



**VOLUME 3 OF 3**

**THE CONTRACT**

**NEC 3 Engineering and Construction Contract Option A:  
Priced Contract with Activity Schedule of April 2013  
(including amendments).**

**TENDER NO. RFP213/2024**

**THE APPOINTMENT OF A DESIGN BUILD CONTRACTOR FOR THE  
RENOVATIONS AND REFURBISHMENT OF OFFICES AT 90 PLEIN  
STREET BUILDING: 3rd, 8th, 9th and 10th FLOORS IN CAPE TOWN,  
WESTERN CAPE**



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SMS : 33490

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### Notes:

The Tender Document must be submitted as a whole. All forms must be properly completed as required and the document shall not be taken apart or altered in any way whatsoever.

All forms must be duly completed in **black ink** as required.

The list of returnable documents, which consists of forms and schedules to be completed and company specific certificates and information pages to be attached, comprise the following:

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## THE CONTRACT

- C1 : AGREEMENT AND CONTRACT DATA**
- C2 : PRICING DATA**
- C3 : SCOPE OF WORK**
- C4 : SITE INFORMATION**

## PART 1: AGREEMENT AND CONTRACT DATA

1. **Contract 1 – THE APPOINTMENT OF A DESIGN BUILD CONTRACTOR FOR THE RENOVATIONS AND REFURBISHMENT OF OFFICES AT 90 PLEIN STREET BUILDING: 3rd, 8th, 9th and 10th FLOORS IN CAPE TOWN, WESTERN CAPE**
2. **NEC 3 Engineering and Construction Contract Option A: Priced Contract with *Activity Schedule* of April 2013 (including amendments).**

Document reference	Title	No of pages
C1.1	Form of Offer and Acceptance	4
C1.2	Contract Data	1
	Part One – Data provided by the <i>Employer</i>	22
	Part Two – Data provided by the <i>Contractor</i>	2
C1.3	Performance Guarantee	4
	Total number of pages	33

**C1.1 FORM OF OFFER AND ACCEPTANCE**

**C1.1.1 Offer**

The Employer, identified in the acceptance signature block, has solicited offers to enter a contract for the procurement of: **TENDER No: RFP213/2024: THE APPOINTMENT OF A DESIGN BUILD CONTRACTOR FOR THE RENOVATIONS AND REFURBISHMENT OF OFFICES AT 90 PLEIN STREET BUILDING: 3rd, 8th, 9th and 10th FLOORS IN CAPE TOWN, WESTERN CAPE.**

The tenderer, identified in the offer signature block, has examined the documents listed in the tender data and addenda thereto as listed in the returnable schedules, and by submitting this offer has accepted the conditions of tender.

By the representative of the tenderer, deemed to be duly authorized, signing this part of this form of offer and acceptance, the tenderer offers to perform all of the obligations and liabilities of the service provider 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	R
Sub total	R
Value Added Tax @ <b>15%</b> is	R
The offered total of the amount due inclusive of VAT is <sup>1</sup>	R
(in words)	

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 or issue a conditional Letter of Acceptance subject to certain conditions which must be fulfilled prior to final acceptance and signing of the acceptance part of this form, whereupon the tenderer becomes or may become the party named as the *Contractor* in the *Conditions of Contract* identified in the Contract Data.

Signature(s)

Name(s) .....

Capacity .....

**For the tenderer:**

Name of Tenderer .....

Address of Tenderer .....

Name of witness .....

Signature of witness ..... Date .....

\_\_\_\_\_

**C1.1 FORM OF OFFER AND ACCEPTANCE (Continued)**

**C1.1.2 Acceptance**

By signing this part of this form of offer and acceptance, the Employer identified below accepts the tenderer's offer. In consideration thereof, the Employer shall pay the service provider the amount due in accordance with the conditions of contract identified in the contract data. Acceptance of the tenderer's offer shall form an agreement between the Employer and the tenderer upon the terms and conditions contained in this agreement and in the contract that is the subject of this agreement.

The terms of the contract, are contained in:

- Part C1: Agreements and Contract Data, (which includes this Form of Offer and Acceptance)
- Part C2: Pricing data
- Part C3: Scope of work.
- Part C4: Site information

and the schedules, forms, drawing and documents or parts thereof, which may be incorporated by reference into Parts 1 to 4 above.

Deviations from and amendments to the documents listed in the Tender Data and any addenda thereto listed in the Tender Schedules as well as any 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, which must be duly signed by the authorized representatives of both parties.

The tenderer shall within two weeks after receiving a completed copy of this agreement, including the schedule of deviations (if any), or the date specified in the conditional Letter of Acceptance, whichever date is the earliest, contact the Employer's representative (whose details are given in the contract data or Letter of Acceptance) to arrange the delivery of any securities, bonds, guarantees, proof of insurance and any other documentation to be provided in terms of the conditions of contract identified in the contract data or Letter of Acceptance. Failure to fulfil any of these obligations in accordance with those terms shall constitute a repudiation of this agreement and the Employer may in its sole discretion accept such repudiation and either appoint one of the other tenderers or cancel the tender and re-issue it.

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 days of the date of such receipt or the conditional Letter of Acceptance notified 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.

Signature(s)

Name(s)

Capacity

.....

.....

.....

**for the Employer**

**Development Bank of Southern Africa Limited**  
 1258 Lever Road, Headway Hill,  
 Midrand, Gauteng Province

Name of witness .....

Signature of witness ..... Date .....

**Schedule of Deviations**

The extent of deviations from the Tender documents issued by the Employer prior to the Tender closing date is limited to those permitted in terms of the Tender Data and the Conditions of Tender.

A Tenderer's covering letter will not necessarily be included in the final contract document. Should any matter in such letter, which constitutes a deviation as aforesaid becomes the subject of agreements reached during the process of offer and acceptance, the outcome of such agreement shall be recorded here.

**(Any cover letter must be referenced here if applicable, or it will not be valid as part of this submission).**

Any other matter arising from the process of offer and acceptance either as a confirmation, clarification or change to the Tender documents and which it is agreed by the Parties becomes an obligation of the contract shall also be recorded here.

Any change or addition to the Tender documents arising from the above agreements and recorded here shall also be incorporated in to the final Contract.

- 1 Subject .....
- Details .....
- .....
- .....
- 2 Subject .....
- Details .....
- .....
- .....
- 3 Subject .....
- Details .....
- .....
- .....
- 4 Subject .....
- Details .....
- .....
- .....
- 5 Subject .....
- Details .....
- .....
- .....

By the duly authorized representatives signing this Schedule of Deviations, the Employer and the Tenderer agree to and accept the foregoing Schedule of Deviations as the only deviations from the amendments to the documents listed in the Tender Data and addend thereto as listed in the Tender Schedules, as well as any confirmation, clarification or change 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.

**For the Tenderer:**

Signature(s) .....

Name(s) .....

Capacity .....

Name of Tenderer .....

Address of Tenderer .....

.....

Name of witness .....

Signature of witness ..... Date .....

**For the Employer:**

Signature(s) .....

Name(s) .....

Capacity .....

Name of Employer: **Development Bank of Southern Africa Limited**

Address of Employer 1258 Lever Road, Headway Hill, Midrand, Gauteng Province

Name of witness .....

Signature of witness ..... Date .....

**C1.2 CONTRACT DATA**

Document reference	Title	No of pages
C1.2	Contract Data	
	Part One – Data provided by the <i>Employer</i>	22
	Part Two – Data provided by the <i>Contractor</i>	2
C1.3	Performance Guarantee	4
	Total number of pages	28

## Part One - Data provided by the *Employer*

[Instructions to the contract compiler: (delete these two notes in the final draft of a contract)]

1. Please read the relevant clauses in the conditions of contract before you enter data. The number of the clause which requires the data is shown in the left hand column for each statement however other clauses may also use the same data.
2. Whenever a cell is shaded in the left hand column it denotes this data is optional and would be required in relation to the option selected. In the event that the option is not required select and delete the whole row. Where the following symbol is used “[●]” - data is required to be inserted relevant to the specific option selected.

Completion of the data in full, according to the Options chosen, is essential to create a complete contract.

Clause	Statement	Data
1	<b>General</b>	
	<b>The <i>conditions of contract</i> are the core clauses and the clauses for main Option</b>	
		<b>A: Priced contract with activity schedule</b>
	<b>dispute resolution Option</b>	
		<b>W1: Dispute resolution procedure</b>
	<b>and secondary Options</b>	
		<b>X2: Changes in the law</b>
		<b>X5 Sectional Completion</b>
		<b>X7: Delay damages</b>
		<b>X13: Performance Bond</b>
		<b>X14 Advance payment to the <i>Contractor</i></b>

		<b>X16: Retention</b>
		<b>X17: Low Performance Damages</b>
		<b>X18: Limitation of liability</b>
		<b>Z: Additional conditions of contract</b>
	of the NEC3 Engineering and Construction Contract, April 2013 (ECC3)	
10.1	<b>The Employer is:</b>	the Development Bank of Southern Africa Limited, acting through its Infrastructure Delivery Division (the "IDD"), a juristic person reconstituted and incorporated in terms of section 2 of the Development Bank of Southern Africa Act No 13 of 1997 (the "DBSA");
	<b>Address:</b>	Registered office at 1258 Lever Road Headway Hill, Midrand Johannesburg
	<b>Represented by:</b>	<b>To be indicated at contracting</b>
	<b>Tel No.</b>	<b>To be indicated at contracting</b>
	<b>Fax No.</b>	<b>To be indicated at contracting</b>
10.1	<b>The Project Manager is:</b>	<b>DBSA</b>
	<b>Address:</b>	Registered office at 1258 Lever Road Headway Hill, Midrand Johannesburg
	<b>Tel No.</b>	<b>To be indicated at contracting</b>
	<b>e-mail:</b>	<b>To be indicated at contracting</b>
10.1	<b>The Supervisor is:</b>	<b>To be indicated at contracting</b>
	<b>Address:</b>	1258 Lever Road Headway Hill, Midrand Johannesburg

	<b>Tel No.</b>	<b>To be indicated at contracting</b>	
	<b>Fax No.</b>	<b>To be indicated at contracting</b>	
	<b>e-mail:</b>	<b>To be indicated at contracting</b>	
11.2(13)	The <i>activity</i> is	<b>Appointment of a Design and Build contractor for the renovations and refurbishment of offices at 90 Plein Street Building: 3rd, 8th, 9th and 10<sup>th</sup> floors in Cape Town, Western Cape.</b>	
11.2(14)	The following matters will be included in the Risk Register	<b>- Compliance with tender requirements</b> <b>- Personnel Clearance and Authorised Access to Site</b>	
11.2(15)	The <i>boundaries of the site</i> are	<b>As per the locations indicated.</b>	
11.2(16)	The Site Information is in	Part 4: Site Information	
11.2(19)	The Works Information is in	Part 3: Scope of Work.	
12.2	The <i>law of the contract</i> is the law of	the Republic of South Africa	
13.1	The <i>language of this contract</i> is	English	
13.3	The <i>period for reply</i> is	2 days	
<b>2</b>	<b>The Contractor's main responsibilities</b>	Design and build as per the scope of work	
<b>3</b>	<b>Time</b>		
11.2(3)	The <i>completion date</i> for the whole of the <i>works</i> is	The renovations and refurbishment of 90 Plein Street Building: 3rd, 8th, 9th and 10th floors in Cape Town, Western Cape to be completed in <b>4 months</b> from starting date.	
30.1	The <i>access dates</i> are	<b>Part of the site Date 06 March 2025</b>	
30.3	The <i>key dates</i> and <i>conditions</i> to be met are	<i>condition</i> to be met	<i>key date</i>

		Section 1- completion of 8th floor works	18 June 2025
		Section 2- completion of 10th floor works	18 June 2025
		Section 3- completion of 3rd floor works	25 June 2025
		Section 4- completion of 9th floor works	25 June 2025
		Section 5- completion of all HVAC work	02 July 2025
31.1	The <i>Contractor</i> is to submit a first programme for acceptance within	1 week of the Contract Date.	
31.2	The <i>starting date</i> is	TBC	
32.2	The <i>Contractor</i> submits revised programmes at intervals no longer than	2 week	
4	<b>Testing and Defects</b>		
42.2	The <i>defects date</i> is	3 months after [Completion of the whole of the works]	
43.2	The <i>defect correction period</i> is	1 week	
5	<b>Payment</b>		
50.1	The <i>assessment interval</i> is	20 <sup>th</sup> of each month	
51.1	The <i>currency of this contract</i> is the	South African Rand	
51.4	The <i>interest rate</i> is	the prime interest rate of the Standard Bank of South Africa Limited as amended from time to time	
6	<b>Compensation events</b>		

