

NHBRC - REMEDIAL WORK - HOUSE DYANTI
ERF 356, GLEN STEWART ESTATE
EAST LONDON
EASTERN CAPE PROVINCE

1. EXTENT OF CONTRACT

Building contract

The work embodied in the contract comprises of remedial work to House Dyanti at ERF 356, Glen Stewart Estate, Kwelera, East London, EC.

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

NOTES AND SPECIFICATIONS
NOTES TO TENDERERS

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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	=	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.

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NOTES TO TENDERERS

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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.

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NOTES TO TENDERERS

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NAMES OF PARTIES

1. EMPLOYER

National Home Builders Registration Council
Contact Person: Ms. Tamlyn Bouwer
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 Kudzanai Majaji
Physical Address: 8 Princes Rd, Vincent, East London, 5247
Tel: (043) 721 1377

3. CONCILIATION OFFICER

National Home Builders Registration Council
Contact Person : Mr Reuben Jonas
Physical Address: 40 Pickering Street, Newton Park, Port Elizabeth
Tel: (041) 365 0301

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

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Item No	Quantity	Rate	Amount
<u>BILL NO. 1</u>			
<u>PRELIMINARIES AND GENERAL</u>			
<u>NOTES</u>			
<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>			
	Carried forward	R	
SECTION NO 1 BUILDINGS BILL NO 1 PRELIMINARIES AND GENERAL			

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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 Act.</p> <p><u>Housekeeping and compliance with Conciliation Officer 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 Conciliation Officer.</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 of the Conciliation Officer before doing so. The cost of this overtime will be for the contractor's account.</p> <p><u>PRELIMINARIES AND GENERAL</u></p> <p><u>All risk insurance</u></p> <p>1 Allowance for contractor's all risk insurance and all other relevant insurance etc.</p> <p><u>Health and Safety</u></p> <p>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 a compliance with the provisions of the OHS Act 85 of 1993 and Regulations R1010)</p> <p><u>Management of contract</u></p> <p>3 Management of the works, programming for the works, progress meetings, technical meetings, etc</p>	<p>Item</p> <p>Item</p> <p>Item</p>	
	Carried forward		R
	<p>SECTION NO 1 BUILDINGS BILL NO 1 PRELIMINARIES AND GENERAL</p>		

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Item No		Quantity	Rate	Amount
	<u>BILL NO. 2</u>			
	<u>ALTERATIONS</u>			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<u>View site</u>			
	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.			
	<u>Explosives</u>			
	No explosives whatsoever may be used for demolition purposes unless otherwise stated.			
	<u>General</u>			
	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			
	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.			
	Carried forward		R	
	SECTION NO 1			
	BUILDINGS			
	BILL NO 2			
	ALTERATIONS			

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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 rehanging, 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</p> <p>Prices for taking out of doors, windows, etc shall include for removal of all beads, architraves, ironmongery, etc</p> <p>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</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 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)</p> <p>All loading and carting away cost of demolished material will be included in the Rate</p> <p><u>REMOVAL OF EXISTING WORK</u></p> <p><u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc and set aside for re-use</u></p>			
1	Carefully take down concrete roof tiles (Measure flat on floor plan.) and set aside for re-use.	m2	60	
	Carried forward			R
	<p>SECTION NO 1 BUILDINGS BILL NO 2 ALTERATIONS</p>			

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		Brought forward			R
2	Ridge tiles	m	7		
3	Hip tiles	m	14		
4	Carefully take down Nu Tech fascia and barge boards etc.	m	40		
5	Carefully take down Gypsum plasterboard eave coverings, including timber brandering etc.	m2	16		
	<u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc.</u>				
6	Cornice from brickwork	m	23		
7	Valley flashing including water membrane etc	m	9		
	<u>Taking out and removing ironmongery etc, setting aside for re-use and later refixing in similar new position</u>				
8	Curtain Rail	No	2		
	<u>Taking out/off sundry metalwork and setting aside for re-use and later refit in similar new position</u>				
9	Gutter including stop end etc	m	40		
10	Downpipes including bend, shoe etc.	m	14		
Carried Forward to Sectional Summary: 1					R
SECTION NO 1 BUILDINGS BILL NO 2 ALTERATIONS					

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Item No		Quantity	Rate	Amount
	<u>BILL NO. 3</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			
	The contractor shall provide a written five (5) years warranty for workmanship, materials and installation from the date of certified completion			
	Tenderer must attach manufacturer's specification for their waterproofing system			
	<u>WATERPROOFING TO ROOFS, BASEMENTS, ETC</u>			
	<u>Two layers SILCOR 900 MP waterproofing</u>			
1	Covering all flashings, as per Engineers detail	m2	5	
	<u>PROTECTIVE ROOFING PAINT</u>			
	<u>Two coats bituminous aluminium paint</u>			
2	On waterproofing to roofs	m2	5	
	Carried Forward to Sectional Summary: 1		R	
	SECTION NO 1 BUILDINGS BILL NO 3 WATERPROOFING			

