



UNIVERSITY
OF
JOHANNESBURG

UNPRICED BILLS OF PROVISIONAL QUANTITIES

FOR

**THE NORTH WALL MAINTENANCE AND WATERPROOFING OF
THE EMERGENCY ESCAPE STAIRWAY FOR THE UJ APK
LIBRARY**

AUGUST 2023

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SECTION NO. 1

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SECTION NO. 1**Preliminaries****BUILDING AGREEMENT AND PRELIMINARIES**

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

The **JBCC** Principal Building Agreement **contract data** form an integral part of this **agreement**

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

The **contractor** is deemed to have referred to the abovementioned documents for the full intent and meaning of each clause

The clauses in the abovementioned documents are hereinafter referred to by clause number and heading only

Where any item is not relevant to this **agreement** such item is marked N/A signifying 'not applicable'

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

PREAMBLES FOR TRADES

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

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}

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STRUCTURE OF THIS PRELIMINARIES BILL

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

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

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), import costs,
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

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

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

Abbreviated descriptions

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

Legal status of contractor

If the contractor constitutes a joint venture, consortium or other
unincorporated grouping of two or more persons then:

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	<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>2 Clause 2.0 - Law, regulations and notices</p> <p>The following for residential developments only in Soth Africa</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] JBCC PBA Edition 6.2 May 2018</p> <p>3 Clause 3.0 - Offer and acceptance</p> <p>4 Clause 4.0 - Cession and assignment</p> <p>5 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>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>Electronic issue of drawings</p> <p>Drawings for this project where issued electronically, the contractor shall be deemed to have received such drawings on the date that such drawings have been dispatched electronically.</p> <p>6 Clause 6.0 - Employer's agents</p> <p>Delegated authority</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>1. Architect</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>Item</p> <p>Item</p> <p>Item</p> <p>Item</p> <p>Item</p>	<p></p> <p></p> <p></p> <p></p> <p></p>
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The architect is responsible for the architectural design, functional design and quality inspection of the works as outlined in the Client/ Consultant Agreement

Contract instructions [6.2; 17.1]

Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement

Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works

1.2.3 The site

1.2.4 1033 Compliance with the law, regulations and bylaws [2.1]

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 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

2.1 Duties [6.2]

The quantity surveyor is responsible for all measurements, valuations, financial assessments and all other quantity surveying and cost control functions of the works as outlined in the Client/ Consultant Agreement

2.2 Contract instructions [6.1]

2.2.1 No contract instructions delegated to the quantity surveyor

3. Civil and structural engineer

Note that the contract instructions hereinafter are selected from those listed in clause 17.1 of the JBCC PBA

3.1 Duties [6.2]

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The civil and structural engineer is responsible for all aspects of civil and structural engineering design and quality inspection of the works

Contract instructions [6.2; 17.1]

3.2.1 Rectification of discrepancies, errors in description quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement

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

Note that the contract instructions hereinafter are selected from those listed in clause 17.1 of the JBCC PBA

4.1 Duties [6.2]

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

4.2 Contract instructions [6.2; 17.1]

4.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the Principal Building Agreement

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

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- 4.2.3 Compliance with the law, regulations and bylaws [2.1]
- 4.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works
- 4.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]
- 4.2.6 Removal or re-execution of work
- 4.2.7 Removal or substitution of any materials and goods
- 4.2.8 Protection of the works
- 4.2.9 Making good physical loss and repairing damage to the works [23.2.2]
- 4.2.10 Rectification of defects [21.2]
- 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
- 4.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums
5. Electrical engineer
- Note that the contract instructions hereinafter are selected from those listed in clause 17.1 of the JBCC PBA
- 5.1 Duties [6.2]
- 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
- Contract instructions [6.2; 17.1]
- 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
- 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
- 5.2.3 Compliance with the law, regulations and bylaws [2.1]
- 5.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works
- 5.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]
- 5.2.6 Removal or re-execution of work
- 5.2.7 Removal or substitution of any materials and goods
- 5.2.8 Protection of the works
- 5.2.9 Making good physical loss and repairing damage to the works [23.2.2]