60.1(13)	The place where weather is to be recorded is	<b>On the various sites as part 4</b>
	The <i>weather measurements</i> to be recorded for each calendar month are:	<ul style="list-style-type: none"> <li>the cumulative rainfall (mm);</li> <li>the number of days with rainfall of more than 10mm;</li> <li>the number of days with minimum air temperature less than 0 degrees Celsius;</li> <li>the number of days with snow lying at <b>+2</b> hours GMT;</li> <li>and these measurements:</li> </ul>
	The <i>weather measurements</i> are supplied by	<b>Contractor and verified with closest weather station to site.</b>
	The weather data are the records of the past <i>weather measurements</i> for each calendar month which were recorded at	<b>On the various sites as per Part 4 below</b>
60.1(13)	<b>Where no recorded data are available:-</b> assumed values for the ten year return <i>weather data</i> for each <i>weather measurement</i> for each calendar month are:	<ul style="list-style-type: none"> <li>the cumulative rainfall (mm);</li> <li>the number of days with rainfall of more than 10mm;</li> <li>the number of days with minimum air temperature less than 0 degrees Celsius;</li> <li>the number of days with snow lying at <b>+2</b> hours GMT;</li> <li>and these measurements:</li> </ul>
<b>8</b>	<b>Risks and insurance</b>	
80.1	These are additional <i>Employer's</i> risks	<b>N/A</b>
84.1	The <i>Contractor</i> provides these additional insurances: <b>guide: lateral support if applicable, professional indemnity if contractor does design, SASRIA or any other insurance identified but not in table at cl 84.2.</b>	<ol style="list-style-type: none"> <li>The supplementary insurance is required. Such insurance shall comprise a Coupon Policy for Special Risks issued by the South African Special Risk Insurance Association. (SASRIA).</li> <li>Public liability insurance to be affected by the <i>Contractor</i> for the sum no less than <b>R100 000 000.00 (One Hundred Million Rand) per event</b> with a deductible in an amount that the <i>Contractor</i> deems appropriate.</li> <li>Professional Indemnity for the sum no less than R 5 000 000.00 (Five Million Rand) per claim in respect of <i>Contractors</i> design liability.</li> </ol>

84.1	The <i>Employer</i> provides these insurances from the Insurance Table:	None
84.1	The <i>Employer</i> provides these additional insurances:	Nil
84.2	<b>If the <i>Employer</i> is to provide Plant and Materials:-</b> the insurance against loss of or damage to the <i>works</i> , Plant and Materials is to include cover for Plant and Materials provided by the <i>Employer</i> for an amount of	N/A
84.2	Insurance against loss of or damage to the <i>works</i> , Plant and Materials, without limitation on the number of claims	Insured sum is the total of the Prices plus 10%
84.2	The minimum limit of indemnity for insurance in respect of loss of or damage to property (except the <i>works</i> , Plant, Materials and Equipment) and liability for bodily injury to or death of a person (not an employee of the <i>Contractor</i> ) caused by activity in connection with this contract for any one event is, without limiting the number of claims.	Public liability insurance to be affected by the <i>Contractor</i> for the sum no less than R100 000 000.00 (One Hundred Million Rand) per event with a deductible in an amount that the <i>Contractor</i> deems appropriate.
84.2	The minimum limit of indemnity for insurance in respect of death of or bodily injury to employees of the <i>Contractor</i> arising out of and in the course of their employment in connection with this contract for any one event is	as prescribed by the Compensation for Occupational Injuries and Diseases Act No. 130 of 1993 and the <i>Contractor's</i> common law liability for people falling outside the scope of the Act with a limit of Indemnity of not less than ZAR500 000 (Five hundred thousand Rands).
<b>DATA FOR MAIN OPTION CLAUSES</b>		
<b>Option A</b>	<b>Option A: Priced Contract with <i>activity schedule</i></b>	There is no reference to Contract Data in this Option A and terms in italics are identified elsewhere in this Contract Data.
<b>W1</b>	<b>Data for Option W1</b>	
W1.1	The <i>Adjudicator</i> is (Name)	to be appointed as needed, see W1.2(3) below
W1.2(3)	The <i>Adjudicator nominating body</i> is:	The Party, which raises the dispute, shall select three adjudicators from the panel of adjudicators published by the South African Institution of Civil Engineering and/or Association of Arbitrators Southern Africa depending upon the technical or legal issues and nature of the dispute, determine their hourly fees and

		confirm that these adjudicators are available to adjudicate the dispute in question. The other Party shall then select, within seven (7) days, one of the three (3) nominated adjudicators to act as the adjudicator; failing which the chairperson for the time being of the Association of Arbitrators Southern Africa shall nominate an adjudicator on request from either party.
W1.4(2)	The <i>tribunal</i> is:	Arbitration, arbitrator to be appointed as required.
W1.4(5)	The <i>arbitration procedure</i> is	the latest edition of Rules for the Conduct of Arbitrations published by The Association of Arbitrators Southern Africa or its successor body.
	The place where arbitration is to be held is	South Africa, Johannesburg
	The person or organisation who will choose an arbitrator  - if the Parties cannot agree a choice or - if the arbitration procedure does not state who selects an arbitrator, is	the Chairman for the time being or his nominee of the Association of Arbitrators Southern Africa or its successor body on application of either party.
<b>DATA FOR SECONDARY OPTION CLAUSES</b>		
<b>X7</b>	<b>Delay damages</b>	
	Delay damages for Completion of the whole of the <i>works</i> are	The penalty per calendar day shall be R130 000 (One Hundred and Thirty Thousand) up to a maximum of 10% of the Contract Price. Thereafter, the <i>Employer</i> shall have a right during the identified delay period to intervene and accelerate the work or appoint a third party to assist or complete the works to reach Completion. The cost of the appointed third party work shall be borne by the <i>Contractor</i> .
<b>X13</b>	<b>Performance Bond</b>	
	The amount of the performance bond is	being a <b>Guarantee</b> issued by a registered entity approved by the <i>Employer</i> – fixed at ten percent (10%) of the Contract Price at Contract Date, reducing to five percent (5%) of the Contract Price when the <i>Contractor</i> achieves Completion and expires 1 month after the <i>defects date</i> .

<b>X14</b>	Advance Payment to the <i>Contractor</i>									
	The amount of the advanced payment is	[Bidder to provide Advanced Payment amount]								
	The <i>Contractor</i> repays the instalments in assessments starting not less than	[Bidder to provide how it proposes to pay back the Advanced Payment amount]								
	The instalments are	[Bidder to provide in how many instalments is to pay back the Advanced Payment amount]								
	An advanced payment bond	is required by the Employer  being an Advance Payment Guarantee issued by a registered entity approved by the <i>Employer</i> – fixed at (the Advance Payment amount as proposed by the bidder) and expires 1 month after the <i>Employer</i> has fully recouped the advance payment paid to the <i>Contractor</i> .								
<b>X16</b>	<b>Retention</b>									
	The <i>retention free</i> amount is	<b>0%</b>								
	The <i>retention percentage</i> is	<b>5%</b>								
<b>X17</b>	<b>Low performance damages</b>	<b>N/A</b>								
	The amounts for low performance damages are	<table border="1"> <thead> <tr> <th>amount</th> <th>performance level for</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>	amount	performance level for						
amount	performance level for									
<b>X18</b>	<b>Limitation of liability</b>									
	The <i>Contractor's</i> liability to the <i>Employer</i> for indirect or consequential loss is limited to:	R0.00 (zero Rand)								
	For any one event, the <i>Contractor's</i> liability to the <i>Employer</i> for loss of or damage to the <i>Employer's</i> property is limited to:	cost for loss or damaged incurred by the <i>Employer</i>								

	The <i>Contractor's</i> liability for Defects due to his design which are not listed on the Defects Certificate is limited to	<b>cost of the repair or reinstatement of property to original standard.</b>
	The <i>Contractor's</i> total liability to the <i>Employer</i> for all matters arising under or in connection with this contract, other than excluded matters, is limited to:	<b>total of the Prices as at the <i>start date as adjusted in terms of X1 if X1 applies to the contract</i></b>
	The <i>end of liability date</i> is	<b>For latent defects 12 months</b> after the Completion of the whole of the <i>works</i> .
<b>X20</b>	<b>Key Performance Indicators</b>	<b>Not Applicable</b>
	The <i>incentive schedule</i> for Key Performance Indicators is in	<b>NA</b>
	A report of performance against each Key Performance Indicator is provided at intervals of	<b>Every week</b>
<b>PART A – Additional Definitions</b>		
<b>Clause</b>	<b>Amendment</b>	

<p><b>11.2</b> <b>Identified and defined terms</b></p>	<p>Add the following new definition as clause 11.2(34):</p> <p>“Baseline Risk Assessment means the baseline risk assessment contemplated in regulation 5(1)(a) of the Construction Regulations.”</p> <p>Add the following new definition as clause 11.2(35):</p> <p>“Construction Agent means an “agent” as per the Construction Regulations which means a competent person who acts as a representative for a client (“client” in this regard being the Employer); the agent contemplated herein: (i) manages the health and safety on a construction project for the client; (ii) is registered with a statutory body (being the South African Council for Project and Construction Management Professions or any other statutory body approved by the chief inspector); and (iii) is qualified to perform the functions required by the Construction Regulations 2014”;</p> <p>Add the following new definition as clause 11.2(36):</p> <p>“Construction Health and Safety Officer means the Construction Health and Safety Officer as defined in the Construction Regulations.”</p> <p>Add the following new definition as clause 11.2(37):</p> <p>“Construction Regulations means the Construction Regulations as defined in clause 27.4.2 below”</p> <p>Add the following new definition as clause 11.2(38):</p> <p>“A <i>Contractor</i> Insolvency Event means and is considered to occur if:</p> <ul style="list-style-type: none"> <li>• the <i>Contractor</i> commits an act which, if committed by an individual, would constitute an act of insolvency within the meaning of Sections 8 or 9(3)(a)(v) of the Insolvency Act 24 of 1936, as amended, or any equivalent legislation in any jurisdiction to which it is subject;</li> <li>• the <i>Contractor</i> begins negotiations or takes any other step with a view to generally deferring, re-scheduling or otherwise re-adjusting all or a material part of its indebtedness or proposes or makes a general scheme, arrangement, assignment,</li> </ul>
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or composition with or for the benefit of its creditors or a moratorium is proposed or agreed in respect of or affecting all or a material part of its indebtedness;

- the *Contractor* makes an application to court for business rescue supervision or for its winding-up (whether provisionally or finally);
- a court of competent jurisdiction grants an order winding-up the *Contractor* (whether provisionally or finally) or makes an order placing the *Contractor* under business rescue supervision;
- an application or other legal process (including the filing of any document commencing judicial process) is issued seeking an order for the winding-up of the *Contractor* (whether provisionally or finally) or placing the *Contractor* under business rescue supervision, except for so long as such application or other legal process is being contested in good faith and by appropriate means or except for the bona fide purpose of reconstruction, amalgamation, reorganisation, merger or consolidation; or
- a resolution is passed by:
  - the shareholders of the *Contractor* for the winding-up of the *Contractor*, whether by way of a members' or creditors' voluntary winding-up; or
  - the board of the *Contractor* for the *Contractor* to voluntarily begin business rescue proceedings and place himself under business rescue supervision."

Add the following new definition as clause 11.2(39):

"Temporary Works is all temporary works of every kind required on site for the execution and Completion of the *works* and the remedying of any defects."

