement, amended as hereinafter described</p>			
<p>The JBCC Principal Building Agreement contract data form an integral part of this agreement</p>			
<p>The JBCC General Preliminaries (May 2018) published by the Joint Building Contracts Committee for use with the JBCC Principal Building Agreement (Edition 6.2 - May 2018) shall be deemed to be incorporated in these bills of quantities, amended as hereinafter described</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 abovementioned documents are hereinafter referred to by clause number and heading only</p>			
<p>Where any item is not relevant to this agreement such item is marked N/A signifying "not applicable"</p>			
<p>Where standard clauses or alternatives are not entirely applicable to this agreement such amendments, modifications, corrections or supplements as will apply are given under each relevant clause heading and such amendments, modifications, corrections or supplements shall take precedence notwithstanding anything to the contrary contained in the abovementioned documents</p>			
<p><b><u>PREAMBLES FOR TRADES</u></b></p>			
<p><b><u>Carried Forward</u></b></p>			
<p>Section No. 1 Bill No. 1 Preliminaries</p>			
			R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

**Brought Forward**

R

User note

The General Preambles for Trades 2017 published by the Association of South African Quantity Surveyors is designed to support and extend the abbreviated descriptions utilised in these bills of quantities by inter alia referring to SANS construction standards. Where such 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 Standard System of Measuring Building Work (seventh edition) for works within South Africa or the Standard Method of Measuring Building Work for Africa 2015 (first edition) for works elsewhere in Africa, represent the full description by extending the abbreviated bills of quantities descriptions and/or by inserting appropriate preambles or specifications

Note that the text of the Standard System of Measuring Building Work (seventh edition) and that of the Standard Method of Measuring Building Work for Africa 2015 (first edition) is the same

The latest version of the General Preambles for Trades should be referred to should the General Preambles for Trades 2017 be revised in future

The General Preambles for Trades 2017 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 General Preambles will be entertained

Supplementary preambles and/or specifications are incorporated in these bills of quantities to satisfy the requirements of this project. Such supplementary preambles and/or specifications shall take precedence over the provisions of the General Preambles

**Carried Forward**

R

Section No. 1  
Bill No. 1  
Preliminaries

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

**Brought Forward**

The contractor's prices for all items throughout these bills of quantities shall take account of and include where applicable for all of the obligations, requirements and specifications given in the General Preambles and in any supplementary preambles and/or specifications

**STRUCTURE OF THIS PRELIMINARIES BILL**

Section A : A recital of the headings of the individual clauses in the aforementioned JBCC Principal Building Agreement

Section B : A recital of the headings of the individual clauses in the aforementioned JBCC General Preliminaries

Section C : Any special clauses to meet the particular circumstances of the project

**PRICING OF PRELIMINARIES**

Should the contractor select Option A in the contract data for the adjustment of preliminaries, the amounts entered against the relevant items in these preliminaries are to be divided into one or more of the three categories provided namely fixed (F), value related (V) and time related (T)

**SECTION A: PRINCIPAL BUILDING AGREEMENT**

**Interpretation (A1-A7)**

1 Clause 1.0 - Definitions and interpretation

Pricing of bills of quantities

**Carried Forward**

Section No. 1  
Bill No. 1  
Preliminaries

R

R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>	R
<p>The contractor is to allow opposite each item for all costs in connection therewith. All prices to include, unless otherwise stated, for all materials, fabrication, conveyance and delivery, unloading, storing, unpacking, hoisting, labour, setting, fitting and fixing in position, cutting and waste (except where to be measured in accordance with the standard system of measurement), patterns, models and templates, plant, temporary works, returning of packaging, duties, taxes (other than Value Added Tax), imposts, establishment charges, overheads, profit and all other obligations arising out of this agreement. Value Added Tax (VAT) is to be separately stated on the summary page of these bills of quantities</p> <p>Items left unpriced will be deemed to be covered in prices against other items throughout these bills of quantities and no claim for any extras arising out of the contractor's omission to price any item will be entertained</p> <p>Prices for all construction equipment, temporary works, services and other items shall include for the supply, maintenance, operating cost and subsequent removal and making good as necessary</p> <p>Abbreviated descriptions</p> <p>The items in these bills of quantities utilise abbreviated descriptions. It is the intention that the abbreviated descriptions be fully described when read with the applicable measuring system and the relevant preambles and/or specifications. However, should the full intent and meaning of any description not be clear, the contractor shall, before submission of his tender, call for a written directive from the principal agent, failing which it shall be assumed that the contractor has allowed in his pricing for materials and workmanship in terms of international best practice</p> <p>Legal status of contractor</p> <p>If the contractor constitutes a joint venture, consortium or other unincorporated grouping of two or more persons then:</p>	
<p style="text-align: center;"><u>Carried Forward</u></p> <p>Section No. 1 Bill No. 1 Preliminaries</p>	R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>		R
<p>1. These persons are deemed to be jointly and severally liable to the employer for the performance of this agreement</p> <p>2. These persons shall notify the employer of their leader who has assigned authority to bind the contractor and each of these persons</p> <p>3. The contractor shall not alter its composition or legal status without the prior written consent of the employer</p> <p>F:..... V:..... T:.....</p>	Item	
<p>2 Clause 2.0 - Law, regulations and notices</p> <p><u>User note</u></p> <p>Insert the following for residential developments only</p> <p>The cost to the employer of the NHBRC levies mentioned below is to be conveyed to the employer in order to present an overall building cost</p> <p>? NHBRC levies</p> <p>The employer shall allow for and pay any levies required by the National Home Builders Registration Council (NHBRC). The contractor warrants that he is registered and will maintain registration with the NHBRC for the duration of this agreement [2.1] ?</p> <p>F:..... V:..... T:.....</p>	Item	
<p>3 Clause 3.0 - Offer and acceptance</p> <p>F:..... V:..... T:.....</p>	Item	
<u>Carried Forward</u>		R
<p>Section No. 1 Bill No. 1 Preliminaries</p>		

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>		R
4	<p>Clause 4.0 - Cession and assignment</p> <p>F:..... V:..... T:.....</p>	Item
5	<p>Clause 5.0 - Documents</p> <p>Value Added Tax</p> <p>Provision is made in the summary page of these bills of quantities for the inclusion of Value Added Tax (VAT)</p> <p>? Priced document as specification</p> <p>Clause 5.4 is deemed to be deleted</p> <p>The principal agent shall decide which portion of the priced document may be used as a specification of materials and goods or methods, if any ?</p> <p><u>User note</u></p> <p>Insert the following where applicable</p> <p>? Electronic issue of drawings</p> <p>All drawings for this project will be issued electronically and the contractor shall be deemed to have received such drawings on the date that such drawings have been dispatched electronically [5.6] ?</p> <p>F:..... V:..... T:.....</p>	Item
6	<p>Clause 6.0 - Employer's agents</p> <p><u>User note</u></p> <p>Delegated authority may be dealt with in B 5.0 of the contract data. Insert in the contract data "Refer to Bill No. 1 (Preliminaries)" should it be dealt with in Bill No. 1</p> <p>? Delegated authority</p>	
<u>Carried Forward</u>		R
<p>Section No. 1 Bill No. 1 Preliminaries</p>		

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<p style="text-align: center;"><b><u>Brought Forward</u></b></p> <p>The authority of the principal agent to issue contract instructions [17.1] and perform duties for specific aspects of the works is delegated to agents as follows [6.2]. This does not preclude the principal agent from issuing such contract instructions: ?</p> <p><u>User note</u></p> <p>Add delegated authority as may be required for other relevant consultants not listed hereinafter</p> <p>? 1. Architect</p> <p><u>User note</u></p> <p>Insert the following but remove where the consultant is not relevant to this agreement. Edit both the duties and the contract instructions of the consultant in keeping with the wishes of the principal agent</p> <p>Note that the contract instructions hereinafter are selected from those listed in clause 17.1 of the JBCC PBA</p> <p>1.1 Duties [6.2] :</p> <p>The architect is responsible for the architectural design, functional design and quality inspection of the works</p> <p>1.2 Contract instructions [6.2; 17.1] :</p> <p>1.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement</p> <p>1.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works</p> <p>1.2.3 The site [13.0]</p> <p>1.2.4 Compliance with the law, regulations and bylaws [2.1]</p>	R
<p style="text-align: center;"><b><u>Carried Forward</u></b></p> <p>Section No. 1 Bill No. 1 Preliminaries</p>	R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>	R
1.2.5 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works	
1.2.6 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]	
1.2.7 Removal or re-execution of work	
1.2.8 Removal or substitution of any materials and goods	
1.2.9 Protection of the works	
1.2.10 Making good physical loss and repairing damage to the works [23.2.2]	
1.2.11 Rectification of defects [21.2]	
1.2.12 A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion	
1.2.13 Expenditure of budgetary allowances, prime cost amounts and provisional sums	
1.2.14 Appointment of a subcontractor [14.0; 15.0]	
1.2.15 Work by direct contractors [16.0]	
1.2.16 On suspension or termination, protection of the works, removal of construction equipment and surplus materials and goods [29.0] ?	
? 2. Quantity surveyor	
<u>Carried Forward</u>	R
Section No. 1 Bill No. 1 Preliminaries	

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<p style="text-align: center;"><b><u>Brought Forward</u></b></p> <p><u>User note</u></p> <p>Insert the following but remove where the consultant is not relevant to this agreement. Edit both the duties and the contract instructions of the consultant in keeping with the wishes of the principal agent</p> <p>2.1 Duties [6.2] :</p> <p>The quantity surveyor is responsible for all measurements, valuations, financial assessments and all other quantity surveying and cost control functions of the works</p> <p>2.2 Contract instructions [6.2; 17.1] :</p> <p>2.2.1 No contract instructions delegated to the quantity surveyor ?</p> <p>? 3. Civil and structural engineer</p> <p><u>User note</u></p> <p>Insert the following but remove where the consultant is not relevant to this agreement. Edit both the duties and the contract instructions of the consultant in keeping with the wishes of the principal agent</p> <p>Note that the contract instructions hereinafter are selected from those listed in clause 17.1 of the JBCC PBA</p> <p>3.1 Duties [6.2] :</p> <p>The civil and structural engineer is responsible for all aspects of civil and structural engineering design and quality inspection of the works</p> <p>3.2 Contract instructions [6.2; 17.1] :</p> <p>3.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement</p>	<p style="text-align: center;">R</p>
<p style="text-align: center;"><b><u>Carried Forward</u></b></p> <p>Section No. 1 Bill No. 1 Preliminaries</p>	<p style="text-align: center;">R</p>

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>	R
3.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works	
3.2.3 The site [13.0]	
3.2.4 Compliance with the law, regulations and bylaws [2.1]	
3.2.5 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works	
3.2.6 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]	
3.2.7 Removal or re-execution of work	
3.2.8 Removal or substitution of any materials and goods	
3.2.9 Protection of the works	
3.2.10 Making good physical loss and repairing damage to the works [23.2.2]	
3.2.11 Rectification of defects [21.2]	
3.2.12 A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion	
3.2.13 Expenditure of budgetary allowances, prime cost amounts and provisional sums ?	
? 4. Mechanical engineer	
<u>Carried Forward</u>	R
Section No. 1 Bill No. 1 Preliminaries	

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<p style="text-align: center;"><b><u>Brought Forward</u></b></p> <p><u>User note</u></p> <p>Insert the following but remove where the consultant is not relevant to this agreement. Edit both the duties and the contract instructions of the consultant in keeping with the wishes of the principal agent</p> <p>Note that the contract instructions hereinafter are selected from those listed in clause 17.1 of the JBCC PBA</p> <p>4.1 Duties [6.2] :</p> <p>The mechanical engineer is responsible for all aspects of mechanical engineering design and quality inspection of the works ? and, where appointed by the employer for quantity surveying services in respect of the mechanical installations, for all measurements, valuations, financial assessments and all other quantity surveying and cost control functions</p> <p>4.2 Contract instructions [6.2; 17.1] :</p> <p>4.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement</p> <p>4.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works</p> <p>4.2.3 Compliance with the law, regulations and bylaws [2.1]</p> <p>4.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works</p> <p>4.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]</p> <p>4.2.6 Removal or re-execution of work</p>	R
<p style="text-align: center;"><b><u>Carried Forward</u></b></p> <p>Section No. 1 Bill No. 1 Preliminaries</p>	R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<p style="text-align: center;"><b><u>Brought Forward</u></b></p> <p>4.2.7 Removal or substitution of any materials and goods</p> <p>4.2.8 Protection of the works</p> <p>4.2.9 Making good physical loss and repairing damage to the works [23.2.2]</p> <p>4.2.10 Rectification of defects [21.2]</p> <p>4.2.11 A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion</p> <p>4.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums ?</p> <p>? 5. Electrical engineer</p> <p><u>User note</u></p> <p>Insert the following but remove where the consultant is not relevant to this agreement. Edit both the duties and the contract instructions of the consultant in keeping with the wishes of the principal agent</p> <p>Note that the contract instructions hereinafter are selected from those listed in clause 17.1 of the JBCC PBA</p> <p>5.1 Duties [6.2] :</p> <p>The electrical engineer is responsible for all aspects of electrical engineering design and quality inspection of the works ? and, where appointed by the employer for quantity surveying services in respect of the electrical installations, for all measurements, valuations, financial assessments and all other quantity surveying and cost control functions</p> <p>5.2 Contract instructions [6.2; 17.1] :</p>	R
<p style="text-align: center;"><b><u>Carried Forward</u></b></p> <p>Section No. 1 Bill No. 1 Preliminaries</p>	R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>	R
<p>5.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement</p> <p>5.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works</p> <p>5.2.3 Compliance with the law, regulations and bylaws [2.1]</p> <p>5.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works</p> <p>5.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]</p> <p>5.2.6 Removal or re-execution of work</p> <p>5.2.7 Removal or substitution of any materials and goods</p> <p>5.2.8 Protection of the works</p> <p>5.2.9 Making good physical loss and repairing damage to the works [23.2.2]</p> <p>5.2.10 Rectification of defects [21.2]</p> <p>5.2.11 A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion</p> <p>5.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums ?</p> <p>? 6. Wet services engineer</p>	
<p style="text-align: center;"><u>Carried Forward</u></p> <p>Section No. 1 Bill No. 1 Preliminaries</p>	R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<p style="text-align: center;"><b><u>Brought Forward</u></b></p> <p><u>User note</u></p> <p>Insert the following but remove where the consultant is not relevant to this agreement. Edit both the duties and the contract instructions of the consultant in keeping with the wishes of the principal agent</p> <p>Note that the contract instructions hereinafter are selected from those listed in clause 17.1 of the JBCC PBA</p> <p>6.1 Duties [6.2] :</p> <p>The wet services engineer is responsible for all aspects of wet services engineering design and quality inspection of the works</p> <p>6.2 Contract instructions [6.2; 17.1] :</p> <p>6.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement</p> <p>6.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works</p> <p>6.2.3 Compliance with the law, regulations and bylaws [2.1]</p> <p>6.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works</p> <p>6.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]</p> <p>6.2.6 Removal or re-execution of work</p> <p>6.2.7 Removal or substitution of any materials and goods</p> <p>6.2.8 Protection of the works</p>	R
<p style="text-align: center;"><b><u>Carried Forward</u></b></p> <p>Section No. 1 Bill No. 1 Preliminaries</p>	R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>	R
<p>6.2.9 Making good physical loss and repairing damage to the works [23.2.2]</p> <p>6.2.10 Rectification of defects [21.2]</p> <p>6.2.11 A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion</p> <p>6.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums ?</p> <p>? 7. Fire consultant</p> <p><u>User note</u></p> <p>Insert the following but remove where the consultant is not relevant to this agreement. Edit both the duties and the contract instructions of the consultant in keeping with the wishes of the principal agent</p> <p>Note that the contract instructions hereinafter are selected from those listed in clause 17.1 of the JBCC PBA</p> <p>7.1 Duties [6.2] :</p> <p>The fire consultant is responsible for all aspects of rational fire design and quality inspection of the works</p> <p>7.2 Contract instructions [6.2; 17.1] :</p> <p>7.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement</p> <p>7.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works</p>	
<p style="text-align: right;"><u>Carried Forward</u></p> <p>Section No. 1 Bill No. 1 Preliminaries</p>	R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>	R
<p>7.2.3 Compliance with the law, regulations and bylaws [2.1]</p> <p>7.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works</p> <p>7.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]</p> <p>7.2.6 Removal or re-execution of work</p> <p>7.2.7 Removal or substitution of any materials and goods</p> <p>7.2.8 Protection of the works</p> <p>7.2.9 Making good physical loss and repairing damage to the works [23.2.2]</p> <p>7.2.10 Rectification of defects [21.2]</p> <p>7.2.11 A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion</p> <p>7.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums ?</p> <p>? 8. Health and safety consultant</p> <p><u>User note</u></p> <p>Insert the following but remove where the consultant is not relevant to this agreement. Edit both the duties and the contract instructions of the consultant in keeping with the wishes of the principal agent</p>	
<p style="text-align: center;"><u>Carried Forward</u></p> <p>Section No. 1 Bill No. 1 Preliminaries</p>	R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>		R
<p>8.1 Duties [6.2] :</p> <p>The health and safety consultant is responsible for all aspects of health and safety of the works. Without derogating from the generality thereof, the health and safety consultant will perform the following specific functions and duties in respect of the health and safety aspects of the works. He shall:</p> <p>8.1.1 Act as the employer's agent in terms of the Construction Regulations issued in terms of the Occupational Health and Safety Act,1993 as amended</p> <p>8.1.2 Prepare and update the health and safety specification for the works</p> <p>8.1.3 Agree with the contractor the health and safety plan for the works</p> <p>8.1.4 Carry out regular audits to ensure adherence to the safety plan and compliance with the act and regulations</p> <p>8.1.5 Stop the execution of the works where the agreed specification or plan is not adhered to?</p> <p>F:..... V:..... T:.....</p>	Item	
<p>7 Clause 7.0 - Design responsibility</p> <p>F:..... V:..... T:.....</p>	Item	
<b><u>Insurances and securities (A8-A11)</u></b>		
<p>8 Clause 8.0 - Works risk</p> <p>F:..... V:..... T:.....</p>	Item	
<u>Carried Forward</u>		R
<p>Section No. 1 Bill No. 1 Preliminaries</p>		