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Item No		Quantity	Rate	Amount
	<u>BILL NO. 4</u>			
	<u>ROOF COVERINGS</u>			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<u>ROOFS ETC</u>			
	<u>TILES</u>			
	420 x 332mm "Double Roman" concrete 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			
1	Reinstate existing roof tiles with 26 degrees pitch (Measured flat on plan)	m2	48	
2	New Roof covering tiles with 26 degrees pitch	m2	12	
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	7	
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 damp proof course in accordance with SANS 952 Type B underlay and raking cutting to tiles on both sides	m	14	
5	New Purpose made tile to end of ridge bedded and pointed on 1:3 cement mortar tinted to match tile colour	No	4	
	<u>Sudries</u>			
6	All existing tiles that has not been nailed fixed to roof timber must be secure and nailed to roof timber (All as per Eng detail)	No	50	
	Carried forward		R	
	SECTION NO 1			
	BUILDINGS			
	BILL NO 4			
	ROOF COVERINGS			

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Item No		Quantity	Rate	Amount
	<u>BILL NO. 5</u>			
	<u>CARPENTRY AND JOINERY</u>			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<u>Fixing</u>			
	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			
	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			
	<u>Joinery</u>			
	Descriptions of frames shall be deemed to include frames, transomes, rails, etc			
	Descriptions of hardwood joinery shall be deemed to include sinking and pekketing heads and nuts of bolts			
	<u>Decorative laminate finish:</u>			
	Laminate finish shall be glued under pressure. Edge strips shall be butt jointed at junctions with adjacent similar finish			
	<u>ROOFS ETC</u>			
	<u>PLATED NAILED TIMBER ROOF TRUSS CONSTRUCTION ETC</u>			
	Trusses are at maximum 750mm centres			
	Roof covering are 340mm centres on battens			
	References given in descriptions refer to the respective types of trusses details on the architect/engineer's drawings			
	Carried forward		R	
	SECTION NO 1			
	BUILDINGS			
	BILL NO 5			
	CARPENTRY AND JOINERY			

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SECTION NO 1
BUILDINGS
BILL NO 5
CARPENTRY AND JOINERY

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Item No		Quantity	Rate	Amount
	<u>BILL NO. 6</u>			
	<u>CEILINGS, PARTITIONS AND ACCESS FLOORING</u>			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<u>Fixing</u>			
	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			
	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			
	<u>Ceilings</u>			
	Unless otherwise described ceilings shall be deemed to be horizontal			
	<u>Bulkheads</u>			
	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			
	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			
	Unless otherwise described bulkheads shall be deemed to be horizontal along the length			
	Carried forward		R	
	SECTION NO 1			
	BUILDINGS			
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	CEILING, PARTITION AND ACCESS FLOORING			

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Item No		Quantity	Rate	Amount
	<u>BILL NO. 7</u>			
	<u>PAINTWORK</u>			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<u>User note</u>			
	<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>			
	Extra over paintmwork to all areas, for paintwork in colours which have a value of 7 or less based on the Munsell system m2			
	<u>PREPARATORY WORK TO EXISTING WORK</u>			
	<u>Previously painted plastered surfaces</u>			
	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			
	<u>Previously painted metal surfaces</u>			
	Surfaces shall be thoroughly rubbed and cleaned down. Blistered or peeling paint shall be completely removed down to bare metal			
	<u>Previously painted wood surfaces</u>			
	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			
	Carried forward		R	
	SECTION NO 1			
	BUILDINGS			
	BILL NO 7			
	PAINTWORK			

	Brought forward			R
<u>PAINT SPECIFICATIONS</u>				
All painting shall be done in accordance with Plascon / Dulux specifications unless otherwise described				
<u>COLOURS</u>				
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				
<u>PAINTWORK ETC TO NEW WORK</u>				
<u>ON FIBRE-CEMENT BOARD SURFACES</u>				
<u>Prepare and apply one coat primer and two coats high quality acrylic emulsion paint</u>				
1	Eaves, including priming metal cover strips and nail heads	m2	18	
2	Ceilings and cornices, including priming metal cover strips and nail heads	m2	33	
<u>PREPARATORY WORK TO EXISTING 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>				
3	On walls	m2	75	
<u>ON EXTERNAL FLOATED PLASTER SURFACES</u>				
<u>Two coats superior quality acrylic emulsion paint on work in sound condition to match existing (Dulux Wall and All or similar approved)</u>				
4	On external walls	m2	20	
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BILL NO 7				
PAINTWORK				

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1	BUILDINGS	20	
	<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