



FACILITIES MANAGEMENT: APPOINTMENT OF A SERVICE PROVIDER FOR THE REPLACEMENT OF CONCRETE ROOF WATERPROOFING, STAIRCASE SUPPORT AND GLAZING REPAIRS AT AMAZWI SOUTH AFRICAN MUSEUM OF LITERATURE

IN

MAKHANDA

RFQ NO. 2-2026/27

Consisting of:

Volume 1: The Bid (Returnable) This document

Volume 2: The Contract – Separate document (This document)

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JULY 2026

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THE CONTRACT (Volume 2)

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PART 1: SCOPE OF WORKS

C3.1: SCOPE OF WORKS

C3.1: SCOPE OF WORKS

Project title:	FACILITIES MANAGEMENT: APPOINTMENT OF A SERVICE PROVIDER FOR THE REPLACEMENT OF CONCRETE ROOF WATERPROOFING, STAIRCASE SUPPORT AND GLAZING REPAIRS AT AMAZWI SOUTH AFRICAN MUSEUM OF LITERATURE, MAKHANDA.
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1. GENERAL

The Standard for Uniformity in Construction Procurement published in terms of the Construction Industry Development Board (CIDB) Act 2000 (Act no 38 of 2000), the Standard Construction Procurement Documents for Engineering and Construction Works as issued by the CIDB and any other relevant documentation pertaining thereto must be studied and all principles in this regard must be applied to all procurement documentation, practices and procedures.

2. EXTENT OF THE WORKS

The works comprise the following:

Replacement of Concrete Roof Waterproofing

Remove existing waterproofing from concrete roofs and parapet walls. Prepare surfaces and install new waterproofing system on concrete roofs and parapet walls, including the application of a waterproof emulsion protective coating upon completion.

Staircase Support

Supply, fabricate, and install new steel support members to the stair landing. Prepare and paint all new steelwork in accordance with the project specifications.

Remove and replace the water-damaged skimmed ceiling and make good to match the existing ceilings, including painting.

Remove and make good Marmoran finish to the staircase soffit to match the existing.

Glazing Repairs

Remove and replace cracked glass panes in existing aluminium windows, shopfronts, etc.

3. EXISTING PREMISES OCCUPIED, ETC

The existing premises shall be occupied and in use during the execution of the works. Noise, dust, fire and security control measures shall therefore have to be applied by the contractor during the execution of the works.

Bidders are advised that, in view of the nature and extent of the works other necessary temporary works are an essential part of the works. Bidders must therefore fully examine and understand the nature and extent of the proposed works and must allow in their pricing for all access, structures, hoardings, dust screens, signs and other temporary works, which shall be erected, maintained and removed upon completion of the Works as required by law or otherwise.

The site is accessible via existing roads.

4. WORKS SPECIFICATIONS

The items in the Bills of Quantities are to be read and priced in conjunction with and the descriptions regarded as amplified by the Model Preambles for Trades as recommended and published by the Association of South African Quantity Surveyors (2008 Edition) including any supplementary preambles and/or specification notes described/ contained in the Bills of Quantities (C2.2).

PART 2: PRICING DATA

C2.1: PRICING INSTRUCTIONS

C2.1: PRICING INSTRUCTIONS

Project title:	FACILITIES MANAGEMENT: APPOINTMENT OF A SERVICE PROVIDER FOR THE REPLACEMENT OF CONCRETE ROOF WATERPROOFING, STAIRCASE SUPPORT AND GLAZING REPAIRS AT AMAZWI SOUTH AFRICAN MUSEUM OF LITERATURE, MAKHANDA.
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1. GENERAL

Where possible the contractor is encouraged to make use of local labour throughout the project.

2. BILLS OF QUANTITIES

The **bills of quantities** (C2.2) forms part of and must be read and priced in conjunction with all the other documents forming part of the **contract documents**, the Standard Conditions of Tender, Conditions of Contract, Specifications including the ASAQS Model Preambles for Trades (2008 Edition), Drawings and all other relevant documentation.

Reference to any particular trademark, name, patent, design, type, specific origin or producer is purely to establish a standard for requirements. Products or articles of an equivalent standard may be substituted.

3. PAYMENT OF PRELIMINARIES

The amount of the Preliminaries to be included in each monthly payment certificate shall be assessed as an amount prorated to the value of the work duly executed in the same ratio as the preliminaries bears to the contract sum excluding:

- the amount for preliminaries
- any contingency sum
- any amount in respect of CPAP

4. VALUE ADDED TAX

The tender price must include for Value Added Tax (VAT). All rates, provisional sums, etc. in the **bills of quantities** (C2.2) must however be net (exclusive of VAT) with VAT calculated and added to the total value thereof in the Final Summary.