Add the following new definition as clause 11.2(40):

"Intellectual Property" means (a) any copyright, design rights, patents, inventions, logos, business names, service marks and trademarks, internet domain names, moral rights, rights in databases, data, source codes, reports, drawings, specifications, know-how, business methods, trade secrets and confidential business information, semi-conductor rights, topography rights, whether registered or unregistered, rights in the nature of unfair competition and the right to sue for passing off; (b) applications for registration and the right to apply for registration for any of these rights; (c) all other intellectual property rights and similar forms of protection; existing anywhere in the world; and (d) all inventions (whether patentable or unpatentable and whether or not reduced to practice), all improvements thereto, and all patents, patent applications, and patent disclosures, together with all reissuances, continuations, continuations-in-part, revisions, extensions, and re-examinations thereof

**PART B - Amendments and additions to Existing Core and Optional Clauses**

Clause	Amendment
12 Interpretation and the law	
12.5	<p>Add the following clauses after clause 12.4:</p> <p>“Any extension, concession, waiver or relaxation of any action stated in this contract by the Parties, the <i>Project Manager</i>, the <i>Supervisor</i>, or the <i>Adjudicator</i> 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.”</p>
	<p>Words denoting persons or parties shall include individuals and any organisation having legal capacity.</p>
	<p>In this contract, except where the context requires otherwise:</p> <ul style="list-style-type: none"> <li>provisions including the word "agree", "agreed" or "agreement" require the agreement to be recorded in writing, and;</li> <li>"written" or "in writing" means hand-written, type-written, printed or electronically made, and resulting in a permanent record.</li> </ul>
	<ul style="list-style-type: none"> <li>The headings to the sections, clauses and sub-clauses of the conditions of this contract are for convenience only and do not affect the construction or interpretation of the conditions of contract.</li> </ul> <p>Any word or expression defined in any clause in the Z clauses, unless the application of the word or expression is specifically limited to the clause in question, bears the meaning prescribed to the word or expression throughout the Z clauses.</p>
	<p>Week means a continuous period of 7 days.</p> <p>If the day for payment of any amount due by the <i>Employer</i> or <i>Contractor</i> in terms of this contract should fall on a Saturday, Sunday or official public holiday in the Republic of South Africa, the relevant day of payment is/are the next ordinary business day in the Republic of South Africa.</p>
	<p>Where figures are referred to in numerals and in words, if there is any conflict between the two, the words shall prevail.</p>
	<p>If any provision of this contract, which is not material to its efficacy as a whole, is rendered void, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provision is not in any way affected or impaired thereby and the parties shall endeavour in good faith to agree an alternative provision to the void, illegal or unenforceable provision.</p>
	<p>Unless otherwise specifically recorded in this contract, termination of this contract for any cause does not release a party from any liability which at the time of termination has already</p>

	accrued to such party or which thereafter may accrue in respect of any act or omission prior to such termination. Similarly, the termination of this contract does not release a party from any obligation which, by its nature, is intended to survive such termination.
<b>Using the Contractor's design</b>	
<b>22.1</b>	<b>Delete core clause 22.1 in its entirety and replace it with the following clauses:</b> Subject to each Party retaining title to its own Intellectual Property prior to the contract date, title to, copyright in and other Intellectual Property rights in any documents or other property created by the <i>Contractor</i> for or in connection with the Works vests in the <i>Employer</i> on creation and the <i>Contractor</i> hereby cedes and assigns all such rights to the <i>Employer</i> with effect from the date of creation vesting such Intellectual Property in the <i>Employer</i> .
<b>22.2</b>	The <i>Employer</i> grants the <i>Contractor</i> a revocable license to use the Intellectual Property for the purposes of Providing the Works for the contract period.
<b>22.3</b>	Unless otherwise agreed by the Parties, the <i>Contractor</i> grants to the <i>Employer</i> a non-exclusive, perpetual, irrevocable, royalty free license to use any of the <i>Contractor's</i> Intellectual Rights, obtained prior to this contact, in connection with the Works and this contract.
<b>22.4</b>	All Intellectual Property created, enhanced or improvement arising from Providing the Works or from or in connection to the contract exclusively vests in the <i>Employer</i> .
<b>22.5</b>	If the <i>Employer</i> is prevented from receiving the Works or any part thereof as a result of any actual or alleged infringement of Intellectual Property rights, the <i>Contractor</i> must, at its cost, take all reasonable steps necessary to procure for the <i>Employer</i> the right to receive the Works or the relevant part thereof for its intended purpose.
<b>22.6</b>	<b>Modification or replacement of the Works</b> If the <i>Contractor</i> fails to procure the necessary rights in accordance with this clause within a reasonable time, the <i>Employer</i> may direct the <i>Contractor</i> , at the <i>Contractor's</i> cost, to promptly (i) amend the Works or the relevant part thereof to avoid the infringement of Intellectual Property rights; or (ii) replace the Works or the relevant part thereof with Works that do not infringe Intellectual Property rights.
<b>26 Subcontracting</b>	
<b>26.1</b>	<b>Core clause 26.1 to be amended as follows:</b> The <i>Contractor</i> does not subcontract the whole or any part of the works without the written consent of the <i>Employer</i> , which consent shall be the sole discretion of the <i>Employer</i> . If the <i>Contractor</i> subcontracts work, he is responsible for Providing the Works as if he had not subcontracted. This contract applies as if a Subcontractor's employees and equipment were the <i>Contractor's</i> . For the avoidance of doubt, the <i>Contractor</i> shall be responsible for the acts or defaults of any of its subcontractors, its agents or employees, as if they were the acts or defaults of the <i>Contractor</i> .

26.3	<p><b>Core clause 26.3 to be amended as follows:</b> The <i>Contractor</i> submits the conditions of contract for each subcontract to the <i>Project Manager</i> and may redact all commercially sensitive information.</p>
26.4	<p><b>Add a new core clause 26.4 as follows:</b> The <i>Contractor</i> shall procure from the Subcontractor all consents required in order to ensure that all the rights and obligations the <i>Contractor</i> may have under the subcontracts can be ceded and delegated to the <i>Employer</i>.</p>
26.5	<p>Add a new core clause 26.5 as follows:</p> <ul style="list-style-type: none"> <li>If the <i>Contractor</i> does not make payment of any amount due and payable by him to a Subcontractor (“the Subcontractor debt”) and the <i>Project Manager</i> considers that the Subcontractor debt adversely impacts on the progress of the Works or the obligations of the Contractor under the contract, <i>Project Manager</i> requests evidence of payment to the Subcontractor. In the absence of such evidence, the <i>Employer</i> may (at its own discretion) pay the Subcontractor debt directly to the Subcontractor concerned in which event such payment is, for all purposes under the Contract, regarded as a payment made on behalf of the <i>Contractor</i> and at the request of and with the approval and consent of the <i>Contractor</i>, as a payment towards the Prices.</li> </ul> <p>Payment to the Subcontractor is conducted in terms of core clause 50.2 of the contract.</p>
26.6	<p><b>Add a new core clause 26.6 as follows:</b> All adverse effects as a result of or arising from the Subcontractor debt does not result in a compensation event.</p>
27	<p><b>Health, safety and the environment</b></p>
27.4	<p>Clause 27.4 is deleted in its entirety and replaced with the following: <b>Health and Safety specification</b></p>
27.4.1	<p>The <i>Contractor</i> takes all reasonable steps and precautions to assess the Site, consider and receive all relevant information on the Site and health and safety related to the works, maintain the health and safety of persons in and about the execution of the works.</p>
27.4.2	<p>The <i>Contractor</i> acknowledges that the Occupational Health and Safety Act No. 85 of 1993 (latest edition) and the regulations promulgated therein (“the Act”); and the Construction Regulations 2014 promulgated under the Act (“the Construction Regulations”), including Code of Practice: Managing exposure to SARS-CoV-2 in the workplace will in all respects be applicable to this contract and the works.</p>
27.4.3	<p>The <i>Employer</i> appoints the Design and Build <i>Contractor</i> as the “Principal <i>Contractor</i>” (as defined and provided for under the Construction Regulations 2014) for the Site.</p>

27.4.4	Accordingly, the <i>Contractor</i> is responsible for all duties of the “Principal Contractor” as defined and provided for under the Act and the Construction Regulations 2014 including but not limited to those obligations defined and provided for in Annexures A, B and C and all required Regulations and Standards applicable to the work of this contract.
27.4.5	The <i>Contractor</i> shall appoint a registered full-time Construction Health and Safety Officer (CHSO SACPCMP) for the Works and all other site-specific appointments as per Legislation requirements.
27.4.5.1	The <i>Contractor</i> shall appoint a <i>Registered Competent Person as per Legislation requirements</i> .
27.4.6	<p>The <i>Contractor</i> confirms that it has received sufficient information about the Site and the works in order to:</p> <ul style="list-style-type: none"> <li>• comply with the provisions of the Act and the Construction Regulations 2014,</li> <li>• comply with the provisions of this clause;</li> <li>• adhere to the <i>Employer’s</i> health and safety baseline specification and SHEQ Policy as set out in Annexures A, B and C;</li> <li>• be properly appointed in accordance with Section 37(2) of the Act as contemplated in clause 27.4.3;</li> <li>• and to prepare a site-specific Baseline Risk Assessment.</li> </ul>
27.4.7	The <i>Contractor</i> acknowledges that the <i>Project Manager</i> acts as the <i>Employer’s</i> “Implementing Agent” in respect of all obligations which the <i>Employer</i> has as “Client” in the Construction Regulations 2014 and the Act.
27.4.8	Without limitation, the <i>Contractor</i> :
27.4.8.1	notwithstanding any actions which the <i>Employer</i> may take, accepts sole liability for due compliance with the relevant duties, obligations, prohibitions, arrangements and procedures imposed by the Act, all its regulations (including the Construction Regulations), Code of Practice: Managing exposure to SARS-CoV-2 in the workplace and Annexures A, B and C. By concluding this contract it shall be deemed that the parties have agreed in writing to the above provisions in terms of Section 37 (2) of the Act;
27.4.8.2	acknowledges and confirms that the Prices includes a sufficient amount for proper compliance with the Construction Regulations 2014, Code of Practice: Managing exposure to SARS-CoV-2 in the workplace, all applicable health and safety laws, regulations, rules, guidelines, procedures and all obligations imposed by this contract and Annexures A, B and C and generally for the proper maintenance of health and safety in and about the execution of <i>works</i> ;
27.4.8.3	undertakes, in and about the execution of the <i>works</i> , to comply with all applicable health and safety laws, regulations, rules, guidelines and procedures otherwise provided for under

	this contract and shall ensure that all sub-contractors, employees and Others under the <i>Contractor's</i> direction and control, likewise observe and comply with the foregoing; and
27.4.8.4	indemnifies the <i>Employer</i> against any loss, damage or claim suffered by the <i>Employer</i> due to a failure to comply with any provision of this clause 27.4 by the <i>Contractor</i> .
27.4.8.5	acknowledges and confirms that a registered Full time Construction Health and Safety Agent (Pr.CHSA SACPCMP) will be appointed by the <i>Contractor</i> for the Project and that the Prices includes enough for the appointment of such
27.4.9	The <i>Contractor</i> and his designer shall accept full responsibility and liability to comply with the Act, the Construction Regulations and Annexures A, B and C for the design of the Temporary Works and those parts of the Permanent Works which the <i>Contractor</i> is responsible to design in terms of this contract;
27.4.10	The <i>Employer</i> retains a right to inspect, review, obtain copies of all documents regarding, attend and participate in all meetings regarding; all inquiries, audits and reports conducted under this contract including but not limited to those that are conducted in accordance with:
27.4.10.1	Annexures A, B and C of this contract; and
27.4.10.2	Section 31 and/or 32 of the Act, its regulations and the Construction Regulations following any incident involving the Design and Build <i>Contractor</i> and/or sub-contractor and/or their employees.
27.4.11	The <i>Contractor</i> shall notify the <i>Project Manager</i> and copy in the <i>Employer</i> in writing of all inquiries, audits, reports, investigations, complaints or criminal charges which may arise pursuant to works performed under this contract.
27.4.12	The <i>Employer</i> and the <i>Project Manager</i> shall, at all times during construction and for a period of 5 (five) years after Completion, have the right to access and inspect any part of the Site/ works and all documents, reports, designs, specifications whatsoever that are prepared pursuant to any clause of this contract.
27.4.13	The <i>Contractor</i> liaises with the <i>Employer</i> and the <i>Project Manager</i> regarding all issues related to this clause 27, and in particular, complies with all reasonable requests from the <i>Project Manager</i> to (i) attend any meetings and/or (ii) provides any documents, audits and reports; required by the <i>Employer</i> or <i>Project Manager</i> .
27.4.14	The <i>Contractor</i> complies with the Baseline Risk Assessment provided by the <i>Employer</i> , <i>Project Manager</i> . Notwithstanding the foregoing, the <i>Contractor</i> prepares its own Baseline Risk Assessment and complies with it where such Baseline Risk Assessment provides additional risks to those noted by the <i>Employer</i> or the <i>Project Manager</i> .
<b>3 Time</b>	

<p><b>37.1</b> <b>The Contractor's recovery plan</b></p>	<p>Amend this clause by the addition of the following new clause:</p> <p>“Where actual progress on Site is not in accordance with the most current programme or where the <i>Employer</i> or <i>Project Manager</i> is of the opinion, at any time during the execution of the <i>works</i>, that the <i>Contractor</i> will not achieve Completion on the date stated in the most current programme, the <i>Contractor</i> shall prepare a recovery plan within 14 days of receipt of an instruction from the <i>Employer</i> or <i>Project Manager</i> requesting such recovery plan detailing:</p> <ul style="list-style-type: none"> <li>• the <i>Contractor's</i> plan to ensure that the works will achieve Completion on the date stated in the most current programme;</li> <li>• all additional resources which will be employed by the <i>Contractor</i> in order to ensure that the <i>Contractor</i> achieves Completion on the date stated in the most current programme;</li> <li>• any other information which may be required by the <i>Employer</i> or <i>Project Manager</i> to ascertain that the <i>Contractor</i> will achieve Completion on the date stated in the most current programme.”</li> </ul>
<p><b>5 Payment</b></p>	
<p><b>51.2</b></p>	<p>Amend this clause by deleting the second and the third sentences of the clauses and replace them with the following:</p> <p>If a certified payment is late by more than 8 weeks, interest is paid on the late payment. Interest is assessed from 4 weeks after the date by which the late payment should have been made until the date when the late payment is made, and is included in the first assessment after the late payment is made.</p>
<p><b>51 Payment</b></p>	<p>Add the following new clauses after clause 51.4..</p>
<p>51.5</p>	<p>Within one week of receiving a payment certificate from the <i>Project Manager</i> in terms of core clause 51.1, the <i>Contractor</i> provides the <i>Employer</i> with a tax invoice in accordance with the <i>Employer's</i> procedures stated in the Works Information, showing the amount due for payment equal to that stated in the payment certificate.</p>
<p>51.6</p>	<p>If the <i>Contractor</i> does not provide a tax invoice in the form and by the time required by this contract, the time by when the <i>Employer</i> is to make a payment is extended by a period equal in time to the delayed submission of the correct tax invoice.</p>
<p>51.7</p>	<p>The <i>Contractor</i> (if registered in South Africa in terms of the companies Act) is required to comply with the requirements of the Value Added Tax Act, no 89 of 1991 (as amended) and to include the <i>Employer's</i> VAT number on each invoice the <i>Contractor</i> submits for payment.</p>

