

| Item No | | Quantity | Rate | Amount |
|------------|---|----------|------|--------|
| | <p>SECTION 1</p> <p>BILL NO. 1</p> <p>PRELIMINARIES</p> <p>BUILDING AGREEMENT AND PRELIMINARIES</p> <p>The JBCC Minor Works Agreement (Edition 4.0 - August 2007) prepared by the Joint Building Contracts Committee shall be the applicable building agreement, amended as hereinafter described</p> <p>The JBCC Minor Works Agreement contract data form an integral part of this agreement</p> <p>The JBCC General Preliminaries (August 2007) published by the Joint Building Contracts Committee for use with the JBCC Minor Works Agreement (Edition 4.0 - August 2007) 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 above mentioned documents for the full intent and meaning of each clause</p> <p>The clauses in the above mentioned documents are hereinafter referred to by clause number and heading only</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>PREAMBLES FOR TRADES</p> <p>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</p> | | | |
| | <p style="text-align: right;">Carried Forward to Trade Summary</p> <p>Section 1 - Preliminaries</p> <p>Bill No 1</p> <p>Preliminaries</p> <p>Office Interior Refurbishment and Renovations Vinyl flooring</p> <p>University of johannesburg</p> | | R | |

| Item No | | Quantity | Rate | Amount |
|---------|--|----------|------|--------|
| | <p>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</p> <p>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</p> <p>STRUCTURE OF THIS PRELIMINARIES BILL</p> <p>Section A : A recital of the headings of the individual clauses in the aforementioned JBCC Minor Works Agreement</p> <p>Section B : A recital of the headings of the individual clauses in the aforementioned JBCC General Preliminaries</p> <p>Section C : Any special clauses to meet the particular circumstances of the project</p> <p>PRICING OF PRELIMINARIES</p> <p>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)</p> <p>SECTION A: MINOR WORKS AGREEMENT</p> <p>Interpretation (A1-A7)</p> <p>1 Clause 1.0 - Definitions and interpretation</p> <p>Pricing of bills of quantities</p> <p>Carried Forward to Trade Summary</p> <p>Section 1 - Preliminaries Bill No 1 Preliminaries Office Interior Refurbishment and Renovations Vinyl flooring University of Johannesburg</p> | | | |
| | | | R | |

| Item No | | Quantity | Rate | Amount |
|---------|---|----------|------|--------|
| | <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> <ol style="list-style-type: none"> 1. These persons are deemed to be jointly and severally liable to the employer for the performance of this agreement | | | |
| | Carried Forward to Trade Summary | | R | |
| | Section 1 - Preliminaries | | | |
| | Bill No 1 | | | |
| | Preliminaries | | | |
| | Office Interior Refurbishment and Renovations Vinyl flooring | | | |
| | University of Johannesburg | | | |

| Item No | | Quantity | Rate | Amount |
|---------|--|----------|------|--------|
| | <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 | | |
| 2 | <p>Clause 2.0 - Law, regulations and notices</p> <p>F:..... V:..... T:.....</p> | Item | | |
| 3 | <p>Clause 3.0 - Offer, acceptance and assignment</p> <p>F:..... V:..... T:.....</p> | Item | | |
| 4 | <p>Clause 4.0 - 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>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 [4.5]</p> <p>F:..... V:..... T:.....</p> | Item | | |
| 5 | <p>Clause 5.0 - Employer's agents</p> <p>Delegated authority</p> <p>The authority of the principal agent to issue contract instructions [14.1] and perform duties for specific aspects of the works is delegated to agents as follows [5.2]. This does not preclude the principal agent from issuing such contract instructions:</p> | | | |
| | Carried Forward to Trade Summary | | R | |
| | <p>Section 1 - Preliminaries</p> <p>Bill No 1</p> <p>Preliminaries</p> <p>Office Interior Refurbishment and Renovations Vinyl flooring</p> <p>University of Johannesburg</p> | | | |

