

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

1. EXTENT OF CONTRACT

Building contract

The work embodied in the contract comprises of remedial work to House Molope at ERF 5245, Lavender Country Estate, The Orchards, Gauteng

The successful tenderer for this contract will be appointed in terms of the National Home Builders Registration Council Remedial work.

2. ACQUAINTANCE WITH TENDER DOCUMENTS

By submission of a tender, the contractor shall be deemed to have acquainted himself with the contract documents, local requirements and laws and all aspects of the work envisaged in the documents, prior to the submission of a tender to study conditions on site.

No claim resulting from failure to comply with any of the above will be entertained.

3. CONTRACT DOCUMENTS

The contract documents shall comprise:

- * Notes to Tender
- * Bill of Quantities
- * Engineer's Scope of Works
- * Engineers Drawing

NOTES AND SPECIFICATIONS
NOTES TO TENDERERS

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

4. **BILLS OF QUANTITIES**

These bills of quantities contains pages numbered consecutively as indicated in the Index. Before the contractor submits his/her tender he/she should check the number of pages, and if any obvious errors, he/she should apply to the quantity surveyor at once and have same rectified as no liability whatsoever will be admitted by the National Home Builders Registration Council (NHBRC) in respect of errors in a tender due to the foregoing.

do On no account should these documents be used for placing material orders. The contractor may so at his/she own risk, but shall not be reimbursed for additional cost incurred.

Unless a separate rate for the supply and installation of any items has been specifically called for, the unit price for all items shall include the supply and installation costs.

These Bill of Quantities to be priced in accordance with the Engineer's scope of works, with all the quantities being provisional and are to be re-measured on completion of the project.

For the purpose of this Bill Of Quantities, the following words shall have meanings hereby assigned to them:

Unit: The unit of measurement for each item of work as defined in the specifications
Quantity: The number of units of work for each item
Rate: The price per unit of measurement at which the tenderer tenders to do the work
Amount: The product of the quantity and the rate tendered for an item

The following abbreviations are used in the Bill Of Quantities:

mm = millimeter
m = metre
m² = square metre
m³ = cubic metre
no = number
% = percent

All rates and sums of money quoted in the Bill Of Quantities shall be in rands and whole cents. Fractions of a cent shall be discounted.

5. **MATERIAL AND LABOUR COST FLUCTUATIONS**

All rates in this tender shall be fixed for the duration of the contract.

NOTES AND SPECIFICATIONS
NOTES TO TENDERERS

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

6. CONDITIONS TO BE OBSERVED IN TENDERING

- 6.1 Tenders shall include Value Added Tax.
- 6.2 The Conciliation Officer will notify the tenderer of the tender results.
- 6.3 The lowest, or any, or portion of any tender will not necessary be accepted.
- 6.4 All tenders prices/rates must be filled in on the form provided.
- 6.5 Tenders prices/rates must hold good for ninety (90) calender days from the tender closing date as stated herein.
- 6.6 All recipients of the tender document (whether they submit a tender or not) must treat the details of the document as private and confidential.
- 6.7 The employer will not be responsible for, or pay for, expenses or losses, which may be incurred by any tenderer in the preparation of his tender.

7. TENDER INFORMATION

The employer may require additional information from the tender in order to evaluate the tender. The tenderer required to provide such information if so required by the employer.

8. SITE INSPECTION

The compulsory site visit date will be communicated to the tenderer.

The tenderer is also required to familiarises himself before submission of his tender with regard to relevant local site conditions, site accessibility, the nature of operations required, availability of labour and any conditions pertaining there to, together with conditions relating to unloading, carting and storage of materials, equipment and tools required for the works.

9. SUBMISSION OF TENDERS

By Email:

The tenderer shall email The Form Of Tender and Priced Bill of Quantities to scmrequests@nhbrc.org.za

Neither late tenders not faxed tenders will be considered.

NOTES AND SPECIFICATIONS
NOTES TO TENDERERS

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

NAMES OF PARTIES

1. EMPLOYER

National Home Builders Registration Council
Contact Person: Mr Songezo Boo
Physical Address: 27 Leeuwkop Road, Sunning hill, Johannesburg
Postal address: P O BOX 461, Randburg, 2125
Tel: (011) 317-0000
Fax: (011) 317-0105

2. ENGINEER

National Home Builders Registration Council
Contact Person : Mr Howell Mathode
Physical Address: The Purioli Office Park, Hatfield, 1267 Pretorius Street,Tshwane
Tel: 081 591 0643

3. CONCILIATION OFFICER

National Home Builders Registration Council
Contact Person : Mr. Jakes Mangwane
Physical Address: The Purioli Office Park, Hatfield, 1267 Pretorius Street,Tshwane
Tel: 082 928 6380

