

**The Joint Building Contracts Committee® - NPC**

**CONTRACT DATA**

*For use by ORGANS OF STATE and other PUBLIC SECTOR BODIES*

**Principal Building Agreement**

**Edition 6.2 - May 2018**

**JBCC®**

The Joint Building Contracts Committee® NPC (JBCC®) is representative of building owners and developers, professional consultants and general and specialist contractors who contribute their knowledge and experience to the compilation of the JBCC® documents. The JBCC® documents portray the consensus view of the constituent members and are published in the interests of standardisation and good practice with an equitable distribution of contractual risk

**Application of JBCC® agreements**

The definitions contained in the JBCC® Principal Building Agreement apply to this document. A word or phrase in bold type in the text has the same meaning assigned to it in the definitions of such agreement. Where a word or phrase is not in bold type it has the meaning consistent with the context of its use

This contract data contains changes made to the JBCC® Principal Building Agreement to suit Organs of State and other Public Sector Bodies' requirements, as well as unique requirements applicable to the project and variables referred to in the JBCC® Principal Building Agreement and the JBCC® General Preliminaries. The information provided in this document is complete and accurate at the time of calling for tenders. Where additional information becomes available, all tenderers will be informed in writing. Reference to clause numbers in the JBCC® Principal Building Agreement are shown in [square brackets] in this contract data eg [3.2.1]. Spaces requiring information must be filled in, or marked as 'not applicable' but not left blank

Where the contractor is appointed, the contract documents comprise the completed and signed Form of Offer and Acceptance, the signed JBCC® Principal Building Agreement, this completed contract data, the priced document, drawings and other listed documents

**Endorsement of JBCC® agreements**

The JBCC® Edition 6.2 agreements have been endorsed by Construction Industry Development Board (CIDB) for use by Organs of State and other Public Sector Bodies

**Warning!**

The JBCC® Principal Building Agreement Edition 6.2 has been coordinated with the JBCC® Nominated/Selected Subcontract Agreement Edition 6.2, the JBCC® General Preliminaries and the JBCC® certificate forms and support documents. Forms from previous editions are not compatible with the JBCC® Principal Building Agreement Edition 6.2

Persons entering into or preparing contracts using the JBCC® suite of contract agreements and support documents are warned of the dangers inherent in modifying any part of it

Experience has shown that changes drafted by others, including members of the building professions, often have unintended results that may be prejudicial to either, or both, parties

**Disclaimer**

While the JBCC® aims to ensure that its publications represent best practice it does not accept or assume any liability or responsibility for any events or consequences which derive from the use of JBCC® documents

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## A PROJECT INFORMATION

### A 1.0 Works [1.1]

Project name	UNISA SUNNYSIDE REDEVELOPMENT – WORK PACKAGE 3 – RENOVATIONS TO TEN(10) HOUSES, RENOVATIONS TO AVONDALE BUILDING AND TWO NEW PARKING AREAS
Reference number	TBA
<b>Works</b> description	<p>Work Package 3 consists of four sub sections, namely (1) Renovations to 10 houses. (2) Parking adjacent to ERF 167. (3) Renovations to the Avondale Building. (4) Parking at adjacent to the Avondale.</p> <p>(1) Works to the renovations to 10 Houses include the removal of the existing roof structure and roof sheeting, suspended timber flooring, windows, and doors, and internal finishings finishes. The new works include backfill to floors, laying of a new concrete surface bed, new floor and wall finishes, new ceiling, new Timber roof and roof sheeting, new plumbing, electrical and external works. external works and external services.</p> <p>(2) The parking adjacent to ERF 167 is approximately 820 m2, the works consist of bulk earthworks, layer works, concrete paving, fencing, and retaining walls.</p> <p>(3) Works to the Avondale Building include the demolition of surface beds, internal walls and concrete staircases, the removal of all the doors, windows. The waterproofing to concrete roof slab. The renovations to Avondale building further includes new concrete surface bed, brick and concrete walls, concrete slabs, columns, beams, ceilings, and partitions, floors and walls finish. , two new Lifts with concrete lift shafts, sanitary fittings, and plumbing, electrical and external works, external works, and external services. The works will also include for the Structural rehabilitate works to columns beams and other structural components'</p> <p>(4) Parking at Avondale is approximately 2 700 m2, the works consist of bulk earthworks, layer works, concrete paving, fencing, and retaining walls.</p>

### A 2.0 Site [1.1]

Erf / stand number	<p><b><u>10 Houses</u></b></p> <ol style="list-style-type: none"> <li>1. Rem Portion of ERF 167 – House No 2 – Muckleneuk</li> <li>2. Rem Portion of ERF 170 – House No 4– Muckleneuk</li> <li>3. Portion 2 of ERF 170- House No 5– Muckleneuk</li> <li>4. Portion 2 of ERF 169 - House No 6– Muckleneuk</li> <li>5. Portion 1 of ERF 169 – House No 7– Muckleneuk</li> <li>6. Portion 4 of ERF 163 – House No 8– Muckleneuk</li> <li>7. Portion 1 of ERF 163 – House No 9. – Muckleneuk</li> <li>8. Portion 2 of ERF 163 – House No 10– Muckleneuk</li> <li>9. Rem Portion of ERF 163 – House 11– Muckleneuk</li> <li>10. Portion 2 of ERF 160 – House No 26 – Muckleneuk</li> </ol> <p><b><u>Avondale Building</u></b></p> <p>ERF 823 – Muckleneuk</p>
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Township / Suburb	MUCKLENEUK
Site address	Normaal, Berea and Preller Street, Sunnyside, Pretoria
Local authority	City of Tshwane

### A 3.0 Employer [1.1]

Official Name of Organ of State / Public Sector Body	University of South Africa		
Business registration number	Not Applicable		
VAT/GST number	4360102869		
Country	South Africa		
Employer's representative: Name	Priti Makan Vassan		
E-mail	bhoolp@unisa.ac.za	Telephone number	011 471 3697
Mobile number			
Postal address	P.O. Box 392		
	UNISA	Postal code	0003
Physical address	Preller Street, Muckleneuk Ridge, City of Tshwane		
		Postal code	0003