5. CONTRACT PRICE ADJUSTMENT PROVISIONS

Contract price adjustments is **NOT** applicable to this contract.

C2.2: BILLS OF QUANTITIES



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SECTION NO. 1
PRELIMINARIES



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SECTION NO. 1
PRELIMINARIES

BUILDING AGREEMENT AND PRELIMINARIES

The **JBCC** Principal Building Agreement (Edition 6.2 - May 2018) prepared by the Joint Building Contracts Committee shall be the applicable building agreement, amended as hereinafter described.

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

The **JBCC** General Preliminaries (May 2018) published by the Joint Building Contracts Committee for use with the **JBCC** Principal Building Agreement (Edition 6.2 - May 2018) shall be deemed to be incorporated in these **bills of quantities**, amended as hereinafter described.

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

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

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

Where standard clauses or alternatives are not entirely applicable to this **agreement** such amendments, modifications, corrections or supplements as will apply are given under each relevant clause heading and such amendments, modifications, corrections or supplements shall take precedence notwithstanding anything to the contrary contained in the abovementioned documents.

PREAMBLES FOR TRADES

The General Preambles for Trades 2008 published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these **bills of quantities** and no claims arising from brevity of description of items fully described in the said General Preambles will be entertained.

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

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

STRUCTURE OF THIS PRELIMINARIES BILL

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

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

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

PRICING OF PRELIMINARIES

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

SECTION A: PRINCIPAL BUILDING AGREEMENT

Interpretation (A1-A7):

1 Clause 1.0 - Definitions and interpretation

Construction period:

The period commencing on the date that possession of the **site** is given to the **contractor** and ending on the date of **practical completion**.

Interest:

The **interest** rate in terms of legislation applicable to the State.

Pricing of bills of quantities:

The **contractor** is to allow opposite each item for all costs in connection therewith. All prices to include, unless otherwise stated, for all materials, fabrication, conveyance and delivery, unloading, storing, unpacking, hoisting, labour, setting, fitting and fixing in position, cutting and waste (except where to be measured in accordance with the standard system of measurement), patterns, models and templates, plant, temporary works, returning of packaging, duties, taxes (other than Value Added Tax), imposts, establishment charges, overheads, profit and all other obligations arising out of this **agreement**. Value Added Tax (VAT) is to be separately stated on the summary page of these **bills of quantities**.

Items left unpriced will be deemed to be covered in prices against other items throughout these **bills of quantities** and no claim for any extras arising out of the **contractor's** omission to price any item will be entertained

Prices for all **construction equipment**, temporary works, services and other items shall include for the supply, maintenance, operating cost and subsequent removal and making good as necessary

Abbreviated descriptions:

The items in these **bills of quantities** utilise abbreviated descriptions. It is the intention that the abbreviated descriptions be fully described when read with the applicable measuring system and the relevant preambles and/or specifications. However, should the full intent and meaning of any description not be clear, the **contractor** shall, before submission of his tender, call for a written directive from the **principal agent**, failing which it shall be assumed that the **contractor** has allowed in his pricing for materials and workmanship in terms of international best practice

Legal status of contractor:

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

1. These persons are deemed to be jointly and severally liable to the **employer** for the performance of this **agreement**
2. These persons shall notify the **employer** of their leader who has assigned authority to bind the **contractor** and each of these persons
3. The **contractor** shall not alter its composition or legal status without the prior written consent of the **employer**

Item

2 Clause 2.0 - **Law**, regulations and **notices**

Item

3 Clause 3.0 - Offer and acceptance

Item

4 Clause 4.0 - Cession and assignment

Item

5 Clause 5.0 - Documents

Value Added Tax:

Provision is made in the summary page of these bills of quantities for the inclusion of Value Added Tax (VAT).

Item

6 Clause 6.0 - Employer's agents

Delegated authority:

The authority of the principal agent to issue contract instructions [17.1] is not delegated to agents. The authority of the principal agent to perform duties for specific aspects of the works is delegated to agents as follows [6.2]:

1. Architect

1.1 Duties [6.2]:

The architect is responsible for the architectural design, functional design and quality inspection of the works.

2. Quantity surveyor

2.1 Duties [6.2]:

The quantity surveyor is responsible for all measurements, valuations, financial assessments and all other quantity surveying and cost control functions of the works.

3. Civil and structural engineer [N/A]

3.1 Duties [6.2]:

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

4. Mechanical engineer [N/A]

4.1 Duties [6.2]:

The mechanical engineer is responsible for all aspects of mechanical engineering design and quality inspection of the works, measurements, valuations, financial assessments and cost control functions.

