



NEC3 Term Service Contract (TSC3)

Between **ESKOM HOLDINGS SOC Ltd**
(Reg No. 2002/015527/30)

and **[Insert at award stage]**
(Reg No. _____)

for **To establish a 36month contract for the provision of
Facilities Management Services (FMS) Technical
Services required for Properties Management in the
Cape Coastal Cluster, Eastern Cape, Mthatha Zone**

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CONTRACT No. _____

PART C1: AGREEMENTS & CONTRACT DATA

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C1.1 Form of Offer & Acceptance

Offer

The Employer, identified in the Acceptance signature block, has solicited offers to enter into a contract for the procurement of:

To establish a 36month contract for the provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Eastern Cape, Mthatha Zone

The tenderer, identified in the Offer signature block, has examined the documents listed in the Tender Data and addenda thereto and by submitting this Offer has accepted the Conditions of Tender.

By the representative of the tenderer, deemed to be duly authorised, signing this part of this Form of Offer and Acceptance the tenderer offers to perform all of the obligations and liabilities of the *Contractor* under the contract including compliance with all its terms and conditions according to their true intent and meaning for an amount to be determined in accordance with the *conditions of contract* identified in the Contract Data.

Options A	The offered total of the Prices exclusive of VAT is	RATES BASED
	Sub total	RATES BASED
	Value Added Tax @ 15% is	RATES BASED
	The offered total of the amount due inclusive of VAT is ¹	RATES BASED

This Offer may be accepted by the Employer by signing the Acceptance part of this Form of Offer and Acceptance and returning one copy of this document including the Schedule of Deviations (if any) to the tenderer before the end of the period of validity stated in the Tender Data, or other period as agreed, whereupon the tenderer becomes the party named as the *Contractor* in the *conditions of contract* identified in the Contract Data.

Signature(s)

Name(s) _____

Capacity _____

For the tenderer:

(Insert name and address of organisation)

Name & signature of witness

Date

Tenderer's CIDB registration number:

¹ This total is required by the *Employer* for budgeting purposes only. Actual amounts due will be assessed in terms of the *conditions of contract*.

Acceptance

By signing this part of this Form of Offer and Acceptance, the Employer identified below accepts the tenderer's Offer. In consideration thereof, the Employer shall pay the Contractor the amount due in accordance with the *conditions of contract* identified in the Contract Data. Acceptance of the tenderer's Offer shall form an agreement between the Employer and the tenderer upon the terms and conditions contained in this agreement and in the contract that is the subject of this agreement.

The terms of the contract, are contained in:

- Part C1 Agreements and Contract Data, (which includes this Form of Offer and Acceptance)
- Part C2 Pricing Data
- Part C3 Scope of Work: Service Information

and drawings and documents (or parts thereof), which may be incorporated by reference into the above listed Parts.

Deviations from and amendments to the documents listed in the Tender Data and any addenda thereto listed in the Returnable Schedules as well as any changes to the terms of the Offer agreed by the tenderer and the Employer during this process of offer and acceptance, are contained in the Schedule of Deviations attached to and forming part of this Form of Offer and Acceptance. No amendments to or deviations from said documents are valid unless contained in this Schedule.

The tenderer shall within two weeks of receiving a completed copy of this agreement, including the Schedule of Deviations (if any), contact the Employer's agent (whose details are given in the Contract Data) to arrange the delivery of any securities, bonds, guarantees, proof of insurance and any other documentation to be provided in terms of the *conditions of contract* identified in the Contract Data at, or just after, the date this agreement comes into effect. Failure to fulfil any of these obligations in accordance with those terms shall constitute a repudiation of this agreement.

Notwithstanding anything contained herein, this agreement comes into effect on the date when the tenderer receives one fully completed and signed original copy of this document, including the Schedule of Deviations (if any).

Signature(s)

Name(s)

Capacity

**for the
Employer**

Eskom Holdings SOC Limited
1 Maxwell Drive, Sunninghill, Sandton, 2157

(Insert name and address of organisation)

Name &
signature of
witness

Date

Note: If a tenderer wishes to submit alternative tenders, use another copy of this Form of Offer and Acceptance.

Schedule of Deviations to be completed by the *Employer* prior to contract award

Note:

1. This part of the Offer & Acceptance would not be required if the contract has been developed by negotiation between the Parties and is not the result of a process of competitive tendering.
2. The extent of deviations from the tender documents issued by the Employer prior to the tender closing date is limited to those permitted in terms of the Conditions of Tender.
3. A tenderer's covering letter must not be included in the final contract document. Should any matter in such letter, which constitutes a deviation as aforesaid be the subject of agreement reached during the process of Offer and Acceptance, the outcome of such agreement shall be recorded here and the final draft of the contract documents shall be revised to incorporate the effect of it.

No.	Subject	Details
1	[•]	[•]
2	[•]	[•]
3	[•]	[•]
4	[•]	[•]
5	[•]	[•]
6	[•]	[•]
7	[•]	[•]

By the duly authorised representatives signing this Schedule of Deviations below, the Employer and the tenderer agree to and accept this Schedule of Deviations as the only deviations from and amendments to the documents listed in the Tender Data and any addenda thereto listed in the Tender Schedules, as well as any confirmation, clarification or changes to the terms of the Offer agreed by the tenderer and the Employer during this process of Offer and Acceptance.

It is expressly agreed that no other matter whether in writing, oral communication or implied during the period between the issue of the tender documents and the receipt by the tenderer of a completed signed copy of this Form shall have any meaning or effect in the contract between the parties arising from this Agreement.

For the tenderer:

For the Employer

Signature

.....

.....

Name

.....

.....

Capacity

.....

.....

On behalf
of

(Insert name and address of organisation)

Eskom Holdings SOC Limited
1 Maxwell Drive, Sunninghill, Sandton, 2157

Name &
signature
of witness

.....

.....

Date

.....

.....

C1.2 TSC3 Contract Data

Part C1.2a - Data provided by the *Employer*

Clause	Statement	Data
1	<p>General</p> <p>The <i>conditions of contract</i> are the core clauses and the clauses for main Option:</p> <p>dispute resolution Option and secondary Options</p> <p>of the NEC3 Term Service Contract April 2013² (TSC3)</p>	<p>A: Priced contract with price list</p> <p>W1: Dispute resolution procedure</p> <p>X1: Price adjustment for inflation</p> <p>X2: Changes in the law</p> <p>X7: Delay Damages</p> <p>X17: Low service damages</p> <p>X18: Limitation of liability</p> <p>X19: Task Order</p> <p>Z: <i>Additional conditions of contract</i></p>
10.1	<p>The <i>Employer</i> is (name):</p> <p>Address</p>	<p>Eskom Holdings SOC Ltd (reg no: 2002/015527/30), a state-owned company incorporated in terms of the company laws of the Republic of South Africa</p> <p>Registered office at Megawatt Park, Maxwell Drive, Sandton, Johannesburg</p>
10.1	<p>The <i>Service Manager</i> is (name):</p> <p>Address</p> <p>Tel</p> <p>e-mail</p>	<p>Thando Poney</p> <p>Sunilaws Office Park, Beacon Bay, 5241</p> <p>+27 (0) 43 704 1073</p> <p>PoneyT@eskom.co.za</p>
11.2(2)	<p>The Affected Property is</p>	<p>ESKOM Property Management in the Cape Coastal Cluster Eastern Cape – Mthatha Zone</p>
11.2(13)	<p>The <i>service</i> is</p>	<p>To establish a 36month contract for the provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Eastern Cape, Mthatha Zone</p>
11.2(14)	<p>The following matters will be included in the Risk Register</p>	<p>Labour strikes, Time and Quality related delays, Power supply interruptions/failures, Municipal water interruptions</p>

² Available from Engineering Contract Strategies Tel 011 803 3008 Fax 086 539 1902 www.ecs.co.za

11.2(15)	The Service Information is in	Part 3: Scope of Work and all documents to which it makes reference.
12.2	The <i>law of the contract</i> is the law of	the Republic of South Africa
13.1	The <i>language of this contract</i> is	English
13.3	The <i>period for reply</i> is	One (1) week
2	The Contractor's main responsibilities	
21.1	The <i>Contractor</i> submits a first plan for acceptance within	One (1) month prior to the starting date of the Contract Date
3	Time	
30.1	The <i>starting date</i> is.	01 September 2026
30.1	The <i>service period</i> is	36 months
4	Testing and defects	There is no reference to Contract Data in this section of the core clauses and terms in italics used in this section are identified elsewhere in this Contract Data
5	Payment	
50.1	The <i>assessment interval</i> is	Period agreed upon by <i>Service Manager</i> and <i>Contractor</i> from the <i>Starting Date</i>.
51.1	The <i>currency of this contract</i> is the	South African Rand
51.2	The period within which payments are made is	Either 14 (fourteen) days or 30 (thirty) days depending on the <i>Contractor's</i> BBBEE status at the date of payment.
51.4	The <i>interest rate</i> is	(i) the publicly quoted prime rate of interest (calculated on a 365 day year) charged by from time to time by the Standard Bank of South Africa Limited (as certified, in the event of any dispute, by any manager of such bank, whose appointment it shall not be necessary to prove) for amounts due in Rands and (ii) the LIBOR rate applicable at the time for amounts due in other currencies. LIBOR is the 6 month London Interbank Offered Rate quoted under the caption "Money Rates" in The Wall Street Journal for the applicable currency or if no rate is quoted for the currency in question then the rate for United States Dollars, and if no such rate appears in The Wall Street Journal then the rate as quoted by the Reuters Monitor Money Rates Service (or such service as may

replace the Reuters Monitor Money Rates Service) on the due date for the payment in question, adjusted *mutatis mutandis* every 6 months thereafter (and as certified, in the event of any dispute, by any manager employed in the foreign exchange department of The Standard Bank of South Africa Limited, whose appointment it shall not be necessary to prove.

6 **Compensation events** Refer to clause 60 in the NEC3 Terms Services 3 Contract

7 **Use of Equipment Plant and Materials** Refer to Section 3.1 under Employers Service Information, 5.6, 5.7 and 5.8

8 **Risks and insurance**

80.1 These are additional *Employer's* risks
83.1 The *Employer* provides these insurances from the Insurance Table

None

Insurance against	Minimum amount of cover or minimum limit of indemnity
Assets All Risk	As per the Eskom Insurance policy document, which is available on request from the Eskom Insurance department.
Project insurance	As per the Eskom Insurance policy document, which is available on request from the Eskom Insurance department.
General and Public Liability	As per the Eskom Insurance policy document, which is available on request from the Eskom Insurance department.
SHEQ Liability	As per the Eskom Insurance policy document, which is available on request from the Eskom Insurance department.
Transport (Marine)	As per the Eskom Insurance policy document, which is available on request from the Eskom Insurance department.
Motor Fleet and Mobile Plant	As per the Eskom Insurance policy document, which is available on request from the Eskom Insurance department.
Terrorism	As per the Eskom Insurance policy document, which is available on request from the Eskom Insurance department.
Cyber Liability	As per the Eskom Insurance policy document, which is available on request from the Eskom Insurance department.

83.1 The *Contractor* provides these additional insurances:

Insurance against	Minimum amount of cover or minimum limit of indemnity
Loss of or damage caused by the	The replacement cost where

		Institution of Civil Engineering Panel of Adjudicators by the Party intending to refer a dispute to him. (see www.ice-sa.org.za). If the Parties do not agree on an Adjudicator the Adjudicator will be appointed by the Arbitration Foundation of Southern Africa (AFSA).	
W1.2(3)	The <i>Adjudicator nominating body</i> is:	the Chairman of ICE-SA a joint Division of the South African Institution of Civil Engineering and the Institution of Civil Engineers (London) (see www.ice-sa.org.za) or its successor body.	
W1.4(2)	The <i>tribunal</i> is:	Arbitration	
W1.4(5)	The <i>arbitration procedure</i> is	the latest edition of Rules for the Conduct of Arbitrations published by The Association of Arbitrators (Southern Africa) or its successor body.	
	The place where arbitration is to be held is	East London, Eastern Cape, South Africa.	
	The person or organisation who will choose an arbitrator	the Chairman for the time being or his nominee of the Association of Arbitrators (Southern Africa) or its successor body.	
	<ul style="list-style-type: none"> • if the Parties cannot agree a choice or • if the arbitration procedure does not state who selects an arbitrator, is 		
12	Data for secondary Option clauses		
X1	Price adjustment for inflation		
X1.1	The <i>base date</i> for indices is	2 months before the start of the contract. This Contract will be fixed rates for first year and subject to CPI escalation for the remaining period. CPI escalation will be applied at the anniversary of this contract date and for each respective year thereafter.	
X2	Changes in the law		As per definitions stated in the TSC3
X7	Delay Damages		
X7.1	Delay damages for Delivery are	Delivery of One week outside the agreed delivery timelines	Amount per day R200 per day
		Two weeks outside agreed delivery timelines	R300 per day
X17	Low service damages		
X17.1	The service level table is in	The Service information C3.1-2.14	
X18	Limitation of liability		

X18.1	The <i>Contractor's</i> liability to the <i>Employer</i> for indirect or consequential loss is limited to	<p>Value of the Task Order the amount of the deductibles relevant to the event described in the "Format A" insurance policy available on request from Eskom Group Insurance</p> <p>The greater of</p> <ul style="list-style-type: none"> the total of the Prices at the Contract Date <p>and the amounts excluded and unrecoverable from the <i>Employer's</i> insurance (other than the resulting physical damage to the <i>Employer's</i> property which is not excluded) plus the applicable deductibles in the <i>Employer's</i> assets and works / maintenance policies available on request from Eskom Group Insurance</p> <p>the total of the Prices other than for the additional excluded matters.</p> <p>The <i>Contractor's</i> total liability for the additional excluded matters is not limited.</p> <p>The additional excluded matters are amounts for which the <i>Contractor</i> is liable under this contract for</p> <ul style="list-style-type: none"> loss of or damage to property (other than the <i>Employer's</i> property, Plant and Materials), death of or injury to a person and infringement of an intellectual property right. Defects due to his design, plan and specification Defects due to manufacture and fabrication outside the affected property
X18.2	For any one event, the <i>Contractor's</i> liability to the <i>Employer</i> for loss of or damage to the <i>Employer's</i> property is limited to	
X18.3	The <i>Contractor's</i> liability for Defects due to his design of an item of Equipment is limited to	
X18.4	The <i>Contractor's</i> total liability to the <i>Employer</i> , for all matters arising under or in connection with this contract, other than the excluded matters, is limited to	
X18.5	The <i>end of liability date</i> is	1 year after the end of the <i>service period</i> .
X19	Task Order	
X19.5	The <i>Contractor</i> submits a Task Order programme to the <i>Service Manager</i> within	One (1) day of receiving the Task Order
Z	The <i>additional conditions of contract</i> are	Z1 to Z12 always apply.
Z1	Cession delegation and assignment	
Z1.1	The <i>Contractor</i> does not cede, delegate or assign any of its rights or obligations to any person without the written consent of the <i>Employer</i> .	
Z1.2	Notwithstanding the above, the <i>Employer</i> may on written notice to the <i>Contractor</i> cede and delegate its rights and obligations under this contract to any of its subsidiaries or any of its present divisions or operations which may be converted into separate legal entities as a result of the restructuring of the Electricity Supply Industry.	
Z2	Joint ventures	

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- Z2.1 If the *Contractor* constitutes a joint venture, consortium or other unincorporated grouping of two or more persons or organisations then these persons or organisations are deemed to be jointly and severally liable to the *Employer* for the performance of this contract.
 - Z2.2 Unless already notified to the *Employer*, the persons or organisations notify the *Service Manager* within two weeks of the Contract Date of the key person who has the authority to bind the *Contractor* on their behalf.
 - Z2.3 The *Contractor* does not alter the composition of the joint venture, consortium or other unincorporated grouping of two or more persons without the consent of the *Employer* having been given to the *Contractor* in writing.

Z3 Change of Broad Based Black Economic Empowerment (B-BBEE) status

- Z3.1 Where a change in the *Contractor's* legal status, ownership or any other change to his business composition or business dealings results in a change to the *Contractor's* B-BBEE status, the *Contractor* notifies the *Employer* within seven days of the change.
- Z3.2 The *Contractor* is required to submit an updated verification certificate and necessary supporting documentation confirming the change in his B-BBEE status to the *Service Manager* within thirty days of the notification or as otherwise instructed by the *Service Manager*.
- Z3.3 Where, as a result, the *Contractor's* B-BBEE status has decreased since the Contract Date the *Employer* may either re-negotiate this contract or alternatively, terminate the *Contractor's* obligation to Provide the Service.
- Z3.4 Failure by the *Contractor* to notify the *Employer* of a change in its B-BBEE status may constitute a reason for termination. If the *Employer* terminates in terms of this clause, the procedures on termination are P1, P2 and P4 as stated in clause 92, and the amount due is A1 and A3 as stated in clause 93.

Z4 Ethics

- Z4.1 Any offer, payment, consideration, or benefit of any kind made by the *Contractor*, which constitutes or could be construed either directly or indirectly as an illegal or corrupt practice, as an inducement or reward for the award or in execution of this contract constitutes grounds for terminating the *Contractor's* obligation to Provide the Service or taking any other action as appropriate against the *Contractor* (including civil or criminal action).
- Z4.2 The *Employer* may terminate the *Contractor's* obligation to Provide the Service if the *Contractor* (or any member of the *Contractor* where the *Contractor* constitutes a joint venture, consortium or other unincorporated grouping of two or more persons or organisations) is found guilty by a competent court, administrative or regulatory body of participating in illegal or corrupt practices.

Such practices include making of offers, payments, considerations, or benefits of any kind or otherwise, whether in connection with any procurement process or contract with the *Employer* or other people or organisations and including in circumstances where the *Contractor* or any such member is removed from the an approved vendor data base of the *Employer* as a consequence of such practice.

- Z4.3 Notwithstanding the provisions of core clause 90.2, the procedures on termination in terms of this clause are P1, P2 and P4 as stated in the core clause 92 and the amount due is A1 and A3 as stated in core clause 93.

Z5 Confidentiality

- Z5.1 The *Contractor* does not disclose or make any information arising from or in connection with this contract available to Others. This undertaking does not, however, apply to information which at the time of disclosure or thereafter, without default on the part of the *Contractor*, enters the public domain or to information which was already in the possession of the *Contractor* at the time of disclosure (evidenced by written records in existence at that time). Should the *Contractor* disclose information to Others in terms of clause 25.1, the *Contractor* ensures that the provisions of this clause are complied with by the recipient.
 - Z5.2 If the *Contractor* is uncertain about whether any such information is confidential, it is to be regarded as such until notified otherwise by the *Service Manager*.
 - Z5.3 In the event that the *Contractor* is, at any time, required by law to disclose any such information which is required to be kept confidential, the *Contractor*, to the extent permitted by law prior to disclosure, notifies the *Employer* so that an appropriate protection order and/or any other action can be taken if possible, prior to any disclosure. In the event that such protective order is not, or cannot, be obtained, then the *Contractor* may disclose that portion of the information which it is
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required to be disclosed by law and uses reasonable efforts to obtain assurances that confidential treatment will be afforded to the information so disclosed.

Z5.4 The taking of images (whether photographs, video footage or otherwise) of the Affected Property or any portion thereof, in the course of Providing the Service and after the end of the *service period*, requires the prior written consent of the *Service Manager*. All rights in and to all such images vests exclusively in the *Employer*.

Z5.5 The *Contractor* ensures that all his subcontractors abide by the undertakings in this clause.

Z6 Waiver and estoppel: Add to core clause 12.3:

Z6.1 Any extension, concession, waiver or relaxation of any action stated in this contract by the Parties, the *Service Manager* or the *Adjudicator* does not constitute a waiver of rights, and does not give rise to an estoppel unless the Parties agree otherwise and confirm such agreement in writing.

Z7 Health, safety and the environment: Add to core clause 27.4

Z7.1 The *Contractor* undertakes to take all reasonable precautions to maintain the health and safety of persons in and about the execution of the *service*. Without limitation the *Contractor*:

- accepts that the *Employer* may appoint him as the “Principal Contractor” (as defined and provided for under the Construction Regulations 2014 (promulgated under the Occupational Health & Safety Act 85 of 1993) (“the Construction Regulations”) for the Affected Property;
- warrants that the total of the Prices as at the Contract Date includes a sufficient amount for proper compliance with the Construction Regulations, all applicable health & safety laws and regulations and the health and safety rules, guidelines and procedures provided for in this contract and generally for the proper maintenance of health & safety in and about the execution of the *service*; and
- undertakes, in and about the execution of the *service*, to comply with the Construction Regulations and with all applicable health & safety laws and regulations and rules, guidelines and procedures otherwise provided for under this contract and ensures that his Subcontractors, employees and others under the *Contractor’s* direction and control, likewise observe and comply with the foregoing.

Z7.2 The *Contractor*, in and about the execution of the *service*, complies with all applicable environmental laws and regulations and rules, guidelines and procedures otherwise provided for under this contract and ensures that his Subcontractors, employees and others under the *Contractor’s* direction and control, likewise observe and comply with the foregoing.

Z8 Provision of a Tax Invoice Add to core clause 51

Z8.1 Within one week of receiving a payment certificate from the *Service Manager* in terms of core clause 51.1, the *Contractor* provides the *Employer* with a tax invoice in accordance with the *Employer’s* procedures stated in the Service Information, showing the amount due for payment equal to that stated in the payment certificate.

Z8.2 If the *Contractor* does not provide a tax invoice in the form and by the time required by this contract, the time by when the *Employer* is to make a payment is extended by a period equal in time to the delayed submission of the correct tax invoice.

Z8.3 The *Contractor* (if registered in South Africa in terms of the companies Act) is required to comply with the requirements of the Value Added Tax Act, no 89 of 1991 (as amended) and to include the *Employer’s* VAT number 4740101508 on each invoice he submits for payment.

Z9 Notifying compensation events

Z9.1 Delete the last paragraph of core clause 61.3 and replace with:

If the *Contractor* does not notify a compensation event within eight weeks of becoming aware of the event, he is not entitled to a change in the Prices.

Z10 Employer’s limitation of liability

Z10.1 The *Employer’s* liability to the *Contractor* for the *Contractor’s* indirect or consequential loss is limited to R0.00 (zero Rand)

Z10.2 The *Contractor’s* entitlement under the indemnity in 82.1 is provided for in 60.1(12) and the *Employer’s* liability under the indemnity is limited to compensation as provided for in core clause 63 and X19.11 if Option X19 Task Order applies to this contract.

Z11 Termination: Add to core clause 91.1, at the second main bullet point, fourth sub-bullet point, after the words "against it":
Z11.1 or had a business rescue order granted against it.

Z12 Insurance

Annexure A: Insurance provided by the Employer

These notes are provided as guidance to tendering contractors and the Contractor about the insurance provided by the Employer.

- Services provided in a TSC3 contract could include some element of construction or refurbishment as well as a continuous maintenance or operational service activity. If an event occurs which causes loss or damage, a claim could be made either against the Employer's "works" type policy which may be in place for the Employer's portion of the Affected Property concerned or against the Employer's assets policy which may be in place for the Employer's portion of the Affected Property concerned, or both.
- The cover provided and the deductibles under the works policy are different to those under the assets policy. Each policy has a range of applicable deductibles depending on the location of the Affected Property and the nature of the insurable event.
- Tendering contractors should note that cover provided by the Employer is only per the policies available on the internet web link listed below and may not be the cover required by the tendering contractor or as intended by each of the listed insurances in the left hand column of the Insurance Table in clause 83.2. In terms of clause 83.1 "the Contractor provides the insurances stated in the Insurance Table except any insurance which the Employer is to provide". Hence the Contractor provides insurance which the Employer does not provide and in cases where the Employer does provide insurance the Contractor insures for the difference between what the Insurance Table requires and what the Employer provides.
- Further information and full details of all Eskom provided policies and procedures may be obtained from: Eskom Group Insurance.

Z13 Asbestos

For the purposes of this Z-clause, the following definitions apply:

AAIA means approved asbestos inspection authority.

ACM means asbestos containing materials.

AL means action level, i.e. a level of 50% of the OEL, i.e. 0.1 regulated asbestos fibres per ml of air measured over a 4 hour period. The value at which proactive actions is required in order to control asbestos exposure to prevent exceeding the OEL.

Ambient Air means breathable air in area of work with specific reference to breathing zone, which is defined to be a virtual area within a radius of approximately 30cm from the nose inlet.

Compliance Monitoring means compliance sampling used to assess whether or not the personal exposure of workers to regulated asbestos fibres is in compliance with the Standard's requirements for safe processing, handling, storing, disposal and phase-out of asbestos and asbestos containing material, equipment and articles.

OEL means occupational exposure limit.

Parallel Measurements means measurements performed in parallel, yet separately, to existing measurements to verify validity of results.

- Safe Levels** means airborne asbestos exposure levels conforming to the Standard's requirements for safe processing, handling, storing, disposal and phase-out of asbestos and asbestos containing material, equipment and articles.
- Standard** means the Employer's Asbestos Standard 32-303: Requirements for Safe Processing, Handling, Storing, Disposal and Phase-out of Asbestos and Asbestos Containing Material, Equipment and Articles.
- SANAS** means the South African National Accreditation System.
- TWA** means the average exposure, within a given workplace, to airborne asbestos fibres, normalised to the baseline of a 4 hour continuous period, also applicable to short term exposures, i.e. 10-minute TWA.

Z13.1 The Employer ensures that the Ambient Air in the area where the Contractor will Provide the Services conforms to the acceptable prescribed South African standard for asbestos, as per the regulations published in GNR 155 of 10 February 2002, under the Occupational Health and Safety Act, 1993 (Act 85 of 1993) ("Asbestos Regulations"). The OEL for asbestos is 0.2 regulated asbestos fibres per millilitre of air as a 4-hour TWA, averaged over any continuous period of four hours, and the short term exposure limit of 0.6 regulated asbestos fibres per millilitre of air as a 10-minute TWA, averaged over any 10 minutes, measured in accordance with HSG248 and monitored according to HSG173 and OESSM.

Z13.2 Upon written request by the Contractor, the Employer certifies that these conditions prevail. All measurements and reporting are effected by an independent, competent, and certified occupational hygiene inspection body, i.e. a SANAS accredited and Department of Employment and Labour approved AAIA. The Contractor may perform Parallel Measurements and related control measures at the Contractor's expense. For the purposes of compliance, the results generated from Parallel Measurements are evaluated only against South African statutory limits as detailed in clause Z13.1. Control measures conform to the requirements stipulated in the AAIA-approved asbestos work plan.

Z14.3 The Employer manages asbestos and ACM according to the Standard.

Z14.4 In the event that any asbestos is identified while Providing the Services, a risk assessment is conducted and if so required, with reference to possible exposure to an airborne concentration of above the AL for asbestos, immediate control measures are implemented and relevant air monitoring conducted in order to declare the area safe.

Z14.5 The Contractor's personnel are entitled to stop working and leave the contaminated area forthwith until such time that the area of concern is declared safe by either Compliance Monitoring or an AAIA approved control measure intervention, for example, per the emergency asbestos work plan, if applicable.

Z14.6 The Contractor continues to Provide the Services, without additional control measures presented on presentation of Safe Levels. The contractually agreed dates to Provide the Services, including the Completion Date are adjusted accordingly. The contractually agreed dates are extended by the notification periods required by regulations 3 and 21 of the Asbestos Regulations, 2001.