<b>6 Compensation Events</b>	
<b>61 Notifying compensation events</b>	
<b>61.3</b>	<p>The last paragraph is deleted and substituted with the following:</p> <p><i>“In clarification, notwithstanding the Project Manager notifying the Contractor of a compensation event, if the Contractor does not notify a compensation event within the eight weeks of becoming aware of the event or ought reasonably to become aware of the event, he is not entitled to a change in the Prices, the Completion Date or a Key Date.”</i></p>
<b>9 Termination</b>	
<b>91.1</b>	<p>Amend this clause by the addition of the following at the end of the second main bullet point, fourth sub-bullet point, after the words "against it":</p> <p><i>“or the Contractor commits a Contractor Insolvency Event (R5),”</i></p>
<b>91.3</b>	<p>Amend this clause by adding the following at the end of the clause:</p> <ul style="list-style-type: none"> <li>• <i>“failed to effect any of the required insurances (R22);</i></li> <li>• <i>failed to provide a satisfactory recovery plan pursuant to Clause 37 (The Contractor’s recovery plan) (R23); or</i></li> <li>• <i>failed to comply with the provision of Clause Z3 (Broad Based Black Economic Empowerment) (R24).</i></li> </ul> <p>and for terminating for R22 to R24 the same procedures and payment on termination as those applied for reasons R1 to R15 or R18 stated in the Termination Table in clause 90.2 apply.”</p>
<b>9.0</b>	<p>Insert the following new clause 9.4</p>
<b>9.4 Termination for convenience</b>	<p>The <i>Employer</i> is entitled to terminate the Contract, at any time for the <i>Employer’s</i> convenience, by giving notice of such termination to the <i>Contractor</i>. The termination shall take effect 28 days after the later of the dates on which the <i>Contractor</i> receives this notice or the <i>Employer</i> returns the performance bond and all monies held in retention, unless there are outstanding calls/claims thereon in which event, and if applicable, the <i>Employer</i> returns the performance bond and all monies held in retention promptly after the last of the outstanding calls/claims have been met. The <i>Employer</i> does not terminate the Contract under this sub-clause in order to execute the <i>works</i> himself or to arrange for the <i>works</i> to be executed by another contractor. The same procedures on termination as those applied for reasons R1 to R15 or R18 stated in the Termination Table in clause 90.2 apply. The <i>Contractor</i> shall only be entitled to costs incurred at the date of termination</p>

<b>Option X2: Changes in the Law</b>	
<b>X2.2</b>	<p>Amend this clause by the addition of the following new clause:</p> <p>Notwithstanding anything contained in this clause or this agreement, a “change in law” does not include any law or piece of legislation that is enacted or made but not yet in force as at the date when the tender is submitted, or any proposed or draft law that is promulgated or issued for comment at any time before the tender is submitted if and to the extent that such law when enacted or made and brought into effect is materially unchanged</p>
<b>Option X7: Delay Damages</b>	
<b>X7.4</b>	<p>Amend this clause by adding of the following new clause: <b>(if applicable in this contract)</b></p> <p>“If the amount due for the <i>Contractor’s</i> payment of delay damages reaches the limits stated in this Contract Data for Option X7, the <i>Employer</i> may terminate the <i>Contractor’s</i> obligation to Provide the Works using the same procedures and payment on termination as those applied for reasons R1 to R15 or R18 stated in the Termination Table in clause 90.2.”</p>
<b>Option X13: Performance Bond</b>	is required by the Employer.
<b>X13.1</b>	The amount of the Performance Bond is 10% of the Contract Price
<b>X13.2</b>	<p>The <i>Contractor</i> ensures that the performance bond is valid and enforceable until the <i>Contractor</i> has Provided the Works and remedied any and all <i>defects</i> therein. If the terms of the performance bond specifies its expiry date, then the <i>Contractor</i> extends the validity of the performance bond 28 days prior to such an expiry date, such that the performance bond lapses at the later of:</p> <ul style="list-style-type: none"> <li>• the date of issue of the Defects Certificate; or</li> <li>• the date when the last <i>defect</i> notified has been remedied or accepted in accordance with this contract.</li> </ul>
<b>X13.3</b>	<p>The <i>Employer</i> may make a claim under the performance bond, for amounts to which the <i>Employer</i> is entitled under the contract in the event of:</p> <ul style="list-style-type: none"> <li>• failure by the <i>Contractor</i> to extend the validity of the performance bond as described in the preceding paragraph, in which event the <i>Employer</i> may claim the full amount of the performance bond,</li> </ul>

	<ul style="list-style-type: none"> <li>failure by the <i>Contractor</i> to pay the <i>Employer</i> an amount due, as either agreed with the <i>Contractor</i> or assessed by the <i>Project Manager</i> (or otherwise determined) in accordance with the provisions of this contract, within 28 days after this agreement, assessment or determination,</li> <li>failure by the <i>Contractor</i> to remedy a default within 28 days after receiving the <i>Employer's</i> notice requiring the default to be remedied, or</li> <li>the occurrence of any one of the following termination reasons: R1 to R15, R18 and R22 to R24.</li> </ul>
<b>X13.4</b>	The <i>Employer</i> indemnifies and hold the <i>Contractor</i> harmless against and from all damages, losses and expenses (including legal fees and expenses) resulting from a claim under the performance bond to the extent to which the <i>Employer</i> is not entitled to make the claim.
<b>X13.5</b>	<p>Step Down</p> <p>The performance bond reduces by half its value on the date of issue of the Certificate of Completion.</p> <p>The performance bond expires/lapses on the later of:</p> <ul style="list-style-type: none"> <li>the date of issue of the Defects Certificate; or</li> <li>the date when the last <i>defect</i> notified has been remedied or accepted in accordance with this contract.</li> </ul>
<b>PART C – Additional Clauses (entitled Z-Clauses)</b>	
<b>Z1</b>	<b>Cession delegation and assignment</b>
Z1.1	The <i>Contractor</i> does not cede, delegate or assign any of its rights or obligations to any person without the written consent of the <i>Employer</i> .
Z1.2	<p>Notwithstanding the above, the <i>Employer</i> may, on written notice to the <i>Contractor</i>, cede and delegate its rights and obligations under this contract to a Related Party or a Client of the <i>Employer</i>.</p> <p>For the purpose hereof</p>
Z1.2.1	an “Client” means the employer and includes its successors in title and permitted assignees under this agreement;
Z1.2.2	a “related party” means any entity that directly or indirectly, through one or more intermediaries, controls or is controlled by, or is under common control with the employer and includes any other “Organ of State” as defined in section 239 of the Constitution of the Republic of South Africa, 1996 and any entity or Organ of State for whom the employer carries out the works or acts as an implementing agent; and

Z1.2.3	“Control” means the beneficial ownership of the majority in number of the issued equity of any entity (or the whole or majority of the entity’s assets), and/or the right or ability to direct or otherwise control the entity or the votes attaching to the majority of the entity’s equity and “controlled” or “under common control” shall have a similar meaning.
<b>Z2</b>	<b>Joint ventures</b>
Z2.1	If the <i>Contractor</i> constitutes a joint venture, consortium or other unincorporated grouping of two or more persons or organisations then these persons or organisations are deemed to be jointly and severally liable to the <i>Employer</i> for the performance of this contract.
Z2.2	Unless already notified to the <i>Employer</i> , the persons or organisations notify the <i>Project Manager</i> within two weeks of the Contract Date of the key person who has the authority to bind the <i>Contractor</i> on their behalf.
Z2.3	The <i>Contractor</i> does not substantially alter the composition of the joint venture, consortium or other unincorporated grouping of two or more persons without the consent of the <i>Employer</i> having been given to the <i>Contractor</i> in writing.
<b>Z3</b>	<b>Broad Based Black Economic Empowerment, Construction Industry Development Board grading and the valid and active Tax Compliance Status Pin issued by SARS.</b>
Z3.1	The <i>Contractor</i> warrants that it will:
Z3.1.1	comply with all laws including the <i>Broad Based Black Economic Empowerment Act 53 of 2003</i> , its regulations and Codes of Good Practice; and the <i>Preferential Procurement Act 5 of 2000</i> and all its regulations;
Z3.1.2	maintain or improve (i) the BEE rating stated in its BEE certificate (ii) the <b>contractor’s</b> Construction Industry Development Board grading, and (iii) its valid and active Tax Compliance Status Pin issued by SARS submitted at tender stage; and
Z3.1.3	not conduct any Fronting practices as defined in the Codes of Good Practice.
<b>Z4</b>	<b>Change of Broad Based Black Economic Empowerment (B-BBEE) status</b>
Z4.1	Where a change in the <i>Contractor’s</i> legal status, ownership or any other change to his business composition or business dealings results in a change to the <i>Contractor’s</i> B-BBEE status, the <i>Contractor</i> notifies the <i>Employer</i> within seven days of the change.
Z4.2	The <i>Contractor</i> is required to submit an updated verification certificate and necessary supporting documentation confirming the change in his B-BBEE status to the <i>Project Manager</i> within thirty days of the notification or as otherwise instructed by the <i>Project Manager</i> .

Z4.3	Where, as a result, the <i>Contractor's</i> B-BBEE status has decreased since the Contract Date the <i>Employer</i> may either re-negotiate this contract or alternatively, terminate the <i>Contractor's</i> obligation to Provide the Works.
Z4.4	Failure by the <i>Contractor</i> to notify the <i>Employer</i> of a change in its B-BBEE status may constitute a reason for termination. If the <i>Employer</i> terminates in terms of this clause, the procedures on termination are P1, P2 and P3 as stated in clause 92, and the amount due is A1 and A3 as stated in clause 93.
<b>Z5</b>	<b>Ethics</b>
Z5.1	Any offer, payment, consideration, or benefit of any kind made by the <i>Contractor</i> , which constitutes or could be construed either directly or indirectly as an illegal or corrupt practice, as an inducement or reward for the award or in execution of this contract, including Fronting as referenced in Sub-Clause Z3.1.3, constitutes grounds for terminating the <i>Contractor's</i> obligation to Provide the Works or taking any other action as appropriate against the <i>Contractor</i> (including civil or criminal action).
Z5.2	<p>The <i>Employer</i> may terminate the <i>Contractor's</i> obligation to Provide the Works if the <i>Contractor</i> (or any member of the <i>Contractor</i> where the <i>Contractor</i> constitutes a joint venture, consortium or other unincorporated grouping of two or more persons or organisations) is found guilty by a competent court, administrative or regulatory body of participating in illegal or corrupt practices.</p> <p>Such practices include making of offers, payments, considerations, or benefits of any kind or otherwise, whether in connection with any procurement process or contract with the <i>Employer</i> or other people or organisations and including in circumstances where the <i>Contractor</i> or any such member is removed from the an approved vendor data base of the <i>Employer</i> as a consequence of such practice.</p>
Z5.3	Notwithstanding the provisions of core clause 90.2, the procedures on termination in terms of this clause are P1, P2 and P3 as stated in the core clause 92 and the amount due is A1 and A3 as stated in core clause 93.
<b>Z6</b>	<b>Confidentiality</b>
Z6.1	The <i>Contractor</i> does not disclose or make any information arising from or in connection with this contract available to Others. This undertaking does not, however, apply to information which at the time of disclosure or thereafter, without default on the part of the <i>Contractor</i> , enters the public domain or to information which was already in the possession of the <i>Contractor</i> at the time of disclosure (evidenced by written records in existence at that time). Should the <i>Contractor</i> disclose information to Others in terms of clause 25.1, the <i>Contractor</i> ensures that the provisions of this clause are complied with by the recipient.
Z6.2	If the <i>Contractor</i> is uncertain about whether any such information is confidential, it is to be regarded as such until notified otherwise by the <i>Project Manager</i> .