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5. Electrical engineer [N/A]

5.1 Duties [6.2]:

The electrical engineer is responsible for all aspects of electrical engineering design and quality inspection of the works, measurements, valuations, financial assessments and cost control functions.

6. Wet services engineer [N/A]

6.1 Duties [6.2]:

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

7. Health and safety consultant

7.1 Duties [6.2]:

The health and safety consultant is responsible for all aspects of health and safety of the works. Without derogating from the generality thereof, the health and safety consultant will perform the following specific functions and duties in respect of the health and safety aspects of the works.

He shall:

7.1.1 Act as the employer's agent in terms of the Construction Regulations issued in terms of the Occupational Health and Safety Act, 1993 (as amended).

7.1.2 Prepare and update the health and safety specification for the works.

7.1.3 Agree with the contractor the health and safety plan for the works.

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

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

Item

Item

Item

Item

Item

7 Clause 7.0 - Design responsibility

Insurances and securities (A8-A11)

8 Clause 8.0 - **Works** risk

9 Clause 9.0 - Indemnities

10 Clause 10.0 - Insurances

11 Clause 11.0 - Securities

Guarantee for advance payment:

The employer shall not make any advance payments. [11.2.2 & 11.3]

Guarantee for payment:

The employer shall not provide the contractor with a guarantee for payment [11.5, 12.1.1].

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		Amount
	<p>Guarantee for construction: The original or replacement guarantee for construction shall be lodged with the principal agent who shall retain the document until the expiry date. [11.8]</p> <p>Waiver of lien: The contractor shall waive his lien or right of continuing possession of the works [11.10].</p> <p>Extension of waiver of lien: The contractor shall ensure that a waiver of lien is included in all subcontracts and that the works executed on the site are kept free of all liens and other encumbrances at all times [11.10].</p> <p><u>Execution (A12 - A17) }</u></p>	
12	<p>Clause 12.0 - Obligations of the parties</p> <p>Possession of site: Give possession of the site to the contractor on the date stated in the contract data, or as soon thereafter as is practically possible, provided that the contractor has complied with 12.2.1, 12.2.2, 12.2.3, 12.2.5, 12.2.6 and such other documents and information identified in the contract data. [12.1.5]</p> <p>Advance payments: The employer shall not make any advance payments. [12.1.8]</p> <p>Office accommodation: The contractor shall provide, maintain and remove on practical completion office accommodation with suitable tables and chairs for meetings to be held on the site. Such offices shall be kept clean and fit for use at all times. [12.2.18]</p> <p>Notice board: A notice board is not required. [12.2.18]</p> <p>Statutory and other notices: The contractor shall submit and/or comply with all statutory and other notices that may be required by any local or other authority in order not to cause any delay to the commencement of the works by the contractor. The contractor shall pay all deposits or fees in this regard.</p> <p>It is, however, specifically recorded that the employer shall be responsible for the timeous approval of building plans by any local or other authorities and the payment of any fees or charges related thereto.</p>	Item
13	Clause 13.0 - Setting out	Item
14	Clause 14.0 - Nominated subcontractors	Item
15	Clause 15.0 - Selected subcontractors	Item
16	Clause 16.0 - Direct contractors	N/A
17	Clause 17.0 - Contract instructions	
	<p style="text-align: right;">Carried To Section Summary</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>	<p style="text-align: center;">R</p>



Amount

Site instructions:

Instructions issued on **site** are to be recorded in triplicate in a site instruction book which is to be supplied and maintained on **site** by the **contractor**.

Site instructions pertaining to any items covered in Clause 17 of this **agreement** shall be of no force unless confirmed in a **contract instruction** issued by the **principal agent**.

Item

Completion (A18 - A24):

18 Clause 18.0 - Interim completion

Item

19 Clause 19.0 - **Practical completion**

Item

20 Clause 20.0 - Completion in **sections**

Item

21 Clause 21.0 - **Defects** liability period and final completion

Item

22 Clause 22.0 - **Latent defects** liability period

Item

23 Clause 23.0 - Revision of the date for **practical completion**

Substitution of materials and goods:

The removal or substitution of any **materials and goods** which do not conform to the specification or the **contract drawings** shall not constitute grounds for the extension of the **construction period** nor for the adjustment of the **contract value**. [17.1.8; 23.1 & 2]

Adverse weather conditions:

The **contractor** shall erect an effective rainfall gauge on **site** and record the daily rainfall figures and all other adverse weather conditions in a site book. The site book shall be handed to the **principal agent** for his signature no later than 12 days after adverse weather conditions occurred that is considered to justify an extension of time. [23.1.1]

Item

24 Clause 24.0 - **Penalty** for late or non-completion

Item

Payment (A25 - A27):

25 Clause 25.0 - Payment

Prices submitted:

Where prices are submitted by the contractor or subcontractor during the progress of the works in respect of contract instructions or in regard to a claim under the terms of this agreement and notwithstanding the fact that such prices may be used in an interim payment certificate, there is to be no presumption of acceptance. Should the principal agent wish to accept any such prices prior to the issue of the certificate of final completion, it shall be in writing.