Z14.7 Any removal and disposal of asbestos, asbestos containing materials and waste, is done by a registered asbestos contractor, instructed by the Employer at the Employer's expense, and

C1.2 Contract Data

Part C1.2b - Data provided by the Contractor

Clause	Statement	Data
10.1	The <i>Contractor</i> is (Name): Address Tel No. Fax No.	
11.2(8)	The <i>direct fee percentage</i> is	%
	The <i>subcontracted fee percentage</i> is	%
11.2(14)	The following matters will be included in the Risk Register	
11.2(15)	The Service Information for the <i>Contractor's</i> plan is in:	
21.1	The plan identified in the Contract Data is contained in:	
24.1	The key people are: 1 Name: Job: Responsibilities: Qualifications: Experience: 2 Name: Job: Responsibilities: Qualifications: Experience:	
		CV's (and further key person's data including CVs) are in .
A	Priced contract with price list	
11.2(12)	The <i>price list</i> is in	
11.2(19)	The tendered total of the Prices is	

Part C2: Pricing Data
TSC3 Option A

Document reference	Title	No of pages
	This cover page	1
C2.1	Pricing assumptions: Option A	2
C2.2	The <i>price list</i>	4

C2.1 Pricing assumptions: Option A

How work is priced and assessed for payment

Clause 11 in NEC3 Term Service Contract (TSC3) core clauses and Option A states:

Identified and defined terms	11	
	11.2	(12) The Price List is the <i>price list</i> unless later changed in accordance with this contract.
		(17) The Price for Services Provided to Date is the total of
		1. the Price for each lump sum item in the Price List which the <i>Contractor</i> has completed and
		2. where a quantity is stated for an item in the Price List, an amount calculated by multiplying the quantity which the <i>Contractor</i> has completed by the rate.
		(19) The Prices are the amounts stated in the Price column of the Price List. Where a quantity is stated for an item in the Price List, the Price is calculated by multiplying the quantity by the rate.

This confirms that Option A is a priced contract where the Prices are derived from a list of items of service which can be priced as lump sums or as expected quantities of service multiplied by a rate or a mix of both.

Function of the Price List

Clause 54.1 in Option A states: "Information in the Price List is not Service Information". This confirms that instructions to do work or how it is to be done are not included in the Price List but in the Service Information. This is further confirmed by Clause 20.1 which states, "The *Contractor* Provides the Service in accordance with the Service Information". Hence the *Contractor* does **not** Provide the Service in accordance with the Price List. The Price List is only a pricing document.

Link to the *Contractor's* plan

Clause 21.4 states "The *Contractor* provides information which shows how each item description on the Price List relates to the operations on each plan which he submits for acceptance". Hence when compiling the *price list*, the tendering contractor needs to develop his first clause 21.2 plan in such a way that operations shown on it can be priced in the *price list* and result in a satisfactory cash flow in terms of clause 11.2(17).

Preparing the *price list*

Before preparing the *price list*, both the *Employer* and tendering contractors should read the TSC3 Guidance Notes pages 14 and 15. In an Option A contract, either Party may have entered items into the *price list* either as a process of offer and acceptance (tendering) or by negotiation depending on the nature of the *service* to be provided. Alternatively, the *Employer*, in his Instructions to Tenderers or in a Tender Schedule, may have listed some items that he requires the *Contractor* to include in the *price list* to be prepared and priced by him.

It is assumed that in preparing or finalising the *price list* the *Contractor*:

- Has taken account of the guidance given in the TSC3 Guidance Notes relevant to Option A;
- Understands the function of the Price List and how work is priced and paid for;
- Is aware of the need to link operations shown in his plan to items shown in the Price List;
- Has listed and priced items in the *price list* which are inclusive of everything necessary and incidental to Providing the Service in accordance with the Service Information, as it was at the time of tender,

- as well as correct any Defects not caused by an *Employer's* risk;
- Has priced work he decides not to show as a separate item within the Prices or rates of other listed items in order to fulfil the obligation to complete the *service* for the tendered total of the Prices.
 - Understands there is no adjustment to items priced as lump sums if the amount, or quantity, of work within that item later turns out to be different to that which the *Contractor* estimated at time of tender. The only basis for a change to the (lump sum) Prices is as a result of a compensation event.

Format of the *price list*

(From the example given in an Appendix within the TSC3 Guidance Notes)

Entries in the first four columns in the *price list* in section C2.2 are made either by the *Employer* or the tendering contractor.

If the *Contractor* is to be paid an amount for the item which is not adjusted if the quantity of work in the item changes, the tendering contractor enters the amount in the Price column only, the Unit, Expected Quantity and Rate columns being left blank.

If the *Contractor* is to be paid an amount for an item of work which is the rate for the work multiplied by the quantity completed, the tendering contractor enters the rate which is then multiplied by the Expected Quantity to produce the Price, which is also entered.

If the *Contractor* is to be paid a Price for an item proportional to the length of time for which a service is provided, a unit of time is stated in the Unit column and the expected length of time (as a quantity of the stated units of time) is stated in the Expected Quantity column

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Eastern Cape, Mthatha Zone

C2.2 the *price list*

Part 1

The rates and Prices entered for each item includes for all work and other things necessary to complete the item.

NB: Prices to include labour, supply of all materials, overheads, safety, protective clothing, profits, hiring of equipment.

The price list is contained in Annexure A – FMS Bill of Quantities

Notes to the price list

1. The rates in the Price List exclude VAT.
2. The rates will remain fixed and firm for the first 12 months of the contract period; thereafter escalation may be applied for, in writing, annually based on CPI by the Contractor.
3. The escalation will only be applicable from the date of approval.
4. CPI will not apply to items relating to % Markups and P&Gs
5. There will be no P&Gs on Subcontracted work.
6. There will be no P&Gs on travelling.
7. Where quotations are required, Eskom will not pay the Contractor to supply quotations/Assessments.

Total of the Prices for Part 1

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Part C3: Scope of Work

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C3.2	<i>Contractor's Service Information</i>	0
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C3.1: EMPLOYER'S SERVICE INFORMATION

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C3.1 Service Information

1 Description of the service

1.1 Executive overview

The purpose of this contract is to appoint a suitably qualified *Contractor* for the Provision of Facilities Management Services (Technical Services) for the Eastern Cape Operating Unit on an as and when required basis in the Mthatha Zone.

Below are the sites covered within the Mthatha Zone; but not limited to. It also indicates the Home Centre for the Zone.

Sector 1	Sector 2
Mthatha Zimbane Complex (Base Site)	Elliotdale CNC
Mthatha Zimbane Helicopter Hanger	Mqanduli CNC
Port St Johns/Tombo CNC	Ngcobo CNC
Old PSJ CNC	Cala CNC
Geckomoon Houses	Cofimvaba CNC
Mthatha Kilowatt Gardens Housing Complex	Queenstown Complex
	Queenstown Customer Services

In addition to the primary sites listed in the allocated Zone, Eskom may request the *Contractor* to execute works on other Eskom sites in the region, on an “as and when” required basis. In an event that a new site is added the contractor will be notified in writing.

Closure of a Site

In the event that a site closes down then the services at that site must come to a stop. No compensation will be paid to the *Contractor* when a site is closed down.

1.2 Employer’s requirements or the service

The scope includes the provision of the following facilities management services:

- Alterations and building works
- Electrical Maintenance
- Plumbing Maintenance
- Lift Maintenance
- Generator Maintenance
- Fire Prevention and Protection System Maintenance
- Water and Waste Water Treatment Plant Maintenance
- On Site Services
- Other Associated Works

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Eastern Cape, Mthatha Zone

· Air-conditioning Maintenance and Installations

- The *Contractor* shall provide all labour, supervision, administration and management, equipment, tools, supplies and material required to perform the facilities management services specified herein.
- Eskom reserves the right to award any works detailed in the bill to any other supplier it deems necessary.
- Eskom may request qualification certificates of trades of contractor employees as was stipulated in Technical requirements of the tender document.
- The *Contractor* is to action within 24hrs all task orders/call-outs issued by the *Service Manager* or his representative. Should an emergency arise the *Contractor* must action within a response time of 2 hours of the task order/call issued by the *Service Manager* or his representative.
- The response time for the *Contractor* to supply quotations on planned maintenance is 3 working days from the date of request failing which another service provider may be requested to provide a quotation. Eskom will not pay the *Contractor* for obtaining quotations, unless otherwise agreed by the *Service Manager*.
- The *Contractor* will be subject to performance appraisals based on Eskom’s key performance indicators. Based on outcomes of these performance appraisals, the *Service Manager* reserves the right to withhold allocation of works to non-performing contractors.
- The *Contractor* must submit remittance advices of the sub-contractors to the *Service Manager* upon request. The *Service Manager* has the right to request the remittance advices directly from subcontractors employed by the *Contractor* at any time.

1.3 Interpretation and terminology

The following abbreviations are used in this Service Information:

Abbreviation	Meaning given to the abbreviation
CNC	Customer Network Centre
SP	Service Provider
OHSACT	Occupational Hygiene and Safety Act
SABS	South African Bureau of Standards
ISO	International Organization for Standardization
SANS	South African National Standards
ERE	Eskom Real Estate Department
N/A	Not Applicable

1.3.2 Acceptance of Eskom SHEQ Policies and Procedures

The attached documents form part of this legal binding contract; the *Contractor* confirms that he has familiarized himself with all the embedded documents from 1 to 25 as indicated

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No	UNIQUE IDENTIFIER	REVISION	DOCUMENT TITLE
1	32-727	LATEST	SAFETY, HEALTH, ENVIRONMENT AND QUALITY (SHEQ) POLICY 32-727 Safety, Health, Environment and Quality SHEQ Policy.
2	ESKOM LIFE SAVING RULES	LATEST	ESKOM LIFE SAVING RULES 240-62196227
3	CONSTRUCTION REG 4	LATEST	NOTIFICATION OF CONSTRUCTION WORK TO DEPARTMENT OF LABOUR
4	CONSTRUCTION REG 4 & 5	LATEST	APPOINTMENT LETTERS FOR CLIENT REPRESENTATIVE, PRINCIPAL CONTRACTOR & CONTRACTOR
5&6	OHS ACT	LATEST	WRITTEN AGREEMENT ON OHS ACT SECTION 37(2) & STANDARD CLAUSE
7,8&9	34 - 1063	LATEST	EXPANDED PUBLIC WORKS REPORT 34-1063.
10	DST 34-961	LATEST	LEGAL APPOINTMENTS AND AUTHORIZATIONS
11	TPC 41-55	LATEST	TRANSPORTING PERSONS ON BACK OF VEHICLES
12	LTIR	LATEST	
13	1. Contractor Performance Evaluation	LATEST	
14	SHE Requirements for the Eskom Commercial Process	LATEST	SHE Requirements for the Eskom Commercial
15	2. Supplier Contract Quality Requirements	LATEST	
16	3. Work at Heights Procedure	LATEST	Work at Height Standard.pdf
17	4. Contract Specification for Vegetation Management Services on Eskom Networks	LATEST	DST_240-52456757 vegetation.pdf
	5. Environmental Incident Management Procedure 240-133087117		
	6. Eskom Wildlife Interaction and Management Standard 7. 32-829		
	8. Eskom Waste Standard 32-245		

2. Management strategy and start up

2.1 The Contractor's plan for the service

The Contractor must detail below a plan which stipulates how he intends on performing the *service* throughout the *service period*, as required by clause 21.2.

- Staff structure/Organogram
- List technical reporting and scheduling requirements which are to be incorporated into the Contractor's plan.

1 Site Management

1. Upon arrival of the Contractor’s staff on the site, they will present themselves to the Employer’s Representative before starting to provide the works. The Contractors staff to always wear logo identification tops/ jackets/ overalls for immediate identification.
2. The Principal Contractor shall on a Monthly basis supply the Employer with monthly safety statistics for himself/herself and for all his/her Subcontractors.
3. The Contractor’s staff will ensure that they restrict their movements on the Employee’s premises to only those areas pointed out to them during the Employer’s Induction Training intervention

3.2 Special Vehicle Requirements

As part of the Employer’s Health and Safety requirements, all Contractor vehicles shall be equipped, as a minimum, with seatbelts for driver and all passengers, with specific reference to document 32-93: Eskom vehicle and driver safety management procedure

2.2 Management meetings

Regular meetings of a general nature may be convened and chaired by the *Service Manager* as follows:

Title and purpose	Approximate time & interval	Location	Attendance by:
Overall contract progress/feedback in terms of contract obligations	Monthly intervals or when deemed required by the <i>Service Manager</i> .	Mthatha Zone	<i>Employer / Service Manager / relevant Eskom representatives and appointed Contractor representatives.</i>

Meetings of a specialist nature may be convened as specified elsewhere in this Service Information or if not so specified by persons and at times and locations to suit the Parties, the nature and the progress of the *service*. Records of these meetings shall be submitted to the *Service Manager* by the person convening the meeting within five days of the meeting.

All meetings shall be recorded using minutes or a register prepared and circulated by the person who convened the meeting. Such minutes or register shall not be used for the purpose of confirming actions or instructions under the contract as these shall be done separately by the person identified in the *conditions of contract* to carry out such actions or instructions.

2.3 Contractor’s management, supervision and key people

The *Contractor* shall also provide a detailed organization chart showing the personnel to be employed for the *Services*, along with Training certificates of all key personnel. Contractors to submit proof to Eskom that their Contracts manager or delegated employee representative has NEC TSC training. A full definition of ONE team shall form part of the organization chart per project and identity number shall form part of this document.

2.4 Provision of bonds and guarantees

N/A

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2.5 Documentation control

The *Contractor* to ensure that all documentation relating to this contract is filed and kept on site for viewing by the *Service Manager* at any time. The *Contractor* must ensure that all documents are also kept in soft copy and backed up on a hard drive which must be handed to the *Service Manager* at the end of the contract. Files are to be neatly labelled and indexed.

All correspondence shall be dated and sequentially numbered and distributed in accordance with a procedure as agreed and accepted by the *Service Manager*.

Any required Service will be communicated to the *Contractor* via a Task Order.

Feedback questionnaires must be duly completed by Eskom departmental supervisors and managers and forwarded to the Eskom Real Estate Department.

Eskom will periodically request detailed reports from the *Contractor* regarding the gaps, problems and highlights. Possible solutions will be required with this detailed report.

2.6 Invoicing and payment

The *Contractor* provides a statement on the 15th and 25th of every month for the duration of the contract.

The

statement will reflect the following information of on all invoices submitted for payment, from the start of the contract:

- Date of Invoice
- Date of delivery of Service
- Invoice Number
- Invoice Amount excluding VAT
- PO Number
- Task Order Number
- GR Number
- Payment Status (either Paid or Unpaid)

The statement will also reflect the following summaries:

- Invoice payments outstanding <= 30days
- Invoice payments outstanding > 30days <=60 days
- Invoices payment outstanding > 60days <=90 days
- Invoices payment outstanding > 60days <=90 days
- Invoices payment outstanding > 90days
- Total of Invoices where the *Contractor* has received payment
- Total of Invoices where the *Contractor* is awaiting payment

Within one week of receiving a payment certificate from the *Service Manager* in terms of core clause 51.1, the *Contractor* provides the *Employer* with a tax invoice showing the amount due for payment equal to that stated in the *Service Manager's* payment certificate.

The *Contractor* shall address the tax invoice to
ESKOM HOLDINGS SOC LIMITED

and include on each invoice the following information:

Name and address of the *Contractor* and the *Service Manager*.

The contract number and title.

Contractor's VAT registration number.

The *Employer's* VAT registration number **4740101508**.

Description of service provided for each item invoiced based on the Price List or accepted quotations.

Total amount invoiced excluding VAT, the VAT and the invoiced amount including VAT

The *Contractor* shall comply with the *Employer's* E-Invoicing process when submitting invoices for payment.

2.6.1 Payment Item Descriptions

The descriptions given for the payment items in the Price List, indicate the work to be allowed for in the tendered rates and prices for such payment items, and are for the guidance of the *Contractor* and do not necessarily repeat all the details of work and materials required by and described in the Service Information.

2.6.2 Prices to be Inclusive

The *Contractor* shall accept the payment provided in the Contract and represented by the rates and prices tendered by him in the Price List, as payment in full for executing and completing the work as specified.

Where the *Contractor* has priced an item as "nil" or "0-00" it will be deemed that no charges are or will be incurred against such an item. In the event of no price having been entered against any item, the tendered rate, price or sum will be taken as "nil" or "0-00".

2.6.3 Measurement Meetings

The *Contractor* shall attend monthly meetings with the *Service Manager* and Supervisor where all matters concerning payment shall be discussed. In particular the *Contractor* shall submit for the meeting a monthly statement together with all calculations and supporting data in substantiation of any payments.

2.7 Contract change management

Templates in terms of NEC3 as prepared by the *Service Manager* for *payment* certificates, early warnings and defect notifications can only be used in this contract.

The *Contractor* shall request this form from the *Service Manager*.

2.8 Records of Defined Cost to be kept by the Contractor

All records as required to back up any defined costs must be kept on file by the *Contractor* and be made available when requested by the *Service Manager*.

2.9 Insurance provided by the Employer

See Annexure A above

2.10 Training workshops and technology transfer

- Proof of training staff for handling hazardous waste
- Proof of Training Records.
- Proof of Training Facility
- Proof of Staff Trained.

2.11 Design and supply of Equipment

The *Contractor* takes full liability for the use of all equipment in the execution of *Services* for this contract.

2.12 Things provided at the end of the service period for the Employer's use

2.12.1 Equipment

None

2.12.2 Information and other things

- Summary of lessons learnt during the contract period.
- Summary of training undertaken by the Contractor's employees over the duration of the contract.

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Eastern Cape, Mthatha Zone

- Copy of all completed questionnaires
- Copy of all monthly reports
- All Safety Files and all other relevant safety documentation relevant to this contract.
- Submit man hours every month when submitting invoice
- Summary of all quantity of items supplied by *Contractor* as per the Price List and accepted
- quotations for the duration of the contract

2.13 Management of work done by Task Order

The *Contractor* must only carry out work if he receives a signed Task Order from the *Service Manager* or his delegates. Below is an example of a Task Order Form, whereby the format be changed at any time by the *Service Manager*.

Task Order	
Task Order form for use when work within the <i>service</i> is instructed to be carried out within a stated period of time on a Task-by-Task basis	
Task Order No. [•]	<i>service</i> [•]
To: [•]..... (<i>Contractor</i>)	
I propose to instruct you to carry out the following task:	
Description [•]	
Starting date [•]	
Completion Date [•]	
Delay damages per week [•]	
Please submit your price and programme proposals below.	
Signed:	Date
(for <i>Employer</i>)	
Total of Prices for items of work on the Price List (details attached)	R. _____
Total of Prices for items of work not on the Price List (details attached).	R. _____
Total of the Prices for this Task Order	R. _____
The programme for the Task is [ref] (attached)
Signed:	Date

<p>(for <i>Contractor</i>)</p>
<p>I accept the above price and programme and instruct you to carry out the Task</p> <p>Signed: _____ Date: _____</p> <p style="text-align: center;">(for <i>Employer</i>)</p>

2.14 Low service damages table

Item	Amount
Non-compliance to Eskom's Cardinal Rules	R1000 per finding
Non-compliance to Eskom Procedures and Policies	R500 per finding
Non-compliance to the OHSACT	R500 per finding
Penalty for late completion of task orders	R500 per day
Non-payment to subcontractors causing disruption of service to Eskom	R1000 per incident
Penalty for not actioning of task orders/call-outs on time	R500 per day

3. Health and safety, the environment and quality assurance

3.1 Health and safety risk management

In addition to the requirements of the laws governing health and safety, Eskom may have some additional requirements particular to the *service* and the Affected Property for this contract. The text below provides for these being attached as an Annexure to this Service Information. PLEASE ALSO READ CORE CLAUSE 27.4 TOGETHER WITH Z7 IN THE ADDITIONAL CONDITIONS OF CONTRACT TO MAKE SURE THAT WHATSOEVER IS INCLUDED IN THE ANNEXURE FOLLOWS ON FROM THOSE CLAUSES.

The Divisional/Regional Safety Risk Manager or his representative having jurisdiction over the *service* must provide the relevant safety, health and environmental (SHE) criteria for incorporation into this Service Information. The SHE specification / scope must be signed off by the Divisional/Regional Safety Risk Manager or his representative confirming that the applicable safety criteria have been taken into account.

The Commodity Manager / Buyer must refer the tender to the Divisional/Regional Safety Risk Manager or his representative in order to evaluate against enquiry-specific safety criteria.

The Divisional Safety Risk Managers who will be responsible for the allocation of resources to assist P&SCM with the above processes are as follows:

Dx CCC B/E Nosipho Manyonga
 · Dx CCC SHEQ-Lindelwa Ngcaba
 Dx CCC Contractors Vuyiseka Ngamlana
 Dx CCC Contractors Nathen Felkers

The *Contractor* shall comply with the health and safety requirements contained in Annexure B to this Service Information.

The contractor SHE files should be submitted and approved within 5 working days. The contractor is given **one opportunity** to correct within one day of failing which Eskom reserves the right not to issue the task order.

The Contractors Project SHEQ File is to be updated on a continuous basis. The Contractor is to ensure that

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all relevant documentation and authorisations are contained in the file pertaining to the project. Upon completion of the project, the Contractor is to convert all documentation contained in the SHEQ file into electronic format and save it as a PDF File. The file name should contain the name of the Contractor and the project. The file should then be saved onto a disk or removal storage device and handed over to the *Project Manager* upon completion of the project.

1. Eskom's OHS legal and acknowledgement form

- Tenderer must complete, sign and submit the form in their tender returnable OHS file for acknowledging to comply with all Eskom OHS legal and other requirements.

2. OHS Plan

- Tenderer OHS Plan must address the project /scope of work OHS risk(s) and respond to align with the provided Client Occupational Health and Safety requirements.

3. Costing for Health and Safety management – Tenderer must submit detailed costing for OHS (the cost should be broken down not provided as a lump sum)

- The costing must be based on the overall scope of work/service to be performed.
- The scope of work and the risk assessment may serve as a guideline

4. Baseline OHS Risk Assessment (BRA)

- Tenderer BRA must address Identification, assessment and management of OHS risks related to the scope of work.
- The methodology used for the risk assessment must be provided together with the Baseline Risk Assessment (BRA).

5. Valid Letter of Good Standing (COIDA or equivalent)

- Tenderer must submit the company valid Letter of Good standing and/or an appropriate employment Compensation Commissioner Insurance registration

6. SHE policy signed by CEO/MD

- Tenderer must submit the company signed OHS Policy document which must comply to OHS Act Section 7 (signed by the CEO) or SANS ISO 45001:2018 certification.

7. OHS Competency

- Tenderer must submit OHS competencies, CV's and qualifications / certificates in consideration of scope of work, risks, OHS plan and applicability:

The competencies to be included are not limited to the following:

- i. First Aid
- ii. SHE Rep
- iii. Incident Investigation
- iv. SHE professionals
- v. HIRA
- vi. OHS Act and Regulations
- vii. Competencies as per scope of work service (Gas Practitioners, Electricians, Plumber; Firefighting, Lift Operators)

The successful Supplier/ Tenderer shall be required to sign with Eskom an OHS Act 37.2 agreement during signing of the NEC at Procurement; provide for this contract a project site specific OHS file which aligns with the provided Client OHS requirements which shall be accepted and approved for site implementation prior commencement of any work on site and will have to

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undergo an OHS Induction awareness before commencement of this contract scope of work activities on site/s.

Where there is more than one worksite as per contract scope of work activities, an OHS file for each worksite and scope of work shall be kept at that site and will be required to contain the information about the health and safety management system for that particular worksite as per contract scope of work activities on site during the project duration.

The following Occupational Health and Safety (OHS) documents shall be communicated and published with the tender documents:

- Eskom OHS requirements document for this contract (High risk).
- Annexure B: Acknowledgement Form for Eskom OHS legal and other requirements (Rev3 - 240-77471499).
- Eskom AnnexureC1: OHS Tender Evaluation Template (Rev3 240-77471651 High risk).

3.2 Environmental constraints and management

The Contractor shall comply with the environmental criteria and constraints stated below.

1. Environmental Policy
 - Document which provides an intention and a direction of an organization related to environmental performance, as formally expressed by its top management
 - Expressed Environmental commitments (protection of environment, environmental compliance, environmental objectives, continual improvement, pollution reduction, etc.
 - Document signed by the CEO/ Director, Date & version controlled
2. Company Organogram: showing environmental responsible persons
 - Contractor Environmental Officer/ Environmental Representative/ Company Director/Applicator. Etc
 - The methodology or criteria to determine the significance of environmental aspects & Impacts (i.e. Low, Medium or High).
Environmental compliance obligations (laws) associated with environmental aspects & impacts are aligned accordingly.
3. Environmental Management Programme (EMP) - Project/ Site Specific
 - An EMP provides action plans to address environmental impacts such as (storage & disposal of old equipment, disposal of old spray paint containers, access to ablution facilities). Must also provide mitigation measures to the identified environmental impacts
4. Environmental Emergency Preparedness & Response Plan -
 - This plan lists possible environmental emergencies that could occur e.g. chemical spillages, air pollution incidents and encounters with bees and snakes.
 - This plan shall address approach on how to respond to such emergency situations. This shall include exercises or drills to prepare and test emergency response on specified timeframes.
 - This plan shall provide contact details of required stakeholders in case of an emergency.

5. Environmental incident Register -

- This register provides environmental incident details of the following: Description of the incident (EG: bees & snakes)
- Date of incident, reported to and reported by.
- Actions taken and status of recommendations
- Date incident closed

6. Environmental Competency Training certificate -

- Does the organization have an environmental training matrix and schedule?
- Does the organization have documented proof that staff members have received environmental training?
- To ensure that employees have sufficient skills and understanding to execute their various duties?

7. Environmental Appointment letters - MANDATORY

- This part provides an environmental appointment letter (template) with clear Roles, Responsibilities & Authority.
- Environmental Officer, Environmental Representative where duties listed are aligned with environmental management (i.e. Monitor Compliance with EMP, WMP, EPRP)
- Ensure compliance to and the knowledge of NEMA, management of waste, compliance to ISO 14001 requirements (where practicable).

8. Declaration of understanding of Eskom environmental & Social past performance – MANDATORY

- Sign & Date of the declaration.

3.3 Quality assurance requirements

Quality management

System requirements

Clause 3.3.1 requires that the Contractor operate a quality management system as stated in the Scope. Include your requirements here

The Contractor shall control his activities and processes in accordance with Eskom's Quality Assurance Standard **QM58: Supplier contractor quality requirements specification**

The Contractor will be responsible for the verification and signing of the quality inspection points which must be maintained by the Contractor and presented to Eskom on request.

Information in the quality plan

Clause 3.3.2 requires that the Contractor provide a quality policy statement and quality plan which complies with requirements stated in the Scope.

- The Contractor shall demonstrate, provide and maintain a Quality Management System (QMS) that is ISO 9001 compliant or provide Quality Policy and Method statement or Contract Quality Plan
- The Contractor agrees to control and professionally preserve and store appropriate documents, records and recordings to guarantee the traceability of the services rendered and inspection thereof.
- The delivered services shall be uniform in Quality and condition, consistent with good industry practices and adhere to requested Eskom requirements, without deviation.
- Eskom shall have the right to conduct surveys and perform surveillance of the Contractor's facilities to

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Eastern Cape, Mthatha Zone

- (e) Eskom reserves the right to inspect any or all of the work. Verification by Eskom shall not absolve the *Contractor* of the responsibility to provide acceptable services, nor shall it preclude subsequent rejection by
- (f) The services must comply with the agreed specifications and the applicable directives set out in the agreement. Defects notified by Eskom shall be remedied by the *Contractor* upon demand by Eskom without undue delay and at no extra cost. The *Contractor* shall continuously monitor and identify non-conformances, relating to the scope of work, as signals of opportunities for improvement making process and other relevant changes to prevent recurrence
- (g) The *Contractor* / *Consultant* shall further identify potential problems before they occur by identifying deviations in patterns or trends in service or process performance.
- (h) Nothing contained in the Contract shall relieve in any way the *Contractor* / *Consultant* from the obligation of Quality control thereof.
- (i) The *Contractor* / *Consultant* guarantees that the quantity, Quality and outward appearance of the delivered services will comply with the requirements of the contract and/or relevant specifications.
- (j) The *Contractor* / *Consultant* shall prove its ability, on request, to relate to the proposed scope of work which establishes the manner in which the *Contractor* / *Consultant* intends to perform the Contract.
- (k) The *Contractor* / *Consultant* shall, on request, prove its organisational, logistics and support resources to ensure the requirements of the contract can be achieved.