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5.2.10 Rectification of defects [21.2]

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

5.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums

6. Wet services engineer

Note that the contract instructions hereinafter are selected from those listed in clause 17.1 of the JBCC PBA

6.1 Duties [6.2]

The wet services engineer is responsible for all aspects of wet services engineering design and quality inspection of the works

6.2 Contract instructions [6.2]

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

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

6.2.3 Compliance with the law, regulations and bylaws [2.1]

6.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works

6.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]

6.2.6 Removal or re-execution of work

6.2.7 Removal or substitution of any materials and goods

6.2.8 Protection of the works

6.2.9 Making good physical loss and repairing damage to the works [23.2.2]

6.2.10 Rectification of defects [21.2]

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

6.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums

7. Fire consultant

Note that the contract instructions hereinafter are selected from those listed in clause 17.1 of the JBCC PBA

7.1 Duties [6.2]

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The fire consultant is responsible for all aspects of rational fire design and quality inspection of the works

7.2 Contract instructions [6.2; 17.1]

7.2.1 Rectification of discrepancies, errors in description quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement

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

7.2.3 Compliance with the law, regulations and bylaws [2.1]

7.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works

7.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]

7.2.6 Removal or re-execution of work

7.2.7 Removal or substitution of any materials and goods

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

7.2.3 Compliance with the law, regulations and bylaws [2.1]

7.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works

7.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]

7.2.6 Removal or re-execution of work

7.2.7 Removal or substitution of any materials and goods

8. Health and safety consultant

8.1 Duties [6.2]

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

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)

8.1.2 Prepare and update the health and safety specification for the works

8.1.3 Agree with the contractor the health and safety plan for the works

8.1.4 Carry out regular audits to ensure adherence to the safety plan and compliance with the Act and Regulations

8.1.5 Stop the execution of the works where the agreed specification or plan is not adhered to

7 Clause 7.0 - Design responsibility

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<u>Insurances and securities (A8-A11)</u>		
8	Clause 8.0 - Works risk	Item
9	Clause 9.0 - Indemnities	Item
10	Clause 10.0 - Insurances	Item
11	Clause 11.0 - Securities	
	Clause 11.5.1, 11.5.2 and 11.6 is to be delted in its's entirety. The contractor shall waive his lien or right of continuing possession of the works [11.1}	
	Extension of waiver of lien	
	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]	Item
<u>Execution (A12 - A17) }</u>		
12	Clause 12.0 - Obligations of the parties	
	Clause 12.1.1 is to be delted in it's entirety	
	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	Item
13	Clause 13.0 - Setting out	Item
14	Clause 14.0 - Nominated subcontractors	Item
15	Clause 15.0 - Selected subcontractors	Item
16	Clause 16.0 - Direct contractors	
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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 user of personnel welfare facilities, where provided		
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		
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]		Item
17	Clause 17.0 - Contract instructions	
Site 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		Item
<u>Completion (A18 - A24) }</u>		
18	Clause 18.0 - Interim completion	Item
19	Clause 19.0 - Practical completion	Item
20	Clause 20.0 - Completion in sections	Item
21	Clause 21.0 - Defects liability period and final completion	Item
22	Clause 22.0 - Latent defects liability period	Item
23	Clause 23.0 - Revision of the date for practical completion	
Substitution of materials and goods		
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 & 2]		Item
24	Clause 24.0 - Penalty for late or non-completion	Item
<u>Payment (A25 - A27) }</u>		
25	Clause 25.0 - 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		
Fluctuations in costs		
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26	<p>All fluctuations in costs, with the exception of fluctuations in the rate of Value Added Tax, shall be for the account of the contractor</p> <p>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>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> <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>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>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 & 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>	Item
27	<p>Clause 27.0 - Recovery of expense and/or loss</p> <p><u>Suspension and termination (A28 - A29)</u></p>	Item
28	Clause 28.0 - Suspension by the contractor	Item
29	Clause 29.0 - Termination	Item
30	<p><u>Dispute resolution (A30)</u></p> <p>Clause 30.0 - Dispute resolution</p> <p>Agreement</p> <p>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</p>	Item
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SECTION B: GENERAL PRELIMINARIES**Definitions and interpretation (B1)**