Fluctuations in costs:

All fluctuations in costs, with the exception of fluctuations in the rate of Value Added Tax, shall be for the account of the contractor. [25.3.4]

Payment to contractor:

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	Amount
<p>The employer shall pay to the contractor the amount certified for payment in an interim payment certificate within thirty (30) calendar days of the date for issue of the interim payment certificate. Payment shall be subject to the Contractor giving the employer a tax invoice for the amount due. [25.10]</p>	Item
<p>26 Clause 26.0 - Adjustment of the contract value and final account</p> <p>Fluctuations in costs:</p> <p>All fluctuations in costs, with the exception of fluctuations in the rate of Value Added Tax, shall be for the account of the contractor. [26.9.5]</p> <p>Cost of claims:</p> <p>All costs incurred by the contractor in the preparation of claims shall be borne by the contractor. This provision shall not preclude an adjudicator or an arbitrator appointed in terms of this agreement [30.6 & 7] from making a determination on costs.</p> <p>Final account:</p> <p>The contractor shall cooperate and assist the principal agent in the preparation of the final account by timeously providing all relevant documents on request. The principal Agent shall prepare and issue the final account to the contractor within one hundred and twenty (120) working days of the date of practical completion. [26.10]</p> <p>The principal agent shall allow the employer twenty (20) working days, within the one hundred and twenty (120) working days allowed in 26.10 to accept the final account before presentation to the contractor. [26.14]</p> <p>Final payment certificate:</p> <p>The principal agent shall issue the final payment certificate to the contractor within seven (7) calendar days of acceptance of the final account. The employer shall pay to the contractor the amount certified for payment in the final payment certificate within thirty (30) calendar days of the date for issue of the final payment certificate. Payment shall be subject to the Contractor giving the Employer a tax invoice for the amount due. [26.13]</p>	Item
<p>27 Clause 27.0 - Recovery of expense and/or loss</p>	Item
<p><u>Suspension and termination (A28 - A29):</u></p>	
<p>28 Clause 28.0 - Suspension by the contractor</p>	Item
<p>29 Clause 29.0 - Termination</p> <p>Unilateral termination by employer:</p> <p>The employer shall be entitled at any time to unilaterally terminate or cancel this agreement or any part thereof. Save for the following the contractor shall not be entitled to claim any other amounts whatsoever in respect of such termination or cancellation of this agreement. The employer shall be obliged to pay the contractor as damages and/or loss of profit the lesser of:</p> <p>29.29.1 An amount not exceeding 10 per cent (10%) of the contract sum</p> <p>29.29.2 Ten per cent (10%) of the value of incomplete work</p>	
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		Amount
	29.29.3 The contractor's actual damage or loss as determined by the employer after receipt of evidence substantiating any such damage or loss. [29.29]	Item
	<u>Dispute resolution (A30):</u>	
30	Clause 30.0 - Dispute resolution	Item
	<u>Agreement:</u>	
31	The required information of the parties and the amount of the contract sum shall be inserted in the agreement for signature of the agreement by the parties .	Item
	<u>Contract Data:</u>	
32	Refer to C1.4: Contract Data (Parts A, B & C) for variables pertaining to this contract and changes made to JBCC documentation.	
	Tenderer's selections: Before submission of his tender the contractor is to complete the tenderer's selections in C1.2: Contract Data (Part D).	Item
	<u>SECTION B: GENERAL PRELIMINARIES</u>	
	<u>Definitions and interpretation (B1):</u>	
33	Clause 1.1 - Definitions	Item
34	Clause 1.2 - Interpretation	Item
	<u>Documents (B2):</u>	
35	Clause 2.1 - Checking of documents	Item
36	Clause 2.2 - Provisional bills of quantities	Item
37	Clause 2.3 - Availability of construction information	Item
38	Clause 2.4 - Ordering of materials and goods	Item
	<u>Previous work and adjoining properties (B3):</u>	
39	Clause 3.1 - Previous work - dimensional accuracy	N/A
40	Clause 3.2 - Previous work - defects	N/A
41	Clause 3.3 - Inspection of adjoining properties	Item
	<u>The site (B4):</u>	
42	Clause 4.1 - Handover of site in stages	N/A
43	Clause 4.2 - Enclosure of the works	Item
44	Clause 4.3 - Geotechnical and other investigations	Item
45	Clause 4.4 - Encroachments	Item
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46	Clause 4.5 - Existing premises occupied The museum will be operational during construction period.	N/A
47	Clause 4.6 - Services - known	Item
	<u>Management of contract (B5):</u>	
48	Clause 5.1 - Management of the works	Item
49	Clause 5.2 - Progress meetings	Item
50	Clause 5.3 - Technical meetings	Item
	<u>Samples, shop drawings and manufacturer's instructions (B6):</u>	
51	Clause 6.1 - Samples of materials	Item
52	Clause 6.2 - Workmanship samples	Item
53	Clause 6.3 - Shop drawings	Item
54	Clause 6.4 - Compliance with manufacturer's instructions	Item
	<u>Deposits and fees (B7):</u>	
55	Clause 7.1 - Deposits and fees	Item
	<u>Temporary services (B8):</u>	
56	Clause 8.1 - Water	Item
57	Clause 8.2 - Electricity	Item
58	Clause 8.3 - Ablution and welfare facilities	Item
59	Clause 8.4 - Communication facilities	Item
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60	Clause 9.1 - Responsibility for prime cost amounts	Item
	<u>Attendance on subcontractors (B10):</u>	
61	Clause 10.1 - General attendance	Item
62	Clause 10.2 - Special attendance	N/A
	<u>General (B11):</u>	
63	Clause 11.1 - Protection of the works	Item