| Item No | | Quantity | Rate | Amount |
|---------|---|----------|------|--------|
| | 1. <u>Architect</u> | | | |
| | 1.1 Duties [5.2] : | | | |
| | The architect is responsible for the architectural design, functional design and quality inspection of the works | | | |
| | 1.2 Contract instructions [5.2; 14.1] : | | | |
| | 1.2.1 Rectification of discrepancies, errors in description or quantity or omissions of items in this agreement other than in the JBCC Minor Works Agreement | | | |
| | 1.2.2 Alteration to design, quality or quantity of the works provided that such contract instructions shall not substantially change the scope of the works | | | |
| | 1.2.3 The site [12.0] | | | |
| | 1.2.4 Compliance with the law , regulations and bylaws [2.1] | | | |
| | 1.2.5 Provision and testing of samples of materials and goods and/or finishes or assemblies of elements of the works | | | |
| | 1.2.6 Opening up of work for inspection, removal or re-execution | | | |
| | 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 [17.2.2] | | | |
| | 1.2.11 Rectification of defects [16.4; 16.8] | | | |
| | 1.2.12 A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion and a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion | | | |
| | Carried Forward to Trade Summary | | R | |
| | Section 1 - Preliminaries | | | |
| | Bill No 1 | | | |
| | Preliminaries | | | |
| | Office Interior Refurbishment and Renovations Vinyl flooring | | | |
| | University of johannesburg | | | |

| Item No | | Quantity | Rate | Amount |
|---------|---|----------|------|--------|
| | 1.2.13 Expenditure of employer allowances and/or prime cost amounts | | | |
| | 1.2.14 Work by direct contractors [13.0] | | | |
| | 1.2.15 On suspension or termination, protection of the works , removal of construction equipment and surplus materials and goods [21.6.1] | | | |
| | F:..... V:..... T:..... | Item | | |
| 6 | Clause 6.0 - Principal Agent | | | |
| | F:..... V:..... T:..... | Item | | |
| 7 | Clause 7.0 - Design responsibility | | | |
| | F:..... V:..... T:..... | Item | | |
| | Insurances and securities (A8-A9) | | | |
| 8 | Clause 8.0 - Risks, indemnities and insurances | | | |
| | F:..... V:..... T:..... | Item | | |
| 9 | Clause 9.0 - Securities | | | |
| | Guarantee for payment | | | |
| | The employer shall provide to the contractor a guarantee for payment in the amount of ?.....Rand (R.....) ? The contractor shall consequently waive his lien or right of continuing possession of the works [9.2] | | | |
| | Extension of waiver of lien | | | |
| | The contractor shall ensure that a waiver of lien or right of continuing possession of the works 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 [9.2] | | | |
| | Carried Forward to Trade Summary | | R | |
| | Section 1 - Preliminaries | | | |
| | Bill No 1 | | | |
| | Preliminaries | | | |
| | Office Interior Refurbishment and Renovations Vinyl flooring | | | |
| | University of johannesburg | | | |

| Item No | | Quantity | Rate | Amount |
|---------|---|----------|------|--------|
| | F:..... V:..... T:..... | Item | | |
| | Execution (A10 - A14) | | | |
| 10 | Clause 10.0 - Obligations of the employer F:..... V:..... T:..... | Item | | |
| 11 | Clause 11.0 - Obligations of the contractor F:..... V:..... T:..... | Item | | |
| | 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 F:..... V:..... T:..... | Item | | |
| 12 | Clause 12.0 - Setting out F:..... V:..... T:..... | Item | | |
| 13 | Clause 13.0 - Direct contractors Attendance on direct contractors In respect of direct contractors the contractor shall: 1. Designate an area for the direct contractor to establish a temporary office and workshop and storage of equipment and materials 2. Allow the use of personnel welfare facilities, where provided | | | |
| | Carried Forward to Trade Summary | | R | |
| | Section 1 - Preliminaries Bill No 1 Preliminaries Office Interior Refurbishment and Renovations Vinyl flooring University of johannesburg | | | |

| Item No | | Quantity | Rate | Amount |
|--|--|----------|------|--------|
| | <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 [13.1]</p> <p>F:..... V:..... T:.....</p> | | | |
| 14 | <p>Clause 14.0 - 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> <p>Completion (A15 - A18)</p> | Item | | |
| 15 | <p>Clause 15.0 - Practical completion</p> <p>F:..... V:..... T:.....</p> | Item | | |
| 16 | <p>Clause 16.0 - Defects liability period and final completion</p> <p>F:..... V:..... T:.....</p> | Item | | |
| 17 | <p>Clause 17.0 - 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 [14.1.8; 17.1 & 2]</p> | | | |
| Carried Forward to Trade Summary | | | R | |
| Section 1 - Preliminaries | | | | |
| Bill No 1 | | | | |
| Preliminaries | | | | |
| Office Interior Refurbishment and Renovations Vinyl flooring | | | | |
| University of Johannesburg | | | | |