4. QUANTITY SURVEYORS

National Home Builders Registration Council
Contact Person: Mr Waldo Van Rooyen
Physical Address: 27 Leeuwkop Road, Sunning hill, Johannesburg
Postal address: P O BOX 461, Randburg, 2125
Tel: (011) 317-0118

NOTES AND SPECIFICATIONS
NAMES OF PARTIES

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

Item No	Quantity	Rate	Amount
<p><u>BILL NO. 1</u></p> <p><u>PRELIMINARIES AND GENERAL</u></p> <p><u>NOTES</u></p> <p>The agreement is to be a "Remedial work contract agreement" that will be signed between the Employer (NHBRC) and Contractor upon acceptance to tender offer</p> <p><u>Temporary works and plant</u></p> <p>The contractor shall protect, uphold and maintain all public utilities and services and shall not interfere with their operation without the consent of the service authorities and the Conciliation Officer. The contractor shall notify the Conciliation Officer of any damages to such services and shall make good same at his own cost to the satisfaction of the service authorities.</p> <p>Fuel, power and water for commissioning of mechanical and other specialised equipment shall also include for the cost of all necessary reticulation and connection thereto</p> <p>The contractor shall provide noise and dust control to the approval of the Conciliation Officer</p> <p>The contractor shall maintain the access roads, paths, building etc, adjacent to the construction area etc, during the period of the works in a clean rubble free condition.</p> <p><u>Identity of employees</u></p> <p>All employees of the contractor and his subcontractors shall be identifiable at all times by means of ID cards, company name and logos imprinted on overalls. Any person found on site not complying with the aforementioned conditions the contractor shall be requested by Conciliation Officer, to remove such person from site.</p> <p style="text-align: right;">Carried forward</p>			
<p>SECTION NO 1 BUILDINGS BILL NO 1 PRELIMINARIES AND GENERAL</p>		R	

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

Brought forward

R

Health and safety

The contractor is to comply with all requirements of the Health and Safety Act.

Housekeeping and compliance with Conciliation Officer site rules

The contractor will be responsible for a high standard of housekeeping in his site establishment, delivery of materials and goods and removal of rubble, debris, etc., storage areas and construction working areas to the approval of the Conciliation Officer.

Working hours

Should the contractor wish to work outside normal working hours or at weekends in order to maintain his building programme, he shall notify and obtain the approval of the Conciliation Officer before doing so. The cost of this overtime will be for the contractor's account.

PRELIMINARIES AND GENERAL

- | | | |
|---|---|------|
| 1 | Allowance for contractor's all risk insurance. etc. | Item |
| 2 | Allowance for Health and Safety requirements (i.e All work to be in a compliance with the provisions of the OHS Act 85 of 1993 and Regulations R1010) | Item |
| 3 | Allowance for site establishments (site office, toilet, water & electricity etc) | Item |
| 4 | Allowance for site management, small tools, plant, scaffolding etc. | Item |
| 5 | Allowance for housekeeping and compliance of unwanted material to be dumped and disposed to a site designated by local authority. | Item |

Carried Forward to Sectional Summary: 1

R

SECTION NO 1
BUILDINGS
BILL NO 1
PRELIMINARIES AND GENERAL

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

Item No	Quantity	Rate	Amount
<p><u>BILL NO. 2</u></p> <p><u>ALTERATIONS</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>View site</u></p> <p>Before submitting his tender the contractor shall visit the site and satisfy himself as to the nature and extent of the work to be done and the value of the materials contained in the buildings or portions of the buildings to be demolished. No claim for any variations of the contract sum in respect of the nature and extent of the work or of inferior or damaged materials will be entertained.</p> <p><u>Explosives</u></p> <p>No explosives whatsoever may be used for demolition purposes unless otherwise stated.</p> <p><u>General</u></p> <p>The contractor shall carry out the whole of the works with as little mess and noise as possible and with a minimum of disturbance to adjoining premises and their tenants. He/She shall provide proper protection and provide, erect and remove when directed, any temporary tarpaulins that may be necessary during the progress of the works, all to the satisfaction of the principal agent / Engineer</p> <p>Water supply pipes and other piping that may be encountered and found necessary to disconnect or cut, shall be effectually stopped off or grubbed up and removed, and any new connections that may be necessary shall be made with proper fittings, to the satisfaction of the principal agent / Engineer.</p> <p style="text-align: right;">Carried forward</p> <p>SECTION NO 1 BUILDINGS BILL NO 2 ALTERATIONS</p>			R