Eskom reserves the right to assess and measure, in the selection process, the qualifications, capability and competence of the key staff (assigned personnel) in relation to the scope of work and to interview any / all *Contractor* / *Consultant* to confirm the Quality evaluation

4. Procurement

4.1 People

The *Contractor* is solely responsible for the resolution of any dispute or problems that may occur between himself and his staff.

The *Contractor* undertakes to hold the *Employer* harmless against any determination or award made in terms of the Labour Relations Act No.66 of 1995 as amended.

4.1.1 Minimum requirements of people employed

- All of the *Contractor's* staff must to be able to communicate in English.
- All of the *Contractor's* staff must have the necessary qualifications to execute the designated functions
- All of the *Contractor's* staff who are not South African citizens, must have valid work permits.

4.1.2 BBBEE and preferencing scheme

SANAS accredited BBBEE certificate (certified copy) or valid original sworn affidavit (DTI template, duly completed, dated and signed by both deponent and the commissioner of oaths, and stamped by the commissioner of oaths) for EME/QSE level 1 to 4.

4.1.3 Accelerated Shared Growth Initiative – South Africa (ASGI-SA)

The *Contractor* complies with and fulfils the *Contractor's* obligations in respect of the Accelerated and Shared Growth Initiative - South Africa in accordance with and as provided for in the *Contractor's* ASGI-SA Compliance Schedule stated below

Each contractor will be required to train a minimum of 1 skill per R600 000 accumulated value invoiced, as per the SD&L specification – will be monitored by SD&L.

The *Contractor* shall keep accurate records and provide the *Service Manager* with reports on the *Contractor's* actual delivery against the above stated ASGI-SA criteria. [Elaborate on access to and format of records and frequency of submission etc.]

The *Contractor's* failure to comply with his ASGI-SA obligations constitutes substantial failure on the part of the *Contractor* to comply with his obligations under this contract.

4.2 Subcontracting

4.2.1 Preferred subcontractors

In certain sites there are specialist equipment and services that are required, and Eskom reserves the right to choose the subcontractor that is required to execute such function.

Eskom also reserves the right to choose subcontractors based on quality and price.

4.2.2 Subcontract documentation, and assessment of subcontract tenders

N/A

4.2.3 Limitations on subcontracting

The use of Subcontractors by the *Contractor* must be approved in writing by the *Service Manager* before commencement on site.

4.2.4 Attendance on subcontractors

This is the sole responsibility of the *Contractor*. The *Contractor* is to ensure that any upfront payments or deposits required by the subcontractor are fulfilled by the *Contractor* such that the service is executed by the subcontractor timeously.

4.3 Plant and Materials

1.3.1 Specifications

N/A

4.3.2 Correction of defects

N/A

4.3.3 *Contractor's* procurement of Plant and Materials

N/A

4.3.4 Tests and inspections before delivery

N/A

4.3.5 Plant & Materials provided "free issue" by the *Employer*

The *Employer* will not provide any materials for use by the *Contractor*.

5. Working on the Affected Property

5.1 Employer's site entry and security control, permits, and site regulations

The Contractor and all of his staff shall undergo Eskom induction prior to entering the Affected Property.

5.1.1 Roads and Vehicles

- All vehicles used on site, by the *Contractor* will be compliant with Eskom Standards.
- All road signs and traffic laws / regulations on site will be adhered to. Employees of the *Contractor* failing to comply will be removed from site and denied any further access.
- Drivers of vehicles in the Eskom Property will be required to obtain an Eskom Driver Permit.

5.1.2 Security

- The *Contractor's* staff will be subject to all security measures, rules and regulations of the Eskom Security Services
- Vehicles and staff agree and accept the searching of all staff, bags, briefcases and vehicles.

5.1.3 Access to and Departure from the Site

- Access to all sites will be via the main security gate. The *Employer* informs the *Contractor* of the access procedures, and it should be expected that such procedures may change depending on the prevailing security situation.
- The *Employer* reserves the right for its Security personnel to search persons or vehicles entering or leaving the premises. This includes, but is not limited to staff, briefcases, bags and toolboxes.
- All persons entering Eskom sites are subjected to alcohol testing.

5.1.4 Temporary Gate Permits

- The *Contractor* provides the *Employer* with the personal details of their staff at least two weeks prior to the contract start date. All names and details to be submitted to the *Employer* who arranges for all gate permits.
- If an employee is no longer in the employ of the *Contractor*, the *Contractor* shall notify the *Employer* in advance, and replacements communicated to the *Employer* as well, whereby they will have to attend induction as well.
- The *Contractor* ensures that all equipment and materials brought through the security gate is signed in at the main security gate on the approved Eskom security form.

5.1.5 Removal

- The *Contractor* is not allowed to remove any equipment or materials from site without producing the relevant Eskom security forms and the equipment lists.
 - If the equipment or material is to be removed the same day, on which they were brought on to site, then the security form will need to be produced at the gate when leaving the site.
 - The removal of any item at a later stage of the contract will require a security form with the necessary approval and responsible manager's signature.
 - If the equipment or material is removed after this time then a Non-Returnable Gate Release will be provided by the *Employer's Representative*, on receipt of the original security form, with which the *Contractor* brought the equipment on site.

5.2 People restrictions, hours of work, conduct and records

- The *Contractor* is responsible for the provision of transportation for all personnel to site, from site and on Site.
- The *Contractor* is responsible for the training and development of his staff whilst employed by the Employer.
- The *Contractor* keeps records of his people working on the Affected Property, including those of his Subcontractors and the *Service Manager* shall have access to these records at any time.
- The Contractor is responsible for provision of his own personnel, and the cost thereof.

5.3 Health and safety facilities on the Affected Property

Contractor to provide own Emergency preparedness procedure and align to site emergency procedure.

5.4 Environmental controls, fauna & flora

5.4.1 Protection of Flora

The removal, damage and disturbance of indigenous flora are prohibited.

The use of herbicides is prohibited unless accepted by the *Service Manager*.

5.4.2 Protection of the Fauna

The *Contractor* shall protect fauna living within the Site and shall ensure that hunting, snaring, poisoning, shooting, nest raiding or egg collecting and disturbance does not occur.

The *Contractor* is to ensure that his employees are instructed not to feed wild animals.

The use of pesticides is prohibited unless accepted by the *Service Manager*.

No domestic pets or livestock are permitted on site.

5.5 Cooperating with and obtaining acceptance of Others

The *Contractor* will cooperate with the *Service Manager*, his delegates and support structures, in matters relating to this contract.

The *Contractor* will cooperate with the management staff of the Affected Property.

The *Contractor* will cooperate with all statutory authorities or inspection agencies.

5.6 Records of *Contractor's* Equipment

Prior to starting work on the Affected Site, the *Contractor* will compile a list of his equipment, either owned or hired, which will be used for the execution of this contract. It should include the make, type, year of manufacture, colour and function or use. This list will be signed off by the *Contractor* and the *Service Manager*.

- Any electrical equipment or appliances used by the *Contractor* must comply with all relevant safety regulations and requirements and be maintained in safe and proper working condition.
- The *Employer* has the right to stop the *Contractor's* use of any electrical equipment or appliance, which in the *Employer's* opinion does not conform to the foregoing.

5.7 Equipment provided by the *Employer*

Prior to starting work on the Affected Site, the *Contractor* will compile the list of the *Employer's* equipment which is on site and will be used for the execution of the contract. This list will be signed off by the *Contractor* and the *Service Manager*.

All of the *Employer's* equipment will be returned to the *Employer* by the *Contractor* upon termination of the contract.

5.8 Site services and facilities

5.8.1 Provided by the *Employer*

5.8.1.1 Water and Electricity usage

- Water and Electricity will be supplied by the *Employer* and must be used in accordance with the Eskom Environmental objectives.
- Where Water and Electricity is not available, this must be provided for by the contractor.
- The *Employer* will provide ablution facilities for use by the *Contractor's* employees on site.

5.8.1.2 Offices, Workshops and Stores

N/A

5.8.2 Provided by the *Contractor*

- The *Contractor* shall provide everything else necessary for Providing the Service.

5.9 Control of noise, dust, water and waste

Comply with the Occupational Health and Safety Act, Act 85 of 1993 and the applicable Regulations relating to noise and dust. The Water Act, Act 54 of 1956 for water and the Waste Act, Act 107 of 1998

Having due regard for local communities and dwellings, the *Contractor* shall restrict any of his operations which result in undue noise disturbance to those communities and dwellings.

The *Contractor* shall take appropriate measures to minimise the generation of dust as a result of his works, operations and activities to the satisfaction of the *Service Manager*.

The management of solid waste on site shall be strictly controlled and monitored. Only accepted waste disposal methods shall be allowed.

Littering shall be avoided.

(a) Domestic waste

Metal refuse bins or equivalent plastic refuse bins, all with lids, shall be provided by the *Employer* for all buildings. Refuse shall be collected and removed by the *Contractor* from all facilities on a daily basis to the central waste disposal area.

(b) Organic waste

Refuse from food preparation and eating areas shall be collected and removed daily. Organic Waste shall be disposed of as per Domestic Waste.

(c) Used oil and grease

Used oil and/or grease shall be removed from site and sold to an accepted used oil recycling company.

(d) Hazardous waste

All hazardous waste shall be disposed of in an accepted hazardous waste disposal site and a disposal certificate supplied to the *Service Manager*.

5.10 Hook ups to existing works

Should the *Contractor* require interfacing his equipment to the Affected Facility, this will be done at the *Contractor's* cost based on approval by the *Service Manager*.

Compliance to the Eskom Life Saving procedure and Work at Height Standard, 32-418.

All securing points and necessary equipment required to Work at Heights must be provided for by the *Contractor*

5.11 Tests and inspections

5.11.1 Description of tests and inspections

N/A

5.11.2 Materials facilities and samples for tests and inspections

N/A

ANNEXURE A- : Bill of Quantities –FMS BOQ.

Provision of Property Management Facilities (Technical Services) in the Eastern Cape

CONTRACT NUMBER :

CONTRACTOR :

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SECTION A - NOTES TO TENDERERS

1. BILLS OF QUANTITIES

This document comprises Notes to Tenderers, model preambles, supplementary preambles and Bills of Quantities and is hereafter referred to as "the Bills of Quantities".

2.1 CONTRACT DOCUMENTS

The contract documents will consist of:

2.1.1 The NEC3 Term Service Contract

2.1.2 The Model Preambles for Trades (2008 Edition) as published by the ASAQs. This document is not incorporated within the text of these Bills of Quantities; accordingly, the contractor is urged to make careful reference to this Document for its full intent and meaning.

2.1.3 These Bills of Quantities, including all annexures and supplementary documentation referred to therein.

2.1.4 Documents to be provided by the Contractor in terms of the requirements of these Bills of Quantities.

2.2 DRAWINGS

There are certain as-built drawings available, but should the contractor require to view these drawings, these are available at Employers office.

3 PREAMBLES TO ALL TRADES

Tenderers are referred to the Model Preambles for Trades, 2008 Edition, (recommended and published by the Association of South African Eskom ERE (EC) Officials) and the "Supplementary Preambles to All Trades" (Supplementary Preambles pages 1-10 hereof) for the full descriptions and specifications referred to in these Bills of Quantities. It should be noted that descriptions in these Bills of Quantities generally appear in brief, but whether specific reference to the Model Preambles and the "Supplementary Preambles" is made or not, they shall be deemed to apply fully to and augment the descriptions of the relevant items. No claim whatsoever will be allowed in respect of errors or omissions in pricing due to brevity of descriptions of items in the Bills of Quantities which are fully described when read in conjunction with the relevant requirements of the Model Preambles and the "Supplementary Preambles to All Trades".

The Tenderer must study the Model Preambles and the "Supplementary Preambles to All Trades" before pricing these Bills of Quantities and all prices inserted in these Bills of Quantities shall cover all costs and charges that may be considered necessary by the Tenderer for the carrying out and observance of the Provisions of the Model Preambles and the "Supplementary Preambles to All Trades". Where requirements of descriptions in the Bills of Quantities differ from the relevant requirements of the Model Preambles and the "Supplementary Preambles to All Trades", the requirements of the descriptions in the Bills of Quantities shall apply.

4 VALUE ADDED TAX

Tenderers should compute their rates from the net costs (excluding value added tax). Value Added Tax at the current rate of 15% is to be added to the net sub-total on the final summary page by means of a single sum calculation to establish the tender price.

5 SCOPE OF WORK

The scope of works is as per the Service Information stated in the Nec3 document and the Bill of Quantities.

6 POSSESSION OF SITE

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Eastern Cape, Mthatha Zone

This date will be agreed between the parties once the Contractor meets all its contractual and safety obligations. Since this is a maintenance contract, the site will always be occupied by the Employer at all times.

7 TENDERS

Tenderers are required to make themselves familiar with the sites before tendering, since no rates changes will be allowed after tender submission.

The Employer will not be liable for any costs incurred in the preparation of the tender nor will he be bound to accept the lowest or any portion of any tender.

8 COMMON LAW OR BY-LAW REQUIREMENTS

No liability for not specifically mentioning any normal contractual, Common Law or By-law requirements will be accepted by the Employer, Eskom ERE (EC) Official or Eskom ERE (EC) Official.

9 AREA OF WORKS

The Tenderer shall ascertain by personal viewing of the site any restrictions to the area that may be occupied by the contractor including any restrictions imposed by any buildings, etc. and any limitations or restrictions that may be imposed by the Municipal Engineer or the Local Authorities.

The contractor is deemed to have allowed for all necessary temporary fencing, screening, hoardings, etc. Space for the storage of Building Materials must be arranged with the Eskom ERE (EC) Official.

The Contractor shall make all necessary provisions in all rates to take into account these requirements as no claims for extras arising from these matters will be subsequently entertained as admitted. Tenderers will be held responsible for any misunderstanding of incorrect information, however obtained, except information which may have been given in writing over the signature of the Eskom ERE (EC) Official.

10 MANAGEMENT OF WORKS

The Contractor shall to the satisfaction of the Eskom ERE (EC) Official provide, the services of an experienced Supervisor and / Manager.

The names and CV's of the Contractor's proposed Management Team shall be submitted to the Eskom ERE (EC) Official prior to commencement on site and, after the Eskom ERE (EC) Official's agreement on the composition and competence thereof has been obtained, no changes shall be made nor shall any member of the said team be removed from the project while remaining in the employ of the Contractor without the Eskom ERE (EC) Official's prior written approval.

The Contractor shall make necessary provisions in all rates to take into account these requirements as no claims for extras arising from these matters will be subsequently entertained or admitted.

11 INSPECTIONS OF THE WORK

The Contractor shall obtain all local authority approvals if required and shall ensure that all work is also approved by the Eskom ERE (EC) Official prior to covering up. The fact that the work will be inspected periodically in no way absolves the Contractor from total responsibility for the quality of his workmanship and for compliance with the specification. He shall timeously notify the Eskom ERE (EC) Official so that foundation and other inspections can be arranged.

12 SITE CLEANLINESS

The Contractor shall clear away all dirt, rubbish and superfluous material as they accumulate and leave the whole of the site clean and tidy on completion to the satisfaction of the Eskom ERE (EC) Official. The Contractor is advised that the adjacent site is functional at all times and that the incumbents should not be unduly inconvenienced.

13 ORDERING OF MATERIALS

No claims will be entertained due to non-availability of materials or labour. The Tenderer is therefore required to investigate and ensure that the specific materials and components required for the works will be available at the relevant estimated construction times, at the time of tendering.

14 PROGRAMME

The Contractor will be required to submit a programme when required by the Employer.

15 PRICED BILLS OF QUANTITIES:

Tenderers must submit to the Eskom ERE (EC) Official a copy of the Bills of Quantities fully priced and extended, with his tender. After the Bills have been checked, and when called upon, each page of the Bills of Quantities shall be initialled and the first and last pages signed in full by the Tenderer.

16 IMPORT PERMITS:

Tenderers must apply direct for any import permit and/or currency required, however the ESKOM HOLDINGS LIMITED will furnish successful Tenderers with a supporting statement if required.

17 BILLS OF QUANTITIES:

No alteration, erasure, omission or addition is to be made to the text and conditions of these Bills of Quantities and should any such alteration, amendment, note or addition be made, the same will not be recognised, but the reading of the Bills of Quantities as prepared by the Eskom ERE (EC) Official will be adhered to.

It should be understood that the system of measurement herein adopted is the only system of measurement, which will be recognised in connection with this contract. Before the signing of the contract, the Eskom ERE (EC) Official will be entitled to call for adjustments of individual rates and rectify discrepancies, as he considers necessary without alterations to the Tender amount.

These Bills are not to be used for the purpose of ordering materials.

All Bill rates are to include for material, labour, plant, wastage, transport and profit.

18 TRAFFIC AUTHORITIES AND REGULATIONS

The Contractor shall comply with all requirements of the Authorities in connection with traffic control, gaining access to the site, prevention or disruption of the flow of traffic, transporting of materials and equipment to and from the site and he shall make all necessary arrangements, pay all deposits, fees and charges in connection therewith.

19 PROTECTIONS OF PERSONS AND PROPERTY

The Contractor shall adopt all safety measures in compliance with all statutes, regulations, etc., and shall take all measures to protect all property and to secure the safety and freedom from injury of all persons.

The Contractor shall in addition take all necessary steps to prevent nuisance from dust and the like and shall use every endeavour to minimise noise emanating from the Contract Works. The Contractor is referred to the various forms that require his attention prior to commencing work on site - All forms duly completed and signed must be forwarded to the Eskom ERE (EC) Official.

20 SETTING OUT OF THE CONTRACT WORKS

The Site shall not be used by the Contractor for any purpose other than that of carrying out the Contract works. The Contractor shall set out the Contract Works and shall be held solely responsible and liable for the correct centre lines, levels, and gradients.

21 KEEP EARTHWORKS FREE FROM WATER, MUD ETC.

The Contractor shall keep the earthworks free from water, mud, etc. by hand or machinery (including day and night attendance as necessary) as no water, mud, etc., shall be allowed to stand or accumulate.

The Contractor must cut all necessary trenches etc. and build embankments in order to divert stormwater and/or ground water and to protect the earthworks. The Contractor shall be solely responsible for any damage caused by storms, rains, surface or underground water or water from other causes.

On completion of the Contract, the Contractor shall fill in temporary trenches including compacting and shall remove any temporary embankments all at his sole cost.

22 EXISTING AND ADJOINING PROPERTIES, PAVINGS ETC.

The Contractor shall execute the whole of the Contract Works with the minimum of disturbance to the existing and adjoining premises and occupants thereof. He shall keep the Site well-watered where necessary, and take all other steps, to prevent dust and shall keep pavements, surrounding roads etc., clean to the entire satisfaction of the Eskom ERE (EC) Official and the Authorities.

The Contractor shall leave such buildings, structures, fences, paving, roadways, kerbs, gardens, municipal pavements, streets, etc., in the same condition at completion as they were at the commencement of the Contract. Before commencing work, the Contractor shall arrange with the owners of the existing and adjoining buildings and/or the Authorities for an inspection to be made jointly with themselves, the Contractor and the Eskom ERE (EC) Official in order to make written notes of any cracks defects, etc. which may later be claimed to have been caused by the operations under the Contract. Should defects be disclosed, the Contractor shall submit same in writing to the Eskom ERE (EC) Official before commencing the Contract, failing which it shall be understood that no such defects existed, and the Contractor shall be liable for all claims in this connection.

23 PROCEDURES OF WORKS

The Contractor shall be solely responsible for ensuring that the procedure of works is kept to and no deviations will be entertained.

Should this, however, not be possible then the Contractor shall timeously notify the Eskom ERE (EC) Official.

The Contractor shall make any and all necessary allowances in his pricing for the disruption and costs that will be required to comply with any such restrictions.

SPECIAL CLAUSES

24 TRADE NAMES, ETC.

All materials, fittings, finishes, etc. specified under a "Trade Name", catalogue number or reference shall be either exactly as described or of equal quality, specification and weight to those described.

The Eskom ERE (EC) Official's written approval must be obtained for any departure from the specification before the submission of tenders, failing which specified materials, fittings, finishings, etc. shall be deemed to have been allowed for in the tenders.

Where articles other than what the manufacturer specified are used, an adjustment of the prices will be made and Variation Orders issued to cover these adjustments.

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Eastern Cape, Mthatha Zone

The Contractor must take delivery of, handle, store, use, apply and/or fix all proprietary branded products in strict accordance with the manufacturer's instructions after consultation with the manufacturer's authorised representative.

25 CONTRACTOR'S RESPONSIBILITY

The Eskom ERE (EC) Official shall not be responsible for any act or omission on the part of the Contractor, which may result in any patent or latent defects, in materials or workmanship, breach or neglect of any local regulations. The Contractor shall at all times be responsible for any such neglect, deviation or wrong act, whether the same is discovered before or after the final certificate, or any other Certificate, has been approved.

26 SITE INSTRUCTIONS AND RECORDS

The Contractor shall always supply and have available at the site of the works, the following site books:-

a) Site Instruction Book

Receiving and recording instructions in a suitable A4 size triplicate book kept on site. Instructions issued shall be recorded by the Eskom ERE (EC) Official or other Employer's Agents to whom the Eskom ERE (EC) Official has delegated Authority in the book.

Only site instructions issued in such a book shall be recognised.

b) Daily Record Book

The Contractor shall record in a suitable A4 size triplicate book kept at the site, a daily record of work done, all site visits by the Eskom ERE (EC) Official and other professional personnel and all events affecting the Works, such as progress, issue of plans, breakdown of machinery, etc. The labour, plant and material on site shall be recorded as well as work performed. Entries must be made by the Contractor and must be signed and forwarded to the Eskom ERE (EC) Official for his counter signature on a daily basis. Copies of these records shall be for the Eskom ERE (EC) Official, Eskom ERE (EC) Official and Contractor.

27 LOCATIONS OF TEMPORARY BUILDING AND TEMPORARY SERVICES

The Contractor shall provide all necessary temporary works, including temporary roads, tracks, crossings, hard standing and services, etc. required for his own and Sub-Contractor's use during the construction and maintenance period.

There is no guarantee given or implied that Site Conditions will be such that the Contractor will be able to erect such offices, stores and temporary accommodation within the site boundaries and it shall be the Contractor's responsibility to adopt whatever measures he deems necessary in this regard and to obtain permission and pay all cost in connection therewith.

28 CONTRACTORS TO VISIT SITES PRIOR TO SUBMISSION OF TENDER

The contractors are urged to visit all the sites that has been identified to get an overview of the nature of works, numbered assets and the location of the building prior to pricing this document.

29 PRICING OF THESE GENERAL NOTES

The Contractor may allow in his pricing for any additional costs arising out of these "General Notes" as no later claims for additional costs will be considered.

PLEASE NOTE, UPON CONTRACT AWARD, ALL TERMINOLOGY THAT REFERS TO "TENDERERS " IN THIS DOCUMENT, WILL HAVE THE SAME MEANING AS CONTRACTOR.

SECTION B - SUPPLEMENTARY PREAMBLES**SUPPLEMENTARY PREAMBLES TO ALL TRADES****GENERAL PREAMBLES**

The Tenderer is referred to the Model Preambles for Trades as recommended and published by the Association of South African Quantity Surveyors (2008 Edition), which are to be read in conjunction with and shall apply to all items in these Bills of Quantities and supplemented by the following Supplementary Preambles as well as all supplementary documentation referred to in the Bills of Quantities and all annexures appended thereto.

Where Model Preambles for Trades and Supplementary Preambles are in conflict, the Supplementary Preamble shall take precedence.

SUPPLEMENTARY PREAMBLES

The following amplifications, additions and amendments to the Model Preambles for Trades shall constitute the Supplementary Preambles.

1 MATERIALS AND WORKMANSHIP GENERALLY

The standard of workmanship and the quality of materials to be utilised throughout this Contract shall be the best of their respective kinds and shall comply in all respects with the latest South African Bureau of Standards Specifications, Codes of Practice, co-ordinating Specifications and Standard methods or where not available, with the latest relevant British Standards.

NOTE: All references to Standards are to signify the latest amendments or issue thereof. No substitutes whatsoever shall be permitted from those materials specified and any work which is not of the highest standard shall be rejected and required to be re-done at the Contractor's expense. Furthermore, references to "SANS No" shall mean the "South African National Standard No".

2 RATES

All rates inserted in the Bills of Quantities shall cover all costs, charges and profit that may be considered necessary for the carrying out and observance for the provisions of these "Preambles to all Trades".

The Tenderer shall insert the amount required against each item which he wishes to price and not insert a lump sum covering a series of items. Only such priced items shall be considered in respect of any adjustment to the Contract Sum. Items left unpriced will be understood to be covered in the rates for other items throughout these Bills of Quantities.

3 TRADE NAMES, ETC.

All materials, fittings, finishes, etc. specified under a "Trade Name", catalogue number of reference shall be either exactly as described or of equal quality, specification and weight to those described. The Eskom ERE (EC) Official's written approval must be obtained for any departure from the specification before the submission of tenders, failing which specified materials, fittings, finishings, etc. shall be deemed to have been allowed for in the tenders.

4 APPROVED

"Approved" means approved by the Eskom ERE (EC) Official in writing.

5 NET MEASUREMENTS

Unless otherwise stated herein, all work is measured net as fixed in position, in accordance with the "Standard System of Measuring Builder's Work in South Africa" - Sixth Edition as amended 1996 and 1999, no allowance being made for cutting and waste. The term "measured net" means the finished surface or

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Eastern Cape, Mthatha Zone

quantity, i.e. with all wants deducted and no allowance made for passings and laps except where otherwise described.

To assist the Contractor certain items may have the words "Measured Net" after the respective descriptions, but it is to be clearly understood that this practice does not establish a precedent.

6 DITTO

"Ditto..." shall mean as the foregoing item plus the new qualification.

"Ditto, but..." or "Ditto...ditto" shall mean as the foregoing item but a substitute of the new qualification for the relevant clause in the foregoing item.

7 NOMINAL SIZES

Where a component is specified as a nominal size the onus is on the Contractor to establish from the manufacturers the exact size or the likely size variation.

ALTERATIONS

FORMING NEW OPENINGS OR ALTERING OPENINGS IN EXISTING WALLS

Prices for items of forming new or altering existing openings shall, unless otherwise stated, include the following:

- a) Formwork for concrete cills and thresholds where required.
- b) Inserting 375 micrometre embossed polyethylene sheeting as damp-proof course under external window cills, including breaking out and making good brickwork as necessary.

The supply, etc., of all windows, doors, frames, etc., to the newly formed openings and the removal of all existing windows, doors, frames, etc., from openings to be altered, have been included elsewhere in these Bills of Quantities.

EARTHWORKS

Generally:

Working space to sides of concrete wall footings, column bases, etc. will be measured and paid for only if specifically instructed by the Engineer as being required, and if the Contractor over-excavated areas will be to his account and shall be compacted to the same degree and in the same manner as the backfilling to the remainder of such excavation.

Site Clearance

"Clear Site" shall include for digging up and removing all rubbish, vegetable soil and substance from the area of the site to be built upon, removing all small trees, etc. having a circumference of less than 200mm measured at a height of 1m above ground level including grubbing up all roots and roughly levelling and carting away debris to a site to be found by the Contractor.

Classification of Materials

The Soil Investigation Report is appended to the Back of these Bills of Quantities. The contractor is encouraged to study this document and acquaint himself with the soil conditions.

Carting away of excavated material

Descriptions of carting away of excavated material shall be deemed to include loading excavated material onto trucks directly from the excavations or, alternatively, from stockpiles situated on the building site.

Computation of Quantities

Earthworks will be measured by volume once only in excavation. The volumes handled will be computed from the difference in elevation between the original ground levels and the specified earthwork levels.

Prices of excavation

Prices for all items of excavation shall include for digging out, any necessary staging required, forming to falls, slopes, curves, etc., trimming sides and stepping, levelling and ramming bottoms and for watering same to the satisfaction of the Eskom ERE (EC) Official if so directed.