| Item No | | Quantity | Rate | Amount |
|---------|--|----------|------|--------|
| | F:..... V:..... T:..... | Item | | |
| 18 | Clause 18.0 - Penalty for late or non-completion | | | |
| | F:..... V:..... T:..... | Item | | |
| | Payment (A19 - A20) | | | |
| 19 | Clause 19.0 - Payment | | | |
| | Prices submitted | | | |
| | 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 | | | |
| | F:..... V:..... T:..... | Item | | |
| 20 | Clause 20.0 - Adjustment of the contract value and final account | | | |
| | Cost of claims | | | |
| | 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 [22.5 & 6] from making a determination on costs | | | |
| | F:..... V:..... T:..... | Item | | |
| | Suspension or termination (A21) | | | |
| 21 | Clause 21.0 - Suspension or termination | | | |
| | F:..... V:..... T:..... | Item | | |
| | Carried Forward to Trade Summary | | | |
| | Section 1 - Preliminaries | | | |
| | Bill No 1 | | | |
| | Preliminaries | | | |
| | Office Interior Refurbishment and Renovations Vinyl flooring | | | |
| | University of johannesburg | | | |
| | | | R | |

| Item No | | Quantity | Rate | Amount |
|---------|---|----------|------|--------|
| | Dispute resolution (A22) | | | |
| 22 | Clause 22.0 - Dispute resolution F:..... V:..... T:..... | Item | | |
| 23 | <u>Agreement</u> 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 | | |
| 24 | <u>Contract data</u> Tenderer's selections Before submission of his tender the contractor is to complete the tenderer's selections in the contract data F:..... V:..... T:..... | Item | | |
| | SECTION B: GENERAL PRELIMINARIES | | | |
| | Definitions and interpretation (B1) | | | |
| 25 | Clause 1.1 - Definitions F:..... V:..... T:..... | Item | | |
| 26 | Clause 1.2 - Interpretation F:..... V:..... T:..... | Item | | |
| | Documents (B2) | | | |
| 27 | Clause 2.1 - Checking of documents F:..... V:..... T:..... | Item | | |
| 28 | Clause 2.2 - Provisional bills of quantities | | | |
| | Carried Forward to Trade Summary | | R | |
| | Section 1 - Preliminaries Bill No 1 Preliminaries Office Interior Refurbishment and Renovations Vinyl flooring University of johannesburg | | | |

| Item No | | Quantity | Rate | Amount |
|---------|--|----------|------|--------|
| | F:..... V:..... T:..... | Item | | |
| 29 | Clause 2.3 - Availability of construction information | | | |
| | F:..... V:..... T:..... | Item | | |
| 30 | Clause 2.4 - Ordering of materials and goods | | | |
| | F:..... V:..... T:..... | Item | | |
| | Previous work and adjoining properties (B3) | | | |
| 31 | Clause 3.1 - Previous work - dimensional accuracy | | | |
| | F:..... V:..... T:..... | Item | | |
| 32 | Clause 3.2 - Previous work - defects | | | |
| | F:..... V:..... T:..... | Item | | |
| 33 | Clause 3.3 - Inspection of adjoining properties | | | |
| | F:..... V:..... T:..... | Item | | |
| | The site (B4) | | | |
| 34 | Clause 4.1 - Handover of site in stages | | | |
| | F:..... V:..... T:..... | Item | | |
| 35 | Clause 4.2 - Enclosure of the works | Item | | |
| | F:..... V:..... T:..... | | | |
| 36 | Clause 4.3 - Geotechnical and other investigations | | | |
| | F:..... V:..... T:..... | Item | | |
| | Carried Forward to Trade Summary | | R | |
| | Section 1 - Preliminaries | | | |
| | Bill No 1 | | | |
| | Preliminaries | | | |
| | Office Interior Refurbishment and Renovations Vinyl flooring | | | |
| | University of johannesburg | | | |