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

Brought forward

R

Doors, fanlights, fittings, frames, linings, etc which are to be re-used shall be thoroughly overhauled before refixing including taking off, easing and rehangng, cramping up, re-wedging as required and making good cramps, dowels, etc, and easing, oiling, adjusting and repairing ironmongery as necessary, replacing ant glass damaged in removal or subsequently and stopping up all nail and screw holes with tinted plastic wood to match timber, unless otherwise described. Re-painting or re-varnishing is given separately

Prices for taking out of doors, windows, etc shall include for removal of all beads, architraves, ironmongery, etc

Prices for taking out and removing doors and frames shall include for removing door stops, cabin hooks, etc and making good floor and wall finishes to match existing

With regard to building up of openings in existing walls, cement screeds and pavings, granolithic, tops of walls, etc, shall be levelled and prepared for raising of brickwork

Making good of finishes shall include making good of the brick and concrete surfaces onto which the new finishes are applied, where necessary

The contractor will be required to take all dimensions affecting the existing buildings on site and he will be held solely responsible for accuracy of all such dimensions where used in the manufacture of new items (doors, windows, fittings, etc)

TEMPORARY BARRIERS, SCREENS, ETC

Temporary barriers, screens, etc including removal

1 Heavy duty Drop sheets to cover all finishes, floor tiles, cupboards, bath, wash hand basin, etc.

m2

217

REMOVAL OF EXISTING WORK

Carried forward

R

SECTION NO 1
BUILDINGS
BILL NO 2
ALTERATIONS

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

Brought forward			R
	<u>Breaking down and removing brickwork etc</u>		
2	Half brick wall	m2	14
	<u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc and set aside for re-use</u>		
3	Carefully take down concrete roof tiles (including hip, ridge tiles etc.) and set aside for re-use. (Measured flat, as per floor plan)	m2	229
4	Carefully take down hipped and valley pitched timber roof construction, approximately 15000 x 17130 x 2400mm high overall, including timber trusses, purloins, bracing, wall plates etc.	No	1
	<u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc. and set aside and later refit in similar new position</u>		
5	Carefully take down PVC panel ceilings, including,SCS H Profile Chrome Ceiling Jointer Strips, timber brandering etc and set aside for re-use and later fixing in similar new position.	m2	175
	<u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc</u>		
6	Cornice from brickwork	m	197
	<u>Taking out and removing ironmongery etc, setting aside for re-use and later re fixing in similar new position</u>		
7	Curtain Rail not exceeding 1500mm	No	6
	<u>Taking out and removing piping, sanitary fittings, etc, including cutting off as necessary, disconnecting piping from fittings and setting aside for re-use</u>		
8	Coper piping not exceeding 50mm diameter	m	30
9	Vitreous china WC pan with cistrem including short length pipings	No	1
10	Wash hand basin, pedestal, including taps, short lengths of piping etc.	No	1
Carried forward			R
SECTION NO 1			
BUILDINGS			
BILL NO 2			
ALTERATIONS			

NHBRC - REMEDIAL WORK - HOUSE MOLOPE

STAND 5245

LAVENDER COUNTRY ESTATE, THE ORCHARDS

GAUTENG PROVINCE

		Brought forward		R
11	Shower arm and rose including short length of piping etc.	No	1	
	<u>Taking out/off and removing glass panels etc and setting aside for re-use and later re fixing in similar new position</u>			
12	Shower door/panel	No	1	
	<u>Taking out/off sundry metalwork and setting aside for re-use and later re fix in similar new position</u>			
13	4880 x 2130mm high Aluminium black garage door with glass panels including brackets, wooden frame and Motor.	No	1	
14	Aluminium Blinds	No	7	
	<u>Hacking up/off and removing granolithic, screeds, plaster, etc from concrete or brickwork and preparing surfaces for new screed, plaster, tile finishes, etc</u>			
15	Internal plaster from walls	m2	12	
16	External plaster from walls	m2	3	
	<u>Hacking up/off and removing ceramic tiles including removing mortar bed or adhesive from concrete or brickwork and preparing surfaces for new screed, plaster, tile finishes, etc</u>			
17	Tiles to walls	m2	26	
18	Skirting tiles	m	19	
	<u>Taking out and removing electrical items, setting aside for re-use</u>			
19	Make safe all electrical work and remove all light fittings including, Light switches, wiring etc. and set aside for re-use.	No	64	
20	Make safe all electrical work and remove extractor fan including conduits, wiring etc. and set aside for re-use.	No	3	
		Carried forward		R
SECTION NO 1				
BUILDINGS				
BILL NO 2				
ALTERATIONS				

