



INDEPENDENT DEVELOPMENT TRUST VOLUME 2 of 2

PRICING DATA, SCOPE OF WORK, SITE INFORMATION AND ANNEXURES

COMPLETION OF THE REMAINING WORKS FOR THE CONSTRUCTION OF
BATLHAROS SASSA OFFICES, IN KURUMAN , NORTHERN CAPE

TENDER NO: SASSA/NCSIP/2025/06/01

Independent Development Trust

13 Bishops Avenue, Labram
Kimberley, 8301
Tel: 071 892 1242

The IDT Programme Manager
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Bidder:

CIDB Registration Number: 3GB GENERAL BUILDING OR HIGHER

CSD Registration Number:

Contact Person:

Contact Details:

C2 PRICING DATA

C2.1 PRICING INSTRUCTIONS

INDEPENDENT DEVELOPMENT TRUST

COMPLETION OF THE REMAINING WORKS FOR THE CONSTRUCTION OF BATLHAROS SASSA OFFICES, IN KURUMAN , NORTHERN CAPE

C2.1 Pricing Instructions

- 1 The Bills of Quantities have been drawn up in accordance with the Standard System of Measuring Building Work (as amended) published and issued by **the Association of South African Quantity Surveyors (Seventh Edition), 2015**. Where applicable the:
- 2 The **Agreement is based on the JBCC Series Principal Building Agreement, prepared by the Joint Building Contracts Committee, Edition 6.2, May 2018**. The additions, deletions and ALTERATIONS to the JBCC Principal Building Agreement as well as the contract specific variables are as stated in the Contract Data. Only the headings and clause numbers for which allowance must be made in the Bills of Quantities are recited.
- 3 Preliminaries are based on the various parts of the ASAQS Preliminaries (November 2007 edition) as prepared by the Association of South African Quantity Surveyors for use with the said JBCC Principal Building Agreement. The additions, deletions and ALTERATIONS to the various parts of the Preliminaries as well as the contract specific variables are as stated in the Contract Data. Only the headings and clause numbers for which allowance must be made in the Bills of Quantities are recited.
- 4 It will be assumed that prices included in the Bills of Quantities are based on Acts, Ordinances, Regulations, By-laws, International Standards and National Standards that were published 28 days before the closing date for tenders. (Refer to www.stanza.org.za or www.iso.org for information on standards).
- 5 The prices and rates in these Bills of Quantities are fully inclusive prices for the work described under the items. Such prices and rates cover all costs and expenses that may be required in and for the execution of the work described in accordance with the provisions of the Scope of Work, and shall cover the cost of all general risks, liabilities, and obligations set forth or implied in the Contract Data, as well as overhead charges and profit. These prices will be used as a basis for assessment of payment for additional work that may have to be carried out.
- 6 The drawings listed in the Scope of Works used for the setting up of these Bills of Quantities are attached to these bills of quantities.
- 7 **REFERENCE TO ANY PARTICULAR PRODUCT**
Reference to any particular trademark, name, patent, design, type, specific origin or producer is purely to establish a standard for requirements. Products or articles of an equivalent standard may be substituted.
- 8 **FIXED PRICE**
The rates contained in the Bills of Quantities will apply irrespective of the final quantities of the different classes and kinds of work actually executed.

Rates for work of similar description occurring in different sections of the Bills of Quantities shall be identical.
- 9 Bidders are to take note that the contract price adjustments are not applicable to this contract.
- 10 An item against which no price is entered will be considered to be covered by the other prices or rates in the Bills of Quantities. A single lump sum will apply should a number of items be grouped together for pricing purposes.