Z6.3	In the event that the <i>Contractor</i> is, at any time, required by law to disclose any such information which is required to be kept confidential, the <i>Contractor</i> , to the extent permitted by law prior to disclosure, notifies the <i>Employer</i> so that an appropriate protection order and/or any other action can be taken if possible, prior to any disclosure. In the event that such protective order is not, or cannot, be obtained, then the <i>Contractor</i> may disclose that portion of the information which it is required to be disclosed by law and uses reasonable efforts to obtain assurances that confidential treatment will be afforded to the information so disclosed.
Z6.4	The taking of images (whether photographs, video footage or otherwise) of the <i>works</i> or any portion thereof, in the course of Providing the Works and after Completion, requires the prior written consent of the <i>Project Manager</i> . All rights in and to all such images vests exclusively in the <i>Employer</i> .
Z6.5	The <i>Contractor</i> ensures that all its subcontractors abide by the undertakings in this clause.
<b>Z9</b>	<b><i>Employer's limitation of liability</i></b>
Z9.1	The <i>Employer's</i> liability to the <i>Contractor</i> for the <i>Contractor's</i> indirect or consequential loss is limited to R0.00 (zero Rand)
Z9.2	The <i>Contractor's</i> entitlement under the indemnity in 83.1 is provided for in 60.1(14) and the <i>Employer's</i> liability under the indemnity is limited to compensation as provided for under the compensation events stated in this contract.
<b>Z10</b>	<b><i>Employer's Step-in Rights and Additional Remedies</i></b>
Z10.1	In the event the <i>Contractor</i> and/or his subcontractor:
Z10.1.1	fails to carry out any obligation under the contract and the Works Information and fails to make good such failure and remedy it despite being requested to do so by the <i>Project Manager</i> in accordance with notices under Sub-Clause 16.1 (Early Warning) and/or Sub-Clause 13.1 (Communications), or
Z10.1.2	commits a breach of the Contract which reasonably places the project at risk of non-completion by the Completion Date, or non-Completion; or
Z10.1.3	commits a material breach of contract,
	the <i>Employer</i> may, without prejudice to its other rights in clause 9 (Termination), powers and remedies under the contract or in law, be entitled to step-in and take over the <i>works</i> , and on the account of the <i>Contractor</i> and at the <i>Contractor's</i> risk, to (i) make good the failure and remedy it, or complete the <i>works</i> himself, or (ii) call upon other contractors to make good the failure and remedy it or complete the <i>works</i> , or (iii) to call upon other contractors to partner with the <i>Contractor</i> to make good the failure and remedy it, or complete the <i>works</i> . Further, notwithstanding anything contained in this contract, where the <i>Employer</i> has

	“stepped-in” the <i>Contractor</i> shall remain responsible as if the <i>works</i> were executed by the <i>Contractor</i> for the <i>works</i> up to the Completion Date.
Z10.2	The <i>Contractor</i> shall co-operate with the <i>Employer</i> and facilitate and permit the use of all required <i>Contractor’s</i> Equipment, Goods, information, materials and other matter (including <i>Contractor’s</i> Documents and all other drawings, CAD files, technical data, models, plans, designs, diagrams, evaluations, details, specifications, schedules, reports, calculation results, 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 <i>Contractor</i> under the Contract or otherwise for and/or in connection with the <i>works</i> ) and shall generally do all reasonable things required by the <i>Project Manager</i> to achieve this end; provided that where the foregoing constitute proprietary information, the <i>Contractor’s</i> obligation hereunder shall be limited to furnishing <i>works</i> specific information in a form capable of being disclosed to third parties or providing assistance to third parties without requiring the <i>Contractor</i> to disclose non <i>works</i> -specific source codes or other proprietary information.
Z10.3	Any information, materials and other matter made available by the <i>Contractor</i> under this Sub-Clause Z.10 shall be used solely and exclusively for the purpose of making good and remedying the <i>Contractor’s</i> failure and shall thereafter be returned to the <i>Contractor</i> . Any such information, materials and other matter which is made available by the <i>Employer</i> to other persons as contemplated in this Sub-Clause Z.13 shall be made available strictly in accordance with the foregoing and subject to a confidentiality undertaking.
<b>Z11</b>	<b>Employer Procured Materials and Goods</b>
Z11.1	The <i>Employer</i> is entitled but not obliged to procure materials and goods on behalf of the <i>Contractor</i> . The <i>Contractor</i> may request that the <i>Employer</i> procures materials and goods on behalf of the <i>Contractor</i> .
Z11.2	Should the <i>Employer</i> exercise this right, or should the <i>Employer</i> accept the <i>Contractor’s</i> request, the <i>Contractor</i> shall:
Z11.2.1	issue to the <i>Project Manager</i> a list of all materials and goods the <i>Contractor</i> requires;
Z11.2.2	state in the list considered above, the time within which such materials and goods must be provided;
Z11.2.3	take delivery of such materials and goods provided by the <i>Employer</i> ;
Z11.3	The <i>Contractor</i> shall be responsible for and takes the risk on all materials and goods after taking delivery of such materials and goods at Site and indemnifies the <i>Employer</i> against all losses or costs arising from any damage, loss or theft of such materials and goods.
Z11.4	The <i>Contractor</i> shall not be entitled to any extension of time and costs for the late delivery of any materials and goods to be procured by the <i>Employer</i> under the provision of this clause.

Z11.5	The direct cost of all materials and goods procured by the <i>Employer</i> on behalf of the <i>Contractor</i> in accordance with the provisions of this clause shall be deducted from each payment due to the <i>Contractor</i>
Z11.6	The <i>Contractor</i> acknowledges that all <i>Employer</i> supplied materials and goods remain the property of the <i>Employer</i> .
<b>Z12</b>	<b>Contractor Undertaking re CIDB and Tax Certificates</b>
Z12.1	The <i>Contractor</i> shall ensure that all certificates, clearances and the like, including specifically any certificates required to be obtained by the <i>Contractor</i> for purposes of the contract in terms of the Construction Industry Development Board and the Value Added Tax Act, no 89 of 1991, remain in full force and effect up until the Completion Date.
Z12.2	Failure by the <i>Contractor</i> to notify the <i>Employer</i> of the expiry of any requisite certificate may constitute a reason for termination. If the <i>Employer</i> terminates in terms of this clause, the procedures on termination are P1, P2 and P3 as stated in clause 92, and the amount due is A1 and A3 as stated in clause 93. In addition to the <i>Employer's</i> right to terminate, should any requisite certificate that the <i>Contractor</i> is required to obtain expire or be null and void for any reason whatsoever, the <i>Employer</i> may withhold any payments due to the <i>Contractor</i> until such time as the <i>Contractor</i> provides the <i>Employer</i> and / or <i>Project Manager</i> with a valid and / or updated certificate, as the case may be.
<b>Z13</b>	<b>RIGHT TO AUDIT</b>
Z13.1	The <i>Employer</i> shall be entitled to, within 2 (two) Business Days of the giving of notice to the <i>Contractor</i> to such effect, conduct an audit of all relevant books, records, systems, processes, procedures and documents of the <i>Contractor</i> in order to verify compliance by the <i>Contractor</i> with its obligations in terms of this Contract and/or to assess any entitlement or claimed entitlement of the <i>Contractor</i> under this Contract or to investigate any allegations with regard to possible criminal activities or breach of DBSA policies or procedures.
Z13.2	The <i>Contractor</i> shall co-operate and render all assistance requested by the <i>Employer</i> relating to such audit. In addition, the <i>Contractor</i> shall provide the <i>Employer</i> with access to all such books, records, systems, data and documents of the <i>Contractor</i> that are relevant to this Contract, the <i>Contractor's</i> obligations under this Contract and/or any entitlement or claimed entitlement of the <i>Contractor</i> under this Contract and to any premises, shareholders, partners, members, subcontractors and Personnel of the <i>Contractor</i> for the purposes of conducting such audit. The <i>Employer</i> shall have the right to take copies of any records and information the <i>Employer</i> reasonably require to assist in connection with any such audit.
Z13.3	The <i>Contractor</i> shall maintain all data, records and documentation relating to this Contract and keep full and proper records in connection with providing the Works and all matters related thereto (whether contained in documents or in electronic format) for the period of this Contract, and for a period of at least 5 (five) years after termination or completion of all of the Works (as the case may be).

Z13.4	The <i>Contractor</i> shall ensure that the rights in this clause 18 also apply to any subcontractors and that the <i>Employer</i> be afforded the same auditing rights by the subcontractors.
Z13.5	The <i>Employer</i> shall keep all information obtained in terms of this clause 18 confidential and not disclose it to any third party. In the event that the <i>Employer</i> is, at any time, required by law to disclose any such information which is required to be kept confidential, the <i>Employer</i> , to the extent permitted by law prior to disclosure, notifies the <i>Contractor</i> so that an appropriate protection order and/or any other action can be taken if possible, prior to any disclosure. In the event that such protective order is not, or cannot, be obtained, then the <i>Employer</i> may disclose that portion of the information which it is required to be disclosed by law and uses reasonable efforts to obtain assurances that confidential treatment will be afforded to the information so disclosed.



**C1.2 CONTRACT DATA (Continued)**

**Part two – Data provided by the Contractor**

**[Instructions to the contract compiler: (delete this notes before issue to tenderers with an enquiry)**

Whenever a cell is shaded in the left hand column it denotes this data is optional and would be required in relation to the option selected. In the event that the option is not required select and delete the whole row.]

**Notes to a tendering contractor:**

1. Please read both the NEC3 Engineering and Construction Contract (April 2013) and the relevant parts of its Guidance Notes (ECC3-GN)<sup>2</sup> in order to understand the implications of this Data which the tenderer is required to complete. An example of the completed Data is provided on pages 152 to 154 of the ECC3 Guidance Notes.
2. The number of the clause which requires the data is shown in the left hand column for each statement however other clauses may also use the same data
3. Where a form field like this [ ] appears, data is required to be inserted relevant to the option selected. Click on the form field **once** and type in the data. Otherwise complete by hand and in ink.

Completion of the data in full, according to Options chosen, is essential to create a complete contract.

**Statements given in all contracts**

- The *Contractor* is  
 Name .....  
 Address .....  
 .....
- The *direct fee percentage* is..... %.
- The *subcontracted fee percentage* is..... %.
- The *working areas* are the Site and .....
- The key people are  
 (1) Name .....  
 Job .....  
 Responsibilities .....  
 .....  
 Qualifications .....  
 Experience .....  
 .....  
 (2) Name .....  
 Job .....  
 Responsibilities .....  
 .....  
 Qualifications .....  
 .....  
 Experience .....  
 .....  
 .....

- The following matters will be included in the Risk Register ( note as above with data by *Employer* this is risks identified at tender stage)

.....  
.....  
.....  
.....

**Optional statements**

**If the *Contractor* is to provide Works Information for his design**

- The Works Information for the *Contractor's* design is in

.....  
.....  
.....  
.....  
.....

**If a programme is to be identified in the Contract Data**

- The programme identified in the Contract Data is.....

**If the *Contractor* is to decide the *completion date* for the whole of the works**

- The *completion date* for the whole of the works is.....

- 
- The *activity schedule* is .....

- The tendered total of the Prices is.....

**Data for the Shorter Schedule of Cost Components**

- The percentage for people overheads is ..... %.
- The published list of Equipment is the last edition of the list published by .....
- The percentage for adjustment for Equipment in the published list is ..... % (state plus or minus).

- The rates for other Equipment are

Equipment	size or capacity	rate
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

- The hourly rates for Defined Cost of design outside the Working Areas are

category of employee	hourly rate
.....	.....
.....	.....
.....	.....
.....	.....

- The percentage for design overheads is ..... %.

- The categories of design employees whose travelling expenses to and from the Working Areas are included in Defined Cost are

.....  
.....

.....  
.....

