

STANDARD CONTRACT DOCUMENT

File Name : Prime Cost and Provisional Sums

First Issued : February 2010

BILL NO. **

OR

SPECIFICATION - SECTION 2

PRIME COST AND PROVISIONAL SUMS

Adjustment of Prime Cost and Provisional Sums

1 The total amount of all the following Prime Cost Sums will be deducted from the Contract and in lieu thereof there shall be added to the Contract Sum :

(a) The sums actually paid by the Contractor to the Nominated Suppliers on the Architect's written instructions.

These sums shall, unless otherwise provided, include the cost of packing, carriage and

(b) The sums actually paid by the Contractor to the Nominated Sub-Contractors on the Architect's written instructions.

2 No adjustment will be made to any sum allowed by the Contractor for attendance on work covered by a Prime Cost Sum but the amounts added for profit in the spaces provided will be adjusted according to the actual amounts paid by the Contractor to the Nominated Sub-Contractor or Nominated Supplier.

no adj for
attendance

3 Where Provisional Sums are included in the Bills of Quantities/Specification # for works to be carried out by the Contractor which have not been specified in detail at the time of tendering, these sums shall be deducted from the Contract and the works carried out shall be measured and valued in accordance with the Contract and the value added to the Contract Sum. Where Provisional Sums are included in the Bills of Quantities/Specification # for works to be carried out by the statutory undertakers or utility companies, these sums shall be deducted from the Contract and the sum actually paid by the Contractor to the statutory undertakers or utility companies will be added to the Contract Sum.

Note to Surveyors

The build up of the Prime Cost and Provisional Sums must be based upon proper estimate type quantities taken off from the tender drawings. These build ups are to be kept on file as are the letters from the consultants advising us of the amounts to be included in the Tender Documents in respect of the works for which they are responsible.

Delete as appropriate.

** Complete as necessary.

Carried to Collection \$

STANDARD CONTRACT DOCUMENT

File Name : Prime Cost and Provisional Sums

First Issued : February 2010

Nominated Suppliers

attendance
to NS

4 The Contractor is to accept delivery, assist in unloading and store all materials and equipment brought to the Site by the Nominated Suppliers.

5 The Contractor is to satisfy himself that all materials received by him are in good condition and free from all defects. Should any of the materials be unfit for incorporation in the Works, the Architect is to be notified in writing immediately when the materials are delivered.

6 The Contractor will be responsible for the safe custody of all materials from the time that he takes delivery of them. He is to replace at his own expense all materials that are lost or damaged.

7 Provide the Prime Cost Sum of HK\$ for ironmongery supplied and delivered to the Site.

8 Add for profit %

Nominated Sub-Contractors

9 The Contractor shall be responsible for the whole of the Works including works carried out by Nominated Sub-Contractors contracting with him. All instructions given by the Architect to the Contractor referring to the work of the Nominated Sub-Contractors shall be forwarded to the Nominated Sub-Contractors without delay, and the Contractor shall ensure that the instructions are carried out promptly.

Carried to Collection \$

7CD
(c)12

General attendance

- 10 The Contractor is to provide the following services, etc. free of charge to the Nominated Sub-Contractors and to afford them all reasonable facilities for the proper execution of their work including :

1. Space on the Site or in the building under construction to allow the Nominated Sub-Contractors to erect their own offices, amenities
2. Use of access roads on the Site and providing working space for and clear access to the Nominated Sub-Contractors' works.
3. Use of such plant, ladders, scaffolding or staging as may have been provided or erected by the Contractor subject to the prior agreement and at the convenience of the Contractor and provided that there is no obligation to retain any such plant, ladders, scaffolding or staging longer than is necessary for the Contractor's own use.
4. Use of the telephone, facsimile machine, copying machine, mess rooms, latrines and the usual conveniences of a building site.
5. Any fencing, hoardings, barricades, road blocks, etc. for site safety as required and incidental to the execution of the Nominated Sub-Contract works.
6. Watching over Nominated Sub-Contractors' works.

(The Contractor's responsibility is general and overall. The Nominated Sub-Contractors shall be responsible for ensuring that their plant, equipment, materials, goods, etc. are properly secured and/or stored prior to their installation and handing over to the Contractor.)
7. Adequate water and electrical supplies at convenient positions throughout the Works under construction and to work and storage areas within the Site for lighting, operation of power tools and testing and commissioning up to and including final acceptance of the installations by the Architect

attendance
to NSC

8. Protecting the Nominated Sub-Contract works including typhoon protection.

(The Contractor's responsibility is general and overall. The Nominated Sub-Contractors shall be responsible for their own works being properly protected before handing over to the Contractor).

9. Provision of vertical transportation for the Nominated Sub-Contractors' plant, equipment, materials, goods, etc. by means of existing plant and equipment provided that the Nominated Sub-Contractors shall follow strictly the Contractor's arrangement for usage of such facilities.

