



SERIES

2000

Software for the preparation of the JBCC Payment Certificates and Schedules to the contracts.

The Joint Building Contracts Committee's Series 2000 documents are now available electronically, providing a new era to the administration of contracts. The software consists of two modules. The first module dramatically reduces the time taken to prepare Payment Certificates, Recovery Statements, and N/S Subcontractor Notification Statements, all including the official JBCC logos. It also facilitates the preparation of the Valuation for Payment Certification. The second module prints the Schedules to the Principal Building Agreement and N/S Subcontract Agreement. Series 2000 is licensed exclusively to Ferrer Hayim (Pty) Ltd. by the JBCC and has been tailored to suit the needs of the professionals and contractors, no matter the complexity of the projects being undertaken.

Features and Benefits

- Dramatically reduces the time taken to prepare Payment Certificates, Advice Statements, N/S Subcontractor Notifications, Payment Valuations, and the Schedules to the contracts improving the efficiency of contract administration.
- Eliminates the possibility of incorrect calculations and most errors. i.e transfer of previously certified amounts, certificate numbering of N/S Subcontractors certificates.
- Senior staff can delegate the responsibilities of certificate preparation to administrative personnel.
- Quick and easy registration of employers, contractors, subcontractors and agents into a database allowing multiple use on different projects.
- Ease of data exchange between Quantity Surveyor, Architect, Project Manager and Contractor.
- Master database control by the Principal Agent.
- Full management of the Contract Sum and Contract Value, as well as the Provisional Sums, Prime Costs, CPAP and other allowances contained therein.
- Adjustment and valuation of preliminaries in full accordance with JBCC Preliminaries.
- CPAP Work Group allocations and calculations fully integrated into certificate valuations.
- Draft printing of documents for checking and authorisation.
- Unlimited supply of certificates, statements and notifications all to JBCC format and standards.
- Complete database of past and current contract documentation that can be quickly retrieved.

Contract Variables

All contract variables that are pertinent to the payment certification process are registered in the system, which then ensures that the certifying party deals with all the relevant items as required by the agreement.

Contract variables include:-

- Pre-tender contract details.
- Post-tender contract details such as the Contract Sum, Adjustment of Preliminaries, Construction Guarantees, Provisional and Prime Cost Amounts, Budgetary and Contingency Allowances.
- Project options such as VAT rates and currencies.
- CPAP allowance and indices based on the method selected by the Contractor.
- Valuation method based on the type of contract.

Valuation

Valuations are calculated either elementally, trade by trade or lump sum, for the main contract and all workgroup subcontractors. Valuations include:-

- Schedules to value authorised variations.
- Compute value of materials both on-site and off-site.
- Calculation of profit and attendance on N/S subcontractor.
- Valuation of supply only contracts, i.e. prime cost amounts.
- CPAP adjustments once the indices and work groups are registered.
- Adjustment of preliminaries in accordance with the options selected by the parties.
- Adjustment of valuations necessary for securities requiring payment reduction.



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Evaluation software available on CD-ROM on request

Subcontractors

Subcontractor information includes:-

- Selected and Nominated subcontractor pre-tender contract details.
- Post-tender contract details such as the Contract Sum, profit and attendance.
- CPAP allowance and indices based on the method selected by each subcontractor.

Consultant	Value of Work - Fee based on	Fee	Fee Percentage	Discount %	Discounted Fee	Disc F Perc
Architect	7 500 001	557 000	7.43%	10.00	501 300	
Quantity Surveyor	7 500 001	300 755	4.01%	10.00	269 680	
Structural Engineer	257 474	32 184	0.43%		32 184	
Civil Engineer	82 033	10 254	0.14%		10 254	
Electrical Engineer	705 483	93 185	1.24%		93 185	
Mechanical Engineer	1 203 479	125 276	1.04%		125 276	
Project Manager	7 500 001	337 500	4.50%	5.00	320 625	
Electronic Engineer	83 127	16 625	0.22%		16 625	
Geotechnical Engineer		180 000	2.40%		180 000	
Land Surveyor		150 000	2.00%		150 000	
Town Planner		150 000	2.00%		150 000	
TOTAL FEES	R24 831 599	R1 832 788	24.44%	5.76%	R1 727 130	