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

		Brought forward		R
21	Make safe all electrical work and Geyser electrical point including isolator, wiring etc. and set aside for re-use.	No	1	
	<u>Sundries</u>			
22	Carefully take down and set aside DSTV Dish and later refit in similar new position	No	1	
23	Carefully take down and removing Geysor etc and set aside for re-use and later fixing in similar new position	No	1	
	<u>Making good internal cement plaster</u>			
24	Walls in patches	m2	12	
	<u>Making good External cement plaster</u>			
25	Walls in patches	m2	3	
Carried Forward to Sectional Summary: 1				R
SECTION NO 1				
BUILDINGS				
BILL NO 2				
ALTERATIONS				

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

Item No		Quantity	Rate	Amount
	<p><u>BILL NO 3</u></p> <p><u>MASONRY</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>BRICKWORK</u></p> <p><u>Sizes in descriptions</u></p> <p>Blocks are to be either solid or hollow modular dense concrete masonry units having a compressive strength of 7Mpa</p> <p>Where sizes in descriptions are given in brick units, "one brick" shall represent the length and "half brick" the width of a brick</p> <p><u>Hollow walls</u></p> <p>Descriptions of hollow walls shall be deemed to include leaving every fifth perpend of the bottom course of the external skin open as a weep hole</p> <p><u>User note</u></p> <p><i>The following preamble generally applies for works in hot and humid coastal areas</i></p> <p><u>Bagged and sealed walls</u></p> <p>Walls in two skins described as "bagged and sealed" shall be deemed to include having the outer face of the inner skin bagged with 1:6 cement and sand mixture and sealed with two coats bitumen emulsion waterproofing coating</p>			
	Carried forward		R	
	<p>SECTION NO 1 BUILDINGS BILL NO 3 MASONRY</p>			

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

Brought forward

R

Face bricks

Bricks shall be ordered timeously to obtain uniformity in size and colour

Pointing

Descriptions of recessed pointing to fair face brickwork and face brickwork shall be deemed to include square recessed, hollow recessed, weathered pointing, etc

BLOCKWORK

Concrete masonry units

Blocks are to be either solid or hollow modular dense concrete masonry units having a compressive strength of 7MPa

Wall ties for blockwork

Wall ties shall be polypropylene ties complying with BS 76377. Ties for hollow walls shall be of sufficient length to allow not less than 75mm of each end to be built into the blockwork. Ties are to be spaced at intervals of not more than 1m in the horizontal direction and not more than 400mm staggered in the vertical direction except at openings, vertical joints or ends of walls where they are to be placed vertically above each other

Blockwork

Blockwork shall comply with SANS 10145 "Concrete Masonry Construction"

Carried forward

R

SECTION NO 1
BUILDINGS
BILL NO 3
MASONRY

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

		Brought forward		R
	Surfaces to be plastered shall have joints raked out to a depth of at least 10mm to provide a key. Cavities of hollow walls shall be kept free of mortar droppings or other undesirable matter. Every second perpendicular of the bottom course of the external skin of hollow walls shall be left open as a weep hole			
	<u>Standard complementary blocks</u>			
	Descriptions of blockwork shall be deemed to include standard complementary blocks such as corner, three-quarter, half and quarter blocks required in the construction of corners, reveals, jambs, ends, etc to solid and hollow walls and for bonding as necessary			
	<u>DECORATIVE BLOCKS</u>			
	Blocks shall be of approved manufacture, sound, well burnt or cured and uniform and true in size, shape and colour			
	<u>SUPERSTRUCTURE</u>			
	<u>Brickwork of concrete bricks in class II mortar</u>			
1	Half brick walls in beam filling (Corbel Band)	m2	14	
	<u>BRICKWORK SUNDRIES</u>			
	<u>2.5mm Galvanised brick reinforcement</u>			
2	75mm Wide reinforcement built in horizontally	m	129	
	<u>Galvanised hoop iron cramps, ties, etc</u>			
3	4mm Diameter roof tie 2m girth bent double with one end fixed to wood and other end built into brickwork	No	108	
	<u>TESTING OF BRICKS</u>			
4	Allowance for testing of bricks to comply with SABS standards		Item	
		Carried forward		R
	SECTION NO 1			
	BUILDINGS			
	BILL NO 3			
	MASONRY			