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

		<u>Brought Forward</u>		R
9	<p>Clause 9.0 - Indemnities</p> <p>F:..... V:..... T:.....</p>		Item	
10	<p>Clause 10.0 - Insurances</p> <p>F:..... V:..... T:.....</p>		Item	
11	<p>Clause 11.0 - Securities</p> <p><u>User note</u></p> <p>If it is deemed advisable, the extent of any guarantee for payment may be stated and whether it is required of the contractor to waive his lien. Edit the following clause:</p> <p>? Guarantee for payment</p> <p>The employer shall provide to the contractor a guarantee for payment in the amount of ?.....Rand (R.....) ? [11.5.1]. The contractor shall consequently waive his lien or right of continuing possession of the works [11.10]?</p> <p><u>User note</u></p> <p>Where it is expected of the contractor to waive his lien in terms of clause 11.10, the waiver of lien may be extended to subcontracts as follows:</p> <p>? Extension of waiver of lien</p> <p>The contractor shall ensure that a waiver of lien is included in all subcontracts and that the works executed on the site are kept free of all liens and other encumbrances at all times [11.10] ?</p> <p>F:..... V:..... T:.....</p>		Item	
		<u>Carried Forward</u>		R
<p>Section No. 1 Bill No. 1 Preliminaries</p>				

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

**Brought Forward**

R

**Execution (A12 - A17)**

12 Clause 12.0 - Obligations of the parties

? Office accommodation

The contractor shall provide, maintain and remove on practical completion air conditioned office accommodation with suitable tables and chairs for meetings to be held on the site. Such offices shall be kept clean and fit for use at all times [12.2.18] ?

? Notice board

The contractor shall erect in a position approved by the principal agent, maintain and remove on practical completion a notice board recommended by the South African Institute of Architects and as approved by the principal agent listing the names and logos of the employer, the contractor and the professional consultants. No subcontractor or supplier notice boards may be erected unless permission is granted by the principal agent for such notice boards to be erected [12.2.18] ?

Statutory and other notices

The contractor shall submit and/or comply with all statutory and other notices that may be required by any local or other authority in order not to cause any delay to the commencement of the works by the contractor. The contractor shall pay all deposits or fees in this regard

It is, however, specifically recorded that the employer shall be responsible for the timeous approval of building plans by any local or other authorities and the payment of any fees or charges related thereto

**Carried Forward**

R

Section No. 1  
Bill No. 1  
Preliminaries

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>		R
13	<p>Sub-clause 12.2.6 has been amended to include the following:</p> <p>The programme for the works must be prepared and issued in Microsoft Project Programming Software</p> <p>The contractor shall include a float of 15 working days within the contract period for project delays such as, but not limited to adverse weather conditions, etc., in the programme. Such provisions shall initially be included at the end of the contract period or proportionally allocate at the end of each section for contracts with sectional completion, and shall be monitored by the contractor and agreed with the Principal Agent as and when such delays takes place and shall be recorded in the programme based on actual stoppages when incurred. Revision of the date for Practical Completion shall only be considered once the 15 working days has been fully utilised</p> <p>F:..... V:..... T:.....</p>	Item
14	<p>Clause 13.0 - Setting out</p> <p>F:..... V:..... T:.....</p>	Item
15	<p>Clause 14.0 - Nominated subcontractors</p> <p>F:..... V:..... T:.....</p>	Item
16	<p>Clause 15.0 - Selected subcontractors</p> <p>F:..... V:..... T:.....</p>	Item
17	<p>Clause 16.0 - Direct contractors</p> <p>Attendance on direct contractors</p> <p>In respect of direct contractors the contractor shall:</p>	
<u>Carried Forward</u>		R
<p>Section No. 1 Bill No. 1 Preliminaries</p>		

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>		R
<p>1. Designate an area for the direct contractor to establish a temporary office and workshop and storage of equipment and materials</p> <p>2. Allow the use of personnel welfare facilities, where provided</p> <p>3. 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>4. 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 [16.1]</p> <p>F:..... V:..... T:.....</p>	Item	
<p>18 Clause 17.0 - Contract instructions</p> <p>? 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>	Item	
<b><u>Completion (A18 - A24)</u></b>		
<p>19 Clause 18.0 - Interim completion</p>	N/A	
<p>20 Clause 19.0 - Practical completion</p> <p>F:..... V:..... T:.....</p>	Item	
<p>21 Clause 20.0 - Completion in sections</p> <p>F:..... V:..... T:.....</p>	Item	
<b><u>Carried Forward</u></b>		R
<p>Section No. 1 Bill No. 1 Preliminaries</p>		

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

		<u>Brought Forward</u>		R
22	<p>Clause 21.0 - Defects liability period and final completion</p> <p>F:..... V:..... T:.....</p>		Item	
23	<p>Clause 22.0 - Latent defects liability period</p> <p>F:..... V:..... T:.....</p>		Item	
24	<p>Clause 23.0 - Revision of the date for practical completion</p> <p>Substitution of materials and goods</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 [17.1.8; 23.1 &amp; 2]</p> <p>F:..... V:..... T:.....</p>		Item	
25	<p>Clause 24.0 - Penalty for late or non-completion</p> <p>F:..... V:..... T:.....</p>		Item	
		<b><u>Payment (A25 - A27)</u></b>		
26	<p>Clause 25.0 - Payment</p>			
		<u>Carried Forward</u>		R
<p>Section No. 1 Bill No. 1 Preliminaries</p>				

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

	<u>Brought Forward</u>	Item	R	
27	<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 this 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> <p>Clause 26.0 - Adjustment of the contract value and final account</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 [26.9.5] ?</p> <p><u>User note</u></p> <p>Insert the following or similar clause where tenant installation/user requirements may be delayed or omitted</p> <p>? Tenant installation/user requirements delayed</p> <p>There is a possibility that certain works related to tenant installation/user requirements may have to be delayed and may consequently not be executed prior to practical completion</p>			
	<u>Carried Forward</u>		R	
	<p>Section No. 1 Bill No. 1 Preliminaries</p>			

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<b><u>Brought Forward</u></b>		R
	<p>Should the contractor be instructed to do so he shall execute this work under the conditions pertaining to this agreement on the basis that a separate amount for preliminaries appurtenant to this work (if applicable) is agreed to between the contractor and the principal agent and on condition that instruction to proceed with such work is given to him within a period of three (3) calendar months after the date of practical completion of the works</p> <p>The employer reserves the right to omit such work without compensation to the contractor for loss of profit or any other loss which the contractor may suffer as a result of such omission ?</p> <p>Cost of claims</p> <p>All costs incurred by the contractor in the preparation of claims shall be borne by the contractor. This provision shall not preclude an adjudicator or an arbitrator appointed in terms of this agreement [30.6 &amp; 7] from making a determination on costs</p> <p>Claims from subcontractors</p> <p>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 in order to assist the principal agent in adjudicating the claim [26.6]</p> <p>F:..... V:..... T:.....</p>	Item
28	<p>Clause 27.0 - Recovery of expense and/or loss</p> <p>F:..... V:..... T:.....</p>	Item
<b><u>Suspension and termination (A28 - A29)</u></b>		
29	<p>Clause 28.0 - Suspension by the contractor</p>	
<b><u>Carried Forward</u></b>		R
<p>Section No. 1 Bill No. 1 Preliminaries</p>		

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>		R
	F:..... V:..... T:.....	Item
30	Clause 29.0 - Termination  F:..... V:..... T:.....	Item
<b><u>Dispute resolution (A30)</u></b>		
31	Clause 30.0 - Dispute resolution  F:..... V:..... T:.....	Item
32	Agreement  The required information of the parties and the amount of the contract sum shall be inserted in the agreement for signature of the agreement by the parties  F:..... V:..... T:.....	Item
33	Contract data  <u>User note</u>  Insert under the above heading, with suitable sub-headings, any amendments, modifications, corrections or supplements to the contract data  Tenderer's selections  Before submission of his tender the contractor is to complete the tenderer's selections in the contract data  User note  All information for the above requires consultation with the contractor. The principal agent should not pre-select any of the alternatives available to the contractor	
<u>Carried Forward</u>		R
Section No. 1 Bill No. 1 Preliminaries		



**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>		R
<p>? Multiple procurement</p> <p>These bills of quantities are in multiple procurement format ie the "wet trades" - earthworks, concrete, formwork and reinforcement, precast concrete, masonry, waterproofing and sub-surface drainage - are provisionally (fully?) measured and the subsequent trades are budgetary allowances and/or provisional sums ?</p> <p>F:..... V:..... T:.....</p>	Item	
<p>38 Clause 2.3 - Availability of construction information</p> <p>F:..... V:..... T:.....</p>	Item	
<p>39 Clause 2.4 - Ordering of materials and goods</p> <p>F:..... V:..... T:.....</p>	Item	
<b><u>Previous work and adjoining properties (B3)</u></b>		
<p>40 Clause 3.1 - Previous work - dimensional accuracy</p> <p>F:..... V:..... T:.....</p>	Item	
<p>41 Clause 3.2 - Previous work - defects</p> <p>F:..... V:..... T:.....</p>	Item	
<p>42 Clause 3.3 - Inspection of adjoining properties</p> <p>F:..... V:..... T:.....</p>	Item	
<b><u>Carried Forward</u></b>		R
<p>Section No. 1 Bill No. 1 Preliminaries</p>		

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>		R
<b><u>The site (B4)</u></b>		
43	Clause 4.1 - Handover of site in stages F:..... V:..... T:.....	Item
44	Clause 4.2 - Enclosure of the works  <u>User note</u> Describe any specific hoarding requirements, other than already described in clause 4.2 or in the contract data  F:..... V:..... T:.....	Item
45	Clause 4.3 - Geotechnical and other investigations F:..... V:..... T:.....	Item
46	Clause 4.4 - Encroachments F:..... V:..... T:.....	Item
47	Clause 4.5 - Existing premises occupied F:..... V:..... T:.....	Item
48	Clause 4.6 - Services - known F:..... V:..... T:.....	Item
<b><u>Management of contract (B5)</u></b>		
49	Clause 5.1 - Management of the works F:..... V:..... T:.....	Item
<u>Carried Forward</u>		R
Section No. 1 Bill No. 1 Preliminaries		

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

		<u>Brought Forward</u>		R
50	Clause 5.2 - Progress meetings F:..... V:..... T:.....		Item	
51	Clause 5.3 - Technical meetings F:..... V:..... T:.....		Item	
<b><u>Samples, shop drawings and manufacturer's instructions (B6)</u></b>				
52	Clause 6.1 - Samples of materials F:..... V:..... T:.....		Item	
53	Clause 6.2 - Workmanship samples F:..... V:..... T:.....		Item	
54	Clause 6.3 - Shop drawings F:..... V:..... T:.....		Item	
55	Clause 6.4 - Compliance with manufacturer's instructions F:..... V:..... T:.....		Item	
<b><u>Deposits and fees (B7)</u></b>				
56	Clause 7.1 - Deposits and fees F:..... V:..... T:.....		Item	
		<b><u>Carried Forward</u></b>		R
Section No. 1 Bill No. 1 Preliminaries				

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

		<u>Brought Forward</u>		R
		<b><u>Temporary services (B8)</u></b>		
57	Clause 8.1 - Water F:..... V:..... T:.....		Item	
58	Clause 8.2 - Electricity F:..... V:..... T:.....		Item	
59	Clause 8.3 - Ablution and welfare facilities F:..... V:..... T:.....		Item	
60	Clause 8.4 - Communication facilities F:..... V:..... T:.....		Item	
		<b><u>Prime cost amounts (B9)</u></b>		
61	Clause 9.1 - Responsibility for prime cost amounts			
		<u>User note</u>		
		Where details of materials included in prime cost amounts are not readily available and it is therefore not possible for the contractor to price for waste, the relevant prime cost amount shall be inserted in the bills of quantities as a lump sum with the contractor being given the opportunity to separately price his overheads and profit and for taking delivery, etc as called for in this clause 9.1 of the preliminaries. In such case the fixing only or installation only of the relevant materials shall be provisionally measured for the contractor to price and shall be re-measured upon completion		
		<b><u>Carried Forward</u></b>		R
		Section No. 1 Bill No. 1 Preliminaries		

