

1. EXTENT OF CONTRACT

Building contract

The work embodied in the contract comprises of remedial work to House Leo, 6 Tsitsikamma Close, Clara Anna Fontein, Durbanville

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 tenderer 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:

- * Notes to Tenders
- * Bill of Quantities
- * Engineer's Report / Scope of work

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.

On no account should these documents be used for placing material orders. The contractor may do 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 Report/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	=	millimetre
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.

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 tenderer 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.
- 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 tenderer.

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.

9. SUBMISSION OF TENDERS

By Email:

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

Neither late tenders nor faxed tenders will be considered.

**NOTES TO TENDERERS
PROVISIONAL BILL OF QUANTITIES
NHBRC REMEDIAL WORK**

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 : Mr Dalitso Mkandawire
Physical Address: Centennial Office Park, First Floor, East Block, Century City
Tel: 083 475 3546

3. CONCILIATION OFFICER

National Home Builders Registration Council
Contact Person : Mrs Nwabisa Mayongo
Physical Address: Centennial Office Park, First Floor, East Block, Century City
Tel: 073 590 7466

4. QUANTITY SURVEYORS

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

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 of 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 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 Conciliation Officer.</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 style="text-align: right;">Carried forward</p>			
	<p>Section No. 1 Bill No. 1 PRELIMINARIES AND GENERALS PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>		R	

Brought forward		R	
<u>Identity of employees</u>			
<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 the site.</p>			
<u>Health and safety</u>			
<p>The contractor is to comply with all requirements of the Health and Safety Act</p>			
<u>Housekeeping and compliance with Conciliation officer site rules</u>			
<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 Conciliation Officer.</p>			
<u>Working hours</u>			
<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 of the Conciliation Officer before doing so. The cost of this overtime will be for the contractor's account.</p>			
<u>PRELIMINARIES AND GENERAL</u>			
<u>All risk insurance</u>			
<p>1 Allowance for contractor's all risk insurance and all other relevant insurance etc.</p>	Item		
Carried forward		R	
<p>Section No. 1 Bill No. 1 PRELIMINARIES AND GENERALS PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			

**NHBRC - REMEDIAL WORK - HOUSE LEO
6 TSITSIKAMMA CLOSE, CLARA ANNA FONTEIN
DURBANVILLE
WESTERN CAPE**

Brought forward		R
	<u>Health and Safety</u>	
2	Allowance for all health and safety requirements as deemed necessary for the successful execution of the project. (i.e. All work to be in compliance with the provisions of the OHS Act 85 of 1993 and Regulations R1010)	Item
	<u>Management of contract</u>	
3	Management of the works, programming for the works, progress meetings, technical meetings, etc	Item
	<u>Temporary works and plant</u>	
4	Plant, small tools, equipment, scaffolding etc.	Item
	<u>Temporary Services</u>	
5	Allowance for site establishment and de establishment etc. (Site office, Temporary Portable Toilet, water and electricity etc)	Item
	<u>Adhere to Estate rules and regulations</u>	
6	Allowance for registration of all workers and access cards etc. to work in the estate.	Item
Carried Forward to Sectional Summary: 1		R
Section No. 1 Bill No. 1 PRELIMINARIES AND GENERALS PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK		

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 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 Bill No. 2 ALTERATIONS. PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>		R	