## A 4.0 Principal Agent [1.1]

Name			
Legal entity of above	TBA	Contact person	
Practice number	TBA	Telephone number	
		Mobile number	
Country	South Africa	E-mail	<u>                                </u>
Postal address			
		Postal code	
Physical address	TBA		
		Postal code	TBA

## A 5.0 Agent [1.1; 6.2]

Discipline	Architect
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Name			
Legal entity of above		Contact person	
Practice number		Telephone number	
		Mobile number	
Country		E-mail	<a href="#">[Link]</a>
Postal address			
		Postal code	
Physical address			
	TBA	Postal code	TBA

## A 6.0 Agent [1.1; 6.2]

Discipline	Quantity	Surveyor
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Name			
Legal entity of above		Contact person	
Practice number		Telephone number	
		Mobile number	
Country		E-mail	
Postal address			
		Postal code	
Physical address			
		Postal code	

**A.7.0 Agent [1.1; 6.2]**

<b>Discipline</b>	<b>Civil &amp; Structural Engineers</b>
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Name			
Legal entity of above		Contact person	
Practice number		Telephone number	
		Mobile number	
Country		E-mail	
Postal address			
		Postal code	
Physical address			
		Postal code	

**A 8.0 Agent [1.1; 6.2]**

<b>Discipline</b>	<b>Electrical Engineering</b>
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Name			
Legal entity of above		Contact person	
Practice number		Telephone number	
		Mobile number	
Country		E-mail	
Postal address			
		Postal code	
Physical address			
		Postal code	

**A 9.0 Agent [1.1; 6.2]**

<b>Discipline</b>	<b>Mechanical, Fire and Wet Services Engineers</b>
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Name			
Legal entity of above		Contact person	
Practice number		Telephone number	
		Mobile number	
Country		E-mail	
Postal address			
		Postal code	
Physical address			
		Postal code	

## B CONTRACT INFORMATION

## B 1.0 Definitions [1.1]

<b>B 2.0</b>	Bills of quantities: System/Method of measurement	The Standard System of Measuring Building Works (Seventh Edition)
	<b>Law, regulations and notices [2.0]</b>	

Law applicable to the works, state country [2.1]	South African
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### B 3.0 Offer and acceptance [3.0]

Currency applicable to this agreement [3.2]	South African Rand
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## B 4.0 Documents [5.0]

The original signed agreement is to be held by the principal agent [5.2], if not, indicate by whom	Employer
Number of copies of construction information issued to the contractor at no cost [5.6]	One / 1

[illegible]

Contract Drawings	Revision	Date
<b>Architectural</b>		
<b>Specifications</b>		
1. 18 PTA -001 UNISA General Finishing		
General Specifications Finishing and Sanitary Schedule		
2. Sanitary Fittings Schedule		
<b><u>10 Houses</u></b>		

<b>Drawings</b>		
1. REM ERF 170 – 19A-PTA-012-LA-100	Rev A	18-Mar-2019
2. PTN 2 ERF 170 – 19A-PTA-006-LA-100	Rev A	18-Mar-2019
3. PTN 2 ERF 169 – 19A-PTA-007-LA-100	Rev A	18-Mar-2019
4. PTN 1 ERF 169 – 19A-PTA-008-LA-100	Rev A	18-Mar-2019
5. PTN 4 ERF 163 – 19A-PTA-009-LA-100	Rev A	18-Mar-2019
6. REM ERF 163 – 19A-PTA-010-LA-100	Rev A	18-Mar-2019
7. REM ERF 167 – 19A-PTA-011-LA-100	Rev A	18-Mar-2019
8. PTN 1 ERF 163 – 19A-PTA-012-LA-100	Rev A	18-Mar-2019
9. PTN 2 ERF 163 – 19A-PTA-013-LA-100	Rev A	18-Mar-2019
10. PTN 2 ERF 160 – 19A-PTA-014-LA-100	Rev A	18-Mar-2019
<b><u>Avondale</u></b>		
<b>Drawings</b>		
1. 19A PTA-002 CP 300	Rev A	18-Mar-2019
2. 19A PTA-002 CP 301	Rev B	18-Mar-2019
3. 19A PTA-002 DEM 300	Rev 0	18-Mar-2019
4. 19A PTA-002 LA 100	Rev 0	18-Mar-2019
5. 19A PTA-002 LA 101	Rev 0	18-Mar-2019
6. 19A PTA-002 LA 102	Rev 0	18-Mar-2019
7. 19A PTA-002 LA 103	Rev 0	18-Mar-2019
8. 19A PTA-002 LA 104	Rev 0	18-Mar-2019
9. 19A PTA-002 LA 105	Rev 0	18-Mar-2019
10. 19A PTA-002 LA 106	Rev 0	18-Mar-2019
11. 19A PTA-002 LA 107	Rev 0	18-Mar-2019
12. 19A PTA-002 LA 150	Rev 0	18-Mar-2019
13. 19A PTA-002 LA 151	Rev 0	18-Mar-2019
14. 19A PTA-002 LA 152	Rev 0	18-Mar-2019
15. 19A PTA-002 LA 153	Rev 0	18-Mar-2019
16. 19A PTA-002 LA 154	Rev 0	18-Mar-2019
17. 19A PTA-002 LA 155	Rev 0	18-Mar-2019
18. 19A PTA-002 LA 200	Rev 0	18-Mar-2019
<b>Door – Window and Shopfront Schedule</b>		
1. 19A PTA-002 LA 400	Rev 0	18-Mar-2019
2. 19A PTA-002 LA 401	Rev 0	18-Mar-2019
3. 19A PTA-002 LA 402	Rev 0	18-Mar-2019
4. 19A PTA-002 LA 420	Rev 0	18-Mar-2019
5. 19A PTA-002 LA 421	Rev 0	18-Mar-2019
6. 19A PTA-002 LA 422	Rev 0	18-Mar-2019
7. 19A PTA-002 LA 423	Rev 0	18-Mar-2019
8. 19A PTA-002 LA 424	Rev 0	18-Mar-2019
9. 19A PTA-002 LA 440	Rev 0	18-Mar-2019
<b>Structural</b>		