31 Clause 1.1 - Definitions Item

32 Clause 1.2 - Interpretation Item

Documents (B2)

33 Clause 2.1 - Checking of documents Item

34 Clause 2.2 - Provisional **bills of quantities** Item35 Clause 2.3 - Availability of **construction information** Item36 Clause 2.4 - Ordering of **materials and goods** Item**Previous work and adjoining properties (B3)**

37 Clause 3.1 - Previous work - dimensional accuracy Item N/A

38 Clause 3.2 - Previous work - **defects** Item N/A

39 Clause 3.3 - Inspection of adjoining properties Item N/A

The site (B4)40 Clause 4.1 - Handover of **site** in stages Item N/A41 Clause 4.2 - Enclosure of **the works** Item

42 Clause 4.3 - Geotechnical and other investigations Item

43 Clause 4.4 - Encroachments Item

44 Clause 4.5 - Existing premises occupied Item

45 Clause 4.6 - Services - known Item

Management of contract (B5)46 Clause 5.1 - Management of **the works** Item

47 Clause 5.2 - Progress meetings Item

48 Clause 5.3 - Technical meetings Item

Samples, shop drawings and manufacturer's instructions (B6)

49 Clause 6.1 - Samples of materials Item

50 Clause 6.2 - Workmanship samples Item

51 Clause 6.3 - Shop drawings Item

52 Clause 6.4 - Compliance with manufacturer's instructions Item

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<u>Deposits and fees (B7)</u>			
53	Clause 7.1 - Deposits and fees	Item	
<u>Temporary services (B8)</u>			
54	Clause 8.1 - Water	Item	
55	Clause 8.2 - Electricity	Item	
56	Clause 8.3 - Ablution and welfare facilities	Item	
57	Clause 8.4 - Communication facilities	Item	
<u>Prime cost amounts (B9)</u>			
58	Clause 9.1 - Responsibility for prime cost amounts	Item	
<u>Attendance on subcontractors (B10)</u>			
59	Clause 10.1 - General attendance		
	<i>Note: General attendance is defined as being the duties of the contractor in terms of clause 12.2 of the JBCC n/s subcontract agreement</i>	Item	
60	Attendance on Nominated/Selected Subcontractors includes co-operating to the fullest extent with all parties and providing facilities for general attendance upon and all making good after workmen executing the work, including flushing solid chased walls, building in conduits, pipes, boxes, etc. providing suitable space for storage for Nominated/Selected Subcontractor sheds, materials and hoisting materials, scaffolding and plant to required levels, use of all erected scaffolding, supply and cost of power, lighting, and also for any other items that are specifically called for.	Item	
61	Clause 10.2 - Special attendance	Item	
<u>General (B11)</u>			
62	Clause 11.1 - Protection of the works	Item	
63	Clause 11.2 - Protection/isolation of existing works and works occupied in sections	Item	
64	Clause 11.3 - Security of the works	Item	
65	Clause 11.4 - Notice before covering work	Item	
66	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	Item	
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67	<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>	Item	
68	Clause 11.7 - Works cleaning and clearing	Item	
69	Clause 11.8 - Vermin	Item	
70	Clause 11.9 - Overhand work	Item	
71	Clause 11.10 - Tenant installations	Item	
72	Clause 11.11 - Advertising	Item	
<u>SECTION C: SPECIFIC PRELIMINARIES</u>			
<p>Warranties for materials and workmanship</p> <p>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</p> <p>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</p> <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><u>Specific Preliminaries</u></p>			
73	<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>	Item	
74	<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>	Item	
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		Amount	
75	Overloading		
	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 e.g. 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	Item	
76	Propping of floors below		
	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	Item	
77	Testing of flat roof waterproofing for water tightness		
	Flat roof waterproof areas shall be flooded and kept 'ponded' for at least forty eight hours as a test to ensure the water tightness of the waterproofing and before any further construction work is carried out above the waterproofing	Item	
	Health and safety		
	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]. The Health and Safety Plan to be issued to tenderers at the site Briefing		
78	The contractor shall		
	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	Item	
79	Green star building certification	Item	N/A
80	Broad based black economic empowerment (BBBEE)		
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	Preliminaries		