Prices shall include for any extra labour required in recommencing excavation to make it deeper or wider if the Eskom ERE (EC) Official so directs.

Prices shall also include for bulking after excavation and consolidation or filling and for multiple handling of excavated materials as no allowance for bulking or consolidation will be made.

CONCRETE, FORMWORK AND REINFORCEMENT

Prices of Concrete, Formwork and Reinforcement

(i) In situ Concrete

Prices of all in situ concrete shall include for mixing, hoisting and lowering to all levels, placing, working around reinforcement, vibrating, compacting, pumping, etc.

(ii) Formwork

Descriptions of formwork shall be deemed to include use and waste only (except where described as "left in" or "permanent"), for fitting together in the required forms, wedging, plumbing and fixing to true angles and surfaces as necessary to ensure easy release during stripping and for reconditioning as necessary before re-use.

The vertical strutting shall be carried down to such construction as is sufficiently strong to afford the required support without damages and shall remain in position until newly constructed work is able to support itself.

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

The prices of all formworks shall include for use, waste, all straight, square and raking cutting, splayed edges, intersections, struts, hangers, etc. horsing up, wedging, maintaining, easing, striking and removing as and when directed, except where described as "Permanent". The formwork is measured to the actual nett surface of the concrete to be supported.

Prices for smooth formwork shall include 25 x 25mm timber to all external angles.

(iii) Power Floating

After the concrete has been properly placed, struck off or rolled, it shall not be worked until ready for floating. The lapse of time between tamping and power floating may vary from 2 to 8 hours or more depending on weather conditions, concrete temperature and concrete mixture. It should be noted that it may be necessary to power float outside normal working hours and prices shall include for this possibility.

Floating shall begin when the water sheen has disappeared or the mix has stiffened enough so that the weight of a man standing on its leaves on a slight imprint on the surface. If two power floating operations are necessary to bring the surface to the desired state, the concrete shall be allowed to stiffen or become harder before beginning the second floating operation.

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Eastern Cape, Mthatha Zone

Sprinkling dry cement or a mixture of dry cement and water on the surface of the fresh concrete to absorb water or to stiffen the mix shall not be permitted during any stage of floor construction.

Power floating shall continue until the surface attains an even fine matt texture.

The maximum variation in surface tolerance for powerfloated floors shall be 3mm in 3000mm. If variations greater than this exist, the Eskom ERE (EC) Official may direct the Contractor to grind the floor, at his own cost, to bring the surface within the requirements. Patching of low spots shall not be permitted. Grinding shall be done as soon as possible, preferably within 3 days, but not until the concrete is sufficiently strong to prevent dislodging coarse aggregate particles.

(iv) Steel Reinforcement

The prices for steel reinforcement shall include for the supply, cutting to lengths, bending to the exact dimensions and shapes shown on the drawings and schedules, lowering or hoisting to the various floor levels, placing and wiring in position with and including 1.60 or 1.25mm diameter annealed wire or by the use of all necessary spacers, lifting blocks, etc. and maintaining in position while the concrete is being deposited. Prices of fabric reinforcement shall include for unrolling, cutting, bending and binding wire, and for 300mm (minimum) side and end laps, hoisting or lowering and fixing and maintaining in position complete.

COST OF TEST

The costs of making, storing and testing of concrete test cubes shall include the cost of providing cube moulds necessary for the purpose, for testing costs and for submitting reports of the tests to the Eskom ERE (EC) Official. The testing shall be undertaken by an independent firm or institution nominated by the Contractor to the approval of the Eskom ERE (EC) Official. (Test cubes are measured separately.)

BRICKWORK

Clay Bricks

Stock bricks generally shall be good, hard, sound, well burnt clay stock, even in size and shape and equal to samples to be submitted to and approved by the Eskom ERE (EC) Official. No chipped or damaged face bricks shall be allowed.

Wire Ties

Where brickwork is required to be in two skins prices shall include for 3.5mm (minimum) modified P.W.D. type galvanised steel wire ties, at a rate of not less than five per square metre.

Where brickwork is described as being in hollow walls prices shall include for 3.5mm (minimum) Butterfly type galvanised steel wire ties at a rate of not less than five per square metre.

Where brickwork is described as being in lining to concrete, prices shall include for 3.5mm (minimum) Butterfly type galvanised steel wire ties at a rate of not less than five per square meter, and for fixing inside formwork, embedding in concrete and for building into brickwork. Additional ties shall be provided within 230mm of any opening at every fourth course.

Builder's Work To Services

No separate items shall be measured for building in electrical boards, switchboards, pipes, etc. but the contractor shall allow in his price of brickwork for building in distribution boards, switchboxes, etc. or leaving recesses for same, cutting and fitting around pipes and flushing solid all chasses in cement mortar.

Prices

The prices for brickwork, etc. shall include for all cutting, plumbing angles, forming reveals weep holes in cavity walls, waste, and for wedging and pinning to underside of steel or concrete beams, concrete slabs, etc.

Prices shall also include for soaking bricks in water immediately before laying, hoisting bricks and mortar, etc. to various floor levels and for raking out joints of brickwork to be plastered or tiled.

CLEARING OFF

Great care shall be taken to keep face brickwork, brickwork, quarry tiles, etc., free from surplus mortar as the work proceeds and at completion they shall be cleaned off with spirits or salts and water or other approved cleaning materials. Rates shall include for this.

Bagged Finish

Bagged finish to brickwork is to be done whilst the mortar in joints is still soft and shall be formed by rubbing over the walls with wet rough sacking, until all joints and cervices are filled up and an even surface is obtained. Mortar, as used for building the brickwork, shall be added as may be necessary.

If bagged to walls is done after the mortar in joints is set. The wall surfaces shall be rubbed over with wet rough sacking as above, but cement grout shall be added as necessary to fill up the joints and crevices and to obtain an even surface. The final rub is to be done only vertically or horizontally and not circular.

ROOF COVERINGS, ETC

COLOURED METAL ROOF SHEETING

The sheeting and fittings shall be Global Roofing Solutions BR7 profiled steel sheets and fittings with standard colour finish. The roofing sheets shall be fixed to timber or steel purlins with the appropriate fixing clips,

All fittings, fixing clips, etc., shall be those supplied by the manufacturer of the sheeting.

Fittings, unless otherwise stated, shall be lapped a minimum of 150mm.

Descriptions of all roofing and fittings shall be deemed to include for: -

(a) Fixing as described and in accordance with the manufacturer's instructions with and including all necessary fixing clips.

(b) Fastening of fittings to the tops of the vertical ribs with approved pop rivets soldered over or with

20mm x No. 14 (sherardised or stainless) steel self-tapping screws each fitted with one bonded galvanised and bituminous felt washer

(c) Notching fittings over ribs of roofing or cladding sheets where described in the items

(d) Coating the heads of all fasteners and the cut edges of all sheets with matching touch-up compound supplied by the manufacturer of the sheeting and in accordance with their instructions.

Taking special care and precautions at all times to prevent the scratching of or other damage to the finished surfaces.

CARPENTRY AND JOINERY

CONSTRUCTION IN GENERAL

All timbers shall be in as long lengths as possible and except where lapping is possible, timbers up to 76mm in depth shall be halved at junctions and angles and above 76mm shall be splay-scarved at junctions; in all cases the joints shall be arranged over the points of support and well spiked.

PLASTERING

PREPARATION OF SURFACES

Prior to the application of floor finishes, screeds, plaster finishes, etc., the surfaces of the new concrete, brickwork, etc. shall be thoroughly cleaned, chipped, hacked, sledged, etc. as necessary to ensure a satisfactory bond. The Contractor will be held entirely responsible for the proper and adequate preparation of the surfaces and any work which results in failure in this regard shall be made good at the Contractor's expense to the satisfaction of the Eskom ERE (EC) Official.

PLUMBING AND DRAINAGE

FIXING OF PIPES

Where pipes or gutters are fixed to walls, soffits, roof timbers, etc., descriptions shall be deemed to include for all necessary brackets, holder bats, pipe clips, etc. and for plugging and screwing or cutting and pinning or building tails of holder bats, hangers, etc., to brickwork or concrete in (1:3) cement mortar and for making good. No distinction is made between pipes fixed to different elements, cut in, chased in ceiling, built in etc.

PAINTWORK

Materials

For any particular work the priming coat and subsequent coats of paint shall be executed with paints from the same manufacturer.

The Contractor will be held entirely responsible for the proper and adequate preparation of the surfaces and any work which fails to meet the manufacturer's recommendations must be made good at the Contractor's expense to the satisfaction of the Eskom ERE (EC) Official.

Descriptions

Descriptions shall be deemed to include for cutting in of contrasting colours or paints and masking as required.

ITEM NO	DESCRIPTION	UNIT
	SECTION NO. 1 PRELIMINARIES	
PG1	P&G's, will be applied as the percentage priced by the Contractor on all works executed which will be deemed to consider all items which are not included in the Contractor rates or priced elsewhere in the Bill of Quantities.	Percent - mark up
	NOTES	
	1.The Section of The Service information headed	
	Part 1 : Preliminaries shall be taken to be	
	incorporated herein.	
	The Agreement shall be the NEC3 Term Service Agreement.	

	Tenderers are referred to the abovementioned documents for the full intent and meaning of each clause thereof. These clauses are hereinafter referred to by clause number and heading only for which such allowance must be made as may be considered necessary). Where standard clauses or options are not applicable to the contract such modification/ corrections or supplements as are necessary are given under each relevant clause heading.
	PART 1 : CORE CLAUSES
	<u>General</u>
	Actions
	Clause 10
	Identified and defined terms.
	Clause 11
	Law
	Clause 12
	Communications
	Clause 13
	The Service Manager
	Clause 14
	Employer provides right of access and things
	Clause 15
	Early warning
	Clause 16
	<u>The Contractor's main responsibilities</u>
	Providing the Works

	Clause 20
Contractor's Plan	
	Clause 21
Revising the Contractor's plan	
	Clause 22
Design of Equipment	
	Clause 23
People	
	Clause 24
Working with Others	
	Clause 25
Subcontracting	
	Clause 26
Other responsibilities	
	Clause 27
<u>Time</u>	
Starting and Completion - Refer to the the NEC3 document	
	Clause 30
Instructions to stop or not to start work	
	Clause 32
<u>Defects</u>	
Testing and inspections	
	Clause 40
Testing and inspection before delivery	
	Clause 41
Correcting Defects	
	Clause 42
Accepting Defects	
	Clause 43

	Payment
	Assessing the amount due
	Clause 50
	Payment
	Clause 51
	Defined Cost
	Clause 52
	Compensation events
	Compensation events
	Clause 60
	Notifying compensation events
	Clause 61
	Quotations for compensation events
	Clause 62
	Assessing compensation events
	Clause 63
	The Service Manager's assessments
	Clause 64
	Implementing compensation events
	Clause 65
	Use of equipment, Plant and Materials
	The parties use of equipment Plant and Materials
	Clause 70
	Limitation of Liability, Indemnities and Insurance
	Employer's risks
	Clause 80

Contractor's risks	
	Clause 81
Indemnity	
	Clause 82
Insurance Cover	
	Clause 83
Insurance Policies	
	Clause 84
Termination and Disputes	
Terminations	
	Clause 90
Reasons for Termination	
	Clause 91
Procedures on termination	
	Clause 92
Payment on termination	
	Clause 93
Bills of Quantities	
The pages of the Bills of Quantities are numbered consecutively.	
The Tenderer shall check the numbers of the pages and should any be missing or duplicated, or the reproduction be indistinct, or if any doubt exists as to the full intent and meaning of any description, or these Bills of Quantities contain any obvious errors, the Tenderer shall notify the Eskom ERE (EC) Official at once who shall promptly give a written directive. No liability whatsoever will be admitted in respect of errors in any tender due to the abovementioned causes.	
Items in these Bills of Quantities are to be read	

	and priced in conjunction with and the
	descriptions regarded as amplified by the Service
	Information and no claim arising from brevity of
	description of items fully described in the Trade
	Preambles will be entertained.
	Where appropriate, rates for similar items in the
	various sections of the Bills of Quantities must
	be the same. The Quantity Surveyor shall be at
	liberty to make adjustments to any individual
	rates or not, as will eliminate errors,
	discrepancies or what he considers to be
	unreasonable or unbalanced rates, without
	altering the Contract Sum, prior to signing.
	Prime Cost and Provisional Amounts, etc.,
	contained herein may be omitted or reduced at
	the Eskom ERE (EC) Official's sole discretion and the
	Contractor shall not be entitled to claim for any
	loss by way of reduction or omission of any
	discount, or percentage relating to Prime Cost
	and Provisional Amounts, etc., or loss of profit
	related thereto.
	<u>Inspection of documents</u>
	There are certain as-built drawings available, but should the
	contractor require to view these drawings, these are
	available at Employers office.
	<u>THE SITE</u>
	<u>Defined Works Area</u>
	Any restriction to the area, including servitudes
	and the like, the Contractor may occupy are
	defined. The Contractor shall not extend his
	operations beyond such a defined area.
	<u>Inspection of the Site</u>
	The Tenderer is to inspect the site and any
	existing structures thereon and thoroughly

	acquaint himself with the conditions under which
	the Works are to be executed including the
	means of access to the Works, the condition of
	the roads and generally of all matters which may
	influence the execution of the Works.
	<u>Existing adjacent premises occupied</u>
	Although the area of the Works shall not be
	occupied, Contractors are to note that the site
	forms part of an existing working area. The adjacent
	existing premises will be in use and occupied
	during the execution of the Works. The
	Contractor shall execute the Works as will least
	interfere with the general routine of the occupants
	of the premises and minimise any nuisance from
	dust, noise or other causes. Specific
	requirements of the Employer are described in
	clauses.
	<u>Services known</u>
	All known existing services are described
	indicating whether such services are to be
	terminated, diverted or continue in use either
	temporarily or permanently. Contractors are to
	familiarise themselves with any such identified
	services.
	<u>Services - unknown</u>
	Upon encountering any unknown services such
	as underground cables, pipes or sewers during
	the execution of the Works the Contractor shall
	immediately suspend all affected work in the
	vicinity and notify the Eskom ERE (EC) Official forthwith
	and request a contract instruction in regard
	thereto.
	<u>Protection of trees on adjacent site</u>
	Trees and shrubs shall not be removed, cut back
	or disturbed in any way without the consent of the
	Eskom ERE (EC) Official.

	Trees and shrubs shall not be removed, cut back
	or disturbed in any way without the consent of the
	Eskom ERE (EC) Official. Specific requirements of the
	Employer are described in detail in the Works
	Information.
	Inspection of adjoining properties, etc.
	Before commencing the Works
	the Contractor shall arrange with the
	owners of adjacent buildings and properties and
	representatives of local authorities to inspect,
	among others, the buildings, structures, pavings,
	kerbs, channels and fences. The Contractor
	shall note in writing all conditions that the Works
	could affect and copy the Eskom ERE (EC) Official
	accordingly. The Contractor should pay
	particular attention to cracks, defects and existing
	levels related to structures, pavings, kerbs,
	channels and fences, which later could be
	claimed to have been caused or disturbed by the
	construction operations.
	Where instructed by the Eskom ERE (EC) Official,
	levels and photographs shall be taken by the
	Contractor and the cost thereof shall be for the
	Employer's account. Certified copies shall be
	lodged with the Eskom ERE (EC) Official.
	MANAGEMENT OF CONTRACT
	Programme for the Works
	The Contractor shall provide with his bid full
	construction methodology and approved
	programme, per the programme dates listed in
	the Contract Data, outlining in detail how the
	Works will be handled: -
	a) Personnel
	b) Equipment
	c) Plant and materials

	d) Vertical and horizontal transportation
	e) Site facilities
	f) Hoists, access, scaffolding
	g) Rubble removal
	h) Inspection and handover procedures
	i) Security
	j) Safety
	k) Quality control and reporting plan
	l) Targeted procurement plan - 40% minimum level
	m) Environmental
	The Contractor shall prepare and be responsible for a programme for the Works in sufficient detail as to represent the units of work to enable the Eskom ERE (EC) Official to assess the progress of the Works. The Contractor, who shall co-ordinate Sub-Contractor's programmes with his own, shall programme the Works. Where required by the Contractor, the Sub-Contractor shall prepare and update his programme for the Works in sufficient detail to meet the needs of the programme.
	The Contractor shall implement and modify the programme should any significant deviations take place. The Contractor shall provide copies of the programme and its supporting documents with all updates for the Eskom ERE (EC) Official and/ or the Sub-Contractor where relevant.
	Progress Meetings
	The Eskom ERE (EC) Official, Contractor's representative and other Agents as required shall hold meetings related to the progress of the Works at regular intervals and at such other times as may be necessary.

	Sub-Contractors shall not be present at progress meetings unless specifically requested by the Contractor or Eskom ERE (EC) Official. The Service Manager shall record and distribute the Minutes of the Meetings.
	The Contractor shall report on his own and all Sub-Contractors' progress and on all matters affecting progress and execution of the Works.
	The Contractor shall convene additional regular meetings with his Sub-Contractors and Suppliers in order to monitor their progress and to discuss and co-ordinate all aspects of the Contract.
	<u>Technical Meetings</u>
	The Contractor shall arrange regular separate meetings to review technical matters with Sub-Contractors prior to the Progress Meetings for consideration as necessary at such Progress Meetings. Minutes of these meetings are to be distributed to the Professional Team prior to Progress Meetings.
	<u>Monthly reports</u>
	The Contractor will be required to submit a monthly report to the Service Manager. Example of Items that need to be included in the report will be labour manhours, status of task orders, status of quotations, status of Early Warnings, air-conditioning inventory, list of employee names, list of sub-contractors etc. The content and format of report to be agreed by Service Manager.
	<u>MATERIALS AND WORKMANSHIP</u>
	<u>Samples of materials</u>
	The Contractor shall furnish samples of materials and specimens of finishes as may be called for by the Eskom ERE (EC) Official for his approval.
	<u>Workmanship samples</u>

	The Eskom ERE (EC) Official may instruct the Contractor to furnish samples of workmanship for his approval. Where the Eskom ERE (EC) Official requires an assembly of various elements of the building or installation, which is not incorporated in the Works, the Contractor shall arrange such an assembly at the Employer's expense and the contract value shall be adjusted accordingly.
	The Eskom ERE (EC) Official may reject any workmanship not corresponding with approved samples. Approved samples are to be kept on site until the completion of the Works and thereafter removed if not required in the finished work. Adequate access and viewing facilities shall be provided.
	<u>Ordering of materials</u>
	Should the Bill of Quantities be used for ordering materials, this shall be entirely at the Contractor's risk.
	<u>TEMPORARY WORKS AND PLANT</u>
	<u>Deposits and fees</u>
	The Contractor shall pay all deposits, fees and charges according to any Act of Parliament, Regulation or By-Law of any Local Authority which relate to hoardings, the use of pavements, street encroachment or crossings, permission for the suspension of parking facilities and the like.
	<u>Enclosure of Works</u>
	The Contractor must erect, maintain and remove at completion, hoardings with gantries, fences, safety screens, barriers, access gates, covered gangways and the like as necessary for the enclosure of the Works and elements thereof all for the protection of the public and others.
	Any existing streets, pavements and kerbs are to be kept and left in good condition on completion

	of the Works, to the satisfaction of the Service
	Manager.
	The Tenderer is deemed to have priced against
	this item for all costs in respect of these
	requirements.
	<u>Advertising</u>
	All advertising rights on the site and the hoardings
	are reserved exclusively for the Employer.
	<u>Plant, equipment, sheds and offices</u>
	The Contractor shall provide, maintain and remove
	on completion:
	a) All plant, equipment, scaffolding, tools and the
	like required by the Contractor for the due and
	proper fulfilment of the Works, excluding scaffolding
	exceeding 2m platform height.
	b) No space is available for temporary sheds for storage
	of materials and the use of the Contractor's workers on site.
	Contractor to make his own arrangements
	c) No space is available for Office accommodation on site,
	Contractor to make his own arrangements
	d) If space is available, Contractor to obtain permission
	from Service Manager before installing on site.
	<u>Temporary Services</u>
	<u>Location</u>
	The Contractor shall agree the location of all
	temporary services with the Eskom ERE (EC) Official
	before installation and on completion remove the
	same and make good.
	<u>Water</u>
	The Contractor shall provide all water (if not available) for

Works at his own expense and shall pay all
charges levied by the owners of or the controllers
of any water supply and from which he may reach
his requirements. If this Contract embodies work
at a Building or Institution where water is
already laid on, the Contractor may by
arrangement, and only by arrangement by the
Eskom ERE (EC) Official and with his written approval,
use water from such supply. Permission must be
obtained from the Eskom ERE (EC) Official before any
water is thus obtained and any connection and
metering of water usage including payment
therefore, or extension of the supply required
must be carried out at the Contractor's expense.
Such permission shall not relieve the Contractor
of his responsibility of providing all water for
the Works.
<u>Electricity and Lighting</u>
-
The Contractor shall provide any artificial lighting
which may be necessary or required for the
proper execution of any portion of the Works, and
provide electric power (if not available on site) for any
purpose required in
connection with the Works, including for all
electric light and power required by all
Sub-Contractors.
The Contractor shall give all notices and pay all
fees in connection with temporary electrical
connections and pay for all current consumed.
<u>Telecommunication equipment</u>
-
The Contractor's office must be contactable by telephone
and email. The Contractor's responsible persons for works
on all sites must be contactable via cell phone. Relevant
contractors' staff for all sites must be equipped with
handheld devices capable of transmitting signed task orders
and pictures via email from site to the Employers
representative at the Contractor's cost.
<u>Toilets</u>

	The Contractor shall provide separate ablution facilities including toilet paper and hand wash soap for the workers, and visitors and shall maintain the same in a thoroughly clean and tidy condition.
	<u>FINANCIAL ASPECTS</u>
	<u>Taxes, etc.</u>
	Value added Tax (VAT) shall not be included in the prices and/ or rates of all measured items.
	Notwithstanding anything to the contrary contained herein, should the rate of VAT be changed between the tender closing date and the date of issue of the final payment certificate, any additional tax payable by the Contractor resulting from such change in VAT shall be for the account of the Employer and any reduction in tax likewise resulting shall be for the benefit of the Employer.
	<u>GENERAL</u>
	<u>Protection of the Works</u>
	Specific protection measures required by the Employer are described in detail in the Works Information
	<u>Protection of existing and/or partially occupied Works</u>
	The Contractor shall provide all reasonable temporary measures to protect/ isolate the existing and/ or sections of the occupied Works and remove such measures on completion.
	<u>Site Security - Works Information</u>
	In order to maintain the integrity of the site during construction, it shall be necessary to implement security measures applicable to Contractor's employees. It is expected of the Contractor's

Site Supervisors to exercise control over their staff and maintain order.
The Contractor shall take all appropriate measures for general site security and shall ensure that the following requirements are adhered to at all times:
a) All workers to be in new company overalls, safety helmets, boots, etc.
b) Eskom shall not accept any responsibility for theft or damage to the Contractor's equipment while on site. It is expected that the Contractor shall provide own site security service.
c) The following items will not be allowed on site:
i) Fire arms or other dangerous weapons
ii) Explosives
iii) Liquor
iv) Narcotic drugs
<u>Disturbance</u>
The Contractor shall execute the Works with a minimum of disturbance to adjoining premises, any parts of the Works already handed over and the occupants of those premises and/ or parts. Any specific requirements are stated in the Works Information.
<u>Works cleaning and clearing</u>
The Contractor shall regularly clean and clear away all rubbish and excess materials as the Works proceed and leave the Works in a clean and satisfactory state for use and occupation in terms of the agreement.
<u>Vermin</u>

	The Contractor shall take all necessary
	precautions to keep the Works and site free from
	vermin and shall leave the Works vermin-free
	on completion.
	<u>Overhand work</u>
	No provision has been made for overhand work.
	Where necessary, the Contractor shall make his
	own arrangements with the owners of adjoining
	properties to execute such work.
	<u>Boundary beacons, setting out pegs, etc.</u>
	The Contractor shall maintain the beacons,
	setting out pegs and master datum during
	building operations and shall arrange for and bear
	any costs for resurveying should they be
	disturbed or lost.
	<u>Eskom ERE (EC) Official and Supervisor</u>
	Where the works information in a drawing,
	specification or other document referred to
	therein, refers to the words Architect or Engineer,
	these shall be interpreted as:
	a) Supervisor, where the context clearly refers to a
	testing or inspection activity in terms of the
	Supervisor's role as deemed in the NEC.
	b) Eskom ERE (EC) Official, in all other cases.
	<u>Occupational Health and Safety Act</u>
	The contractor shall for the duration of this contract be
	deemed to be the mandatory Eskom for the purposes of the
	Occupational Health and Safety Act No. 85 of 1993, and he
	shall prior to taking occupation of the site satisfy Eskom by
	means of written representations that he has fully complied
	with the relevant requirements of the said act.