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

		Brought forward		R
<u>REPAIRING OF CRACKS</u>				
<u>Repairs for vertical diagonal and horizontal wall cracks which are smaller than 5mm in width and where small deformation occurred (All as per Eng Detail)</u>				
5	Saw-cut neatly at least 250mm either side of crack ensuring a square cut with no further edges	m	12	
6	Rake out crack to a depth of 30mm to form a v -groove and fill with Sikadur crack filler and smooth	m	12	
7	Install chicken mesh using 6mm easy drive nails with 20mm washers to sustain the mesh in position.	m2	6	
<u>Repairs for vertical diagonal and horizontal wall cracks which are greater than 5mm in width and where large deformation occurred (All as per Eng Detail)</u>				
8	Saw-cut neatly at least 250mm either side of crack ensuring a square cut with no further edges	m	24	
9	Rake out crack to a depth of 30mm to form a v -groove and fill with Sikadur crack filler and smooth	m	12	
10	Steel diamond mesh (Metal plaster lath) to walls secured with galv. nails @300mm centres	m2	6	
Carried Forward to Sectional Summary: 1				R
SECTION NO 1				
BUILDINGS				
BILL NO 3				
MASONRY				

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

Item No		Quantity	Rate	Amount
	<u>BILL NO 4</u>			
	<u>WATERPROOFING</u>			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<u>Waterproofing</u>			
	Waterproofing of roofs, basements, etc shall be laid under a ten year guarantee. Waterproofing to roofs shall be laid to even falls to outlets etc with necessary ridges, hips and valleys. Descriptions of sheet or membrane waterproofing shall be deemed to include additional labour to turn-ups and turn-downs			
	<u>WATERPROOFING TO ROOFS, BASEMENTS, ETC</u>			
	<u>Two layers mastic asphalt waterproofing</u>			
1	Covering all flashings, as per Engineers detail	m2	2	
	<u>PROTECTIVE ROOFING PAINT</u>			
	<u>Two coats bituminous aluminium paint</u>			
2	On waterproofing to roofs	m2	2	
	<u>SEALING STRIPS, JOINT SEALANTS, ETC</u>			
	<u>Silicone sealing compound including backing cord, bond breaker, primer etc</u>			
3	10 x 10mm in expansion joints in floors including raking out expansion joint filler as necessary	m	12	
	Carried Forward to Sectional Summary: 1			R
	SECTION NO 1 BUILDINGS BILL NO 4 WATERPROOFING			

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

Item No	Quantity	Rate	Amount
<u>BILL NO 5</u>			
<u>ROOF COVERINGS</u>			
<u>SUPPLEMENTARY PREAMBLES</u>			
<u>ROOFS ETC</u>			
<u>TILES</u>			
The fixing recommendations of the manufacturer of the tiles used for the specific region and/or situation are to be incorporated as supplementary preambles			
<u>420 x 332mm "Double Roman" concrete terracotta tiles laid on and including an underlay of 250 micron "Dakseel" sheeting with 75mm lapped and sealed joints and nailed through underlay with non-corrosive tile nails to 38 x 38mm sawn softwood battens at 320mm centre</u>			
1	Reinstate existing roof tiles with 26 degrees pitch, including new underlay of 250 micron "Dakseel" sheeting with 75mm lapped and sealed joints and nailed through underlay with non-corrosive tile nails to 38 x 38mm sawn softwood battens at 320mm centre (Measured flat on plan)	m2	195
2	New Roof covering tiles with 26 degrees pitch (To Match existing)	m2	34
3	New Ridges of tiles to match roofing tiles, bedded and pointed in 1:3 tinted cement mortar, including 300mm wide strip of 375 micron embossed damp proof course in accordance with SANS 952 Type B underlay	m	12
4	New Hips of tiles to match roofing tiles, bedded and pointed in 1:3 tinted cement mortar, including 300mm wide strip of 375 micron embossed dampproof course in accordance with SANS 952 Type B underlay and raking cutting to tiles on both sides	m	60
Carried forward			R
SECTION NO 1 BUILDINGS BILL NO 5 ROOF COVERINGS			

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

		Brought forward		R
5	New Purpose made tile to end of ridge bedded and pointed on 1:3 cement mortar tinted to match tile colour	No	9	
<p><u>SHEET METAL FLASHINGS, LININGS, COPINGS, ETC</u></p> <p>User note:</p> <p>Supplementary preambles in connection with fixing of sheeting and accessories and laps are to be inserted when the Model Preambles for Trades (or other preambles not covering the fixing of sheeting and accessories and laps) are used</p> <p>When the pitch of troughed roof covering is less than 5 degrees or if dustproofing is required then the description of roof coverings "with side laps sealed" is to be used</p> <p>Where roof coverings are fixed on top of rigid board insulation to purlins etc descriptions of roof coverings are to include therefore</p> <p>Note that sheeting is also available in corten steel, stainless steel, copper and aluminium</p> <p><u>0.6mm Galvanised sheet iron flashings</u></p>				
6	Lining to valleys	m	35	
7	Head wall flashing 400mm girth	m	3	
8	Cover flashing 400mm girth	m	3	

