

THE UNIVERSITY OF THE WITSWATERSRAND

Health Sciences Library Upgrade Project

1. Tender Drawings

This tender bill of quantities is based on the following drawings:

Number	Revision	Description
LPA_2408-TEND-1000	08	4TH FLOOR PLAN
LPA_2408-TEND-1001	08	4TH FLOOR FURNITURE LAYOUT
LPA_2408-TEND-1200	08	4TH FLOOR DEMOLITION PLAN
LPA_2408-TEND-1400	08	L1400-4TH FLOOR CEILING PLAN
LPA_2408-TEND-2000	08	SECTION SET 1
LPA_2408-TEND-5405	08	ROOM LAYOUT - ABLUTIONS LAYOUT
LPA_2408-TEND-SCHED-100	08	WINDOW SCHEDULE
LPA_2408-TEND-SCHED-200	08	DOOR SCHEDULE
LPA_2408-TEND-SCHED-300	08	FINISHES SCHEDULE
LPA_2408-TEND-SCHED-400	08	SANITARY SCHEDULE
LPA_2408-TEND-SCHED-600	08	FURNITURE SCHEDULE 1
LPA_2408-TEND-5804	08	LOCKER DETAILS

2. Preambles for Trades

- The Model Preambles for Trades 2017 as published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in the Bill of Quantities and no claims arising from brevity of description of items fully described in the said Model Preambles will be entertained.
- Supplementary preambles are incorporated in the Scope to satisfy the requirements of this project. Such supplementary preambles shall take precedence over the provisions of the Model Preambles.
- The Contractor's prices for all items throughout the Bill of Quantities shall take account of and include for all the obligations, requirements and specifications given in the said Model Preambles and in any supplementary preambles and in the Scope.

- The items in Bill of Quantities utilise abbreviated descriptions. It is the intention that the abbreviated descriptions when read in conjunction with the Scope, shall represent the full descriptions. 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 failing which it shall be assumed that the Contractor has allowed in his pricing for materials and workmanship in terms of international best practise.
- The items in the Bill of Quantities to be priced based on the Scope and the description in the Bill of Quantities.
- Where the Scope on a drawing, specification or other document referred to therein, refers to the words Principal Agent and Engineer these shall be interpreted as:
 - Supervisor, where the context clearly refers to a testing or inspection activity in terms of the Supervisor's role as deemed in the ECC.
 - Project Manager, in all other cases.
- All specialists' finishes, materials, proprietary name products, etc: preparation, installation, etc. to be as per manufacturer's specifications.
- All quantities are re-measurable.
- All supplementary preambles as detailed below are applicable to all Model Projects except where otherwise stated.
- Materials: purchasing, delivery to and removal from Working Areas, providing and removing packaging, samples and tests as per the Scope are deemed to be included in the rates in the Bill of Quantities.
- The Prices and rates in the Bill of Quantities are treated as being fully inclusive of all work, risk, liabilities, obligations, overheads, profit, equipment, staff and everything necessary as incurred or required by the Contractor to Provide the Works.

3. Supplementary Preambles for Trades

3.1. Preliminaries and general

- Preliminaries and General definition: All costs to Provide the Works, not priced in the rates in the Bill of Quantities.

3.1.1. Fixed Preliminaries

- Fixed preliminaries definition: All Preliminaries and General costs which are not time related.
- Fixed preliminaries to include as a minimum the following:

- Site establishment and de-establishment for temporary services and equipment.
- Health and safety: Plan, File, and basic Mandatories.
- Transport, delivery to and removal off site - services and equipment.
- Setting out fees.
- Temporary electrical connections.
- Insurance cover and guarantees.
- Programme.
- Small tools; and,
- Welfare facilities.
- Fixed preliminaries exclude site enclosure and barricades inside buildings between construction works and occupied areas.

3.1.2. Monthly Preliminaries

- Monthly preliminaries definition: All Preliminaries and General costs which are time related (i.e. monthly expenses).
- Monthly preliminaries to include as a minimum the following:
 - Health and safety compliance services including part-time Safety Officer.
 - Time related services.
 - Management of the contract.
 - People employed directly by the Contractor, and normal place of working is on site i.e. contract's manager, site agent, foremen, supervisory staff, support staff, equipment operators, material handling gang, cleaners, security guard, etc.
 - People employed directly by the Contractor, and normal place of working is not on site i.e. project director, cost controller, administrative staff.
 - Equipment (items provided and used by the Contractor to Provide the Works and which the Scope does not require the Contractor to include in the works).
 - Any equipment not included in the rates and prices in the bill of quantities.
 - Charges.
 - Services.
 - Access to working areas.
 - Programme updates.
 - Transport of staff, etc.
 - Telecommunications.
 - Storage.
 - Scaffolding.

- Security; and,
- Cleaning site and remove rubble.
- Monthly Preliminaries excludes Fixed Preliminaries, part-time Health and Safety officer, enclosure of the works and temporary barricades.

3.1.3. Enclosure of the works

- This shall cover all temporary barricades, enclosures, etc required for the duration of the contract.
- The barricades, etc shall be lockable and keep unauthorised persons from entering the construction site.

4. Supplementary Preambles for Trades

- No explosives whatsoever may be used for demolition or alteration purposes unless otherwise stated.
- 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 tenants in the building and 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 Project Manager.
- Doors, fanlights, windows, fittings, frames, linings, etc. which are to be re-used shall be thoroughly overhauled before refixing including taking off, easing and rehangings, cramping up, re-wedging as required and making good cramps, dowels, etc., and 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.
- Prices for taking out of doors, windows, etc. shall include for removal of all beads, architraves, ironmongery, etc.
- Prices for taking out and removing doors and frames shall include for removing door stops, cabin hooks, etc.
- With regard to building up of openings in existing walls, cement screeds and paving's, granolithic, tops of walls, etc., shall be levelled and prepared for raising of brickwork.

- 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 were used in the manufacture of new items (doors, windows, fittings, etc.)
- Water supply pipes and other piping in ground 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 Project Manager.