		Amount
81	<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> <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>	Item N/A
	<p>Advertising rights</p> <p>The 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>	Item
82	<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>	Item
	<p>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>	Item
84	<p>Access scaffolding</p> <p>Access scaffolding measured elsewhere</p>	Item
	<p><u>SUMMARY OF CATEGORIES</u></p> <p>Category : Fixed R.....</p> <p>Category : Value R.....</p> <p>Category : Time R.....</p>	
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SECTION NO. 1

Preliminaries

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Section No. 1
SECTION SUMMARY

SECTION NO. 2
North Wall Maintenance

	Unit	Quantity	Rate	Amount
<u>SECTION NO. 2</u>				
<u>North Wall Maintenance</u>				
<u>BILL NO. 1</u>				
<u>ALTERATIONS</u>				
<u>SUPPLEMENTARY PREAMBLES</u>				
<u>General</u>				
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				
Making good of finishes shall include making good of the brick and concrete surfaces onto which the new finishes are applied, where necessary				
The contractor will be required to take all dimensions affecting the existing buildings on the site and he will be held solely responsible for the accuracy of all such dimensions where used in the manufacture of new items				
<u>REMOVAL OF EXISTING WORK</u>				
<u>Taking out and removing existing waterproofing and prepare for new works (elsewhere measured)</u>				
1 On floors	m ²	2		
<u>MAKING GOOD TO EXISTING WORK</u>				
<u>Service full-bore outlets</u>				
2 Allow for servicing and cleaning of existing full-bore outlet, including testing for water tightness	No	8		
<u>Rubber gaskets to windows</u>				
3 Take out and remove existing rubber gaskets to fixed pane window sections and install new to match existing	m	186		
4 Take out and remove existing rubber gaskets to fixed flat steel sections and install new to match existing	m	27		
Carried To Section Summary			R	
Section No. 2				
Bill No. 1				
Alterations				

	Unit	Quantity	Rate	Amount
<u>SECTION NO. 2</u>				
<u>North Wall Maintenance</u>				
<u>BILL NO. 2</u>				
<u>WATERPROOFING</u>				
<u>SUPPLEMENTARY PREAMBLES</u>				
<u>Waterproofing</u>				
Waterproofing of roofs, basements, etc. shall be laid under a ten year guarantee. Waterproofing to roofs shall be laid to even falls to outlets etc. with necessary ridges, hips and valleys. Descriptions of sheet or membrane waterproofing shall be deemed to include additional labour to turn-ups and turn-downs				
<u>WATERPROOFING TO ROOFS, BASEMENTS, ETC</u>				
<u>4mm ABE Unigum, or similar approved torch on waterproofing installed over the existing waterproofing with a 50mm overlap on the façade, all to be applied as per the manufacturer's specification.</u>				
1 On tops of parapet walls	m ²	38		
2 On sides of walls to seal joint between brickwork and concrete including raking out mortar where necessary	m ²	18		
3 Extra for 4mm Ecofelt and cementitious waterproofing to seal edges to waterproofing at parapet walls	m	192		
4 Extra for Super Laykold and membrane counter flashing.	m	41		
5 Extra for Super Laycyl and membrane counter flashing.	m	53		
<u>4mm ABE Unigum, or similar approved torch on waterproofing to be installed on primed facades, all to be applied as per the manufacturer's specification.</u>				
6 On walls	m ²	18		
<u>4mm ABE Unigum, or similar approved torch on waterproofing installed over the existing waterproofing with a 200mm overlap, all to be applied as per the manufacturer's specification.</u>				
7 On floors in patching around rainwater outlets	m ²	2		
<u>PROTECTIVE ROOFING PAINT</u>				
<u>Two coats ABE Silvacote, or similar approved for protection against UV rays</u>				
8 On walls	m ²	89		
Carried to Collection			R	
Section No. 2				
Bill No. 2				
Waterproofing				