**C1.3 PERFORMANCE BOND**

**Pro-Forma NEC3 ECC Variable Performance Bond for Works and Maintenance – Demand Guarantee**

To: *Employer*

Dear Sirs

Reference No. [●] [*Drafting Note: Guarantor/Bank reference number to be inserted*]

Performance Bond: [*Drafting Note: Name of Contractor to be inserted*]

*Employer*: Contract Reference - [●] [*Drafting Note: Contract reference number to be inserted*]

1. In this Guarantee:

1.1 the following words and expressions have the following meanings:

1.1.1 “Guarantor” - means [●], [●] Branch, (Registration No. [●]); [*Drafting Note: Name of Guarantor to be inserted*] [O] **Financial Services Board Registration number** [O] **NB: Guarantees submitted must be issued by either an insurance company duly registered in terms of the Short-Term Insurance Act, 1998 (Act 53 of 1998) or by a bank duly registered in terms of the Banks Act, 1990 (Act 94 of 1990) No alterations or amendments of the wording of the pro-forma will be accepted unless approved prior to it been issued by the Employer.**

1.1.1 “Guarantor’s Address” - means [●]; [*Drafting Note: Guarantor’s physical address to be inserted*]

1.1.2 “Contract” - means the written agreement entered into between *Employer* and the *Contractor* on or about [●] [●] 200[●] (Contract Reference No. [●]), as amended, varied, restated, novated or substituted from time to time; [*Drafting Note: signature date and Contract reference number to be inserted*]

1.1.3 “Contractor” - means [●] a [●] registered in accordance with the laws of [●] with registration number [●]; [*Drafting Note: Name and details of Contractor to be inserted*]

1.1.4 “Employer” - means The Development Bank of Southern Africa Limited, acting through its Infrastructure Delivery Division (the “IDD”), being a development finance institution reconstituted and incorporated as a juristic person in terms of section 2 of the Development Bank of Southern Africa Act No 13 of 1997;

1.1.5 “Expiry Date” – means the date of issue of the Defects Certificate or such later date as may be determined by the application of clause 3.3;

1.1.6 “this Guarantee” - means this Performance Bond;

1.1.7 “Guaranteed Sum” - means the sum of [● - figure] ([● - words]) as reduced from time to time as provided for in paragraph 3 below; [*Drafting Note: Maximum aggregate*]

*Guarantee amount to be inserted not exceeding 10% of the contract sum]*

- 1.1.8 “Project Manager” - means [●] a [●] registered in accordance with the laws of [●] with registration number [●]; and
- 1.1.9 a “recovery statement”, an “interim payment certificate”, a “Payment Certificate”, a “Certificate(s) of Completion” or “Defect Certificate” shall mean any such certificate as issued by the Project Manager;
- 1.2 words and expressions defined in the Contract shall, unless otherwise defined in this Guarantee or otherwise required by the context of this Guarantee, have the same meanings in this Guarantee as those ascribed to them in the Contract, albeit that the Contract itself, and any terms as defined therein, are merely referenced for convenience and not to create an accessory obligation.
2. At the instance of the *Contractor*, the Guarantor hereby confirms that we hold the Guaranteed Sum at the disposal of *Employer*, as security for the proper performance by the *Contractor* of all of his obligations in terms of and arising from the Contract, and hereby irrevocably and unconditionally both agree and undertake to pay to *Employer*, on written demand from *Employer* envisaged in paragraph 3 below and received prior to the Expiry Date, any amount or amounts as may be so demanded from time to time, subject to a maximum of the Guaranteed Sum in the aggregate.
3. The Guarantor’s liability shall be limited to the diminishing amounts of the Guaranteed Sum as follows:
- 3.1 Maximum Guaranteed Sum (not exceeding 10% of the contract sum) in the amount of:  
**[● – amount in figures] ([● – amount in words]),**  
from and including the date of issue of this Guarantee and up to and including the Completion Date.
- 3.2 Reducing the Guaranteed Sum (not exceeding 5.0% of the contract sum) in the amount of:  
**[● – amount in figures] ([● – amount in words]),**  
from and including the day after the Completion Date up to and including the date of the issue of the Defects Certificate.
- 3.3 Reducing the Guaranteed Sum (not exceeding 0% of the contract sum) in the amount of:  
**R nil**  
from and including the day after the date of the issue of the Defect Certificate, where after this Guarantee for Construction shall expire. Where the final payment certificate reflects payment due to the *Employer* this Guarantee shall expire upon payment of the full amount certified. The Guarantor's liability limits set out in paragraphs 3.1 to 3.3 shall apply in respect of any claim received by the Guarantor during the Security validity.
4. A demand for payment under this Guarantee shall be made in writing at the Guarantor’s address and shall:

- 4.1 confirm the “Guaranteed Sum” at the time of the demand;
- 4.2 state the amount claimed (“the Demand Amount”); and
- 4.3 state that the Demand Amount is payable to *Employer* in the circumstances contemplated in the Contract:
- 4.3.1 in regard to sums certified, shall state the Demand Amount to be the amount so certified and shall:
- 4.3.1.1 state that such first written demand notice issued by *Employer* to the Guarantor at the Guarantor's Address, with a copy to the *Contractor*, records that a period of seven (7) calendar days has elapsed since the issue of the first written demand notice in terms of paragraph 4.3.1.2 and that the sum certified has not been paid to date. *Employer* herewith calls up this Guarantee and demands payment of the sum certified from the Guarantor;
- 4.3.1.2 be accompanied by a copy of a preceding first written demand notice issued by *Employer* to the *Contractor* stating that payment of a sum certified by the *Project Manager* in an interim or final payment certificate has not been made in terms of the Contract and failing such payment within seven (7) calendar days, *Employer* intends to call upon the Guarantor to make payment in terms of paragraph 4.3.1.1;
- 4.3.1.3 and
- 4.3.1.4 shall be accompanied by a copy of the applicable payment certificate which entitles *Employer* to receive payment in terms of the Contract of the sum certified;
- 4.3.2 where the Demand Amount is for the Guaranteed Sum or the full outstanding balance thereof, *Employer* shall deliver a first written demand notice to the Guarantor at the Guarantor's Address calling up this Guarantee stating that:
- 4.3.2.1 the Contract has been terminated due to the *Contractor's* default and that the Guarantee is called up in terms of this sub-paragraph. This demand shall enclose a copy of the notice of termination; or
- 4.3.2.2 a provisional sequestration or liquidation court order has been granted against the *Contractor* and that the Guarantee is called up in terms of this sub-paragraph. The demand notice shall enclose a copy of the court order.
5. Notwithstanding the reference herein to the Contract the Guarantor acknowledges that:
- 5.1 the liability of the Guarantor in terms hereof is as principal and not as surety and the Guarantor's obligation/s to make payment:
- 5.1.1 is and shall be absolute and unconditional in all circumstances; and
- 5.1.2 is not, and shall not be construed to be, accessory or collateral on any basis

whatsoever;

6. *Employer* shall be entitled to arrange its affairs with the *Contractor* in any manner which it sees fit, without advising us and without affecting the Guarantor's liability under this Guarantee. This includes, without limitation, any extensions, indulgences, release or compromise granted to the *Contractor* or any variation under or to the Contract.
7. Should *Employer* cede its rights against the *Contractor* to a third party where such cession is permitted under the Contract, then *Employer* shall be entitled to cede to such third party the rights of *Employer* under this Guarantee on written notification to the Guarantor of such cession.
8. The Guarantor's obligations in terms of this Guarantee:
  - 8.1 shall be restricted to the payment of money only and shall be limited to the maximum of the Guaranteed Sum; and
  - 8.2 shall not be discharged and compliance with any demand for payment received by the Guarantor in terms hereof shall not be delayed, by the fact that a dispute may exist between *Employer* and the *Contractor*.
9. This Guarantee:
  - 9.1 shall expire on the Expiry Date until which time it is irrevocable;
  - 9.2 is, save as provided for in 7 above, personal to *Employer* and is neither negotiable nor transferable;
  - 9.3 shall be returned to the Guarantor upon the earlier of payment of the full Guaranteed Sum or expiry hereof;
  - 9.4 shall be regarded as a liquid document for, firstly, the purpose of demonstrating and/or determining the amount due by the Guarantor to *Employer* and, secondly, obtaining any court order; and
  - 9.5 shall be governed by and construed in accordance with the law of the Republic of South Africa and shall be subject to the jurisdiction of the Courts of the Republic of South Africa.
10. The Guarantor chooses the *domicilium citandi et executandi* for all purposes in connection with this Guarantee at the Guarantor's Address.

Signed at \_\_\_\_\_

Date \_\_\_\_\_

For and behalf of the Guarantor

Guarantor Signatory 1: \_\_\_\_\_

Guarantor Signatory 2: \_\_\_\_\_

Capacity of Guarantor

Capacity of Guarantor

Signatory 1: \_\_\_\_\_

Signatory 2: \_\_\_\_\_

Witness: \_\_\_\_\_  
(Printed Name  
of Witness) \_\_\_\_\_

Witness: \_\_\_\_\_  
(Printed Name  
of Witness) \_\_\_\_\_

Guarantor's seal or stamp

## PART 2: PRICING DATA

**NEC 3 Engineering and Construction Contract Option A:** Priced Contract with *Activity Schedule* of April 2013 (including amendments).

Document reference	Title	No of pages
C2.1	Pricing Assumptions: Option A	2
C2.2	Pricing Instructions	1
C2.3	<i>The Schedule of Activities</i>	2
C2.4	Amendments, Qualifications And Alternatives By Tenderer	1
	Total number of pages	6

## C2.1 PRICING ASSUMPTIONS: OPTION A

### 1 How work is priced and assessed for payment

Clause 11 in NEC3 Engineering and Construction Contract (ECC3) Option A states:

**Identified and defined terms** 11  
11.2

(20) The Activity Schedule is the *activity schedule* unless later changed in accordance with this contract.

(22) Defined Cost is the cost of the components in the Shorter Schedule of Cost Components whether work is subcontracted or not excluding the cost of preparing quotations for compensation events.

(27) The Price for Work Done to Date is the total of the Prices for

- each group of completed activities and
- each completed activity which is not in a group.

A completed activity is one which is without Defects which would either delay or be covered by immediately following work.

(30) The Prices are the lump sum prices for each of the activities on the Activity Schedule unless later changed in accordance with this contract.

**This confirms that Option A is a lump sum form of contract where the work is broken down into activities, each of which is priced by the tendering contractor as a lump sum. Only completed activities are assessed for payment at each assessment date; no part payment is made if the activity is not completed by the assessment date.**

#### 1. Function of the Activity Schedule

Clause 54.1 in Option A states: "Information in the Activity Schedule is not Works Information or Site Information". This confirms that specifications and descriptions of the work or any constraints on how it is to be done are not included in the Activity Schedule but in the Works Information. This is further confirmed by Clause 20.1 which states, "The *Contractor* Provides the Works in accordance with the Works Information". Hence the *Contractor* does **not** Provide the Works in accordance with the Activity Schedule. **The Activity Schedule is only a pricing document.**

#### 2. Link to the programme

Clause 31.4 states that "The *Contractor* provides information which shows how each activity on the Activity Schedule relates to the operations on each programme which he submits for acceptance". **Ideally the tendering contractor will develop a high level programme first then resource each activity and thus arrive at the lump sum price for that activity both of which can be entered into the *activity schedule*.**

#### 3. Preparing the activity schedule

Generally it is the tendering contractor who prepares the *activity schedule* by breaking down the work described within the Works Information into suitable activities which can be well defined, shown on a programme and priced as a lump sum.

The *Employer*, in his Instructions to Tenderers or in a Tender Schedule, may have listed some items that

he requires the *Contractor* to include in his *activity schedule* and be priced accordingly.

**It is assumed that in preparing his *activity schedule* the *Contractor*:**

- i. **Has taken account of the guidance given in the ECC3 Guidance Notes pages 19 and 20;**
- ii. **Understands the function of the Activity Schedule and how work is priced and paid for;**
- iii. **Is aware of the need to link the Activity Schedule to activities shown on his programme;**
- iv. **Has listed and priced activities in the *activity schedule* which are inclusive of everything necessary and incidental to Providing the Works in accordance with the Works Information, as it was at the time of tender, as well as correct any Defects not caused by an *Employer's* risk;**
- v. **Has priced work he decides not to show as a separate activity within the Prices of other listed activities in order to fulfil the obligation to complete the *works* for the tendered total of the Prices.**
- vi. **Understands there is no adjustment to the lump sum Activity Schedule price if the amount, or quantity, of work within that activity later turns out to be different to that which the *Contractor* estimated at time of tender. The only basis for a change to the Prices is as a result of a compensation event.**

## C2.2 PRICING INSTRUCTIONS

- 1 The Activity Schedule to be priced is to be drawn up by the Contractor.
- 2 The agreement is based on the NEC3 suite of documents, Option A. The additions, deletions and alterations to the NEC3 document as well as the contract specific variables are as stated in the Contract Data.
- 3 Preliminaries requirements are based on the various parts of SANS 1921, Construction and management requirements for works contracts. The additions, deletions and alterations to the various parts of SANS 1921 as well as the contract specific variables are as stated in the Specification Data in the Scope of Work.
- 4 It will be assumed that prices included in the Schedule of Activities (if any), 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](http://www.stanza.org.za) or [www.iso.org](http://www.iso.org) for information on standards).
- 5 The Contractor is required to make designs for the works. The Contractor will assume responsibility for design for suitability for purpose for the portion of the works which he has designed.
- 6 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.
- 7 The Schedule of Activities is not intended for the ordering of materials. Any ordering of materials, based on the Schedule of Activities, is at the Contractor's risk.
- 8 Activity Schedule and pricing to be submitted should be at a detailed level.
- 9 No variations will be considered for any omissions by the tenderer.
- 10 The contract price shall remain fixed for the duration of the contract and will not change with any fluctuations in foreign exchange and CPAP.
- 11 Vetting – Contractor to include cost of vetting of all their personnel (current cost per person is R85.00)

**C2.3 THE ACTIVITY SCHEDULE**

The following activity schedule provides the minimum activities to be priced. The Tenderer may expand on this activity schedule, to include any additional activities as deemed necessary.

Attached as separate **Annexure D**, in both PDF & Excel.

Both formats to be populated in full.

The priced Schedule of Activities (to be compiled by Contractor), following hereafter will form an integral part of the "Contract" between the successful appointed Contractor and the Employer.

I, \_\_\_\_\_ of \_\_\_\_\_,  
(Authorised Signatory) (Company Name)

Hereby acknowledge having read, understood and agree to requirements as set out in C2.3 and warrant that the documents submitted are true and accurate.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

**C2.4 AMENDMENTS, QUALIFICATIONS AND ALTERNATIVES BY TENDERER**

- Use this page as a cover page to the *Amendments, Qualifications and Alternatives by Tenderer*.
- Unless otherwise stated in the tender data, amendments, qualifications and alternatives shall be recorded here

PAGE	CLAUSE OR ITEM	PROPOSAL
		<hr/>

I, \_\_\_\_\_ of \_\_\_\_\_,  
 \_\_\_\_\_ (Authorised Signatory) \_\_\_\_\_ (Company Name)

Hereby acknowledge having read, understood and agree to requirements as set out in C2.4 and warrant that the documents submitted are true and accurate.