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u><b>Brought Forward</b></u>		R
	<p>Where details of materials for which prime cost amounts are to be allowed are readily available, the quantity surveyor may elect to insert the relevant prime cost amounts in measured items, which measured items shall contain sufficient detail for the contractor to price for fixing and installation, waste, etc</p> <p>F:..... V:..... T:.....</p>	
<u><b>Attendance on subcontractors (B10)</b></u>		
62	<p>Clause 10.1 - General attendance</p> <p>User note</p> <p>General attendance is defined as being the duties of the contractor in terms of clause 12.2 of the JBCC n/s subcontract agreement</p> <p>F:..... V:..... T:.....</p>	Item
63	<p>Clause 10.2 - Special attendance</p> <p><u>User note</u></p> <p>Insert details after the provisional sums (nominated or selected subcontract amounts) for any special attendance where specifically required for each n/s subcontractor separately</p>	Item
<u><b>Carried Forward</b></u>		R
<p>Section No. 1 Bill No. 1 Preliminaries</p>		

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>		R
<p>It is important to note that general attendance only requires the contractor to "permit the subcontractor 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" (refer to 12.2.13 of the JBCC n/s subcontract agreement). Many n/s subcontractors qualify their tenders to exclude scaffolding and/or hoisting facilities. Especially scaffolding could be an expensive item and it may be necessary in order to avoid claims to require the contractor to provide for the extended use of scaffolding for specific subcontracts within a description of "special attendance" in the applicable bill</p> <p>F:..... V:..... T:.....</p>	Item	
<u>General (B11)</u>		
<p>64 Clause 11.1 - Protection of the works</p> <p>F:..... V:..... T:.....</p>	Item	
<p>65 Clause 11.2 - Protection/isolation of existing works and works occupied in sections</p> <p>F:..... V:..... T:.....</p>	Item	
<p>66 Clause 11.3 - Security of the works</p> <p>F:..... V:..... T:.....</p>	Item	
<p>67 Clause 11.4 - Notice before covering work</p> <p>F:..... V:..... T:.....</p>	Item	
<p>68 Clause 11.5 - Disturbance</p>		
<u>Carried Forward</u>		R
<p>Section No. 1 Bill No. 1 Preliminaries</p>		

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

	<u>Brought Forward</u>		R	
	<p><u>User note</u></p> <p>The following clause may be used should "disturbance" [11.5] need to be extended</p> <p>Disturbance</p> <p>? All work is to be carried out in such a manner as to cause no unacceptable or unreasonable dust, noise, vibrations, nuisance, inconvenience, annoyance and the like to the public, others, other properties and traffic in so far as they exceed the permissible limitations set by government legislation or by the local authority. Any delays, stoppages and the like arising from or in order to comply with the above will not constitute grounds for an adjustment to the construction period or contract value whatsoever ?</p> <p>F:..... V:.....T:.....</p>	Item		
69	<p>Clause 11.6 - 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 emanating from the site during the construction period due inter alia 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 are 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><u>User note</u></p> <p>Insert the following clause if an environmental management plan (EMP) is available and insert the EMP in an annexure</p>			
	<u>Carried Forward</u>		R	
	<p>Section No. 1 Bill No. 1 Preliminaries</p>			

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>		R
<p>? Environmental management plan</p> <p>The employer has prepared an environmental management plan (EMP) (refer to Annexure ? 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	
<p>70 Clause 11.7 - Works cleaning and clearing</p> <p>F:..... V:..... T:.....</p>	Item	
<p>71 Clause 11.8 - Vermin</p> <p>F:..... V:..... T:.....</p>	Item	
<p>72 Clause 11.9 - Overhand work</p> <p>F:..... V:..... T:.....</p>	Item	
<p>73 Clause 11.10 - Tenant installations</p> <p>F:..... V:..... T:.....</p>	Item	
<p>74 Clause 11.11 - Advertising</p> <p>F:..... V:..... T:.....</p>	Item	
<b><u>SECTION C: SPECIFIC PRELIMINARIES</u></b>		
<u>Carried Forward</u>		R
<p>Section No. 1 Bill No. 1 Preliminaries</p>		

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

**Brought Forward**

R

User note

Users shall avoid inserting in Section C items which may be construed as amending, modifying, correcting or supplementing the provisions of the JBCC Principal Building Agreement. Such amendments, modifications, corrections or supplements should be kept to the absolute minimum and should be inserted in Section A under the recited clause headings of the JBCC Principal Building Agreement in this Bill No. 1

Selected examples of typical clauses are provided to indicate ways of describing such clauses. Users must delete, adapt or add to these examples to suit their particular circumstances

75 Warranties for materials 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 entity supplying the materials and/or executing the work and shall deliver same to the principal agent on final completion of the contract

The warranty shall state that workmanship, materials and installation are warranted for a specific period from the date of practical completion and that any defects that may arise during the specified period shall be made good at the expense of the entity 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 execution of the works, in which case the responsibility for replacement shall rest entirely with the contractor

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

Item

**Carried Forward**

R

Section No. 1  
Bill No. 1  
Preliminaries

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

		<u>Brought Forward</u>		R
76	<p>Overtime</p> <p>Should overtime be required to be worked for any reason whatsoever, the cost of such overtime is to be borne by the contractor unless the principal agent has specifically authorised, prior to execution thereof, that costs for such overtime are to be borne by the employer</p> <p>F:..... V:.....T:.....</p>		Item	
77	<p>Cooperation of the contractor for cost management</p> <p>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 contract value does not exceed the budget</p> <p>F:..... V:.....T:.....</p>		Item	
78	<p>Overloading</p> <p>The contractor shall take all necessary steps to ensure that no damage occurs due to overloading of any portion of the works or temporary works eg scaffolding, etc. The contractor shall submit details of his proposed loading, storage, plant erection, etc to the principal agent for approval prior to proceeding with such loading, storing or erecting and shall comply with and pay for the principal agent's requirements in connection with the provision of temporary support work, etc. Any damage caused to the works by overloading shall be made good by the contractor at his sole expense</p> <p>F:..... V:.....T:.....</p>		Item	
		<u>Carried Forward</u>		R
<p>Section No. 1 Bill No. 1 Preliminaries</p>				

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>		R
79	<p>Propping of floors below</p> <p>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</p> <p>F:..... V:..... T:.....</p>	Item
80	<p>Testing of flat roof waterproofing for watertightness</p> <p>Flat roof waterproof areas shall be flooded and kept "ponded" for at least forty eight (48) hours as a test to ensure the watertightness of the waterproofing and before any further construction work is carried out above the waterproofing</p> <p>F:..... V:..... T:.....</p> <p>User note</p> <p>Insert the following where a health and safety specification is not yet available. Note that there is an obligation on the employer to ensure that the contractor has priced opposite this item for the compliance with the act and the regulations and the reasonable provisions of the health and safety specification</p>	Item
81	<p>Health and safety</p>	
<u>Carried Forward</u>		R
<p>Section No. 1 Bill No. 1 Preliminaries</p>		

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<p style="text-align: center;"><b><u>Brought Forward</u></b></p> <p>Without limiting the generality of the provisions of clause 2.0, the contractor's attention is drawn to the provisions of the Construction Regulations issued in terms of the Occupational Health and Safety Act, 1993 as amended. 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 reasonable provisions of the aforementioned health and safety specification [2.1]</p> <p>User note</p> <p>Insert the following where a health and safety specification is available. Note that there is an obligation on the employer to ensure that the contractor has priced opposite this item for the compliance with the act and the regulations and the reasonable provisions of the health and safety specification</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 the Construction Regulations issued in terms of the Occupational Health and Safety Act, 1993 as amended. It is specifically stated that the employer shall prepare a documented health and safety specification for the works (refer to Annexure ? 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 provisions of the aforementioned health and safety specification [2.1]</p>	R
<p style="text-align: center;"><b><u>Carried Forward</u></b></p> <p>Section No. 1 Bill No. 1 Preliminaries</p>	R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>		R
<p>The contractor shall:</p> <ol style="list-style-type: none"> <li>1. Comply with the health and safety specification for the works</li> <li>2. Prepare and agree with the health and safety consultant the health and safety plan for the works</li> <li>3. Cooperate with the health and safety consultant in all respects</li> <li>4. Manage the compliance of all subcontractors with the regulations and with the health and safety plan and specification</li> <li>5. Conform to the conditions contained in the employer's health and safety specification</li> </ol> <p>F:..... V:..... T:.....</p>	Item	
<p>82 Green star building certification</p> <p>User note</p> <p>Insert the provisions called for by the relevant green star consultant should it be a requirement that the project be submitted for green star certification</p> <p>F:..... V:..... T:.....</p>	Item	
<p>83 Broad based black economic empowerment (BBBEE)</p> <p>Tenders submitted will be evaluated taking into account their empowerment rating</p> <p>The employer will be monitoring the broad based black economic empowerment (BBBEE) status of the contractor throughout the execution of the works</p>		
<u>Carried Forward</u>		R
<p>Section No. 1 Bill No. 1 Preliminaries</p>		

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>		R
84	<p>The contractor is to submit to the principal agent on an annual basis a schedule of spend, split into vendors engaged as subcontractors and suppliers indicating their BBBEE rating including proof of the said rating</p> <p>F:..... V:..... T:.....</p> <p>Advertising rights</p> <p>The employer may elect to contract with advertising agencies for the erection of advertising hoardings, banners, wraps or the like for the duration of the contract. The contractor shall not prevent such an arrangement and will assist in the facilitation of same. The position and type of advertising structure to be agreed with the principal agent so as not to hinder the contractor in meeting his obligations under this agreement</p> <p>F:..... V:..... T:.....</p>	Item
85	<p>Confidentiality</p> <p>The contractor undertakes to maintain in confidence any and all information regarding this project and shall obtain appropriate similar undertakings from all subcontractors and suppliers. Such information shall not be used in any way except in connection with the execution of the works</p> <p>No information regarding this project shall be published or disclosed without the prior written consent of the employer</p> <p>F:..... V:..... T:.....</p>	Item
<u>Carried Forward</u>		R
<p>Section No. 1 Bill No. 1 Preliminaries</p>		

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

	<p style="text-align: right;"><b><u>Brought Forward</u></b></p> <p>86 Media releases</p> <p>All rights of publication of articles in the media, together with any advertising relating thereto or in any way connected with this project, shall vest with the employer</p> <p>The contractor together with his subcontractors shall not, without the prior written consent of the employer, cause any statement or advertisement connected with this project to be printed, screened or aired by the media</p> <p>F:..... V:..... T:.....</p> <p><b><u>SUMMARY OF CATEGORIES</u></b></p> <p>Category : Fixed R.....</p> <p>Category : Value R.....</p> <p>Category : Time R.....</p> <p><b><u>CONTRACT VARIABLES</u></b></p> <p><b><u>THE SCHEDULE (C1.2 CONTRACT DATA)</u></b></p> <p>87 42.0 Pre-tender information</p> <p>Tenderers are referred to the document C1.2 Contract Data for variables pertaining to this contract</p> <p>F:..... V:..... T:.....</p> <p><b><u>42.1 CONTRACTING AND OTHER PARTIES</u></b></p> <p>42.1.1 Employer: UMALUSI</p> <p>Address: 37 GENERAL VAN RYNEVELD STREET PERSEQUOR TECHNOPARK, PTA</p> <p>+27 (12) 349 1510</p> <p style="text-align: right;"><b><u>Carried Forward</u></b></p> <p>Section No. 1 Bill No. 1 Preliminaries</p>	<p style="text-align: center;">Item</p> <p style="text-align: center;">Item</p>	<p style="text-align: center;">R</p> <p style="text-align: center;">R</p>	
--	---	---	---	--

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>		R
42.1.2 Principal Agent : Zanecebo Consulting		
Physical address:	Block 2 , Unit 2 8 Incubation Drive Riverside Veiw Ext 15 Midrand 1685	
Tel	011 464 5021	
42.1.3 Agents service:Architect Zanecebo Consulting		
Physical address:	Block 2 , Unit 2 8 Incubation Drive Riverside Veiw Ext 15 Midrand 1685	
Tel	011 464 5021	
42.1.4 Agents service: Quantity Surveyor Zanecebo Consulting		
Physical address:	Block 2 , Unit 2 8 Incubation Drive Riverside Veiw Ext 15 Midrand 1685	
Tel	011 464 5021	
<u>Carried Forward</u>		R
Section No. 1 Bill No. 1 Preliminaries		

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<p style="text-align: right;"><b><u>Brought Forward</u></b></p> <p>41.1.5 Agents service:Structural Engineer Zanecebo Consulting</p> <p>Physical address:           Block 2 , Unit 2   8 Incubation Drive   Riverside Veiw Ext 15   Midrand   1685</p> <p>Tel                               011 464 5021</p> <p>41.1.6 Agents service:Civil Engineer Zanecebo Consulting</p> <p>Physical address:           Block 2 , Unit 2   8 Incubation Drive   Riverside Veiw Ext 15   Midrand   1685</p> <p>Tel                               011 464 5021</p> <p>41.1.7 Agents service: Electrical Engineer Zanecebo Consulting</p> <p>Physical address:           Block 2 , Unit 2   8 Incubation Drive   Riverside Veiw Ext 15   Midrand   1685</p> <p>Tel                               011 464 5021</p>	R
<p style="text-align: right;"><b><u>Carried Forward</u></b></p> <p>Section No. 1 Bill No. 1 Preliminaries</p>	R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

	<b><u>Brought Forward</u></b>		R
	41.1.8 Agents service: Mechanical Engineer Zanecebo Consulting		
	Physical address:                   Block 2 , Unit 2 8 Incubation Drive Riverside Veiw Ext 15 Midrand 1685		
	Tel                                       011 464 5021		
	<b><u>12.0 SCHEDULE OF VARIABLES</u></b>		
	12.1 PRE-TENDER INFORMATION		
88	Pre-tender information is given hereunder:		
	Clause (and reference)	Item	
	12.1.1 Provisional bills of quantities (2.2) The quantities are provisional. Yes		
	12.1.2 Availability of construction documentation. (2.3) Yes		
	12.1.3 Interests of agents (2.4) N/A		
	12.1.4 Defined Works area (3.1) The contractor will not be allowed to extend his operations beyond the area indicated on the drawings or defined by the Principal Agent		
	<b><u>Carried Forward</u></b>		R
	Section No. 1 Bill No. 1 Preliminaries		