<b>10 Houses</b>		
1. P9951 STR-DBL -001-PRE	Rev 0	14 April -2021
2. P9951 STR-DET-001-TEN	Rev 0	14 April -2021
<b>AVONDALE</b>		
1. P9951 -EW-DET-01-TEN	Rev 0	14 April -2021
2. P9951 -SERV-DET-01 TEN 00	Rev 0	14 April -2021
3. P9951-STR-AVD 00-CON 001	Rev 0	14 April -2021
4. P9951-STR-AVD 00-CON 002	Rev 0	14 April -2021
5. P9951-STR-AVD 00-CON 003	Rev 0	14 April -2021
6. P9951-STR-AVD 00-CON 004	Rev 0	14 April -2021
7. P9951-STR-AVD 00-CON 005	Rev 0	14 April -2021
8. P9951-STR-AVD 00-CON 006	Rev 0	14 April -2021
9. P9951-STR-AVD 00-CON 007	Rev 0	14 April -2021
10. P9951-STR-AVD 00-CON 008	Rev 0	14 April -2021
11. P9951-STR-AVD 00-CON 009	Rev 0	14 April -2021
12. P9951-STR-AVD 00-CON 010	Rev 0	14 April -2021
13. P9951-STR-AVD 00-CON 011	Rev 0	14 April -2021
14. P9951-STR-DETD 002 TEN 00	Rev 0	14 April -2021
<b>Electrical</b>		
<b>Specifications</b>		
1. 1260 Elect Spec Part A+B Building Electrical 20211028		
2. 1260 Elect Spec Part C MV Installations 20211028		
3. 1260 Elect Spec Part D Generator 20211028		
4. 1260 Elect Spec Part E UPS 2021028		
<b>Drawings – Houses</b>		
1. 126010-E-02-206- House Rem of ERF 167 Ground Floor Small	Rev B	
2. 126010-E-04-210- House Erf R 170 Ground Floor Plan Small	Rev B	
3. 126010-E-05-211- House Ptn 2 of 170 Ground Floor Plan	Rev B	
4. 12610-E-06-212 – House Ptn 2 of 169 Ground Floor Plan	Rev B	
5. 12610-E-07-213 – House Rem of Ptn 1 of 169 Ground Floor	Rev B	
6. 12610-E-08-214 – House Rem of Ptn 4 of 163 Ground Floor	Rev B	
7. 12610-E09-215 – House Ptn 1 of ERF 163 Ground Floor	Rev B	
8. 12610-E10-216 – House Ptn 2 of ERF 163 Ground Floor	Rev B	
9. 12610-E-11-217- House Rem of ERF 163 Ground Floor	Rev B	
10. 12610-E-13-222- Double Storey House Rem of ERF 160	Rev B	
11. 12610-E-02-306 – House Rem of ERF 167 Ground Floor	Rev B	
12. 12610-E-04-310 – House Erf R -170 Ground Floor	Rev B	
13. 12610-E-05-311- House Ptn 2 of 170 Ground Floor	Rev B	
14. 12610-E-06-312 House Ptn 2 of 169 Ground Floor Plan	Rev B	
15. 12610-E-07-313 – House Rem of Ptn 1 of 169 Ground Floor Plan.	Rev B	
16. 12610-E-08-314 – House Rem of Ptn 4 of 163 Ground Floor	Rev B	
17. 12610-E-09-315- House Ptn 1 of ERF 163 Ground Floor	Rev B	
18. 12610-E-10-316- House Ptn 2 of ERF 163 Ground Floor	Rev B	
19. 12610-E-11-317 House Rem of ERF 163 Ground Floor	Rev B	
20. 12610-E-13-322- Double Storey House Rem of ERF 160	Rev B	
21. 12610-E-02-406-House Rem of ERF 167 Ground CCTV	Rev A	
22. 12610-E-04-410- House ERF r 170 Ground Floor CCTV	Rev A	

