

1. EXTENT OF CONTRACT

Building contract

The work embodied in the contract comprises remedial work for flat roofs of common property, at 49 Silver Oaks Avenue, Essenwood Berea, Durban

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 pricing and submission of a tender. It is of vital importance that the tenderers visit the site 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:

- * Bill of Quantities
- * Engineer's scope of work

4. BILLS OF QUANTITIES

These Bill of Quantities to be priced in accordance with the 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 payment 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 quantities set out in the Bill Of Quantities are provisional quantities only. Quantities to be re-measured on site and paid accordingly.

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The validity of the contract shall in no way be affected by differences between the quantities in the Bill of Quantities and the quantities finally certified for payment. Work shall be valued at the rates tendered.

The units of measurement indicated in the Bill Of Quantities are metric units

The following abbreviations are used in the Bill Of Quantities:

mm	= millimeter
m	= metre
m ²	= square metre
m ³	= 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

These Bills Of Quantities contain pages numbered consecutively as indicated in the Index. Before the contractor submits his tender he should check the number of pages, and if any are found to be missing or duplicated, or the figures or writing indistinct, or the tender documents contain any obvious errors, he should apply to the quantity surveyors 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.

On no account should these documents be used for placing orders for materials. The contractor may do so at his own risk but shall not be reimbursed for additional costs so incurred.

Unless a separate rate for the supply and for the installation of any items is specifically called for, the supply and installation costs of any item shall be deemed to be fully included in the unit price.

5. MATERIAL AND LABOUR COST FLUCTUATIONS

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

6. CONDITIONS TO BE OBSERVED IN TENDERING

- 6.1 Tenders shall include Value Added Tax
- 6.2 The Conciliation Officer will notify the tenderers of the tender results
- 6.3 The lowest, or any, or portion of any tender will not necessarily be accepted.
- 6.4 All tender prices/rates must be filled in on the form provided.

**Section No.
NOTES AND SPECIFICATIONS
NOTES TO TENDERERS
PROVISIONAL BILL OF QUANTITIES
NHBRC REMEDIAL WORK**

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6.5 Tenders prices/rates must hold good for thirty (90) calendar 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 tenderer in order to evaluate the tender. The tenderer is required to provide such information if so required by the employer.

8. SITE INSPECTION

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

The tenderer is also required to familiarise 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.

**Section No.
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NAMES OF PARTIES

- 1. EMPLOYER**
National Home Builders Registration Council
Contact Person: Mr Songezo Boo
Physical Address: 27 Leeuwkop Road, Sunninghill, 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: Dr Siphon Thango
Physical Address: Royal Towers, 30 Dorothy Nyembe street,
Durban Central
Tel: (031) 374-8100

- 3. CONCILIATION OFFICER**

National Home Builders Registration Council
Contact Person: Mr Andile Zulu
Physical Address: Royal Towers, 30 Dorothy Nyembe street
Durban Central, KwaZulu Natal
Tel: (031) 374-8100

- 4. QUANTITY SURVEYOR**

National Home Builders Registration Council
Contact Person: Mr Moseo Sebetha
Physical Address: 27 Leeuwkop Road, Sunninghill, Johannesburg
Tel: (011) 317-0006

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Item No		Quantity	Rate	Amount
	<p><u>BILL NO 1</u></p> <p><u>PRELIMINARIES AND GENERALS</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 principal agent. The contractor shall notify the Principal Agent of any damage 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 connections thereto</p> <p>The contractor shall provide noise and dust control to the approval of the Principal Agent</p> <p>The contractor shall maintain the access roads, paths, buildings, etc, adjacent to the construction area etc, during the period of the works in a clean and rubble free condition</p> <p><u>Identity of employees</u></p> <p>All employees of the contractor and his sub contractors 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 abovementioned conditions the contractor shall be requested by Principal Agent, to remove such person from the site</p> <p style="text-align: right;">Carried forward</p> <p>Section No. 1 BUILDINGS Bill No. 1 PRELIMINARIES AND GENERALS PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>		R	

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		Brought forward		R
		<p><u>Health and Safety</u></p> <p>The contractor is to comply with all requirements of the Health and Safety Specification</p> <p><u>Housekeeping and compliance with Principal agent site rules</u></p> <p>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 Principal Agent</p> <p><u>Working Hours</u></p> <p>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 from the Principal Agent before doing so. The cost of this overtime will be for the contractor's account</p> <p><u>All risk insurance</u></p>		
1	Allowance for contractor's all risk insurance		Item	
		<p><u>Health and Safety</u></p>		
2	Allowance for all health and safety requirements as deemed necessary for the successful execution of the project		Item	
		<p><u>Management of contract</u></p>		
3	Management of the works, programming for the works, progress meetings, technical meetings, etc		Item	
		<p>A : 0.00 B : 0.00 C : 0.00 D : 0.00</p> <p>E : 0.00 F : 0.00 G : 1.00 H : 0.00</p>		
		<p><u>Temporary works and plant</u></p>		
4	Plant, equipment, scaffolding, sheds and offices etc		Item	
		<p><u>Temporary Services</u></p>		
5	Water, electricity, telecommunication equipment, ablution facilities, etc		Item	
		Carried forward		R
	<p>Section No. 1 BUILDINGS Bill No. 1 PRELIMINARIES AND GENERALS PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			