Reports

All reports generated are to the JBCC format and standards and include:-

For Quantity Surveyor in terms of the Principal Building Agreement

- Valuation for Payment Certificate
- Statement of Payment Certificate Valuation and amounts included for N/S Subcontractors

For Principal Agent in terms of the Principal Building Agreement

- Payment Certificate
- Recovery Statement
- N/S Subcontractor Notifications

For Contractor in terms of the N/S Subcontract Agreement

- N/S Recovery Statements
- Payment Advice Statements

Type of Work	Total Value of Work	Total Fee	%	Value of Work	Fee
Builder's Work	4 951 300	219 364	100%	4 951 300	219 364
Furniture and Fittings	49 220	2 183	100%	49 220	2 183
Structural	257 474	11 345	100%	257 474	11 345
Civil	82 033	3 665	100%	82 033	3 665
Electrical Installation	705 483	31 124	100%	705 483	31 124
Smoke Detection	25 157	1 125	100%	25 157	1 125
Lifts/Escalators	136 722	6 020	100%	136 722	6 020
A/C Installation	246 427	10 862	100%	246 427	10 862
Sprinklers			100%		

General

- Flow of information between Principal Agent Quantity Surveyor, Project Manager and Contractor by e-mail or disk, facilitating quick and easy exchange of data.
- Backing up of data and archiving for record purposes.

User Guide & On-Line help

The software is supplied with a user guide and on-line help facility, including step-by-step assistance in carrying out specific operations. Index and search functions are provided.

Development

A close working relationship with the JBCC and through their continuous feedback and experience, allows for the Series 2000 system to be regularly updated and improved to meet the ever changing requirements of the construction industry. User suggestion will be evaluated and added to the system on an ongoing basis.

Type of Work	Total Value of Work	Total Fee	%	Value of Work	Fee
Builder's Work	4 951 300	367 731	100%	4 951 300	367 731
Furniture and Fittings	49 220	3 676	100%	49 220	3 676
Structural Work	257 474	19 105	100%	257 474	19 105
Civil Work	82 033	6 071	100%	82 033	6 071
Electrical Installation	705 483	52 414	100%	705 483	52 414
Smoke Detection	25 157	1 894	100%	25 157	1 894
Lifts/Escalators	136 722	10 137	100%	136 722	10 137
Air Conditioning Installation	246 427	18 325	100%	246 427	18 325
Sprinklers			100%		
Wet Services	581 887	43 223	100%	581 887	43 223

A Basic Goal-seeking Example

To determine a required discount so as to achieve an overall Architect's fee percentage:

1. Select Reports on the Contents pane.
2. Select the Summary button in the Reports pane.
3. Choose Sensitivity on the Contents pane.
4. Choose Optimizer - The Optimizer.
5. Delete any cell references or block references on the cell selector icon.
6. Click on the cell selector icon.
7. Activate the summary report by clicking on the cell selector icon.
8. Place the cursor onto the cell reflecting the target value.
9. Activate the target value radio button.
10. Insert the required target percentage.
11. Activate the variable cell edit field.
12. Delete any existing cell references.
13. Click on the cell selector icon.
14. Place the cursor on the applicable cell.
15. Press Solve.

The Joint Building Contracts Committee

The JBCC set new standards for building industry contracts with the 1991 issue of its documents. The new Series 2000 documents with this electronic solution to the valuation and payment requirements, introduced a new era to the administration of contracts. The cost effectiveness of the Series 2000 electronic solution will take JBCC well into the new millennium and beyond, and will undoubtedly be recognized as a leader by national and international standards alike. Recommended by the JBCC constituents:

- Association of South African Quantity Surveyors
- Building Industries Federation South Africa
- South African Association of Consulting Engineers
- South African Institute of Architects
- South African Property Owners Association
- Specialist Engineering Contractors Committee

Support & Training

Ferrer Hayim offers support as well as on-site training and workshops on request.

System Requirements

Hardware:

IBM Compatible Pentium I with 3.5" stiffy disk drive and EGA or higher resolution monitor

Memory Required:

16 Mb RAM (32 Mb preferred)

Disk Space Required:

10 Mb

Operating System:

Windows 95, Windows 98, Windows 2000, Windows NT 98 & 95



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Ferrer Hayim is an IT specialist firm managed by professional Quantity Surveyors who develop and market software for the property and construction industries.