

NHBRC - REMEDIAL WORK - HOUSE MSAULI
UNIT 1, WESTERN VIEWS
PORT ELIZABETH
EASTERN CAPE PROVINCE

1. EXTENT OF CONTRACT

Building contract

The work embodied in the contract comprises of remedial work to House Msauli at ERF 2806, Unit 1, Western Views, Port Elizabeth, 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
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**

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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.

NOTES AND SPECIFICATIONS
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

NOTES AND SPECIFICATIONS
NAMES OF PARTIES

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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 MSAULI
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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 general and legal obligations (i.e. Insurance, Salaries, health and safety, facilities for the contractor and his staff, small tools, Scaffolding, scheduling of work due to weather, etc.)

Item

Carried Forward to Sectional Summary: 1

R

SECTION NO 1
BUILDINGS
BILL NO 1
PRELIMINARIES AND GENERAL

NHBRC - REMEDIAL WORK - HOUSE MSAULI
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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 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>			
	Carried forward		R	
	<p>SECTION NO 1 BUILDINGS BILL NO 2 ALTERATIONS</p>			

NHBRC - REMEDIAL WORK - HOUSE MSAULI

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Brought forward

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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)

All loading and carting away cost of demolished material will be included in the Rate

REMOVAL OF EXISTING WORK

Taking down and removing roofs, floors, panelling, ceilings, partitions, etc.

1	Cornice from brickwork	m	18
2	Gypsum plasterboard ceilings, including cornices, timber brandering, etc	m2	18

Carried forward

R

**SECTION NO 1
BUILDINGS
BILL NO 2
ALTERATIONS**

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		Brought forward		R
3	Flashing including water membrane etc.	m	18	
	<u>Taking out/off sundry metalwork and setting aside for re-use and later re fix in similar new position</u>			
4	2550 x 2130mm high Aluminium garage door including brackets etc.	No	1	
Carried Forward to Sectional Summary: 1				R
SECTION NO 1				
BUILDINGS				
BILL NO 2				
ALTERATIONS				

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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>The contractor shall provide a written five (5) years warranty for workmanship, materials and installation from the date of certified completion</p> <p>Tenderer must attach manufacturer's specification for their waterproofing system</p> <p><u>WATERPROOFING TO ROOFS, BASEMENTS, ETC</u></p> <p><u>Two layers SILCOR 900 MP waterproofing</u></p>			
1	Covering all flashings, as per Engineers detail	m2	9	
	<p><u>PROTECTIVE ROOFING PAINT</u></p> <p><u>Two coats bituminous aluminium paint</u></p>			
2	On waterproofing to roofs	m2	9	
	<p>Carried Forward to Sectional Summary: 1</p> <p>SECTION NO 1 BUILDINGS BILL NO 3 WATERPROOFING</p>			R

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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>			
	<u>SHEET METAL FLASHINGS, LININGS, COPINGS, ETC</u>			
	<u>0.6mm Galvanised sheet iron flashings</u>			
1	Side wall flashing 450mm girth	m	12	
2	Head wall flashing 450mm girth	m	6	
3	Cover flashing 450mm girth	m	18	
	Carried Forward to Sectional Summary: 1			R
	SECTION NO 1			
	BUILDINGS			
	BILL NO 4			
	ROOF COVERINGS			

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Item No		Quantity	Rate	Amount
	<p><u>BILL NO. 5</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> <p style="text-align: right;">Carried forward</p> <p>SECTION NO 1 BUILDINGS BILL NO 5 CEILING, PARTITION AND ACCESS FLOORING</p>			R

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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 CEILING

Openings

Prices for openings for light fittings, ventilation grilles, air conditioning diffusers, etc are to include for any necessary additional support, trimming around, etc

6.4mm 'Rhino' gypsum plasterboards with 63mm wide strips of mesh scrim nailed over joints and the whole finished with gypsum skim plaster trowelled to a smooth polished surface to the thickness recommended by the manufacturer.

1	Ceiling including 38 x 38mm sawn softwood branderling at 400mm centres	m2	18
2	Extra over ceiling for 600 x 600mm trap door of 50 x 76mm wrought softwood rebated framing with one 38 x 38mm sawn softwood cross brander covered with ceiling board and fitted flush in open	No	1

SUNDRIES

Gypsum plasterboard cornices

3	75mm Coved cornice	m	18
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Carried Forward to Sectional Summary: 1

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SECTION NO 1
BUILDINGS
BILL NO 5
CEILING, PARTITION AND ACCESS FLOORING

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Item No		Quantity	Rate	Amount
	<p><u>BILL NO. 5</u></p> <p><u>PAINTWORK</u></p> <p><u>SUPPLEMENTARY PREAMBLES</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 paintmwork to all areas, for paintwork in colours which have a value of 7 or less based on the Munsell system m2</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 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>			
	Carried forward		R	
	<p>SECTION NO 1 BUILDINGS BILL NO 6 PAINTWORK</p>			

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PAINT SPECIFICATIONS

All painting shall be done in accordance with **Plascon / Dulux** specifications unless otherwise described

COLOURS

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

PAINTWORK ETC TO NEW WORK

ON FIBRE-CEMENT BOARD SURFACES

Prepare and apply one coat primer and two coats high quality acrylic emulsion paint

1	Ceilings and cornices, including priming metal cover strips and nail heads	m2	18
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PREPARATORY WORK TO EXISTING WORK

ON INTERNAL FLOATED PLASTER SURFACES

Two coats premium quality highly washable paint on work in sound condition to match existing. Applied strictly to manufacturer's specification

2	On walls	m2	41
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SECTION NO 1
BUILDINGS
BILL NO 6
PAINTWORK

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SECTION NO 1

BUILDINGS

SECTION SUMMARY - BUILDINGS

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SECTION NO 1
BUILDINGS

NHBRC - REMEDIAL WORK - HOUSE MSAULI
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	Allow a contingency of 10% to be used as directed by the Quantity Surveyors.		
	SUB TOTAL		
	Value added Tax		
			SUM
			R
			R
	Carried to Form of Tender		R