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

	<u>Brought Forward</u>
<p>12.1.5 Geotechnical investigation (3.2)</p> <p style="padding-left: 40px;">Trail holes, soil investigation, etc have been carried out.</p>	R
<p>12.1.6 Existing premises occupied (3.4)</p> <p>Yes. The adjacent premises will be in use and occupied during the course of this contract. The contractor shall execute the works in such a manner as will least interfere with the general routine of the occupants of the premises and shall minimise any nuisance from dust, noise or other causes.</p>	
<p>12.1.7 Previous work - dimensional accuracy</p> <p>N/A</p>	
<p>12.1.8 Previous work - defects. (3.6)</p> <p>N/A</p>	
<p>12.1.9 Services - known. (3.7)</p> <p>Should the contractor encounter any existing services such as underground cables, pipes or sewer during the execution of the works he shall notify the principal agent immediately and suspend all affected work in the immediate vicinity until instruction to proceed has been given by the principal agent.</p>	
<p>12.1.10 Protection of trees. (3.9)</p> <p>N/A</p>	
<p>12.1.11 Inspection of adjoining properties (3.11)</p> <p>N/A</p>	
<p style="text-align: center;"><u>Carried Forward</u></p> <p>Section No. 1 Bill No. 1 Preliminaries</p>	R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>	R
<p>12.1.12 Enclosure of the Works. (6.2) The contractor shall erect, maintain and remove at completion, hoarding as necessary for the enclosure of the works, all as per Architect's specific requirement.</p> <p>12.1.13 Offices (6.4.3) The contractor shall provide a suitable meeting room on site to accommodate at least 12 people as specified by the principal agent. The meeting room shall be suitably insulated and ventilated, provided with electric lighting and fitted with a table, chairs, drawing stool, drawing board and lock-up drawers for drawings.</p> <p>The accommodation shall be serviced by the contractor and kept clean and fit for use at all times.</p> <p>12.1.14 Main notice board. (6.5) Specific requirements</p> <p>A project name notice board shall be provided and installed on wind resistant sturdy posts and frame, properly aligned and to the approval of the engineer/architect. The notice board must be maintained for the duration of the contract period.</p> <p>Notice board in accordance with the architect's specification; also to comply to EPWP requirements.</p> <p>12.1.15 Subcontractors notice board. (6.6) No</p> <p>12.1.16 Water (7.2) Option A (by contractor) Yes</p>	R
<p style="text-align: center;"><u>Carried Forward</u></p> <p>Section No. 1 Bill No. 1 Preliminaries</p>	R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

	<u>Brought Forward</u>		R
12.1.17 Electricity Option A (by contractor) Yes			
12.1.18 Telecommunications Telephone Yes Facsimile Yes E-mail Yes			
12.1.19 Ablution facilities Option A (by contractor) Yes			
12.1.20 Protection of existing/sectionally occupied works. (11.2) Yes			
12.1.21 Special attendance (9.2) Details of special attendances required shall be as detailed within the items relevant to each particular sub-contract as incorporated hereinafter in these bills of quantities.			
12.1.22 Protection of the Works (11.1) The contractor to keep unauthorised persons off the site at all times.			
12.1.23 Disturbance (11.5) N/A			
12.1.24 Environmental disturbance (11.6) N/A			
Section No. 1 Bill No. 1 Preliminaries	<u>Carried Forward</u>		R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

**Brought Forward**

R

12.2 POST-TENDER INFORMATION

89 Post-tender information required under clauses  
12.2.1 to 12.2.3 shall be completed prior to contract  
signing, in consultation with the contractor.

Item

**Carried Forward**

R

Section No. 1  
Bill No. 1  
Preliminaries

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>		R
90	<p><b><u>Contract Participation Goal</u></b></p> <p>The Tenderers must allow for all costs applicable that they may feel will be associated with the successful integration, development of and completion of CPG targets as per Form K forming part of this Contract. This includes all the costs associated with the provision of SMME Construction Mentor, as outlined in SMME SPECIFICATION, appended to these documents.</p> <p>Not less than 33.00% of the tender value excluding escalation, contingency and VAT must be allocated to SMME subcontracting and LEP Targets as per Form K. in accordance with the procedure and requirement as outlined elsewhere in the SMME Specification, appended to these tender documents.</p> <p>Any additional costs that the Tenderers may deem applicable due to the above SMME subcontracting and LEP Targets, should be allowed for in this item, as no claim for any additional costs attributable to the incorporation and development of SMME subcontracting and LEP Targets on this project will be entertained after the tenders are submitted.</p> <p>Non-compliance of Specifications</p> <p>The Contractor is required to achieve full compliance to the labour and community management protocols within 1 month of the non-compliance/s being highlighted.</p> <p>In the event of the Contractor (inclusive of all sub-contractors) not complying with the socio-economic specifications (provided elsewhere in the procurement document) after the 1 month period stated herein above, or failing to maintain the required labour and/or community management protocol thereafter, then a punitive penalty will be applied as per the penalty clause on Form K.</p> <p>F..... V ..... T .....</p>	R
<u>Carried Forward</u>		R
Section No. 1 Bill No. 1 Preliminaries		

Item

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>		R
	<b><u>Socio- Economics Deliverables</u></b>	
91	<p>It is required that the contractor shall adhere to all Socio-Economics Deliverables as set out in the Specification C3.6 Provision for pricing of all the main contractor's costs as stipulated in the deliverables L1.1, L1.2, L1.3, L1.4, L1.5, L1.6, L1.7, L1.8, L2,L3.1, L3.2, L4, L5,L6, L7,L8, L9 excluding the items covered under Section 6 Socio- Economics Deliverables, is made under this clause and are deemed to be priced hereunder and no additional claims in this regard shall be entertained</p> <p>Non- compliance of Socio-Economics Specifications</p> <p>The Contractor is required to achieve full compliance to the labour and community management protocols within 1 month of the non- compliance/s being highlighted.</p> <p>In the event of the Contractor (Inclusive of all sub-contractors) not complying with the socio-economic specifications (provided elsewhere in the procurement document) after the 1- month period stated herein above, or failing to maintain the required labour and/or community management protocol thereafter, then a punitive penalty will be applied to the Contractor for each working day that the non-compliance is still existence. This punitive penalty shall equate to 20% of the amount prescribed per day for late project completion</p> <p>F..... V ..... T .....</p>	
	<b><u>Carried Forward</u></b>	R
	Section No. 1 Bill No. 1 Preliminaries	

Item

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

**Brought Forward**

**OCCUPATIONAL SAFETY & HEALTH**

92 Contractor to allow for all the requirements in terms of the OHS specifications and obligations for the duration of the contract

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

**SUMMARY OF CATEGORIES**

93 Category : Fixed R.....

Category : Value R.....

Category : Time R.....

Item

Item

R

**Carried to Final Summary**

Section No. 1  
Bill No. 1  
Preliminaries

R



UMALUSI  
 ALTERATIONS TO UMALUSI HOUSE  
 PRINCIPAL CONTRACT

<p style="text-align: right;"><b><u>Brought Forward</u></b></p> <p><b><u>Any water supply and other piping that may be encountered and which is found necessary to disconnect or cut shall, after such disconnection or cutting has been authorised by the Representative/Agent, be effectively stopped off</u></b></p> <p><b><u>EXISTING BUILDINGS</u></b></p> <p><b><u>The existing buildings will be in use and occupied during the progress of the contract and the Contractor will be required to carry out the works in such a manner as will least interfere with the occupants and with the minimum of disturbance</u></b></p> <p><b><u>SIZE PERTAINING TO EXISTING WORK</u></b></p> <p><b><u>The Contractor is advised to take all dimensions affecting the existing buildings on the site and he will be held solely responsible for the correctness of sizes of all new work. All sizes given in relation to existing work are approximate.</u></b></p> <p><b><u>MAKING GOOD DAMAGED WORK</u></b></p> <p><b><u>The Contractor shall make good in all trades to existing work where damaged or disturbed through the alterations with all necessary new materials to match the existing</u></b></p> <p><b><u>FORMING NEW OPENINGS OR ALTERING OPENINGS IN EXISTING WALLS</u></b></p> <p><b><u>Descriptions of forming new openings or altering openings in existing walls shall be deemed to include breaking out for and forming new brick, in-situ concrete or prestressed concrete lintels, including all reinforcement, formwork, turning pieces, etc.</u></b></p> <p><b><u>BUILDING UP OPENINGS</u></b></p>		R	
<p style="text-align: right;"><b><u>Carried Forward</u></b></p> <p>Section No. 2        Bill No. 1        Alterations, Demolitions, Etc</p>		R	

UMALUSI  
 ALTERATIONS TO UMALUSI HOUSE  
 PRINCIPAL CONTRACT

<p style="text-align: right;"><u>Brought Forward</u></p> <p><u>Descriptions of building up existing openings where given in number shall be deemed to include preparing existing surfaces all around, brickwork properly toothed and bonded to existing, wedging up and making good on both sides as described</u></p> <p><b><u>PAINTWORK</u></b></p> <p><u>Where plasterwork on walls, ceilings, etc. are required to be patched or made good, prices are to include for the appropriate priming coat and one coat undercoat to receive paint finishing coats which are measured elsewhere</u></p> <p><u>The contractor must protect all work not removed such as walls, floors, doors, windows, fittings, etc. from damage during the progress of the work and provide all necessary materials for doing so.</u></p> <p><u>Tenderers are advised to visit the site before tendering and satisfy themselves as to the nature and extent of the works, means of access to the site and availability of working space. No claims will be entertained due to the tenderer having failed to comply</u></p> <p><b><u>PROCEDURE OF WORK</u></b></p> <p><u>The Representative/Agent reserves the right to direct the order in which the contract will be executed, should circumstances necessitate such action.</u></p> <p><b><u>LOSS BY THEFT, FIRE OR OTHERWISE</u></b></p> <p><u>The risk of loss, theft, fire, storm, riot or otherwise of the buildings to be demolished and the materials therein shall rest entirely with the contractor immediately upon the handing over of the site.</u></p> <p><b><u>WATER AND OTHER PIPING</u></b></p>			R	
<p style="text-align: right;"><u>Carried Forward</u></p> <p>Section No. 2          Bill No. 1          Alterations, Demolitions, Etc</p>			R	

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<p style="text-align: right;"><u>Brought Forward</u></p> <p><u>Any water supply or other piping that may be met with and found necessary to disconnect or cut are to be effectually stopped off or grubbed up and removed and any new connections that may be necessary and are to be made with proper fittings</u></p> <p><b><u>ELECTRICAL AND OTHER SERVICES</u></b></p> <p><u>Special care is to be exercised not to unnecessarily interfere with any electric light, bell, power, telephone or other wires and fittings that may be met with and due notice must be given to the Architect.</u></p> <p><u>The contractor must protect all work not removed such as walls, floors, doors, windows, fittings, etc. from damage during the progress of the work and provide all necessary materials for doing so.</u></p> <p><b><u>OCCUPATION OF EXISTING BUILDINGS</u></b></p> <p><u>Tenderers are advised that the existing buildings will be in occupation during the building operations and due allowance must be made for the work being carried out in such a manner as will least interfere with the general routine of the occupants.</u></p> <p><b><u>NOISE PREVENTION</u></b></p> <p><u>The contractor shall take special care to minimise noisy operations during business hours. Such measures will include, inter alia, the use of silent compressors and strict control of workmen.</u></p> <p><u>The contractor shall demolish the portions of existing structures or buildings with a minimum amount of damage to adjoining buildings, materials, pavings, etc. Any damage caused is to be made good at his own expense with materials to match the existing.</u></p> <p><b><u>ALTERATIONS TO OPENINGS</u></b></p>			R	
<p style="text-align: right;"><u>Carried Forward</u></p> <p>Section No. 2 Bill No. 1 Alterations, Demolitions, Etc</p>			R	

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

	<p style="text-align: right;"><b><u>Brought Forward</u></b></p> <p><b><u>Where the Contractor is required to form openings, alter openings or brick up openings in existing walls all brickwork shall be made good at jambs including properly bonding to existing. Brickwork in bricking up openings shall be wedged and pinned up to</u></b></p> <p><b><u>MAKING GOOD, ETC</u></b></p> <p><b><u>Prices are to include for making good in all trades to existing work, where damaged or disturbed through alterations, with all necessary new materials to match existing and leave complete and perfect in every respect.</u></b></p> <p><b><u>Prices are to include for making good in all trades to existing work, where damaged or disturbed through alterations, with all necessary new materials to match existing and leave complete and perfect in every respect.</u></b></p> <p><b><u>BARRICADES, SCREENS, STEEL STRUCTURE , ETC</u></b></p> <p>1 Allowance for temporary support structure to be constructed and dismantled when deemed necessary including alterations and movement of temporary scaffolding/Props at maximum height not exceeding 4.5m high from each floor level complete with solid dust proof side barriers secluding the working area with the office functional space as per Engineers specifications or Contractor's Recommendations.</p> <p>Contractor to submit method statement detailing the execution of these Hoarding and Propping works.</p> <p>Dimensions measured Flat</p> <p><b><u>REMOVAL OF EXISTING WORK</u></b></p> <p style="text-align: right;"><b><u>Carried Forward</u></b></p> <p>Section No. 2 Bill No. 1 Alterations, Demolitions, Etc</p>			R	
1		m2	73		
				R	

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

		<u>Brought Forward</u>		R
		<b><u>Breaking up and removing reinforced concrete, including cutting off and removing reinforcement including Floor Tiles/ Carpets, Screeds etc</u></b>		
2	2190 x 2290mm Portion of Existing slabs	No	2	
3	2190 x 2290mm Portion of Existing Surfacebed	No	1	
		<b><u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc</u></b>		
4	Concrete Roof Tiles including trusses, insulation , joints make good where openings are made	m2	6	
5	Remove all ceilings complete	m2	247	
6	Drywall partitions 3.5m high, including doors, glazed borrowed lights, etc	m	55	
7	Glass partitions 3.5m high, including doors, glazed borrowed lights, etc	m	7	
8	Vinyl tile / Laminate floor covering	m2	88	
9	Carpet tile floor covering	m2	39	
10	Tiles to floors and landings	m2	16	
		<b><u>Taking out and removing doors, windows, etc, including thresholds, sills, etc and building up openings in brick walls, including making good cement plaster on both sides and making good paintwork</u></b>		
11	Timber single door and frame 813mm x 2125mm high overall from one brick wall	No	3	
12	Aluminium Shopfront 2331mm x3500mm high	No	1	
13	Aluminium Shopfront 3.200mmx3500mm high	No	1	
		<b><u>Carried Forward</u></b>		
Section No. 2 Bill No. 1 Alterations, Demolitions, Etc				R

UMALUSI  
 ALTERATIONS TO UMALUSI HOUSE  
 PRINCIPAL CONTRACT

		<u>Brought Forward</u>			R
		<u>Taking out and removing sundry joinery work, fittings, etc and making good existing surfaces</u>			
14	Timber wall cupboard 2100 x 900mm high	No	1		
		<u>Breaking down and removing brickwork etc</u>			
15	half brick wall.	m2	7		
16	One brick wall	m2	14		
		<u>MAKE GOOD FINISHES, ETC.</u>			
		<u>Make good internal granolithic, screed, plaster, etc. to match existing:</u>			
17	Plaster on walls in patches.	m2	15		
18	Making good floors to received new finishes	m2	73		
		<u>Carried Forward to Summary of Section No. 2</u>			
Section No. 2					
Bill No. 1					
Alterations, Demolitions, Etc					