23.	12610-E-05-411 – House Ptn 2 170 Ground Floor Plan CCTV	Rev A	
24.	12610-E-06-412 – House Ptn 2 of 169 Ground Floor Plan CCTV	Rev A	
25.	12610-E-07-413 – House Rem of Ptn 1 of 169 Ground Floor	Rev A	
26.	12610-E-07-414- House Rem of Ptn 4 of 163 Ground Floor Plan CCTV	Rev A	
27.	12610-E-09-415- House Ptn 1 of ERF 163 Ground Floor	Rev A	
28.	126210-E-10-416 – House Ptn 2 of ERF 163 Ground Floor	Rev A	
29.	12610-E-11-417 – House Rem of 163 Ground Floor Plan	Rev A	
30.	12610-E-13-422- Double Storey House Rem of ERF 160 CCTV	Rev A	
31.	12610-E-02-706 – House Rem of ERF 167 DB-A Single Line	Rev B	
32.	12610-E-04-710 – House Erf R -170 -DB -A Single Line	Rev B	
33.	12610-E-05-711 – House Ptn 2 of 170- DB -C Single Line	Rev B	
34.	12610-E-06-712- House Ptn 2 of 169 DB-D Single Line	Rev B	
35.	12610-E-07-713 – House Rem of Ptn1 of 169 DB-E Single Line	Rev B	
36.	12610-E-08-714- House Rem of Ptn 4 of 163 DB-F Single Line	Rev B	
37.	12610-E-09-715 – House Rem of Erf DB -G Single Line	Rev B	
38.	12610-E-10-716- House Ptn -2 of Erf 163 DB -H Single Line	Rev B	
39.	12610 -E-11-717 – House Ptn 1 of ERF 163 db-j Single Line	Rev B	
40.	12610- E-11-717 – House Ptn 1 of Erf 163 DB-J Single Line	Rev B	
<b>Drawings – Avondale</b>			
1.	12610- E-01-200 – Avondale Flat Ground Floor Plans	Rev B	
2.	12610- E-01-201 – Avondale Flat First Floor Plans	Rev B	
3.	12610- E-01-202 – Avondale Flat Second Floor Plans	Rev B	
4.	12610- E-01-203 – Avondale Flat Third Floor Plans	Rev B	
5.	12610- E-01-204 – Avondale Flat Fourth Floor Plans	Rev B	
6.	12610- E-01-205 – Avondale Flat Fifth Floor Plans	Rev B	
7.	12610- E-01-223 – Avondale Roof Access Level	Rev B	
8.	12610- E-01-300 – Avondale Flat Ground Floor Lighting	Rev B	
9.	12610- E-01-301 – Avondale Flat First Floor Lighting	Rev B	
10.	12610- E-01-302 – Avondale Flat Second Floor Lighting	Rev B	
11.	12610- E-01-303 – Avondale Flat Third Floor Lighting	Rev B	
12.	12610- E-01-304 – Avondale Flat Fourth Floor Lighting	Rev B	
13.	12610- E-01-305 – Avondale Flat Fifth Floor Lighting	Rev B	
14.	12610- E-01-323 – Avondale Roof Access Level Lighting	Rev B	
15.	12610- E-01-400 – Avondale Flat Ground Floor Plans CCTV	Rev A	
16.	12610- E-01-401 – Avondale Flat First Floor Plans CCTV	Rev A	
17.	12610- E-01-402 – Avondale Flat Second Floor Plans CCTV	Rev A	
18.	12610- E-01-403 – Avondale Flat Third Floor Plans CCTV	Rev A	
19.	12610- E-01-404 – Avondale Flat Fourth Floor Plans CCTV	Rev A	
20.	12610- E-01-405 – Avondale Flat Fifth Floor Plans CCTV	Rev A	
21.	12610- E-01-423 – Avondale Roof Access Level CCTV	Rev A	
22.	12610- E-01-500 – Avondale Flat First Floor Lighting Protection	Rev A	
23.	12610- E-01-600 – Avondale Flat Ground Floor Trunking Layout	Rev B	
24.	12610- E-01-601 – Avondale Flat First Floor Trunking Layout	Rev B	
25.	12610- E-01-602 – Avondale Flat Second Floor Trunking Layout	Rev B	
26.	12610- E-01-603 – Avondale Flat Third Floor Trunking Layout	Rev B	
27.	12610- E-01-604 – Avondale Flat Fourth Floor Trunking Layout	Rev B	
28.	12610- E-01-605 – Avondale Flat Fifth Floor Trunking Layout	Rev B	
29.	126010-E-01-700- Avondale Flat Ground Floor Plan DB -AV	Rev B	
30.	126010-E-01-701- Avondale Flat First Floor Plan DB -AV	Rev B	



31. 126010-E-01-702- Avondale Flat Second Floor Plan DB -AV	Rev B	
32. 126010-E-01-703- Avondale Flat Third Floor Plan DB -AV	Rev B	
33. 126010-E-01-704- Avondale Flat Fourth Floor Plan DB -AV	Rev B	
34. 126010-E-01-705- Avondale Flat Fifth Floor Plan DB -AV	Rev B	
<b>Mechanical Drawings</b>		
<b>House No 4</b>		
1. BBL20_7_USD_005_DWS House No 4 - DOMESTIC WATER SUPPLY - 2021SEP Rev C.		
2. BBL20_7_USD_005_FP House No 4 - FIRE PROTECTION - 2021SEP Rev E.		
3. BBL20_7_USD_005_MS House No 4 Mech Serv Layout - 2021SEP Rev E		
<b>House ERF 167</b>		
1. BBL20_7_USD_167_DWS House ERF 167 - DOMESTIC WATER SUPPLY - 2021SEP Rev C.dwg		
2. BBL20_7_USD_167_FP House ERF 167 - FIRE PROTECTION - 2021SEP Rev C.dwg		
3. BBL20_7_USD_167_MS House ERF 167 - Mech Serv Layout - 2021SEP Rev C.dwg		
<b>House No 5</b>		
1. BBL20_7_USD_006_DWS House No 5 - DOMESTIC WATER SUPPLY - 2021SEP Rev C.pdf		
2. BBL20_7_USD_006_FP House No 5 - FIRE PROTECTION - 2021SEP Rev E.pdf		
3. BBL20_7_USD_006_MS House No 5 Mech Serv Layout - 2021SEP Rev E.pdf		
<b>House No 6</b>		
1. BBL20_7_USD_007_DWS House No 6 - DOMESTIC WATER SUPPLY - 2021SEP Rev C.pdf		
2. BBL20_7_USD_007_FP House No 6 - FIRE PROTECTION - 2021SEP Rev E.pdf		
3. BBL20_7_USD_007_MS House No 6 Mech Serv Layout - 2021SEP Rev E.pdf		
<b>House No 7</b>		
1. BBL20_7_USD_008_DWS House No 7 - DOMESTIC WATER SUPPLY - 2021SEP Rev C.pdf		
2. BBL20_7_USD_008_FP House No 7 - FIRE PROTECTION - 2021SEP Rev E.pdf		
3. BBL20_7_USD_008_MS House No 7 Mech Serv Layout - 2021SEP Rev E.pdf		
<b>House No 8</b>		
1. BBL20_7_USD_009_DWS House No 8 - DOMESTIC WATER SUPPLY - 2021SEP Rev C.pdf		
2. BBL20_7_USD_009_FP House No 8 - FIRE PROTECTION - 2021SEP Rev E.pdf		
3. BBL20_7_USD_009_MS House No 8 Mech Serv Layout - 2021SEP Rev E.pdf		
<b>House No 9</b>		
1. BBL20_7_USD_012_DWS House No 9 - DOMESTIC WATER SUPPLY - 2021SEP Rev C.pdf		
2. BBL20_7_USD_012_FP House No 9 - FIRE PROTECTION - 2021SEP Rev E.pdf		
3. BBL20_7_USD_012_MS House No 9 Mech Serv Layout - 2021SEP Rev E.pdf		
<b>House 10</b>		
1. BBL20_7_USD_013_DWS House No 10 - DOMESTIC WATER SUPPLY - 2021SEP Rev C.pdf		
2. BBL20_7_USD_013_FP House No 10 - FIRE PROTECTION - 2021SEP Rev E.pdf		
3. BBL20_7_USD_013_MS House No 10 Mech Serv Layout - 2021SEP Rev E.pdf		
<b>House -ERF 163</b>		
1. BBL20_7_USD_163_DWS House ERF 163 - DOMESTIC WATER SUPPLY - 2021SEP Rev C.pdf		
2. BBL20_7_USD_163_FP House ERF 163 - FIRE PROTECTION - 2021SEP Rev C.pdf		
3. BBL20_7_USD_163_MS House ERF 163 - Mech Serv Layout - 2021SEP Rev E.pdf		