| Item No | | Quantity | Rate | Amount |
|---|---|----------|------|--------|
| 37 | Clause 4.4 - Encroachments F:..... V:..... T:..... | Item | | |
| 38 | Clause 4.5 - Existing premises occupied F:..... V:..... T:..... | Item | | |
| 39 | Clause 4.6 - Services - known F:..... V:..... T:..... | Item | | |
| Management of contract (B5) | | | | |
| 40 | Clause 5.1 - Management of the works F:..... V:..... T:..... | Item | | |
| 41 | Clause 5.2 - Progress meetings F:..... V:..... T:..... | Item | | |
| 42 | Clause 5.3 - Technical meetings F:..... V:..... T:..... | Item | | |
| Samples, shop drawings and manufacturer's instructions (B6) | | | | |
| 43 | Clause 6.1 - Samples of materials F:..... V:..... T:..... | Item | | |
| 44 | Clause 6.2 - Workmanship samples F:..... V:..... T:..... | Item | | |
| 45 | Clause 6.3 - Shop drawings F:..... V:..... T:..... | Item | | |
| Carried Forward to Trade Summary | | | R | |
| Section 1 - Preliminaries Bill No 1 Preliminaries Office Interior Refurbishment and Renovations Vinyl flooring University of johannesburg | | | | |

| Item No | | Quantity | Rate | Amount |
|---------|---|----------|------|--------|
| 46 | Clause 6.4 - Compliance with manufacturer's instructions F:..... V:..... T:..... | Item | | |
| | Deposits and fees (B7) | | | |
| 47 | Clause 7.1 - Deposits and fees F:..... V:..... T:..... | Item | | |
| | Temporary services (B8) | | | |
| 48 | Clause 8.1 - Water F:..... V:..... T:..... | Item | | |
| 49 | Clause 8.2 - Electricity F:..... V:..... T:..... | Item | | |
| 50 | Clause 8.3 - Ablution and welfare facilities F:..... V:..... T:..... | Item | | |
| 51 | Clause 8.4 - Communication facilities F:..... V:..... T:..... | Item | | |
| | Prime cost amounts (B9) | | | |
| 52 | Clause 9.1 - Responsibility for prime cost amounts F:..... V:..... T:..... | Item | | |
| | Attendance on subcontractors (B10) | | | |
| 53 | Clause 10.1 - General attendance | N/A | | |
| 54 | Clause 10.2 - Special attendance | N/A | | |
| | Carried Forward to Trade Summary | | R | |
| | Section 1 - Preliminaries Bill No 1 Preliminaries Office Interior Refurbishment and Renovations Vinyl flooring University of johannesburg | | | |

| Item No | | Quantity | Rate | Amount |
|---------|--|----------|------|--------|
| | General (B11) | | | |
| 55 | Clause 11.1 - Protection of the works F:..... V:..... T:..... | Item | | |
| 56 | Clause 11.2 - Protection/isolation of existing works and works occupied in sections F:..... V:..... T:..... | Item | | |
| 57 | Clause 11.3 - Security of the works F:..... V:..... T:..... | Item | | |
| 58 | Clause 11.4 - Notice before covering work F:..... V:..... T:..... | Item | | |
| 59 | Clause 11.5 - Disturbance Disturbance 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 F:..... V:..... T:..... | Item | | |
| 60 | Clause 11.6 - Environmental disturbance Controlling all forms of pollution 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 | | | |
| | Carried Forward to Trade Summary | | R | |
| | Section 1 - Preliminaries Bill No 1 Preliminaries Office Interior Refurbishment and Renovations Vinyl flooring University of Johannesburg | | | |

| Item No | | Quantity | Rate | Amount |
|---------|---|----------|------|--------|
| | 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 | | | |
| 61 | Clause 11.7 - Works cleaning and clearing F:..... V:..... T:..... | Item | | |
| 62 | Clause 11.8 - Vermin F:..... V:..... T:..... | Item | | |
| 63 | Clause 11.9 - Overhand work F:..... V:..... T:..... | Item | | |
| 64 | Clause 11.10 - Tenant installations F:..... V:..... T:..... | Item | | |
| 65 | Clause 11.11 - Advertising F:..... V:..... T:..... | Item | | |
| | SECTION C: SPECIFIC PRELIMINARIES | | | |
| 66 | 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 | | | |
| | Carried Forward to Trade Summary | | R | |
| | Section 1 - Preliminaries Bill No 1 Preliminaries Office Interior Refurbishment and Renovations Vinyl flooring University of johannesburg | | | |