\_\_\_\_\_  
 \_\_\_\_\_ (Signature) \_\_\_\_\_ (Date)

## PART 3: SCOPE OF WORK

**NEC 3 Engineering and Construction Contract Option A:** Priced Contract with *Activity Schedule* of April 2013 (including amendments).

Document reference	Title	No of pages
	This cover page	1
C3.1	Employers Works Information	3
C3.2	Contractors Works Information	6
C3.3	Particular Specifications	1
C3.4	Drawings	1
	Total number of pages	35

### **C3.1 EMPLOYERS WORKS INFORMATION**

The following standards and any other relevant documentation pertaining thereto must be studied and all principles in this regard must be applied to all procurement documentation, practices and procedures.

<b>Area</b>	<b>Reference</b>
National Building Regulations (NRB)	SANS 10400 (SABS 0400)
Design and Construction of Houses	Generic Specification GFSH – 11
Lightning Protection	SANS 10200:1985.
Lightning Protection	SANS 61024 – Protection of structures against lightning.
Lightning Protection	SANS 62305 – Earthing and Lightning Protection.
Lightning Protection	SANS 10313:2008 Protection against lightning – Physical damage to structures and life Hazard.
Earthing and Grounding	SANS 10292:2001
Control and Monitoring System	R842: Government Gazette, 8 August 2008
Quality	SANS 9001/150 9001 – Quality Management Standard
Quality	Standard for Quality Management Systems (ISO) 9001:2015
Safety	Occupational Health and Safety Act, Act Nr 85 of 1993 including the following Regulations:.
Safety	Pressure Equipment Regulations, 2009
Safety	Major Hazard Installation Regulations, 2001
SANS 347:2012	Categorization and conformity assessment criteria for all pressure equipment.
Health	National Norms and Standards relating to Environmental Health in terms of National Health Act, 2003 (Act Nr 61 of 2003)
General	Preferential Procurement Policy Framework Act, 2000: Preferential Procurement Regulations, 2017.

## C3.2 CONTRACTORS WORKS INFORMATION

### 1 DESCRIPTION OF THE WORKS

#### 1.1 Employer's objectives

The Development Bank of South Africa (DBSA) entered a partnership, signed, and concluded a Memorandum of Agreement (MoA) with the Parliament of Republic of South Africa (PoRSA) in March 2023, to assist carry out the full implementing agent role for infrastructure building programme for the rebuilding and refurbishment of the Parliament Buildings on behalf of the Parliament of Republic of South Africa.

The Client wishes to procure an effective and efficient design and build contractor from suitably qualified and experienced grade 9 GB or higher contractor to design, renovations and refurbishment of offices at 90 plain street building: 3rd, 8th, 9th and 10<sup>th</sup> floors in cape town, western cape.

#### Overview of the works

##### Reconfiguration of Existing Floors on 90 Plein Street

The approach to work will be based on maximisation of space efficiency ratio and minimal interventions for cost containment. In this regard, the 3<sup>rd</sup> floor will be consolidated with other floors for Members and interventions made on the 8<sup>th</sup> floor to extend use of space where SARS was located.

#### Third Floor:

The permutations on the accommodation schedule for the proposed Members' facilities on the 3rd floor are outlined in table 1. below. It is intended that the 3rd floor will be largely allocated to Committee Chairpersons.

Table 1. Offices to be Reconfigured on the 3<sup>rd</sup> floor: 90 Plein Street

ACCOMODATION SCHEDULE FOR RECONFIGURATION OF THE 3RD FLOOR 90 PLEIN STREET						
Office Type	No. of Offices	W	L	Room Size m <sup>2</sup>	Total Area m <sup>2</sup>	No. Offices that can be accommodated
As-built Outer Offices	55	3.35	4.5	15.075	829.1	41.0
As-built Inner (Corridor)	28	3.1	3.8	11.8	329.8	16.3
Offices to be reconfigured to (increase each to 20.24 m <sup>2</sup> )					1159.0	57.3
As-built Inner (Corridor: Next to Switch Rooms and to be retained)	6	3	3.7	11.2	67.3	6.0
Required Office (Chairpersons)	54	4.6	4.4	20.24	1093	57.26
<b>TOTAL OFFICES (Chairpersons &amp; Support Staff)</b>					<b>1160.2</b>	<b>63.3</b>

The office layout on the 3rd floor will be based on the template of as-built drawings for the 4th floor. The rationale to use the existing template is to ensure uniformity and to gain leverage on the design work in terms of time and cost. Based on the 4th floor template, there are a total of 55 offices averaging 15,1 m2 on the outer

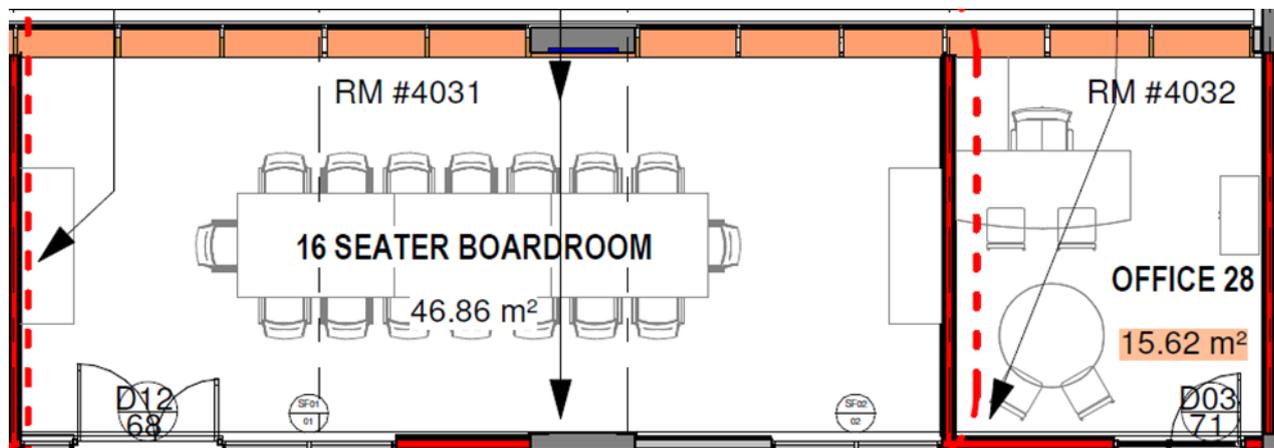
spaces facing Plein Street and Marks Building. There are a further 28 offices averaging 11,8 m<sup>2</sup> on the inner sections on the corridors.

If these offices are to be increased to 20,24m<sup>2</sup> being a more comfortable size with a high efficiency ratio from space utilisation point of view, a total of 57 offices can be accommodated. To avoid too many changes on the layout in the template, the sizes of the 6 inner offices averaging 11,2 m<sup>2</sup> will be retained (possible as open plan spaces for Chairpersons' PAs). These together with the 57 20,24m<sup>2</sup> offices will add to 63 offices to address a current shortfall of 54 offices required for Members.

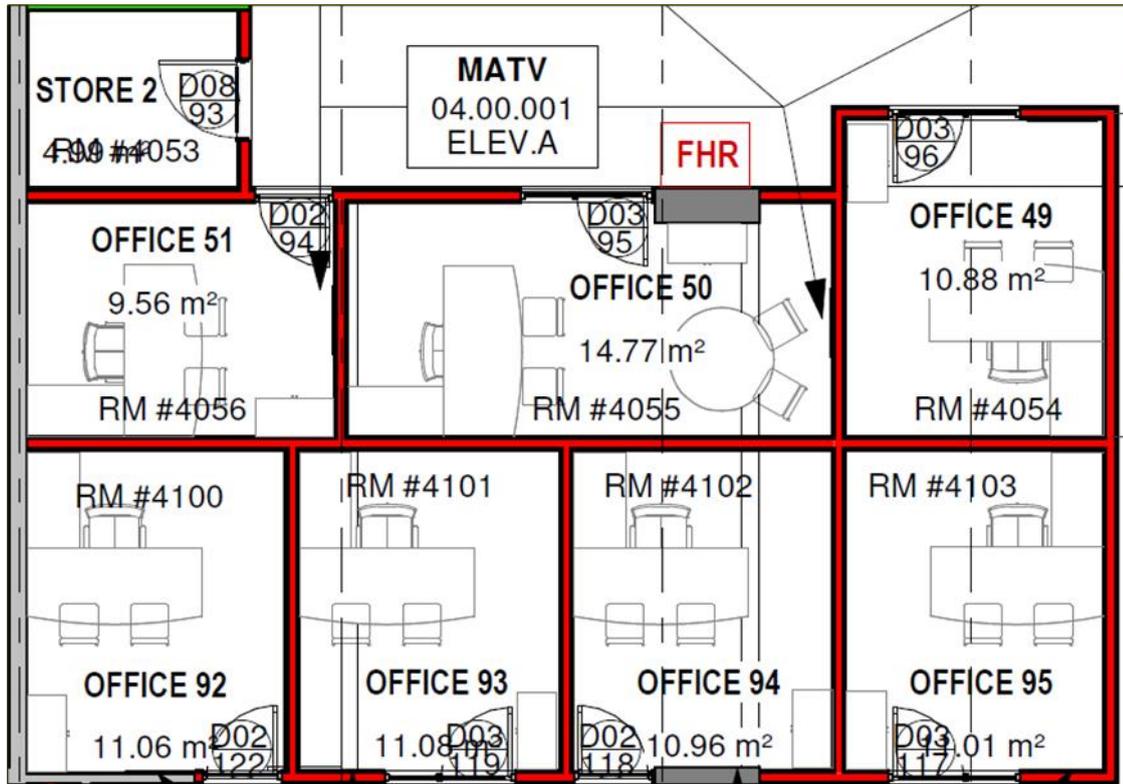
Table 2. Committee Rooms to be Reconfigured on the 3<sup>rd</sup> Floor

Space Type	No. of Seats	W	L	Room Size m <sup>2</sup>	No. of seats/m <sup>2</sup>
Typical Boardroom as per Template	16	4.44	10.57	46.91	2.93
Required Committee Room (Facing Marks Building)	<b>22</b>	4.44	14.09	62.53	
Required Committee Room (Inner Section: West Wing as Measured)	<b>36</b>	9.20	11.50	105.80	
Required Committee Room (Inner Section: East Wing as Measured)	<b>36</b>	9.20	11.50	105.80	

There is a 16-seater boardroom on the 4th floor template with an area of 46.9 m<sup>2</sup>. It is recommended that this be increased to a 22-seater committee room by merging it with an office next door to it with an area of 15.62 m<sup>2</sup>. This will bring it to a total of 62,53 m<sup>2</sup> and provide a 22-seater committee room. It is recommended that the layout be flipped over to make the committee room to face Marks Building to avoid noise from Plein Street traffic.



It is also recommended that the offices at central area opposite the pause areas be converted to 2 x 36-seater committee rooms with 105,8 m<sup>2</sup>. Seven offices, a storeroom and horizontal circulation will be merged form a committee room on each side of the floor facing the pause areas. The backend AV and Broadcasting electronic equipment will be kept in the Switch Rooms on either side which are immediately behind the storerooms.



All facilities such as 2 x Pause Areas on both wings of the floor, the ablutions, the Reception Area and Switch Rooms will be kept the same. Work on this floor will also include removal of books, furniture and fixtures before demolition can commence. These items will be moved to the floors vacated by the Deeds Office and the Surveyor General's Office.

**AV and Broadcasting Equipment in Committee Rooms**

There will be 2 x 36-seater committee rooms and 1 x 22-seater committee room on the 3rd floor. The AV and Broadcasting Equipment in each committee room will be based on items outlined in the table below. The delegate conferencing system will be based on two Members sharing one set.

The equipment below will require validation by the AV and Broadcasting Section of Parliament.

