

1. EXTENT OF CONTRACT

Building contract

The work embodied in the contract comprises of remedial work to House Blumenthal, ERF 405, Kestrel Ave, Gamtoos River Mouth, 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 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: Tamlyn Bower
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 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, Sunninghill, Johannesburg
Postal address: P O BOX 461, Randburg, 2125
Tel: (011) 317-0118

Item No		Quantity	Rate	Amount
	<u>BILL NO 1</u> <u>PRELIMINARIES AND GENERALS</u> <u>NOTES</u> 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 <u>Temporary works and plant</u> 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. 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 The contractor shall provide noise and dust control to the approval of the Conciliation Officer. 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.			
	Carried forward		R	
	Section No. 1 Bill No. 1 PRELIMINARIES AND GENERALS PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			

NHBRC - REMEDIAL WORK - HOUSE BLUMENTHAL
ERF 405, KESTREL AVE
GAMTOOS RIVER MOUTH
EASTERN CAPE

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

**NHBRC - REMEDIAL WORK - HOUSE BLUMENTHAL
ERF 405, KESTREL AVE
GAMTOOS RIVER MOUTH
EASTERN 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 a 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
6	Allowance for crane.	Item
Carried Forward to Sectional Summary: 1		R
Section No. 1 Bill No. 1 PRELIMINARIES AND GENERALS PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK		

NHBRC REMEDIAL WORK

NHBRC - REMEDIAL WORK - HOUSE BLUMENTHAL
ERF 405, KESTREL AVE
GAMTOOS RIVER MOUTH
EASTERN CAPE

	Brought forward Doors, fanlights, fittings, frames, linings, etc which are to be re-used shall be thoroughly overhauled before re fixing 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 Prices for taking out doors, windows, etc shall including for removal of all beads, architraves, ironmongery, etc 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 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 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 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) All loading and carting away cost of demolished material will be included in the Rate <u>TEMPORARY BARRIERS, SCREENS, ETC</u>			R	
	Carried forward Section No. 1 Bill No. 2 ALTERATIONS. PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			R	

NHBRC - REMEDIAL WORK - HOUSE BLUMENTHAL
ERF 405, KESTREL AVE
GAMTOOS RIVER MOUTH
EASTERN CAPE

	Brought forward			R	
	Temporary barriers, screens, etc including removal				
1	Heavy duty Drop sheets and Ply wood to cover all finishes, floor tiles, cupboards, bath, wash hand basin, etc.	m2	16		
	<u>REMOVAL OF EXISTING WORK</u>				
2	100mm Thick concrete roof slab etc.	m2	4		
	<u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc</u>				
3	Steel Flashings including waterproofing etc.	m	5		
	<u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc (and setting aside for re-use)</u>				
4	Carefully remove Roof sheeting (Steel, Chroma deck etc.) covering including timber purlins (Measured flat on plan).	m2	11		
5	Steel ridge covering	m	15		
6	Fascia and Barge boards including screws, brackets etc.	m	8		
	<u>Taking out and removing ironmongery etc, setting aside for re-use and later refixing in similar new position</u>				
7	Blinds	No	1		
8	Curtain Rails	No	1		
	<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>				
9	Average 50mm Screed from slabs including waterproofing etc.	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
	<u>BILL NO 3</u> <u>PRECAST CONCRETE</u> <u>SUPPLEMENTARY PREAMBLES</u> Sizes: Blocks, sills, etc measured linear shall be made in suitable lengths. Large size setting out drawings shall be prepared where necessary and submitted to the architect for approval before moulds are made General: Where kerbstones, blocks, etc are laid in ground descriptions shall be deemed to include necessary excavation, filling in and ramming <u>PRECAST CONCRETE SLABS, ETC</u> User note: If information in respect of reinforcement is available, then it may be included in the descriptions where expedient Precast concrete left rough from the mould including bedding , joining and pointing			
1	1600 X 1600 X 100mm Thick cover slab including bedding edges and 12mm round drip all around (All as per the Engineers detail)	No	1	
	REINFORCEMENT High tensile steel reinforcement			
2	12mm Diameter bars	t	0.10	
	Carried forward		R	
	Section No. 1 Bill No. 3 PRECAST CONCRETE PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			

**NHBRC - REMEDIAL WORK - HOUSE BLUMENTHAL
ERF 405, KESTREL AVE
GAMTOOS RIVER MOUTH
EASTERN CAPE**

[illegible]

**NHBRC - REMEDIAL WORK - HOUSE BLUMENTHAL
ERF 405, KESTREL AVE
GAMTOOS RIVER MOUTH
EASTERN CAPE**

Item No	Quantity	Rate	Amount
<u>BILL NO 4</u> <u>MASONRY</u> <u>SUPPLEMENTARY PREAMBLES</u> <u>Sizes in description</u> Where sizes in descriptions are given in bricks units, " one brick" shall represent the length and " half brick" the width of a brick <u>Hollow walls</u> Descriptions of hollow walls shall be deemed to include leaving every fifth perpend of the bottom course of the external skin open as a weep hole <u>User note</u> The following preambles generally applies for works in hot and humid coastal areas <u>Bagged and sealed walls</u> Walls in two skins described as " bagged and sealed" shall be deemed to include having the outer face of the inner skin bagged with 1:6 cement and fixtue and sealed with two coats bitumen emulsion waterproofing coating. <u>Face bricks</u> Bricks shall be ordered timeously to obtain uniformity in size and colour <u>Pointing</u> Descriptions of recessed pointing to fair face brickwork and face brickwork shall be deemed to include square recessed, hollow recessed, weathered pointing, etc Carried forward Section No. 1 Bill No. 4 MASONRY PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK		R	