	Acceptance by Eskom of the Contractor's written representations in terms of the above shall constitute an agreement in writing to the arrangements and procedures between the parties to ensure compliance by the Contractor with the provision of the act referred to therein, for the purpose of section 37(2) of the said act.
	Eskom shall at all times have the right to summarily suspend the performance of the Contractor hereunder pending compliance by the Contractor with any requirement, regulation and direction referred to.
	Eskom shall be entitled to set off against any amount owed by Eskom to the contractor hereunder any loss or damage suffered by it as a result of the suspension of the contractor's performance in the circumstances envisaged above.
	The tenderer shall price for all necessary items to comply with the OSH act.
	National Building regulations
	The Contractor is to ensure he complies with all requirements in terms of National Building regulations when executing work on site.
	Retention
	Retention of 10% of the total value of works per task order
	will be applied on selected task orders as per the Employers discretion. Should task orders not be completed to the Employer's satisfaction after the defect's liability period has ended, the retention amount will not be
	paid to the Contractor
	SECTION C : SPECIFIC PRELIMINARIES
	SUPPLEMENTARY DOCUMENTATION
	Shop Drawings
	Definition
	The term "shop drawings" shall mean drawings, diagrams, illustrations, schedules, performance charts, brochures, operating manuals and other data which are prepared by the Contractor or any

Sub-Contractor, manufacturer, supplier or distributor and which illustrate some portion of the Works.
<u>General Responsibilities</u>
The Contractor shall provide a person or persons who shall be available immediately upon commencement of the Contract, whose responsibility will be:
(a) To familiarise himself with all available drawings This will involve a clear understanding of services and element co-ordination performed by the Project Manager, in order that Sub-Contractors can be properly briefed.
(b) To provide the Professional Team with comprehensive lists of shop drawings to be prepared by relevant Sub-Contractors.
c) To check all shop drawings for sufficiency prior to submission to the relevant Consultant in the Professional Team. It is expected that such checking will include all co-ordination and pro-active resolution of any conflicting services and elements.
It is also noted that resolution of co-ordination problems will require attendance at Services and Element Co-Ordination Meetings, called by the Eskom ERE (EC) Official as and when necessary.
<u>Procedures</u>
The Contractor shall, at his own expense, prepare and submit one reproducible print of shop drawings of all fabricated work, working or setting out drawings, shop details and schedules to the Eskom ERE (EC) Official for approval by the Eskom ERE (EC) Official, the relative Consulting Engineer, and/ or the Employer as is appropriate and such work shall not be performed by the Contractor until such approval has been given. The Contractor

	shall take cognisance of and adhere to the
	Project Document Numbering System, if any,
	in use on this Contract
	The Contractor shall present a complete
	schedule showing the sequence of submission
	of shop drawings, including submission dates,
	for all trades and the scheduled dates for
	approval of all drawings. This schedule shall take
	into account that the Eskom ERE (EC) Official and the
	relative Consulting Engineer and the Employer
	reserve two weeks check period from the date
	of the receipt of all shop drawings and/or
	catalogue data.
	All submissions shall be on dates as indicated
	in the above schedule and sufficiently in advance
	to permit the Contractor to meet fabrication
	deadlines; no claim for extensions to the contract
	time will be granted to the Contractor by reason
	of his failure in this respect.
	The Contractor shall submit four copies of
	catalogues and data for approval. The Contractor
	shall check all submissions for conformity with
	the contract drawings and specifications and
	correct any errors, omissions or deviations before
	their transmission to the Eskom ERE (EC) Official. All
	submissions shall bear the Contractor's dated
	stamp of approval as evidence that they have
	been so checked and corrected by the Contractor.
	Any drawings, schedule or catalogue submitted
	without this stamp will not be considered by the
	Eskom ERE (EC) Official and will be returned.
	When the Eskom ERE (EC) Official advises the
	Contractor that shop drawings have been
	approved, he shall immediately submit to the
	Eskom ERE (EC) Official the original transparencies of
	such drawings so that the Eskom ERE (EC) Official's
	stamp of approval may be appended thereto.
	Thereafter the Contractor shall furnish to the
	Eskom ERE (EC) Official four prints of the approved shop
	drawings, setting out drawings and schedules.
	The Contractor shall also furnish to the Works as

	many prints of the approved shop drawings and	
	schedules as may be required. No work shall be	
	performed from any shop drawings and/ or	
	catalogues not stamped with the Project	
	Manager's approval.	
	The Contractor shall be responsible for ensuring	
	that all dimensions conform to the dimensions	
	of built work.	
	The Eskom ERE (EC) Official's approval of any document	
	or drawing shall not in any way vary his contractual	
	or dereliction obligations and liabilities to the	
	Employer or any other party, nor does it vary the	
	contractual or dereliction obligations and liabilities	
	of the party submitting such document or drawing	
	for approval.	
	If the submissions differ from the requirements	
	of the contract, the Contractor shall make specific	
	mention of each difference in his letter of	
	transmission with a request for substitution,	
	together with his reasons for same, in order that,	
	if acceptable, suitable action may be taken by the	
	Eskom ERE (EC) Official. Otherwise, the Contractor will	
	not be relieved of the responsibility for executing	
	the work in accordance with the requirements of	
	the contract.	
	Corrections of shop drawings by the Project	
	Manager shall not change the scope of work.	
	Should any such correction be considered to	
	constitute a change of scope of work, the	
	Contractor shall notify the Eskom ERE (EC) Official in	
	writing within not more than seven calendar days	
	of such change and shall not proceed with the	
	fabrication until so authorised by the Project	
	Manager. Claims for change of scope made	
	after performance of the work constituting the	
	claimed change of scope will not be considered.	
	Unless otherwise agreed with the Project	
	Manager, shop drawings shall be prepared to	
	show all details of installation, including	
	reticulation, fixing, etc., of all components and	
	assemblies, or if the Contractor desires to	

	deviate from the design then these drawings
	shall be all in accordance with the above
	procedures and at the Contractor's expense.
	As built drawings
	The position of construction breaks and the
	extent of individual concrete pours are to be
	recorded by the Contractor on the Structural
	Engineer's drawings and are to be submitted to
	the Architect and the Structural Engineer for
	their records.
	Labour Record
	At the end of each month the Contractor shall
	provide the Eskom ERE (EC) Official with a written record,
	in schedule form, reflecting the number and
	description of tradesmen and labourers
	employed by him and all Sub-Contractors on the
	Works each day.
	Plant Record
	At the end of each month the Contractor shall
	provide the Eskom ERE (EC) Official with a written record,
	in schedule form, reflecting the number, type
	and capacity of all plant, excluding hand tools,
	currently used on the Works.
	Unauthorised Persons/ Workmen on Premises
	The Contractor shall at all times strictly exclude all
	unauthorised persons from the Works and the
	site and shall set up notice boards to that effect.
	Safety Helmets and Protective Clothing
	The Contractor shall take all necessary steps to
	ensure that all workmen employed on the Works
	comply with regulations regarding the wearing
	of safety helmets.
	The Contractor shall provide and keep on site
	an adequate supply of clean safety helmets and

	protective clothing for the use of all Employer's agents and all authorised visitors.	
	Notice boards shall be erected warning all workmen and visitors to wear safety helmets on or about the Works.	
	<u>MANAGEMENT OF CONTRACT</u>	
	<u>Co-Ordination</u>	
	The Contractor is to submit a schedule of information required to all parties concerned, giving dates upon which such information and details are required on site	
	Timeous advance notice is to be given by the Contractor of information or drawings which are required on site.	
	<u>Site Supervision</u>	
PG2	The contractor shall in his employ, have a dedicated supervisor to supervise work performed by the Contractor, who must be based at Area Office at all times. Supervisor to have at least 5 years' experience in managing building/maintenance contracts, with a minimum of a Diploma qualification or similar. CV to be approved by Service Manager before appointment, to qualify for payment. The Service Manager will decide the number of Supervisors required after contract award.	Monthly Cost per Supervisor
	<u>Working out of dedicated zone</u>	
	The Service Manager is entitled to, at any time, request the Contractor to perform work out of the contract dedicated zone.	
	<u>Building inspections</u>	
	The Contractor is required to do building inspections on a regular basis and report back to the Service Manager. Frequency to be determined by the Service Manager.	
	<u>GENERAL</u>	
	<u>Media Releases, Advertising, etc.</u>	

	All rights of publication of articles in the media,
	together with any advertising relating to, or in any
	way connected with this project shall invest in
	the Employer
	The Contractor together with his Sub-Contractors
	shall not, without the written consent of the
	Employer, cause any statement or advertisement
	to be printed, screened or aired by the media.
	<u>Scale and Dimensions</u>
	All dimensions will be figured on the drawings or
	may be calculated from figured dimensions and
	are always to be followed. No dimensions shall
	be obtained by scaling.
	<u>Manufacturer's Recommendations</u>
	All commodities are to be handled, stored, used,
	applied and/or fixed in strict accordance with the
	manufacturer's instructions and recommendations
	and after consultation with the manufacturer's
	authorised representative. Should these
	instructions and/ or recommendations conflict with
	other specified requirements the Project
	Manager must be notified timeously.
	<u>Commodities to be New</u>
	All commodities, goods, articles or materials
	throughout the building are to be new so as to
	ensure that they are likewise in perfect condition
	when handed over at completion of the Work.
	<u>Standard of Workmanship and Materials</u>
	In the absence of detailed specifications for any
	item or items, National Building Regulations, the
	latest applicable South African Bureau of
	Standards Specification, or where such does not
	exist, then the latest applicable British Standard
	Specification shall apply.

	<u>Removal and Making Good of Temporary Works, etc., on Completion</u>
	The Contractor shall remove all temporary Works, roads, services and the like used for this Contract and shall make good to the entire satisfaction of the Eskom ERE (EC) Official any damage resulting therefrom.
	<u>Cost of Claims</u>
	All costs incurred by the Contractor in the preparation of quotations supplied to the Eskom ERE (EC) Official and/ or Quantity Surveyor shall be borne by the Contractor.
	<u>Signage</u>
	All warning signage must be in English
	<u>Environmental requirements</u>
	All costs related to the compliance of the Environmental Requirements must be allowed for by the Contractor under this item
	<u>Proprietary branded products</u>
	The contractor shall take delivery of, handle, store, use, apply and/or fix all proprietary branded products in strict accordance with the manufacturer's instructions after consultation with the manufacturer's authorized representative.
	<u>Contractors Responsibility</u>
	The Employer, the Eskom ERE (EC) Official and the other professional consultants shall not be responsible for any act or omission on the part of the Contractor which may result in any patent or latent defects, in materials or workmanship, breach or neglect of any local regulations. The Contractor shall at times be responsible for any such neglect, deviation or wrong act, whether the same discovered before or after the final certificate, or any other Certificate, has been approved.
	<u>Travelling</u>

	The cost of travelling time, is for the Contractor and must be allowed for in his P&G % priced under this section.	
	Subcontract	
	The Contractor is allowed to claim the P&G' % priced in this section for work that is sub-contracted for non-bill rates.	
	Overtime	
	Should overtime be required to be worked for any reason whatsoever, the costs of such overtime are to be borne by the Contractor unless the Eskom ERE (EC) Official has specifically authorized in writing, prior to the execution thereof, that costs for such overtime are to be borne by the Employer.	
	Guarantees and Maintenance Manuals	
	The Contractor shall obtain and hand over to the Eskom ERE (EC) , all relevant guarantees, warranties, any operating and maintenance instruction manuals, data or instructions required by the Eskom ERE (EC) Official or provided by manufacturers, suppliers or Sub-Contractors.	
	The Contractor shall ensure that all warranties and guarantees received are fully ceded to the Employer on Final Completion, failing which the release of the last payment due to the Contractor will be withheld until this is received.	
	Cost of Claims	
	All costs incurred by the Contractor in the preparation of claims to the satisfaction of the Eskom ERE (EC) Official and/or Quantity Surveyor shall be borne by the Contractor.	
	The supply of all materials	
	Labour of every description including additional costs incurred in working overtime, weekends, public holidays, etc., to meet the stipulated programme dates.	
	All making, transport, conveying, cartage, carriage and delivery, etc.	

	Taking delivery, unloading, storing, unpacking, hoisting or lowering, settings fixing and building into positions, cutting and waste, templates. patterns and models.
	Provision and maintenance of all plant equipment, machines trucks and other vehicles, tackle, tools, staging, sheds, stores and temporary works necessary for the due and proper performance of the Contract Works, establishment charges and all fuel, operating costs and depreciation pertaining to plant, equipment, etc.
	All applicable import taxes and duties.
	Overheads and profit.
	All obligations arising out of the Provisional Bills of Quantities, and all costs and charges deemed necessary for complying with the terms and conditions herein.
	All charges required by the Contractor in connection with Preliminary and General, site established and the like.
	<u>Overloading</u>
	The Contractor shall take all necessary steps to ensure that no damage occurs due to overloading of any portion of the Works. The Contractor shall submit details of his proposed loading, storage, plant, erection, etc., to the Eskom ERE (EC) Official for their approval prior to proceeding with such loading, storing, erecting or executing work and shall comply with and pay for the Engineers requirements in connection with the provision of temporary support work, etc. Any damage caused by the Works by overloading shall be made good by the Contractor at his sole expense.
	Notwithstanding any approval given by the Eskom ERE (EC) Official, the Contractor shall be entirely responsible for damage caused to the Works by overloading which damage shall be made good by the Contractor at his sole expense
	<u>Removal and Making Good of Temporary Works, etc., on Completion</u>
	The Contractor shall remove all (except where specifically stated otherwise) temporary Works, roads, services and the like used for this Contract and shall make good to the entire satisfaction of the Eskom ERE (EC) Official any damage resulting therefrom.

	<u>Location of Temporary Buildings and Temporary Services</u>
	The Contractor shall provide all necessary temporary works, including temporary roads, tracks, crossings, hardstanding and services, hoardings, dust screens, tunnelling, etc., required for his own and Sub-Contractors use during the construction and maintenance period.
	There is no guarantee given or implied that Site conditions will be such that the Contractor will be able to erect such temporary works, roads, hardhats, offices stores and temporary accommodation within the site boundaries and it shall be the Contractor's responsibility to adopt whatever measures he deems necessary in this regard and to obtain all necessary permission and pay all costs in connection therewith.
	<u>Making Good</u>
	All materials and workmanship in building up, making good, etc., are to match existing and where new materials abut existing, they are to be neatly jointed to same.
	'Making good' existing work where disturbed or damaged shall mean the provision of the necessary new material to match existing and the necessary workmanship so that a complete restoration is achieved to the satisfaction of the Eskom ERE (EC) Official.
	'Making good' where abutting walls, etc., are removed, shall mean the provision of the necessary material and workmanship in filling the gaps to match surrounding finishes so that a complete and perfect surface, continuous with surrounding surfaces and matching of same, is obtained to the Eskom ERE (EC) Official's satisfaction.
	<u>Mode of Procedure</u>
	Notwithstanding anything to the contrary contained herein the Eskom ERE (EC) Official at all times reserves the right to direct the order in which the various parts of the Contract are to be executed. The Contractor shall give priority to any individual section or portion of the Works that, in the opinion of the Eskom ERE (EC) Official, requires to be expedited.

	<p>Should it appear, in the Eskom ERE (EC) Official's opinion, that work in any area is not being executed in accordance with the requirements of the Contract Programme, the Contractor shall provide additional manpower and resources and shall work additional overtime and do everything else required to bring the work back to programme to the satisfaction of the Eskom ERE (EC) Official and to the Contractor's cost</p>	
	<p><u>Method Statement</u></p>	
	<p>The Tenderer shall produce, when required to do so by the Eskom ERE (EC) Official, a Method Statement outlining the methods of construction and labour and plant resources that he proposes to use in the execution of the Works. Any approval given or observation made by the Eskom ERE (EC) Official shall not relieve the Contractor of his sole responsibility to adopt the methods of construction and to provide the labour and plant resources necessary for the due and proper timeous execution of the Works.</p>	
	<p><u>Encroachment</u></p>	
	<p>During the course of the building operations, the Contractor shall be held entirely responsible for any encroachment onto any adjoining properties, buildings, etc., or servitudes and the cost of any remedial measures as required by the Eskom ERE (EC) Official shall be borne by the Contractor</p>	
	<p><u>SHEQ requirements</u></p>	
	<p>The Contractor is to ensure all items included in the annexures attached to this tender relating to Environmental, Quality, Health and Safety policies and procedures, must be allowed for in his P&G percentage priced.</p>	
	<p>The Contractor shall take the necessary steps to ensure that all workmen employed on the Works comply with regulations regarding the wearing of Personal Protective Equipment as per Eskom's PPE Matrix.</p>	
	<p>The Contractor will provide mandatory OHS Training to all workmen before the commencement of the works. All Workers employed during the construction period shall also receive training before gaining access to the site. e.g. SHE Representative, First Aid, Fire Fighting, risk assessments, medicals and inductions.</p>	

	The Contractor shall provide task specific training to his employees where a specific task is to be undertaken during the construction period e.g. Working at heights, Supervisory (OHS legal liability).	
	The Contractor is to ensure that adequate water is provided to his labour force on site for drinking purposes.	
	The Contractor shall provide Safety Signs in English and Barricading material to any potentially dangerous areas on the site, The safety signs must be entirely visible to persons in the area, and the potential hazard must be completely barricaded with approved barricading material.	
	The Contractor must provide the necessary communication tools in the case of emergency; these tools must be kept on site.	
	The Contractor shall take the necessary provisions for an emergency. This includes First aid boxes, fire extinguisher and emergency alarm in the case of an emergency on site. These essentials must be stored in places that are easily accessible.	
	The Contractor must take the necessary steps to manage Incidents that occur on site. (meetings, training)	
	The Contractor is to provide temporary accommodation for his work force. These facilities must be a reasonable distance from the site and must include ablution facilities. eg. camp sites	
	The Contractor is to appoint a competent person as a SHE Officer for the duration of the project. The SHE Officer must carry out all of the services and duties as required.	

Item		Unit	Rates
B	<u>SECTION NO. 2 : BUILDING WORKS</u>		
	-		
	<u>PRICING OF RATES</u>		
B1	-		
	<u>SITE CLEARANCE, ETC</u>		
	Allow for clearing the site as required and cart away all vegetation and debris.	m ²	
B2	<u>EXCAVATIONS OTHER THAN BULK</u>		
	-		
	<u>Excavation in earth not exceeding 2m deep and stock pile on site, including keeping excavations free of water, risk of collapse</u>		
B3	-		
	Reduced levels under floors	m ³	
B4	Trenches, bases, holes	m ³	
	<u>Extra over trench and hole excavations in earth for excavation in:</u>		
	-		
B5	Intermediate material.	m ³	
	-		
B6	Hard rock material.	m ³	
	<u>Extra over all excavations for carting away:</u>		
	-		
B7	Surplus material from excavations and/or stock piles on site to a dumping site to be located by the contractor	m ³	
	<u>COMPACTION</u>		
	-		
B8	<u>Compaction of surfaces:</u>		
	-		
	Rip and scarify to a depth of 200mm, level and compact earth surface under floor to density of at least 85% Mod. AASHTO density.	m ²	
B9	<u>FILLING ETC.</u>		
	-		
	<u>Garden soil filling supplied by the Contractor (not compacted):</u>		
B8	In general areas	m ³	
	-		
B9	<u>Selected earth filling obtained from the excavations and/or prescribed stock piles on site compacted in 150mm layers to 98% Mod. AASHTO density:</u>		
	-		
B9	Under floors, paving, etc.	m ³	

B10	- Backfilling to trenches, bases, holes, etc	m ³	
	<u>Filling of river sand:</u>		
B11	- Where required	m ³	
	<u>SUBFLOOR DRAINAGE</u>		
	<u>Subfloor drainage:</u>		
B12	110mm Slotted uPVC agriculture pipes laid in trench in fill under floors (fill elsewhere) including 19mm crushed stone encasing size 200 x 200mm and 'Bidim U14' geofabric filter blanket wrapped around encasing with 150mm side and 300mm end laps including stitching.	m	
	<u>SOIL POISONING</u>		
	- <u>Approved brand of anti-termite soil poison applied by a Registered Pest Control company and guaranteed against termite infestation for ten years</u>		
B13	- Under floors, bases, holes, etc	m ²	
	<u>BILL NO.2 : CONCRETE, FORMWORK AND REINFORCEMENT (PROVISIONAL)</u>		
	<u>Unreinforced concrete cast against excavated services</u>		
B14	15Mpa/19mm under bases, holes, floors etc	m ³	
B15	25mpa/19mm under bases, holes, floors etc.	m ³	
	<u>VIBRATED REINFORCED CONCRETE INCLUDING NECESSARY FORMWORK</u>		
	<u>Class 25MPa/19mm concrete:</u>		
B16	- Surface beds, ramps, strip footings, bases, holes etc	m ³	
B17	Walls	m ³	
B18	Columns.	m ³	
B19	Stairs and landings	m ³	
	<u>Class 30MPa/19mm concrete:</u>		
B20	Surface beds, ramps, strip footings, bases, holes etc	m ³	
B21	Walls	m ³	
B22	Columns.	m ³	
B23	Stairs and landings	m ³	
	<u>Test blocks</u>		
	-		

B24	Allow for all necessary concrete test cubes size 150 x 150 x 150mm cast from batches of concrete required for this contract as specified, made, stored, cured and tested in accordance with SANS Methods 861 and 863, including use of approved cube moulds, transporting to an approved testing laboratory for testing, paying all charges and submitting reports to the Eskom ERE (EC) Official.		
		Item	
	<u>FINISHING TOP SURFACE OF CONCRETE</u>		
	-		
	<u>Finishing top surfaces of concrete smooth with a broom finish / wood float / steel float finish</u>		
	-		
B25	Surface beds, ramps, aprons etc	m ²	
	-		
	<u>MOVEMENT JOINTS ETC</u>		
	-		
	<u>Expansion joints with Bitumen impregnated softboard between vertical concrete and brick surfaces</u>		
	-		
B26	10mm Joints not exceeding 300mm high	m	
	-		
	<u>Saw cut joints:</u>		
	-		
B27	3.2 x 35mm Saw cut joints in top of concrete.	m	
	-		
B28	6 x 38mm Saw cut joints in top of concrete	m	
	-		
	<u>REINFORCEMENT</u>		
	-		
	<u>High tensile steel reinforcement to structural concrete work:</u>		
	-		
B29	Various diameter bars.	Tonnes	
	-		
	<u>Mild steel reinforcement to structural concrete work:</u>		
	-		
B30	Various diameter bars.	Tonnes	
	-		
	<u>Fabric reinforcement</u>		
	-		
B31	Type 193 fabric reinforcement in various areas	m ²	
	-		
B32	Type 245 fabric reinforcement in various areas	m ²	
	-		
B33	Type 395 fabric reinforcement in various	m ²	
	-		
	<u>BILL NO.3 : MASONRY</u>		
	-		
	<u>BRICKWORK</u>		
	-		
	<u>BRICKWORK IN FOUNDATIONS</u>		
	-		

	<u>Load bearing brickwork of NFX bricks (14 MPa nominal compressive strength) in Class I mortar, including brick re enforcement and hoop iron</u>		
B34	- Half brick walls including brick force	m ²	
B35	- One brick wall including brick force	m ²	
B36	280mm Cavity walls including wire ties, brick force and filling cavity of hollow wall with 20MPa/19mm stone unreinforced concrete (e/m) as the work proceeds.	m ²	
	<u>BRICKWORK IN SUPERSTRUCTURE</u>		
	<u>Brickwork of NFP bricks (14 MPa nominal compressive strength) in Class II mortar, including re enforcement: and hoop iron</u>		
B37	- Half brick walls including brickforce	m ²	
B38	- One brick walls including brickforce	m ²	
B39	280mm Cavity walls including wire ties, brickforce and filling cavity of hollow wall with 20MPa/19mm stone unreinforced concrete (e/m) as the work proceeds.	m ²	
	<u>Bagging of 1:3 cement and sand mixture :</u>		
B40	- On brick surfaces.	m ²	
	<u>Prestressed fabricated lintels</u>		
B41	- 110 x 75mm Lintels in lengths not exceeding 1.5m	No	
B42	- 110 x 75mm Lintels in lengths not exceeding 3m	No	
B43	- 110 x 75mm Lintels in lengths exceeding 3m and not exceeding 4.5m	No	
	<u>MOVEMENT JOINTS</u>		
	<u>Joint forming material in movement joints:</u>		
B44	- 12mm Bitumen impregnated fibre board built in vertically between brick skins.	m ²	
B45	- 10mm Bitumen impregnated softboard built in vertically between brick skins not exceeding 300mm wide	m	
	<u>Air bricks, etc:</u>		
B46	229 X 152mm Terracotta vermin proofed air bricks built into beamfilling at 500mm centres.	No	

	<u>NUTEC-CEMENT/FIBRE-CEMENT WINDOW SILLS</u>		
	-		
	<u>Everite Nutec' or other approved Natural grey window sills in single lengths not exceeding 3.6m, bedded in class I mortar including metal fixing lugs screwed to underside with self-tapping screws:</u>		
	-		
B47	15 x 150mm Wide internal sills set flat and slightly projecting.	m	
	<u>BILL NO.4 : WATERPROOFING</u>		
	<u>DAMP-PROOFING OF WALLS, FLOORS AND SLABS</u>		
	-		
	<u>Gundle® or other approved 'Brikgrip® DPC 375' damp proof course to SABS mark 952- 1985 Type B:</u>		
	-		
B48	In walls.	m ²	
	<u>Gundle® or other approved USB Green /Black' 250 µm membrane to SANS mark 952-1985 Type C laid with minimum 150mm overlaps and sealed with 'Gunplas®' or other approved pressure sensitive tape:</u>		
	-		
B49	Under concrete surface beds, aprons etc	m ²	
	<u>Derbigum LCEM 17' waterproofing with fibre mesh carrier or similar approved:</u>		
	-		
B50	various areas	m ²	
	<u>Cemflex' Universal waterproofing and bonding agent with membrane waterproofing system by Sika or similar approved applied under a ten-year guarantee:</u>		
	-		
B51	various areas	m ²	
	<u>JOINT SEALANTS, ETC</u>		
	-		
	Approved joint sealants are Sikaflex 35SL; Durakol 25; Prostruct 642 or 644.		
	<u>Two-part grey Sikaflex polysulphide sealing compound including backing cord, bond breaker, Bitumen primer, etc:</u>		
	-		
B52	12 x 10mm In expansion joints between floors and walls including tearing off hinged edge of 'Jointex' preformed joint filler.	m	
	-		
B53	6 x 20mm In saw cut joints.	m	
	-		

	<u>One layer 'Derbigum SP4' waterproofing membrane sealed by means of torchfusion or Coldbond 90 adhesive with 75mm side laps and 100mm end laps, laid under a ten-year guarantee by approved specialist sub-contractor, to receive paint or other approved protection (Elsewhere measured):</u>		
B54	On flat / sloping roofs	m ²	
	<u>BILL NO.5 : ROOF COVERINGS</u>		
	<u>ROOF TILES</u>		
	<u>420 x 332mm Double Roman M22 coated (terracotta colour) interlocking concrete roof tiles nailed with non-corrosive nails and/or fixed with suitable non- corrosive clips as required to and including 38 x 50 mm sawn softwood battens at 345mm centres over and including an underlay of 250 micron polyethylene sheeting in accordance with SANS 952 Type E fixed to rafters under battens with minimum laps of 150mm all in strict accordance with manufacturer's instructions:</u>		
B55	Roof covering with pitch exceeding 25 degrees, at 30 degrees	m ²	
B56	Ridges of tiles to match roofing tiles, bedded and pointed in 1:3 tinted cement mortar, including 300mm wide strip of 375 micron embossed damp-proof course in accordance with SANS 952 Type B underlay	m	
B57	Hips of tiles to match roofing tiles, bedded and pointed in 1:3 tinted cement mortar, including 300mm wide strip of 375 micron embossed damp-proof course in accordance with SANS 952 Type B underlay and raking cutting to tiles on both sides	m	
B58	Purpose made tile to end of ridge, bedded and pointed in 1:3 tinted cement mortar	No	
	<u>RIBBED METAL SHEETING AND ACCESSORIES</u>		
	<u>IBR steel sheeting and accessories in "Chromadeck" or other approved "Buffalo Brown" standard colour finish fixed to 75x50x20x2.5mm thick lipped channel purlins and girts at approximately 1400mm and 1325mm centres in strict accordance to manufacturer's instructions:</u>		
B59	Roof covering with pitch not exceeding 25 degrees	m ²	
B60	Vertical side cladding	m ²	
	<u>PROFILED FIBRE-CEMENT SHEETING AND ACCESSORIES</u>		

	<u>15mm "Everite Nutec" sheeting and accessories, fixed to timber purlins or rails:</u>		
B61	Roof covering with pitches not exceeding 25 degrees	m ²	
B62	Side cladding	m ²	
B63	Soffit cladding	m ²	
	<u>TRANSLUCENT SHEETING AND ACCESSORIES</u>		
	<u>Extra over GRS BR7 fluted steel roofing for "Modek Industrial 7" 1,25mm thick semi- opaque translucent roof sheeting:</u>		
B64	Roof covering with pitch not exceeding 25°	m ²	
B65	Vertical side cladding	m ²	
	<u>ROOF INSULATION</u>		
	-		
	<u>Super Sisalation or other approved Heavy Industrial Grade 420 - Double sided reflective foil laminate incorporating layers of Kraft paper and reinforcing scrim, laminated together with low density polyethylene (293gsm):</u>		
	-		
B66	Insulation laid taut over purlins at up to 1160mm centres and fixed concurrent with roof covering including galvanised straining wire or training tape.	m ²	
	<u>"Factorylite" or other approved insulation laid between purlins.</u>		
	-		
B67	100mm Thick Factorylite insulation laid but jointed between purlins under Sisalation foil laminate	m ²	
	<u>"Pink Aerolite" flexible, non-combustible lightweight industrial fibreglass insulation material:</u>		
	-		
B68	50mm Thick insulation laid loose over ceilings with 50mm laps.	m ²	
	<u>BILL NO.6 : CARPENTRY AND JOINERY</u>		
	<u>ROOFS, ETC</u>		
	-		
	<u>Sawn softwood</u>		
	-		
B69	38 x 114mm Wall plates	m	
B70	76 x 114mm Wall plates bolted to brick wall.	m	