64	Clause 11.2 - Protection/isolation of existing works and works occupied in sections	Item
65	Clause 11.3 - Security of the works	Item
66	Clause 11.4 - Notice before covering work	Item
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67	<p>Clause 11.5 - Disturbance</p> <p>Disturbance:</p> <p>All work is to be carried out in such a manner as to cause no unacceptable or unreasonable dust, noise, vibrations, nuisance, inconvenience, annoyance and the like to the public, others, other properties and traffic in so far as they exceed the permissible limitations set by government legislation or by the local authority. Any delays, stoppages and the like arising from or in order to comply with the above will not constitute grounds for an adjustment to the construction period or contract value whatsoever</p>		Item
68	<p>Clause 11.6 - Environmental disturbance</p> <p>Controlling all forms of pollution:</p> <p>The contractor shall be responsible for and take all precautions in controlling by whatever means necessary all forms of pollution emanating from the site during the construction period due inter alia to noise, artificial light, wind-blown sand, dust, deposits of mud, etc.</p> <p>The contractor is to ensure that all roads which border the site and are used by the contractor during the execution of the works are kept clean and free of any dirt or debris caused by the execution of the works.</p>		Item
69	Clause 11.7 - Works cleaning and clearing		Item
70	Clause 11.8 - Vermin		Item
71	Clause 11.9 - Overhand work		Item
72	Clause 11.10 - Tenant installations		Item
73	Clause 11.11 - Advertising		Item
	<u>SECTION C: SPECIFIC PRELIMINARIES</u>		
74	<p>Warranties for materials and workmanship</p> <p>Where warranties for materials and/or workmanship are called for, the contractor shall obtain a written warranty, addressed to the employer, from the entity supplying the materials and/or executing the work and shall deliver same to the principal agent on final completion of the contract.</p> <p>The warranty shall state that workmanship, materials and installation are warranted for a specific period from the date of practical completion and that any defects that may arise during the specified period shall be made good at the expense of the entity supplying the materials and/or doing the work, upon written notice to do so.</p> <p>The warranty will not be enforced if the work is damaged by defects in the execution of the works, in which case the responsibility for replacement shall rest entirely with the contractor.</p>		Item
75	Overtime		
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<p>Should overtime be required to be worked for any reason whatsoever, including completion of the works within the construction period, the cost of such overtime is to be borne by the contractor unless the principal agent has specifically authorised, prior to execution thereof, that costs for such overtime are to be borne by the employer.</p>	Item
<p>76 Cooperation of the contractor for cost management</p> <p>It is specifically agreed that the contractor accepts the obligation of assisting the principal agent in implementing proper cost management. The contractor will be advised by the principal agent of all cost management procedures which will be implemented to ensure that the contract value does not exceed the budget. The contractor undertakes to extend these procedures, as necessary, to all subcontractors.</p>	Item
<p>77 Overloading</p> <p>The contractor shall take all necessary steps to ensure that no damage occurs due to overloading of any portion of the works or temporary works eg scaffolding, etc. The contractor shall submit details of his proposed loading, storage, plant erection, etc to the principal agent for approval prior to proceeding with such loading, storing or erecting and shall comply with and pay for the principal agent's requirements in connection with the provision of temporary support work, etc. Any damage caused to the works by overloading shall be made good by the contractor at his sole expense.</p>	Item
<p>78 Propping of floors below</p> <p>The contractor is advised that propping of floors below may be required if he wishes to use any areas of completed suspended reinforced concrete slabs for vehicle access, storage of materials and goods and locations of plant, scaffolding, etc. The location of these areas and any necessary propping shall be approved by the principal agent and the cost thereof shall be borne by the contractor.</p>	N/A
<p>79 Testing of flat roof waterproofing for watertightness</p> <p>Flat roof waterproof areas shall be flooded and kept 'ponded' for at least forty eight hours as a test to ensure the watertightness of the waterproofing and before any further construction work is carried out above the waterproofing.</p>	N/A
<p>Health and safety</p> <p>Without limiting the generality of the provisions of clause 2.0, the contractor's attention is drawn to the provisions of the Construction Regulations issued in terms of the Occupational Health and Safety Act, 1993 as amended. It is specifically stated that the employer shall prepare a documented health and safety specification for the works (refer Annexure B for a copy of the relevant specification) and that the employer shall ensure that the contractor has made provision for the cost of health and safety measures during the execution of the works. The contractor shall price opposite this item for compliance with the act and the regulations and the provisions of the aforementioned health and safety specification [2.1]</p>	
<p>80 The contractor shall:</p>	
<p style="text-align: right;">Carried To Section Summary</p>	R
<p>Section No. 1 Bill No. 1 Preliminaries</p>	