<b>House 26</b>		
1.	BBL20_7_USD_014_DWS House No 26 - DOMESTIC WATER SUPPLY - 2021SEP Rev C.pdf	
2.	BBL20_7_USD_014_FP House No 26 - FIRE PROTECTION - 2021SEP Rev E.pdf	
3.	BBL20_7_USD_014_MS House No 26 Mech Serv Layout - 2021SEP Rev E.pdf	
<b>AVONDALE</b>		
<b>Air Conditioning</b>		
1.	BBL20_7_USD_001_1_AC Avondale Flat R001 - GROUND FLOOR - AIR CONDITIONING - 2021NOV Rev E.pdf	
2.	BBL20_7_USD_001_2_AC Avondale Flat R001 - FIRST FLOOR - AIR CONDITIONING - 2021NOV Rev E.pdf	
3.	BBL20_7_USD_001_3_AC Avondale Flat R001 - SECOND FLOOR - AIR CONDITIONING - 2021NOV Rev E.pdf	
4.	BBL20_7_USD_001_4_AC Avondale Flat R001 - THIRD FLOOR - AIR CONDITIONING - 2021NOV Rev E.pdf	
5.	BBL20_7_USD_001_5_AC Avondale Flat R001 - FORTH FLOOR - AIR CONDITIONING - 2021NOV Rev E.pdf	
6.	BBL20_7_USD_001_6_AC Avondale Flat R001 - FIFTH FLOOR - AIR CONDITIONING - 2021NOV Rev E.pdf	
<b>Domestic Water</b>		
7.	BBL20_7_USD_001_1_DWS Avondale Flat R001 - GROUND FLOOR - DOMESTIC WATER SUPPLY - 2021JUL Rev D.pdf	
8.	BBL20_7_USD_001_2_DWS Avondale Flat R001 - FIRST FLOOR - DOMESTIC WATER SUPPLY - 2021JUL Rev D.pdf	
9.	BBL20_7_USD_001_3_DWS Avondale Flat R001 - SECOND FLOOR - DOMESTIC WATER SUPPLY - 2021JUL Rev D.pdf	
10.	BBL20_7_USD_001_4_DWS Avondale Flat R001 - THIRD FLOOR - DOMESTIC WATER SUPPLY - 2021JUL Rev D.pdf	
11.	BBL20_7_USD_001_5_DWS Avondale Flat R001 - FORTH FLOOR - DOMESTIC WATER SUPPLY - 2021JUL Rev D.pdf	
12.	BBL20_7_USD_001_6_DWS Avondale Flat R001 - FIFTH FLOOR - DOMESTIC WATER SUPPLY - 2021JUL Rev D.pdf	
<b>Fire Detection</b>		
1.	BBL20_7_USD_001_1_FD Avondale Flat R001 - GROUND FLOOR - FIRE DETECTION - 2021JUL Rev B.pdf	
2.	BBL20_7_USD_001_2_FD Avondale Flat R001 - FIRST FLOOR - FIRE DETECTION - 2021JUL Rev B.pdf	
3.	BBL20_7_USD_001_3_FD Avondale Flat R001 - SECOND FLOOR - FIRE DETECTION - 2021JUL Rev B.pdf	
4.	BBL20_7_USD_001_4_FD Avondale Flat R001 - THIRD FLOOR - FIRE DETECTION - 2021JUL Rev B.pdf	
5.	BBL20_7_USD_001_5_FD Avondale Flat R001 - FORTH FLOOR - FIRE DETECTION - 2021JUL Rev B.pdf	
6.	BBL20_7_USD_001_6_FD Avondale Flat R001 - FIFTH FLOOR - FIRE DETECTION - 2021JUL Rev B.pdf	
<b>Fire Protection</b>		
1.	BBL20_7_USD_001_1_FP Avondale Flat R001 - GROUND FLOOR - FIRE PROTECTION - 2021JUL Rev D.pdf	
2.	BBL20_7_USD_001_2_FP Avondale Flat R001 - FIRST FLOOR - FIRE PROTECTION - 2021JUL Rev D.pdf	
3.	BBL20_7_USD_001_3_FP Avondale Flat R001 - SECOND FLOOR - FIRE PROTECTION - 2021JUL Rev D.pdf	
4.	BBL20_7_USD_001_4_FP Avondale Flat R001 - THIRD FLOOR - FIRE PROTECTION - 2021JUL Rev D.pdf	
5.	BBL20_7_USD_001_5_FP Avondale Flat R001 - FORTH FLOOR - FIRE PROTECTION - 2021JUL Rev D.pdf	
6.	BBL20_7_USD_001_6_FP Avondale Flat R001 - FIFTH FLOOR - FIRE PROTECTION - 2021JUL Rev D.pdf	
<b>Lift</b>		

1.BBL20_7_USD_001_1_LI Avondale Flat R001 - GROUND FLOOR - LIFT INSTALLATION - 2021JUL Rev B.pdf	
2.BBL20_7_USD_001_2_LI Avondale Flat R001 - FIRST FLOOR - LIFT INSTALLATION - 2021JUL Rev B.pdf	
3.BBL20_7_USD_001_3_LI Avondale Flat R001 - SECOND FLOOR - LIFT INSTALLATION - 2021JUL Rev B.pdf	
4.BBL20_7_USD_001_4_LI Avondale Flat R001 - THIRD FLOOR - LIFT INSTALLATION - 2021JUL Rev B.pdf	
5.BBL20_7_USD_001_5_LI Avondale Flat R001 - FORTH FLOOR - LIFT INSTALLATION - 2021JUL Rev B.pdf	
6.BBL20_7_USD_001_6_LI Avondale Flat R001 - FIFTH FLOOR - LIFT INSTALLATION - 2021JUL Rev B.pdf	
7.BBL20_7_USD_001_6_LI Avondale Flat R001 - FIFTH FLOOR - LIFT INSTALLATION - 2021MAR Rev A.dwl2	