	<u>Sundries</u>		
	-		
B71	Two coats creosote on sawn timbers	m ²	
	<u>EAVES, VERGES , ETC</u>		
	-		
	<u>"SouthPro" uPVC fascia and bargeboards in 6m lengths with uPVC connectors fixed to 38 x 38mm tilting batten and 38 x 38mm support battens between rafters twice screwed with 12 x 40mm countersunk brass screws capped with uPVC covers at maximum 800mm centres to support battens, with PVC H-profile fascia corner joiners at board ends:</u>		
	-		
B72	225 x 9mm Fascias and barge boards including uPVC connectors.	m	
	<u>DOORS ETC</u>		
	-		
	<u>Hollow flush panel doors with sapele veneer suitable for painting on both sides and including hardwood edge strips all round hung to timber frames.</u>		
B73	40 x 813 x 2032mm Door.	No.	
B74	40 x 1612 x 2032mm Door.	No.	
	<u>Semi-solid flush panel doors with sapele veneer suitable for painting on both sides and including hardwood edge strips all round hung to timber frames.</u>		
B75	40 x 813 x 2032mm Door.	No.	
B76	40 x 1612 x 2032mm Door.	No.	
	<u>Meranti stable doors</u>		
B77	40 x 813 x 2032mm Door.	No.	
B78	40 x 813 x 2032mm Stable door	No.	
B79	40 x 1612 x 2032mm Door.	No.	
	<u>Extra Over Doors</u>		
B80	250 x 250mm Viewing panel in cut opening in flush panel door, framed around in a double-sided stainless-steel frame and glazed with and including 6.38mm clear laminated safety glass.	No.	
	<u>FIRE DOORS AND FRAMES</u>		
	<u>Bitcon Industries fire doors and frames:</u>		

	<u>Door frame hinges, handles, locks, etc to be specified by manufacturer and fire doors all to Eskom ERE (EC) Official's approval.</u>		
B81	Class 'B' fire door 813 x 2032mm high with approved steel cladding to both sides, including pressed steel frame for one brick wall and preparing frame for door closer and 8066 emergency exit fire bolts.	No.	
B82	Manufacturer specified electronically controlled door, class 'B' fire double door 1740 x 2032mm high with approved marionette finish to both sides, including pressed steel frame for one brick wall and preparing frame for door closer and lock.	No.	
	<u>SKIRTINGS, ETC</u>		
	<u>Wrought Meranti:</u>		
B83	19 x 76mm Skirting including 19mm quadrant bead planted on.	m	
	<u>WINDOW SILLS</u>		
	<u>Oak hardwood:</u>		
B84	150 x 45mm Sills to match existing.	m	
	<u>KITCHEN CUPBOARDS AND WORKTOPS, COUNTERS, BENCHES, SHELVES ETC</u>		
	<u>CEILINGS, ETC</u>		
	<u>NAILED UP CEILINGS</u>		
B85	9.4mm "Gyproc RhinoCeil Value" gypsum flush plastered ceiling with square edged Rhinoboard fixed print side up with 32mm galvanised clout or semi-clout nails at 150mm centres to 38 x 50mm (with 50mm dimension vertical) SA Pine brander at 300mm centres in one direction. All joints to be covered with Rhinotape fixed over joints (double over butt joints) and then plastered with 3mm to 6mm thick Rhinolite gypsum skim plaster, all fixed to trusses at centres exceeding 1000mm, not exceeding 1200mm in accordance with the manufacturer's recommendation.	m ²	
B86	Extra over ceiling for 650 x 650mm trap door of 38 x 50mm wrought softwood rebated framing with one 38 x 50mm sawn softwood cross brander covered with ceiling board and fitted flush in opening.	No	

	<u>9,5mm 'Rhinoboard' gypsum plastered ceiling fixed print side up with 32mm galvanized clout nails at 150mm centres with 48mm wide strips of 'Fibatape' fixed over joints and the whole finished with minimum 3mm and maximum 6mm thick coat of 'Rhinolite' or 'Crestone' gypsum skim plaster trowelled to a smooth polished surface, all in strict accordance with the manufacturer's instructions:</u>		
B87	Ceilings including 38 x 50mm sawn softwood brander at maximum 600mm centres with cross brander at joints, ends of sheets and at light fittings, etc.	m ²	
B88	Extra over ceiling for 600 x 600mm trap door of 70 x 44mm wrought softwood rebated framing with one 38 x 50mm sawn softwood cross brander covered with ceiling board, skim plastered and fitted flush in opening.	No.	
	<u>6mm 'Everite Nutec' plain boards with galvanised steel or white PVC H-profile jointing strips over joints:</u>		
B89	Ceilings including 38 x 50mm sawn softwood brander at 600mm centres with cross brander at joints, ends of sheets and at light fittings, etc.	m ²	
	<u>SCREW UP CEILINGS</u>		
	<u>6,4mm 'Rhinoboard' square edged gypsum plasterboard screwed to 'Donn T37K' galvanised steel capped tee flush plastered ceiling suspension system with drywall screws spaced at 250mm centres, including galvanised 1200mm centres and cross tees at 300mm centres, all suspended with galvanised [19mm straps / 20 x 20mm angles] at not exceeding 1200mm centres, with 48mm wide strips of 'Fibatape' fixed over joints and the whole finished with minimum 3mm and maximum 6mm thick coat of 'Rhinolite or 'Crestone' gypsum skim plaster trowelled to smooth polished surface in strict accordance with the manufacturer's instructions:</u>		
B90	Ceilings suspended not exceeding 1m below horizontal steel trusses	m ²	
	<u>SUSPENDED CEILINGS</u>		
	<u>Masonite Armstrong' square/revealed edged edge 'Dune Supreme' ceiling tiles size 1200 x 600mm, in colour Global White, laid in 'Masonite Armstrong' 1 hour fire rated, stitched 'Trulock 24' exposed grid system with 24mm wide T-section flanges including galvanised main tees, cross tees, hold-down clips, wedges, reinforcement splines, etc., all suspended with galvanised hangers strictly in accordance with the manufacturer's instructions and SABISA's guidelines:</u>		

B91	Ceilings suspended not exceeding 1m below timber purlins at 1200mm centres with trusses at 1200mm centres.	m ²	
B92	Ceilings suspended not exceeding 1m below concrete slab.	m ²	
	<u>"Owacoustic RH 90" pre-painted Constellation mineral fibre ceiling tiles size 600 x 600 x 15mm with revealed edges on 25mm 'Gridlock' pre-painted 38mm exposed galvanised steel tee suspension system to suit including all necessary hangers, sub-grid, fixings, etc:</u>		
B93	Ceilings suspended not exceeding 1m below concrete soffits.	m ²	
	<u>CORNICE</u>		
	-		
B94	Lafarge Gypsum Gaudi Nu-cornice polystyrene cornice. overall size 55 x 55mm high, fixed to wall and ceiling using an approved water-based adhesive and appropriate nail fixing where necessary, filling all fixing holes with an approved acrylic sealant, all in accordance with the manufacturer's recommendations.	m	
B95	20 x 20mm pre-painted shadowline cornices for suspended ceilings.	m	
	<u>QBPB RhinoArt' Moulded Gypsum Adhesive Cornices:</u>		
B96	75mm Coved cornice.	m	
	<u>Nu-cornice' Fibre Cement Cornices:</u>		
B97	75mm Coved cornice fixed with adhesive	m	
	<u>Masonite Armstrong':</u>		
B98	Shadowline perimeter trim to suspended ceiling, plugged to brickwork.	m	
B99	Sigma Cel-05 recessed transition angle cornice against skimmed ceiling.	m	
	<u>INSULATION</u>		
	-		
	<u>Isotherm' or other approved flexible, non- combustible lightweight industrial fibreglass insulation material.</u>		
	-		
B100	100mm Thick thermal insulation (density 10kg/m) laid over ceiling branding closely fitted between rafters.	m ²	
	<u>PARTITIONING, ETC</u>		
	-		
	<u>Rhino GypRoc Drywall Classic GW-ST partitioning with cavity bat to give 48dB sound rating</u>		

B101	Erect drywall partition not exceeding 3m high	m ²	
B102	Close up door opening with drywall partition not exceeding 2.5m	m ²	
	<u>BILL NO.8 : FLOOR COVERINGS</u>		
	<u>PREAMBLES:</u>		
	-		
	The Tenderer is referred to the relevant clauses in the latest edition of the Model Preambles for Trades and to the Supplementary Preambles		
	<u>SUPPLEMENTARY PREAMBLES</u>		
	-		
	<u>Floor and Wall Coverings:</u>		
	-		
	All floor coverings and wall linings are to be installed strictly in accordance with the manufacturer's detailed instructions by an approved installation company.		
	<u>Samples:</u>		
	-		
	The tenderer must allow in his prices to provide a 10m ² sample panel to the Eskom ERE (EC) Official's approval for all different finishes. The sample is to remain until the end of the contract.		
	<u>TUFTED CARPET SHEETING AND TILES</u>		
	<u>"Berber Point 920" Bitumen backed carpet tiles (colour: Boron) including adhesive and preparation of screeded surfaces</u>		
B103	On floors, stairs, ramps, landings etc	m ²	
	<u>"Belgotex Floorcoverings" Heather Twist Kasbah with foam or Hessian underlay including adhesive and preparation of screeded surfaces:</u>		
B104	On floors.	m ²	
	<u>BILL NO.9 : IRONMONGERY</u>		
	<u>PREAMBLES</u>		
	-		
	The Tenderer is referred to the relevant clauses in the latest edition of the Model Preambles for Trades and to the Supplementary Preambles		
	<u>SUPPLEMENTARY PREAMBLES:</u>		
	-		
	The tenderer is referred to the separate document C2.1 Supplementary Preambles which shall be read in conjunction with and shall apply to all items in these Bills of Quantities.		

	Items, materials or methods to be used specified by trade names or catalogue numbers are only an indication of the quality required. Items, materials or methods of similar quality may be used with prior approval from the Eskom ERE (EC) Official.		
	-		
	<u>Fixing of ironmongery:</u>		
	-		
	Screws, bolts, etc for fixing of ironmongery shall be of matching metal and finish, except for aluminium ironmongery or ironmongery fixed to aluminium in which cases stainless steel screws must be used.		
B105	Union door lock 2 mortice	No	
B106	Union door lock 3 mortice	No	
	<u>BILL 10 : VERTICAL BLINDS</u>		
	<u>Aluvert/BlindQuip or other equal and approved vertical fabric blinds (colour Denim Blue) with 127mm wide non-fade fabric vanes with light fast factor of 6 - 7, stable in all directions to eliminate warp and twist, set up and fixed in position complete with track, runners, brackets, end caps, bottom weights, clutch and all controls, etc</u>		
	-		
B107	Vertical fabric blinds to windows	m2	
	-		
	<u>BILL NO.11 : METALWORK</u>		
	<u>PREAMBLES</u>		
	-		
	The Tenderer is referred to the relevant clauses in the latest edition of the Model Preambles for Trades and to the Supplementary Preambles		
	<u>SUPPLEMENTARY PREAMBLES:</u>		
	-		
	<u>Shop Drawings:</u>		
	-		
	As a general rule all work related to this trade must have shop drawings prepared and approved by the Eskom ERE (EC) Official prior to fabrication. Where there is reference to design and supply, it must be designed by a professionally registered engineer.		
	<u>Descriptions</u>		
	-		
	Descriptions of bolts shall be deemed to include nuts and washers		
	Descriptions of expansion anchors and bolts and chemical anchors and bolts shall be deemed to include nuts, washers and mortices in brickwork or concrete		

Metalwork described as "holed for bolt(s)" shall be deemed to exclude the bolts unless otherwise described.		
Steelwork, where galvanised, is to be hot dipped galvanised to ISO 1461-1999		
Contractor to supply product guarantee and slips to architect. All goods to comply with SANS.		
Hot dipped galvanised and epoxy powder coated to approved colour by specialists' mild steel gates.		
<u>ALUMINIUM WINDOWS, DOORS, ETC.</u>		
<u>The following Preambles shall apply to aluminium windows, doors, etc in all respects in so far as they are applicable.</u>		
- Aluminium windows and doors shall be manufactured from extruded L28 aluminium members of 6063-T6, 6261-T6 or 6082-T6 alloy and temper. All corners are to be mechanically cleated.		
Windows, doors, etc shall be of an approved standard system, manufactured by an approved firm experienced in this type of work and registered with the Association of Architectural Aluminium Manufacturers of South Africa (AAAMSA), and shall meet with or exceed the minimum recommended performance requirements as set out by the AAAMSA in the latest edition of the Selection Guide. Doors shall comply with the AAAMSA PTHA1 performance standard.		
The fittings for all opening sashes shall be substantial and, unless otherwise described, shall be of high-quality aluminium alloy finished to match the windows, doors, etc on which they occur. Samples of all fittings shall be supplied to the Eskom ERE (EC) Official for approval.		
An (AAAMSA) performance certificate from the manufacturer of the windows and doors shall be provided prior to commencement of any work on site.		
Top hung opening sashes shall be hung on two concealed heavy duty FS12-1543 grade 304 stainless steel friction stays and fitted with epoxy powder coated window fasteners.		
All opening sashes are to be fitted with approved woodpile weather seals.		
<u>Glazing beads:</u>		
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Where so described, openings and sashes of windows and doors shall be fitted with approved clip-on aluminium glazing beads sufficient in size and profile to suit the method of glazing employed, finished to match the windows, doors, etc and neatly mitred. Screws where necessary shall be of aluminium or 300 Series stainless steel and have pan or raised heads finished to match the beads.		
<u>Finishes:</u>		
-		
Windows, doors, etc., described as natural 'anodised' shall be treated with Grade 25 coating thickness.		
The contractor shall provide a certificate of conformance with these standards.		
<u>Glazing:</u>		
-		
Glazing is to be carried out in strict accordance with the SANS 0137/2000 code of Practice: "The Installation of Glazing in Buildings" and where required, safety glazing materials must conform to SANS 1263.		
The contractor shall provide a certificate of conformance with these standards.		
Laminated safety glazing shall be warranted, by the manufacturer, against delamination and colour degradation for not less than 5 years.		
The contractor shall provide a certificate to this effect.		
Gasket seals for glazing are to be approved Santoprene seals as recommended by the manufacturer and to suit the glazing thickness.		
<u>General:</u>		
-		
Aluminium windows, doors, etc shall include glass as described, fixing in position, sealing around edges externally and internally with approved silicone sealant and protection against damage, deterioration or discolouration by taping the whole door/ window with removable PVC tape or covering with temporary casings and removing same on completion. The protection is to be removed only when authorised by the Eskom ERE (EC) Official		
<u>Rivets:</u>		
-		
All rivets to be stainless steel.		
<u>BILL NO.12 : PLASTERING</u>		

	The Tenderer is referred to the relevant clauses in the latest edition of the Model Preambles for Trades and to the Supplementary Preambles		
	<u>SUPPLEMENTARY PREAMBLES</u>		
	-		
	<u>TESTING</u>		
	-		
B108	Carry out impact tests to establish the soundness of all screeded substrates	No	
	<u>SCREEDS</u>		
	-		
	<u>Screeds on concrete:</u>		
	-		
B019	Allow for a trial mix for all screeded surfaces to be sent to an approved laboratory for testing and subject to the approval of the Eskom ERE (EC) Official and Structural Engineer. Allow for a sample panel size 2m x 2m for each thickness and for approval prior to laying.	Item	
	-		
	<u>1:4 Cement plaster screeds wood floated on concrete:</u>		
B110	25mm Thick on floors and landings.	m ²	
B111	Average 35mm thick receded screed to falls.	m ²	
	<u>Slush finish of 1:3 cement and sand mixture</u>		
B112	Brushed on concrete / masonry surfaces etc.	m ²	
	-		
	<u>INTERNAL PLASTER</u>		
	-		
	<u>1:5 Cement plaster on masonry / concrete:</u>		
	-		
	Allow for a trial mix for all plastered surfaces to be sent to an approved laboratory for testing and subject to the approval of the Eskom ERE (EC) Official and Structural Engineer. Allow for a sample panel size 2m x 2m for each thickness and for approval prior to laying.		
B113	On walls	m ²	
B114	On columns / beams	m ²	
B115	On ceilings.	m ²	
	<u>EXTERNAL PLASTER</u>		
	-		

	Allow for a trial mix for all plastered surfaces to be sent to an approved laboratory for testing and subject to the approval of the Eskom ERE (EC) Official and Structural Engineer. Allow for a sample panel size 2m x 2m for each thickness and for approval prior to laying.		
	-		
	<u>1:4 Cement plaster on masonry/concrete:</u>		
B116	On columns / beams	m ²	
B117	On walls	m ²	
B118	On ceilings.	m ²	
	<u>BILL NO.13 : TILING</u>		
	<u>PREAMBLES</u>		
	-		
	The Tenderer is referred to the relevant clauses in the latest edition of the Model Preambles for Trades and to the Supplementary Preambles		
	<u>SUPPLEMENTARY PREAMBLES</u>		
	-		
	<u>Descriptions</u>		
	-		
	Tiles should comply with the minimum requirements of SANS 1449.		
	Wall tiling to comply with Part 7.2 of SANS 0107:1996.		
	Finished wall tile surfaces to comply with Part 7.2.6.1. of SANS 0107:1996.		
	Protection cleaning and maintenance of wall tiles to comply with part 9 of SANS 0107:1996.		
	Tiling rates to include appropriate plastic edge trims wherever required, to all external corners, jambs, sills, etc.		
	<u>CERAMIC WALL TILING</u>		
	-		
	<u>Johnson Optima (OT4)' 200 x 250mm Gloss White glazed ceramic tiles fixed with Ceresit Tylon CM 11 cement-based adhesive to wood floated plastered walls and flush pointed with Ceresit Tylon CE 33 grout.:</u>		
B119	On walls.	m ²	
	<u>Johnson Optima (OT4)' 200 x 250mm Gloss White glazed ceramic tiles fixed with Ceresit Tylon CM 11 cement-based adhesive to wood floated plastered wall partitions and flush pointed with Ceresit Tylon CE 33 grout.:</u>		

B120	- On narrow widths top of half brick wall.	m	
	<u>CERAMIC FLOOR TILING</u>		
	<u>330 x 330mm 'Johnson Agulhas Stone AG706', PEI4 rating glazed ceramic tiles fixed with Ceresit Tylon CM 11 cement-based adhesive to wood floated screeded floors and flush pointed with Ceresit Tylon CE 33 grout. (Pricing shall include plastic edging and corner trims):</u>		
B121	On floors and landings	m ²	
B122	110mm High cut tile skirting with aluminium edge trim on top.	m	
B123	110mm High circular cut tile skirting with aluminium edge trim on top.	m	
	<u>MOSAIC FLOOR TILING</u>		
	<u>25 x 25mm 'Tile Africa' 271 Matt charcoal grey, mosaic tiles fixed with 'Tal' or equally approved anti-bacterial and anti-fungal mosaic waterproof tile adhesive and tile grout:</u>		
B124	On shower floors to falls and outlet.	m ²	
	<u>SLATE AND SANDSTONE FLOOR TILING</u>		
	<u>300 x 300mm African Blue Natural Slate Tiles to exterior wood floated concrete or screed. Allow all new concrete work and screeds to cure for at least 28 days before proceeding. All new concrete work and screeds must have a moisture content of 5% or less before tiling can be commenced. When tiling directly onto concrete, ensure that the surfaces are clean and free of all traces of shutter release and curing agents, laitance and any other surface contaminants, preferably by scarifying or sandblasting. Any screeding must be firmly attached to the underlying concrete, must be integrally sound (no crumbling, cracking etc.) and must be of a quality and consistency suitable for tiling. All defective areas must be removed and the floor made good before proceeding. Apply Tal Gold Star 6 rapid setting adhesive using a notched Tal floor trowel. Grout with light grey Tal Stain free grout mixed 20kg with 6 litres of clean water:</u>		
B125	- On floors in patterns.	m ²	
	<u>EDGE TRIMS</u>		
	<u>M-Trim':</u>		

B126	AFE080' 15 Micron, bronze, anodised aluminium formable straight edge trim to threshold.	m	
B127	ARE080' 15 Micron, matt silver, anodised aluminium formable straight edge trim to threshold.	m	
	<u>PVC round edge trim:</u>		
	PVC round edge white tile edge trim 9mm high to suit tiling 7 to 8mm thick, fixed with adhesive to external wall corners.	m	
	<u>NOSINGS, JOINT COVERS, PROTECTORS, ETC.</u>		
	<u>Genesis' floor movement joints:</u>		
B128	Genesis 'Type MMA' aluminium urethane medium duty movement joint 10mm high with type 20 finish.	m	
	<u>BILL NO.14 : GLAZING</u>		
	<u>ON FLOATED PLASTER</u>		
	<u>- Prepare surfaces and remove all loose material, apply one coat 'Plascon Merit Plaster Primer' and two coats 'Plascon Polvin Super Acrylic' paint:</u>		
B129	On interior walls.	m ²	
B130	On interior ceilings.	m ²	
	<u>ON SKIM PLASTER</u>		
	<u>Prepare surfaces and remove all loose material, apply one coat 'Plascon Merit Plaster Primer' and three coats 'Plascon Double Velvet Pure Acrylic' paint:</u>		
B131	On interior walls.	m ²	
B132	On ceilings and cornices.	m ²	
	<u>ON WOOD</u>		
	<u>- Prepare and apply three coats 'Plascon Woodcare Woodcoat Polyurethane' X33/X44 suede clear varnish:</u>		
B133	On doors.	m ²	
B134	On door frames.	m ²	
B135	On skirtings, rails, etc not exceeding 300 mm girth	m	
B136	On timber floors	m ²	

	<u>Stop, fill, sand down and prepare wood surfaces and apply one coat 'Plascon Oil Wood Primer', one coat 'Plascon Merit Universal Undercoat' and two coats 'Plascon Velvagio Polyurethane Enamel' paint:</u>		
B137	On interior doors.	m ²	
B139	On door frames.	m ²	
	<u>Plascon Professional Evolution Acrylic to interior new gypsum plaster board. Surface to be dry, sound and free of dirt and loose particles. Wipe down with a damp cloth and allow to dry completely. Prime with one coat Professional Plaster Primer (PP 700) with an over coating time of 16 hours and finish with three coats Professional Evolution Acrylic (PEV 900) with 2 hours drying time between coats, for a maintenance cycle of 7 years in a C1 - inland environment.</u>		
B140	- Gypsum ceiling boards and cornices	m ²	
	<u>ON METAL</u>		
	-		
	<u>Prepare surfaces and remove all loose material, dust, grease, salts and contamination with 'Plascon Aquasolve Degreaser GR1', rinse and apply one coat 'Plascon Galvogrip Metal Primer', apply one coat 'Plascon Merit Universal Undercoat' and two coats 'Plascon Super Universal Enamel' paint:</u>		
B141	- On galvanised steel door frames.	m ²	
B142	On galvanised steel windows (Both sides measured).	m ²	
	-		
	<u>Painting specification (Hot Dipped Galvanised):</u>		
	Wash down all steelwork thoroughly with Plascon liquid galvanised iron cleaner, scotchbright and water to manufacturers specification and allow to dry.		
	All coats to be applied according to manufacturer's specifications.		
	<u>Spot priming defects in pre primed surfaces with "Plascon Namelcoat Synthetic Metal" apply one coat "Plascon Merit Universal Undercoat" and three coats "Plascon Super Universal Enamel" paint on primed steel surfaces:</u>		
B143	- On strong room door and frame.	m ²	
	<u>PROTECTIVE ROOFING PAINT</u>		

	<u>Two coats approved silver reflective roof paint (dulux / plascon):</u>		
B144	On waterproofing to roofs and box gutters.	m ²	
	<u>BILL 16 : ALTERATIONS</u>		
	<u>TEMPORARY BARRIES & SCREENS</u>		
	-		
	<u>Temporary barriers, screens, etc including removal:</u>		
	-		
B145	Dust screen 2.7m high between concrete floor and ceiling formed of suitable timber framing with 250-micron polyethylene sheeting stapled or nailed on, including corners, ends, etc.	m	
B146	Drywall barrier, 2.7m high formed of timber studs and rails covered on one side with 12.7mm gypsum board panels and finishes with two coats interior quality PVA paint on one side, including corners, ends, etc.	m	
	<u>REMOVAL OF EXISTING CONCRETE WORK</u>		
	-		
	<u>Break up and removing mass concrete</u>		
	-		
B147	Surface beds, slabs, etc.	m ³	
B148	Strip footings, bases, etc.	m ³	
	<u>Break up and removing reinforced concrete including cutting off and removing reinforcement:</u>		
	-		
B149	Surface beds, slabs, beams, stairs and landings, columns, ramps, etc	m ³	
	<u>CUTTING THROUGH FLOORS AND CEILING</u>		
	-		
B150	Cutting through 100mm thick mesh reinforced concrete apron slab as necessary for installation of new 110mm diameter sewer drainpipe including making good concrete	m	
B151	Cutting through 100mm thick mesh reinforcement concrete surface bed for 500mm wide concrete wall footing including making good concrete on both sides of new half brick wall	m	
	<u>Repair to cracks in concrete floors:</u>		
	-		
B152	Cut out crack in concrete floor 10mm wide x 25mm deep, where instructed with square edges, clean out and fill with Pro-Struct 524" epoxy mortar or similar approved.	m	
	<u>PREPARATORY WORK TO EXISTING CONCRETE SURFACES</u>		
	-		

	<u>Preparation to existing vertical surfaces:</u>		
	-		
B153	Hack face of existing concrete columns, beams, etc. to receive plaster (elsewhere measured).	m2	
	<u>REMOVAL OF EXISTING BRICKWORK</u>		
	-		
	<u>Breaking down and removing brickwork etc:</u>		
	-		
B154	Half brick walls.	m2	
B155	One brick walls.	m2	
	<u>Hacking up/off and removing granolithic screed, plaster, etc., from concrete or brickwork and prepare surfaces, for new screed, plaster etc.</u>		
	-		
B156	Hack up/off and remove existing screed from floors (new screed e.m)	m2	
B157	Hack up/off and remove existing plaster from walls (new plaster elsewhere measured)	m2	
	<u>REMOVAL OF EXISTING CEILINGS, PARTITIONING AND FLOORING</u>		
	-		
	<u>Taking down and removing ceiling, partitioning, and flooring etc.</u>		
	-		
B158	Gypsum plasterboard or fibre cement ceilings including cornices, cover strips, timber bandering, etc.	m2	
B159	Acoustic tile suspended ceiling including suspension grid, hangers, etc.	m2	
B160	Drywall boarding and studwork, including doors, ironmongery, windows, etc.	m2	
B161	19 x 44mm Timber cornice and prepare surface to receive new (elsewhere measured).	m	
	<u>PLASTER CRACK REPAIRS</u>		
	-		
	<u>Repairs to cracks in existing plaster</u>		
	-		
B162	Cut out plaster at crack on vertical wall or beam face for full depth and minimum 5mm to maximum 10mm wide, prepare and fill with "Sikacryl" or other approved acrylic sealant to finish flush.	m	

B163	Chase out cracks in top of surface bed to form groove 100mm wide and 50mm deep and fill with 1:4 cement mortar, including finishing smooth with a steel trowel to match existing level.	m	
	<u>REMOVAL OF EXISTING FLOOR COVERINGS</u>		
	<u>Taking up and removing vinyl floor coverings, carpeting, suspended floor etc:</u>		
B164	Carpet tile floor covering including preparing screed for new floor finish	m2	
	<u>REMOVAL OF EXISTING TILING</u>		
	-		
	<u>Hacking up/off and removing tiled floor and wall finishes including removing mortar bed or backing and preparing concrete or brick surfaces for new finishes (elsewhere measured)</u>		
B165	30mm thick Ceramic tiles and plaster to walls.	m2	
B166	30mm thick Ceramic wall tiles from timber or drywall cladding	m2	
B167	30mm thick Ceramic tiles and screed to floors	m2	
B168	30mm thick Ceramic tiles and screed to treads and risers of stairs	m2	
B169	20mm thick Quarry tiles to floors.	m2	
B170	25mm thick Slate paving to floors.	m2	
B171	Mosaic tiles and screed to floors	m2	
B172	Ceramic tile skirtings from wall	m	
	<u>REMOVAL OF EXISTING GLAZING</u>		
	-		
	<u>Taking out and removing glass and mirrors</u>		
	-		
B173	Glass from steel windows including cleaning out rebates and preparing for new glass (elsewhere measured)	m2	
B174	Glass from timber windows with beads including cleaning out rebates and preparing for new glass (elsewhere measure)	m2	
B175	Glass from aluminium windows with beads including cleaning out rebates and preparing for new glass (elsewhere measure)	m2	
	<u>Break out for and form opening through brick wall for door frame including precast or concrete lintels, making good plaster or facings on one or both sides, into reveals and 30mm grano thresholds with three readings, 100mm wide.</u>		