*Table 3. AV/Broadcasting Equipment*

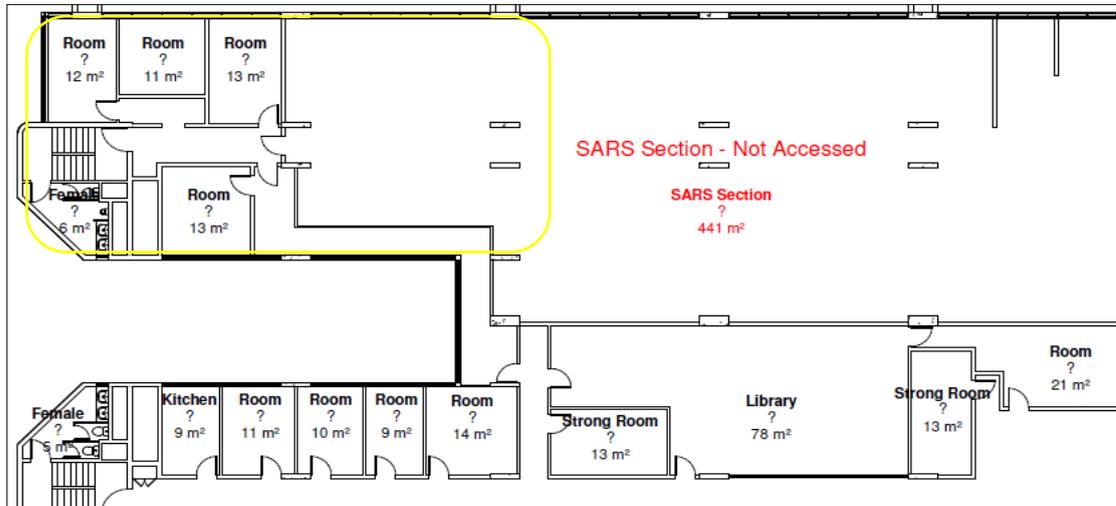
Committee Room Conferencing		
COMMITTEE ROOM 1	Dicentis Conferencing	To allow committees to deliberate on legislation, budgets and submissions made by the Executive.
	System server with audio processors and multimedia control devices	
	1x 3x2 LED screen and 600m raiser	To enable members to follow the proceedings in Committee Room 1.
	Connectivity	2-millimetre Fiber to connect the existing back-end equipment
Committee Room TV Equipment		
	3 x Ikegami cameras	To capture proceedings in the Committee Room.

Everts Fibre Converters	Integration equipment
Everts KVM	
Hybrid enabled	
Fibre Installation	
6 Everts scorpion	
Telemetrics robotic controllers with software	
Control room	Fiber connectivity to remotely control the 3 cameras using the existing broadcast control room.
<b>Streaming Management and Hybrid Solution</b>	
Live view, Kiloview or Everts streaming	For seamless integration of the Face book, X or Twitter and the majority of the streaming and OTT platforms.
Everts scorpion server and HP Dell to host the session	To enable members to participate using the Zoom or Teams platform.

### **Eighth Floor**

The 8<sup>th</sup> floor is currently occupied by the Office of the Secretary to Parliament on the west wing facing Plein Street, Legal Services on the east wing facing Marks Building and the section on the west wing facing Marks building used by the Surveyor General's Office. SARS vacated a section on the east wing facing Plein Street. Work required will be as follows:

- Reconfiguration of the space vacated by SARS for the STP and support staff.
  - Remove the reception desk in the front to allow for open plan office layout. (keep the existing tiles).
  - Remove two consulting rooms behind the reception desk and the door separating the front of house and the back of house to merge with the front section of the open plan.
  - Create a waiting area next to the big office that was used by the Commissioner.
  - Create a cellular office next to the waiting room for the STPs PA.
  - Paintwork in the entire area and wallpaper on selected areas.
  - Recarpeting in the offices and boardroom.
  - Change the lighting.
  - Repaint skirtings.
  - Service air-handling units.
- Consolidation of the SARS footprint and the back offices in legal section for compliance with NBR and fire codes.
- Connect the area to the existing corridor.



- Work at the Legal Services section will entail:
  - Painting to maintain uniformity.
  - Replace a door on one office.
  - New flooring and creation of a waiting area on the section opposite the lift lobby on the Legal Services section.
- Renovation of the offices to be vacated by SG office.
  - A portion of the 8th floor is currently occupied by the Surveyor General's Office and is targeted for expansion of the office space for the Parliament's Legal Services.
    - ✓ Change office doors to aluminium frame and glass.
    - ✓ Replace ceilings in offices and corridor.
    - ✓ Paintwork and wallpaper in selected sections.
    - ✓ Lay carpets in offices.
    - ✓ Lay vinyl tiles on the corridor to match floors in the lift lobby and Legal Services.
    - ✓ Repaint skirtings.
    - ✓ New lighting.
    - ✓ New joinery, sink and taps in the kitchenette.
    - ✓ Service the air-handling units.

## Ninth Floor

The 9<sup>th</sup> floor will be used for Finance and Committees staff that has been removed from the 3<sup>rd</sup> floor to make way for Members' offices and committee rooms. The office spaces will be kept in their original form as far as possible with minor reconfiguration to accommodate open plan offices.

The current layout has the following spaces.

- 26 x standard size offices.
- 4 x big offices for senior management.
- 1 x large office in the middle section of the floor (no windows). Can be opened on either side and used as a shared space for 10 people.
- 1 x large office in the middle section of the floor (no windows). Can be opened on either side and used as a shared space for 16 people.
- 2 x large office currently used by 8 people. Can accommodate up to 20 people combined.
- 1 x medium-large office. Can be used by 8 people.
- 2 x medium office. Can be used by 12 people combined.
- Large open plan space currently used as customer contact centre. Can be converted to open plan offices for +/-30 people.
- 2 x extra large storage rooms in the center with doors on two corridors. Can be opened for optimal air circulation and used as shared spaces to accommodate up to 80 people with kitchenettes within their footprint.
- 1 x data bank with heavy duty doors. Recommended to be used for filling by SCM.

### **Tenth Floor**

A section of the tenth floor is earmarked for Registrar of Members' Interests on the section that has strong rooms. The offices will be kept in their current configuration. One open plan section will be partitioned to form a 20-seater boardroom for consultation with Members. This section will have an access control door with entry limited to the Registrar of Members' Interest staff. Other sections will be kept in their original form and Household Services will prioritise allocation of offices.

There are currently:

- 40 x cellular offices.
- 2 x medium size spaces one to be converted to open plan offices for 20 people and one as a boardroom and open plan offices for 10 people.
- 2 x strong rooms to be kept in the current configuration.
- 1 x kitchenette.

The following renovation work will be included in the scope.

- Replace ceilings.
- Paintwork.
- Repaint skirtings.
- Carpeting in offices.
- Laying of vinyl floors in corridors and common areas.
- New lighting.

- Change doors to aluminium frame and glass.
- Service air handling units.

### **Decanting Arrangements**

Construction work will affect staff currently occupying the third. Provisions will be made to pull cables and Wi-fi connections to one of the upper floors to be vacated by the Deeds Office or the Surveyor General's office. This temporary arrangement will ensure business continuity while work continues on the third floor, the 8th floor, the 9th floor and the 10th floor.

- The Bidder to note that it will work in confined spaces
- The Bidder will be required to stop work during the State of The Nation Address and must make provision for this in the Programme. The date when the Bidder should stop all construction works for purposes of the SONA will be communicated.

In this section C3.2 the term client shall have the meaning ascribed to the term *Employer* in terms of this NEC3 ECC Option A Agreement,

The DBSA as an Implementing Agent will do the following for the remaining period of the contract:

- Procure, appoint Contractor
- Facilitate briefing session
- Evaluate bids and make recommendations,
- Manage and supervise the works by the Contractor during implementation
- Conduct regular meetings with the Contractor
- Report at regular meetings held by Parliament
- Conduct site inspections during construction
- Continuous engagement with the relevant stakeholders
- Close the programme

### **Definition of pricing**

- The Bidder / Supplier / Contractor must quote in full for the design, renovate and refurbishing of 90 plein street building: 3rd, 8th, 9th and 10th floors on a Design and Build basis.
- The Bidder must investigate and calculate the required electricity supply for the functionality of the facility.
- The Bidder must price for connection of all services from the point at which the Employer indicates the connection point during construction. Such prices must include electrical cabling, water pipes, and sewerage pipe.
- The Bidder must price for all regulatory cost requirements including registration of project with Department of Labour, Municipalities, Eskom, and others where applicable.
- The Bidder must investigate and calculate the Mechanical requirements including Fire compliance for the functionality of the facility.
- The Bidder must investigate and calculate the ICT, AV and Broadcasting requirements including security compliance for the functionality of the facility.
- The Bidder must cater for site investigation (including conditional assessment report), service detection and land survey.

### **Contract management**

The Bidder must price for all contract management responsibilities, construction health and safety requirements.

All costs must be in line with the applicable guidelines of respective Professional Councils at the time of RFP closing, and all personnel appointed must be in possession of active professional registration.

For commencement of works all designs must be signed off by the respective professionals in line with SANS regulations.

### **Provision of Documents required for National Key Point Security Clearance**

The South African Parliament is a National Key Point, in terms of the National Key Point Act 1980. Persons requiring access to enter and access to work in Parliament are required to go under a rigorous security assessment to have a security clearance issued.

The contractor is solely responsible for providing the employer with all relevant, requested documentation for the undertaking of security clearance of all employees, consultant, agents, subcontractors, subcontractors' employees and personnel that require access to site to execute the works.

The contractor is required, within 48 hours of signing the Letter of Acceptance, to submit all required documents to process the security clearance for any persons which require access to site to execute the works on behalf of the contractor.

Should any persons performing works for the contractor requiring access to site, fails to obtain a security clearance, for whatever reason, including but not limited to, the failure of the contractor to submit documents, the contractor shall provide a replacement person to fulfil the duty in question, within 48 hours of knowing that the person has failed the security clearance.

Breach of this clause entitles the employer to terminate the agreement under clause 90.1 of the Works Contract.

### **State Security Agency Company Screening**

The Contractor shall keep unauthorized persons from the works at all times. The non-South African are not allowed to work on site. The following documentation will be required for screening by SSA:

1. Short Company profile
2. Certified copies of: Directors, Shareholders, Trustees
3. Sole proprietor or ID Documents (only what is applicable to the type of entity)
4. Staff ID (must come with company letterhead, stating who they are, where they are going to work, who they contracted by and the name and ID number of the applicants and their certified ID copy)
5. Staff Compliment (basically who is doing what in the company / organogram)
6. SARS Tax Clearance Certificate (valid one)
7. CK1/CM29
8. Banking Details
9. Auditors Details/Accounting firm
10. Trade Reference (previous work done)
11. BEE Compliance (Optional)
12. CIDB Certificate (Construction companies)
13. Request Letters / Contract Guarantees
14. Copy of Contract Received (if tender approved)
15. Requesting Letter of Service Provider

### **Compliance to municipal bylaws – issuing of occupation certificate**

Supplier shall liaise with local municipalities to seek all permits for intended use within 1 weeks after appointment.

The supplier shall develop and submit safety management plans to respective regulatory bodies within 1 weeks after appointment.

### **CONDITIONS OF BIDDING AND FORMS OF CONTRACT**

- The bidder is responsible for all designs and associated costs
- The bidder shall not have any claims for costs reimbursements should their bid not be successful
- All bids received shall be deemed in whole that they have considered all permutation for delivering the project / product is requested by the employer
- The bidder must support bid offer price with detailed activity schedule and condition assessment for ease of evaluation, and work management.
- The bidder's works and specifications shall comply to all Legislations and Regulations associated to the construction industry
- The employer reserves the rights to renegotiate the prices and conditions offered by the bidder
- All bids shall be received as the stipulated date and time of bid submission
- The employer shall provide access to the site earmarked for development
- The employer shall not pay for any deposit prior to commencement of works by successful bidder
- All payments for the contractor shall be payable as per the conditions of contract or where sectional completion is applicable, the supplier shall submit their claims after approval of works deemed complete by the employer
- The successful bidder is expected to conclude and sign the service level agreement prior to commencement of the contract
- Should both the bidder and employer not reach agreement with respect to content, context, and legal framework of Service Level Agreement, the employer reserves the right to withdraw the appointment
- The Contract to be used for the construction of the works shall be NEC3 option A with an activity schedule.

#### **1.2. Occupational Health and Safety**

The Design and Build Contractor needs to comply with the following legal requirements:

- Occupational Health and Safety Act, 85 of 1993, (latest edition) and Construction Regulation 2014
- Code of Practice: Managing exposure to SARS-CoV-2 in the workplace
- Annexure A - DBSA Occupational Health and Safety Baseline specification
- Annexure B - DBSA Baseline Risk Assessment
- Annexure C - Safety, Health, Environment and Quality Policy.

### **C3.3 PARTICULAR SPECIFICATIONS**

In addition to the Standardized and Project Specifications the following Particular Specifications shall apply to this contract and are separately bound in hereafter.

<b>PARTICULAR SPECIFICATION</b>	<b>PAGE NO.</b>
POHS: HEALTH AND SAFETY BASELINE SPECIFICATION	Annexure A
B/RA: BASELINE RISK ASSESSMENT	Annexure B
SHEQ : DBSA SHEQ POLICY	Annexure C

## C3.4 DRAWINGS

### 3.4.1 TENDER DRAWINGS – THERE ARE NO DRAWINGS AVAILABLE

**Note:** Drawings are attached

## PART 4: SITE INFORMATION

Document reference	Title	No of pages
	This cover page	1
C4.1	<i>Locality Plan</i>	1
	Total number of pages	2

**C4.1 LOCALITY PLAN**

The work is located in 90 Plein Street, Cape Town in Western Cape

GPS Coordinates: 33°55'35.8"S 18°25'08.5"E