| Item No | | Quantity | Rate | Amount |
|--|--|----------|------|--------|
| | <p>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</p> <p>F:..... V:..... T:.....</p> | Item | | |
| 67 | <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 | | |
| 68 | <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 | | |
| 69 | <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 | | |
| 70 | <p>Health and safety</p> | | | |
| Carried Forward to Trade Summary | | | R | |
| Section 1 - Preliminaries | | | | |
| Bill No 1 | | | | |
| Preliminaries | | | | |
| Office Interior Refurbishment and Renovations Vinyl flooring | | | | |
| University of johannesburg | | | | |

| Item No | | Quantity | Rate | Amount |
|--|--|----------|------|--------|
| | <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>The contractor shall:</p> <ol style="list-style-type: none"> 1. Comply with the health and safety specification for the works 2. Prepare and agree with the health and safety consultant the health and safety plan for the works 3. Cooperate with the health and safety consultant in all respects 4. Manage the compliance of all subcontractors with the regulations and with the health and safety plan and specification 5. Conform to the conditions contained in the employer's health and safety specification <p>F:..... V:..... T:.....</p> | | | |
| 71 | <p>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> | Item | | |
| Carried Forward to Trade Summary | | | | R |
| <p>Section 1 - Preliminaries</p> <p>Bill No 1</p> <p>Preliminaries</p> <p>Office Interior Refurbishment and Renovations Vinyl flooring</p> <p>University of johannesburg</p> | | | | |

| Item No | | Quantity | Rate | Amount |
|--|---|----------|------|--------|
| | <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> | Item | | |
| 72 | <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 | | |
| 73 | <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 | | |
| Carried Forward to Trade Summary | | | R | |
| Section 1 - Preliminaries | | | | |
| Bill No 1 | | | | |
| Preliminaries | | | | |
| Office Interior Refurbishment and Renovations Vinyl flooring | | | | |
| University of johannesburg | | | | |

Bill No 1

Preliminaries

TRADE SUMMARY

Total Brought Forward from Page No

**Page
No**

Amount

1

2

3

4

5

6

7

8

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10

11

12

13

14

15

16

17

18

19

Carried Forward to Final Summary

R

Section 1 - Preliminaries

Bill No 1

Preliminaries

Office Interior Refurbishment and Renovations Vinyl flooring

University of johannesburg

| Item No | | Quantity | Rate | Amount |
|------------|--|----------|------|--------|
| | <p>SECTION 2</p> <p>BILL NO 1</p> <p>ALTERATIONS</p> <p>-----</p> <p>PREAMBLES</p> <p>The General Preambles for Trades (2017 edition), as published by the Association of South African Quantity Surveyors, shall be deemed to be incorporated in these bills of quantities and no claims arising from brevity of description of items, fully described in the said General Preambles, will be entertained</p> <p>The following "Supplementary Preambles" are incorporated in this bill to satisfy the requirements of the project and shall take precedence over the provisions of the said General Preambles</p> <p>SUPPLEMENTARY PREAMBLES</p> <p>View site:</p> <p>Before submitting his tender, the Contractor shall visit the site and satisfy himself as to the nature and extent of the work to be done and the value of the materials contained in the buildings or portions of the buildings to be demolished.</p> <p>No claim for any variations of the contract sum in respect of the nature and extent of the work or of inferior or damaged materials will be entertained</p> <p>Old materials to become property of the Contractor:</p> <p>Old materials from alterations, except where described as to be re-used or handed over, become the property of the Contractor, who must allow credit for same in the last item of the "Alterations" trade</p> | | | |
| | <p>Carried Forward to Trade Summary</p> <p>Section 2 - Building Works</p> <p>Bill No 1</p> <p>Alterations</p> <p>Office Interior Refurbishment and Renovations Vinyl flooring</p> <p>University of johannesburg</p> | | R | |

