

PROJECT: WATERPROOFING

01 October 2024

NOTES

ITEM NO	DESCRIPTION	UNIT	QUANTITY	QS ESTIMATE	
				RATE	AMOUNT
	<p>BILL NO 1</p> <p>PRELIMINARIES AND GENERALS</p> <p>NOTES</p> <p>The agreement is to be a remedial work contract agreement that will be signed between the Employer (NHBC) and Contractor upon acceptance of the 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>Health and Safety</p> <p>The contractor is to comply with all requirements of the Health and Safety Specification</p> <p>Housekeeping and compliance with Principal agent site rules</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>				
1	Allowance for contractor's all risk insurance	Item	1		
2	Allowance for all health and safety requirements as deemed necessary for the successful execution of the project	Item	1		
3	Management of the works, programming for the works, progress meetings, technical meetings, etc	Item	1		
4	Plant, equipment, sheds and offices, scaffolding etc. Water, electricity, telecommunication equipment, ablation facilities	Item	1		
	TOTAL AMOUNT P&G CARRIED FORWARD TO FINAL SUMMARY				R 0.00
					10% OF CONTRACT SUM
ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	<p>BILL NO 2</p> <p>ALTERATIONS</p> <p>SUPPLEMENTARY PREAMBLES</p> <p>View site</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>Explosives</p> <p>No explosives whatsoever may be used for demolition purposes unless otherwise stated</p> <p>General</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</p>				

	<p>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>Doors, fanlights, fittings, frames, linings, etc which are to be re-used shall be thoroughly overhauled before refixing including taking off, easing and rehanging, 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 nail 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, granolithic, 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>The contractor will be required to take all dimensions affecting the existing buildings on the site and he will be held solely responsible for the accuracy of all such dimensions where used in the manufacture of new items (doors, windows, fittings, etc)</p> <p>REMOVAL OF EXISTING WORK</p> <p><u>Hacking up/off and removing granolithic, screeds, plaster, waterproofing, etc from concrete or brickwork and preparing surfaces for new screeds, plaster, tile finishes, waterproofing, etc.</u></p>				
1	Average 50mm Screed from floors,	m2	1	R 50.00	R 50.00
	<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 finish, etc.</u>				
2	Tiles to floors	m2	1	R 55.00	R 55.00
3	Cutt tile skirting	m	1	R 40.00	R 40.00
	TOTAL ALTERATIONS AMOUNT CARRIED FORWARD TO FINAL SUMMARY				R 145.00
ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	BILL NO 3				
	WATERPROOFING				
	SUPPLEMENTARY PREAMBLES				
	<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				
	Tenderer must attach manufacturer's specification for their waterproofing system				
	The contractor shall provide a written five (5) years warranty for workmanship, materials and installation from the date of certified completion				
	WATERPROOFING TO ROOFS, BASEMENTS, ETC				
	<u>Prime with one coat bitumen primer and one layer 4mm fully bonded 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>				
1	On flat roofs	m2	1	R 400.00	R 400.00
2	On top of parapet walls	m2	1	R 400.00	R 400.00
	<u>Cementious waterproofing system (suitable for tiling) comprising patching defects with polymer modified flexible (PMF) waterproofing slurry and three full coats PMF waterproofing slurry applied with a brush to a final dry film thickness of 2 to 3mm or similar approved.</u>				
3	On balcony floors	m2	1	R 235.00	R 235.00
4	On top of walls	m2	1	R 235.00	R 235.00
	PROTECTIVE ROOFING PAINT				
	<u>Two coats bituminous aluminium paint.</u>				
5	On waterproofing to flat roofs	m2	1	R 80.00	R 80.00
	TOTAL WATERPROFING AMOUNT CARRIED FORWARD TO FINAL SUMMARY				R 1 350.00
	BILL NO 4				
	PLASTERING				
	SCREEDS				
	<u>Screeds with compressive strength of 15MPa steel trowelled on</u>				

1	<u>concrete</u> 50 x 50mm Triangular fillets against walls, kerbs, etc	m	1	R 40.00	R 40.00
2	Average 50mm thick on flat roofs with upper surface to falls	m2	1	R 115.00	R 115.00
TOTAL PLASTERING AMOUNT CARRIED FORWARD TO FINAL SUMMARY					R 155.00
BILL NO 5					
TILING					
SUPPLEMENTARY PREAMBLES					
Descriptions					
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					
Tiling described as "fixed with adhesive on power floated concrete" shall be deemed to include for approved tiling key-coat					
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					
ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
FLOOR TILING					
<u>User Note</u>					
Waterproof grout is normally used in showers, on balconies, etc. Epoxy grout is used in kitchens, butcheries, etc, where floors are frequently washed with detergents.					
<u>450 x 450 x 8mm Ceramic tiles (PC R 150/m2) fixed with adhesive to screed (screed elsewhere) and flush pointed with tinted grout. (All to match existing)</u>					
1	On floors	m2	1	R 350.00	R 350.00
2	Skirting tiles 100mm high of cut tiles	m	1	R 95.00	R 95.00
TOTAL TILING WORK AMOUNT CARRIED FORWARD TO FINAL SUMMARY					R 445.00
BILL NO 6					
PAINTWORK					
Note					
SUPPLEMENTARY PREAMBLES					
PREPARATORY WORK TO EXISTING WORK					
Previously painted plastered surfaces					
Surface shall be thoroughly washed down and allowed to dry complete before any paint is applied. Blistered or peeling paint shall be complete removed and cracks shall be opened, filled with a suitable filler and finished smooth					
Previously painted metal surfaces					
Surface shall be thoroughly rubbed and cleaned down blistered or peeling paint shall be complete removed down bare metal					
Previously painted wood surfaces					
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 finish smooth					
COLOURS					
Unless otherwise described all paintwork shall be deemed to have a colour value in excess of 7 on the munsell system in accordance with SANS 1091					
ON SMOOTH CONCRETE					
PAINTWORK ETC TO PREVIOUSLY PAINTED WORK					
ON SMOOTH CONCRETE SURFACES					
<u>Two coats superior quality acrylic emulsion paint for exterior and interior use</u>					
1	On internal walls	m2	1	R 65.00	R 65.00
2	Ceilings and beams (Slab Soffit)	m2	1	R 65.00	R 65.00
PAINTWORK ETC TO PREVIOUSLY PAINTED WORK					
ON EXTERNAL FLOATED PLASTER					
<u>Two coats exterior quality PVA emulsion paint or similar approved</u>					
3	On external walls	m2	1	R 65.00	R 65.00
TOTAL PAINTWORK AMOUNT CARRIED FORWARD TO FINAL SUMMARY					R 195.00
ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
FINAL SUMMARY					

1	PRELIMINARIES AND GENERALS	R 0.00
2	ALTERATIONS	R 145.00
3	WATERPROOFING	R 1 350.00
4	PLASTERING	R 0.00
5	TILING	R 445.00
6	PAINTWORK	R 195.00
	<u>SUB TOTAL</u>	<u>R 2 135.00</u>
	Allow a contingency of 10% to be used as directed by the Quantity Surveyor	R 213.50
	<u>Total Amount excluding VAT</u>	<u>R 2 348.50</u>
	15% VALUE ADDED TAX	R 352.28
	<u>Total Amount Including VAT</u>	<u>R 2 700.78</u>