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

Item No	Quantity	Rate	Amount
<p><b><u>SECTION NO 2</u></b></p>			
<p><b><u>BILL NO. 2</u></b></p>			
<p><b><u>EARTHWORKS</u></b></p>			
<p>NOTE: Tenderers are advised to study the Model Preambles for Trades before pricing this bill</p>			
<p>NOTE: Wherever a trade name for any product has been described in the bills of quantities, the tenderer's attention is drawn to the fact that any other product of equal quality may be used subject to the written approval of the principal agent being obtained prior to the closing date for submission of tenders.</p>			
<p>If prior written approval is not obtained, the product described shall be deemed to have been tendered for.</p>			
<p><b><u>SUPPLEMENTARY PREAMBLES</u></b></p>			
<p><b><u>Nature of ground</u></b></p>			
<p>A geotechnical design report has been carried out on site by the Engineer and the report is available at the principal agent's office for viewing. Descriptions of excavations shall be deemed to include all ground conditions classifiable as "earth" described in the above report and where conditions of a more difficult character are indicated these are separately measured</p>			
<p><b><u>Carting away of excavated material</u></b></p>			
<p>Descriptions of carting away of excavated material shall be deemed to include loading excavated material onto trucks directly from the excavations or, alternatively, from stock piles situated on the building site</p>			
<p><b><u>EXCAVATION, FILLING, ETC</u></b></p>			
<p><b><u>Carried Forward</u></b></p>			
<p>Section No. 2 Bill No. 2 Earthworks</p>			
			R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>			R
<b><u>Excavation by hand in earth not exceeding 2m deep</u></b>			
1	Holes	m3	9
<b><u>Extra over trench and hole excavations in earth for excavation in</u></b>			
2	Soft rock	m3	9
<b><u>Extra over all excavations for carting away by hand</u></b>			
3	Surplus material from excavations and/or stock piles on site to a dumping site to be located by the contractor	m3	9
<b><u>Risk of collapse of excavations</u></b>			
4	Sides of trench and hole excavations not exceeding 1,5m deep	m2	16
<b><u>Keeping excavations free of water</u></b>			
5	Keeping excavations free of all water other than subterranean water		Item
<b><u>FILLING</u></b>			
<b><u>Earth filling by hand obtained from the excavations and/or prescribed stock piles on site compacted to 93 % Mod AASHTO density</u></b>			
6	Backfilling to trenches, holes, etc.	m3	1
<b><u>Imported filling (G5 material) by hand in layers supplied by the contractor compacted to 95% Mod AASHTO density</u></b>			
7	Under floors, steps, paving, etc	m3	2
<b><u>Carried Forward</u></b>			R
Section No. 2 Bill No. 2 Earthworks			

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

		<u>Brought Forward</u>		R
		<b><u>Compaction of surfaces</u></b>		
8	Compaction of ground surface under floors, etc. including scarifying for a depth of 150mm, breaking down oversize material, adding suitable material where necessary and compacting to 90% Mod. AASHTO density	m2	5	
		<b><u>Prescribed density tests on filling</u></b>		
9	"Modified AASHTO Density" test	No	8	
		<b><u>SOIL POISONING</u></b>		
NOTE : A written guarantee for ten years for the effectiveness of the treatment must be submitted and handed over to the Architect				
		<b><u>Soil insecticide</u></b>		
10	Under floors etc including forming and poisoning shallow furrows against foundation walls etc, filling in furrows and ramming	m2	21	
		<b><u>Carried Forward to Summary of Section No. 2</u></b>		
Section No. 2				
Bill No. 2				
Earthworks				
		R		

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

Item No	Quantity	Rate	Amount
<p><b><u>SECTION NO 2</u></b></p> <p><b><u>BILL NO. 3</u></b></p> <p><b><u>CONCRETE, FORMWORK AND REINFORCEMENT</u></b></p> <p>NOTE: Tenderers are advised to study the Model Preambles for Trades before pricing this bill</p> <p>NOTE: Wherever a trade name for any product has been described in the bills of quantities, the tenderer's attention is drawn to the fact that any other product of equal quality may be used subject to the written approval of the principal agent being obtained prior to the closing date for submission of tenders.</p> <p>If prior written approval is not obtained, the product described shall be deemed to have been tendered for.</p> <p><b><u>CONCRETE</u></b></p> <p><b><u>SUPPLEMENTARY PREAMBLES</u></b></p> <p><u>Cost of tests</u></p> <p>The costs of making, storing and testing of concrete test cubes as required under clause 7 "Tests" of SABS 1200 G shall include the cost of providing cube moulds necessary for the purpose, for testing costs and for submitting reports on the tests to the architect. The testing shall be undertaken by an independent firm or institution nominated by the contractor to the approval of the architect. (Test cubes are measured separately)</p>			
<b><u>Carried Forward</u></b>			R
<p>Section No. 2 Bill No. 3 Concrete, Formwork and Reinforcement</p>			

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>	R
<p><u>Over excavation</u></p> <p>Sides of groundbeams, pad foundations and strip footings will not have any formwork. Over excavation must be backfilled with soilcrete, and should a trench, etc. be dug too wide, the Engineer is to decide whether to allow the Contractor to fill the extra width with concrete or to shutter. The cost of the extra excavation, soilcrete, concrete or shuttering is for the Contractor's account</p> <p><u>Formwork</u></p> <p>Descriptions of formwork shall be deemed to include use and waste only (except where described as "left in" or "permanent"), for fitting together in the required forms, wedging, plumbing and fixing to true angles and surfaces as necessary to ensure easy release during stripping and for reconditioning as necessary before re-use</p> <p>The vertical strutting shall be carried down to such construction as is sufficiently strong to afford the required support without damage and shall remain in position until the newly constructed work is able to support itself</p> <p>Formwork to soffits of solid slabs etc. shall be deemed to be to slabs not exceeding 250mm thick unless otherwise described</p> <p>Formwork to soffits of slabs, beams, etc. shall be deemed to be propped up exceeding 1,5m and not exceeding 3,5m high unless otherwise stated, and formwork to columns, walls, etc. shall be deemed to be propped up to a total height of not exceeding 3,5m unless otherwise stated</p>	
<p style="text-align: center;"><u>Carried Forward</u></p> <p>Section No. 2 Bill No. 3 Concrete, Formwork and Reinforcement</p>	R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

**Brought Forward**

Formwork to sides of bases, pile caps, ground beams, etc. will only be measured where it is prescribed by the Engineer for design reasons. Formwork necessitated by irregularity or collapse of excavated faces will not be measured and the cost thereof shall be deemed to be included in the allowance for taking the risk of collapse of the sides of the excavations, provision for which is made in "Earthworks"

-----

R

**Carried Forward**

Section No. 2  
Bill No. 3  
Concrete, Formwork and Reinforcement

R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>			R
<b><u>UNREINFORCED CONCRETE CAST AGAINST EXCAVATED SURFACES</u></b>			
<b><u>10MPa/19mm concrete</u></b>			
1	Surface blinding under footings and bases	m3	0.3
<b><u>30MPa/20mm concrete</u></b>			
2	Walls in foundations (Provisional)	m3	2
3	Walls	m3	19
4	Bases	m3	2
5	Slabs including beams	m3	1
<b><u>TEST BLOCKS</u></b>			
6	Prepare set of three 150 x 150 x 150mm concrete strength test cubes, label and send to an approved laboratory for testing, pay all charges and submit report to the Regional Representative. Only successful tests will be paid for. (Provisional)	No	21
<b><u>CONCRETE SUNDRIES</u></b>			
<b><u>Finishing top surfaces of concrete smooth with a wood float</u></b>			
7	Surface beds, slabs, etc to falls	m2	18
<b><u>FORMWORK</u></b>			
<b><u>SMOOTH FORMWORK (DEGREE OF ACCURACY I)</u></b>			
<b><u>Smooth formwork to soffits</u></b>			
8	Slabs propped up exceeding 7m not exceeding 10,5m high above bearing level	m2	5
<b><u>Carried Forward</u></b>			R
Section No. 2			
Bill No. 3			
Concrete, Formwork and Reinforcement			

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

			<u>Brought Forward</u>		R
			<b><u>Smooth formwork to sides</u></b>		
9	Edges, risers, ends and reveals not exceeding 300mm high or wide	m	36		
10	Walls in foundations (Provisional)	m2	9		
11	Walls with total height not exceeding 3.5m above bearing level	m2	58		
12	Walls with total height exceeding 3.5m not exceeding 7m above bearing level	m2	58		
13	Walls with total height exceeding 7m not exceeding 10.5m above bearing level	m2	58		
			<b><u>Boxing in smooth formwork to form</u></b>		
14	20 x 20mm Vertical chamfers at corners	m	188		
			<b><u>Openings</u></b>		
15	Box out and create openings in concrete walls exceeding 2.5m2 but not exceeding 3.5m2	No	3		
			<b><u>REINFORCEMENT</u></b>		
			<b><u>Mild &amp; High tensile steel reinforcement to structural concrete work</u></b>		
16	All Diameter bars	t	2.874		
			<b><u>Carried Forward to Summary of Section No. 2</u></b>		
Section No. 2					
Bill No. 3					
Concrete, Formwork and Reinforcement					

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

Item No	Quantity	Rate	Amount
<p><b><u>SECTION NO 2</u></b></p>			
<p><b><u>BILL NO. 4</u></b></p>			
<p><b><u>MASONRY</u></b></p>			
<p>NOTE: Tenderers are advised to study the Model Preambles for Trades before pricing this bill</p>			
<p>NOTE: Wherever a trade name for any product has been described in the bills of quantities, the tenderer's attention is drawn to the fact that any other product of equal quality may be used subject to the written approval of the principal agent being obtained prior to the closing date for submission of tenders.</p>			
<p>If prior written approval is not obtained, the product described shall be deemed to have been tendered for.</p>			
<p><b><u>SUPPLEMENTARY PREAMBLES</u></b></p>			
<p><b><u>BRICKWORK</u></b></p>			
<p><u>Sizes in descriptions</u></p>			
<p>Where sizes in descriptions are given in brick units, "one-brick" shall represent the length and "half-brick" the width of a brick.</p>			
<p><u>Bagged and sealed walls</u></p>			
<p>Walls in two skins described as "bagged and sealed" shall be deemed to include having the outer face of the inner skin bagged with 1:3 cement and sand mixture and sealed with two coats bitumen emulsion waterproofing coating</p>			
<p><u>Face bricks</u></p>			
<p>Bricks shall be ordered timeously to obtain uniformity in size and colour.</p>			
<p><b><u>Carried Forward</u></b></p>			
<p>Section No. 2 Bill No. 4 Masonry</p>			
			R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

**Brought Forward**

Pointing

Descriptions of recessed pointing to fair face brickwork and face brickwork shall be deemed to include square recessed, hollow recessed, weathered pointing, etc.

**SAMPLES**

Samples of all masonry building units, except those for walls described as "load bearing", shall consist of a minimum of 6 units. Samples of building units to be used in walls described as "load bearing" shall consist of 30 units from every 30 000 units delivered to site

R

**Carried Forward**

Section No. 2  
Bill No. 4  
Masonry

R

UMALUSI  
 ALTERATIONS TO UMALUSI HOUSE  
 PRINCIPAL CONTRACT

		<u>Brought Forward</u>			R
<b><u>SUPERSTRUCTURE</u></b>					
<b><u>Brickwork of NFP clay bricks in Class II mortar</u></b>					
1	Half brick walls	m2	20		
<b><u>BRICKWORK SUNDRIES</u></b>					
<b><u>Brickwork reinforcement</u></b>					
2	75mm Wide reinforcement built in horizontally	m	222		
<b><u>Precast pre-stressed fabricated lintels</u></b>					
3	110 x 75mm Lintels in lengths not exceeding 3m	m	2		
<b><u>Carried Forward to Summary of Section No. 2</u></b>					
Section No. 2 Bill No. 4 Masonry				R	

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

Item No	Quantity	Rate	Amount
<b><u>SECTION NO 2</u></b>			
<b><u>BILL NO. 5</u></b>			
<b><u>WATERPROOFING</u></b>			
NOTE: Tenderers are advised to study the Model Preambles for Trades before pricing this bill			
NOTE: Wherever a trade name for any product has been described in the bills of quantities, the tenderer's attention is drawn to the fact that any other product of equal quality may be used subject to the written approval of the principal agent being obtained prior to the closing date for submission of tenders.			
If prior written approval is not obtained, the product described shall be deemed to have been tendered for.			
<b><u>DAMP PROOFING UNDER SURFACE BEDS</u></b>			
<b><u>One layer of 250 micron "Plastall Gunplas USB Green" waterproof sheeting Type C, sealed at laps with "Gunplas Pressure Sensitive Tape"</u></b>			
1	Under surface beds.	m2	214
<b><u>DAMP PROOFING OF WALLS AND FLOORS</u></b>			
<b><u>4MM "Derbigum SP" fully bonded waterproofing</u></b>			
2	On sides and tops of roof slab	m2	5
<b><u>JOINT SEALANTS</u></b>			
<b><u>Carried Forward</u></b>			R
Section No. 2 Bill No. 5 Waterproofing			



UMALUSI  
 ALTERATIONS TO UMALUSI HOUSE  
 PRINCIPAL CONTRACT

Item No	Quantity	Rate	Amount
<p><b><u>SECTION NO 2</u></b></p>			
<p><b><u>BILL NO. 7</u></b></p>			
<p><b><u>CARPENTRY AND JOINERY</u></b></p>			
<p>NOTE: Tenderers are advised to study the Model Preambles for Trades before pricing this bill</p>			
<p>NOTE: Wherever a trade name for any product has been described in the bills of quantities, the tenderer's attention is drawn to the fact that any other product of equal quality may be used subject to the written approval of the principal agent being obtained prior to the closing date for submission of tenders.</p>			
<p>If prior written approval is not obtained, the product described shall be deemed to have been tendered for.</p>			
<p><b><u>PREAMBLES</u></b></p>			
<p>For preambles refer to "General Specification of Labour and Material and Methods to be used MPW100"</p>			
<p><b><u>SUPPLEMENTARY PREAMBLES</u></b></p>			
<p><b><u>Timber</u></b></p>			
<p>Timber shall be treated in accordance with clause 8.1 of OW 371 and Tenderers shall allow accordingly (Treatment required for this project)</p>			
<p>All softwood to be South African Pine</p>			
<p><b><u>Particle board</u></b></p>			
<p>Particle board shall comply with the following specifications: a) SABS 1300 Particle board: exterior and flooring type b) SABS 1301 Particle board: interior type</p>			
<p><b><u>Carried Forward</u></b></p>			
<p>Section No. 2          Bill No. 6          Carpentry and Joinery</p>			
			R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>	R
<p><u>Joinery</u></p> <p>Descriptions of frames shall be deemed to include frames, transomes, mullions, rails, etc</p> <p>Descriptions of hardwood joinery shall be deemed to include pelleting of bolt holes</p> <p><u>Decorative laminate finish</u></p> <p>Laminate finish shall be glued under pressure. Edge strips shall be butt jointed at junctions with adjacent similar finish</p> <p><u>Descriptions</u></p> <p>The term "planted on" shall mean the nailing of one timber member to another. The term "screwed on" shall mean the countersunk screwing of one timber member to another. The term "screwed on and pelleted" shall mean the screwing of one timber member to another with the heads of screws sunk and pelleted. The term "plugged" shall mean the countersunk screwing of a timber member to and including plastic plugs in brickwork or concrete. The term "plugged and pelleted" shall mean the screwing of a timber member to and including plastic plugs in brickwork or concrete with heads of screws sunk and pelleted. The term "nailed" shall be deemed to be fixed with hardened steel nails or shot pins to brickwork or concrete</p> <p>Descriptions of floors, ceilings, joinery, etc. shall be deemed to include for all square cutting. Descriptions of items given in lineal metre shall be deemed to include for mitres, stopped ends, fitted intersections, etc. Descriptions of rounded angles, rebates, grooves, chamfers, moulded edges, etc. shall be deemed to include for angles, ends, etc.</p>	
<p style="text-align: center;"><u>Carried Forward</u></p> <p>Section No. 2 Bill No. 6 Carpentry and Joinery</p>	R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