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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 the 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 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 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 engineer.</p> <p style="text-align: right;">Carried forward</p> <p>Section No. 1 BUILDINGS Bill No. 2 ALTERATIONS. PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>		R	

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		Brought forward		R
<p>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 any glass damaged in removal or subsequently and stopping up all ail and screw holes with tinted plastic wood to match timber, unless otherwise described. Re-painting or re-varnishing is given separately</p> <p>Prices for taking out doors, windows, etc shall including for removal of all beads, architraves, ironmongery, etc</p> <p>Prices for taking out and removing doors and frames shall include for removing door stop, cabin hook, etc and making good floor and wall finishes to match existing</p> <p>With regard to building up of openings in existing walls, cement screeds and pavings, granolithis, tops of walls, etc, shall be levelled and prepared for raising of brickwork</p> <p>Making good of finishes shall include making good of the brick and concrete surfaces onto which the new finishes are applied, where necessary</p> <p><u>REMOVAL OF EXISTING WORK</u></p> <p><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></p>				
1	<p>Screed from concrete roofs including waterproofing</p> <p style="margin-left: 40px;">A : 0 B : 0 C : 0 D : 0</p> <p style="margin-left: 40px;">E : 0 F : 0 G : 738 H : 0</p>	m2	738	
<p><u>Taking up and removing artificial grass from concrete surfaces for new screeds, waterproofing, etc</u></p>				
2	<p>Astro turf from concrete roof surfaces</p> <p style="margin-left: 40px;">A : 0 B : 0 C : 0 D : 0</p> <p style="margin-left: 40px;">E : 0 F : 0 G : 174 H : 0</p>	m2	174	
		Carried forward		R
<p>Section No. 1 BUILDINGS Bill No. 2 ALTERATIONS. PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>				

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		Brought forward		R
	<u>Taking out/off and removing glass and mirrors setting aside and later refix in similar new position</u>			
3	1.0m High glazed balustrades	m	38	
	A : 0 B : 0 C : 0 D : 0			
	E : 0 F : 8 G : 30 H : 0			
	<u>PREPARATORY WORK TO EXISTING SURFACES</u>			
4	Closing down existing outlets on top of flat roof	No	20	
	A : 0 B : 0 C : 0 D : 0			
	E : 0 F : 0 G : 20 H : 0			
	Carried Forward to Sectional Summary: 1			R
	Section No. 1 BUILDINGS Bill No. 2 ALTERATIONS. PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			

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Item No		Quantity	Rate	Amount
	<p><u>BILL NO 3</u></p> <p><u>WATERPROOFING</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Waterproofing</u></p> <p>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</p> <p>Tenderer must attach manufacturer's specification for their waterproofing system</p> <p>The contractor shall provide a written five (5) years warranty for workmanship, materials and installation from the date of certified completion</p> <p><u>WATERPROOFING TO ROOFS, BASEMENTS, ETC</u></p> <p><u>Prime with one coat bitumen primer and one layer 4mm fullybonded waterproof membrane comprising two bitumen layers reinforced with woven spunbonded polyester fabric and coated with polyethelene film for heat bonding, laid with 100mm side and 150mm end laps</u></p>			
1	On flat roofs	m2	738	
	A : 0 B : 0 C : 0 D : 0 E : 0 F : 0 G : 738 H : 0			
2	On top and side of parapet walls	m2	110	
	A : 0 B : 0 C : 0 D : 0 E : 0 F : 0 G : 110 H : 0			
	Carried forward			R
	<p>Section No. 1 BUILDINGS Bill No. 3 WATERPROOFING PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			

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		Brought forward		R
<u>TESTING</u>				
3	Waterproofed areas shall be prepared with small sand dykes around them enclosing the water waterproofed area to be flooded with water and kept ponded for at least 36 hours as a test for waterproofing effectiveness and certification. (this item will include one test on the waterproofed surfaces) or as per Engineer's instruction A : 0.00 B : 0.00 C : 0.00 D : 0.00 E : 0.00 F : 0.00 G : 1.00 H : 0.00		Item	
<u>PROTECTIVE ROOFING PAINT</u>				
<u>Two coats bituminous aluminium paint</u>				
4	On waterproofing to flat roofs A : 0 B : 0 C : 0 D : 0 E : 0 F : 0 G : 738 H : 0	m2	738	
5	On waterproofing to top and side of parapet walls A : 0 B : 0 C : 0 D : 0 E : 0 F : 0 G : 110 H : 0	m2	110	
<u>Budgetary Allowance</u>				
<u>Leak detection/Reporting</u>				
6	Provide a budgetary allowance as indicated of R 5000.00 (Five Thousand Rand) for thorough investigation of existing waterproofing and report writing		Item	
Carried Forward to Sectional Summary: 1				R
Section No. 1 BUILDINGS Bill No. 3 WATERPROOFING PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK				

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Item No		Quantity	Rate	Amount
	<u>BILL NO 4</u>			
	<u>PLASTERING</u>			
	<u>SCREEDS</u>			
	<u>Screeds with compressive strength of 15MPa steel trowelled onconcrete</u>			
1	Average 50mm thick on flat roofs to falls A : 0 B : 0 C : 0 D : 0 E : 0 F : 0 G : 738 H : 0	m2	738	
2	50 x 50mm Triangular fillets against walls, kerbs, etc A : 0 B : 0 C : 0 D : 0 E : 0 F : 0 G : 226 H : 0	m	226	
	Carried Forward to Sectional Summary: 1			R
	Section No. 1 BUILDINGS Bill No. 4 PLASTERING PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			

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Item No		Quantity	Rate	Amount
	<p><u>BILL NO 5</u></p> <p><u>PLUMBING AND DRAINAGE</u> <u>(PROVISIONAL)</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>uPVC pressure pipes and fittings:</u></p> <p>Pipes for water supply shall be of the class stated</p> <p>Pipes of 40mm diameter and smaller shall be plain ended with solvent welded uPVC loose sockets and fittings</p> <p>Pipes of 50mm diameter and greater shall have sockets and spigots with push in type integral rubber ring joints. Bends shall be uPVC and all other fittings shall be cast iron, all with similar push-in type joints</p> <p><u>Fixing of pipes</u></p> <p>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</p> <p><u>User note:</u></p> <p>Dependent on soil or environmental conditions laps may require to be increased to a maximum of 55% (which results in a double layer)</p> <p><u>General</u></p> <p>Descriptions of cast iron outlets shall be deemed to include joints to pipes and casting into concrete (adaptors for joints to PVC pipes, etc are given separately)</p> <p>Descriptions of overflow pipes where measured in number, shall be deemed to include joints to cisterns and splay cut ends</p> <p style="text-align: right;">Carried forward</p> <p>Section No. 1 BUILDINGS Bill No. 5 PLUMBING AND DRAINAGE PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>		R	

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		Brought forward		R
		<p>Descriptions of service pipes and flexible connecting pipes shall be deemed to include connections to taps, cisterns, etc and to steel pipes (adaptors for connections to copper pipes, etc are given separately)</p> <p><u>RAINWATER DISPOSAL</u></p> <p><u>uPVC SV pipes</u></p>		
1	<p>110mm Diameter weep pipe 600mm long with splay-cut end, built through brickwork</p> <p style="margin-left: 40px;">A : 0 B : 0 C : 0 D : 0</p> <p style="margin-left: 40px;">E : 0 F : 0 G : 14 H : 0</p>	No	14	
		<u>HOLES ETC</u>		
		<u>Core drilling hole exceeding 50mm and not exceeding 100mm diameter</u>		
2	<p>230mm brick wall</p> <p style="margin-left: 40px;">A : 0 B : 0 C : 0 D : 0</p> <p style="margin-left: 40px;">E : 0 F : 0 G : 14 H : 0</p>	No	14	
		Carried Forward to Sectional Summary: 1		R
		<p>Section No. 1 BUILDINGS Bill No. 5 PLUMBING AND DRAINAGE PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>		

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Item No		Quantity	Rate	Amount
	<p><u>BILL NO 8</u></p> <p><u>EXTERNAL WORK</u></p> <p><u>LANDSCAPING</u></p> <p><u>User note:</u></p> <p>Where applicable the landscape architect's specification should be annexed to the bills of quantities or included in this section, clearly stating that it is supplementary to and to take precedence over the "Model Preambles for Trades"</p> <p><u>Maintenance period</u></p> <p>Attention is drawn to the maintenance period prescribed in the specification</p> <p><u>Grassing, ground covers, etc</u></p>			
1	Astro turf on concrete roof surfaces	m2	174	
	<p style="text-align: right;">Carried Forward to Sectional Summary: 1</p> <p>Section No. 1 BUILDINGS Bill No. 6 EXTERNAL WORKS PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>		R	

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1	BUILDINGS	17		
	SUB TOTAL		R	
	<u>CONTINGENCY</u>			
	Allow a contingency of 10% to be used as directed by the Quantity Surveyor.		SUM	
	VALUE ADDED TAX		R	
	Carried to Form of Tender		R	
	PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			