		Amount
<p>1. Comply with the health and safety specification for the works.</p> <p>2. Prepare and agree with the health and safety consultant the health and safety plan for the works.</p> <p>3. Cooperate with the health and safety consultant in all respects.</p> <p>4. Manage the compliance of all subcontractors with the regulations and with the health and safety plan and specification.</p> <p>5. Conform to the conditions contained in the employer's health and safety specification.</p>	Item	
<p>81 Broad-based black economic empowerment (B-BBEE)</p> <p>Tenders submitted will be evaluated taking into account their empowerment rating.</p> <p>The employer will be monitoring the broad-based black economic empowerment (B-BBEE) status of the contractor throughout the execution of the works.</p> <p>The contractor is to submit to the principal agent on an annual basis a schedule of spend, split into vendors engaged as subcontractors and suppliers indicating their B-BBEE rating including proof of the said rating.</p>	Item	
<p>82 Advertising rights</p> <p>The employer may elect to contract with advertising agencies for the erection of advertising hoardings, banners, wraps or the like for the duration of the contract. The contractor shall not prevent such an arrangement and will assist in the facilitation of same. The position and type of advertising structure to be agreed with the principal agent so as not to hinder the contractor in meeting his obligations under this agreement.</p>	Item	
<p>83 Confidentiality</p> <p>The contractor undertakes to maintain in confidence any and all information regarding this project and shall obtain appropriate similar undertakings from all subcontractors and suppliers. Such information shall not be used in any way except in connection with the execution of the works.</p> <p>No information regarding this project shall be published or disclosed without the prior written consent of the employer.</p>	Item	
<p>84 Media releases</p> <p>All rights of publication of articles in the media, together with any advertising relating thereto or in any way connected with this project, shall vest with the employer.</p> <p>The contractor together with his subcontractors shall not, without the prior written consent of the employer, cause any statement or advertisement connected with this project to be printed, screened or aired by the media.</p>	Item	
<p>85 Contract drawings</p>		
<p>Carried To Section Summary</p>	<p>R</p>	
<p>Section No. 1 Bill No. 1 Preliminaries</p>		



Amount

The drawings issued with the tender documents do not comprise the complete set but serve as a guide only for tendering purposes and for indicating the scope of the work to enable the tenderer to acquaint himself with the nature and extent of the **works** and the manner in which it is to be executed. Should any part of the drawings not be clearly understood by the tenderer he shall, before submitting his tender, obtain clarification in writing from the **principal agent**.

Item

86 Trade names

Wherever a trade name for any product has been described in the **bills of quantities / lump sum document**, the tenderer's attention is drawn to the fact that any other product of equal quality may be used subject to the written approval of the **principal agent** being obtained prior to the closing date for submission of tenders. If prior written approval for an alternative product is not obtained, the product described shall be deemed to have been tendered for.