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Brought forward			R
<u>Carefully taking out doors, windows, etc and set aside for re use and later re fixing in similar new position and make good. (All as per the Engineers detail)</u>			
1	Glazed aluminium sliding door including side windows total size 2470 x 2440mm high overall, including rail and new sika approved sealing compound below door when re installing. (All as per engineers detail) etc.	No	3
2	Glazed aluminium sliding door including side windows total size 2740 x 2440mm high overall including rail and new sika approved sealing compound below door when re installing. (All as per engineers detail) etc.	No	1
3	Glazed aluminium sliding door including side windows total size 4630 x 2440mm high overall including rail and new sika approved sealing compound below door when re installing. (All as per engineers detail) etc.	No	1
4	Glazed aluminium window total size 1890 x 2440mm high overall and new sika approved sealing compound below wind when re installing. (All as per engineers detail) etc.	No	1
<u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc.</u>			
5	Carefully cut out damage gypsum plasterboard ceilings, including cornices, timber brandering, etc. (New ceiling measured elsewhere)	m2	4
<u>Taking out/off and removing sundry metalwork, setting aside for re-use and later re fixing in similar new position and make good.</u>			
6	Carefully take down glass balustrade 900mm high from concrete, including breaking out of stainless steel brackets in concrete and set aside and make good concrete and plaster work. Reinstall balustrades including core drilling, epoxy, waterproofing etc.	m	39
Carried forward			R
Section No. 1 Bill No. 2 ALTERATIONS. PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			

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Brought forward			R
	<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>		
7	Average 50mm Screed from slabs including waterproofing etc.	m2	73
	<u>Hacking up/off and removing tile floor and wall finishes including removing mortar bed or backing and preparing concrete or brick surfaces for new screed, plaster or tile finishes etc.</u>		
8	Tiles to floors	m2	73
9	Skirting tiles 100mm high	m	39
<u>MAKING GOOD OF FINISHES ETC</u>			
	<u>Making good "Rhino" gypsum plasterboard ceilings and brandering</u>		
10	Ceilings in patches	m2	4
	<u>Rhinolite</u>		
11	One coat Rhinolite to soffits and ceiling	m2	4
Carried Forward to Sectional Summary: 1			R
Section No. 1 Bill No. 2 ALTERATIONS. PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			

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>Cementitious 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 3 to 4mm (All as per ENG specification)</u></p>			
1	On balcony floors	m2	73	
2	On top and sides of parapet walls	m2	10	
	<p style="text-align: right;">Carried Forward to Sectional Summary: 1</p> <p>Section No. 1 Bill No. 3 WATERPROOFING PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			R

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Item No		Quantity	Rate	Amount
	<p><u>BILL NO 4</u></p> <p><u>PLASTERING</u></p> <p><u>SCREEDS</u></p> <p><u>Screeds wood floated on concrete</u></p>			
1	Average 50mm Thick Screed to falls	m2	73	
	Carried Forward to Sectional Summary: 1			R
	<p>Section No. 1 Bill No. 4 PLASTERING PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			

Item No		Quantity	Rate	Amount
	<p><u>BILL NO 5</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>FLOOR TILING</u></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>600 x 1200 x 10mm floor tiles (PC Amount R 250/m2 supply and delivered to site) fixed with tile adhesive to screed (screed elsewhere) and flush pointed with tinted waterproof jointing compound (All as per the Tile Supplier recommendations)</u></p>			
1	On floors and landings to match existing tiles. (outside balcony)	m2	73	
	Carried forward		R	
	<p>Section No. 1 Bill No. 5 TILING PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			

		Brought forward		R
	<u>WALL TILING</u>			
	<u>600x1200x10mm (To match existing) Tiles (PC amount R 250/m2) fixed with tile adhesive (As per Tile supplier recommendations) on to walls and flush pointed waterproofing grout.</u>			
2	Skirting tiles 100mm high (of cut tiles)	m	39	
	<u>CORNER PROTECTORS, DIVIDING STRIPS, ETC</u>			
	<u>M - Trim or similar approved</u>			
3	10mm Aluminium Straight Edge trims on skirting tiles etc.	m	39	
	Carried Forward to Sectional Summary: 1			R
	Section No. 1			
	Bill No. 5			
	TILING			
	PROVISIONAL BILL OF QUANTITIES			
	NHBRC REMEDIAL WORK			