**B 5.0 Employer's agents [6.0]**

Authority is delegated to the following <b>agents</b> to issue <b>contract instructions</b> and perform duties for specific aspects of the <b>works</b> [6.2]
None

<b>Principal agent's</b> and <b>agents'</b> interest or involvement in the <b>works</b> other than a professional interest [6.3]
None

**B 6.0 Insurances [10.0]**

Insurances by <b>employer</b>			Amount including <b>tax</b>	Deductible amount including <b>tax</b>
Yes/no?	No			
Contract works insurance:				
		New <b>works</b> [10.1.1] ( <b>contract sum</b> or amount)		
or		<b>Works</b> with <b>practical completion</b> in <b>sections</b> [10.2] ( <b>contract sum</b> or amount)		
or		<b>Works</b> with alterations and additions [10.3] (reinstatement value of existing structures with or including new <b>works</b> )		
		<b>Direct contractors</b> [10.1.1; 10.2] where applicable, to be included in the contract works insurance		
		<b>Free issue</b> [10.1.1; 10.2] where applicable, to be included in the contract works insurance		
		Escalation, professional fees and reinstatement costs if not included above		
Total of the above contract works insurance amount				
Supplementary insurance [10.1.2; 10.2]				
Public liability insurance [10.1.3; 10.2]				
Removal of lateral support insurance [10.1.4; 10.2]				
Other insurances [10.1.5]				
Yes/no?		If yes, description 1		
Yes/no?		If yes, description 2		

and/or

Insurances by <b>contractor</b>		Amount including <b>tax</b>	Deductible amount including <b>tax</b>
Yes/no?	<b>YES</b>		
	New <b>works</b> [10.1.1] ( <b>contract sum</b> or amount)	N/A	
or	<b>Works</b> with <b>practical completion</b> in sections [10.2]( <b>contract sum</b> or amount)	N/A	
or	<b>Works</b> with alterations and additions [10.3] (reinstatement value of existing structures with or including new <b>works</b> )	Contract Sum +15%	By contractor
	<b>Direct contractors</b> [10.1.1; 10.2] where applicable, to be included in the contract works insurance	N/A	
	<b>Free issue</b> [10.1.1; 10.2] where applicable, to be included in the contract works insurance	N/A	
	Escalation, professional fees and reinstatement costs if not included above	N/ A	
Total of the above contract works insurance amount			
Supplementary insurance [10.1.2] <b>SASRIA</b>			
Public liability insurance [10.1.3]		R 15 MILLION	
Removal of lateral support insurance [10.1.4]			
Other insurances [10.1.5]: Refer B17.0			
Yes/	Yes		

**B 7.0 Obligations of the employer [12.1]**

Existing premises will be in use and occupied [12.1.2]		Yes/no?	<b>No</b>
If yes, description			
Restriction of working hours [12.1.2]		Yes/no?	<b>YES</b>
If yes, description	Subject to the Municipal Bye Laws.		
Natural features and known services to be preserved by the <b>contractor</b> [12.1.3]		Yes/no?	<b>No</b>
If yes, description			
Restrictions to the <b>site</b> or areas that the <b>contractor</b> may not occupy [12.1.4]		Yes/no?	<b>No</b>
If yes, description			
Supply of <b>free issue</b> [12.1.10]		Yes/no?	<b>No</b>
If yes, description			

**B 8.0 Nominated subcontractors [14.0]**

Yes/no?	No	If yes, description of specialisation
Specialisation 1		
Specialisation 2		
Specialisation 3		
Specialisation 4		
Specialisation 5		

**B 9.0 Selected subcontractors [15.0]**

Yes/no?	No		If yes, description of specialisation
Specialisation 1			
Specialisation 2			
Specialisation 3			
Specialisation 4			
Specialisation 5			

**B 10.0 Direct contractors [16.0]**

Yes/no?	YES		If yes, description of extent of work
Extent of work [12.1.11]			CCTV Installation
Extent of work [12.1.11]			Access Control Installations
Extent of work [12.1.11]			Data Network Installations
Extent of work [12.1.11]			
Extent of work [12.1.11]			

**B 11.0 Description of sections [20.1]**

<b>Section 1</b>	<b>Renovations to 10 Buildings and the Parking adjacent to ERF 167</b>	
<b>Section 2</b>	<b>Renovations to the Avondale Building and the adjacent parking.</b>	
<b>Section 3</b>	<b>Not Applicable</b>	
<b>Section 4</b>		
<b>Section 5</b>		
<b>Section 6</b>		
<b>Section</b>		

**B 12.0 Possession of site [12.1.5], practical completion [19.0; 20.0] and penalty [24.0]**

<b>Practical completion</b> for the <b>works</b> as a whole	Intended date of possession of the <b>site</b> Refer B17.0 [12.1.5; 12.2.22]	Period for inspection by the <b>principal agent</b> [19.3]	The date for <b>practical completion</b> shall be the period as indicated below from the date of possession of the <b>site</b> by the <b>contractor</b> [12.2.7; 24.1]	<b>Penalty</b> for late completion [24.1]
		<b>working days</b>	Period in months	Penalty amount per <b>calendar day</b> (excl. tax)
	<b>NOT APPLICABLE</b>	<b>NOT APPLICABLE</b>	<b>NOT APPLICABLE</b>	<b>NOT APPLICABLE</b>

[12.1.7] Possession / Handover of the site	To be Determined
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[12.1.7] Possession / Handover of the site will be given within 10 calendar days after the contractor has fulfilled the conditions (2.1; 12.2.2-3; 12.2.5-6) and received the notification from the Employer of Site Hand Over where the contractor will receive one fully signed copy of the Form of Offer and Acceptance from the employer.