B176	Opening for door not exceeding 2.50 m2 in half brick wall.	No.	
B177	Opening for door exceeding 2.5m2 and exceeding 5m2 in half brick wall.	No.	
B178	Opening for door exceeding 2.5m2 in one brick wall.	No.	
B179	Opening for door exceeding 2.5m2 and not exceeding 5m2 in one brick wall.	No.	
	<u>REMOVAL OF EXISTING DOORS, WINDOWS, ETC. FROM BRICKWORK</u>		
	<u>Taking out and removing doors, windows, etc. from brickwork to be demolished:</u>		
B180	Timber single door and frame not exceeding 2.5m2.	No	
B181	Aluminium single door and frame not exceeding 2.5m2.	No	
B182	Timber double door and frame exceeding 2.5m2 and not exceeding 5m2.	No	
B183	Aluminium double door and frame exceeding 2.5m2 and not exceeding 5m2.	No	
	<u>BUILDING UP OPENINGS</u>		
	<u>Brickwork in NFP bricks in cement mortar in building up openings including plaster both sides:</u>		
B184	Half brick walls.	m2	
B185	One brick walls.	m2	
	<u>RIPPING UP AND REMOVE OF EXISTING</u>		
B186	Ripping up and remove G2-G9 material compacted to 95% Mod AASHTO density	m ³	
B187	30mm Premix paving and prepare surface for new	m ²	
	<u>REMOVAL OF EXISTING BOND AND INTERLOCKING CONCRETE BLOCK PAVERS</u>		
	<u>Carefully remove precast concrete block road surfacing and set aside for re-use</u>		
B188	Carefully remove 80mm G-block paving to all areas	m ²	
	<u>PARKHOMES</u>		
	<u>Allow for hiring standard "Park home" as and when required, Contractor to provide quotations when required during the works</u>		
	<u>STORAGE CONTAINERS</u>		
	<u>Filling in accordance with SANS 1200 DM, to be supplied by Contractor:</u>		
B189	G7 material compacted to 95% Mod AASHTO density (overall thickness 150mm).	m ³	

B190	G5 material compacted to 95% Mod AASHTO density (overall thickness 150mm)	m ³	
B191	G4 material compacted to 95% Mod AASHTO density (overall thickness 150mm).	m ³	
B192	G2 material compacted to 95% Mod AASHTO density (overall thickness 150mm)	m ³	
B193	19mm Washed concrete stone (overall thickness 40mm).	m ³	
	<u>Filling in accordance with SANS 1200 ME, to be supplied by Contractor:</u>		
B194	G4 sub base, stabilized with 3% cement to attain UCS 0.75 - 1.5 MPa after seven days and compacted to 97% Mod AASHTO density. (overall thickness 150mm).	m ³	
B195	C4 sub base, stabilized with 3,5% cement to attain UCS 0.75 - 1.5 MPa after seven days and compacted to 96% Mod AASHTO density (Roadways)	m ³	
	<u>Surface Preparation:</u>		
B196	Trim and level off surface of ground (excavated under this Contract) to receive stone beds, including excavating or filling, ripping and scarifying as necessary and compacting the whole area for a depth of 150mm to a density of at least 93% Mod. AASHTO maximum density, to falls to maximum final slope of 1%.	m ²	
	<u>Compaction of surfaces</u>		
B197	Compaction of ground surface under roadway paving including scarifying for a depth of 300mm in two 150mm layers, breaking down oversize material, adding suitable material where necessary and compacting to 93% Mod AASHTO density	m ²	
	<u>Bituminous premix road surfacing, by approved asphaltting specialist, at municipal entrance:</u>		
B198	Sealer coat of cutback bitumen spread over base course at the rate of 0,7 litre per m2.	m ²	
B199	60mm Medium mix asphalt to roads	m ²	
B200	40mm Medium mix asphalt to roads	m ²	
	<u>BOND AND INTERLOCKING CONCRETE BLOCK PAVERS</u>		
	<u>Precast concrete block road surfacing:</u>		

	Block paving to be manufactured in accordance with SANS 1058		
	Paving is to be laid in accordance with SANS 1200 MJ, SANS 1058 and the Concrete Manufacturer's Association Specifications.		
	Paving to be installed with a minimum longitudinal fall of 1% and a transverse fall of at least 2%		
	Paving is to be laid to herringbone pattern on 25mm (thickness after final compaction) clean river sand (preparation of ground or filling elsewhere)		
	Clean sand is to be swept into joints between roadstones		
	Paving must be resanded three months after laying.		
	<u>80mm thick SANS 1058 type S-A (heavy duty G-block) as 'Infraset G-Blok' or other approved 35MPa Grey concrete interlocking paving blocks laid with butt joints on and including 25mm thick river sand bed with dry sand swept and vibrated into joints all laid on subgrade (elsewhere measured) conforming to SANS 1200D degree of accuracy I:</u>		
B201	Paving in herringbone bond to roads,yards,parking areas to falls, sidewalks and pathways.	m ²	
	<u>60mm thick SANS 1058 type S-A (heavy duty G-block) as 'Infraset G-Blok' 30MPa Grey concrete interlocking paving blocks laid with butt joints on and including 20mm thick river sand bed with dry sand swept and vibrated into joints all laid on subgrade (elsewhere measured) conforming to SANS 1200D degree of accuracy I.</u>		
B202	Paving to roads, yards, sidewalks and pathways	m ²	
	<u>SOIL POISONING:</u>		
	- <u>Approved brand of anti-termite soil poison applied by a Registered Pest Control company and guaranteed against termite infestation for ten years:</u>		
	-		
B203	Under concrete interlocking paving blocks including forming and poisoning shallow furrows against edges, etc., filling in furrows and ramming.	m ²	
	<u>Weedkiller:</u>		
B204	'Weedmaster Turfmaster' or equal approved weed killer mixed in the proportion of 1 litre weed killer to 50 litres of water and applied at a rate of 0,5 litres/m ² to surface below paving	m ²	

	<u>PRECAST CONCRETE KERBING</u>		
	-		
	<u>Descriptions:</u>		
	-		
	Precast concrete kerbs finished smooth on exposed surfaces including 20mm cement mortar 1:3 bedding, cutting and pointing, with 25MPa/ 19mm unreinforced concrete foundation, haunching and channel:		
	<u>Kerb (SANS 927) 125 x 230mm high with 300 x 100mm strip foundation and 150 x 150mm haunching at back, including excavation, backfilling, formwork, etc.:</u>		
B205	Kerb fig 6.	m	
	<u>FOR ANY ITEMS NOT COVERED IN THIS BILL, THE TENDERER WILL BE REQUIRED TO REFER TO THE SCHEDULES OF RATES BILL .</u>		
	Labour Rates - As per Schedule of Rates Bill		
	Materials - As per Schedule of Rates Bill		
	Transport - As per Schedule of Rates Bill		
	Subcontract - As per Schedule of Rates Bill		

		Unit	Rates
P	<u>SECTION NO 3: PLUMBING AND DRAINAGE</u>		
	-		
	<u>MAINTENANCE OF EXISTING WATER SUPPLY AND FITTINGS</u>		
	-		
	<u>Plumbing Maintenance</u>		
	-		
P1	Unblock urinal trap	No.	
P2	Replace 15mm chromium plate tap heads.	No.	
P3	Replace ball valve complete with and including Cobra No. 700 Float valve and plastic ball	No.	
P4	Replace syphonic cistern valve with Cobra No. 780-235 syphonic flushing valve unit complete with handle, cap and back nuts and flush pipe	No.	
P5	Replace flush pipe rubber between cistern and pan	No.	
P6	Refix cistern to wall including 6mm rawl bolts	No.	
P7	Remove and replace pan connector	No.	
P8	Refix basin to wall including 6mm rawl bolts	No.	
	-		
	<u>MAINTENANCE OF EXISTING STORMWATER</u>		
	-		
	<u>Rodding</u>		
	-		
P9	Allow for rodding stormwater line (100mm-200mm)	m	
P10	Allow for cleaning stormwater inspection chamber	No.	
	-		
	<u>MAINTENANCE OF EXISTING SEWER</u>		
	-		
	<u>Rodding</u>		
	-		
P11	Allow for rodding sewer line (100mm-200mm)	m	
P12	Allow for cleaning sewer inspection chamber	No.	
	-		
	<u>MAINTENANCE OF EXISTING RAINWATER GOODS</u>		
	-		
	<u>Cleaning out rainwater goods</u>		
	-		
P13	Clean out of all gutters/downpipes/valleys, up to 4m high from ground level.	m	

	<u>TANKS ETC:</u>		
	-		
P14	Replace (supply and fit) 2500 litre Heavy Duty Vertical 'JO-JO' or other approved water Tank	No	
P15	Replace (supply and fit) 5000 litre Heavy Duty Vertical 'JO-JO' or other approved water Tank	No	
P16	Replace (supply and fit) 10000 litre Heavy Duty Vertical 'JO-JO' or other approved water Tank	No	
	<u>FOR ANY ITEMS NOT COVERED IN THIS BILL, THE TENDERER WILL BE REQUIRED TO REFER TO THE SCHEDULES OF RATES BILL.</u>		
	-		
	Labour Rates - As per Schedule of Rates Bill		
	Materials - As per Schedule of Rates Bill		
	Transport - As per Schedule of Rates Bill		
	Subcontract - As per Schedule of Rates Bill		

Item		Unit	Rates
E	<u>SECTION NO 4: ELECTRICAL</u>		
	-		
	CABLE TRENCHES		
E1	Excavation not exceeding 2m deep for cable trenches including risk of collapse of excavations, keeping excavations free from water, setting aside excavated material and later refilling of trenches	m3	
	SLEEVES		
	Unplasticised polyvinyl chloride (uPVC) sleeve piping including short lengths and jointing, laid in trench (trench and backfilling measured elsewhere)		
E2	50mm Diameter rigid pipes	m	
E3	75mm Diameter rigid pipes	m	
E4	110mm Diameter rigid pipes	m	
	HYDROBOILS		
	Supply and fit including wiring, isolator switch fixed to walls.		

E5	2,5 Litre "Franke Zip Hydroboil"	No	
E6	5.0 Litre Franke Zip Hydroboil'	No	
E7	7,5 Litre "Franke Zip Hydroboil"	No	
E7	10 Litre "Franke Zip Hydroboil"	No	
E7	15 Litre "Franke Zip Hydroboil"	No	
HEAT DETECTION/INFRA RED TEST			
Allow for heat detection/Infra-red test:			
E8	An Inspection report supported by photos to be submitted to the Eskom ERE (EC) Official	No	
EARTHING LEAKAGE TEST			
E9	Earth leakage test per DB board including providing a report- 2phase	No	
E10	Earth leakage test per DB board including providing a report - 3phase	No	
SUPPLY ONLY OF LIGHT BULBS/ FLUORESCENT TUBES (SABS APPROVED ONLY)			
E11	Light bulbs 220v (all watts)	No	
E12	Fluorescent tubes slim line 1200 mm (all watts)	No	
E13	Fluorescent tubes slim line 600 mm (all watts)	No	
E14	LED tubes slim line 1200 mm (all watts)	No	
E15	LED tubes slim line 600 mm (all watts)	No	
E16	Down light globes 220v (all watts)	No	
E17	Down light globes 12v (all watts)	No	
E18	Day/Night switch	No	
E19	400w Bulbs	No	
E20	LED Lights 400w	No	
E21	LED Lights 200w	No	
E22	Led Lights 150w	No	
E24	Light motion Sensor	No	
<u>FOR ANY ITEMS NOT COVERED IN THIS BILL, THE TENDERER WILL BE REQUIRED TO REFER TO THE SCHEDULES OF RATES BILL.</u>			
Labour Rates - As per Schedule of Rates Bill			
Materials - As per Schedule of Rates Bill			
Transport - As per Schedule of Rates Bill			

	Subcontract - As per Schedule of Rates Bill		

		Unit	Rate
D	<p><u>SECTION 5: DIESEL GENERATOR</u></p> <p>- <u>PRICING OF RATES</u> -</p> <p>All rates inserted in the Bills of Quantities shall cover all costs, charges and profit that may be considered necessary for the carrying out and observance for the provisions of these "Preambles to all Trades".</p> <p>The Tenderer shall insert the amount required against each item which he wishes to price and not insert a lump sum covering a series of items. Only such priced items shall be considered in respect of any adjustment to the Contract Sum. Items left unpriced will be understood to be covered in the rates for other items throughout these Bills of Quantities.</p> <p>The Tenderer must refer to the Schedule of Rates bill and ensure the required skill profile for this Bill is utilised when carrying out works on site. Tenderers must make due allowance for this in their rates and no claims will be entertained in this regard after contract award.</p> <p><u>Overtime work and normal work:</u></p> <p>The tenderers are advised that the following works may be done during normal working hours as well as after normal working hours. Tenderers must make due allowance for these working hours in the pricing as no claims will be entertained in this regard.</p> <p><u>Monthly Test</u></p> <ul style="list-style-type: none"> Check Oil levels Check Oil leaks Check Oil pressure Check Radiator core Check Coolant levels Coolant and heater levels Fan belt tension/condition Fuel leaks Filter and water traps Battery condition Battery electrolyte Air cleaner element 		

- Check plant selector switch auto
- Test and run Engine for 30minutes
- Check coupling noises
- Engine temperature
- Check air vents on alternator
- Drain water trap
- When engine has stopped, top up with oil
- Take oil pressure guage reading
- Take engine temperature guage reading
- Check all pipes and fittings

Battery test:

- 16.1 Check hydrometer
- 16.2 Check casing condition
- 16.3 Check terminals
- 16.4 Note Volts
- 16.5 Note Amps
- 16.7 Compile battery report

Annual / Major Service

All of the above items are to be attended to in addition to the following items:

-
- 1. Drain radiator
- 2. Refill with new water coolant
- 3. Drain oil
- 4. Remove and replace oil filters
- 5. Refill with new oil
- 6. Remove and replace fuel filters
- 7. Remove and replace air filter
- 8. Run the set up to temperature and top up all levels afterwards.
- 9. Check entire panel operation
- 10. Cut of main power supply and run generator for 30min on building load

The contractor is to ensure a completed check list is submitted after each monthly check and annual service.

SERVICING

Monthly Test

Major Services – 1 (one) per annum

-
- Annual service as detailed above (once per year)

<p><u>FOR ANY ITEMS NOT COVERED IN THIS BILL, THE TENDERER WILL BE REQUIRED TO REFER TO THE SCHEDULES OF RATES BILL.</u></p> <p>- Labour Rates - As per Schedule of Rates Bill</p> <p>Materials - As per Schedule of Rates Bill</p> <p>Transport - As per Schedule of Rates Bill</p> <p>Subcontract - As per Schedule of Rates Bill</p>	

Item	Unit	Rates
E	<u>SECTION 6: AIR-CONDITIONING</u>	
	<u>PRICING OF RATES</u>	
	-	
	All rates inserted in the Bills of Quantities shall cover all costs, charges and profit that may be considered necessary for the carrying out and observance for the provisions of these "Preambles to all Trades".	
	The Tenderer shall insert the amount required against each item which he wishes to price and not insert a lump sum covering a series of items. Only such priced items shall be considered in respect of any adjustment to the Contract Sum. Items left unpriced will be understood to be covered in the rates for other items throughout these Bills of Quantities.	
	The Tenderer must refer to the Schedule of Rates bill and ensure the required skill profile for this Bill is utilised when carrying out works on site. Tenderers must make due allowance for this in their rates and no claims will be entertained in this regard after contract award.	
	<u>Overtime work and normal work:</u>	

-		
The tenderers are advised that the following works may be done during normal working hours as well as after normal working hours. Tenderers must make due allowance for these working hours in the pricing as no claims will be entertained in this regard.		
<u>Detailed Report:</u>		
-		
Tenderers are to submit detailed Service Reports to the Eskom ERE (EC) Official after each service to confirm asset type, model, make, size, type of gas, quantity of gas left, location on site (eg: Supervisors office etc) and serial number.		
<u>DOMESTIC UNITS</u>		
<u>MINOR SERVICE</u>		
-		
<u>All Air conditioning units</u>		
To consist of :-		
1. Clean return air filters		
2. Check unit for correct operation		
3. Clean exterior of unit		
4. Report any fault for further action		
<u>MAJOR SERVICE</u>		
-		
<u>Window Wall and Console Air Conditioning Units</u>		
To consist of :-		
1.Remove - chemically wash entire unit, including condenser and evaporator coils		
2.Clean return air filter rand check media		
3.Oil fan motors where possible		
4. Reassemble, test and re-install		
5. Report any faults found for further action		
<u>MAJOR SERVICE</u>		
-		
<u>All types of Split Room Air Conditioning Units</u>		
To consist of :-		
1. Clean return air filter		
2. Chemically hot wash air cooled condenser coils		
3. Clean condenser fan blades		
4. Check evaporator coil and chemically clean or blow out if necessary		
5. Clean evaporator fan blade and casing if necessary		
6. Check refrigerant charge		

7. Leak test unit		
8. Check and blow out electric's		
9. Check electrical connection		
10. Check compressor motor amps		
11. Clean and check condenser drain and drip pans		
12. Lubricate fan bearings where possible		
13. Check heater operation if applicable		
14. Check vee driver where applicable		
15. Check operating controls		
16. Check for damaged pipe insulation		
17. Check overall operation of unit		
18. Report any fault found fro further action		
<u>MINOR SERVICE</u>		
<u>All Refrigeration Units</u>		
To consist of :-		
1. Check operation of units		
2. Report any fault found for further action		
<u>MAJOR SERVICE</u>		
<u>All Refrigeration Units</u>		
To consist of :-		
1. Chemically hot wash air cooler condenser coils		
2. Clean condenser fan blades		
3. Check condenser fan motors, clean if necessary and oil bearings if possible		
4. Check operator coils and wash if possible		
5. Check evaporator fan motors, clean if necessary and oil bearing if possible		
6. Leak test for refrigeration leaks		
7. Check refrigerant charge		
8. Check and clean electric's tighten terminals		
9. Check correct operation of controls including safety controls		
10. Check compressor where sight glass provided		
11. Check compressor		
12. Check lubricating oil in compressor where sight glass provided		
13. Check DX valve for correct operation		
14. Check door seal and door catch mechanism for correct operation		
15. Check defrost on freezer room, including drain water		
16. Check and clean condensate drain and pan		
17. Report any fault found for further action		
18. Package plant and cooling tower information		

Replacement Of New Compressor Procedure		
1. Check condenser and evaporator coils for corrosion and cleanliness. Clean necessary		
2. Remove faulty compressor capacitor		
3. Test compressor oil for acid and contaminate		
NB: If compressor oil is contaminated or acidic, system should be flushed if possible and burn our filter dried fitted in the suction line, evacuated and recharged, running for minimum of 72 hours. Burnt out drier should then be removed and liquid line drier replaced on cooling only units.		
1. Fit new compressor using springs/ rubbers		
2. Fit new compressor capacitor		
3. Check all electrical controls and connections		
4. Check all wiring for burnt wires and general condition		
5. Evacuate system minimum half hour, break vacuum with refrigerant and vacuum again one hour minimum		
6. Break vacuum with refrigerant		
7. Check for leaks using hailde torch or electronic leak detector		
8. Recharge system checking amperage and superheat		
9. Check for leaks		
10. Crimp and weld charging line if possible		
11. Check for leaks		
12. Check piping and lagging and make sure no pipes are touching chassis or other pipes		
13. Final checks operation for unit and fan motor/s, bearings etc, check filter		
Note:		
1. Payment will only be made on completion of each task accompanied by a signed job card		
2. The liability period after completion of a major service is 3 (three) months, during which the tenderer must be responsible		
MAJOR SERVICE : FOR COOLING TOWERS		
1. Check fans:		
(a) Shafts		
(b) Bearings		
(c) Fan wheels and blades		
(d) Pulleys		
(e) V-belts		
(f) Vibration		
(g) Dis-alignment		
(h) Distortion		
(i) Direction		

2. Check grid eliminators:		
(a) Condition		
(b) Position		
(c) Direction		
3. Check water level and adjust if necessary		
4. Clean sump and strainers		
5. Check bleed - roll (automatic bleed - off system)		
6. Check chemical dosing pump		
7. Check chemical level and stock		
8. Check motor and motor controls		
9. Check dampers and dampers controls		
10. Check pumps and pumps controls		
11. Take water samples and analyse		
12. Inspect whole structure fro cracks, leaks, distortion and fatigue		
13. Check drain pipes and troughs		
14. Clean structure		
15. Log conditions on log book		
<u>MAJOR SERVICE FOR: PUMP FOR COOLING TOWERS</u>		
1. Check pump bearing grease/ oil level and adjust as required		
2. Adjust gland packing for slight drip		
3. Inspect coupling and check adjustment		
4. Check lubricate motor bearings		
5. Check for tightness and security of pump and motor holding down bolts		
6. Check bearing temperature		
7. Clean pump drain and pipe work		
8. Lubricate isolation valve stems and operate valves		
9. Check, clean and adjust valve glands repack if required		
10. Drain refill pump grease/oil		
11. Clean strainer		
12. Replace the gland packing and check for wear pump shaft sleeve		
13. Record operating parameters		
<u>MINOR SERVICE HIDEAWAY EVAPORATOR UNITS</u>		
1. Check filter and clean where necessary. Should the filter be torn or damaged it will be necessary to provide a new filter		
2. Check Condensate drains and clear observe its operation in all its functions.		
3. Clean equipment generally and observe its operation in all its functions.		

4. Check amperage reading on cooling / heating - fan only operation and compare to name plate ratings.		
5. Check all electrical components and loose connections		
<u>MAJOR SERVICE HIDEAWAY EVAPORATOR UNITS</u>		
1. Check air filter and clean where necessary. Should the filter be torn or damaged it will be necessary to provide a new filter		
2. Check condition of evaporator oil and clean. Straighten fins with fin comb where necessary.		
3. Check condition of condenser oil and clean. Straighten fins with fin comb where necessary.		
4. Check condensate drip trays and treat for corrosion if necessary. Ensure unobstructed gravity flow.		
5. Check condensate drains (clear if necessary to prevent water leaks		
6. Check fans to ensure that they are secured to the fan shafts not out of alignment and are free of corrosion, chips, dents etc.		
1. Check fan motor(s) to ensure that it (they) is (are) running freely and true and that the bearings shows no sign of wear.		
Ensure that the baffle plates are secure between in and outlet air		
2. Check Compressor to ensure that it is suspended freely, that all grommets and bushes are in good condition, that the klixton (overload protector) is operating efficiently, that the compressor is operating correctly and that it does not overheat in normal operating conditions.		
3. Check thermostat(s)/switches/contactors and the wiring thereto to ensure that all electrical connections are secure and clean.		
4. Check refrigerant system for leaks and repair where necessary.		
Please note any refrigerant gas used for this purpose is for the client's account		
Ensure all tubing is clear of other components.		
5. Check equipment generally and observe its operation in all its functions.		
6. Check amperage readings on cooling/heating fan only operation and compare nameplate ratings.		
7. For split units only: The above services (points 1 to 12) plus the following:		
(a) Check and tighten where necessary all refrigerant pipefittings.		
(b) Check head and suction pressures and ensure that these are in accordance with specifications. If not, adjust gas volume to the required head.		
* Please note any refrigerant gas is for the client's account		

* Where conditions change due to excavating construction or any kind of extraordinary exercises, the cycle of service may be adjusted to maintain healthy performance coefficient.		
The above major service will be carried out once per annum minimum		
<u>MAJOR SERVICE TO BE CARRIED OUT ON CONDENSER UNITS</u>		
1. Check condition of condensers and clean.		
2. Check condition of condenser fans, covers and hail guards.		
3. Check fans bearings, V-belts, pulleys, mountings, fan blades and flexible ductings		
4. Check operation of compressors.		
5. Check conditions of compressors mountings and vibro's		
6. Replace all filter core dryers		
7. Replace compressor's oil		
8. Test oil samples for acidity and moisture		
9. Test and calibrate L.P. switches (Low Pressure)		
10. Test and calibrate H.P. switches (High Pressure)		
11. Test and calibrate thermostats		
12. Test and calibrate thermos controllers		
13. Test and calibrate oil pressure switches		
14. Test and calibrate flow switches		
15. Test and calibrate freeze-stats		
16. Test and calibrate overload protection		
17. Check performance		
18. Check performance of electrical components for sound operation		
19. Check electrical control system for active response		
20. Leak detect whole system and repair leaks.		
21. Top up charge with same refrigerant		
22. Clean whole structure		
-		
<u>MINOR SERVICE PACKAGE UNITS</u>		
1. Check for undue noise, vibration and temperature		
2. Generally clean equipment		
3. Drain and clean equipment of Chilled water expansion tank		
4. Clean interior and exterior of Electrical Panel		
5. Visually inspect all wiring and swith gear of Electrical Panel		
6. Check operation of ramp meters/pilot lights on Electrical Panel		
7. Check electrical connections for tightness in Electrical Panel		

8. Perform safety checks as per selected random test sheet		
9. Check operation of chilled water bypass control and record the chilled water supply pressure, the chilled water return pressure and the set point in kPa		
10. Check operation of condenser water bypass control and record the condenser water supply temperature, the condenser water return temperature and the set point in °C		
11. Co-ordinate fire alarm interface test		
12. Co-ordinate load shed test		
13. Co-ordinate remote alarm indication test.		
14. Leak test refrigerant circuits of multi stack water cooled water chiller		
15. Visually inspect wiring and contactors to multi stack water chiller		
16. Visually inspect oil leaks to multi stack water chiller		
17. Check operation of microprocessor control to ensure there are no faults indicated within memory of multi stack water chiller		
18. Generally clean equipment of multi stack water chiller		
19. Ensure all unit covers are fitted securely to multi stack water chiller		
20. Check efficiency of evaporators to multi stack water chiller		
21. Check efficiency of condensers to multi stack water chiller		
22. Check operation of condenser and chilled water flow switches		
23. Check operation of LWT safety cutout		
24. Check operation of HP & LP safety cutouts in multi stack water chiller		
25. Check tightness of all electrical connections in multi stack water chiller		
26. Check variable speed controller to input fan		
27. Clean filter on the air intake box on the extract fan		
28. Check oil level and adjust as required to chilled water pump		
29. Check mechanical seal for leaks to chilled water pump		
30. Clean drip tray and ensure free flow to chilled water pump		
31. Check coupling for wear and tightness to chilled water pump		
32. Check tightness & security of pump & motor down bolts to chilled water pump		
33. Check pump motor electrical connections to chilled water pump		
34. Check operation & calibration of discharge flow switch to chilled water pump		
35. Clean water strainer to chilled water pump		
36. Clean inline filtration plant strainer to condenser water pump.		