- 11 Where any item is not relevant to this specific contract, such item is marked N/A (signifying “not applicable”)
- 12 The Contract Data and the standard form of contract referenced therein must be studied for the full extent and meaning of each and every clause set out in Section 1 (Preliminary and General) of the Bills of Quantities
- 13 The Bills of Quantities is not intended for the ordering of materials. Any ordering of materials, based on the Bills of Quantities, is at the Contractor's risk.
- 14 The amount of the Preliminary Section to be included in each monthly payment certificate shall be assessed as an amount prorated to the value of the work duly executed in the same ratio as the preliminaries bears to the total of prices excluding any contingency sum, the amount for the Preliminary Section and any amount in respect of contract price adjustment provided for in the contract.
- Provisional sums are provided for some items in the Schedule of Quantities. Work done under these items will be at the written direction of the Employer. The Employer reserves the right, during the execution of the works, to adjust the stated amounts upwards or downwards according to the work actually done under the item, or the item may be omitted altogether, without affecting the validity of the Contract.
- The Tenderer shall not under any circumstances whatsoever delete or amend any of the sums inserted in the “Amount” column of the Bill of Quantities and in the Summary of the Bill of Quantities unless ordered or authorized in writing by the Employer before closure of tenders. Any authorized changes made by the Tenderer to provisional items in the schedule, or to the provisional percentages and sums in the Summary of the Bill of Quantities, will be treated as arithmetical errors.
- 15 Where the initial contract period is extended, the monthly charge shall be calculated on the basis as set out in 14 but taking into account the revised period for completing the works.
- 16 The amount or items of the Preliminary Section shall be adjusted to take account of the theoretical financial effect which changes in time or value (or both) have on this section. Such adjustments shall be based on adjustments in the following categories as recorded in the Bills of Quantities:
- a) an amount which is not to be varied, namely Fixed (F)
 - b) an amount which is to be varied in proportion to the contract value, namely Value Related (V); and
 - c) an amount which is to be varied in proportion to the contract period as compared to the initial construction period excluding revisions to the construction period for which no adjustment to the contractor is not entitled to in terms of the contract, namely Time Related (T).
- 17 Where no provision is made in the Bills of Quantities to indicate which of the three categories in 12 apply or where no selection is made, the adjustments shall be based on the following breakdown:
- a) 10 percent is Fixed;
 - b) 15 percent is Value Related
 - c) 75 percent is Time Related.
- 18 The adjustment of the Preliminary Section shall apply notwithstanding the actual employment of resources in the execution of the works. The contract value used for the adjustment of the Preliminary Section shall exclude any contingency sum, the amount for the Preliminary Section and any amount in respect of contract price adjustment provided for in the contract. Adjustments in respect of any staged or sectional completion shall be prorated to the value of each section.

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| 19 | The tenderer is to acquaint himself as to the specific requirements of this tender as contained in the additional clauses to the JBCC Principal Agreement as incorporated in the Contract Data. These clauses may be priced under the relevant Preliminaries items in SECTION C: SPECIFIC PRELIMINARIES of the Preliminaries Bill. No claim will be entertained due to the failure of the tenderer to allow for these requirements |
| 20 | IDT or its Agent may issue an electronic bill of quantities, purely for calculation purposes. A typed BOQ WILL NOT be accepted, only a fully completed BOQ issued by IDT in a hard copy completed in black permanent ink will be accepted. |

C2.2 BILLS OF QUANTITIES

C3 SCOPE OF WORKS

INDEPENDENT DEVELOPMENT TRUST

COMPLETION OF THE REMAINING WORKS FOR THE CONSTRUCTION OF BATLHAROS SASSA OFFICES, IN KURUMAN , NORTHERN CAPE

C3.1 Scope of Work

1 DESCRIPTION OF THE WORKS

1.1 Employer's objectives

The employer's objective is to provide for the: South African Social Security Agency, **Northern Cape Province** a permanent, safe office block which comply with the Department's Norms and Standards

1.2 Overview of the works

Completion of the remaining works for the construction of batlharos sassa offices comprising:

- Concrete apron
- Exposed soil pipe
- Incomplete carports
- Incomplete septic tank and drainage system
- Incomplete steel entrance structure
- Incomplete floor finishes
- Fencing is incomplete
- Paraplegic toilet incomplete
- All wash basins to be replaced, new mixers to be installed
- Poor interior wall plaster
- Damaged internal door panels, locks and door handles to be replaced
- Storeroom incomplete
- Incomplete brick work quality
- Incomplete strong room
- Incomplete kitchenette (damage caused by vandalism)
- Skirting not installed
- Mechanical and electrical works incomplete
- Damaged floor tiles (due to vandals)
- Door panels
- All gates to be replaced
- Incomplete ceilings and ceiling lights
- Aluminium frame vandalized
- Poor and cracked plasterwork to be redone
- Incomplete STRONG ROOM, strong room door.
- Entrance STEEL FEATURE not yet installed.

1.4 Location of the works

Batlharos SASSA Office,
 Batlharos Village
 Kuruman 8476
 Northern Cape Province, South Africa,

Latitude 27.308813
Longitude 23.342811

1.5 Socio and Economic Methodology

The Employer has a commitment to utilise local community resources and labour, and as such, a successful bidder will be expected to prioritise/maximise the utilization of local Labourers and material suppliers, etc.

- a) As part of the tender documentation a methodology is to be submitted proposing as to how the main contractor will deal with the social economic expectations of the surrounding community.

The proposal is to allow for a suitable employment ratio of local community members and any additional measures that will enable future local community upliftment.

- b) The main contractor is required to familiarise himself with the community and local authority to ascertain for himself the full extent of the community's requirements and minimum wages.
- c) The contractor shall appoint a community liaison officer and shall be responsible for all community negotiations etc.
- d) Evaluation of the Socio economic strategy will be based on the following criteria:
- Subcontractor Methodology
 - Skilled Labour Methodology
 - Labour Methodology
 - Skills Transfer Methodology
 - Material Procurement Methodology

2 DESIGN / ENGINEERING

2.1 Employer's Design

Not applicable

2.2 Drawings

Attached as part of tender documents.