Carried Forward to Sectional Summary: 1

R

SECTION NO 1
BUILDINGS
BILL NO 5
ROOF COVERINGS

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

Item No	Quantity	Rate	Amount
<p><u>BILL NO 6</u></p> <p><u>CARPENTRY AND JOINERY</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Fixing</u></p> <p>Items described as "nailed" shall be deemed to be fixed with hardened steel nails or pins, or to be shot-pinned, to brickwork or concrete</p> <p>Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 500mm centres, and where described as "bolted", the bolts have been given elsewhere</p> <p><u>Joinery</u></p> <p>Descriptions of frames shall be deemed to include frames, transomes, rails, etc</p> <p>Descriptions of hardwood joinery shall be deemed to include sinking and pekketing heads and nuts of bolts</p> <p><u>ROOFS ETC</u></p> <p><u>PLATED NAILED TIMBER ROOF TRUSS CONSTRUCTION ETC</u></p> <p>The following is applicable in respect of roof trusses:</p> <p>Trusses are at maximum 750mm centres</p> <p>Roof covering are 340mm centres on battens</p> <p>References given in descriptions refer to the respective types of trusses details on the architect/engineer's drawings</p> <p style="text-align: right;">Carried forward</p> <p>SECTION NO 1 BUILDINGS BILL NO 6 CARPENTRY AND JOINERY</p>			
		R	

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

			Brought forward	R
<p>Dimension in descriptions of trusses are nominal and actual measurements are to be obtained from the architect/engineer and/or taken on site before design or fabrication commences</p>				
<u>Sawn softwood</u>				
1	38x114mm wall plate	m	66	
2	New hipped and valley pitched timber roof construction, including all timber trusses, purlins, bracing, roof design and certificate etc. (All as per the Architect/Engineers drawing)	m2	229	
<u>Sundries</u>				
3	Two coats creosote on sawn timbers	m2	20	
Carried Forward to Sectional Summary: 1				R
<p>SECTION NO 1 BUILDINGS BILL NO 6 CARPENTRY AND JOINERY</p>				

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

Item No	Quantity	Rate	Amount
<p><u>BILL NO 7</u></p> <p><u>CEILINGS, PARTITIONS AND ACCESS FLOORING</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Fixing</u></p> <p>Items described as "nailed" shall be deemed to be fixed with hardened steel nails or pins, or to be shot-pinned, to brickwork or concrete</p> <p>Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 500mm centres, and where described as "bolted", the bolts have been given elsewhere</p> <p><u>Ceilings</u></p> <p>Unless otherwise described ceilings shall be deemed to be horizontal</p> <p><u>Bulkheads</u></p> <p>Bulkheads are defined as those portions of ceilings which are stepped down from the general ceiling level in a particular room or area and which generally occur along the perimeter. Their purpose is either to conceal services or to create architectural features</p> <p>Bulkheads have only been described as such where they conform to the above definition and where the horizontal or vertical dimensions are more than 900mm. Where this dimensions are more than 900mm such portions of ceilings have been included in the appropriate general items of ceilings</p> <p>Unless otherwise described bulkheads shall be deemed to be horizontal along the length</p>			
Carried forward		R	
<p>SECTION NO 1 BUILDINGS BILL NO 7 CEILING, PARTITION AND ACCESS FLOORING</p>			

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

Brought forward

R

Steel components

All steel components for ceilings, partitions, etc are to be galvanised in accordance with SANS 121

User note

Circular bulkheads shall be given separately

NAILED-UP CEILINGS

SUPPLEMENTARY PREAMBLES

Polystyrene cornices to ceilings (All to match existing)

1 Cornice to match existing

m

197

Carried Forward to Sectional Summary: 1

R

SECTION NO 1
BUILDINGS
BILL NO 7
CEILING, PARTITION AND ACCESS FLOORING

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

Item No		Quantity	Rate	Amount
	<p><u>BILL NO 8</u></p> <p><u>PLASTERING</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>User note</u></p> <p><i>The following preambles are to be included only when specifically required by the principal agent</i></p> <p><u>GRANOLITHIC</u></p> <p><u>Method</u></p> <p>The method to be used shall be either the monolithic method or the bonded method</p> <p><u>EXTERNAL PLASTER</u></p> <p><u>Cement plaster on brickwork</u></p>			
1	Plaster band to the top of external walls 350mm girth	m	78	
	Carried Forward to Sectional Summary: 1			R
	SECTION NO 1 BUILDINGS BILL NO 8 PLASTERING			