Item

87 Labour records

Allow for the provision of monthly reports to the principal agent in a schedule form of all tradesmen and labour employed on the site (local labour, contractor's own staff, his domestic subcontractor's staff and subcontractor's staff)

Item

88 Employment of SMME subcontractors

It is a requirement of the employer that the contractor enhances the use of SMME's as described in the Contract Data, on the project

The contractor shall allow for all administrative costs relating to the employment of SMME's, which shall include but not limited to administration, appointment, training, health and safety and payment and the contractor shall enter into contract agreements for a minimum of 30% of the contract value (excluding preliminaries and any allowances for contingencies and direct contractors of the Employer)

The contractor is to submit to the Principal Agent details of his plan to achieve this aspect within five working days of being instructed to do so, whereafter it must be implemented.

Suitable monthly reports to substantiate compliance with the above requirements shall be submitted by the contractor to the Principal Agent

Item

89 Identification of personnel

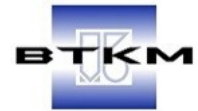
All personnel employed on **site** shall at all times display suitable identification and shall wear identifiable company workwear. The **employer** reserves the right to request names, identification numbers and addresses of all personnel engaged on the **works**.

Carried To Section Summary

R

Section No. 1

Bill No. 1
Preliminaries



In the event of the **principal agent** requesting the removal of a person or persons from the **works** for security reasons, the **contractor** shall do so forthwith and shall thereafter ensure that such person or persons are denied access to the **works** and the **site** and/or to any document or information relating to the works.

SUMMARY OF CATEGORIES

Category : Fixed:

Category : Value:

Category : Time:

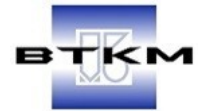
Item	Amount
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Carried To Section Summary

R

Section No. 1

Bill No. 1
Preliminaries



Amount

SECTION NO. 1

PRELIMINARIES

SECTION SUMMARY

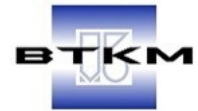
Page

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Carried to Final Summary

R

Section No. 1
SECTION SUMMARY



AMAZWI HQ
RFQ NO. 1-2026/27

SECTION NO. 2

REPLACEMENT OF CONCRETE ROOF **WATERPROOFING**



AMAZWI HQ
RFQ NO. 1-2026/27

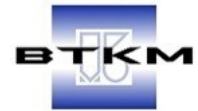
SECTION NO. 3
STAIRCASE SUPPORT



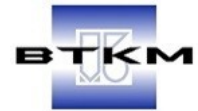
	Unit	Quantity	Rate	Amount
<u>SECTION NO. 3</u> <u>STAIRCASE SUPPORT</u> <u>BILL NO. 1</u> <u>ALTERATIONS</u>				
<u>REMOVAL OF EXISTING WORK</u> <u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc</u>				
1	m ²	26		
<u>Hacking up/off and removing granolithic, screeds, plaster, etc from concrete or brickwork and preparing surfaces for new screed, plaster, tile finishes, etc</u>				
2	m ²	10		
<u>CLEANING MOVEMENT JOINTS, ETC</u> <u>Raking out expansion joint filler, debris, dust, etc. and cleaning:</u>				
3	m	1		
<u>JOINT SEALANTS ETC</u> <u>Approved two-part polyurethane sealing compound including backing cord, bond breaker, primer, etc:</u>				
4	m	1		
Carried To Section Summary				R
Section No. 3				
Bill No. 1				
Alterations				



	Unit	Quantity	Rate	Amount
<u>SECTION NO. 3</u>				
<u>STAIRCASE SUPPORT</u>				
<u>BILL NO. 4</u>				
<u>METALWORK</u>				
<u>SUPPLEMENTARY PREAMBLES</u>				
<u>Descriptions of bolts, anchors, etc</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				
Items described as holed for bolt(s) shall be deemed to exclude the bolts unless otherwise described				
Items described as plugged shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 600mm centres				
<u>STEEL MINOR WORK</u>				
<u>Steel support to concrete staircase, etc</u>				
1	Kg	26		
2	Kg	9		
3	No	3		
4	No	1		
5	No	2		
<u>PAINTWORK</u>				
<u>Prepare surfaces and remove all loose material, dust, grease, salts and contamination with galvanised iron cleaner (GIC 1) , rinse and apply three coats pure acrylic paint on galvanised steel or aluminium:(Plascon AquaDuo or similar approved)</u>				
6	Kg	35		
Carried To Section Summary				R
Section No. 3				
Bill No. 4				
Metalwork				



	Unit	Quantity	Rate	Amount
<u>SECTION NO. 3</u>				
<u>STAIRCASE SUPPORT</u>				
<u>BILL NO. 5</u>				
<u>PLASTERING</u>				
<u>SPECIALISED PLASTER TYPE WALL COATINGS</u>				
<u>1,5mm 'Marmoran' pastel coloured wall coating applied in two operations on existing concrete surface, including primer:</u>				
1	m ²	10		
<u>Extra over 'Marmoran' for applying one coat pure acrylic glaze coat on:</u>				
2	m ²	10		
Carried To Section Summary				R
Section No. 3				
Bill No. 5				
Plastering				



Amount

SECTION NO. 3
STAIRCASE SUPPORT
SECTION SUMMARY

Bill No.