3 PROCUREMENT

3.1 Preferential procurement procedures

This bid will be subject to the implementation of the Preferential Procurement Regulations, 2011 pertaining or relating to the Preferential Procurement Policy Framework Act, Act No. 5 of 2000 and the relevant Supply Chain Management Legislation, etc.

Bidders are advised to familiarise themselves with contents of the above in relation to Preference Point System, Evaluation of bids appeals and other matters

3.1.1 Requirements for the sourcing and engagement of labour.

- 3.1.1.2 The rate of pay for all employment aspects i.e. skilled, semi-skilled and unskilled is to comply with the applicable government gazetted standards.

- 3.1.1.3 The Contractor shall endeavor to ensure that the expenditure on the employment of temporary workers is in the following proportions:
- a) 50 % women;
 - b) 25% youth who are between the ages of 18 and 25; and
 - c) 2% on persons with disabilities.

3.1.2 Specific provisions pertaining to SANS 1914-5

3.1.2.1 Resources Standard Pertaining to targeted procurement

- 3.1.2.1.1 Targeted labour Unemployed persons to be employed as local labourers on the project.

3.1.2.2 Contract Participation Goal

- 3.1.2.2.2 The wages and allowances used to calculate the contract participation goal shall, with respect to both time-rated and task rated workers, comprise all wages paid and any training allowance paid in respect of agreed training programmes. (Failure to achieve the goal)

4. MANAGEMENT

4.1 Recording of weather

The Contractor shall erect an effective rainfall gauge on the site and record the daily rainfall figures in a book. Such book shall be handed to the employer's representative for his signature no later than 12 days after rain that is considered to justify an extension of time occurred.

4.2 Unauthorised persons

The Contractor shall keep unauthorized persons from the works at all times. Under no circumstances may any person except guards be allowed to sleep on the building site.

4.3 Management meetings

The Employer's Representative and the Contractor shall hold meetings relating to the progress of the works at regular intervals and at other such times as may be necessary. The Contractor shall attend all site meetings and shall ensure that all persons under his jurisdiction are notified timeously of all site meetings should the Employer's Representative require their attendance at such meetings.

The Contractor shall keep on site a set of minutes of all site meetings, daily records of resources (people and equipment employed), a site instruction book, a complete set of contract working drawings and a copy of the procurement document and make these available at all reasonable times to all persons concerned with the contract.

4.4 Forms for contract administration

The Contractor shall be required to submit an updated contractor monthly report as per IDT template during site meetings, which will be used by the consultant to update the Employer.

4.5 Payment certificates

The Contractor to ensure that the VAT invoice required with each certificate is delivered timeously. The Contractor to ensure timeous submission of all required documentation for the expedient processing of payment certificates, as required by the Employer, e.g. BAS entity forms, company registration details, VAT clearance certificates, etc. The Contractor is responsible for such documentation submission.

C3.2 WORKS SPECIFICATION

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C3.2 Work Specification

The contractor is referred to the following documents whether attached to this document or not;

THE MODEL PREAMBLES FOR TRADES 2008

The Model Preambles for Trades 2008 (attached to this document), and any Supplementary Preambles, shall be read in conjunction with and shall form part of the descriptions of items in the bills of quantities

Where descriptions or Supplementary Preambles in the bills of quantities differ from these Model Preambles for Trades, the descriptions or Supplementary Preambles in the bills of quantities shall take precedence. Where supplementary preambles differ from descriptions in the bills of quantities, the descriptions in the bills of quantities shall take precedence

Except where otherwise stated, all preambles contained in any individual Trade Preamble shall apply equally to any work of a similar nature in all other trades

Preliminaries August 2010, published by ASAQs, are deemed to form part of this document

SITE INFORMATION

INDEPENDENT DEVELOPMENT TRUST

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4 Site Information

The site

The designated site is the present Batlharos SASSA Offices located at,

Batlharos SASSA Office,
Batlharos Village
Kuruman 8476
Northern Cape Province, South Africa,

Latitude 27.308813
Longitude 23.342811

Work area

Tenders shall be deemed to have visited the site and to have acquainted themselves fully with the nature of the site, obstructions, access restrictions, overhead cables, servitudes, etc.

No claim whatsoever will be entertained due to errors or omissions in the tender price due to work area conditions

Materials must be stored within the site boundaries and may not be stored on the pavement

Access

No claim whatsoever will be entertained due to errors or omissions in the tender price due to the particular access limitations of the site

No parking of bakkies, machinery and equipment or off-loading of trucks will be allowed in the street or on the pavement. The pavement must be kept open and safe to the public at all times

Geo-Technical Investigation

The report is attached for perusal by tenderers.

C4.1 LOCALITY MAP

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C4.1: Locality Plan