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

Item No		Quantity	Rate	Amount
	<p><u>BILL NO 9</u></p> <p><u>TILING</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Fixing</u></p> <p>Unless described as "fixed with adhesive to plaster (plaster elsewhere)"descriptions of tiling on brick or concrete walls, columns, etc shall be deemed to include 1:4 cement plaster backing and descriptions of tiling on concrete floors etc shall be deemed to include 1:3 plaster bedding</p> <p>Tiling described as "fixed with adhesive on power floated concrete"shall be deemed to include for approved tiling key-coat</p> <p>Ceramic, porcelain, marble and granite tiles are to be fixed and grouted with suitable adhesives and grouts from the "Tal Professional" ("Ceresit Tylon") range of products as recommended by the manufacturer of the tiles</p> <p><u>User note</u></p> <p>Waterproofing grout is normally used in showers, on balconies, etc. Epoxy grout is used in kitchens, butcheries. etc. Where floors are frequently washed with detergents.</p> <p><u>WALL TILING</u></p> <p><u>600x350x8mm Ceramic (To match existing) wall tiles (PC R 125/m2 fixed with adhesive on to walls and flush pointed waterproofing grout.</u></p>			
1	On walls	m2	26	
2	Skirting tiles 100mm high (of cut tiles)	m	19	
	Carried Forward to Sectional Summary: 1			R
	<p>SECTION NO 1 BUILDINGS BILL NO 9 TILING</p>			

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

Item No	Quantity	Rate	Amount
<p><u>BILL NO 10</u></p> <p><u>PLUMBING AND DRAINAGE(PROVISIONAL)</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Stainless steel basins, sinks, wash troughs, urinals, etc</u></p> <p>Stainless steel for economy basins, domestic sinks and worktops shall be Type 430 (17/0)</p> <p><u>Sealing of edges</u></p> <p>Outer edges of sinks, basins, baths, urinals, etc are to be sealed against adjacent surfaces with approved silicone</p> <p><u>uPVC pipes and fittings:</u></p> <p>Sewer and drainage pipes and fittings shall be jointed andsealed with butyl rubber rings</p> <p>Soil, waste and vent pipes and fittings shall be solvent weld jointed</p> <p>Descriptions of waste unions shall be deemed to include rubber or vulcanite plugs and chains fixed to fittings</p> <p><u>Copper pipes:</u></p> <p>Pipes shall be hard drawn and half-hard pipes of class 1 and only be bent with benders with inner and outlet former fittings to copper pipes to be capillary type complying with ISO 2016</p> <p>Copper pipes are to be installed in accordance with the latest revision of the Code of Practice for Copper Plumbing soldering techniques. Flux, solder, etc to be strictly in accordance with the manufacturer's requirements with special attention to copper flux composition</p> <p style="text-align: right;">Carried forward</p>			
<p>SECTION NO 1 BUILDINGS BILL NO 10 PLUMBING AND DRAINAGE</p>		R	

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

Brought forward

R

Fixing of pipes

Unless specifically otherwise stated, descriptions of pipes shall be deemed to include fixing to walls, etc, casting in, building in or suspending not exceeding 1m below suspension level

Disinfection of water pipework

Water pipework is to be disinfected at completion in accordance with SABS 1200L (provision for disinfection elsewhere)

Laying, backfilling, bedding, etc of pipes

Pipes shall be laid and bedded and trenches shall be carefully backfilling in accordance with manufacturer's instructions

Where no manufacturers' instructions exist, pipes shall be laid in accordance with Clauses 5.1 and 5.2 of each of the following: SABS 1200L : Medium-pressure pipelines
SABS 1200LD: Sewers
SABS 1200LE: Stormwater drainage

Pipe trenches, etc shall be backfilled in accordance with Clauses 3, 5.5, 5.6, 5.7 and 7 of SABS 1200DB : Earthworks (Pipe trenches)

Pipes shall be bedded in accordance with Clauses 3.1 to 3.4.1, 5.1 to 5.3 and 7 of SABS 1200LB : Bedding (Pipes)

Unless otherwise described bedding of rigid pipes shall be Class B bedding

SANITARY FITTINGS, ETC., INCLUDING ALL TAPS, MIXERS, SHOWER HEADS, TRAPS, WASTE OUTLET FITTINGS, ETC

Vaal

- 1 Re-instate Vaal Hibiscus Low level WC with matching 9 litre cisten, plastic plated seat, pan connection and stopvalve (re-use existing)

No

1

Carried forward

R

SECTION NO 1
BUILDINGS
BILL NO 10
PLUMBING AND DRAINAGE

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

	Brought forward			
2	Re-instate basin including stop valves etc. (re-use existing)	No	1	R
Carried Forward to Sectional Summary: 1				R
SECTION NO 1 BUILDINGS BILL NO 10 PLUMBING AND DRAINAGE				