- 1 ALTERATIONS
- 2 CONCRETE, FORMWORK & REINFORCEMENT
- 3 CEILINGS, PARTITIONS & ACCESS FLOORING
- 4 METALWORK
- 5 PLASTERING
- 6 PAINTWORK

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- 3-4
- 3-5
- 3-6
- 3-7

Carried to Final Summary

Section No. 3
SECTION SUMMARY

R

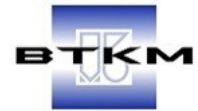


AMAZWI HQ
RFQ NO. 1-2026/27

SECTION NO. 4
GLAZING REPAIRS



	Unit	Quantity	Rate	Amount
<u>SECTION NO. 4</u>				
<u>GLAZING REPAIRS</u>				
<u>BILL NO. 1</u>				
<u>GLAZING REPAIRS</u>				
<u>ALTERATIONS</u>				
<u>REMOVAL OF EXISTING WORK</u>				
<u>Taking out/off and removing glass and mirrors</u>				
1				
	No	1		
2				
	No	1		
<u>WATERPROOFING</u>				
<u>Approved polyurethane sealing compound including primer, etc</u>				
3				
	m	7		
<u>GLAZING</u>				
<u>GLAZING TO ALUMINIUM WITH SCREWED-ON BEADS</u>				
<u>6.35mm Serene Green Low 'E' toughened laminated safety glass</u>				
4				
	No	1		
5				
	No	1		
Carried to Final Summary				
Section No. 4				
Bill No. 1				
Glazing Repairs				
				R



Section No.		Page	Amount
1	PRELIMINARIES	1-16	
2	REPLACEMENT OF CONCRETE ROOF WATERPROOFING	2-2	
3	STAIRCASE SUPPORT	3-8	
4	GLAZING REPAIRS	4-2	
	ADD: CONTINGENCIES		
	Allow the Amount of R70 000.00 (Seventy Thousand Rands) for contingencies, to be used by the Principal Agent in terms of Clause 17 of the Principal Building Agreement.		70 000 00
	SubTotal excluding Value Added Tax		
	ADD VAT @ 15%:		
	Carried to Tender	R	
	FINAL SUMMARY		

PART 3: SITE INFORMATION

C3: SITE INFORMATION

Project title:	FACILITIES MANAGEMENT: APPOINTMENT OF A SERVICE PROVIDER FOR THE REPLACEMENT OF CONCRETE ROOF WATERPROOFING, STAIRCASE SUPPORT AND GLAZING REPAIRS AT AMAZWI SOUTH AFRICAN MUSEUM OF LITERATURE, MAKHANDA.
RFQ No:	2-2026/27

C3.1 Site Information

1. GENERAL

The site is located at 25A Worcester Street, Makhanda

Bidders are requested to study the bid documents and inspect the premises in order to make themselves thoroughly acquainted with the nature and extent of the works to be executed, the conditions under which the work is to be carried out, the means of access to and exit from the site, the availability of or any limitations on working space, the size of the site, the location of the works, electricity and water supply, any restrictions imposed by other existing buildings, any limitations or restrictions imposed by local or other authorities in regard to access or any other aspect, and generally all circumstances and conditions under which the work under this contract has to be carried out and all matters which may in any way influence the cost, conduct or execution of the work and must allow in their quotation accordingly.

No claims arising from a bidder's failure to comply with the foregoing will be entertained.

The working areas available for site establishment and short-term storage of materials, access to the site, etc shall be limited to prescribed locations to be pointed out at the site inspection meeting.

The availability/provision of temporary services (water, electricity, etc) is described in the Contract Data.

The contractor shall take all appropriate measures necessary for the general security and safety of the Site of the Works, including the provision of any temporary fencing, hoardings, dust screens, temporary signs, etc is deemed necessary or are required by law, the cost of which shall be provided for in the Preliminaries Bill and no claims shall be entertained in this regard. Refer clause 12.1 of the Schedule of Variables, Section B, Preliminaries, forming part of C2.2: Bills of Quantities.

Refer to the locality map annexed (Part 4_Layout Drawings) for the location of the site and Layout Drawings for the Staircase Additional Support.