37. Drain, clean out and refill sump		
38. Check operation and set point of ball valve		
39. Lubricate fan bearings as required		
40. Check condition and clean intake screens as required		
41. Ensure all removable cover screws are well lubricated		
42. Generally, check corrosion and covering of black epoxy		
43. Check condition of the distribution fill		
44. Check and clean discharge eliminators		
45. Check spray nozzles and clean if required		
46. Check fan motor electrical connections		
<u>AIRHANDLING UNITS</u>		
1. Clean drains and drip trays.		
2. Pour water into drip tray and check flow		
3. Check for undue noise, vibration and temp.		
4. Check belt drive for wear and tension		
5. Check general condition of evaporator coil		
6. Check general condition of fan blades and scrolls		
7. Grease fan bearing as required		
8. Check operation of duct isolating damper actuator		
9. Check operation of chilled water two-way valve		
10. Check operation of duct heater current valves		
11. Generally clean		
12. Check canvass collar for leaks		
13. Check operation of duct heater current valves safety controls		
14. Check and record Filter pressure drop in Pa		
15. Check and record Space Temperature in °C		
16. Check and record Space humidity in %RH		
17. Check and record Space Pressure in Pa		
18. Check humidifier operation		
19. Visually check wiring and contactors		
20. Check digital display and record alarms		
21. Check drain cycle operation		
22. Check condition of steam hoses		
23. Generally clean		
24. Strip and clean boiler		
25. Check water supply piping and strainers and clean		
<u>SERVICING</u>		
-		
<u>Work to be done from Monday to Friday between 7am and 5pm:</u>		
<u>Minor Services – as and when required for Domestic Units, Package Units & Cooling Towers</u>	Per service	Rate
A1 Domestic Units		

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Eastern Cape, Mthatha Zone

	<u>Major Services – for Domestic Units, Package Units and Cooling Towers</u>	Per service	Rate
A2	Domestic Units		
	<u>FOR ANY ITEMS NOT COVERED IN THIS BILL, THE TENDERER WILL BE REQUIRED TO REFER TO THE SCHEDULES OF RATES BILL.</u>		
	-		
	Labour Rates - As per Schedule of Rates Bill		
	Materials - As per Schedule of Rates Bill		
	Transport - As per Schedule of Rates Bill		
	Subcontract - As per Schedule of Rates Bill		

	Description	Unit	Rates
F	<u>SECTION 7: FIRE PREVENTION & PROTECTION</u>		
	-		
	<u>'Chubb'</u>		
F1	"Everyway" hose reel complete with 30m rubber hose, chromium plated stopcock, shut-off nozzle and wall bracket	No.	
F2	PVC cover for fire hose reel	No.	
F3	PVC cover for 4.5kg fire extinguisher	No.	
F4	4.5kg Dry chemical powder fire extinguisher	No.	
F5	5kg Carbon-dioxide (CO2) fire extinguisher	No.	
F6	Hydrant Valve with Stand pipe and anchor block	No.	
F7	Twin booster connection with Pressure gauge, Stand pipe and anchor block	No.	
	<u>FIRE RETICULATION</u>		
	<u>SIX MONTHLY INSPECTION AND MAINTENANCE OF INSTALLATION CONTROL VALVES (ICV'S)</u>		
	1. GENERAL CHECKS		
	1.1 Check that all valves are in their correct operating position. All installation control valves shall be opened in their correct operating position with padlocks and light loose link chains after inspection.		
	1.2 Check incoming Main Pressure		
	1.3 Main stop Valve		
	1.4 Alarm Cock Valve		
	1.5 Test and Dry Valves		
	2. OPERATIONS		
	2.1 Open 15mm test valve and test mechanical alarm		
	2.2 Open larger test valve and monitor Standing Pressure.		

	2.3 Boost pressure using false alarm prevention pump above Main Pressure.		
	3. COMPLIANCE		
	3.1 Check labelling of sprinkler installation control valves		
	3.2 Check Labelling of Control Valves.		
	3.3 Check Labelling of pump connection.		
	<u>YEARLY PUMP SET FLOW TEST AND MAINTENANCE</u>		
	1. Fully open the control valves that control the flow from the supply to the installation,		
	2. Open the installation drain and test valves fully and check that the pump, if fitted, starts automatically. Record the supply pressure measured on the installation control valve C gauge in kilo Pascals (kPa) and check that the flow rate, in litres(l) per minute as required.		
	<u>YEARLY PUMP SET FLOW TEST AND MAINTENANCE</u>		
	<u>ANNUAL INSPECTION AND MAINTENANCE OF STORAGE TANKS</u>		
	1. Visually inspect tanks externally for any leaks.		
	2. Visually inspect water tanks externally for any corrosion.		
	3. Visually inspect water level and check if correct.		
	4. Visually inspect tank internally, to be in good condition.		
	5. Is the tank divided into two separate storage volumes.		
	6. Check incoming ball valves, to be fully functional.		
	7. Check all valves, to be in correct operative position.		

	<u>ANNUAL MAINTANCE OF DIESEL ENGINE / PUMP SET</u>		
	<u>PREAMBLES</u>		
	A standard toolkit, as recommended by the engine and pump manufactures, shall be provided, together with the following spare parts:		
	a. Two sets of fuel filters, elements and seals.		
	b. Two sets of lubricating oil filters elements and seals.		
	c. Two sets of belts. (where used)		
	d. Complete set of engine joints, gaskets and hoses.		
	e. Two injector nozzles.		
	Spare parts should be replaced as they are used.		
	Tools and spare parts should be available at all times.		
	1. Replace all 'V' Belts		
	2. Replace Air Cleaner		
	3. Replace Fuel Filters		
	4. Replace Oil Filters		
	5. Replace Engine Sump Oil		
	6. Adjust rpm Governor		
	7. Adjust Tappets		
	8. Adjust Tachometer drive		
	9. Adjust Injectors		
	10. Inspect oil level in Injector Pumps		
	11. Replace pump gland packing (if applicable)		
	12. Fill grease stiffening box to bearing		
	13. Full Performance test using Test Arrangement		
	14. Note operating pressure and Flow pressure		
	<u>SIX MONTHLY INSPECTION, SERVICING AND TESTING OF FIRE DETECTION INSTALLATION</u>		
	1. Inspection and services of the fire alarm system complies with clause 12,2 of SANS 10139:2007 in respect of		

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Eastern Cape, Mthatha Zone

	1.1 Extend of liability is limited to the system as indicated on drawings that are filed in the log book.		
	1.2 Control board / panel description installed in the CCTV control room.		
	1.3 Number of manual control points		
	1.4 Number of smoke detectors.		
	1.5 Number of fire detectors		
	2. Any variations from the recommendations as described in clause 12.2 of SANS 10139:2007 on the installed system needs to be identified.		
	3. Relevant detail of work carried out and faults identified.		
	<u>FOR ANY ITEMS NOT COVERED IN THIS BILL, THE TENDERER WILL BE REQUIRED TO REFER TO THE SCHEDULES OF RATES BILL.</u>		
	Labour Rates - As per Schedule of Rates Bill		
	Materials - As per Schedule of Rates Bill		
	Transport - As per Schedule of Rates Bill		
	Subcontract - As per Schedule of Rates Bill		

Item		Unit	Rate
L	SECTION 8: LIFTS		
	<u>PRICING OF RATES</u>		
	<u>All rates inserted in the Bills of Quantities shall cover all costs, charges and profit that may be considered necessary for the carrying out and observance for the provisions of these "Preambles to all Trades".</u>		
	The Tenderer shall insert the amount required against each item which he wishes to price and not insert a lump sum covering a series of items. Only such priced items shall be considered in respect of any adjustment to the Contract Sum. Items left unpriced will be understood to be covered in the rates for other items throughout these Bills of Quantities.		
	The Tenderer must refer to the Schedule of Rates bill and ensure the required skill profile for this Bill is utilised when carrying out works on site. Tenderers must make due allowance for this in their rates and no claims will be entertained in this regard after contract award.		
	Overtime work and normal work:		
	-		
	<u>The tenderers are advised that the following works may be done during normal working hours as well as after normal working hours. Tenderers must make due allowance for these working hours in the pricing as no claims will be entertained in this regard.</u>		
	NOTE:		
	According to the Occupational Health and Safety Act regulation 7, the lift must be examined and maintained by a competent lift service provider.		
	The Contractor is to ensure that the inspection service provider is registered with the accredited authority as per regulation 9 of the OHS act.		
	The Contractor is to ensure that the record keeping is in place as per regulation 8 of the OHS act.		
	All consumables must be allowed for by the tenderer in his rates as priced below.		

	Before any works commence, the Contractor needs to submit the name of the accredited service provider to Eskom for approval.		
	<u>EXAMINATION, SERVICING AND MAINTENANCE OF ALL TYPES OF LIFTS</u>		
	<u>Allow for comprehensive monthly Lift Inspection, maintenance as per OHS act. Reports to be compiled by an approved SANS ISO 9001 certified company for the following:</u>		
	Basic Inspection		
	Car		
	Check the car lighting.		
	<u>Check the car interior.</u>		
	Check signs in the car (Elevator identification, load plate information etc)		
	Check operation of remote/local alarm system.		
	Check operation of the telephone connection (if applicable)		
	Car Door		
	Test door open button in the car operation panel (COP)		
	Test closing force limiter.		
	<u>Test function of curtain of light, photocell or safety edge.</u>		
	<u>Check the sill groove of the car</u>		
	Check condition of car door panels and guide shoes.		
	Check operation of advanced door opening (if applicable)		
	General Operation at each floor		
	<u>Check manually the display and buttons in the car operation panel and verify that the panel is securely fixed. Check the DOP module (if DCS system is applicable).</u>		
	Check stopping accuracy		
	<u>Check landing door sill and clearance between car/car door sill and landing door sill.</u>		

	Check the landing door frontage.		
	<u>Check condition of landing door panels and locks and bottom guide shoes.</u>		
	Perform a test drive to check ride comfort. Drive the car in up direction and try to swing the car.		
	Control panel		
	<u>Check fault codes.</u>		
	<u>Test the function of earth leakage circuit breaker</u>		
	Test the function of emergency light.		
	Check operation of the manual brake release system		
	Perform function test to check re-levelling accuracy.		
	<u>Check operation of the intercom system (if applicable)</u>		
	Check the light of the control panel and overall tidiness.		
	<u>Check visually operation of the door zone indicator (green light on the control panel)</u>		
	Check the fixings of the motor supply cable.		
	<u>Check the condition of main line entries and fixings.</u>		
	Check setting of load weighing device		
	Note the reading of the start counter (if application)		
	<u>Check operation of the remote/local alarm system (if separate battery used for alarm system)</u>		
	<u>Car roof</u>		
	Check visually shaft lighting. Clean the car roof.		
	Check oil level in guide rail lubricators (if applicable)		
	Check visually the machine		
	<u>Check of overspeed governor mechanism</u>		
	Elevator shaft		
	<u>Check audio visually the machine brake</u>		

	Check electrical and mechanical function of landing door lock, coupler clearance and synchronisation.		
	<u>Check landing door guide shoes</u>		
	Check washers of the ropes.		
	Check the tension of the suspension ropes.		
	<u>Visual check of car positioning devices.</u>		
	-		
	<u>Check tightness of rope fixing and clips.</u>		
	-		
	Checking condition of overspeed governor		
	Check condition of suspension ropes.		
	Check counterweight frame, pulleys and filler weights. Listen for noise from pulley bearings when driving		
	<u>Check clearance between counterweight guide shoes and guide rails</u>		
	-		
	Check oil level in counterweight guide rail lubricators (if applicable)		
	<u>Check the counterweight safety gear if applicable</u>		
	Check fixing, condition and free movement of compensation rope/ chain (if applicable)		
	<u>Pit</u>		
	Check the oil cups.		
	Check pit lighting and cleanliness.		
	<u>Check condition of the lower guide shoes of the car</u>		
	-		
	<u>Check suspension rope pulleys and guards visually.</u>		
	-		
	Check overspeed governor tension weight assembly.		
	Visual check of buffers and alignment of butter to strike plate.		
	Check fixing and condition of the travelling cable.		
	<u>Check visually counterweight butter clearance/overtravel.</u>		
	-		
	Car sling		

	<u>Check overspeed governor rope fixing to the car.</u>		
	Check manually safety gear linkage.		
	<u>Check overspeed governor electrical contact</u>		
	Check headroom buffers (if applicable)		
	Check the condition of the upper guide shoes of the car		
	<u>Check the date of the last replacement of the emergency alarm battery</u>		
	-		
	<u>Check function of upper limit switch</u>		
	-		
	Check operation and fixings of the trap door contact (if applicable)		
	Landing doors checks in landing		
	Check the landing door mechanical		
	<u>Check condition and clearance/alignment of door panels.</u>		
	-		
	Check that the door panels do not jam in open position.		
	<u>Landing door checks in the shaft</u>		
	Check alignment of railing profile. Clean if needed.		
	<u>Check condition and alignment of the door contact</u>		
	Check wear and alignment of the hanger rollers. Clean if needed		
	Check wear, clearance and alignment of the anti-tip rollers. Clean if needed		
	<u>Check the condition and tension of synchronization rope</u>		
	-		
	<u>Check the condition of synchronization roller</u>		
	-		
	Check operation of emergency opening device		
	Landing door lock		
	Test manually the operation of lock.		
	<u>Check landing door lock rollers.</u>		

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	Check alignment and contact surface for lock contact (interlock)		
	<u>Landing door closing system</u>		
	Check operation of the closing weight		
	<u>Check condition of closing weight rope</u>		
	Check condition of diverting pulleys		
	Landing door sills and guide shoes		
	<u>Check the sill connection to the frame</u>		
	<u>Check condition, integrity, engagement and fixings of the bottom guide shoes.</u>		
	- Coupler		
	Check operation and alignment of the door coupler and rollers.		
	Car Doors Generally		
	<u>Checking condition and clearance /alignment of door panels.</u>		
	- Check for sill connection to the frame		
	<u>Check condition, integrity, engagement and fixings of the bottom guide shoes and fire taps.</u>		
	Check the fixings of the apron (toe guard)		
	<u>Door Operator</u>		
	Check that the operator functions correctly		
	Check the diverting pulleys		
	<u>Check belt tightness and wear.</u>		
	<u>Check alignment/contact surface for door contact</u>		
	- Check fixings cables and mechanism of the safety devices.		
	Check earthing and electrical connections.		
	Railing		

	<u>Check alignment of railing profile. Clean if needed</u>		
	-		
	Check wear and alignment of the hanger rollers. Clean if needed		
	<u>Check wear, clearance and alignment of the anti-tip rollers. Clean if needed</u>		
	Check the condition and tension of synchronization rope		
	<u>Check the condition of synchronization rollers.</u>		
	Check operation of car door lock opening device (if applicable)		

	Mix machine		
	<u>Check audiovisually the traction sheave bearing</u>		
	-		
	<u>Check condition of the traction sheave and guards</u>		
	-		
	Check the fixings of all motor supply cables		
	Check visually tachometer and roller		
	Check visually brake drum surface. Clean in needed		
	<u>Check thickness of brake lining</u>		
	Perform brake static test.		
	<u>Signalisation</u>		
	Check landing signalization (indicator lamps of car position, displays and buttons). In case of low rise destination control system LRDCS check the following functions in DOP module: 1 call functions (all buttons), 2 display function, 3 voice announcement function		
	Monthly examination, service and maintenance		

	Six monthly inspections as per regulation 7 for suspension ropes of lifts		
	<u>Annual Inspection:</u>		
	<u>The following work is to be performed annually to ensure that all electrical safety devices are working correctly:</u>		

	Check main isolator circuit breaker		
	Check safety gear switch		
	Check overspeed governor switch		
	<u>Check buffer return switch (energy dissipation type)</u>		
	Check landing door locks		
	<u>Check car door locks</u>		
	Check final limit switches		
	<u>Check stop switches on car roof</u>		
	Check overspeed governor re-set switch		

	Check stop switch in pit		
	<u>Check overspeed governor rope tension switch</u>		
	<u>Check landing door interlocks</u>		
	Check slave door contacts		
	Check car door contact switch		
	Annual service and maintenance		
	-		
	<u>FOR ANY ITEMS NOT COVERED IN THIS BILL, THE TENDERER WILL BE REQUIRED TO REFER TO THE SCHEDULES OF RATES BILL .</u>		
	Labour Rates - As per Schedule of Rates Bill		
	Materials - As per Schedule of Rates Bill		
	Transport - As per Schedule of Rates Bill		
	Subcontract - As per Schedule of Rates Bill		

Item		Unit	Rates
WWT	<u>SECTION 9: WASTEWATER TREATMENT PLANT</u>		
	<u>PRICING OF RATES</u>		
	All rates inserted in the Bills of Quantities shall cover all costs, charges and profit that may be considered necessary for the carrying out and observance for the provisions of these "Preambles to all Trades".		
	The Tenderer shall insert the amount required against each item which he wishes to price and not insert a lump sum covering a series of items. Only such priced items shall be considered in respect of any adjustment to the Contract Sum. Items left unpriced will be understood to be covered in the rates for other items throughout these Bills of Quantities.		
	The Tenderer must refer to the Schedule of Rates bill and ensure the required skill profile for this Bill is utilised when carrying out works on site. Tenderers must make due allowance for this in their rates and no claims will be entertained in this regard after contract award.		
	<u>Overtime work and normal work:</u>		
	-		
	The tenderers are advised that the following works may be done during normal working hours as well as after normal working hours. Tenderers must make due allowance for these working hours in the pricing as no claims will be entertained in this regard.		
	<u>SUPPLEMENTARY PREAMBLES</u>		
	Refer to Manufacturer's Operation and Maintenance Manual		
	<u>MONTHLY MAINTENANCE</u>		
	1. Check plant power source has not been disconnected; Check effective physical effluent gravity delivery from septic tank i.e. no blockages; Check effective air supply - method per audio verification.		
	2. Replace chlorine tablets in chlorine contractor.		
	3. Take sample of incoming (from septic tank) and final effluent (from chlorine contract tank) and forward analytical results to Manufacturer for record purposes and report.		

	4. Tenderer to check all piping connections from source to the treatment system		
	5. Tenderer to check all pumps		
	6. Tenderer to de-sludge and clean the clogs including flushing the system. Water to be supplied by Eskom		
	7. Tenderer to check all electrical connections		
	<u>Dumping of Sludge:</u>		
	Tenderers must allow for dumping of sludge in a registered dumping site. The Tenderer must provide a certificate to Eskom ERE (EC) Official confirming that the sludge is dumped at a registered site. No payment will be made unless the said certificate is submitted. This will be "as and when" required, and quotation must be provided to Eskom before this is done.		
	<u>Environmental Compliance:</u>		
	The Tenderer must comply with all environmental laws in respect of wastewater treatment.		
	<u>Lilliput sewage systems</u>		Rate
WW1	Mersey Training Centre	Monthly service	
	-		
	<u>Calcamite sewage system</u>		
	Water testing to be done on a monthly basis. Test results to be sent to the Eskom representative upon completion.		
	<u>FOR ANY ITEMS NOT COVERED IN THIS BILL, THE TENDERER WILL BE REQUIRED TO REFER TO THE SCHEDULES OF RATES BILL .</u>		
	-		
	Labour Rates - As per Schedule of Rates Bill		
	Materials - As per Schedule of Rates Bill		
	Transport - As per Schedule of Rates Bill		
	Subcontract - As per Schedule of Rates Bill		

Item		Unit	Rates
WT	<u>SECTION 10: WATER TREATMENT</u>		
	<u>PRICING OF RATES</u>		
	All rates inserted in the Bills of Quantities shall cover all costs, charges and profit that may be considered necessary for the carrying out and observance for the provisions of these "Preambles to all Trades".		
	The Tenderer shall insert the amount required against each item which he wishes to price and not insert a lump sum covering a series of items. Only such priced items shall be considered in respect of any adjustment to the Contract Sum. Items left unpriced will be understood to be covered in the rates for other items throughout these Bills of Quantities.		
	The Tenderer must refer to the Schedule of Rates bill and ensure the required skill profile for this Bill is utilised when carrying out works on site. Tenderers must make due allowance for this in their rates and no claims will be entertained in this regard after contract award.		
	<u>Overtime work and normal work:</u>		
	-		
	The tenderers are advised that the following works may be done during normal working hours as well as after normal working hours. Tenderers must make due allowance for these working hours in the pricing as no claims will be entertained in this regard.		
	<u>SUPPLEMENTARY PREAMBLES</u>		
	-		
	Refer to Manufacturer's Operation and Maintenance Manual		
	<u>Monthly checks</u>		
	Monthly checks of water treatment plants to include:		
	1. Function check all equipment, and remedy as required		
	2. Field tests for: Total alkalinity, pH, TDS, Chlorine (Promanade) and adjust as required		
	3. Record water meter readings		
	4. Check and maintain chemical inventory		
	5. Issue service report detailing results, problems etc		
	6. Check and supply salt as required		
	7. General housekeeping		

	Any defects need to be reported to the Eskom representative and a quote to be submitted.		
WT1	Monthly Service	per Service	
	<u>Annual service</u>		
	All of the items listed above in the monthly checks, and the following:		
	Replace media and service heads		
	Check all floats pumps		
	Check for leaks		
	Remove Ozone unit and replace with 1x55w UV light		
WT2	Annually	per service	
WT3	Supply salt for water treatment plant : "as and when required"	kg	
	<u>FOR ANY ITEMS NOT COVERED IN THIS BILL, THE TENDERER WILL BE REQUIRED TO REFER TO THE SCHEDULES OF RATES BILL .</u>		
	-		
	Labour Rates - As per Schedule of Rates Bill		
	Materials - As per Schedule of Rates Bill		
	Transport - As per Schedule of Rates Bill		
	Subcontract - As per Schedule of Rates Bill		

Item		Unit	Rate
OW	<u>SECTION 11: OTHER WORKS</u>		
	<u>PRICING OF RATES</u>		
	-		
	All rates inserted in the Bills of Quantities shall cover all costs, charges and profit that may be considered necessary for the carrying out and observance for the provisions of these "Preambles to all Trades".		
	The Tenderer shall insert the amount required against each item which he wishes to price and not insert a lump sum covering a series of items. Only such priced items shall be considered in respect of any adjustment to the Contract Sum. Items left unpriced will be understood to be covered in the rates for other items throughout these Bills of Quantities.		
	The Tenderer must refer to the Schedule of Rates bill and ensure the required skill profile for this Bill is utilised when carrying out works on site. Tenderers must make due allowance for this in their rates and no claims will be entertained in this regard after contract award.		
	This Bill is only used should there be no items / rates in all other Bills in this contract.		
	For all works in this section, quotations must be submitted for approval by the Service Manager, or his delegates, prior to work starting.		
	<u>Labour Rates - As per Schedule of Rates Bill</u>		
	<u>Materials - As per Schedule of Rates Bill</u>		
	<u>Transport - As per Schedule of Rates Bill</u>		
	<u>Subcontract - As per Schedule of Rates Bill</u>		

Item		Unit	Rates
	<u>SECTION 12: ON SITE SERVICES</u>		
	<u>PRICING OF RATES</u>		
	<u>Materials</u>		
	Note: The Contractor must be able to produce material back-up (ie. invoices, receipts, quotes, etc) when requested by the Service Manager.		
OSS1	Percentage Mark Up =10%	Percentage Mark up	
	<u>Transport</u>		
	* Travelling rates to include toll fees and parking fees		
	** Travelling will be paid in excess of a 10km round trip from the base station.		
	Travelling costs will only be for business purposes and not paid from home to the base station and back		
OSS2	Travelling from Base Station for LDV - to be available at all times.	km	
OSS3	1 ton single axle trailer with mechanical brakes - as and when required	Day Rate	
OSS4	Travelling from Base Station for 8 ton truck - as and when required	km	

Item		Unit	Rates
	<u>SECTION 13: SCHEDULE OF RATES</u>		
	These rates will be applicable to the relevant type of works, and will be used to compensate the Contractor, where there are no other Bill rates in the Bill of Quantities.		
	The following are the required skills per trade that the Contractor will be required to possess to carry out the relevant type works on this contract.		

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Eastern Cape, Mthatha Zone

	SKILLED - ELECTRICAL		
	Qualification -Trade test by accredited trade facility		
	Work Experience -Electrician's experience (min 5 years) - electrical maintenance on Commercial, Industrial and or Residential buildings, after been qualified as electrician.		
	SKILLED - AIRCON TECHNICIAN		
	Qualifications - Trade test certificate for Air Conditioning and certificate of training from Manufacturers eg.from Daiken/Mitsubishi/Carrier/Samsung/LG		
	Work Experience - experience (min 5 years) in maintenance of Building HVAC systems on Commercial, Industrial and or Residential Buildings		
	SKILLED - PLUMBER		
	Qualification - Plumbing Apprentice Qualification by accredited facility		
	Work Experience - experience (min 3 years) in plumbing Construction/Maintenance on Commercial, Industrial and or Residential buildings		
	SKILLED ARTISAN - (Building/civil/general maintenance)		
	Qualification- Building Apprentice Qualification		
	Work Experience - Minimum 3 years post apprentice experience		
	ELECTRICAL ASSISTANT		
	Electrical experience (2-3 years) on Commercial, Industrial and or Residential buildings.		
	AIRCON TECHNICIAN ASSISTANT		
	Experience (2-3 years) in Building HVAC and domestic air-conditioning in Commercial, Industrial and Residential Buildings		
	PLUMBER ASSISTANT		
	Experience (2-3 years) in Industrial and Residential plumbing		
	ARTISAN ASSISTANT (Building/civil/general maintenance)		
	Experience (2-3 years) on Commercial, Industrial and or Residential building works/maintenance.		
	<u>LABOUR RATES</u>		

	Labour rates to be all inclusive of labour, overheads, profit, employee benefits, employer benefits etc. No additional claims per hourly rate will be paid to Contractor after contract award.		
	Tenderers are advised that all labour charges and transport charges must be procured from the closest to the effected site.		
	Any call out work commenced during working hours and completed after normal working hours will be compensated by using normal working hour rates only.		
	Any call out work commenced after normal working hours will be compensated by using after normal working hour rates only.		
	Prior written approval must be received from the Eskom ERE (EC) Official prior to commencement of any works.		
	Designs, drawings, building reports/inspections will be required to be done by specialists on a "as and when required basis". The Tenderer will be required to quote for this specialist works when required.		
	<u>Work to be done from Monday to Friday between 7:30am and 4pm:</u>		
SOR1	Skilled - Electrical	Hr	
SOR2	Skilled Artisan- Building/ Civil / Alterations works	Hr	
SOR3	Skilled - Plumbing	Hr	
SOR4	Skilled - Aircon Technician	Hr	
SOR5	Electrical Assistant	Hr	
SOR6	Artisan Assistant- Building /Civil /Alterations works	Hr	
SOR7	Plumber Assistant	Hr	
SOR8	Aircon Technician Assistant	Hr	
SOR9	General worker - unskilled	Hr	
SOR9.1	General Worker - unskilled	Monthly	
	<u>Work to be done from after hours and Saturdays</u>		
SOR10	Skilled - Electrical	Hr	
SOR11	Skilled Artisan- Building/ Civil / Alterations works	Hr	

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Eastern Cape, Mthatha Zone

SOR12	Skilled - Plumbing	Hr	
SOR13	Skilled - Aircon Technician	Hr	
SOR14	Electrical Assistant	Hr	
SOR15	Artisan Assistant- Building /Civil /Alterations works	Hr	
SOR16	Plumber Assistant	Hr	
SOR17	Aircon Technician Assistant	Hr	
SOR18	General worker - unskilled	Hr	
	<u>Work to be done on Sundays and Public Holidays</u>		
SOR19	Skilled - Electrical	Hr	
SOR20	Skilled Artisan- Building/ Civil / Alterations works	Hr	
SOR21	Skilled - Plumbing	Hr	
SOR22	Skilled - Aircon Technician	Hr	
SOR23	Electrical Assistant	Hr	
SOR24	Artisan Assistant- Building /Civil /Alterations works	Hr	
SOR25	Plumber Assistant	Hr	
SOR26	Aircon Technician Assistant	Hr	
SOR27	General worker - unskilled	Hr	
	<u>Materials</u>		
	Note: The Contractor must be able to produce material back-up (ie. invoices, receipts, quotes, etc) when requested by the Service Manager.		
SOR28	Percentage Mark Up =10%	Percentage Mark up	
	<u>Transport</u>		
	Payment for transport/traveling (minimum LDV type vehicle) will be paid in excess of a 60Km round trip from home centre, calculated using google maps.		
SOR29	Cost of transport/ travelling (including toll Fees)	km	
	<u>Subcontract</u>		

The provision of Facilities Management Services (FMS) Technical Services required for Properties Management in the Cape Coastal Cluster, Eastern Cape, Mthatha Zone

	The Contractor will be required to provide quotations when the need arises, for the approval of Eskom. Eskom has the right to reject quotations and do its own market research, should Contractor's quotations not be acceptable to Eskom. The Contractor will then be required to appoint the selected Supplier /sub-contractor based on Eskom's recommendations.		
SOR30	Percent markup (profit and attendance) on sub-contracted works.	Percentage markup	