| Item No | | Quantity | Rate | Amount |
|---------|--|----------|------|--------|
| | <p>Old materials to be carted away:</p> <p>Old materials from the alterations, except where described as to be re-used or handed over, as well as all rubbish, etc must be regularly carted from the site and not be allowed to accumulate on or around the site</p> <p>Old materials to be re-used:</p> <p>None of the old materials are to be used for new work, except where specifically described as being set aside for re-use</p> <p>Handing over of materials:</p> <p>Where certain materials or articles from demolitions or alterations are described as to be "handed over to the Employer", it shall be taken to mean "handed over by the Contractor to the Principal Agent" and such materials or articles shall be properly stored by the Contractor until handing over thereof and shall include all necessary transport</p> <p>The Contractor must obtain an official receipt from the Principal Agent listing the materials or articles and dates of handing over</p> <p>Should the Contractor fail to submit the receipt when requested to do so, it shall be deemed that the materials or articles are still in his possession and he will be held liable to the Employer for the full replacement value thereof, which amount will be deducted from any monies due to the Contractor</p> <p>General:</p> <p>The Contractor shall carry out the whole of the works with as little mess and noise as possible and with a minimum of disturbance to adjoining premises and their tenants. He shall provide proper protection and provide, erect and remove when directed, any temporary tarpaulins that may be necessary during the progress of the works, all to the satisfaction of the Principal Agent</p> | | | |
| | <p style="text-align: right;">Carried Forward to Trade Summary</p> <p>Section 2 - Building Works Bill No 1 Alterations Office Interior Refurbishment and Renovations Vinyl flooring University of Johannesburg</p> | | R | |

| Item No | | Quantity | Rate | Amount |
|---------|---|----------|------|--------|
| | <p>Water supply pipes and other piping that may be encountered and found necessary to disconnect or cut, shall be effectually stopped off or grubbed up and removed, and any new connections that may be necessary shall be made with proper fittings, to the satisfaction of the Principal Agent</p> <p>Doors, fanlights, fittings, frames, linings, etc which are to be re-used shall be thoroughly overhauled before refixing, including taking off, easing and rehangng, cramping up, re-wedging as required and making good cramps, dowels, etc and easing, oiling, adjusting and repairing ironmongery as necessary, replacing any glass damaged in removal or subsequently and stopping up all nail and screw holes with tinted plastic wood to match timber, unless otherwise described Re-painting or re-varnishing is given separately</p> <p>Prices for taking out of doors, windows, etc shall include for removal of all beads, ironmongery, etc</p> <p>Prices for taking out and removing doors and frames shall include for removing architraves, ironmongery, door stops, cabin hooks, etc and making good floor and wall finishes to match existing</p> <p>With regard to building up of openings in existing walls, cement screeds and pavings, granolithic, tops of walls, etc shall be levelled and prepared for raising of brickwork</p> <p>Making good of finishes shall include making good of the brick and concrete surfaces onto which the new finishes are applied, where necessary</p> <p>The Contractor will be required to take all dimensions affecting the existing buildings on the site and will be held solely responsible for the accuracy of all such dimensions where used in the manufacture of new items (e.g.doors, windows, fittings, etc)</p> <p>Hazardous materials:</p> <p>Demolitions of buildings, services, external works, site services, etc are to include for the safe removal and disposal of <u>asbestos or asbestos products or other hazardous materials</u> by approved Registered Specialists</p> | | | |
| | Carried Forward to Trade Summary | | R | |
| | <p>Section 2 - Building Works</p> <p>Bill No 1</p> <p>Alterations</p> <p>Office Interior Refurbishment and Renovations Vinyl flooring</p> <p>University of johannesburg</p> | | | |

Bill No 1

Alterations

TRADE SUMMARY

Total Brought Forward from Page No

**Page
No**

Amount

21
22
23
24

| | |
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Carried Forward to Section Summary

Section 2 - Building Works
Bill No 1
Alterations
Office Interior Refurbishment and Renovations Vinyl flooring
University of johannesburg

R

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| Item No | | Quantity | Rate | Amount |
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| | <p>SECTION 2</p> <p>BILL NO 2</p> <p>CARPENTRY AND JOINERY</p> <p>-----</p> <p>PREAMBLES</p> <p>The General Preambles for Trades (2017 edition) as published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claims arising from brevity of description of items fully described in the said General Preambles will be entertained</p> <p>The following "Supplementary Preambles" are incorporated in this bill to satisfy the requirements of the project and shall take precedence over the provisions of the said General Preambles</p> <p>SUPPLEMENTARY PREAMBLES</p> <p>Fixing:</p> <p>Items described as "nailed" shall be deemed to be fixed with hardened steel nails or pins, or to be 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 500mm centres, and where described as "bolted", the bolts have been given separately elsewhere</p> <p>Joinery:</p> <p>Descriptions of frames shall be deemed to include frames, transomes, rails, etc</p> <p>Descriptions of hardwood joinery shall be deemed to include sinking and pelleting heads and nuts of bolts</p> | | | |
| | <p style="text-align: right;">Carried Forward to Trade Summary</p> <p>Section 2 - Building Works</p> <p>Bill No 2</p> <p>Carpentry and Joinery</p> <p>Office Interior Refurbishment and Renovations Vinyl flooring</p> <p>University of Johannesburg</p> | | R | |