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

Item No	Quantity	Rate	Amount
<u>BILL NO 11</u>			
<u>ELECTRICAL WORK</u>			
<u>User note</u>			
<u>SUPPLEMENTARY PREAMBLES</u>			
<u>Switches, socket outlets, etc</u>			
Rates for switches, socket outlets, etc are to include for screwing to outlet boxes, connecting up and cover plates			
<u>Light fittings</u>			
Rates for light fittings are to include for hanging, fixing and connecting and for lamp holders and fluorescent tubes and lamps of the type and wattage described			
<u>Electrical installation and Connection</u>			
1	Re-instate all light fittings (down lights), light switches, including new wiring and conduits chased into brick walls etc.	No	64
2	Re-instate isolators, including new wiring and conduits chase into brick walls etc.	No	1
3	Re-instate extractor fans, including new wiring and conduits chase into brick walls etc.	No	3
<u>TESTING</u>			
4	Testing and Providing certification of the electrical works (COC)	Item	
Carried Forward to Sectional Summary: 1			R
SECTION NO 1 BUILDINGS BILL NO 11 ELECTRICAL WORK			

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

Item No	Quantity	Rate	Amount
<p><u>BILL NO 12</u></p>			
<p><u>PAINTWORK</u></p>			
<p><u>User note</u></p> <p><i>The following four items, given as examples, have been set up to comply with the Munsell system (the extra over option) as prescribed in the Standard System of Measuring Building Work and should be inserted at the end of each type of paint where applicable</i></p>			
<p>Extra over paintwork to all areas, for paintwork in colours which have a value of 7 or less based on the Munsell system m2</p>			
<p><u>SUPPLEMENTARY PREAMBLES</u></p>			
<p><u>PREPARATORY WORK TO EXISTING WORK</u></p>			
<p><u>Previously painted plastered surfaces</u></p> <p>Surfaces shall be thoroughly cleaned down. Blistered or peeling paint shall be completely removed and cracks and crevices shall be primed, filled with suitable filler and finished smooth</p>			
<p><u>Previously painted metal surfaces</u></p> <p>Surfaces shall be thoroughly rubbed and cleaned down. Blistered or peeling paint shall be completely removed down to bare metal</p>			
<p><u>PAINTWORK ETC TO NEW WORK</u></p>			
<p><u>ON EXTERNAL FLOATED PLASTER SURFACES</u></p>			
<p>Carried forward</p>		R	
<p>SECTION NO 1 BUILDINGS BILL NO 12 PAINTWORK</p>			

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

		Brought forward		R
	<u>Prepare and apply one coat primer and two coats high quality paint to match existing (Plascon or Dulux Product)</u>			
1	Mouldings and bands in colours differing from surrounding work	m2	26	
	<u>PAINTWORK ETC TO PREVIOUSLY PAINTED WORK</u>			
	<u>ON INTERNAL FLOATED PLASTER SURFACES</u>			
	<u>Two coats premium quality highly washable paint on work in sound condition to match existing. Applied strictly to manufacturer's specification</u>			
2	On walls	m2	324	
	<u>ON EXTERNAL FLOATED PLASTER SURFACES</u>			
	<u>Two coats superior quality paint on work in sound condition to match existing (Dulux Wall and All or similar approved)</u>			
3	On external walls	m2	191	
	Carried Forward to Sectional Summary: 1			R
	SECTION NO 1			
	BUILDINGS			
	BILL NO 12			
	PAINTWORK			

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

Bill No	SECTION NO 1 BUILDINGS <u>SECTION SUMMARY - BUILDINGS</u>	Page No	Amount
1	PRELIMINARIES AND GENERAL	6	
2	ALTERATIONS	11	
3	MASONRY	15	
4	WATERPROOFING	16	
5	ROOF COVERINGS	18	
6	CARPENTRY AND JOINERY	20	
7	CEILING, PARTITION AND ACCESS FLOORING	22	
8	PLASTERING	23	
9	TILING	24	
10	PLUMBING AND DRAINAGE	27	
11	ELECTRICAL WORK	28	
12	PAINT WORK	30	
	Carried to Final Summary		R
	SECTION NO 1 BUILDINGS		

NHBRC - REMEDIAL WORK - HOUSE MOLOPE
STAND 5245
LAVENDER COUNTRY ESTATE, THE ORCHARDS
GAUTENG PROVINCE

Section No	<u>FINAL SUMMARY</u>	Page No	Amount
1	BUILDINGS	31	
	<u>CONTINGENCY</u>		
	Allow a contingency of 10% to be used as directed by the Quantity Surveyors.		SUM
	SUB TOTAL		R
	Value added Tax		R
	Carried to Form of Tender		R