(The Nominated Sub-Contractors shall be responsible for unloading, horizontally transporting and distributing their plant, equipment, materials, goods, etc. to the required

10. Any making good on completion of work disturbed by the removal of the preceding facilities.

11. Final cleaning of the Nominated Sub-Contract works in conjunction with the cleaning of his own work prior to handing over the Works to the Employer.

(The Nominated Sub-Contractors shall be responsible for cleaning their own works prior to handing over to the Contractor).

- 11 The Contractor shall ascertain from each Nominated Sub-Contractor all particulars relating to his work with regard to the order of its execution and the positions in which chases, holes, mortices, etc. will be required, before the work is put in hand. No claims for work arising out of lack of liaison with the Nominated Sub-Contractors will be considered.

BWIC
liaison

- 12 The Contractor is to inform all Nominated Sub-Contractors of the casting of reinforced concrete, allowing enough time for the laying of their cables, conduits, pipes, etc.

inform
concrete
casting

Carried to Collection \$

Carried to Collection \$

13 Much of the Nominated Sub-Contractors' work is of necessity very closely integrated with the Works and close collaboration between the Contractor and Nominated Sub-Contractors is essential.

14 The Contractor shall attend on all Nominated Sub-Contractors and allow for cutting or forming chases, holes and openings, etc. of all sizes up to 1.00 square metre in area (formwork to edges of openings in the structure exceeding 1.00 square metre in area as detailed on the structural drawings have been measured in the "Concrete Works" section)*, all necessary additional trimming reinforcement around openings, installing or casting in of all embedded items provided by the Nominated Sub-Contractors, providing and building in non-fire rated sleeves and the like (fire-rated sleeves and the like shall be provided by the Nominated Sub-Contractors), filling and sealing around sleeves, pipes, conduits, ducts, etc. through openings with approved fire resistant packing materials and sealant, (packing the internal gap between pipes, etc., which pass through the sleeves, etc. themselves shall be carried out by the Nominated Sub-Contractors), supplying cement mortar for fixing brackets, holderbats, bolts and the like, bedding and grouting behind frames including

supplying cement or waterproof cement mortar, covering chases with a strip of metal lathing and fixing to wall, filling around and painting surface wiring exposed to view, painting conduits exposed to view, providing all necessary sealants, jointing materials, metal lathing, etc. as required at the interfaces with the Nominated Sub-Contractors' works, making good all work disturbed, and all other necessary work of a like nature. **

Note to Surveyors

* For the Main Contract without quantities, amend this clause to suit.

** Check the Specification requirements regarding the sleeves and amend this clause accordingly. For the Main Contract with quantities, amend also Preamble clauses in Sections XVII, XVIII and XIX regarding the sleeves to match.

Carried to Collection \$

Special attendance

15 In addition to the relevant items of general attendance the Contractor is to provide special attendance on the Sub-Contractors carrying out the following Sub-Contract works.

**

special attendance to LIFT Lift installation

1. Preparation of the lift well entrances to accommodate the landing doors or gates and filling behind the door or gate surrounds and under the sills with cement mortar.
2. Provision, maintenance and subsequent alteration as required and eventual removal of the scaffolding in the lift shafts as required by the Nominated Sub-Contractor, and any protection of the work as may be required during the progress of work. Scaffolding may be dismantled in stages as required by the Lift Nominated Sub-Contractor.
3. Provision of temporary timber protective angle covers to the lift architraves and temporary timber protective linings to lift car interiors on completion by the Lift Nominated Sub-Contractor.
4. Provision of temporary timber protective rails and toe boards to all lift entrance openings during construction in accordance with the requirements of the Factories and Industrial Undertakings Ordinance.
5. Provision of access, including temporary openings, for transportation of the equipment to the machine rooms.
6. Provision of adequate propping to roof and floor slabs required for the transportation of the equipment to the machine rooms.

Note to Surveyors

** If there is any "Special attendance" that the Contractor is required to provide to a particular Sub-Contractor which is not covered by the "General attendance", this is the place to put in the details.

If no "Special attendance" is required, type "Not applicable" under the sub-heading.

Check the technical specification provided by the lift consultant that the above constitutes the full extent of the general and special attendance to be provided by the Contractor in respect of the lifts.

Carried to Collection \$

STANDARD CONTRACT DOCUMENT

File Name : Prime Cost and Provisional Sums

First Issued : February 2010

- 16 Provide the Prime Cost Sum of HK\$ for aluminium louvres, doors and shop fronts supplied and installed complete including glazing.
- 17 Add for profit%
- 18 Allow for general attendance as described on the aluminium louvres, doors and shop front Sub-Contractor.
- 19 Provide the Prime Cost Sum of HK\$ for suspended ceilings supplied and installed complete.
- 20 Add for profit%
- 21 Allow for general attendance as described on the suspended ceiling Sub-Contractor.
- 22 Provide the Prime Cost Sum of HK\$ for roller shutters supplied and installed complete.
- 23 Add for profit%
- 24 Allow for general attendance as described on the roller shutter Sub-Contractor.
- 25 Provide the Prime Cost Sum of HK\$ for window cleaning equipment supplied and installed complete.
- 26 Add for profit%
- 27 Allow for general attendance as described on the window cleaning equipment Sub-Contractor.

