

5&7 Victoria Street CoCreate Hub

Stellenbosch, 18 February 2021

Electrical Scope of Works: Erf 16434

A. GENERAL

1. This contract is for the supply and installation of Electrical cables and wires to an existing building. The Contractor will supply qualified and skilled labour, all required tools and equipment to complete the installation of a first fit.
2. All work to comply with Municipal regulations and Heritage conditions.
3. Figured dimensions to be taken in preference to scaling drawing.
4. All relevant details, levels, dimensions to be checked on site before commencement of work.
5. Any discrepancies on drawing to be pointed out to the Project Manager immediately.
6. The contractor shall be a qualified electrician registered with the Electrical Conformance Board of SA.
7. A compulsory site inspection must be undertaken with the client's representative before submitting a quotation.

B. QUANTITIES

1. Please refer to drawing number 16434/501 title: Electrical Layout.
2. Material required to be measured and calculated from drawing.
3. The Municipality will provide a 3-phase connection to the property.

C. SCOPE OF WORKS

1. Supply and Install new LV cables from municipal connection to main distribution board.

2. Supply new Internal electrical reticulation from main distribution board through stainless steel cable trays on top of walls or inside flat roof ceiling to all light fittings, socket outlets and light switches.
3. Supply cabling to courtyard and main gate.
4. Supply cabling to geysers and PV cells on roof.
5. Supply cabling for access control and CCTV installation.
6. Supply cabling for air conditioning/ventilation systems in Training room and Tea Kitchen.
7. The contractor installing the luminaires should leave adequate slack on the connecting cables to enable optimisation of the luminaire positions.
8. The contractor needs to do load balancing of the circuits across the 3 phases of the DB
9. Issue full certificates of completion on all work that has been carried out.
10. All work to comply with SANS 10400 & 10142-1.

D. OPERATIONS START-UP PLAN:

As part of the quotation, the prospective service provider must submit the operations start-up/ plan detailing all pertinent information relating to the successful operation of electrical services as per the requirement of the bid. Please also draft a 'Delivery of materials programme'.

E. QUOTATION STRUCTURE

Please separate labour & material costing.

F. GENERAL CONDITIONS TO BE INCLUDED IN THE CONTRACT

1. The Project Manager or their representative shall have general Rights of Inspection of the work and is the agent of the Client in all matters pertaining to the work as provided in the Contract Documents. They shall have the authority to stop work whenever such stoppage may be necessary to ensure the proper execution of the contract and shall have authority to reject any and all materials, whether worked or unworked, if such materials are not in accordance with the plans and

specifications.

2. The Client will assume that the contractor is aware of all items, pertinent to their work and have made allowance for same in their bids.
3. Dimensions and elevations indicated on the drawings about existing structures or utilities are the best available data but are not guaranteed and the client will not be responsible for their accuracy. The Contractor shall field check and verify all dimensions, grades, lines, levels, or other conditions of limitations at the site to avoid construction errors. If any work is performed by the Contractor or any of his/her subcontractors prior to adequate verification or applicable data, any resultant extra cost for adjustment of work as required to conform to existing limitations, shall be assumed by the Contractor without reimbursement or compensation by the Client.
4. The Contractor shall employ in and about the Works only such persons as are carefully, competent and efficient in their several trades and callings. The Employer may object to and require the Contractor to remove from the Works forthwith any person employed by the Contractor who, in the opinion of the Employer, misconduct's himself or is incompetent or negligent in the proper performance of his duties. Such a person shall not be employed under the works again without the permission of the Employer.

G. RESPONSIBILITY FOR MEASUREMENTS AND QUANTITIES

1. The Contractors shall be solely responsible for all accuracy of all measurements and for estimating the material required to satisfy these specifications.

H. DISCREPANCIES AND ADDENDA

1. Should a potential Contractor find any discrepancies in the Drawings and Specifications or should he/she be in doubt as to their meaning, he/she shall notify the PM at once, who will send a written Addendum to all Bidders concerned. Oral instructions or decisions, unless confirmed by Addenda, will not be considered valid, legal or binding.
2. No extras will be authorized because of the Contractor's failure to include work called for in the Addenda in his/her bid.
3. It shall be the responsibility of all Bidders to call to the PM attention at the pre bid meeting, any discrepancies which may exist between or with any of the contract documents, or any questions which may arise as to their true meaning.
4. Modifications to the specifications (if necessary) will be followed by an addendum; no verbal discussions or agreements shall be recognised.

i. OCCUPATIONAL HEALTH & SAFETY

Contractor to provide a Health & Safety Policy & Programme.

Contractor to adhere to the Health & Safety Act 85 of 1993 and the Covid-19 Occupational Health and Safety measures in workplaces Covid-19 (C19 OHS), 2020 Government Notice 479 of 2020 promulgated in terms of Regulation 10 (8) of the regulations issued by the Minister of Cooperative Governance and Traditional Affairs in terms of Section 27 (2) of the Disaster Management Act, 2002 (Act no. 57 of 2002)