Bill No 2

Carpentry and Joinery

TRADE SUMMARY

Total Brought Forward from Page No

**Page
No**

26

27

Amount

Carried Forward to Section Summary

Section 2 - Building Works
Bill No 2
Carpentry and Joinery
Office Interior Refurbishment and Renovations Vinyl flooring
University of johannesburg

R

| Item No | | Quantity | Rate | Amount |
|---------|---|----------|------|--------|
| | <p>SECTION 2</p> <p>BILL NO 4</p> <p>PLASTERING</p> <p>-----</p> <p>PREAMBLES</p> <p>The General Preambles for Trades (2017 edition) as published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claims arising from brevity of description of items fully described in the said General Preambles will be entertained</p> <p>The following "Supplementary Preambles" are incorporated in this bill to satisfy the requirements of the project and shall take precedence over the provisions of the said General Preambles</p> <p>SUPPLEMENTARY PREAMBLES</p> <p>Moisture tests:</p> <p>Before any finishes, coverings, etc are applied to screeds, plastering, etc or any other in-situ finish, moisture tests are to be carried out to the complete satisfaction of the Principal Agent to ensure that these surfaces have the correct moisture content for the finish to be applied</p> <p>Labours, etc</p> <p>Labours such as fair, rounded and chamfered edges, trowel cuts, throats, V-joints, angles, etc shall be deemed to be included in the descriptions</p> <p>CEMENT PLASTER</p> <p>Unless otherwise described, cement plaster shall be taken to mean Class 1 cement plaster i.e. 1:4 cement:sand plaster (common cement)</p> <p>SCREEDS</p> | | | |
| | <p style="text-align: right;">Carried Forward to Trade Summary</p> <p>Section 2 - Building Works Bill No 4 Plastering Office Interior Refurbishment and Renovations Vinyl flooring University of Johannesburg</p> | | R | |

| Item No | | Quantity | Rate | Amount |
|--|--|----------|------|--------|
| | Self levelling screed, on concrete: | | | |
| 1 | 3mm Thick self levelling screed on floors | m2 | 575 | |
| Carried Forward to Trade Summary | | | | R |
| Section 2 - Building Works | | | | |
| Bill No 4 | | | | |
| Plastering | | | | |
| Office Interior Refurbishment and Renovations Vinyl flooring | | | | |
| University of johannesburg | | | | |

Bill No 4

Plastering

TRADE SUMMARY

Total Brought Forward from Page No

**Page
No**

30

31

Amount

Carried Forward to Section Summary

Section 2 - Building Works
Bill No 4
Plastering
Office Interior Refurbishment and Renovations Vinyl flooring
University of johannesburg

R

Bill No 5

Paintwork

TRADE SUMMARY

Total Brought Forward from Page No

**Page
No**

33

34

Amount

Carried Forward to Section Summary

Section 2 - Building Works
Bill No 5
Paintwork
Office Interior Refurbishment and Renovations Vinyl flooring
University of johannesburg

R

**Bill
No**

2 | Carpentry and Joinery

| | |
|---|-------------------------------------|
| 3 | Floor coverings , Wall linings ,etc |
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| 4 | Plastering |
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| 5 | Paintwork |
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Page
No

25

28

29

32

35

Amount

R

Section 2 - Building Works
Office Interior Refurbishment and Renovations Vinyl flooring
University of johannesburg

| Section No | FINAL SUMMARY | Page No | Amount |
|------------|--|---------|--------|
| 1 | Section 1 - Preliminaries | 20 | |
| 2 | Section 2 - Building Works | 36 | |
| | SUB TOTAL | | R |
| | CONTRACT CONTINGENCIES | | |
| | Allow the sum of 10% (Ten percent) of the above sub total for Contingencies to be spent as the Principal Agent may direct and to be deducted in whole or in part if not required | | R |
| | TOTAL INCLUDING CONTINGENCIES | | R |
| | VALUE ADDED TAX | | |
| | Value Added Tax [15%] | | R |
| | TOTAL | | R |
| | Carried to Annexure A - Form of Tender | | R |
| | Office Interior Refurbishment and Renovations Vinyl flooring University of johannesburg | | |