		<u>Brought Forward</u>		R
<b><u>DOORS, ETC.</u></b>				
<b><u>Medium duty semi-solid flush panel timber door to steel frames</u></b>				
1	40mm Door 813 x 2800mm high medium duty semi-solid Flush Panel timber door D04	No	1	
2	40mm Door 900 x 2100mm high medium duty semi-solid Flush Panel timber door D07	No	1	
3	40mm Door 813 x 2032mm high medium duty semi-solid Flush Panel timber door D08	No	1	
<b><u>SKIRTINGS</u></b>				
4	100 x 19mm thick MDF skirtings (with rounded outer top edge) and 18mm quadrants to be securely nailed to wall, all nail threads to be counter sunk, stopped and prepared to take, 1 coat sanding sealer, 2 coats approved polyurethane varnish (1st coat thinned with 10% turpentine). All to be lightly sanded between coats.	m	82	
<b><u>JOINERY FITTINGS</u></b>				
<b><u>SUPPLEMENTARY PREAMBLES</u></b>				
<u>Proprietary products in descriptions:</u>				
Proprietary products shall be used as specified. Substitute products of similar quality and specification may only be used with prior approval by the Principal Agent.				
<b><u>KITCHEN</u></b>				
		<b><u>Carried Forward</u></b>		R
Section No. 2 Bill No. 6 Carpentry and Joinery				

UMALUSI  
 ALTERATIONS TO UMALUSI HOUSE  
 PRINCIPAL CONTRACT

	<u>Brought Forward</u>		R	
5	<p>Wall cupboard 900m high and 600m deep</p> <p><u>Cupboard with 30mm Rustenburg Granite square profile edge work top with cut-out for kitchen sink &amp; stove top as per specialist. PG Bison o.e.a 17mm thick Veneered SupaWood (Esperanze Oak), manufactured in accordance with SANS 1763:1998.16mm SupaWood o.e.a engineered Medium Density Fibreboard (MDF) shelf with natural colour. Prep bowl &amp; Mixer: Franke Rondo Model RDX610-34 Grade 304 18/10 polished stainless steel single bowl prep bowl (Code: 1990014), overall size 340mm diameter with one 300mm diameter x 139mm deep bowl, fitted onto cupboard (elsewhere specified). Sink to include Spazi F/1 plumbing kit (Code: 1120008) 38mm waste fitting, Projectline Single Lever mixer (Code: 1150021) with overarm swivel spout. (Body – 10 years guarantee against manufacturing defects; Cartridge - 2 years guarantee against manufacturing defects</u></p>	m	3	
	<p style="text-align: center;"><u>Carried Forward to Summary of Section No. 2</u></p> <p>Section No. 2            Bill No. 6            Carpentry and Joinery</p>		R	

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

Item No	Quantity	Rate	Amount
<p><b><u>SECTION NO 2</u></b></p>			
<p><b><u>BILL NO. 8</u></b></p>			
<p><b><u>CEILINGS, PARTITIONS AND ACCESS FLOORING</u></b></p>			
<p>NOTE: Tenderers are advised to study the Model Preambles for Trades before pricing this bill</p>			
<p>NOTE: Wherever a trade name for any product has been described in the bills of quantities, the tenderer's attention is drawn to the fact that any other product of equal quality may be used subject to the written approval of the principal agent being obtained prior to the closing date for submission of tenders.</p>			
<p>If prior written approval is not obtained, the product described shall be deemed to have been tendered for.</p>			
<p><b><u>PREAMBLES</u></b></p>			
<p>For preambles refer to "General Specification of Labour and Material and Methods to be used MPW100"</p>			
<p><u>Fixing</u></p>			
<p>Items described as "nailed" shall be deemed to be fixed with hardened steel nails or pins or shot pinned to brickwork or concrete.</p>			
<p>Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 600mm centres, and where described as "bolted" the bolts have been given elsewhere.</p>			
<p><u>Ceilings</u></p>			
<p>Unless otherwise described ceilings shall be deemed to be horizontal</p>			
<p><b><u>Carried Forward</u></b></p>			
<p>Section No. 2 Bill No. 7 Ceilings, Partitions and Access Flooring</p>			
			R

UMALUSI  
 ALTERATIONS TO UMALUSI HOUSE  
 PRINCIPAL CONTRACT

**Brought Forward**

Steel components

All steel components for ceilings, partitions, etc are to be galvanised in accordance with SANS 121

R

**Carried Forward**

Section No. 2  
 Bill No. 7  
 Ceilings, Partitions and Access Flooring

R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

		<u>Brought Forward</u>		R
		<b><u>CEILINGS, ETC.</u></b>		
		<b><u>NAILED UP CEILINGS</u></b>		
		<b><u>600mm x 600mm mineral fibre ceiling tiles (colour to match existing) Exposed grid suspension system with white T-bar grid, Main runners and cross tees (standard 24mm grid profile / match existing), Suspension wires at 1200mm centres maximum Installation Requirements:</u></b>		
		<b><u>1. Grid Layout: Continue the existing 600mm x 600mm grid pattern to ensure alignment with existing adjacent areas</u></b>		
		<b><u>2. Suspension Height: Match the existing ceiling level - measure from finished floor to underside of existing tiles to maintain consistent height throughout</u></b>		
		<b><u>3. Lighting Integration: Coordinate grid layout to accommodate recessed down-lights as per Electrical Engineer.</u></b>		
		<b><u>4. Services Coordination: Allow for HVAC, electrical conduits, and other services to be concealed above ceiling plane. Ensure that existing services are not disrupted or compromised.</u></b>		
		<b><u>5. Finish: Tiles should have smooth, cleanable surface matching existing aesthetic</u></b>		
1	Ceilings including metal grid suspension system with white T-bar grid,, all as per Architects specification	m2	73	
		<b><u>9mm "Rhino" or similar approved gypsum plasterboard with gypsum skim plaster trowelled to a smooth polished surface over joints with 32mm x 6mm flat cover strips. To be secured on 38 x 50mm on edge SAPine branders at max 450mm cc with 32mm galvanised semi-clout nails at 150mm centres with cross brandering at joints, ends of sheets, cornices and light fittings, prepare and apply in strict accordance with manufacturer's instructions and architect specifications</u></b>		
2	Ceilings suspended not exceeding 500mm below concrete soffits/ Roof trusses	m2	5	
		<b><u>Carried Forward</u></b>		R
		Section No. 2		
		Bill No. 7		
		Ceilings, Partitions and Access Flooring		

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

		<u>Brought Forward</u>		R
		<b><u>Insulation</u></b>		
3	Lay 135mm Aerolite insulation (Non-combustible and Class 1 fire index rating) on the ceiling ensuring that it fits tightly between the tie beams. Aerolite should be cut 50mm more than distance between the tie beams. Cut Aerolite outaround down lights. Cut Aerolite out around trap doors. Fix the cut section to the back of the trap door using a good quality contact adhesive. Wrap Aerolite around cold and hot water pipes ensuring that there is 10mm overlap. Secure the Aerolite using a cable tie at 300mm centres.	m2	78	
		<b><u>Cornices</u></b>		
4	Suspended 25mm Suspended ceiling Shadow-line cornice	m	84	
		<b><u>PARTITIONS ETC</u></b>		
		<b><u>Double layer 12.5mm fire-rated gypsum plasterboard both sides of 63.5mm galvanized steel stud framework at 600mm centres, fixed with self-drilling screws 25mm (base layer) and 42mm (face layer) at 220mm centres. Steel studs friction fitted into top and bottom 63.5mm deep galvanized steel tracks, tracks fixed at 600mm centres. Reinforced paper tape to all joints and internal corners, galvanized steel corner beads to external corners. Entire surface skimmed with cement-based plaster skim coat prepared for painting. Performance: 60 minute fire rating (SANS 10177-2), 41dB sound rating, 600mm stud spacing. Contractor to submit test certificates confirming compliance with performance requirements.</u></b>		
5	Partitions 3.5m high with bottom and top tracks fixed	m	24	
6	Extra over for T intersections,	No	3	
7	Extra Over for Ends	No	12	
		<b><u>Carried Forward to Summary of Section No. 2</u></b>		
		Section No. 2		
		Bill No. 7		
		Ceilings, Partitions and Access Flooring		
				R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

Item No	Quantity	Rate	Amount
<p><b><u>SECTION NO 2</u></b></p>			
<p><b><u>BILL NO. 9</u></b></p>			
<p><b><u>FLOOR COVERINGS, WALL LININGS, ETC</u></b></p>			
<p>NOTE: Tenderers are advised to study the Model Preambles for Trades before pricing this bill</p>			
<p>NOTE: Wherever a trade name for any product has been described in the bills of quantities, the tenderer's attention is drawn to the fact that any other product of equal quality may be used subject to the written approval of the principal agent being obtained prior to the closing date for submission of tenders.</p>			
<p>If prior written approval is not obtained, the product described shall be deemed to have been tendered for.</p>			
<p><u>Fixing</u></p>			
<p>Floor coverings, wall linings, etc shall, where applicable, be fixed with adhesive as recommended by the manufacturers of the flooring, linings, etc</p>			
<p><b><u>FLOOR COVERINGS</u></b></p>			
<p><b><u>Carried Forward</u></b></p>			
<p>Section No. 2 Bill No. 8 Floor Coverings</p>			
			R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>			R
	<p><b><u>New floor finish to match existing. Product type: Product Type: Luxury Vinyl Plank (LVP) Finish: Light to Medium Oak, Natural Woodgrain Texture. Colour Tone: Warm neutral with subtle knotting and tonal variation. (MATCH EXISTING) Plank Size: ±1210mm (L) × 190mm (W) × 8mm (T) Surface Texture: Embossed-in-register (EIR) woodgrain, low sheen Slip Resistance: Minimum R10 (in accordance with SANS 51130) Abrasion Rating (Laminate): AC4 or higher (commercial grade) Core Material: • Vinyl option: SPC (Stone Plastic Composite) rigid core Substrate Preparation: Level and smooth cement screed, deviation not to exceed 3mm over 3m. Surface free of dust, oil, and loose material installed complete as per Architects specification</u></b></p>		
1	Vinyl sheeting On floors	m2	88
	<p><b><u>Commercial Loop Pile Carpet Tile (Match existing offices) Charcoal gray / Dark gray in colour, Fiber: 100% solution-dyed nylon (Type 6 or 6,6) pile characteristics, Approximately 3-5mm, 500-680 g/m² pile height and weight, High-density commercial grade density, 500mm x 500mm (standard carpet tile) tile format, Modular tile with quarter-turn or ashlar pattern installation, Cushion backing or hard backing, suitable for commercial application installaed complete as per Architects Specifications</u></b></p>		
2	Carpets On Floors	m2	39
<b><u>Carried Forward to Summary of Section No. 2</u></b>			R
Section No. 2			
Bill No. 8			
Floor Coverings			

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

Item No	Quantity	Rate	Amount
<p><b><u>SECTION NO 2</u></b></p>			
<p><b><u>BILL NO. 10</u></b></p>			
<p><b><u>IRONMONGERY</u></b></p>			
<p>NOTE: Tenderers are advised to study the Model Preambles for Trades before pricing this Bill.</p> <p>-----</p>			
<p>NOTE: Wherever a trade name for any product has been described in the bills of quantities, the tenderer's attention is drawn to the fact that any other product of equal quality may be used subject to the written approval of the principal agent being obtained prior to the closing date for submission of tenders.</p>			
<p>If prior written approval is not obtained, the product described shall be deemed to have been tendered for.</p>			
<p><b><u>SUPPLEMENTARY PREAMBLES</u></b></p>			
<p><b><u>Carried Forward</u></b></p>			
<p>Section No. 2 Bill No. 9 Ironmongery</p>			
			R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>	R
<p><u>Proprietary items</u></p> <p>Where applicable the manufacturers' names or product catalogue titles are given in sub-headings preceding the items</p> <p>Prices are to be based on the specific products/articles specified. If tenderers wish to offer alternative products/articles for certain items, these items are to be clearly marked and the alternative specification given with supporting brochures etc clarifying the features of the products/articles offered</p> <p>On request returnable samples are to be provided to the principal agent for consideration</p> <p>Where applicable finishes to ironmongery are indicated by suffixes in accordance with the following list:</p> <p>Finishes to ironmongery</p> <ul style="list-style-type: none"> <li>BS - Satin bronze lacquered</li> <li>CH - Chromium plated</li> <li>SC - Satin chromium plated</li> <li>SE - Silver enamelled</li> <li>GE - Grey enamelled</li> <li>AS - Anodised silver</li> <li>AB - Anodised bronze</li> <li>AG - Anodised gold</li> <li>ABL - Anodised black</li> <li>PB - Polished brass</li> <li>PL - Polished and lacquered</li> <li>PT - Epoxy coated</li> <li>SD - Sanded</li> </ul> <p>-----</p>	
<p style="text-align: center;"><u>Carried Forward</u></p> <p>Section No. 2 Bill No. 9 Ironmongery</p>	R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>			R
<b><u>HINGES, BOLTS, ETC</u></b>			
1	DBB-SS-009 - dormakaba 102x75x3mm, EN1935 Grade 13, Two ball bearing butt hinge. Fire rated. 120kg Carrying capacity per pair. Finish: Stainless Steel	Pairs	3.0
<b><u>CATCHES, CABIN HOOKS, ETC</u></b>			
2	DHC-SS-031B - dormakaba Hat and Coat Hook with rubber buffer	No	1
<b><u>LOCKS, ETC</u></b>			
3	D031L SS - dormakaba Latch Lock. Case dimensions (mm) 102H x 72D. Forend dimensions (mm) 155H x 22W. Backset 57mm.	No	3
<b><u>HANDLES</u></b>			
4	CR001 Latch S.S dormakaba Lever handle on rose - Latch	Sets	2.0
5	DPH209 BTB - dormakaba 200x22mm Straight Tubular Pull Handle BTB (BTB Fixing Sets included)	Pairs	1.0
<b><u>PLATES ETCS</u></b>			
6	DKP-430-SF 150 - dormakaba 150x(width of door)x1.2mm thick Grade 430 stainless steel kick plate. Stainless Steel Kick Plate to have 10 countersunk holes for screw fixing.	No	3
<b><u>DOOR CLOSERS</u></b>			
7	TS71 - SL - dormakaba EN 3/4 Rack and pinion door closer with standard NON HOLD OPEN scissor arm. EN1154. Hydraulic speed control. Standard pull side fixing, transom push side fixing. EN3 suitable for door width 850-950mm, EN4 suitable for door width 950-1100mm. Fire rated.	No	12
<b><u>BATHROOM FITTINGS</u></b>			
<u>Carried Forward</u>			R
Section No. 2 Bill No. 9 Ironmongery			