**Documentation required before Commencement of the Works:**

[12.2.2 to 12.2.6] The time to submit the documentation required before commencement with Works execution is:	10	Calendar days
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[12.2.2] Priced Bill of Quantities	The Contractor shall deliver his Priced Bill of Quantity with the Tender Submission at date of closing of the bid.
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[12.1] Health and Safety Plan	The contractor shall deliver his Health and Safety Plan for the Works within 10 calendar days after notice from the Principal Agent prior to the commencement date.
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[12.2.3] Guarantee	The contractor shall deliver his Guarantee (Security) for the Works within 10 calendar days after notice from the Principal Agent prior to the commencement date.
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[12.2.5] Insurance	The contractor shall deliver his Insurances for the Works within 10 calendar days after notice from the Principal Agent prior to the commencement date.
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[12.2.6] Programme	The contractor shall deliver his Programme for the Works within 10 calendar days after notice from the Principal Agent prior to the commencement date.
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[12.2.6] Cash Flow by Contractor	The contractor shall deliver his Cash Flow for the Works within 10 calendar days after notice from the Principal Agent prior to the commencement date.
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[12.2.6] Other Requirements by Contractor	The contractor will be responsible to obtain all regulatory and statutory approval, permits, notices and the like related to the
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	demolition of the building.
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or where **sections** are applicable

<b>Practical completion of a section of the works</b>	Intended date of possession of a <b>section</b> Refer B17.0 [12.1.5; 12.2.22]	Period for inspection by the <b>principal agent</b> [19.3]	The date for <b>practical completion</b> shall be the period as indicated below from the date of possession of the <b>site</b> by the <b>contractor</b> [12.2.7; 24.1]	<b>Penalty</b> for late completion [24.1]
		<b>working days</b>	Period in months	Penalty amount per <b>calendar day</b> (excl. <b>tax</b> )
<b>Section 1</b>	12 Months form the date of Site Possession / handover.	365	12 Months	Refer to the Table of Penalties
<b>Section 2</b>	24 Months form the date of Site Possession / handover.	730	24 Months	Refer to the Table of Penalties
<b>Section 3</b>				
<b>Section 4</b>				
<b>Section 5</b>				
<b>Section 6</b>				
<b>Section 7</b>				
<b>Section 8</b>				
Remainder of the <b>works</b>				

#### **19.0/ 20.0 Practical completion / penalty for late completion**

[19/20] The Date for Practical Completion is:	As above
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[24] Penalty currency penalty amount.	Refer to the Calculation of Table of Penalties.
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**Table of Penalties**

Calculation Period	Rate per R100 of Estimated Contract Value
1 Month	27.,5 cents
1,5 Months	22 cents
2 Months	16,5 cents
2,5 Months	13,5 cents
3 Months	11 cents
3.5 Months	9,5 cents
4 Months	8,5 cents
4,5 Months	7,5 cents
5 Months	6,25 cents
6 Months	5,75 cents
7 Months	4,75 cents
8 Months	4 cents
9 Months	3,75 cents
10 Months	3,5 cents
11 Months	3 cents
12 Months	2,75 cents
14 Months	2,5 cents
15 Months	2,25 cents
16 Months	2 cents
18 Months	1,75 cents
20 Months	1,5 cents
21 Months	1,5 cents
24 Months	1,25 cents
30 Months	1 cents
36 Months	1 cents
42 Months	1 cents

**B 13.0 Defects liability period [21.0]**

Extended defects liability period: Refer B17.0 [21.13]		Yes/no?	<b>No</b>
If yes, description of applicable elements			

**B 14.0 Payment [25.0]**

Date of month for issue of regular <b>payment certificates</b> [25.2]	25 th of the month		
Contract price adjustment / Cost fluctuations [25.3.4; 26.9.5]	Yes		
If yes, method to calculate	Haylett Formula with indices published by Statistics South Africa P 0151.		
<b>Employer</b> shall pay the <b>contractor</b> within: [25.10]	Forty-Five (45) calendar days		

**B 15.0 Dispute resolution [30.0]**

Adjudication [30.6.1; 30.10] Name of nominating body	No		
Applicable rules for adjudication [30.6.2]			
Arbitration [30.7.4; 30.10] If Yes, name of nominating body * If No, then dispute will be referred to litigation	Yes/no? *	Yes	Association of Arbitrators ( South Africa)
Applicable rules for arbitration [30.7.5]			

**B 16.0 JBCC® General Preliminaries - selections**

Provisional bills of quantities [P2.2]	Yes/no?	YES	
Availability of construction information [P2.3]	Yes/no?	YES	
Previous work - dimensional accuracy - details of previous contract(s) [P3.1]			
Previous work - <b>defects</b> - details of previous contract(s) [P3.2]			
Inspection of adjoining properties - details [P3.3]	The contractor will be responsible to inspect the adjoining properties and report defects prior to blasting and demolition.		
Handover of <b>site</b> in stages - specific requirements [P4.1]			
Enclosure of the <b>works</b> - specific requirements [P4.2]			
Geotechnical and other investigations - specific requirements [P4.3]			
Existing premises occupied - details [P4.5]			
Services - known - specific requirements [P4.6]			
Water [P8.1]	By <b>contractor</b>	Yes/no?	YES
	By <b>employer</b>	Yes/no?	
	By <b>employer</b> – metered	Yes/no?	
Electricity [P8.2]	By <b>contractor</b>	Yes/no?	YES
	By <b>employer</b>	Yes/no?	
	By <b>employer</b> – metered	Yes/no?	
Ablution and welfare facilities [P8.3]	By <b>contractor</b>	Yes/no?	YES
	By <b>employer</b>	Yes/no?	

Communication facilities - specific requirements [P8.4]	
Protection of the <b>works</b> - specific requirements [P11.1]	
Protection / isolation of existing <b>works</b> and <b>works</b> occupied in <b>sections</b> - specific requirements [P11.2]	
Disturbance - specific requirements [P11.5]	
Environmental disturbance - specific requirements [P11.6]	

## **B 17.0 Changes made to JBCC® documentation**

### **1.1 Definitions**

**CONSTRUCTION PERIOD:** The period commencing on the date of possession of the **site** by the **contractor** and ending on the date of **practical completion**

#### **Clause 1.0**

Pricing of Bills of Quantities

#### **Clause 11.**

The Employer will not provide to the contractor a guarantee for payment.