		Unit	Quantity	Rate	Amount
9	On floors in patching around rainwater outlets	m ²	2		
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Bill No. 2					
Waterproofing					

BILL NO. 2
WATERPROOFING
COLLECTION

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Section No. 2
Bill No. 2
Waterproofing

	Unit	Quantity	Rate	Amount
<u>SECTION NO. 2</u>				
<u>North Wall Maintenance</u>				
<u>BILL NO. 3</u>				
<u>ROOF COVERINGS</u>				
<u>SHEET METAL FLASHINGS, LININGS, COPINGS, ETC</u>				
<u>Installation of new flashings are to include for the removal of existing where necessary</u>				
1				
0.8mm thick custom cut steel flashing with a broadflute closure to match the existing roof sheeting profile to be fitted over the existing headwall flashing over two layers of 50 x 4mm butyl sealing strips and polyclosure foam all to be installed to manufacturer's specifications with Chromadek finish to colour "White Lion" to match existing.	m ²	3		
2				
Remove existing flashing and replace with 0.8mm thick custom internal corner flashing with Chromadek finish to colour "White Lion" to match existing, including 3 x 30mm butyl tap to steel flashing	m	114		
3				
Remove existing flashing and replace with 0.8mm thick custom headwall flashing 563mm girth with Chromadek finish to colour "White Lion" to match existing, including 3 x 30mm butyl tap to steel flashing	m	5		
4				
0.8mm thick x 450mm wide steel headwall flashing with a broadflute closure to match the existing roof sheeting profile to be fitted over the existing headwall flashing over two layers of 50 x 4mm butyl sealing strips and polyclosure foam all to be installed to manufacturer's specifications with Chromadek finish to colour "White Lion" to match existing.	m	2		
5				
0.8mm thick 330 x 292 x 38mm steel side wall flashing with Chromadek finish to colour "White Lion" to match existing, including 3 x 30mm Butyl tap to seal flashing to flat plate (In no. 10)	m	7		
6				
0.8mm thick 330 x 292 x 38mm cranked steel barge flashing with Chromadek finish to colour "White Lion" to match existing (In no. 10)	m	15		
<u>Sundries</u>				
7				
Turn down edge of existing roof sheeting	m	85		
Carried to Collection			R	
Section No. 2				
Bill No. 3				
Roof Coverings				

		Unit	Quantity	Rate	Amount
8	Inspect cavity, replace any damaged foam with Sikaboom S or similar approved expansion foam (Removal of flashing elsewhere measured)	m	114		
9	Grinding flush of existing welded joints to structural steel and treat with anti-rust paint	m	23		
Carried to Collection				R	
Section No. 2					
Bill No. 3					
Roof Coverings					

BILL NO. 3
ROOF COVERINGS
COLLECTION

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Section No. 2
Bill No. 3
Roof Coverings

	Unit	Quantity	Rate	Amount
<u>SECTION NO. 2</u>				
<u>North Wall Maintenance</u>				
<u>BILL NO. 4</u>				
<u>PLUMBING AND DRAINAGE</u>				
<u>RAINWATER DISPOSAL</u>				
<u>1mm Thick galvanised steel outlet with a 25mm drip</u>				
1 Remove existing waterproofing and install 220 x 270 x 85mm outlet four times bent in the length and grouted solid into existing opening (Repairing waterproofing elsewhere measured)	No	16		
Carried To Section Summary			R	
Section No. 2				
Bill No. 4				
Plumbing And Drainage				