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

		<u>Brought Forward</u>		R
		<b><u>"Franke"</u></b>		
8	"Franke" or equal approved CNTX 700 A 32mm diameter Grade 304 18/10 stainless steel angle bars (code: 359877), size 256 x 618 x 95mm deep with Franke Fine Grip surface, plugged and screwed to the wall with stainless steel screws. Installation to be as per manufactures detailed instructions.	No	1	
9	"Franke" or equal approved CNTX 650 32mm diameter Grade 304 18/10 stainless steel grab rails (code: 359873), size 650mm x 95mm deep with Franke Fine Grip surface, plugged and screwed to the wall with stainless steel screws. All as per manufactures details.	No	1	
10	Franke Stratos STRX618 1,2/1,5mm thick satin finished stainless steel soap dispenser (Code: 2120041), size 100 x 134 x 304mm high with a replaceable and refillable 1 litre container, cylinder lock with standard Franke key, plugged and screwed to the wall with stainless steel screws.	No	1	
11	Franke Stratos STRX672 1,2/1,5mm thick satin finished stainless steel double toilet roll dispenser (Code: 2120044), size 156 x 141 x 303mm high for 2 rolls maximum 108mm diameter with spindle system and cylinder lock with standard Franke key, plugged and screwed to the wall with stainless steel screws.	No	1	
12	Franke Stratos STRX600 1,2/1,5mm thick satin finished stainless steel paper towel dispenser (Code: 2120038), size 300 x 134 x 305mm high with a capacity of 300-400 towels and cylinder lock with standard Franke key, plugged and screwed to the wall with stainless steel screws.	No	1	
		<b><u>Carried Forward</u></b>		R
Section No. 2 Bill No. 9 Ironmongery				

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

		<u>Brought Forward</u>		R
13	Franke Stratos STRX605 1,2/1,5mm thick satin finished stainless steel waste bin (Code: 2120048), size 300 x 270 x 520mm high, capacity of 34 litres and cylinder lock with standard Franke key, plugged and screwed to the wall with stainless steel screws.	No	2	
		<b><u>SUNDRIES</u></b>		
14	DDS-SS-017 - dormakaba Floor Mounted Door Stop	No	12	
15	401SC - Halcastt HALCAST 401SC Doorstop And Holder	No	12	
		<b><u>SIGNAGE ETC</u></b>		
16	DSS-133 P - dormakaba 150x150mm DISABLED PERSONS sign	No	1	
17	DSS-135 TC - dormakaba 150x150mm TEA CUP sign	No	1	
		<b><u>Carried Forward to Summary of Section No. 2</u></b>		
Section No. 2				
Bill No. 9				
Ironmongery				
		R		

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

Item No	Quantity	Rate	Amount
<p><b><u>SECTION NO 2</u></b></p>			
<p><b><u>BILL NO. 11</u></b></p>			
<p><b><u>METALWORK</u></b></p>			
<p>NOTE: Tenderers are advised to study the Model Preambles for Trades before pricing this bill</p>			
<p>NOTE: Wherever a trade name for any product has been described in the bills of quantities, the tenderer's attention is drawn to the fact that any other product of equal quality may be used subject to the written approval of the principal agent being obtained prior to the closing date for submission of tenders.</p>			
<p>If prior written approval is not obtained, the product described shall be deemed to have been tendered for.</p>			
<p><b><u>SUPPLEMENTARY PREAMBLES</u></b></p>			
<p><u>Descriptions of bolts, anchors, etc</u></p>			
<p>Descriptions of bolts shall be deemed to include nuts and washers</p>			
<p>Descriptions of expansion anchors and bolts and chemical anchors and bolts shall be deemed to include nuts, washers and mortices in brickwork or concrete</p>			
<p>Items described as "holed for bolt(s)" shall be deemed to exclude the bolts unless otherwise described</p>			
<p>Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 600mm centres</p>			
<p><b><u>ALUMINIUM DOOR &amp; SHOPFRONTS</u></b></p>			
<p><b><u>Carried Forward</u></b></p>			
<p>Section No. 2 Bill No. 10 Metalwork</p>			
			R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>			R
<p><u>Natural anodised 15µm coating (for architectural applications), supplied by a manufacturer complying with SANS 999:2013.system complete with subframes, ironmongery, glass, sealing, etc and fixing to brickwork or concrete</u></p>			
1	Purpose made Door, 1900 x 2800mm high	No	2
2	Purpose made Door, 1660 x 2800mm high	No	1
3	Purpose made Door, 1451x 2800mm high	No	1
4	Purpose made Door, 1194x 2800mm high	No	1
<p><b><u>GALVANIZED MILD STEEL</u></b></p>			
<p><u>Standard 1,3mm guage 106 Single Rebate mild steel door frame compliant with SANS 1129:2008 fixed securely to reveal with 1,5mm x 25mm hoop iron lugs. Contractor to ensure all frames are square &amp; plumb prior to installation.</u></p>			
5	Frame for door 813 x 2800mm high	No	1
6	Frame for door 900 x 2100mm high	No	1
7	Frame for door 813 x 2032mm high	No	1
<p><b><u>Carried Forward to Summary of Section No. 2</u></b></p>			R
<p>Section No. 2 Bill No. 10 Metalwork</p>			

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

Item No	Quantity	Rate	Amount
<p><b><u>SECTION NO 2</u></b></p>			
<p><b><u>BILL NO. 12</u></b></p>			
<p><b><u>PLASTERING</u></b></p>			
<p>NOTE: Tenderers are advised to study the Model Preambles for Trades before pricing this bill</p>			
<p>NOTE: Wherever a trade name for any product has been described in the bills of quantities, the tenderer's attention is drawn to the fact that any other product of equal quality may be used subject to the written approval of the principal agent being obtained prior to the closing date for submission of tenders.</p>			
<p>If prior written approval is not obtained, the product described shall be deemed to have been tendered for.</p>			
<p><b><u>SUPPLEMENTARY PREAMBLES</u></b></p>			
<p><b><u>GRANOLITHIC</u></b></p>			
<p><u>Method</u></p>			
<p>The method to be used shall be either the monolithic method or the bonded method</p>			
<p><u>Preparation</u></p>			
<p>For granolithic applied monolithically, the concrete floor shall be swept clean after bleeding of the concrete has ceased and the slab has begun to stiffen; any remaining bleed water shall be removed and the granolithic applied immediately thereafter. For granolithic to be bonded to the floor slab after it has hardened, the slab surface shall be hacked (preferably by mechanical means) until all laitance, dirt, oil, etc is dislodged and swept clean of all loose matter. The slab shall then be wetted and kept damp for at least six hours before applying the granolithic</p>			
<p><b><u>Carried Forward</u></b></p>			
<p>Section No. 2 Bill No. 11 Plastering</p>			
			R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

**Brought Forward**

Mix

Granolithic shall attain a compressive strength of at least 41MPa. The coarse aggregate shall comply with SANS 1083 and shall generally be capable of passing a 10mm mesh sieve. Where the thickness of the granolithic exceeds 25mm, the size of the coarse aggregate shall be increased to the maximum size compatible with the thickness of the granolithic

Panels

Granolithic shall be laid in panels not exceeding 14m<sup>2</sup> for monolithic finishes, not exceeding 9,5m<sup>2</sup> for bonded finishes and not exceeding 6m<sup>2</sup> for all external granolithic. Wherever possible, panels shall be square but at no time should the length of the panel exceed 1,5 times its width

Where possible joints between panels shall be positioned over joints in the floor slab and shall be at least 3mm wide through the full thickness of the finish, separated by strips of wood or fibreboard and finished with V-joints

Laying

Monolithic granolithic shall be applied to the partially set slab and thoroughly compacted and lightly wood floated to the required levels

Bonded granolithic shall be applied to the slab after applying a 1:1 sand-and-cement slurry brushed over the surface and allowed to partially set before applying the granolithic. The granolithic shall be thoroughly compacted and lightly wood floated to the required levels

After wood floating, the monolithic and bonded granolithic shall remain undisturbed until bleeding has ceased and the surface has stiffened. Any remaining bleed water and laitance shall then be removed and the surface steel trowelled or power floated

**Carried Forward**

Section No. 2  
Bill No. 11  
Plastering

R

R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<p style="text-align: center;"><b><u>Brought Forward</u></b></p> <p><u>Curing, seasoning and protection</u></p> <p>Granolithic shall be covered with clean hessian with waterproof building foil over and kept wet for at least seven days after laying</p> <p><u>Colour</u></p> <p>Coloured granolithic shall be tinted with an approved colouring pigment mixed into a true and even colour</p>		R	
<p style="text-align: center;"><b><u>Carried Forward</u></b></p> <p>Section No. 2 Bill No. 11 Plastering</p>		R	



**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

Item No	Quantity	Rate	Amount
<p><b><u>SECTION NO 2</u></b></p>			
<p><b><u>BILL NO. 13</u></b></p>			
<p><b><u>TILING</u></b></p>			
<p>NOTE: Tenderers are advised to study the Model Preambles for Trades before pricing this bill</p>			
<p>NOTE: Wherever a trade name for any product has been described in the bills of quantities, the tenderer's attention is drawn to the fact that any other product of equal quality may be used subject to the written approval of the principal agent being obtained prior to the closing date for submission of tenders.</p>			
<p>If prior written approval is not obtained, the product described shall be deemed to have been tendered for.</p>			
<p><b><u>SUPPLEMENTARY PREAMBLES</u></b></p>			
<p><u>Slate, marble, granite, etc.</u></p>			
<p>Slate, marble, granite, etc. is to be best quality stone from an approved quarry, free from cracks and other defects and equal to samples to be submitted to and approved by the Architect. Each stone is to hold its full size, square to the back and to be set on its natural quarry bed.</p>			
<p><u>Setting out</u></p>			
<p>Care shall be exercised in setting out the work, the preparation of templets and the checking of the detail drawings. All measurements shall be taken on the site where necessary and the full size setting out of each course shall be done at the yard so as to ensure the proper fitting of each stone.</p>			
<p><b><u>Carried Forward</u></b></p>			
<p>Section No. 2 Bill No. 12 Tiling</p>			
			R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<p style="text-align: center;"><b><u>Brought Forward</u></b></p> <p>Before putting any work in hand the Contractor is to submit to the Architect for his approval details of the manner in which he proposes to set out the slabs and joints in all wall facings, pavings, sills, treads, etc. together with samples of grain or pattern matching.</p> <p><u>Face labours</u></p> <p>Face labours are to match samples to be submitted to and approved by the Architect. Arrises are to be clean and sharp except to treads and thresholds where they are to be slightly rounded.</p> <p><u>Bedding and jointing</u></p> <p>Slate, marble, granite and other floor paving and wall linings are to be bedded solidly on the mortar thicknesses described and are to have tightly fitting butt joints unless otherwise stated. Where stonework is to be fixed with adhesive, the adhesive is to be "Ardurit X76" or other approved. The Contractor will be liable for any defects to the slate, marble and granite arising from the use of the adhesive.</p> <p>Where soffit linings are suspended the suspension system must be concealed and must be submitted to the Architect for approval before work commences. Where tolerance screws are required these are to be stainless steel expanding bolt type with matching stainless steel bracket and PVC clad dowel with nuts and washers, etc.</p> <p><u>Damaged work</u></p> <p>All stonework damaged must be discarded and replaced at the Contractor's expense. No touching up will be permitted except in exceptional cases with the Architect's consent.</p>	<p style="text-align: center;">R</p>
<p style="text-align: center;"><b><u>Carried Forward</u></b></p> <p>Section No. 2 Bill No. 12 Tiling</p>	<p style="text-align: center;">R</p>

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>	R
<p><u>Descriptions</u></p> <p>Descriptions of stonework shall be deemed to include preparatory work, labours to backs, beds and joints, templets, mortices for bolts, etc. and for hoisting and setting in position, bedding, jointing and pointing, casing and protecting from injury and cleaning down at completion. Descriptions of recessed pointing to stonework shall be deemed to include square recessed, hollow recessed, weathered pointing, etc.</p> <p><u>Prices to allow for the following items not measured seperately</u></p> <p>All "Mazista" stone tiles :</p> <p style="padding-left: 40px;">Tile Primer : TAL Keycoat to backs of tiles</p> <p style="padding-left: 40px;">Joints: 10mm TAL Quarry grout mixed with riversand and TAL Bond to obtain colour as for tiles</p> <p style="padding-left: 40px;">Movement joints: Allow for 10mm black or other approved colour polysulphide movement joints in both directions at maximum 2500mm centres</p> <p>All "Mazista" slate tiles :</p> <p style="padding-left: 40px;">Joints: 10mm TAL Quarry grout and TAL Bond in grey colour</p> <p style="padding-left: 40px;">Movement joints: Allow for 10mm black or other approved colour polysulphide movement joints in both directions at maximum 2500mm centres</p> <p style="padding-left: 40px;">Background : If the surface has been powerfloated it will be necessary to first key the surface with a slurry consisting of 1 part TAL Keycoat to 2 parts cement.</p>	
<p style="text-align: center;"><u>Carried Forward</u></p> <p>Section No. 2 Bill No. 12 Tiling</p>	R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

**Brought Forward**

Mechanical supports to tiles

All "Mazista" stone and slate tiles to have continuous sections of mild steel angle iron strips, slightly smaller in dimension than the thickness of the tile, installed in a horizontal plane for the tiles to "rest" on. The angle irons must be firmly fixed with suitable anchors such as rawlbolts or screws and bolts at 500mm centres. The adhesive must be spread over the vertical section of the angle irons as well as the entire background. The tiles are then to be bedded into the adhesive using the exposed horizontal sections of the angle iron strips as support for the tiles whilst curing of the tile adhesive takes place. The angle iron sections should be installed at maximum 2 metre intervals. The semi-exposed edge of the angle irons are then be covered when the grouting is installed.

R

**Carried Forward**

Section No. 2  
Bill No. 12  
Tiling

R

UMALUSI  
 ALTERATIONS TO UMALUSI HOUSE  
 PRINCIPAL CONTRACT

Brought Forward

FLOOR TILING

Porcelain tiles PC R250 Exc VAT Delivered on site, size 600mm x 600mm, fixed to internal floor screed with TAL tile adhesive (elsewhere specified) mixed with TAL Bond® in lieu of water with joints continuous in both directions and grouted with TAL tile grout (elsewhere specified), excess grout on the surface to be cleaned with water as work proceeds.