#### **Clause 10.2**

Omit the word "Employer" in line two and replace with Contractor.

#### **Clause 12**

Office Accommodation  
Notice Boards  
Statutory and Other Notices

#### **Clause 16**

Direct Contractors

#### **Clause 17**

Site Instructions

#### **Clause 23**

Substitution of materials and goods

#### **Clause 25**

The Employer will pay the contractor within forty-five calendar days (45) of the payment certificate.

## C TENDERER'S SELECTIONS

### C 1.0 Securities [11.0]

Guarantee for construction: Select Option A or B ☐

Option A	Guarantee for construction (variable) by <b>contractor</b> [11.1.1]
Option B	Guarantee for construction (fixed) by <b>contractor</b> [11.1.2]
Guarantee for payment by employer [11.5.1; 11.10]	Not applicable
Advance payment, subject to a <b>guarantee for advance payment</b> [11.2.2; 11.3]	Not applicable

### C 2.0 Contractor's annual holiday periods during the construction period

Year 1 <b>contractor's</b> annual holiday period	start date		end date	
Year 2 <b>contractor's</b> annual holiday period	start date		end date	
Year 3 <b>contractor's</b> annual holiday period	start date		end date	

### C 3.0 Payment of preliminaries [25.0]

#### Contractor's selection

Select Option A or B ☐

Where the **contractor** does not select an option, Option A shall apply

#### Payment methods

Option A	The <b>preliminaries</b> shall be paid in accordance with an amount prorated to the value of the <b>works</b> executed in the same ratio as the amount of the <b>preliminaries</b> to the <b>contract sum</b> , which <b>contract sum</b> shall exclude the amount of <b>preliminaries</b> . Contingency sum(s) and any provision for cost fluctuations shall be excluded for the calculation of the aforesaid ratio
Option B	The <b>preliminaries</b> shall be paid in accordance with an amount agreed by the <b>principal agent</b> and the <b>contractor</b> in terms of the <b>priced document</b> to identify an initial establishment charge, a time-related charge and a final dis-establishment charge. Payment of the time-related charge shall be assessed by the <b>principal agent</b> and adjusted from time to time as may be necessary to take into account the rate of progress of the <b>works</b>

#### Lump sum contract

Where the amount of **preliminaries** is not provided it shall be taken as 7.5% (seven and a half per cent) of the **contract sum**, excluding contingency sum(s) and any provision for cost fluctuations

### C 4.0 Adjustment of preliminaries [26.9.4]

#### Contractor's selection

Select Option A or B ☐

Where the **contractor** does not select an option, Option A shall apply

#### Provision of particulars

The **contractor** shall provide the particulars for the purpose of the adjustment of **preliminaries** in terms of his selection. Where completion in **sections** is required, the **contractor** shall provide an apportionment of **preliminaries** per **section**

Option A	An allocation of the <b>preliminaries</b> amounts into Fixed, Value-related and Time-related amounts as defined for adjustment method Option A below, within fifteen (15) <b>working days</b> of the date of acceptance of the tender
Option B	A detailed breakdown of the <b>preliminaries</b> amounts within fifteen (15) <b>working days</b> of possession of the <b>site</b> . Such breakdown shall include, inter alia, the administrative and supervisory staff, the use of <b>construction equipment</b> , establishment and dis-establishment charges, insurances and guarantees, all in terms of the <b>programme</b>

### Adjustment methods

The amount of **preliminaries** shall be adjusted to take account of the effect which changes in time and/or value have on **preliminaries**. Such adjustment shall be based on the particulars provided by the **contractor** for this purpose in terms of Options A or B, shall preclude any further adjustment of the amount of **preliminaries** and shall apply notwithstanding the actual employment of resources by the **contractor** in the execution of the **works**

Option A	<p>The <b>preliminaries</b> shall be adjusted in accordance with the allocation of <b>preliminaries</b> amounts provided by the <b>contractor</b>, apportioned to <b>sections</b> where completion in <b>sections</b> is required</p> <p>Fixed - An amount which shall not be varied</p> <p>Value-related - An amount varied in proportion to the <b>contract value</b> as compared to the <b>contract sum</b>. Both the <b>contract sum</b> and the <b>contract value</b> shall exclude the amount of <b>preliminaries</b>, contingency sum(s) and any provision for cost fluctuations</p> <p>Time-related - An amount varied in proportion to the number of <b>calendar days</b> extension to the date of <b>practical completion</b> to which the <b>contractor</b> is entitled with an adjustment of the <b>contract value</b> [23.2; 23.3] as compared to the number of <b>calendar days</b> in the initial <b>construction period</b> [26.9.4]</p>
Option B	<p>The adjustment of <b>preliminaries</b> shall be based on the number of <b>calendar days</b> extension to the date of <b>practical completion</b> to which the <b>contractor</b> is entitled with an adjustment of the <b>contract value</b> [23.2; 23.3] as compared to the number of <b>calendar days</b> in the initial <b>construction period</b> [26.9.4]</p> <p>The adjustment shall take into account the resources as set out in the detailed breakdown of the <b>preliminaries</b> for the period of construction during which the delay occurred</p>

### Failure to provide particulars within the period stated

Option A	<p>Where the allocation of <b>preliminaries</b> amounts for Option A is not provided, the following allocation of <b>preliminaries</b> amounts shall apply:</p> <p>Fixed - Ten per cent (10%) Value-related - Fifteen per cent (15%) Time-related - Seventy-five per cent (75%)</p> <p>Where the apportionment of the <b>preliminaries</b> per <b>section</b> is not provided, the categorised amounts shall be prorated to the cost of each <b>section</b> within the <b>contract sum</b> as determined by the <b>principal agent</b></p>
Option B	Where the detailed breakdown of <b>preliminaries</b> amounts for Option B is not provided, Option A shall apply

### Lump sum contract

Where the amount of **preliminaries** is not provided it shall be taken as 7.5% (seven and a half per cent) of the **contract sum**, excluding contingency sum(s) and any provision for cost fluctuations