PC sum

attendance to
Specialist

Carried to Collection \$

STANDARD CONTRACT DOCUMENT

File Name : Prime Cost and Provisional Sums

First Issued : February 2010

- 28 Provide the Prime Cost Sum of HK\$ for plumbing installation comprising rainwater system, cold and hot water supply services, flush water service, sanitary plumbing, sanitary fittings and electric hot water heaters supplied and installed complete.
- 29 Add for profit%
- 30 Allow for general attendance as described on the plumbing Sub-Contractor.
- 31 Provide the Prime Cost Sum of HK\$ for electrical installation supplied and installed complete.
- 32 Add for profit%
- 33 Allow for general attendance as described on the electrical Sub-Contractor.
- 34 Provide the Prime Cost Sum of HK\$ for lifts supplied and installed complete.
- 35 Add for profit%
- 36 Allow for general and special attendance as described on the lift Sub-Contractor.
- Specialist Contractors employed direct by the Employer and statutory undertakers and utility companies
- General attendance
- 37 The Contractor is to provide services, etc. free of charge to the Specialist Contractors, statutory undertakers and utility companies (hereinafter collectively referred to as "Specialist(s)") and to afford them all reasonable facilities for the proper execution of their work, all as detailed under "Nominated Sub-Contractors" hereinbefore described.
- 38 The Contractor shall ascertain from each Specialist all particulars relating to his work with regard to the order of its execution and the positions in which chases, holes, mortices, etc. will be required, before the work is put in hand. No claims for work arising out of lack of liaison with the Specialists will be considered.

Carried to Collection \$

STANDARD CONTRACT DOCUMENT

File Name : Prime Cost and Provisional Sums

First Issued : February 2010

39 The Contractor is to inform all Specialists of the casting of reinforced concrete, allowing enough time for the laying of their cables, conduits, pipes, etc.

40 The Contractor shall attend on all Specialists and allow for cutting or forming chases, holes and openings, etc. of all sizes up to 1.00 square metre in area (formwork to edges of openings in the structure exceeding 1.00 square metre in area as detailed on the structural drawings have been measured in the "Concrete Works" section)*, all necessary additional trimming reinforcement around openings, installing or casting in of all embedded items provided by the Specialists, providing and building in non-fire rated sleeves and the like (fire-rated sleeves and the like shall be provided by the Specialists), filling and sealing around sleeves, pipes, conduits, ducts, etc. through openings with approved fire resistant packing materials and sealant, (packing the internal gap between pipes, etc., which pass through the sleeves, etc. themselves shall be carried out by the Specialists), supplying cement mortar for fixing brackets, holderbats, bolts and the like, bedding and grouting behind frames including supplying cement or waterproof cement mortar, covering chases with

a strip of metal lathing and fixing to wall, filling around and painting surface wiring exposed to view, painting conduits exposed to view, providing all necessary sealants, jointing materials, metal lathing, etc. as required at the interface with the Specialists' works, making good all work disturbed, and all other necessary work of a like nature. **

Note to Surveyors

* For the Main Contract without quantities, amend this clause to suit.

** Check the Specification requirements regarding the sleeves and amend this clause accordingly. For the Main Contract with quantities, amend also Preamble clauses in Sections XVII, XVIII and XIX regarding the sleeves to match.

Carried to Collection \$

STANDARD CONTRACT DOCUMENT

File Name : Prime Cost and Provisional Sums

First Issued : February 2010

41 Allow for general attendance on the company installing telephone wiring and equipment.

42 Allow for general attendance upon statutory undertakers or utility companies for the following as may lie within the curtilage of the Site.

1. Fresh water supply connections.
2. Flush water connections.
3. Drainage connections.
4. Construction of run-ins and making good public footways and kerbing.
5. Electricity supply connection.
6. Gas supply connection.
7. Telephone connection.

43 Allow for general attendance and for special attendance on the Specialist installing Nos. passenger lifts.

Carried to Collection \$

STANDARD CONTRACT DOCUMENT

File Name : Prime Cost and Provisional Sums

First Issued : February 2010

Provisional Sums to be expended in part or in whole as directed by the Architect or wholly deducted from the Contract Sum if not required

Pro sum

44 Provide the Provisional Sum of HK\$20,000.00 for construction of run-ins, reinstatement of pavings and connections to main services by statutory undertakers and utility companies. 20,000.00

45 Provide the Provisional Sum of HK\$100,000.00 for contingencies. 100,000.00

46 Provide the Provisional Sum of HK\$ for the Architect's charges for lithography and reproduction of drawings. Note : Include only if specifically instructed by the Architect to include such amount.

Carried to Collection \$