1	On floors	m2	5
2	Skirting, 100mm high.	m	15

R

Carried Forward to Summary of Section No. 2

Section No. 2  
 Bill No. 12  
 Tiling

R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

Item No	<b><u>SECTION NO 2</u></b>	Quantity	Rate	Amount
	<b><u>BILL NO. 14</u></b>			
	<b><u>PLUMBING AND DRAINAGE (PROVISIONAL)</u></b>			
	NOTE: Tenderers are advised to study the Model Preambles for Trades before pricing this bill			
	NOTE: Wherever a trade name for any product has been described in the bills of quantities, the tenderer's attention is drawn to the fact that any other product of equal quality may be used subject to the written approval of the principal agent being obtained prior to the closing date for submission of tenders.			
	If prior written approval is not obtained, the product described shall be deemed to have been tendered for.			
	<b><u>SANITARY FITTINGS</u></b>			
	<b><u>WC</u></b>			
1	Geberit 80mm concealed cistern for paraplegic application floor mounted WC (Article No. 109.310.00.5), front actuated with Sigma 30 for stop-and-go flush actuator (Article No. 115.893.KJ.1) in white / bright chrome / white finish, including flush pipe, water supply connection with angle stop valve, protection cover for service opening and protection cover for flush pipe, fixed with included fastening materials inside solid wall from 120mm up to 200mm. All with Geberit conditional guarantee	No	1	
	<b><u>WHB</u></b>			
2	Duravit Vero ceramic wall mounted basin colour White Alpin (Code: 45450 0000), size 500 x 470 x 130mm deep with one taphole and overflow, fixed with screws and washers to plugs in wall and sealed with abe Dow Corning 785 acetoxy silicone sealant where basin meets wall. Tap: Blutide o.e.a 153mm SABS-approved long Mixed Elbow Action Medical Standard Guest Basin Mixer in Chrome. Include Chrome plated un-slotted click basin waste (Code: 032232) and Chrome plated universal bottle trap (Code: 031076).	No	1	
	<b><u>Carried Forward</u></b>			R
	Section No. 2 Bill No. 13 Plumbing and Drainage			



**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

		<u>Brought Forward</u>		R
15	110mm Bend	No	1	
16	110mm Access bend	No	1	
17	110mm Junction	No	1	
18	110mm Access junction	No	1	
		<b><u>WATER SUPPLY</u></b>		
		<u>Class O copper pipes</u>		
19	15mm Pipe and fixing to walls, floors, in roofs, soffit of concrete slab, in chases (including chases), in concrete, etc.	m	15	
20	22mm Pipes and fixing to walls, floors, in roofs, soffit of concrete slab, in chases (including chases), in concrete, etc.	m	3	
		<u>Extra over class O copper pipes for capillary fittings</u>		
21	15mm Fittings	No	22	
22	22mm Fittings	No	6	
		<b><u>Sundries</u></b>		
23	Cobra Watertech Angle Valve(832/350F)	No	5	
24	15mm Non-return valve	No	2	
		<b><u>Carried Forward to Summary of Section No. 2</u></b>		
Section No. 2				
Bill No. 13				
Plumbing and Drainage				
		R		

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

Item No		Quantity	Rate	Amount
	<p><b><u>SECTION NO 2</u></b></p> <p><b><u>BILL NO. 15</u></b></p> <p><b><u>GLAZING</u></b></p> <p>NOTE: Tenderers are advised to study the Model Preambles for Trades before pricing this bill</p> <p>NOTE: Wherever a trade name for any product has been described in the bills of quantities, the tenderer's attention is drawn to the fact that any other product of equal quality may be used subject to the written approval of the principal agent being obtained prior to the closing date for submission of tenders.</p> <p>If prior written approval is not obtained, the product described shall be deemed to have been tendered for.</p> <p><b><u>TOPS, SHELVES, DOORS, MIRRORS, ETC</u></b></p> <p><b><u>Rectangular beveled 'GG' quality polished glass mirror (1 centred above each WHB): Fix to wall position as shown on site with round nose chromium plated mirror screws. Four screws per mirror.</u></b></p>			
1	Mirror 450 x 600mm high	No	1	
	<p><b><u>Carried Forward to Summary of Section No. 2</u></b></p> <p>Section No. 2 Bill No. 14 Glazing</p>			<p>R</p>

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

Item No	<b><u>SECTION NO 2</u></b>	Quantity	Rate	Amount
	<b><u>BILL NO. 16</u></b>			
	<b><u>PAINTWORK</u></b>			
	NOTE: Tenderers are advised to study the Model Preambles for Trades before pricing this bill			
	NOTE: Wherever a trade name for any product has been described in the bills of quantities, the tenderer's attention is drawn to the fact that any other product of equal quality may be used subject to the written approval of the principal agent being obtained prior to the closing date for submission of tenders.			
	If prior written approval is not obtained, the product described shall be deemed to have been tendered for.			
	<b><u>PAINTWORK ETC TO NEW WORK</u></b>			
	<b><u>ON FLOATED PLASTER</u></b>			
	<b><u>Apply one coat of Plascon True colour 3 in 1 Primer Sealer PSU 1 using roller or airless spray, allowing 2 hours to dry.</u></b>			
	<b><u>FINISHING: Apply two coats of True Colour Thick &amp; Strong (MTC/TTM), using roller or airless spray, to achieve complete obliteration. Allow 1 hour drying time between coats. Finishing coat Colour to Architect Approval. Ensure that surfaces are dry, sound, and free from dust, dirt, grease and oil before painting. Moisture content not more than 8% measured on a Doser Hygrometer B2 scale (or equivalent) before painting. Soft, under bound, friable and highly porous surfaces must be restored to a sound condition with before painting. Cement plaster to cure minimum 14 days before paint application.</u></b>			
1	On internal walls	m2	184	
	<b><u>Carried Forward</u></b>			R
	Section No. 2 Bill No. 15 Paintwork			

UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT

		<u>Brought Forward</u>		R
2	On Narrow Widths	m2	25	
		<b><u>ON SMOOTH CONCRETE</u></b>		
		<b><u>Smooth steel trowel finish to concrete soffits. Prepare with plaster primer and finish with 2 coats polvin acrylic pva.</u></b>		
3	Ceilings and beams	m2	5	
		<b><u>ON WOOD</u></b>		
		<b><u>1 coat Plascon Primer for Wood - Spot Prime code UC2 1 coat Plascon Universal Undercoat code UC1 coats Plascon 'Velvagio' Non-Drip Semi-Gloss Enamel code VLO Colour: To Architects approval.</u></b>		
4	On doors	m2	14	
5	Skirtings, cornices, rails, etc not exceeding 300mm girth	m	82	
		<b><u>Carried Forward to Summary of Section No. 2</u></b>		
Section No. 2				
Bill No. 15				
Paintwork				
		R		

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

Bill No	Section No. 2 BUILDING WORKS <u>SECTION SUMMARY - BUILDING WORKS</u>	Page No	Amount
1	Alterations, Demolitions, Etc	59	
2	Earthworks	62	
3	Concrete, Formwork and Reinforcement	67	
4	Masonry	70	
5	Waterproofing	72	
6	Carpentry and Joinery	76	
7	Ceilings, Partitions and Access Flooring	80	
8	Floor Coverings	82	
9	Ironmongery	87	
10	Metalwork	89	
11	Plastering	93	
12	Tiling	98	
13	Plumbing and Drainage	101	
14	Glazing	102	
15	Paintwork	104	
	<b><u>Carried to Final Summary</u></b>		R
	Section No. 2		

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

Item No		Quantity	Rate	Amount
	<b><u>SECTION NO 3</u></b>			
	<b><u>BILL NO. 1</u></b>			
	<b><u>EXTERNAL WORKS</u></b>			
	NOTE: Tenderers are advised to study the Model Preambles for Trades before pricing this Bill			
	NOTE: Wherever a trade name for any product has been described in the bills of quantities, the tenderer's attention is drawn to the fact that any other product of equal quality may be used subject to the written approval of the principal agent being obtained prior to the closing date for submission of tenders.			
	If prior written approval is not obtained, the product described shall be deemed to have been tendered for.			
	<b><u>REMOVAL OF EXISTING WORK</u></b>			
	<b><u>Demolitions</u></b>			
1	Break down and remove existing hardstand/paving works where new ramp will be build	m2	12	
	<b><u>BULK EXCAVATION, FILLING, ETC</u></b>			
	<b><u>Open face excavation in earth over sloping site</u></b>			
2	Open face excavation (cut to spoil)	m3	4	
	<b><u>Extra over bulk excavation in earth for excavation in</u></b>			
3	Soft rock	m3	4	
	<b><u>Extra over all excavations for carting away</u></b>			
4	Surplus material from excavations and/or stock piles on site to a dumping site to be located by the contractor	m3	4	
	<b><u>Carried Forward</u></b>			R
	Section No. 3 Bill No. 1 External works			

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>			R
<b><u>Risk of collapse of excavations</u></b>			
5	Sides of bulk excavations not exceeding 1,5m deep	m2	3
<b><u>Keeping excavations free of water</u></b>			
6	Keeping excavations free of all water other than subterranean water		Item
<b><u>Rip in situ (G9 material) to a depth of 150mm compacted to 90% Mod AASHTO density</u></b>			
7	Over site	m2	12
<b><u>Imported filling in layers of 150mm Stabilized C4 Layer supplied by the contractor compacted to 97% Mod AASHTO density</u></b>			
8	Over site	m3	4
<b><u>Compaction of surfaces</u></b>			
9	Compaction of ground surface area in-cut for building, roads and parking platforms, etc. including ripping, scarifying for a depth of 150mm, breaking down oversize material, adding suitable material where necessary, wetting and compacting to 90% Mod AASHTO density	m2	12
<b><u>Prescribed density tests on filling</u></b>			
10	Provision for all testing in accordance with SABS 1200 as specified by Engineer	No	2
<b><u>Soil insecticide</u></b>			
11	To ground surface area in-cut for building, roads and parking platforms, etc to the Engineers approval	m2	12
<b><u>PAVING, WALKWAYS AND APRONS</u></b>			
<u>Carried Forward</u>			R
Section No. 3 Bill No. 1 External works			

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<u>Brought Forward</u>			R
<b><u>Coarse river sand filling supplied by the contractor</u></b>			
12	25mm Thick bedding layer fill under paving, etc well compacted	m2	12
<b><u>Paving bricks/Blocks</u></b>			
13	60mm thick Type S-A Class 25 Paving Blocks	m2	5
<b><u>BRICKWORK</u></b>			
<b><u>Brickwork of NFP clay bricks in Class II mortar</u></b>			
14	One brick walls	m2	13
<b><u>Brickwork reinforcement</u></b>			
15	150mm Wide reinforcement built in horizontally	m	162
<b><u>EXTERNAL PLASTER</u></b>			
<b><u>Smooth Cement plaster on concrete</u></b>			
16	On walls	m2	26
17	On Narrow widths	m2	2
<b><u>PAINTWORK ETC TO NEW WORK</u></b>			
<b><u>ON FLOATED PLASTER</u></b>			
<b><u>Prepare smooth cement plastered walls to receive:2 coats of Plascon or equal approved all-purpose plaster primer , 1 coat Plascon or equal approved bonding liquid,1 coat of Plascon or equal approved universal Professional all-purpose undercoat to achieve a continuous film 2 coats Plascon or equal approved of Professional PEM100 Superior Low Sheen paint, allowing 2 hours drying between coats. All to Architect and manufacturer's approval.or similar approved</u></b>			
18	On external walls	m2	26
<b><u>Carried Forward</u></b>			R
Section No. 3 Bill No. 1 External works			

UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT

19	On Narrow widths	<u>Brought Forward</u> m2	2	R	
Section No. 3 Bill No. 1 External works		<u>Carried to Final Summary</u>		R	

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

Item No	Quantity	Rate	Amount
<p><b><u>SECTION NO 4</u></b></p>			
<p><b><u>BILL NO. 1</u></b></p>			
<p><b><u>PROVISIONAL SUMS</u></b></p>			
<p>NOTE: Tenderers are advised to study the Model Preambles for Trades before pricing this Bill</p>			
<p>NOTE: Wherever a trade name for any product has been described in the bills of quantities, the tenderer's attention is drawn to the fact that any other product of equal quality may be used subject to the written approval of the principal agent being obtained prior to the closing date for submission of tenders.</p>			
<p>If prior written approval is not obtained, the product described shall be deemed to have been tendered for.</p>			
<p>Refer to Furniture Schedule attached for further details</p>			
<p><b><u>SUPPLEMENTARY PREAMBLES</u></b></p>			
<p><u>General</u></p>			
<p>Work for which budgetary allowances are provided will be measured and valued in accordance with the JBCC Conditions of Contract and deducted in whole or in part if not required without any compensation for loss or profit on the said allowances</p>			
<p><u>Profit</u></p>			
<p>Where stated, the contractor may allow for profit if required</p>			
<p><u>CASH DISCOUNT</u></p>			
<p>No cash discount. All provisional sums are "NET".</p>			
<p><b><u>Carried Forward</u></b></p>			
<p>Section No. 4 Bill No. 1 Provisional Sums</p>			
			R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

<p style="text-align: center;"><b><u>Brought Forward</u></b></p> <p><b><u>ATTENDANCE</u></b></p> <p>Without in any way limiting the meaning and interpretation, "general attendance" on sub-contractors shall include free of charge to the sub-contractor the following services for the purpose of the relative sub-contract works:</p> <ol style="list-style-type: none"> <li>1) access to the site and to the places where the work is to be carried out, including the use of any temporary personnel hoists erected by the Contractor for his own use;</li> <li>2) the provision of water and lighting and of single and/or three phase electric power to a position within 50 metres of the place where work is to be carried out, but excluding water, fuel and power for commissioning of the installation for which the Contractor shall be responsible;</li> <li>3) the provision of an area for office accommodation, temporary workshops and for the storage of plant and materials;</li> <li>4) the use of erected scaffolding belonging to the Contractor, in common with others having the like right whilst it so remains erected upon the site;</li> <li>5) the use of mess rooms, latrine, health and welfare facilities, and the like, where provided;</li> <li>6) the use of the site telephone (if provided) subject to the payment by the sub-contractor for all his outgoing calls;</li> <li>7) temporary casing and/or other protection of the work;</li> <li>8) site security measures;</li> <li>9) hoisting of the sub-contractor's material in loads not exceeding 500 kg;</li> </ol> <p style="text-align: center;"><b><u>Carried Forward</u></b></p> <p>Section No. 4 Bill No. 1 Provisional Sums</p>	R
	R

UMALUSI  
 ALTERATIONS TO UMALUSI HOUSE  
 PRINCIPAL CONTRACT

	<u>Brought Forward</u>		R
<p>10) making good in all trades and final cleaning down on completion.</p>			
<p>Section No. 4            Bill No. 1            Provisional Sums</p>	<u>Carried Forward</u>		R

**UMALUSI  
ALTERATIONS TO UMALUSI HOUSE  
PRINCIPAL CONTRACT**

		<u>Brought Forward</u>	R
		<b><u>BUDGETARY ALLOWANCES FOR MAIN CONTRACTOR</u></b>	
1	Allow R45,000.00 Forty Five Thousand For Sundry Builders work in connection with demolitions for services		45,000.00
		<b><u>PROVISIONAL SUMS FOR NOMINATED/SELECTED SUBCONTRACT WORKS</u></b>	
		<b><u>VERTICAL TRANSPORT</u></b>	
2	Provide the sum of R900,000.00 (Nine Hundred Thousand Rands, for supply and installation of Passenger Lift Complete		900,000.00
3	Profit and attendance		%
		<b><u>ELECTRICAL INSTALLATIONS</u></b>	
4	Provide the sum of R135,000.00 (One Hundred and Thirty Five Thousand Rands, for supply and installation of Electrical Installations		135,000.00
5	Profit and attendance		%
		<b><u>FIRE PROTECTION SERVICES</u></b>	
6	Provide the sum of R670,000.00 (Six Hundred and Seventy Thousand Rands, for supply and installation of Fire Protection Services		670,000.00
7	Profit and attendance		%
		<b><u>Carried to Final Summary</u></b>	
Section No. 4			
Bill No. 1			
Provisional Sums			