Amount

SECTION NO. 2**North Wall Maintenance****BILL NO. 5****PROVISIONAL SUMS****DOMESTIC SUB-CONTRACTS****Note**

The following Provisional Sums are for work to be executed by Specialists who will be regarded as domestic sub-contractors to the Contractor. The successful Contractor shall call for quotations from Specialists in accordance with the Conditions of Contract and in conjunction with the Principal Agent and the Contractor shall in consultation with the relevant Consultant adjudicate the tenders. The Contractor shall upon the final decision of the Principal Agent appoint the successful Tenderer, who shall become a Domestic Sub-contractor. Privity of contract shall not be created between the University of Johannesburg and the Domestic sub-contractor.

Access Scaffolding

- 1 Provide the sum of R 550 000.00 (Five Hundred and Fifty Thousand Rand) for the supply, erection, maintenance and removal on completion of access scaffolding
- 2 Profit on above item
- 3 Attendance on above item

Item	550 000 00
Item	
Item	

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Section No. 2

Bill No. 5

Provisional Sums

SECTION NO. 2

North Wall Maintenance

SECTION SUMMARY

Bill No.

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Section No. 2
SECTION SUMMARY

SECTION NO. 3

Emergency Escape Stairway

	Unit	Quantity	Rate	Amount
<u>SECTION NO. 3</u>				
<u>Emergency Escape Stairway</u>				
<u>BILL NO. 1</u>				
<u>ALTERATIONS</u>				
<u>SUPPLEMENTARY PREAMBLES</u>				
<u>General</u>				
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				
Making good of finishes shall include making good of the brick and concrete surfaces onto which the new finishes are applied, where necessary				
The contractor will be required to take all dimensions affecting the existing buildings on the site and he will be held solely responsible for the accuracy of all such dimensions where used in the manufacture of new items				
<u>MAKING GOOD TO EXISTING WORK</u>				
<u>Waterproofing of windows</u>				
1 Take out and remove existing sealant to fixed pane windows and replace with 15 to 25mm butyl cord and Down Corning 813C or similar approved silicone sealant to seal the gaps	m	86		
2 Aluminium Z-profile size 33 x 13.5 x 30 x 3mm drip installed above windows	m	28		
3 Minimum of 1.5mm thickness ABE Duraflex or similar approved at 3kg/m ² to the concrete surface and dressed over the gusset extending above by 100mm including an ABE Ecofelt membrane not exceeding 300mm wide	m	28		
<u>Replacement of glass to aluminium frames</u>				
4 Take out and remove glass from aluminium windows with beads, including cleaning out rebates and preparing for new glass and install new 6.38mm laminated safety glass complete	m ²	4		
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Section No. 3				
Bill No. 1				
Alterations				

	Unit	Quantity	Rate	Amount
<u>SECTION NO. 3</u>				
<u>Emergency Escape Stairway</u>				
<u>BILL NO. 2</u>				
<u>WATERPROOFING</u>				
<u>SUPPLEMENTARY PREAMBLES</u>				
<u>Waterproofing</u>				
Waterproofing of roofs, basements, etc. shall be laid under a ten year guarantee. Waterproofing to roofs shall be laid to even falls to outlets etc. with necessary ridges, hips and valleys. Descriptions of sheet or membrane waterproofing shall be deemed to include additional labour to turn-ups and turn-downs				
<u>WATERPROOFING TO ROOFS, BASEMENTS, ETC</u>				
<u>4mm ABE Unigum, or similar approved torch on waterproofing installed over the existing waterproofing with a 50mm overlap on the facade. All to be applied as per the manufacturer's specification.</u>				
1 On tops of parapet walls	m ²	11		
2 Extra for Super Laykold and membrane counter flashing.	m	19		
<u>PROTECTIVE ROOFING PAINT</u>				
<u>Two coats ABE Silvacote, or similar approved for protection against UV rays</u>				
3 On parapet walls	m ²	17		
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Waterproofing				

SECTION NO. 3

Emergency Escape Stairway

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Section No. 3
SECTION SUMMARY