Item No		Quantity	Rate	Amount
	<p><u>BILL NO 6</u></p> <p><u>PAINTWORK</u></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>Previously painted wood surfaces</u></p> <p>Surfaces shall be thoroughly washed down and allowed to dry completely before any paint is applied. Blistered or peeling paint shall be completely removed and cracks shall be opened, filled with a suitable filler and finished smooth</p> <p><u>PAINT SPECIFICATIONS</u></p> <p>All painting shall be done in accordance with Plascon or Dulux specifications unless otherwise described</p> <p><u>COLOURS</u></p> <p>Unless otherwise described all paintwork shall be deemed to have a colour value in excess of 7 on Munsell system in accordance with SANS 1091</p> <p style="text-align: right;">Carried forward</p> <p>Section No. 1 Bill No. 6 PAINTWORK PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			
			R	

Brought forward			R
<p><u>PAINTWORK ETC TO PREVIOUSLY PAINTED WORK</u></p> <p><u>ON INTERNAL FLOATED PLASTER SURFACES</u></p> <p><u>Two coats premium quality highly washable paint on work in sound condition to match existing. Applied strictly to manufacturer's specification (Plascon or Dulux)</u></p>			
1	On walls	m2	95
<p><u>ON FIBRE-CEMENT BOARD SURFACES</u></p> <p><u>Prepare and apply two coats high quality ceiling paint</u></p>			
2	Ceilings and cornices, including priming metal cover strips and nail heads	m2	30
<p><u>ON EXTERNAL FLOATED PLASTER SURFACES</u></p> <p><u>Two coats superior quality acrylic emulsion paint on work in sound condition to match existing (Dulux Wall and All)</u></p>			
3	On walls	m2	80
4	On external mouldings and bands in colours differing from surrounding work	m2	9
5	On ceilings and beams	m2	20
<p><u>PAINTWORK ETC TO NEW WORK</u></p> <p><u>ON FIBRE-CEMENT BOARD SURFACES</u></p>			
Carried forward			R
<p>Section No. 1 Bill No. 6 PAINTWORK PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			

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		Brought forward		R
6	<u>Prepare and apply one coat primer and two coats high quality acrylic emulsion paint</u> Ceilings and cornices, including priming metal cover strips and nail heads	m2	4	
Carried Forward to Sectional Summary: 1				R
Section No. 1 Bill No. 6 PAINTWORK PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK				

Item No		Quantity	Rate	Amount
	<p><u>BILL NO 7</u></p> <p><u>PROVISIONAL SUM</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>General</u></p> <p>Work for which budgetary allowances are provided will be measured and valued in accordance with the quantity surveyors assessment and shall be deducted in whole or in part if not required without any compensation for loss or profit on the said allowance</p> <p>Prime cost amounts and provisional sums are net. prime cost amounts include for delivery to site of all articles concerned</p> <p>Provisional sums are for material and equipment supplied and installed complete by firm of specialist</p> <p>Note: These items are to be taken into account in the pricing of Preliminaries and General as they will not attract separate Preliminaries of their own.</p> <p><u>Profit</u></p> <p>Where stated, the contractor may allow for profit if required</p> <p><u>PLUMBING AND DRAINAGE</u></p>			
1	<p>Provide the sum of Four Thousand Rand (R 4 000) for refitting or installing new full bores etc</p>	Item		
	<p>Carried Forward to Sectional Summary: 1</p>		R	
	<p>Section No. 1 Bill No. 7 PROVISIONAL SUMS PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			

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Section No. 1				
BUILDINGS				
<u>SECTION SUMMARY - BUILDINGS</u>				
Bill No		Page No		Amount
1	PRELIMINARIES AND GENERALS	7		
2	ALTERATIONS.	11		
3	WATERPROOFING	12		
4	PLASTERING	13		
5	TILING	15		
6	PAINTWORK	18		
7	PROVISIONAL SUMS	19		
Carried to Final Summary				R
Section No. 1 PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK				

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Section No	<u>FINAL SUMMARY</u>	Page No	Amount
1	BUILDINGS	20	
	SUB TOTAL		R
	<u>CONTINGENCY</u>		
	Allow a contingency of 10% to be used as directed by the Engineer		SUM
	VALUE ADDED TAX		R
	Carried to Form of Tender		R
	PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK		