Provision of General Building Maintenance Services for a Period of 4 (four) months

Edition: OCTOBER 2025

Reference number: 74959

Name of Tenderer:

AIRPORTS COMPANY SOUTH AFRICA

The Contract

Part C1: Agreement and Contract Data

C1.1	Form of Offer and Acceptance
C1.2	Contract Data
C1.3	Insurance Schedule

Part C2: Pricing data

C2.1	Pricing Instructions
C2.2	Price List (including the Activity Schedule)

Part C3: Service information

C3	Service Information

Part C4: Site information

C4	Site Information

AIRPORTS COMPANY SOUTH AFRICA

C1.1 Form of Offer and Acceptance

Offer

The employer, identified in the acceptance signature block, wishes to enter into a contract for the

Provision of General Building Maintenance Services for a Period of four(4) months OR Tambo International Airport

The contractor, identified in the offer signature block, has examined this document and addenda hereto as listed in the schedules, and by submitting this offer has accepted the conditions thereof.

By the representative of the contractor, deemed to be duly authorised, signing this part of this form of offer and acceptance, the contractor offers to perform all 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.

The offered total of the Prices exclusive of VAT is	
Value Added Tax @ 15% is	
The total offered amount due inclusive of VAT is	
(in words)	

for the Contractor

Signature . . . . . Date . . . . . .

Name . . . . . Capacity . . . . . .

(Name and address of organisation) . . . . . .

. . . . . .

. . . . . .

Name and signature of witness . . . . . signature . . . . . .

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 to the Tenderer before the end of the period of validity stated in the tender data, whereupon the Tenderer becomes the party named as the contractor in the conditions of contract identified in the contract data.

Acceptance

By signing this part of this form of offer and acceptance, the employer identified below accepts the contractor'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 contractor's offer shall form an agreement between the employer and the contractor 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 agreement)
Part C2: Pricing data and Price List
Part C3: Service information.
Part C4: Site information
and schedules, drawings and documents or parts thereof where so indicated.

Deviations from and amendments to the documents listed in the tender data and any addenda thereto as listed in the tender 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 agreement. No amendments to or deviations from said documents are valid unless contained in this schedule.

The contractor shall within two weeks after 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 bonds, guarantees, proof of insurance and any other documentation to be provided in terms of the conditions of contract identified in the contract data. 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 original copy of this document, including the schedule of deviations (if any). Unless the Tenderer (now contractor) within five working days of the date of such receipt notifies the employer in writing of any reason why he cannot accept the contents of this agreement, this agreement shall constitute a binding contract between the parties.

for the Employer

Signature . . . . . Date . . . .

Name . . . . . Capacity . . . . . .

Airports Company South Africa,
3rd Floor ACSA North Wing Offices
O R Tambo International Airport
Kempton Park
1627

Name of witness . . . . . signature . . . . . .

Schedule of Deviations

1 Subject . . . . . .

Details . . . . . .

. . . . . .

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2 Subject . . . . . .

Details . . . . . .

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3 Subject . . . . . .

Details . . . . . .

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4 Subject . . . . . .

Details . . . . . .

. . . . . .

. . . . . .

5 Subject . . . . . .

Details . . . . . .

. . . . . .

. . . . . .

By the duly authorised representatives signing this agreement, the employer and the contractor agree to and accept the foregoing schedule of deviations as the only deviations from and amendments to the documents listed in the tender data and addenda thereto as 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 Agreement shall have any meaning or effect in the contract between the parties arising from this agreement.

C1.2 Contract Data

Interpretation of the contract:
In the event of any ambiguity, inconsistency or conflict between the General Conditions of Contract, Special Conditions, Pricing Data, Service information, or other, the order of precedence shall be as follows:

Firstly, the Service information (C3) and Annexes thereto shall prevail;

Secondly the Contract Data (C1.2) and Conditions of Contract;

Thirdly the General Conditions of Contract;

Fourthly the Pricing data;

Lastly any schedules, drawings and other documents included with this agreement.

General Conditions of Contract

The General Conditions of Contract comprise the NEC3 Term Service Contract, April 2013, published by the NEC, and the following "Particular Conditions", which include amendments and additions to such General Conditions.

The following Particular Conditions amplify the General Conditions of Contract and highlight areas in that document that require specific attention.

Wherein in the contract it is stated no contract data is required accordingly the *conditions of contract* remain unaltered as per NEC3 Term Service Contract, April 2013.

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

Clause	Statement	Data
1	**General**	
	The *conditions of contract* are the core clauses and the clauses for main Option:	
		A: Priced contract with price list
	dispute resolution Option:	**W1: Dispute resolution procedure**
	and secondary Options:	
		X1: Price Adjustment for inflation
		X2: Changes in the law
		X18: Limitation of Liability (as amended in Option Z)
		Z: Additional conditions of contract
	of the NEC3 Term Service Contract (April 2013)	
10.1	The *Employer* is (Name):	**Airports Company South Africa SOC Limited Reg. No 1993/004149/30 VAT no 4930138393**
	Address	**O R Tambo International Airport Private Bag X1 3rd Floor ACSA North Wing Offices OR Tambo International Airport 1627**
	Tel No.	**011 921 6911**
10.1	The *Service Manager* is:	
	Address	**O R Tambo International Airport Private Bag X1 3rd Floor ACSA North Wing Offices OR Tambo International Airport 1627**
	Tel No.	
	e-mail	
11.2(1)	The *Accepted Plan* is	**Section C3 of this document, including Annexes thereto as submitted by the *Contractor* and accepted by the *Service Manager***
11.2(2)	The *Affected Property* is	**O R Tambo International Airport**

11.2(13)	The *service* is	**Provision of General Building Maintenance Services for a Period of (4) months as more fully set out in section C3 *Service Information*.**
11.2(14)	The following matters will be included in the Risk Register	**1 Risk of financial loss and/or injury of persons due to the proximity of the *service* (or of persons performing the *service*, or of moving/stationary vehicles) to moving and stationary aircraft** **2 Health risk and/or risk of injury/death due to exposure of persons to poisonous and flammable substances and gases in sewerage sumps, in the performance of the *service*.** **3 Risk of injury due to lifting of heavy objects** **4 Risk of injury/death due to exposure of persons the risk to falling into sewerage sumps and/or drowning, in the performance of the *service*.**
11.2(15)	The *Service Information* is in	**The section titled Service Information included as section C3 of this document.**
12.2	The *law of the contract* is the law of	**the Republic of South Africa**
13.1	The *language of this contract* is	**English**
13.3	The *period for reply* is	**5 calendar days**
21.1	The period within which the Contractor provides the Contractor's Plan	**30 calendar days from Contract Date**
2	**The Contractor's main responsibilities**	**Detailed in Part C3 (Service Information)**
3	**Time**	
30.1	The *starting date* is	**Upon the signatures of a contract by ACSA**
30.2	The *Service Period* is	**4 (four)months from the *starting date***
4	**Testing and Defects**	**No data is required for this section of the *conditions of contract***
5	**Payment**	
50.1	The *assessment interval* is on the	**Every 4 weeks, on the 15th day of each successive month**
51.1	The *currency of this contract* is the	**South African Rand (ZAR)**

51.2	The period within which payments are made is	**15days after receipt of a valid tax invoice**
51.4	The *interest rate* is	**The prime lending rate of the Nedbank Bank, as determined from time to time.**
6	**Compensation events**	**No data is required for this section of the *conditions of contract.***
7	**Title**	**No data is required for this section of the *conditions of contract.***
8	**Risks and insurance**	
83.1	The *Employer* provides these insurances from the Insurance Table	**(i) Insurance against loss of or damage to the *services*, Plant and Materials comprising Contract Works Insurance, SASRIA Special Risks Insurance and Marine & Air Cargo insurance; and** **(ii) Insurance (Public Liability Insurance) against liability for loss or damage to property (except the *services*, Plant and Materials and Equipment) and liability for bodily injury to or death of a person (not an employee of the *Contractor*) caused by activity in connection with the contract;** **Note: The terms and other matters applicable to these insurances provided by the Employer (and to insurances generally) are detailed in the insurance schedule attached as section C1.4 to the *contract* ("the Insurance Schedule").**
83.1	The *Contractor* provides these additional insurances	**Professional Indemnity Insurance** **Note: The terms and other matters applicable to this insurance provided by the Employer are likewise detailed in section C1.4 to the *contract*.**
83.2	The minimum amounts of cover or minimum limits of indemnity required for the insurance table	**Refer to section C1.4.**
9	**Termination**	**There is no Contract Data required for this section of the *conditions of contract.***
10	**Data for main Option clause**	
A	**Priced contract with price list**	**There is no Contract Data required for the main option clause.**

11 Data for Option W1

W1.1	The *Adjudicator* is	**The person appointed jointly by the parties from the list of adjudicators contained below**

Name	**Location**	**Contact details (phone & e mail)**
Adv. Ghandi Badela	Gauteng	+27 11 282 3700 ghandi@badela.co.za
Mr. Errol Tate Pr. Eng.	Durban	+27 11 262 4001 Errol.tate@mweb.co.za
Adv. Saleem Ebrahim	Gauteng	+27 11 535-1800 salimebrahim@mweb.co.za
Mr. Sebe Msutwana Pr. Eng.	Gauteng	+27 11 442 8555 sebe@civilprojects.co.za
Mr. Sam Amod	Gauteng	sam@samamod.com
Adv. Sias Ryneke SC	Gauteng	083 653 2281 reyneke@duma.nokwe.co.za
Mr. Emeka Ogbugo (Quantity Surveyor)	Pretoria	+27 12 349 2027 emeka@gosiame.co.za

W1.2(3)	The *Adjudicator nominating body* is:	**The current Chairman of Johannesburg Advocate's Bar Council**
W1.4(2)	The *tribunal* is:	**Arbitration**
W1.4(5)	The *arbitration procedure* is	**The arbitration procedure is set out in The Rules for the Conduct of Arbitrations 2013 Edition, 7th Edition, published by The Association of Arbitrators, (Southern Africa)**
	The place where arbitration is to be held is	**Johannesburg, South Africa.**
	The person or organization who will choose an arbitrator	**The Arbitrator is the person selected by the Parties as and when a dispute arises in terms of the relevant Z Clause, from the Panel of Arbitrators provided under the relevant Z clause if the arbitration procedure does not state who selects an arbitrator. The Arbitrator nominating body is the Chairman of the Johannesburg Advocates Bar Council.**

Option A	The Contractor prepares forecasts of the final total of the Prices for the whole of the *Services* at intervals no longer than 4 weeks.

12 Data for secondary Option

X1	**Price Adjustment for inflation**	**The index referred to in this clause shall be deemed to refer to the CPI index on the *starting date*. Price adjustment for inflation shall only take place on contract anniversary**
X2	**Changes in the law**	**No data is required for this secondary Option**
X18	**Limitation of liability**	
X18.1	The *Contractor*'s liability to the *Employer* for indirect or consequential loss is limited to:	**Nil - Neither Party is liable to the other for any consequential or indirect loss, including but not limited to loss of profit, loss of income or loss of revenue**
X18.2	For any one event, the *Contractor*'s liability to the *Employer* for loss of or damage to the *Employer*'s property is limited to:	**Total of the losses incurred and/or repairs to the damages caused**
X18.3	The *Contractor*'s total liability to the Employer for defects due to his design which are not listed on the Defects Certificate is limited to:	**Total of the losses incurred and/or repairs to the damages caused**
X18.4	The *Contractor*'s total liability to the *Employer* for all matters arising under or in connection with this contract, other than excluded matters, is limited to:	**The Contractor's total direct liability to the Employer for all matters arising under or in connection with this contract, other than the excluded matters, is limited to the total of the losses incurred and/or repairs to the damages caused and applies in contract, tort or delict and otherwise to the extent allowed under the law of the contract.** **The excluded matters are amounts payable by the Contractor as stated in this contract for:** **- Loss of or damage to the Employer's property,** **- Defects liability,** **- Insurance liability to the extent of the Contractor's risks** **- death of or injury to a person;** **infringement of an intellectual property right**

Z(A): The Additional conditions of contract are: Z1-Z19

	Amendments to the Core Clauses
Z1	Interpretation of the law

Z1.1	**Add to core clause 12.3:** Any extension, concession, waiver or relaxation of any action stated in this contract by the Parties, the *Service Manager*, the *Supervisor*, 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.
Z2	**Providing the Service:**
Z2.1	**Delete core clause 20.1 and replace with the following:** The *Contractor* provides the Service in accordance with the Service Information and warrants that the results of the Service, when complete, shall be fit for their intended purpose.
Z5	**Termination**
Z5.1	**Add the following to core clause 91.1, at the second main bullet, fifth sub-bullet point, after the words "assets or":** "business rescue proceedings are initiated or steps are taken to initiate business recue proceedings"**.**
	Amendment to the Secondary Option Clauses
Z7	**Limitation of liability:**
Z7.1	**Insert the following new clause as Option X18.6:** The *Employer's* liability to the *Contractor* for the *Contractor's* indirect or consequential loss is limited to R0.00
Z7.2	Notwithstanding any other clause in this contract, any proceeds received from any insurances or any proceeds which would have been received from any insurances but for the conduct of the *Contractor* shall be excluded from the calculation of the limitations of liability listed in the contract
	Additional Z Clauses
Z8	**Cession, delegation and assignment**
Z8.1	The *Contractor* shall not cede, delegate or assign any of its rights or obligations to any person without the written consent of the *Employer*, which consent shall not be unreasonably withheld. This clause shall be binding on the liquidator/business rescue practitioner /trustee (whether provisional or not) of the *Contractor*
Z8.2	The *Employer* may cede and delegate its rights and obligations under this contract to any person or entity
Z9	**Joint and several liability**
Z9.1	If the *Contractor* constitutes a joint venture, consortium or other unincorporated grouping of two or more persons, these persons are deemed to be jointly and severally liable to the *Employer* for the performance of the Contract.
Z9.2	The *Contractor* shall, within 1 week of the Contract Date, notify the *Service Manager* and the *Employer* of the key person who has the authority to bind the *Contractor* on their behalf.
Z9.3	The *Contractor* does not materially alter the composition of the joint venture, consortium or other unincorporated grouping of two or more persons without prior written consent of the *Employer*.
Z10	**Ethics**
Z10.1	The *Contractor* undertakes:

Z10.1.1 not to give any offer, payment, consideration, or benefit of any kind, which constitutes or could be construed as an illegal or corrupt practice, either directly or indirectly, as an inducement or reward for the award or in execution of this contract;

Z10.1.2 to comply with all laws, regulations or policies relating to the prevention and combating of bribery, corruption and money laundering to which it or the *Employer* is subject, including but not limited to the Prevention and Combating of Corrupt Activities Act, 12 of 2004.

Z10.2 The *Contractor*'s breach of this clause constitutes grounds for terminating the *Contractor*'s obligation to Provide the Works or taking any other action as appropriate against the *Contractor* (including civil or criminal action). However, lawful inducements and rewards shall not constitute grounds for termination.

Z10.3 If the *Contractor* is found guilty by a competent court, administrative or regulatory body of participating in illegal or corrupt practices, including but not limited to the making of offers (directly or indirectly), payments, gifts, gratuity, commission or benefits of any kind, which are in any way whatsoever in connection with the contract with the *Employer*, the *Employer* shall be entitled to terminate the contract in accordance with the procedures stated in core clause 92.2. the amount due on termination is A1.

Z11 Confidentiality

Z11.1 All information obtained in terms of this contract or arising from the implementation of this contract shall be treated as confidential by the *Contractor* and shall not be used or divulged or published to any person not being a party to this contract, without the prior written consent of the *Service Manager* or the *Employer*, which consent shall not be unreasonably withheld.

Z11.2 If the *Contractor* is uncertain about whether any such information is confidential, it is to be regarded as such until otherwise notified by the *Service Manager*.

Z11.3 This undertaking shall not apply to –

Z11.3.1 Information disclosed to the employees of the *Contractor* for the purposes of the implementation of this agreement. The *Contractor* undertakes to procure that its employees are aware of the confidential nature of the information so disclosed and that they comply with the provisions of this clause;

Z11.3.2 Information which the *Contractor* is required by law to disclose, provided that the *Contractor* notifies the *Employer* prior to disclosure so as to enable the *Employer* to take the appropriate action to protect such information. The *Contractor* may disclose such information only to the extent required by law and shall use reasonable efforts to obtain assurances that confidential treatment will be afforded to the information so disclosed;

Z11.3.3 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);

Z11.4 The taking of images (whether photographs, video footage or otherwise) of the *works* or any portion thereof, in the course of Providing the Works and after Completion, requires the prior written consent of the *Service Manager*. All rights in and to all such images vests exclusively in the *Employer*

Z11.5 The *Contractor* ensures that all his Subcontractors abide by the undertakings in this clause.

Z12 *Employer*'s Step-in rights

Z12.1	If the *Contractor* defaults by failing to comply with his obligations and fails to remedy such default within 2 weeks of the notification of the default by the *Service Manager*, the *Employer*, without prejudice to his other rights, powers and remedies under the contract, may remedy the default either himself or procure a third party (including any subcontractor or supplier of the *Contractor*) to do so on his behalf. The reasonable costs of such remedial works shall be borne by the *Contractor*
Z12.2	The *Contractor* co-operates with the *Employer* and facilitates and permits the use of all required information, materials and other matter (including but not limited to documents and all other drawings, CAD materials, data, software, models, plans, designs, programs, diagrams, evaluations, materials, specifications, schedules, reports, calculations, manuals or other documents or recorded information (electronic or otherwise) which have been or are at any time prepared by or on behalf of the *Contractor* under the contract or otherwise for and/or in connection with the *works*) and generally does all things required by the *Service Manager* to achieve this end.
Z13	**Liens and Encumbrances**
Z13.1	The *Contractor* keeps the Equipment used to Provide the Services free of all liens and other encumbrances at all times. The *Contractor,* vis-a-vis the *Employer,* waives all and any liens which he may from time to time have, or become entitled to over such Equipment and any part thereof and procures that his Subcontractors similarly, vis-a-vis the *Employer,* waive all liens they may have or become entitled to over such Equipment from time to time
Z14	**Intellectual Property**
Z14.1	Intellectual Property ("IP") rights means all rights in and to any patent, design, copyright, trade mark, trade name, trade secret or other intellectual or industrial property right relating to the Works.
Z14.2	IP rights remain vested in the originator and shall not be used for any reason whatsoever other than carrying out the *works.*
Z14.3	The *Contractor* gives the *Employer* an irrevocable, transferrable, non-exclusive, royalty free licence to use and copy all IP related to the *works* for the purposes of constructing, repairing, demolishing, operating and maintaining the works
Z14.4	The written approval of the *Contractor* is to be obtained before the *Contractor*'s IP made available to any third party which approval will not be unreasonably withheld or delayed. Prior to making any *Contractor*'s IP available to any third party the *Employer* shall obtain a written confidentiality undertaking from any such third party on terms no less onerous than the terms the *Employer* would use to protect its IP
Z14.5	The *Contractor* shall indemnify and hold the *Employer* harmless against and from any claim alleging an infringement of IP rights (**"the claim"**), which arises out of or in relation to:
Z14.5.1	the *Contractor's* design, manufacture, construction or execution of the Works
Z14.5.2	the use of the *Contractor's* Equipment, or
Z14.5.3	the proper use of the Works.
Z14.6	The *Employer* shall, at the request and cost of the *Contractor*, assist in contesting the claim and the *Contractor* may (at its cost) conduct negotiations for the settlement of the claim, and any litigation or arbitration which may arise from it.
Z15	**Dispute resolution:**
Z15.1	**Appointment of the Adjudicator**

An *Adjudicator* is appointed when a dispute arises, from the Panel of Adjudicators below. The referring party nominates an Adjudicator, which nomination is either accepted or rejected by the other party. In the instance of a rejection of the nominated *Adjudicator,* the referring Party refers the appointment deadlock to the Chairman of the Johannesburg Bar Council, who appoints an *Adjudicator* listed in the Panel of Adjudicators below

The Parties appoint the *Adjudicator* under the NEC3 Adjudicator's Contract, April 2013

Panel of Adjudicators

Name	Location	Contact details (phone & e mail)
Adv. Ghandi Badela	Gauteng	+27 11 282 3700 ghandi@badela.co.za
Mr. Errol Tate Pr. Eng.	Durban	+27 11 262 4001 Errol.tate@mweb.co.za
Adv. Saleem Ebrahim	Gauteng	+27 11 535-1800 salimebrahim@mweb.co.za
Mr. Sebe Msutwana Pr. Eng.	Gauteng	+27 11 442 8555 sebe@civilprojects.co.za
Mr. Sam Amod	Gauteng	sam@samamod.com
Adv. Sias Ryneke SC	Gauteng	083 653 2281 reyneke@duma.nokwe.co.za
Mr. Emeka Ogbugo (Quantity Surveyor)	Pretoria	+27 12 349 2027 emeka@gosiame.co.za

Z15.2 Appointment of the Arbitrator

An *Arbitrator* is appointed when a dispute arises from the Panel of Arbitrators below. The referring party nominates an Arbitrator, which nomination is either accepted or rejected by the other party. In the instance of a rejection of the nominated *Arbitrator,* the referring Party refers the appointment deadlock to the Chairman of the Johannesburg Bar Council, who appoints an *Arbitrator* listed in the Panel of *Arbitrators* below

Panel of Arbitrators

Name	Location	Contact details (phone & e mail)
Adv. Ghandi Badela	Gauteng	+27 11 282 3700 ghandi@badela.co.za
Mr. Errol Tate Pr. Eng.	Durban	+27 11 262 4001 Errol.tate@mweb.co.za
Adv. Saleem Ebrahim	Gauteng	+27 11 535-1800 salimebrahim@mweb.co.za
Mr. Sebe Msutwana Pr. Eng.	Gauteng	+27 11 442 8555 sebe@civilprojects.co.za
Mr. Sam Amod	Gauteng	sam@samamod.com
Adv. Sias Ryneke SC	Gauteng	083 653 2281 reyneke@duma.nokwe.co.za
Mr. Emeka Ogbugo (Quantity Surveyor)	Pretoria	+27 12 349 2027 emeka@gosiame.co.za

Z16 Notification of a compensation event

Z16.1 Delete "eight weeks" in clause 61.3 and replace with "four weeks". Delete the words "unless the event arises from the Service Manager or the Supervisor giving an instruction, issuing a certificate, changing an earlier decision or correcting an assumption.

Z17 BBBEE and Tax Clearance Certificates

Z17.1	The *Contractor* shall be expected to annually present a compliant BEE Certificate and a Tax Clearance Certificate. Failure to do adhere to these requirements shall be considered a material breach of the conditions of this Contract, the sanction for which may be a cancellation of this Contract.
Z18	**Communication**
Z18.1	**Add a new Core Clause** 14.5 and 14.6 to read as follows: The *Service Manager* requires the written consent of the Employer if an action will result in a change to the design, scope, and Service information that is 5% or more
Z18.2	The *Service Manager* requires the written consent of the Employer if an action will result in the Completion Date being extended by more than 30 days.
Z19	**Delegation**
	As stipulated by Section 37(2) of the Occupational Health and Safety Act No. 85 of 1993 as amended the *Contractor* agrees to the following:
Z19.1	As part of this contract the *Contractor* acknowledge that it (mandatory) is an employer in its own right with duties as prescribed in the Occupational Health and Safety Act No 85 of 1993 as amended and agree to ensure that all work being performed, or Equipment, Plant and Materials being used, are in accordance with the provisions of the said Act, and in particular with regard to the Construction Regulations.

C1.2 b - DATA PROVIDED BY THE *CONTRACTOR*

Clause	Statement	Data
10.1	The Contractor is (Name): Address: Telephone No. Fax No.	
11.2	The *working areas* are	See C3 'Service Information'
24.1	The *Contractor's Key people* are:	**CV's to be appended to Tender Schedule**
	Name: Job: Responsibility: Qualifications: Experience:	
	Name: Job: Responsibility: Qualifications: Experience:	
	Name: Job: Responsibility: Qualifications: Experience:	

Name:

Job:

Responsibility:

Qualifications:

Experience:

11.2	The following matters will be included in the Risk Register	1.
		2.
		3.
		4.
		5.
		6.
		7.

C1.3 Insurance Schedule

The successful bidder must source the following insurance cover, which is the deductible in the ACSA insurance cover:

- *Aviation liability insurance cover for an indemnity limit not less than R300 000 (three hundred thousand rands).*
- *Submit proof of insurance to ACSA before the work starts, and annually for the duration of the project.*

C2.1 Pricing Instructions

The intended pricing strategy to be followed in this tender is according to the Price List (including the activity schedule).

1. The Contract Data, Service information, drawings and any other documents relevant to this tender must be read in conjunction with the Activity Schedule.
2. The contractor must plan the work in this contract as a set of activities. These should be the same activities as he shows on his programme.
3. This schedule covers the items that will be measurable. A lump sum price for each activity shall be entered and no other items will be measured. Costs not covered by the items may be included in the most appropriate items listed. The Contractor has the liberty to insert items, quantities and rates of his own choosing in the said schedule as a separate line item.
4. The pricing schedule as completed by the Contractor shall be **VAT exclusive** prices and shall cover, "inter alia" all general risks, liabilities, obligations, profit, expenses, costs, bonuses, all allowances such as shift and standby allowances, sick-leave, other leave, brackets, fixings, incidentals, consumables etc. that will be required to successfully complete this contract as set forth or as implied in the documents on which this Contract is based.
5. The contractor is to take note that payment is made for each activity only when it is complete. "Complete" as it is used in this schedule means the complete system or unit as specified in the particular document.
6. Unless a separate rate for the supply and for the installation of any item is specifically called for, the supply and installation costs of any item shall be fully included in the price.
7. The description of each item shall, unless otherwise stated herein, be held to include making, conveying and delivering, unloading, storing, unpacking, hoisting, setting, fitting and fixing in position, cutting and waste, patterns, models and templates, plant, temporary works, return of packaging, establishment charges, profit and all other obligations arising out of the contractual conditions.
8. The quantities and rates included for day work shall form part of the tender price, but Contractors shall note that this item must be regarded as provisional and will only be payable to the Contractor if and when a written order to this effect has been issued.
9. "Foreign" shall mean the CIF (Cost, Insurance and Freight) value.
10. No alterations to the original text shall be allowed. If any alterations are made, it shall be ignored and the original wording will apply.
11. Variations in the scope and extent of the work shall be allowed to meet the Engineer's requirements and shall be measured and priced at the rates entered in the Activity Schedule, where appropriate, and shall form an addition to or deduction from the total of the Accepted Contract Amount. Any items or variations for which rates have not been included in the Activity Schedule shall be agreed and priced as non-scheduled items.
12. All provisional sums and contingency amounts shall be expended as directed by the Engineer and any balance remaining shall be deducted from the contract sum.
13. All items described as "provisional" shall be measured as executed and paid for according to prices in the Activity Schedule and any amounts not spent shall be deducted from the contract price. No work for which "provisional" items are provided shall, be commenced without written instructions from the Engineer.
14. No commitment to expending any portion of the contingency amounts and/or provisional sums are made or implied by the Employer.

15. The Contractor shall not be entitled to any claim in instances where provisional sums are partially or in total removed from the contract.
16. **The main cost drivers for this contract are required labour resources and required service levels and not the quantity of equipment.**

C2.2 Price List

The following Activity Schedule is provided "as-is" for the benefit of the Tenderer. ACSA cannot guarantee that it is complete in all respects. The Tenderer is responsible for providing an Activity Schedule which is accurate, complete and in accordance with their proposal. Also, refer to C3 (Service information) for activities that need to be priced. Only items listed in this Activity Schedule may be billed to the Employer.

Activity Schedule

Item no.	Activity Description	Frequency	Quantity (for four months)	Amount (per single item)	Total for six months)
	Preliminary and General				
1	Contract Management and Administration (including all required reporting such as monthly maintenance reports, inventory management * etc.)	monthly	4		
2	Insurance (ACSA required for this contract)	monthly	4		
3	Tools, equipment, and consumables	monthly	4		
4	Cell phones for onsite personnel	monthly	4		
5	Airport permits and parking fees – *provisional sum*	monthly	4	R20, 000.00	R20, 000.00
6	Schedule of rates (Refer below list)	monthly	4		
7	Unscheduled labour rates (Refer below list)	monthly	4		
	Sub-total A (for four months)				**R**

Callouts

Description	Quantity for four months	Call out fee	Total for four months
Call out including first hour on site and travelling fee	100		
Callouts subtotal B (per four months)		**R**	

Callouts rate must include all required travelling and the **first hour on site**.

Note: Call outs are not chargeable during hours' technician/ assistants are on site (08:00 – 17:00)

Mark-up (third party procured items/services)

Cost[b]	**Mark-up**
R 0 – R 2 000	**%**
R2001-R10 000	**%**
R 10 001-R50 0000	%
Over R R50 0000	%

[b]Cost shall be net cost (excluding VAT) of parts delivered to site with all discounts deducted.

Contract values will be increased/ decreased according to the current stipulated in Statistics SA – Adjusted.

Expenditure over One year period including CPI yearly price adjustments (As per statistic SA)

Description	Total (excluding VAT)
Sub-total A:Four months	
Sub-total B: Callouts	
Provisional amount for spares/ building maintenance material	**R 700, 000.00**
Six months estimated contract value Subtotal C*	**R**

*This amount to be carried over to Form of Offer and Acceptance

SCHEDULE OF RATES

	SCHEDULE OF RATES				
	-				
	-				
	Description	**Unit**	**QTY**	**Rate**	**Amount**
	-				
	BUILDING MAINTENANCE				
	-				
	BILL 1				
	-				
1	**ALTERATIONS**				
	-				
	NOTE: Tenderers are advised to study the Model				
	Preambles for Trades before pricing this bill				
	-				
	NOTE: Unless otherwise stated herein, all				
	rates should include compensation for costs				
	to execute the works whatever quantity is				
	required, and should provide for establishment,				
	preliminary and general costs, and all other costs				
	associated with the execution and supervision.				
	-				
	The Client reserves the right to negotiate				
	mutually agreed discounts on tendered rates				
	for large quantities.				
	_____				
	-				
2	**TEMPORARY BARRIERS, SCREENS, ETC**				
	-				
2.1	**Temporary barriers, screens, etc including removal**				
	on completion				
	-				
2.1.1	Hoarding between concrete floor and ceiling formed				
	of suitable timber framing with 22mm shutter board	m2	6		
	-				

	-				
2.1.2	Metal sheeting hoarding 2m high to with steel post				
	at 1500mm apart including painting to corrugated				
	sheeting and supporting posts	m2	1		
2.1.3	Temporary 12 mm shutter board protection lining to				
	walls, floors and ceiling including removing after				
	completion and making good to walls, floors and				
	ceiling	m2	1		
	-				
3	**REMOVAL OF EXISTING WORK**				
	-				
3.1	**Taking up and removing builder's rubble including**				
	dumping to a selected site not exceeding 50km from				
	site				
3.1.1	**Cart away surplus excavated material from site to**				
	an approved dumping site location	m3	7		
	TOTAL CARRIED FORWARD				
	-				
2	**BILL 1**				
	-				
3.2	**Breaking up and removing mass concrete including**				
	dumping in selected area including reinforcing				
	-				
3.2.1	Stairs with landings, waist, treads, risers	m3	3		
	-				
3.2.2	Ramps	m3	1		
	-				
3.2.3	100mm Thick surface bed	m2	2		
	-				
3.2.4	150mm Thick surface bed	m2	2		

	-				
3.2.5	Strip Footings	m3	0		
	-				
3.3	**Breaking down and removing existing concrete work**				
	including all steel reinforcing, steel corners bolts etc				
	-				
3.3.1	Concrete Column	m3	1		
	-				
3.3.2	Manholes	m3	1		
	-				
3.3.3	Bases	m3	1		
	-				
3.3.4	Beams	m3	1		
	-				
3.3.5	Slabs	m3	1		
	-				
	-				
.3.4	**Breaking down and removing brickwork including all**				
	steel door frames, window frames etc				
	-				
3.4.1	Mass brickwork	m3	3		
	-				
3.4.2	Single brick wall	m2	15		
	-				
3.4.3	Double brick wall	m2	8		
	-				
	-				
	TOTAL CARRIED FORWARD				
	-				
4	**BILL 1**				
	-				
4.1	**Taking out and removing doors, windows, etc from**				
-	**concrete, brickwork, steel, etc**				
	-				
4.1.1	Timber door size 813 x2 032 mm high	no	5		
	-				
4.1.2	Timber double door sizes 1 511 x 2 032mm high	no	1		
	-				
	-				

4.2	**Taking out and removing roofs, floors, panelling**				
	ceilings, partitions, etc				
	-				
4.2.1	Acoustic tile suspended ceilings including				
	suspension grid , hangers, light fittings, etc	m2	250		
	-				
4.2.2	Suspended ceilings panels	m2	250		
	-				
4.2.3	Aluminium ceiling slats	m2	15		
	-				
4.2.4	Rhino board ceilings including supports etc	m2	40		
	-				
4.2.5	Toilet partitioning 2 000 m high	m2	5		
	-				
4.3	**Taking up and removing vinyl floor coverings, tiles**				
	carpets, etc				
	-				
4.3.1	Vinyl tile floor covering including preparing screed for				
	new floor covering	m2	50		
	-				
4.3.2	Vinyl tiles including preparing screed for new floor				
	covering	m2	25		
	-				
4.3.3	Carpet tile floor covering including preparing screed				
	for new floor covering	m2	500		
	-				
4.3.4	Porcelain tiles to floor including preparing floor for				
	new floor covering	m2	100		
	-				
4.3.5	Mondo floor covering including preparing screed for				
	new floor covering	m2	25		
	-				
	-				
	TOTAL CARRIED FORWARD				
	-				
	-				
5	**BILL 1**				

	-				
5.1	**Hacking up and removing off screeds, granolithic,**				
	-				
-	**plaster, etc from concrete or brickwork and preparing**				
	surfaces for new finishes				
	-				
5.1.1	Screed from floors, stairs, landings	m2	1		
	-				
5.1.2	Terrazzo from floors and paving from floors	m2	1		
	-				
5.1.3	Internal plaster from concrete / brick walls, columns	m2	20		
	-				
	-				
5.2	**Hacking up and removing off coverings to walls,**				
	columns, partition walls etc. including preparing				
	surfaces for new finishes				
	-				
5.2.1	Glazed tiles from walls, columns	m2	25		
	-				
5.2.2	Unglazed tiles from walls, columns	m2	25		
	-				
5.2.3	Vinyl plastic covering from walls, columns, partitions	m2	0		
	-				
	-				
5.2.4	Wall paper covering from walls, columns etc.	m2	100		
	-				
5.2.5	Plastic moulds from edge trims to corners of walls	m	50		
	-				
	-				
5.3	**Taking out / off and removing sundry metalwork**				
	-				
5.3.1	Steel balustrade on concrete floor including making				
	good concrete to receive new finish	m	10		
	-				

5.3.2	Stainless steel barrier n.e 100mm diameter including				
	-				
	vertical supports	m	10		
	-				
5.3.3	Mild steel barrier n.e 150mm dia. Including supports	m	10		
	-				
	-				
5.3.4	Steel barrier 10 mm thick but n.e 200mm dia.				
	including vertical supports	m	10		
	TOTAL TO SUMMARY				
	-				
	-				
	-				
	-				
6	**BILL 2**				
	-				
	EXCAVATION, RISK OF COLLAPSE, FILLING, ETC				
	-				
	NOTE: Tenderers are advised to study the Model				
	Preambles for Trades before pricing this bill				
	-				
	NOTE: Unless otherwise stated herein, all				
	rates should include compensation for costs				
	to execute the works whatever quantity is				
	required, and should provide for establishment,				
	preliminary and general costs, and all other costs				
	associated with the execution and supervision.				
	-				
	The Client reserves the right to negotiate				
	mutually agreed discounts on tendered rates				
	for large quantities.				
	_____				
	-				

6.1	**EXCAVATION, RISK OF COLLAPSE, FILLING, ETC**				
	-				
6.1.1	**Excavation in earth not exceeding 2m deep including**				
	carting to a stockpile				
	-				
6.1.1.1	To trenches	m3	1		
	-				
6.1.1.2	To holes	m3	1		
	-				
6.1.1.3	Reduced levels under floors	m3	1		
	-				
6.1.2	**Excavation in earth exceeding 2m deep but not exceeding 4m**				
	-				
6.1.2.1	To trenches	m3	1		
	-				
6.1.2.3	To holes	m3	1		
	-				
6.1.2.4	Reduced levels under floors	m3	1		
	-				
6.1.3	**Excavation in earth exceeding 2m deep but ne. 4m**				
	-				
6.1.3.1	To holes	m3	1		
	-				
	-				
	TOTAL CARRIED FORWARD				
	-				
	-				
7	**BILL 2**				
	-				
7.1	**Risk of collapse to sides of excavation not 2m deep**				
	-				
7.1.2	To trenches	m3	1		
	-				
7.1.3	To holes	m3	1		
	-				
7.2	**Risk of collapse to sides of excavation exceeding**				
	2m but not 3.5 m deep				

	-				
7.2.1	To trenches	m2	1		
	-				
7.2.2	To holes	m2	1		
	-				
7.3	**Risk of collapse to sides of excavation exceeding**				
	3.5m deep but not 5m deep				
	-				
7.3.1	To trenches	m2	1		
	-				
7.3.2	To holes	m2	1		
	-				
7.4	**Risk of collapse to sides of excavation exceeding**				
	5m deep but not 6.5m deep				
	-				
7.4.1	To trenches	m2	1		
	-				
	-				
	-				
7.4.2	To holes	m2	1		
	-				
7.5	**Earth filling obtained from excavations and/or**				
	prescribed stock piles on site compacted to 93 %				
	Mod AASHTO				
	-				
7.5.1	Under floors, steps, pavings, etc	m3	1		
	-				
7.5.2	Under foundations	m3	1		
	-				
	TOTAL CARRIED FORWARD				
8	**BILL 2**				
	-				
8.1	**Earth filling supplied by contractor compacted to**				
	93% Mod AASHTO density				
	-				
8.1.1	Under floors, steps, paving, etc	m3	1		
	-				
8.1.2	Under foundations	m3	1		
	-				

8.1.3	To sides of foundation , manholes	m3	1		
	-				
	-				
	TOTAL TO SUMMARY				
	-				
9	**BILL 3**				
	-				
	CONCRETE, FORMWORK, REINFORCEMENT				
	-				
	NOTE: Tenderers are advised to study the Model				
	Preambles for Trades before pricing this bill				
	-				
	NOTE: Unless otherwise stated herein, all				
	rates should include compensation for costs				
	to execute the works whatever quantity is				
	required, and should provide for establishment,				
	preliminary and general costs, and all other costs				
	associated with the execution and supervision.				
	-				
	The Client reserves the right to negotiate				
	mutually agreed discounts on tendered rates				
	for large quantities.				
	_____				
	-				
9.1	**CONCRETE, FORMWORK, REINFORCEMENT**				
	-				
9.1.1	10 Mpa mass concrete				
	-				
9.1.1.1	To strip footings	m3	1		
	-				
9.1.1.2	Surface beds	m3	1		
	-				
9.1.1.3	Blinding,	m3	1		
	-				
9.1.1.4	Paving, platforms, steps	m3	1		
	-				
9.1.2	**30 MPa vibrated reinforced concrete**				

	-				
9.1.2.1	To foundations bases	m3	1		
	-				
9.1.2.2	To columns	m3	1		
	-				
9.1.2.3	To slabs	m3	1		
	-				
9.1.2.4	To manholes	m3	1		
	-				
9.1.2.5	To beams	m3	1		
	-				
	-				
	TOTAL CARRIED FORWARD				
	-				
	-				
10	**BILL 3**				
	-				
10.1	**Rough formwork to sides**				
	-				
10.1.1	Edges , risers, ends and reveals not exceeding				
	300 mm high	m	1		
	-				
10.1.2	To beams	m2	1		
	-				
10.2	**Smooth formwork to sides including supports etc.**				
	-				
10.2.1	To beams	m2	1		
	-				
10.2.2	To columns	m2	1		
	-				
10.2.3	To pits	m2	1		
	-				
10.2.4	To ramps	m2	1		
	-				
10.2.5	Smooth form to soffit of slab including mould oil	m2	1		
	-				
	-				
	TOTAL CARRIED FORWARD				
	-				
	-				
	-				

	-				
	-				
11	**BILL 3**				
	-				
11.1	**Mild steel reinforcement to structural concrete work**				
-	-				
11.1.1	8mm Diameter bars	ton	1		
	-				
11.1.2	10mm Diameter bars	ton	1		
	-				
11.1.3	12mm Diameter bars	ton	1		
	-				
11.1.4	16mm Diameter bars	ton	1		
	-				
11.1.5	20 Diameter bars	ton	1		
	-				
11.2	**High tensile steel reinforcement to structural**				
	concrete work				
	-				
11.2.1	8mm Diameter bars	ton	1		
	-				
11.2.2	10mm Diameter bars	ton	1		
	-				
11.2.3	12mm Diameter bars	ton	1		
	-				
11.2.4	16mm Diameter bars	ton	1		
	-				
11.2.5	20 Diameter bars	ton	1		
	-				
	-				
	TOTAL CARRIED FORWARD				
	-				
12	**BILL 3**				
	-				
12.1	**450 x 450 x 50 mm Precast concrete paving slabs**				
-	**with smooth finish including bedding, jointing and**				
	pointing				
	-				
12.1.1	Paving of slabs laid on 30mm thick mortar bed on				

	concrete with butt joints	m2	1		
	-				
12.1.2	Paving of slabs laid loose with open joints on				
	polythene bags filled with stabilized sand/cement				
	mixture	m2	1		
	-				
12.2	**Joint sealants**				
	-				
12.2.1	Silicone sealing compound in 10 mm wide joints				
	between units including backing strips, bond				
	breaker, primer etc.	m	1		
	-				
12.2.2	Polysulphide sealing compound in 10 mm wide				
	joints between units including backing strips, bond				
	breaker, primer, etc.	m	1		
	-				
	TOTAL TO SUMMARY				
13	**BILL 4**				
	-				
	MASONRY				
	-				
	NOTE: Tenderers are advised to study the Model				
	Preambles for Trades before pricing this bill				
	-				
	NOTE: Unless otherwise stated herein, all				
	rates should include compensation for costs				
	to execute the works whatever quantity is				
	required, and should provide for establishment,				
	preliminary and general costs, and all other costs				
	associated with the execution and supervision.				
	-				
	The Client reserves the right to negotiate				
	mutually agreed discounts on tendered rates				
	for large quantities.				
	_____				
	-				
	MASONRY				

	-				
	-				
13.1	**BRICKWORK**				
	-				
13.1.1	**Brickwork in Stock bricks (14 Mpa nominal strength)**				
	in mortar in stretcher bond				
	-				
13.1.1.1	Piers	m3	1		
	-				
13.1.1.2	Half brick walls	m2	20		
	-				
13.1.1.3	One brick walls	m2	20		
	-				
13.1.1.4	Cavity walls	m2	1		
	-				
13.1.1.5	Cutting toothings and bonding new brickwork to				
	existing	m2	1		
	-				
	TOTAL CARRIED FORWARD				
	-				
	-				
	BILL 4				
	-				
14	**FACE BRICKWORK**				
	-				
14.1	**Face bricks pointed with flush panel horizontal and**				
	horizontal and vertical joints to match existing				
	including wiping and removing mortar splashes				
	-				
14.1.1	Piers	m3	1		
	-				
14.1.2	Single brick walls	m2	20		
	-		20		
14.1.3	Double brick wall	m2	20		
	-				
14.1.4	Extra over brickwork for face brickwork	m2	1		
	-				
14.1.5	Extra over brickwork for brick-on-edge header course				
	band	m2	1		

	-				
14.1.6	Cutting toothings and bonding new face brickwork to				
	existing	m	1		
	-				
14.1.7	Fair cutting and fitting around pipe	m	1		
	-				
	Brick-on-edge header course copings, sills, etc of				
	face bricks to match existing pointed with recessed				
	joints on all exposed faces				
	-				
14.1.8	Coping on top of one brick wall	m	1		
	-				
14.2	**PAVING**				
	-				
14.2.1	**Paving of paving bricks to match existing**				
	-				
14.2.1.1	Paving in stretcher bond on 25mm thick mortar bed	m2	100		
	-				
14.2.1.2	Paving on compacted river sand bed	m2	100		
	-				
	-				
	TOTAL CARRIED FORWARD				
	-				
15	**BILL 4**				
	-				
15.1	**450x 450 x 50 mm Precast concrete paving slabs**				
-	**with exposed stone finish to match existing laid on**				
	river sand bed including preparation of ground				
15.1.1	Paving of slabs laid with butt joints	m2	20		
15.1.2	Paving of slabs laid with 10 mm wide joints jointed				
	with mortar and flush pointed	m2	20		
	-				

	TOTAL TO SUMMARY				
	-				
16	**BILL 5**				
	-				
16.1	**CARPENTRY AND JOINERY**				
	-				
	NOTE: Tenderers are advised to study the Model				
	Preambles for Trades before pricing this bill				
	-				
	NOTE: Unless otherwise stated herein, all				
	rates should include compensation for costs				
	to execute the works whatever quantity is				
	required, and should provide for establishment,				
	preliminary and general costs, and all other costs				
	associated with the execution and supervision.				
	-				
	The Client reserves the right to negotiate				
	mutually agreed discounts on tendered rates				
	for large quantities.				
	_____				
	-				
16.1	**SKIRTINGS**				
	-				
	-				
16.1.1	70 x 19 mm Wrought meranti skirting	m	20		
	-				
16.1.2	19 mm quadrant bead	m	20		
	-				
16.2	**DOORS**				
	-				
16.2.1	**Hollow core flush doors with 3.2mm "Masonite"**				
	veneer hung to steel frames				
	-				
16.2.1.1	40 mm Door 813 x 2 032 mm high	no	10		
	-				
16.2.1.2	40 mm Double door 1 511 x 2 032 mm high	no	12		
	-				

16.2.2	**Semi solid flush doors with " Masonite " veneer hung**				
	to steel frames				
	-				
16.2.2.1	40 mm Door 813 x 2 032mm high	no	10		
	-				
16.2.2.2	40 mm Double door 1 511 x 2 032mm high	no	10		
	-				
	-				
	TOTAL CARRIED FORWARD				
	-				
	-				
17	**BILL 5**				
	-				
17.1	**Solid laminated external quality flush doors with**				
	"Masonite" veneer				
	-				
17.1.1	40mm Door 813 x 2 032mm high	no	5		
	-				
17.1.2	40mm Double door 1 511 x 2 032mm high	no	5		
	-				
17.2	**Extra over on doors for 520 x 320 mm metal louver**				
	unit				
	-				
17.3	To doors	no	10		
	-				
17.3.1	**Fire doors with " Masonite veneer or similar approved**				
	-				
17.3.1.1	Class B fire door 813 x 2 032 mm high including				
	pressed steel frame for one brick wall and preparing				
	frame for door closer and lock	no	4		
17.3.1.2	Class B fire door 1 511 x 2 032 mm high each				
	pressed steel frame for one brick wall and preparing				
	frame for door closer and lock				
	pressed steel frame for one brick wall and preparing				
	frame for door closer and lock	no	1		

	-				
17.4	**PANELLING, ETC**				
	-				
17.4.1	**Panelling to match existing including three coats**				
	matt varnish paint				
	-				
17.4.1.1	Panelling of 35 x 10mm verticals slats at 50mm crs	m2	1		
	-				
	-				
17.5	**DUCT COVERS**				
	-				
17.5.1	**Interior type particle board with "Masonite" veneer**				
	-				
17.5.1.1	12mm Duct covers in 60mm widths including				
	chromium plated screws	m2	12		
	-				
	-				
	TOTAL TO SUMMARY				
	-				
18	**BILL 6**				
	-				
	CEILINGS AND PARTITIONS				
	-				
	NOTE: Tenderers are advised to study the Model				
	Preambles for Trades before pricing this bill				
	-				
	NOTE: Unless otherwise stated herein, all				
	rates should include compensation for costs				
	to execute the works whatever quantity is				
	required, and should provide for establishment,				
	preliminary and general costs, and all other costs				
	associated with the execution and supervision.				
	-				
	The Client reserves the right to negotiate				
	mutually agreed discounts on tendered rates				
	for large quantities.				
	-				

	-				
18	**NAILED UP CEILINGS**				
	-				
18.1	**"Rhino" gypsum plasterboard with taped and**				
	skimmed joints				
	-				
18.1.1	Ceilings including 38 x38mm sawn softwood				
	branding at 600mm centres.	M2	1		
18.1.2	Vertical ceilings including 39 x 39mm sawn				
	softwood branding at 450mm centres	m2	1		
18.1.3	Horizontal bulkheads including 39 x 39mm sawn				
	softwood branding at 450mm centres	m2	1		
	-				
18.2	**SUSPENDED CEILINGS**				
	-				
18.2.1	**Pre-painted 600 1200 x15mm acoustic panels to**				
	match existing on pre-painted exposed tee				
	suspension system including main and cross tees,				
	necessary hangers, grids, etc				
	-				
18.2.1.1	Ceilings suspended not exceeding 1m below				
	concrete soffits	m2	400		
18.2.2	600 x 1200 x 15mm Vinyl clad panels on pre painted				
	exposed tee suspension system				
18.2.2.1	Ceilings suspended n.e 1m below soffits	m2	400		
	-				
	TOTAL CARRIED FORWARD				
	-				
19	**BILL 6**				
	-				
19.1	Horizontal bulkheads suspended not exceeding				
	1m below concrete soffits	m2	60		

19.2	Sloping bulkheads suspended not exceeding 1m				
	below concrete soffits	m2	50		
19.3	Extra over ceiling for opening for sprinkler head	no	10		
19.4	Extra over ceiling for opening for 75mm diameter				
	down lighter	no	25		
19.5	Extra over ceiling for 600 x1 200mm light fitting	no	1		
	-				
19.6	**Cornices to suspended ceilings**				
	-				
19.6.1	Pre-painted cornices plugged	m	1		
	-				
19.7	**PARTITIONS**				
	-				
19.7.1	**“Rhino-Drywall System “ steel stud partitioning**				
	with “Rhino Wallboard” on both sides including for				
	skirting and top track to both sides				
	-				
19.7.1.1	Partitioning 2 600mm high with bottom and top				
	tracks plugged	m	50		
19.7.1.2	Partitioning 2 900mm high with bottom and top	m	10		
	tracks plugged				
19.7.1.3	Partitioning 3 500mm high with bottom and top				
	tracks plugged	m	5		
19.7.1.4	Extra over partitioning for 2 600mm high for vertical				
	abutment	no	10		
	-				
19.7.1.5	Extra over partitioning for 2 600mm high for corner	No	10		
	-				
	TOTAL CARRIED FORWARD				
	-				

	-				
20	**BILL 6**				
	-				
20.1	Extra over partitioning for 2 600mm high for				
-	T-intersection	No	15		
	-				
20.2	Extra over partitioning for 2 600mm high for fair end	No	10		
	-				
	-				
20.3	**DOORS**				
	-				
20.3.1	Extra over partitioning for 40mm semi-solid flush door				
	813 x 2 032mm high with "Masonite" veneer on both				
	sides and hardwood edge strips to vertical edges				
	hung to and including standard pressed steel door				
	frame including additional studding, trimming, etc.	No	15		
20.3.2	Extra over partitioning for 40mm semi-solid flush door				
	1 511x 2 032mm high with "Masonite" veneer on both				
	sides and hardwood edge strips to vertical edges				
	hung to and including standard pressed steel door				
	frame including additional studding, trimming, etc.	No	5		
	-				
	-				
20.3.3	**TOILET PARTITIONS**				
	-				
20.3.3.1	**" Vitraflex" toilet partitioning with 20mm thick**				
	vitreous enameled steel sheet faced particle board				

	bonded panels and natural anodized aluminium				
	edging and top rails including fixing components and				
	standard ironmongery comprising indicator bolts,				
	-				
	coat, hooks and door stops, toilet roll holders and				
	rubber buffers				
	-				
20.3.3.2	Partition 1 700 x 2 000mm high.	no	6		
	-				
20.3.3.3	Full stile 210mm wide and 2 200mm high	no	6		
	-				
20.3.3.4	Wall stile 105mm wide and 2 200mm high	no	1		
	-				
20.3.3.5	End stile 145mm wide and 2 200mm high	no	1		
	-				
	-				
	-				
	TOTAL CARRIED FORWARD				
21	**BILL 6**				
	-				
21.1	End stile 145mm wide and 2 200mm high	no	1		
-	-				
21.2	Door 700 x 2 000mm high	no	1		
	-				
21.3	Extra over for installation of door	no	1		
	-				
	-				
	TOTAL TO SUMMARY				
	-				
22	**BILL 7**				
	-				
	FLOOR COVERINGS, PLASTIC LININGS, ETC				
	-				
	NOTE: Tenderers are advised to study the Model				
	Preambles for Trades before pricing this bill				
	-				

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	rates should include compensation for costs				
	-				
	to execute the works whatever quantity is				
	required, and should provide for establishment,				
	preliminary and general costs, and all other costs				
	associated with the execution and supervision.				
	-				
	The Client reserves the right to negotiate				
	mutually agreed discounts on tendered rates				
	for large quantities.				
	-				
22.1	**FLOOR COVERINGS**				
	-				
22.1.1	**300 x 300 2.5mm " Marley Travertine" fully flexible**				
	vinyl tiles				
	-				
22.1.2	On floors	m2	10		
	-				
22.1.3	On treads and risers of stairs	m2	10		
22.1.4	Turn-ups over coves and up against walls not				
	exceeding 300mm girth	m	20		
	-				
22.1.5	**2mm" Marley HD" fully flexible vinyl sheeting**				
	vinyl tiles				
	-				
22.1.5.1	On floors	m2	6		
	-				
22.1.5.2	On treads and risers of stairs	m2	10		
	-				
22.1.5.3	Turn-ups over coves and up against walls not				
	exceeding 300mm girth	m	1		
	-				
	-				
	TOTAL CARRIED FORWARD				
	-				
	-				
23	**BILL 7**				
	-				

	-				
23.1	**2mm" Marley HD" fully flexible tiles**				
-	-				
23.1.1	On floors	m2	10		
	-				
23.1.2	On treads and risers of stairs	m2	6		
	-				
	-				
23.2	**500 x 500mm carpet tiles to match existing**				
	-				
23.2.1	On floors	m2	750		
	-				
23.2.2	On treads and risers of stairs	m2	30		
	-				
23.3	**Tufted carpeting including felt underlay, etc**				
	(PC= R400.00/m2)				
	-				
23.3.1	On floors	m2	30		
	-				
23.4	**70 mm Aluminium Skirting**				
	-				
23.4.1	Plugged against walls	m	50		
	-				
23.5	**70mm Vinyl skirtings**				
	-				
23.5.1	Plugged against walls	m	25		
	-				
23.6	**100mm stainless steel stair nosing**				
	-				
23.6.1	Plugged against tiles on stairs	m	25		
	-				
23.6.2	Plugged against carpets on stairs	m	25		
	-				
23.6.3	**100mm Aluminium stair nosings**				
	-				
23.6.4	Plugged against tiles on stairs	m	25		
	-				
23.6.5	Plugged against carpets on stairs	m	25		
	-				
	-				
	TOTAL TO SUMMARY				
	-				
	-				
24	**BILL 8**				

	-				
	IRON MONGERY				
	-				
	NOTE: Tenderers are advised to study the Model				
	Preambles for Trades before pricing this bill				
	-				
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	rates should include compensation for costs				
	to execute the works whatever quantity is				
	required, and should provide for establishment,				
	preliminary and general costs, and all other costs				
	associated with the execution and supervision.				
	-				
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	mutually agreed discounts on tendered rates				
	for large quantities.				
	_____				
	-				
24.1	**SUPPLEMENTARY PREAMBLES**				
	-				
24.1.1	**Finishes to ironmongery**				
	-				
24.1.2	**Where applicable finishes to ironmongery are**				
	indicated by suffixes in accordance with the following				
	-				
	BS Satin bronze lacquered				
	CH Chromium plated				
	SC Satin chromium plated				
	SE Silver enameled				
	GE Grey enameled				
	AS Anodised bronze				
	AB Anodised gold				
	ABL Anodised black				
	PB Polished brass				
	PL Polished and lacquered				
	PT Epoxy coated				
	SD Sanded				

	-				
	TOTAL CARRIED FORWARD				
	-				
25	**BILL 8**				
	-				
25.1	**HINGES,**				
	-				
25.1.1	**"Solid"**				
	-				
25.1.1.1	100mm Steel hinge	no	50		
	-				
25.1.1.2	100mm Brass hinge	no	50		
	-				
25.1.2.3	100mm Brass barrel bolt	no	25		
	-				
25.1.2.4	100mm Chromium plated brass barrel bolt	no	50		
	-				
25.12.5	100mm Aluminium Hinges	no	25		
	-				
25.1.2.6	ART 208/125 flush bolt	no	50		
	-				
25.2	**LOCKS ("Solid")**				
	-				
25.2.1	Disabled toilet door lock	no	50		
	-				
25.2.1.1	ART 494/314 bathroom lockset	no	50		
	-				
25.2.1.2	ART 490/313 four lever deadlock	no	10		
	-				
25.2.1.3	ART 490/313/799/E40 four lever rebated deadlock	no	20		
	-				
25.2.1.4	ART 490/311 two lever lockset	no	50		
	-				
25.2.1.5	ART 490/311/799/E40 two lever rebated lockset	no	60		
	-				
25.2.1.6	ART 491/315/812 single cylinder lockset	no	60		
	-				
25.2.1.7	ART 491/315/812/799/E40 single cylinder rebated	no	60		
	-				
	lockset				

	-				
	-				
	-				
25.2.1.8	ART 491/315/810 double cylinder lockset	no	10		
	-				
25.2.1.9	ART 491/315/810/799/E40 double cylinder rebated	no	10		
	lockset				
	-				
25.3	**PADLOCKS**				
	-				
	"Viro				
	-				
25.3.1	75mm Padlocks	no	50		
	-				
25.3.2	50mm Padlocks	no	150		
	-				
25.3.3	38mm Padlocks	no	150		
	-				
	TOTAL CARRIED FORWARD				
	-				
	-				
26	**BILL 8**				
	-				
26.1	Oval for lock	no	75		
	-				
26.2	Door handles for Mortice lockset	no	75		
	-				
26.3	Door handle for profile lock	no	75		
	-				
26.4	Door handle including plates for profile locks	no	50		
	-				
26.5	Door handle for cylinder lock	no	75		
	-				
26.6	Door handle including plates for cylinder locks	no	30		
	-				
26.7	Master locks with master keys	no	5		
	-				
26.8	**Supply duplicate copies for keys**				
	-				
26.8.1	Master key for cylinder lock	no	15		
	-				
26.8.2	Master key for profile lock	no	15		
	-				

26.8.3	Key for cylinder lock	no	250		
	-				
	-				
	-				
26.8.4	Key for profile lock	no	300		
	-				
26.8.5	Key for mortice lock	no	30		
	-				
26.8.6	Key for safe lock	no	10		
	-				
26.9	**DOOR CLOSURES**				
	-				
26.9.1	TS 73 door closure with bracket	no	5		
	-				
26.9.2	Dorma type door closure with bracket	no	15		
	-				
26.3	**BATHROOM FITTINGS**				
	-				
26.3.1	**" Vaal Paragon"**				
	-				
26.3.2	32mm Type 8 side grab rail 900mm long plugged	no	5		
	-				
	-				
26.3.3	**SUNDRIES**				
	-				
26.3.3.1	38mm diameter rubber door stop	no	50		
	-				
26.3.3.2	Hasp and staple	no	25		
	-				
	-				
	TOTAL CARRIED FORWARD				
	-				
27	**BILL 8**				
	-				
27.1	Brass hat and coat hook	no	150		
-	-				
27.2	Brass hat and coat hook with rubber buffer	no	25		
	-				
	-				
	TOTAL TO SUMMARY				

	-				
	-				
	-				
28	**BILL 9**				
	-				
	METALWORK				
	-				
	NOTE: Tenderers are advised to study the Model				
	Preambles for Trades before pricing this bill				
	-				
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	rates should include compensation for costs				
	to execute the works whatever quantity is				
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	preliminary and general costs, and all other costs				
	associated with the execution and supervision.				
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	mutually agreed discounts on tendered rates				
	for large quantities.				
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	-				
28.1	**SUNDRY STAINLESS STEELWORK**				
	-				
28.1.1	**Corner protectors**				
	-				
28.1.2	50 x 50 x 5mm Angle section corner protectors in				
	varying lengths twice screwed to brickwork or				
	concrete at 350mm centres	m	25		
	-				
28.1.3	**1.2mm Rebated frames suitable for half brick walls**				
	-				
28.1.3.1	Frame for door 813 x 2 032mm high	no	10		
	-				
28.1.3.2	Frame for double door 1 511 x 2 032mm high	no	3		
	-				

28.1.4	**1.6mm Rebated frames suitable for one brick walls**				
	-				
28.1.4.1	Frame for door 813 x 2 032mm high	no	10		
	-				
28.1.4.2	Frame for double door 1 511 x 2 032mm high	no	5		
	-				
	-				
28.1.5	**Preparation of frames for fixing of ironmongery**				
	-				
28.1.5.1	Arm of door closer	no	1		
	-				
	-				
	TOTAL CARRIED FORWARD				
	-				
29	**BILL 9**				
	-				
29.1	**GALVANISED PRESSED STEEL TRANSFORMER**				
-	**ROOM DOORS AND FRAMES**				
	-				
29.1.1	**"Duro Industries" doors**				
	-				
29.1.1.1	Double door 1 830 x 2 440mm high with each leaf				
	with a standard louvered ventilation panel and rebated				
	frame suitable for one brick wall	no	1		
	-				
29.2	**STAINLESS STEEL BARRIERS**				
	-				
29.2.1	50mm diameter stainless steel barriers including all				
	necessary bends or welds and stop ends	m	50		
	-				
29.2.2	Vertical supports to ditto	m	50		
	-				
29.2.3	75mm diameter stainless steel barriers including all				
	necessary bends or welds and stop ends	m	50		
	-				
29.2.4	Vertical supports to ditto	m	50		

	-				
29.2.5	100mm diameter stainless steel barriers including all				
	necessary bends or welds and stop ends	m	50		
	-				
	-				
	-				
29.2.6	Vertical supports to ditto	m	5		
	-				
29.2.7	Drilling holes through concrete for 80mm diameter	no	30		
	n.e 150mm deep				
29.2.8	Drilling holes through concrete for 110mm diameter	no	6		
	n.e 150mm deep				
29.2.9	Drilling holes through concrete 160mm diameter	no	5		
	n.e 150mm deep				
29.2.10	30mm diam. stainless steel to handrails including				
	all necessary bends and stop ends and welds	m	25		
29.2.11	50mm diam. stainless steel to handrails including				
	all necessary bends and stop ends and welds	m	25		
29.2.12	30mm diam. stainless steel to vertical member incl.				
	all necessary bends and stop ends and welds	m	5		
29.2.13	50mm diam. stainless steel to vertical member incl.				
	all necessary bends and stop ends and welds	m	25		
	-				
	TOTAL CARRIED FORWARD				
	-				
30.3	**MILD STEEL**				
	-				
30.3.1	75mm diameter mild steel pipe to steel barriers				
-	including bends, welds and stop ends	m	50		

30.3.2	100mm diameter mild steel pipe to steel barriers				
_	including bends, welds and stop ends	m	50		
30.3.2	150mm diameter mild steel pipe to steel barriers				
_	including bends, welds and stop ends	m	50		
30.3.3	Vertical supports to 75mm diameter steel pipe	m	50		
30.3.4	Vertical supports to 100mm diameter steel pipe	m	50		
30.3.5	Vertical supports to 150mm diameter steel pipe	m	50		
30.3.6	Drilling holes through concrete for 80mm diameter				
	n.e 150mm deep	no	10		
30.3.7	Drilling holes through concrete for 110mm diameter				
	n.e 150mm deep	no	10		
30.3.8	Drilling holes through concrete 160mm diameter				
	n.e 150mm deep	no	10		
	_				
30.3.9	Grouting to steel pipes	m3	1		
	TOTAL TO SUMMARY				
	_				
30	**BILL 10**				
	_				
	PLASTERING				
	_				
	NOTE: Tenderers are advised to study the Model				
	Preambles for Trades before pricing this bill				
	_				
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	rates should include compensation for costs				
	to execute the works whatever quantity is				
	required, and should provide for establishment,				
	preliminary and general costs, and all other costs				

	-				
	associated with the execution and supervision.				
	-				
	The Client reserves the right to negotiate				
	mutually agreed discounts on tendered rates				
	for large quantities.				
	-				
30.1	**SCREEDS**				
	-				
30.1.1	**Screeds on concrete**				
	-				
30.1.1.1	20mm thick screed on floors and landings	m2	25		
	-				
30.1.1.2	20mm Thick on treads and risers of stairs	m2	25		
	-				
30.2	**GRANOLITHIC**				
	-				
30.2.1	**Untinted granolithic on concrete**				
	-				
30.2.1.1	20mm Thick on floors and landings	m2	1		
	-				
30.1.1.2	20mm Thick on treads and risers of stairs	m2	1		
	-				
30.1.1.3	Skirting 75mm high	m	1		
	-				
30.1.1.4	Skirting 75mm high stepped over treads and risers	m	1		
	-				
	-				
	TOTAL CARRIED FORWARD				
	-				
	-				
	-				
31	**BILL 10**				
	-				
31.1	**INTERNAL PLASTER**				
-	-				
31.1.1	**Cement plaster on brickwork**				
	-				
31.1.1.1	On walls	m2	150		
	-				
	-				
	-				

31.1.2	**Two coat plaster with gypsum finish on brickwork**				
	-				
31.1.2.1	On walls	m2	150		
	-				
31.1.3	**Two coats plaster on narrow widths n.e 300mm**				
	-				
31.1.3.1	To window reveals	m2	5		
	-				
31.1.3.1	To window seals	m2	5		
	-				
31.1.3.2	To door frames	m2	25		
	-				
31.1.3	**Cement plaster on concrete**				
	-				
31.1.3.1	On walls	m2	15		
	-				
31.1.3.2	On ceilings	m2	15		
	-				
31.1.3.3	On columns	m2	1		
	-				
31.1.3.4	On beams	m2	1		
	-				
31.1.4	**Rhinolite skim plaster with smooth trowel finish**				
	-				
31.1.4.1	On partition walls	m2	100		
	-				
31.1.4.2	On plaster board ceilings	m2	75		
	-				
31.1.4.3	On bulkheads	m2	75		
	-				
31.1.5	**TERRAZZO**				
	-				
31.1.5.1	**Terrazzo to match existing on concrete**				
	-				
31.1.5.2	30mm thick on floors and landings	m2	1		
	-				
	TOTAL TO SUMMARY				
	-				
32	**BILL 11**				
	-				

	TILING				
	-				
	NOTE: Tenderers are advised to study the Model				
	Preambles for Trades before pricing this bill				
	-				
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	to execute the works whatever quantity is				
	required, and should provide for establishment,				
	preliminary and general costs, and all other costs				
	associated with the execution and supervision.				
	-				
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	mutually agreed discounts on tendered rates				
	for large quantities.				
	-				
32.1	**WALL TILING**				
	-				
32.1.1	**152 x 152 x 5mm White glazed ceramic tiles on**				
	brickwork/concrete				
	-				
32.1.1.1	On walls	m2	75		
	-				
32.1.1.2	On walls in isolated panels , splash backs, etc	m2	25		
	-				
32.1.2	**300 x 300 x 5mm glazed ceramic tiles on**				
	brickwork/concrete				
	-				
32.1.2.1	On walls	m2	100		
	-				
32.1.2.2	On walls in isolated panels , splash backs, etc	m2	25		
	-				
32.1.3	**152 x 152 x 5mm White glazed ceramic tiles fixed**				
	with adhesive to plaster				
	-				
32.1.3.1	On walls	m2	1		
	-				
32.1.3.2	On narrow widths	m2	1		

	-				
	-				
	TOTAL CARRIED FORWARD				
	-				
	-				
33	**BILL 11**				
	-				
33.1	**Colour glazed ceramic tiles fixed with adhesive to**				
-	**to plaster and flush pointing with tinted jointing**				
	compound				
	-				
33.1.1	On walls	m2	1		
	-				
33.1.2	On narrow widths	m2	1		
	-				
33.2	**FLOOR TILING**				
	-				
33.2.1	**Unglazed floor tiles on 25mm bedding on concrete**				
	and flush pointed with tinted waterproof jointing				
	compound (Allow the Prime cost of R80.00/m2)				
	-				
33.2.1.1	On floors	m2	1		
	-				
33.2.1.2	On narrow widths	m2	1		
	-				
33.2.1.3	On floors landings in patterns	m2	1		
	-				
33.3.1	**152 x 152 x 5mm White glazed ceramic tiles on**				
	brickwork/concrete				
	-				
33.3.1.1	On floors	m2	1		
	-				
33.3.1.2	On narrow widths	m2	1		
	-				
33.3.1.3	On floors landings in patterns	m2	1		
	-				

	TOTAL TO SUMMARY				
	-				
34	**BILL 12**				
	-				
	PAPERHANGING TO EXISTING/NEW WORK				
-	-				
34.1	**Paper backed wallpaper (PC R15.00/m2)**				
	-				
34.2	On plastered walls and columns	m2	1		
	-				
34.3	On previously papered walls and columns	m2	1		
	-				
34.4	On previously painted walls and columns	m2	1		
	-				
34.5	On gypsum plasterboard	m2	1		
	-				
34.6	**Vinyl backed wallpaper(R20.00/m2)**				
	-				
34.6.1	On plastered walls and columns	m2	1		
	-				
34.6.2	On previously papered walls and columns	m2	1		
	-				
34.2.3	On gypsum plasterboard partitions	m2	1		
	-				
	-				
	TOTAL TO SUMMARY				
	-				
	-				
	BILL 13				
	-				
	PAINTWORK – Plascon Professional Range				
	-				
	NOTE: Tenderers are advised to study the Model				
	Preambles for Trades before pricing this bill				
	-				
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	rates should include compensation for costs				
	to execute the works whatever quantity is				
	required, and should provide for establishment,				

	-				
	preliminary and general costs, and all other costs				
	associated with the execution and supervision.				
	-				
	The Client reserves the right to negotiate				
	mutually agreed discounts on tendered rates				
	for large quantities.				
	_____				
	-				
35	**PREPARATORY WORK TO EXISTING WORK**				
	-				
35.1	**Previously painted plastered surfaces**				
	-				
35.1.1	**Surfaces shall be thoroughly washed down and**				
	and allowed to dry completely before any paint is				
	applied. Blistered or peeling paint shall be				
	completely removed and cracks shall be opened				
	filled with suitable filler and finished smooth				
	at 1500mm apart including painting to corrugated				
	sheeting and supporting posts				
	-				
35.2	**Previously painted metal surfaces**				
	-				
	Surfaces shall be thoroughly rubbed and cleaned				
	down. Blistered or peeling paint shall be				
	completely removed down to bare metal				
	-				
35.3	**Previously painted wood surfaces**				
	-				
	Surfaces shall be thoroughly cleaned down. Blistered				
	or peeling paint shall be completely removed and				
	cracks and crevices shall be primed, filled with				
	suitable filler and finished smooth				

	-				
	TOTAL CARRIED FORWARD				
	-				
36	**PAINTWORK TO NEW WORK**				
	-				
36.1	**One coat sealer and two coats interior quality PVA**				
	emulsion paint				
	-				
36.1.1	On internal walls	m2	25		
	-				
36.1.2	On external walls	m2	25		
	-				
36.1.3	On ceilings and beams	m2	25		
	-				
36.1.4	On partitions	m2	25		
	-				
36.1.5	On ceilings and cornices	m2	25		
	-				
36.1.6	On fascias and barge boards	m2	25		
	-				
36.2	**Apply one coat plaster**				
	primer and two coats Low Sheen				
	-				
36.2.1	On Rhinolite walls with high traffic volume	m2	25		
	-				
36.3	**Apply one coat plaster**				
	primer and two coats Low Sheen				
	-				
36.3.1	On Rhinolite walls with low traffic volume	m2	25		
	-				
36.4	**Apply one coat plaster**				
	primer and two coats Enamel				
	-				
36.4.1	On walls with oil base walls with high traffic volume	m2	25		
	-				
36.5	**Apply one coat plaster**				
	primer and two coats gloss				
	enamel				
	-				

36.5.1	On walls with oil base walls with low traffic volume	m2	25		
	-				
37	**ON METAL**				
	-				
37.1	**Spot prime bare metal surfaces with zinc chromate**				
	and apply one undercoat and two coats High				
	Gloss enamel paint on steel				
	-				
37.1.1	On doors	m2	25		
	-				
37.1.2	On door frames	m2	25		
	-				
	TOTAL CARRIED FORWARD				
	-				
	-				
37.1.3	On windows	m2	25		
	-				
40.1.4	On windows with burglar bars	m2	25		
-	-				
40.1.5	On gates, grilles, burglar screens, balustrades, etc				
	(both sides measured over full flat area)	m2	25		
	-				
37.2	**Spot prime bare areas with UC170**				
	apply two coats				
	Enamel to mild steel in high traffic areas				
	-				
37.2.1	On palisade fencing	m2	25		
	-				
37.2.2	On steel barriers	m2	25		
	-				
37.2.3	On balustrades	m2	25		
	-				
37.2.4	On gates, grilles, burglar screens etc.	m2	25		
	-				
	-				
37.3	**Spot prime bare areas with UC170**				
	apply two coats High gloss or Eggshell				
	Enamel to mild steel in low traffic areas				
	-				
37.3.1	On palisade fencing	m2	25		
	-				

37.3.2	On steel barriers	m2	25		
	-				
37.3.3	On balustrades	m2	25		
	-				
37.3.4	On gates, grilles, burglar screens etc, gutters, d/pipe	m2	25		
	-				
38	**ON WOOD**				
	-				
38.1	**One coat wood primer, one undercoat & two coats**				
	enamel paint				
	-				
38.1.1	On boarded panelling	m2	25		
	-				
38.1.2	On boarded ceilings	m2	25		
	-				
38.1.3	On doors	m2	25		
	-				
38.1.4	On door frames	m2	25		
	-				
38.1.5	On skirtings	m	25		
	-				
	-				
	-				
	TOTAL CARRIED FORWARD				
	-				
38.2	**Three coats matt varnish**				
	-				
38.2.1	On boarded panelling	m2	25		
	-				
38.2.2	On boarded ceilings	m2	25		
	-				
38.2.3	On doors	m2	25		
	-				
38.2.4	On door frames	m2	25		
	-				
38.2.5	On skirtings	m	25		
	-				
	-				
	-				
38.3	**Spot prime bare areas with Woodguard Timba sheen**				

	(GL126-Line) and apply two coats Woodguard				
	Timba sheen 9G 126-Line)				
	-				
38.3.1	On boarded panelling	m2	50		
	-				
38.3.2	On boarded ceilings	m2	25		
	-				
38.3.3	On doors	m2	25		
	-				
38.3.4	On door frames	m2	25		
	-				
38.3.5	On skirtings	m	25		
	-				
38.3	**One coat wood primer, one undercoat & two coats**				
	gloss enamel paint				
	-				
38.3.1	On boarded panelling	m2	25		
	-				
38.3.2	On boarded ceilings	m2	25		
	-				
38.3.3	On doors	m2	25		
	-				
38.3.4	On door frames	m2	25		
	-				
38.3.5	On skirtings	m	25		
	-				
39	**STEEL ROOFS**				
	-				
39.1	**Prepare surface, spot prime bare areas with Dulux**				
	Guard Matt Acrylic (D 174-Line)				
	-				
39.1.1	On metal roof sheets	m2	25		
	-				
39.1.2	To cladding sheets	m2	25		
	-				
	-				
	TOTAL CARRIED FORWARD				
	-				
	-				
40	**PAINTWORK, ETC TO PREVIOUSLY PAINTED**				

	WORK				
	-				
40.1	**One coat interior quality PVA emulsion paint on**				
	work in good condition				
	-				
40.1.1	On internal walls	m2	1500		
	-				
40.1.2	On external walls	m2	1500		
	-				
40.1.3	On ceilings and beams	m2	1000		
	-				
40.1.4	On partitions	m2	2500		
	-				
40.1.5	On ceilings and cornices	m2	80		
	-				
40.1.6	On fascias and barge boards	m2	80		
	-				
	-				
40.1	**Two coats interior quality PVA emulsion paint on**				
	work in bad condition				
	-				
40.1.1	On internal walls	m2	2500		
	-				
40.1.2	On external walls	m2	2500		
	-				
40.1.3	On ceilings and beams	m2	250		
	-				
40.1.4	On partitions	m2	2500		
	-				
40.1.5	On ceilings and cornices	m2	75		
	-				
40.1.6	On fascias and barge boards	m2	75		
	-				
41	**ON METAL**				
	-				
41.1	**Spot prime bare metal surfaces with zinc chromate**				
	primer & apply one undercoat & two coats alkyd				
	paint on previously painted steel in bad condition				

	-				
41.1.1	On doors	m2	25		
	-				
41.1.2	On door frames	m2	25		
	-				
41.1.3	On windows	m2	12		
	-				
41.1.4	On windows with burglar bars,	m2	12		
	-				
	-				
	TOTAL CARRIED FORWARD				
	-				
41.1.5	On palisade fencing	m2	1200		
	-				
41.1.6	On steel barriers	m2	900		
	-				
41.1.7	On balustrades	m2	900		
	-				
41.1.8	On gates, grilles, burglar screens etc, gutters, d/pipe	m2	50		
	-				
41.1.9	On metal roof sheets	m2	3000		
	-				
41.1.10	To cladding sheets	m2	500		
	-				
41.1.11	On down pipes	m2	25		
	-				
41.1.12	On gutters	m2	50		
	-				
42	**ON WOOD**				
	-				
42.1	**One coat alkyd enamel, paint on previously painted**				
	surfaces in good condition				
	-				
42.1.1	On boarded panelling	m2	12		
	-				
42.1.2	On boarded ceilings	m2	12		
	-				
42.1.3	On doors	m2	150		
	-				
	-				
	-				

42.1.4	On door frames	m2	50		
	-				
42.1.5	On skirtings	m2	80		
	-				
42.2	**Spot prime bare wood surfaces with wood primer and**				
	apply one undercoat and two coats alkyd enamel				
	paint on previously painted surfaces in bad condition				
	-				
42.2.1	On boarded panelling	m2	12		
	-				
42.2.2	On boarded ceilings	m2	12		
	-				
42.2.3	On doors	m2	50		
	-				
42.2.4	On door frames	m2	25		
	-				
42.2.5	On skirtings	m2	50		
	-				
42.3	**Three coats Matt varnish**				
	-				
42.3.1	On doors and frames	m2	12		
	-				
	TOTAL CARRIED FORWARD				
43	**ON FLOORS**				
	-				
43.1	**Prepare floors, apply one undercoat and two final**				
	coats epoxy coating to floors	m2	500		
	-				
44.	**ROAD MARKING**				
	-				
	-				
44.1	100mm white line including broken lines	Lm	250		
	-				
44.2	100mm yellow line including broken lines	Lm	125		
	-				
44.3	200mm stop lines	Lm	25		
	-				
44.4	Pedestrian crossing	m2	50		
	-				

44.5	100mm red line	m2	50		
	-				
44.6	150mm red line	m2	50		
	-				
44.7	Single headed arrows	m2	12		
	-				
44.8	Double headed arrows	m2	12		
	-				
44.9	Yield signs	no	12		
44.10	STOP signs	no	12		
	-				
44.11	No entry signs	no	12		
	-				
44.12	Paraplegic signs	no	12		
	-				
	TOTAL TO SUMMARY				
	-				
45	**BILL 14**				
	-				
	Shade carports structures				
	-				
45.1	Painting per structure	no	90		
	-				
45.2	Replacement per net	no	15		
	-				
45.3	Stitching per net	no	60		
	-				
45.4	Replacement of one column	no	25		
	-				
45.5	Tensioning of net	no	200		
	-				
	TOTAL TO SUMMARY				
	-				
	WATERPROOFING MAINTENANCE				
	-				
46	**BILL 15**				
	-				
	WATERPROOFING				
	-				
	NOTE: Tenderers are advised to study the Model				

	Preambles for Trades before pricing this bill				
	-				
	NOTE: Unless otherwise stated herein, all				
	rates should include compensation for costs				
	to execute the works whatever quantity is				
	required, and should provide for establishment,				
	preliminary and general costs, and all other costs				
	associated with the execution and supervision.				
	-				
	The Client reserves the right to negotiate				
	mutually agreed discounts on tendered rates				
	for large quantities.				
	_____				
	-				
46.1	**WATERPROOFING**				
	-				
46.1.1	**Surfaces**				
	-				
46.1.1.1	**Surfaces shall be thoroughly washed down and**				
	and allowed to dry completely. Blistering or peeling				
	surfaces shall be completely removed and cracks				
	filled with suitable filler and finished smooth				
	-				
46.1.2	**Five coats " Acrylic " fibre reinforced heavy duty**				
	maintenance free acrylic waterproofing				
	-				
46.1.2.1	On flat floors	m2	50		
	-				
46.1.2.2	On sloping floors	m2	50		
	-				
46.1.2.3	On flat roofs	m2	50		
	-				
46.1.2.5	Sealing edges to brickwork or concrete	m2	10		
	-				
46.1.3	**Adeso Spider P followed by Spider Mineral**				
	-				

46.1.3.1	On flat floors	m2	50		
	-				
46.1.3.2	On sloping floors	m2	50		
	-				
	-				
	TOTAL CARRIED FORWARD				
	-				
	-				
46.1.4	**Sealing edges to brickwork or concrete with silicone**				
	Sealant	m2	15		
	-				
46.1.5	**Sealing joints to concrete slabs with silicone**				
	Sealant 10mm x 10mm	Lm	50		
	-				
46.1.6	**Sealing joints to edges of aluminium cladding with**				
	silicone sealant 5mm x 5mm	Lm	50		
	-				
46.1.7	**4mm " Derbigum SP" waterproofing covered with**				
	Type 40 bituminous fibreglass felt loose laid				
	protection layer with coarse building sand blinding				
	-				
46.1.7.1	On flat floors	m2	10		
	-				
46.1.7.2	On sloping floors	m2	10		
	-				
46.1.7.3	On flat roofs	m2	10		
	-				
46.1.7.4	On sloping roofs	m2	10		
	-				
46.1.8	**with UNITORCH 4mm**				
	-				
46.1.8.1	On flat floors	m2	10		
	-				
46.1.8.2	On sloping floors	m2	10		
	-				
	-				
	-				
46.1.8.3	On flat roofs	m2	10		
	-				
46.1.8.4	On sloping roofs	m2	10		

	-				
46.1.9.	**Derbigum SP 4**				
	-				
46.1.9.1.	On flat floors	m2	10		
	-				
46.1.9.2.	On sloping floors	m2	0		
	-				
46.1.9.3.	On flat roofs	m2	10		
	-				
46.1.9.4.	On sloping roofs	m2	10		
	-				
46.1.10.	**Derbigum CG3 followed by 4mm**				
	-				
46.1.10.1.	On flat floors	m2	10		
	-				
46.1.10.2	On sloping floors	m2	10		
	-				
46.1.10.3	On flat roofs	m2	10		
	-				
46.1.10.4	On Slope roofs	m2	10		
	-				
46.1.11.	**Polyglass 4mm**				
	-				
46.1.11.1.	Polyglass 4mm	m2	100		
	-				
46.1.11.2.	Polyglass 3mm followed by 4mm	m2	100		
	-				
46.1.11.3.	Polyglass 3mm followed by 4mm mineral chip	m2	100		
	-				
46.1.12.1.	Two Coats Silver paint	m2	2500		
	-				
46.1.13.1.	Acrylbit with 100mm membrane	m2	3		
	-				
46.1.13.1.	Daraflex 25L	no	10		
	-				
46.1.13.2.	100mm membrane	m2	18		
	-				
46.1.13.3.	200mm membrane	m2	18		
	-				
46.1.13.4.	300mm membrane	m2	18		
	-				
46.14.1.	Tal superflax and membrane	m2	90		
	-				
	-				

46.1.14.2.	Sika cemflex and membrane	m2	90		
	-				
46.1.15.1.	Joint sealants 10mm x 10mm	m2	25		
	-				
	TOTAL TO SUMMARY				
	-				
47	**BILL 16**				
	-				
	CEILLING CLEANING				
	-				
47.1	Dust and clean 600m x1200m vinyl ceiling on				
	public areas and Offices not exceeding 2,8m	m2	250		
	Height.				
47.2	Dust and clean 600 x1200m acoustic ceiling on	m2	250		
	public areas and offices not exceeding 2.8m				
	Height.				
	-				
47.3	Dust and clean 600x600m metal ceiling on	m2	125		
	Public area exceeding 2.8m height.				
	-				
47.4	Dust and clean 600x600 vinyl/acoustic ceiling	m2	125		
	Not exceeding 2.8m height.				
	-				
	-				
47.5	Dust and clean metal ceilings and slats	m2	100		
	exceeding 2.8m height				
	-				

47.6	Dust and clean vinyl and acoustic ceiling	m2	75		
	Exceeding 2.8m height.				
	-				
47.7	Paint acoustic ceiling not exceeding 2.8m height	m2	500		
	-				
47.8	Paint vinyl ceiling not exceeding 2.8m height	m2	500		
	-				
	TOTAL TO SUMMARY				
	-				
48	**BILL 17**				
	-				
48.1	**Facade cladding**				
	-				
48.1	Replacement of Alucobond panels	m2	100		
	-				
	TOTAL TO SUMMARY				
49	**BILL 18**				
	-				
49.1	**Bollards**				
	-				
49.2	Civic Concrete bollard 250/900 plain	no	25		
	-				
49.2.1	Steel bollard 273mm diameter x 4.5mm wall thickness x 900mm high with 400x400x8mm base plate	no	25		
	-				
	-				
	TOTAL TO SUMMARY				
	-				

	FINAL SUMMARY				
	-				
Bill 1	ALTERATIONS				
	-				
Bill 2	EXCAVATION, RISK OF COLLAPSE, FILLINGS, ETC.				
Bill 3	CONCRETE, FORMWORK, REINFORCEMENT				
Bill 4	MASONRY				
	-				
Bill 5	CARPENTRY AND JOINERY				
	-				
Bill 6	CEILINGS AND PARTITIONS				
	-				
Bill 7	FLOOR COVERINGS, PLASTIC LININGS, ETC				
	-				
Bill 8	IRON MONGERY				
	-				
Bill 9	METALWORK				
	-				
Bill 10	PLASTERING				
	-				
Bill 11	TILING				
	-				
Bill 12	PAPERHANGING				
	-				
Bill 13	PAINTWORK				
	-				
Bill 14	SHADE CARPORT STRUCTURERS				
	-				
Bill 15	WATER PROOFING				
	-				
BILL16	CEILING CLEANING				
	-				
Bill 17	FAÇADE CLADDING				
	-				
BILL18	BOLLARDS				
	-				
	-				
	-				
	Sub Total to Summary page				
	-				

SCHEDULED LABOUR RATES

SCHEDULED LABOUR RATES					
Item	Resources	Description	Qty/4 months	Rate Per Hour (Rands)	Four months Amount (Rands)
1.	Contract Manager	Normal Hours	25		
		After Hours	25		
		Weekend/Public Holidays	25		
2.	Site Foreman	Normal Hours	150		
		After Hours	75		
		Weekend/Public Holidays	50		
3.	Artisan	Normal Hours	200		
		After Hours	150		
		Weekend/Public Holidays	50		
4.	Bricklayer	Normal Hours	50		
		After Hours	20		
		Weekend/Public Holidays	20		
5.	Plasterer	Normal Hours	50		
		After Hours	20		
		Weekend/Public Holidays	20		
6.	Welder	Normal Hours	50		
		After Hours	50		
		Weekend/Public Holidays	25		
UNSCHEDULED LABOUR RATES					

Item	Resources	Description	Qty/Four months	Rate Per Hour	Annual Amount
7.	Carpenter	Normal Hours	40		
		After Hours	0		
		Weekend/Public Holidays	40		
8.	Tiler	Normal Hours	40		
		After Hours	40		
		Weekend/Public Holidays	30		
9.	Painter	Normal Hours	30		
		After Hours	30		
		Weekend/Public Holidays	20		
10.	Handyman	Normal Hours	100		
		After Hours	50		
		Weekend/Public Holidays	25		
11.	Labourer	Normal Hours	100		
		After Hours	100		
		Weekend/Public Holidays	100		
Subtotal				R	

AIRPORTS COMPANY SOUTH AFRICA

ORT INTERNATIONAL AIRPORT

C3 Service information

DESCRIPTION OF THE WORKS

Employer's objectives
The objective is to maintain the serviceability of the infrastructure (i.e., General Building Maintenance) at OR Tambo International Airport in a sustainable manner at the lowest operating and maintenance costs while ensuring compliance to general safety and aviation related legislation. The services provided by the contractor will be scheduled on a call out basis. Service will be rendered as and when required.

The Contractor will be responsible for building and facilities maintenance works at OR Tambo International Airport as described in the Overview of the works below. The specifications and requirements in this document comprise the description of the Works. The Contractor will be appointed directly by the Airports Company of South Africa.

Overview of the works
In brief, the Contractor will be responsible for Provision of General Building Maintenance Services for a Period of six (6) months at terminal building, parking areas, airside, cargo and freight buildings

Extent of the works
The Contractor will be fully responsible for meeting all requirements in this document regarding the Works.

Upon arrival at the Employer's premises, at the pre-arranged time, the Contractor shall report to the Service Manager and attend to any matters which may necessitate action.

Upon completion of the service/maintenance visit, the Contractor shall complete a comprehensive written service report in respect of general building repairs visit, listing all activities undertaken, additional work performed and consumables used. This report is to be submitted to the Service Manager for approval and endorsement before leaving the premises. The report pro-forma shall be to the Employer's approval. Detailed maintenance sheets shall be completed after service.

For each piece of equipment, all work will be carried out to standards as required by the Original Equipment Manufacturer (OEM) as well as any applicable governing law and/or regulations. Where OEM standards differ from those required by this document the more stringent requirement shall apply. The Contractor will be fully responsible for obtaining (and keeping up to date with) said requirements.

The contractor will need to perform condition assessments when required by the service manager of specific infrastructure as required by the service manager as per C4.1 "List of infrastructure" and submit comprehensive written report with images to the service manager.

The Contractor will be responsible for providing staff which are sufficiently skilled and qualified for successful execution of the works. The Contractor shall comply with the Minimum Staffing Schedule at all times – as stipulated in the Annexes. This may be amended by mutual arrangement between ACSA and the Contractor from time to time.

The Contractor shall at all times remain responsible to ensure that the on-site staff compliment and maintenance regime is sufficient to maintain the service levels and system performance indicators as stipulated in the Annexes. Should the Contractor not be able to maintain adequate system performance indicators due to constraints caused by the Employer, it shall be timeously reported, in writing, to the Contract Manager. Refer to the Annexes for the required system performance indicators.

The Contractor will ensure that his/her staff compliment is of a sufficient quantity to allow for uninterrupted supply of labour in the event of his/her staff taking sick leave, paid leave and will allow for all staff related eventualities.

The Contractor shall continuously ensure that all staff is suitable, able and competent for the duties required of them. The Contractor shall continuously ensure that all staff is knowledgeable and trustworthy of the general building maintenance activities/procedures in the area. The Contractor shall further ensure that any staff member reasonably suspected of partaking in criminal activities is immediately removed from site and his permit returned and/or cancelled at the ACSA Permit Office.

All work shall be performed within the required Response Times – as stipulated in the Annexes and when they are called out. Any breakdown impacting on operations shall be attended-to until restored to good reliable condition. No breakdown may be left unattended or incomplete for the next day or shift. All repair work shall carry a defect free guaranteed period of 3 months after completion of work or as agreed with the contract manager.

All work shall be charged according to the Activity Schedule.

The Contractor will be responsible for keeping spares levels up to a sufficient quantity and standard as to comply with the requirements of this contract and will charge ACSA accordingly. All spares will be charged according to the Activity Schedule. ACSA shall provide an on-site storeroom to the contractor free of charge. The Contractor shall keep the storeroom in a neat and clean state and an updated spares/ material list will always be available on-site. Spares will be neatly arranged and easily locatable via an appropriate index on the spares/ material list.

The Contractor will be responsible for holding all tools and/or special equipment that might be required for the execution of the works, either on site or on their premises in order to comply with the Response Time requirements of this contract. Any exclusion to the above should be clearly communicated in the returnable schedules when submitting the tender.

The Contractor shall ensure that, unless a special arrangement is made with the Service Manager, all senior staff members and on-site support staff is always immediately reachable via cell phone.

The Contractor shall ensure that all maintenance staff are issued with uniforms that will comply with a minimum requirement as agreed with the Service Manager from time to time. Current airport requirements are safety shoes, track suit and a uniquely numbered reflective jacket (for easy identification via CCTV).

Location of the works
The Works are located at ORT International Airport at various locations – mostly in controlled areas i.e. Terminal A, Terminal B, Terminal CTB, MSP 1 & 2 buildings, KB 1 & 2 buildings, Freight and Cargo buildings, IMCC, Airside etc. It is crucial for the Contractor to note that ORT International Airport is a National Key Point and governed as such.

PROCUREMENT

Preferential procurement procedures
Requirements
The Contractor will respect OEM warrantees to ACSA at all times when procuring spare parts, products or 3rd party services. It will be the Contractor's sole responsibility to ensure that OEM warranty requirements are always adhered to.

Where Contractors use or quote on spare parts of a lower quality than recommended by the OEM, or parts not recommended by the OEM, this shall be clearly indicated to the Service Manager on the quotation. This also implies that the Contractor will have to build relationships with the various key OEM's.

The Contractor must adhere to all airport requirements regarding fire, health and safety when procuring replacement conveyor belts and/or other equipment or spares.

No casual labour (i.e. “off the street” labour) may be employed by the Contractor unless pre-arranged with ACSA. Whenever this is required, the Contractor shall come to a suitable arrangement with ACSA regarding sourcing and screening of such individuals.

Subcontracting
No part of this Contract may be subcontracted unless with written approval from ACSA. ACSA shall be under no obligation to grant such approval. Should any part of this Contract be subcontracted, the Contractor will be responsible for all Works (or failure to affect the Works) as if it was done so by the Contractor.

MANAGEMENT

Management of the works

Particular / generic specifications
All work shall conform to all relevant SANS standards, OHS ACT regulations and all other legislation that might be relevant to this Contract and the execution thereof.

All work shall be carried out in accordance with prevailing industry norms and best practice and will at all times comply with OEM requirements.

Planning and programming
All maintenance work shall be scheduled and a roster presented to the Service Manager at the end of the preceding month. Work shall be scheduled in a manner as not to interfere with any normal airport operations.

Normal airport operational hours shall be **from 04:00 to 24:00** for every day of the year.

As a **minimum** requirement, the Contractor shall roster **scheduled** preventative maintenance activities

Maintenance teams will attend to scheduled preventative maintenance, non-scheduled maintenance and breakdown maintenance. The Contractor must ensure that no scheduled maintenance work is carried over to the following week.

All callout Maintenance shall be scheduled, at least, to the requirements of the annexures (The Contractor must ensure that sufficient allowances for all these items are made with his/her pricing in the Activity Schedule.)

Methods and procedures
The Contractor must accept and respect the fact that the Airport is continuously undergoing construction and improvement and that a variety of stakeholders are involved in ACSA’s business. Therefore, within reason and with prior arrangement with the Contractor, ACSA might require the following from time to time:

- Assisting with emergency repairs on
- Assisting with airport operations Re-scheduling of work to accommodate other contractors
- Allowing access and providing assistance to OEM suppliers to correct defects on equipment and/or systems
- Checking on other contractors in order to reduce risk to General Building Services
- Pointing out services to consultants or other contractors
- Providing access to other contractors
- Attending co-ordination and planning meetings
- Removing rubble and/or equipment from site

- Training of ACSA operators and/or technicians
- Training of check-in of General Building Services staff
- Providing of system data and/or statistics to ACSA
- Recommending improvements on maintenance procedures
- Recommending improvements on operational procedures
- Co-operating with ACSA Security relating to security issues

The ACSA Service Manager may instruct operational and works procedures to the Contractor as might be required from time to time. The Contractor will instruct his/her staff accordingly and implement measures to ensure that these procedures are strictly adhered to.

Quality plans and control
All work must be executed in accordance with prevailing industry norms and standards relating to quality. In this regard, the Contractor will be expected to draft quality plans for the Service Manager from time to time. Emphasis must be on improving system reliability and on ensuring that rostered maintenance work is indeed performed as and when required.

Environment
The Contractor will keep noise and dust levels to a minimum. At no time shall his/her work result in nuisance, interference or danger to the public or any other person working at the Airport.

At no time shall the Contractor:
- allow any pollutive or toxic substance to be released into the air or storm water systems
- interfere with, or put at risk, the functionality of any system or service
- cause a fire or safety hazard

Format of communications
Work instructions, daily check sheets, monthly maintenance reports, inventory reports, breakdown reports, exception reports, etc. will all be in a format as agreed with the Service Manager.

Key personnel
A schedule of key personnel to this Contract (as per the Schedules) will be provided to the Service Manager at commencement of this Contract. This will, as a minimum, include all persons from technician assistant level to management level. For the full duration of this Contract, none of these persons will be replaced by a person of lesser ability or qualification. All on-site staff leaves shall be reported to and agreed upon with the Service Manager.

Management meetings
The Contractor will be expected to attend meetings relating to maintenance, operations, contract management and other issues that may arise from time to time. As far as is practicable, the Contractor will make all required persons available for these meetings. The Contractor shall not submit claims for payment for staff attending any of these meetings.

Electronic payments
The Contractor should arrange with ACSA's finance department for making all payments electronically.

Daily records
The Contractor shall keep accurate daily records of staff attendance, maintenance work, safety inspections and exception reports. Records shall be available for scrutiny by the Service Manager at any time. All records shall be in a format as agreed with the Service Manager.

Monthly reports
When invoicing, the Contractor shall ensure that all required reports for the corresponding month are attached to the monthly invoice. This will include monthly reports on:

1. system availability (averaged per week)

2. maintenance work (including % of scheduled maintenance work completed)
3. daily checks performed
4. maintenance plan for the next month
5. the latest spares inventory
6. Asset register up to date including equipment data
7. Outstanding maintenance issues

The contractor shall keep copies of all reports for at least 3 years. All reports shall be in a format as agreed with the Service Manager from time to time.

Permits
The Contractor shall not be compensated for costs relating to ACSA required permits, or for labour/time spent in obtaining it. An allowance must be made in the Activity Schedule in this regard.

The Contractor must ensure that he/she is, at all times, familiar with ACSA's safety and security requirements relating to permits in order for no work to be delayed as a result thereof. This will include the permit application process.

Note that (within reason) the Contractor will have no claim against ACSA in the event that a permit request is refused.

The following table is not all inclusive, but is provided for illustration purposes:

Permit	Required by/for	Department
AVOP – Airside Vehicle Operator permit	All drivers of vehicles on airside	ACSA Safety
Airside Vehicle Permit	All vehicles that enter airside	ACSA Safety
Basement Parking permit	All vehicles allowed to enter the delivery basement	ACSA Parking
Personal permit	All persons employed on the airport	ACSA Security
Cell phone permit	All persons taking cell phones to airside	ACSA Security
Lap top permit	All persons taking lap top computers to airside	ACSA Security
Camera permit	All persons taking cameras or camera equipment to airside	ACSA Security
Hot Works Permit	All welding and/metal cutting work	ACSA Safety

Proof of having attended the airside induction training course is required for all personal permit applications. Persons applying for an AVOP must provide proof of having attended an AVOP course. Fees are levied for these courses. Fees are further levied for all permit renewals and refresher courses - where applicable.

Proof of compliance with the law
The Service Manager may at any time request from the Contractor reasonable proof that the Contractor is in compliance with a law or regulation.

Insurance provided by the employer
Refer to General Conditions of Contract

Health and safety
Health and safety requirements and procedures

The Service Manager shall be entitled to fine the Contractor an amount of R2000.00 for each non-conformance to Health and Safety matters. This shall not transfer any of the Contractor's responsibilities in this regard to the Employer by any means.

The Contractor shall be fully responsible for compliance to the Occupational Health and Safety Act for all persons, equipment and installations relating to this Contract. The Contractor is expected to sign the undertaking in this regard as attached in the annexes.

It shall be the Contractor's responsibility to ensure that all relevant labour and safety legislation is adhered to in scheduling staff.

All persons on company premises shall obey all health and safety rules, procedures and practices. In particular, NO SMOKING signs and the prohibition of the carrying of smoking materials in designated areas shall always be obeyed. A copy of the Safety Rules booklet is available on request from the ACSA Safety Department.

All the applicable requirements of the Occupational Health and Safety Act (1993) and Regulations and any amendments thereto, shall be met. Where the OHS Act prescribes certification of competency of persons performing certain tasks, proof of such certification shall be provided to the Service Manager.

The contractor's Workmen's Compensation fees must be up to date. A copy of the Contractor's WCA registration shall be produced on request.

The following areas in the company are declared as "HOT WORKS PERMIT" areas:

All airside areas

All basement areas

All areas accessible to the public

All enclosed areas

The terminal building

Any process in the above-mentioned areas involving open flames, sparks, or heat shall be authorised by the issue of a permit to work - obtainable from the ACSA Safety department. Any work done under the protection of a permit to work shall be in strict compliance with every prescription regarding the permit.

Safety equipment shall be used where applicable (e.g. safety, goggles, boots, harness, etc.) The Contractor, at his/her own expense shall provide such equipment, for his/her employees. The Contractor shall apply the necessary discipline and control to ensure compliance by his workers.

All Contractors must ensure that his/her employees are familiar with the existing emergency procedures and must co-operate in any drills or exercises, which might be held. Emergency / fire equipment and extinguishers shall not be obstructed at any time

No person shall perform an unsafe / unhygienic act or operation whilst on Company premises.

No unsafe/dangerous equipment or tools may be brought onto or used on Company premises. The Company reserves the right to inspect all equipment/tools at any time and to prevent/prohibit their use, without any penalty to the Company and without affecting the terms of the Contract in any way.

The Company reserves the right to act in any way to ensure the safety/security of any persons, equipment or goods on its premises and will not be liable for any costs or loss evoked by the action. This includes the right to search all vehicles and persons entering, leaving or on the premises and to inspect any parcel, package, handbag and pockets. Persons who are not willing to permit such searches may not bring any such items or vehicles onto the premises.

The Contractor shall maintain good housekeeping standards in the area where he is working for the duration of the contract.

At no time must the Contractor interfere with, or put at risk, the functionality of any Sprinklers and/or fire prevention system. Care must also be taken so as to prevent fire hazards.

The Contractor is required to issue all staff with standard uniforms. This shall as a minimum include: safety shoes, overalls (clearly marked with Contractor's company logo) and numbered reflective jackets (as per Airport requirements). All costs relating to uniforms shall be for the Contractor's account.

Cell phones and two-way radios
Use of cell phones on airside is **not** permitted unless the user is in possession of an appropriate Airport permit for the device. Cell phone permit issuing authority lies with the ACSA Security department.

The Contractor will **not** be allowed to use two-way radios at the Airport unless these radios are of the type, model and frequency range as approved by the ACSA IT department.

Protection of the public
The Contractor shall take special care in order not to harm or endanger the public in any way. Work shall be sufficiently hoarded and guarded in order to safeguard children and the general public from injury relating to machinery, work or other.

Barricades and lighting
Where hoarding, barricades or lighting is required in the execution of the Works, the Contractor shall provide same at his/her own expense. Hoarding, barricades and lighting shall comply with industry accepted norms and standards and may not be used for purposes of advertising or any other purpose than safeguarding the Works.

ANNEXES to C3 (Service information)

Title	Annex number
Schedule of Equipment	Annex A
Service Level Agreement	Annex B
OHS Act Appointment by Contractor	Annex C
Schedule of Tools and Special Equipment	Annex D
Contract start-up proposal	Annex E
Resource proposal	Annex F
Environmental Terms and Conditions	Annex G

ANNEX A

Schedule of Equipment

Number	Description	Quantity	Area
To be issued as separate document in soft copy			

ANNEX B

Service Level Agreement

Operational hours
Normal airport operational hours shall be **from 04:00 to 24:00** for every day of the year, but will be confirmed/amended by the Service Manager from time to time. The Contractor must allow for sufficient after-hours and material to be on standby when called out in order to perform maintenance work that will allow the contractor not to interfere with airport operations.

The following service levels are the minimum service levels acceptable to ACSA, ORTIA, tenders must be able to match or better the service levels.

Response Times

It will be expected of the contractor to have two (2) handy men available on-site Monday to Friday 07:00 to 17:00, the rest of the team will be available on standby 24 hours a day, 7 days a week, 365 days a year to attend to building and facilities maintenance work when called out. ACSA will expect the contractor to be on standby for the duration of this contract. When not onsite the contractor needs to ensure that they can still meet the specified service levels as stated in this contract.

A substantial amount of work needs to be done at night and contractor will be expected to have the resources available to execute these works.

100% of all calls **during normal working hours** shall be responded to within 120 minutes. Response time shall be measured as the time taken from reporting the call, to the technician arriving at the relevant piece of equipment.

100% of all calls **after working hours** shall be responded to within 180 minutes. Response time shall be measured as the time taken from reporting the call, to the technician arriving at the relevant piece of equipment.

100% of all calls for painting waterproofing must be completed within 48 hours. 100% of general building calls must be completed within 36 hours.

In the event of the maintenance call not completed within the times mentioned above. It will be the sole responsibility of the contractor to communicate to ACSA Service Manager to extend the completion time as agreed.

ACSA will hold the Contractor liable for any costs incurred by any party as a result of negligence or unreasonable poor performance by the Contractor including excessive time taken to effect repairs.

Closure Duration

Closure duration is defined as the time elapsed since the maintenance call was logged at the IMCC to the time the contractor reports to the IMC that the problem has been resolved.

Defect Free Period
The defect free period is defined as that period following completion of the work where no defect directly associated with the Contractors workmanship is detected.

Notification of Early Warnings
The Service Manager will notify the contractor in writing of any early warnings and any claims directed at ACSA as a result of the equipment being unavailable, **will be for the account of the Contractor**.

Failure to meet service levels

a. **Response time:** A compensation event of R2000 per event will be payable by the contractor if the response time is not adhered to for more than 2 times in a month.
b. **Closure duration:** A compensation of R2000 per event will be payable by the contractor if the closure duration is not adhered to for more than 2 times in a month.
c. **Defect free period:** Any corrective work resulting directly from defect workmanship will be the responsibility of the contractor. Where the contractor fails to correct the defect within 48 hours, ACSA reserves the right to use an alternative contractor, the cost of which will be withheld from outstanding invoice amounts.
D. **Safety, housekeeping and legal compliance:** It is expected that Contractors will maintain high standards of safety and housekeeping to safeguard passengers, personnel and facilities. No infringements will be allowed during the period of this contract. Should a safety, housekeeping and legal infringement be committed, a compensation of R 2000.00 (two thousand rands) per finding will be retained from the following month's invoice. Should a specific individual be guilty of all the infringements, ACSA reserves right to instruct the Contractor to remove the individual from site.

ANNEX C

OHS ACT Appointment by Contractor

In terms of the Occupational Health and Safety Act (1993) Section 37(2) I,

_____on behalf of _____

(Contractor) hereby accept full legal responsibility for the actions of all persons employed by

_____ (Contractor) to perform work in terms of this contract.

While such acceptance relieves the company of that responsibility, I undertake to respond to any information or direction from the company, aimed at improving or ensuring the safety and health of the persons mentioned above, or those affected by their actions.

I hereby acknowledge that I have read and understand the above rules and undertake to ensure all persons working on this contract observe them.

Title_____ Name_____

Signature_____

Date_____

Countersigned by company official

Title_____ Name_____

Signature_____

Date_____

ANNEX D

Tools and Special Equipment

The Contractor shall have **all** Tools and Special Equipment, necessary for the execution of the works, either on site or readily available at his/her premises. The principle that applies to Tools and Special Equipment is that downtime must be kept to an absolute minimum. Any **exclusion** to the above should be listed with the lead-time required to deliver same to site.

Number	Item description	Lead time

Software

No Software required

ANNEX E

Contract start-up proposal

The Tenderer shall include a detailed proposal as to starting up the new maintenance contract. This must, as a minimum, include required timelines and personnel training as well as a quotation for the above.

ANNEX F

Resource proposal

The Tenderer shall include a detailed resource proposal. This shall, as a minimum, include the quantity of staff (with reference to level of skill and formal training of each) and how/where they will be deployed and utilised under this contract. This must also include a proposed shift roster and deployment schedule.

ANNEX G

ACSA SERVICE & MAINTENANCE CONTRACTORS
ENVIRONMENTAL TERMS AND CONDITIONS TO COMMENCE WORK - EMS 048

The following Environmental Terms and Conditions shall be strictly adhered to by all contractors when conducting works for ACSA. ACSA shall audit contractor activities, products and services on an ad hoc basis to ensure compliance to these environmental conditions. Any pollution clean-up costs shall be borne by the contractor.

ISSUE	REQUIREMENT
Environmental Policy	ACSA's Environmental Policy shall be communicated, comprehended and implemented by all ACSA appointed contractor staff.
Storm water, Soil and Groundwater Pollution	• No solid or liquid material may be permitted to contaminate or potentially contaminate storm water, soil or groundwater resources. • Any pollution that risks contamination of these resources must be cleaned-up immediately. Spills must be reported to ACSA immediately. Contractors shall supply their own suitable clean-up materials where required. • Washing, maintenance and refuelling of equipment shall only be allowed in designated service areas on ACSA property. It is the contractor's responsibility to determine the location of these areas. • No leaking equipment or vehicles shall be permitted on the airport.
Air Pollution	• Dust: Dust resulting from work activities that could cause a nuisance to employees or the public shall be kept to a minimum. • Odours and emissions: All practical measures shall be taken to reduce unpleasant odours and emissions generated from work related activities. • Fires: No open fires shall be permitted on site.
Noise Pollution	• All reasonable measures shall be taken to minimize noise generated on site due to work operations. • The Contractor shall comply with the applicable regulations regarding noise.
Waste Management	• Waste shall be separated as general or hazardous waste. • General and hazardous waste shall be disposed of appropriately at a permitted landfill site should recycling or re-use of waste not be feasible. • Under no circumstances shall solid or liquid waste be dumped, buried or burnt. • Contractors shall maintain a tidy, litter free environment always in their work area. • Contractors must keep on file: 1. The name of the contracting waste company 2. Waste disposal site used 3. Monthly reports on quantities – separated into general, hazardous and recycled 4. Maintained file of all Waste Manifest Documents and Certificates of Safe

	Disposal 5. Copy of waste permit for disposal site This information must be available during audits and inspections.
Handling & Storage of Hazardous Chemical Substances (HCS)	• All HCS shall be clearly labelled, stored and handled in accordance to Materials Safety Data Sheets. • Materials Safety Data Sheets shall be stored with all HCS. • All spillages of HCS must be cleaned-up immediately and disposed of as hazardous waste. (HCS spillages must be reported to ACSA immediately). • All contractors shall be adequately informed with regards to the handling and storage of hazardous substances. • Contractors shall comply with all relevant national, regional and local legislation regarding the transport, storage, use and disposal of hazardous substances.
Water and Energy Consumption	ACSA promotes the conservation of water and energy resources. The contractor shall identify and manage those work activities that may result in water and energy wastage.
Training & Awareness	The conditions outlined in this permit shall be communicated to all contractors and their employees prior to commencing works at the airport.

Penalties

Penalties shall be imposed by ACSA on Contractors who are found to be infringing these requirements and/or legislation. The Contractor shall be advised in writing of the nature of the infringement and the amount of the penalty. The Contractor shall take the necessary steps (e.g. training/remediation) to prevent a recurrence of the infringement and shall advise ACSA accordingly.
The Contractor is also advised that the imposition of penalties does not replace any legal proceedings, the Council, authorities, land owners and/or members of the public may institute against the Contractor.

Penalties shall be between R200 and R20 000, depending upon the severity of the infringement. The decision on how much to impose will be made by ACSA's Airport Environmental Management Representative in consultation with the Airport Manager or his/her designate, and will be final. In addition to the penalty, the Contractor shall be required to make good any damage caused due to the infringement at his/her own expense.

I, _____ (name & surname) of _____

_____ (company) agree to the above conditions and acknowledge ACSA's right to impose penalties should I or any of my employees or sub-contractors fail to comply with these conditions.

Signed: _____ on this date: _____ (dd/mm/yyyy)

at: _____ (airport name).

AIRPORTS COMPANY SOUTH AFRICA

ORT INTERNATIONAL AIRPORT

C4 Site Information

No site information is supplied with this tender