Brought forward <u>BLOCKWORK</u> <u>Concrete masonry units</u> Blocks are to be either solid or hollow modular dense concrete masonry units <u>Wall ties for blockwork</u> Metal wall ties for use in cavity walls shall be wire ties complying with SABS 28. Ties shall be of sufficient length to allow not less than 75mm of each end to be built into the blockwork. Ties are to be spaced at intervals of not more than 1m in the horizontal direction and not more than 400mm staggered in the vertical direction except at openings, vertical joints or ends of walls where they are to be placed vertically above each other <u>Blockwork</u> Blockwork shall comply with SABS 0145 "Concrete Masonry Construction" Surfaces to be plastered shall have joints raked out to a depth of at least 10mm to provide a key. Cavities of hollow walls shall be kept free of mortar droppings or other undesirable matter. Every second perpend of the bottom course of the external skin of hollow walls shall be left open as a weep hole <u>Standard complementary blocks</u> Descriptions of blockwork shall be deemed to include standard complementary blocks such as corner, three-quarter, half and quarter blocks required in the construction of corners, reveals, jambs, ends, etc to solid and hollow walls and for bonding as necessary <u>SUPERSTRUCTURE</u> Carried forward Section No. 1 Bill No. 4 MASONRY PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK		R	
--	--	---	--

NHBRC - REMEDIAL WORK - HOUSE BLUMENTHAL
 ERF 405, KESTREL AVE
 GAMTOOS RIVER MOUTH
 EASTERN CAPE

Brought forward				R
Brickwork of NFX bricks (14 MPa nominal compressive strength) in class I mortar				
1	One brick walls	m2	15	
Fair face to brickwork in horizontal stretcher bond pointed with flush horizontal and vertical joints				
2	Extra for fair face (To match existing)	m2	15	
<u>BRICKWORK SUNDRIES</u>				
<u>2.5mm Galvanised brick reinforcement</u>				
3	150mm Wide reinforcement built in horizontally	m	60	
<u>Prestressed fabricated lintels including necessary temporary support</u>				
4	110 x 75mm Lintels in lengths not exceeding 3m	m	11	
<u>TESTING OF BRICKS</u>				
5	Allowance for testing of bricks to comply with SABS standards		Item	
Carried Forward to Sectional Summary: 1				R
Section No. 1 Bill No. 4 MASONRY PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK				

Item No		Quantity	Rate	Amount
	<u>BILL NO 5</u> <u>WATERPROOFING</u> <u>SUPPLEMENTARY PREAMBLES</u> <u>Waterproofing</u> Tenderer must attach manufacturer's specification for their waterproofing system 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 <u>WATERPROOFING TO ROOFS, BASEMENTS, ETC</u> <u>Prime with one coat bitumen primer and one layer 4mm fully bonded waterproof membrane (DEBIGUM CG4) comprising two bitumen layers reinforced with woven spun bonded polyester fabric and coated with polyethylene film for heat bonding, laid with 100mm side and 150mm end laps</u>			
1	On floors to falls	m2	4	
	<u>Two layers SILCOR 900 MP waterproofing</u>			
2	Covering all flashings, as per Engineers detail	m2	4	
	<u>PROTECTIVE ROOFING PAINT</u>			
	Carried forward		R	
	Section No. 1 Bill No. 5 WATERPROOFING PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			

**NHBRC - REMEDIAL WORK - HOUSE BLUMENTHAL
ERF 405, KESTREL AVE
GAMTOOS RIVER MOUTH
EASTERN CAPE**

[illegible]

Item No		Quantity	Rate	Amount
	<u>BILL NO 6</u> <u>ROOF COVERING</u> <u>ROOFS ETC</u> <u>ROOF CONSTRUCTION</u> <u>User note</u> Where battens for roof coverings form part of the platenailed timber roof truss design it shall be included under the roof construction in the "Carpentry and Joinery" trade and not under this trade <u>ROOF COVERINGS</u> <u>PROFILE ROOF SHEETING AND ACCESSORIES</u> 0.5mm IBR Chromadek roof sheeting fixed to timber purlins or rails. (All as per specification AND TO MATCH EXISTING)			
1	Existing Roof covering including roof screws, washers, etc, to match existing <u>SHEET METAL FLASHINGS, LININGS, COPINGS, ETC</u> User note: Supplementary preambles in connection with fixing of sheeting and accessories and laps are to be inserted when the Model Preambles for Trades (or other preambles not covering the fixing of sheeting and accessories and laps) are used	m2	11	
	Carried forward		R	
	Section No. 1 Bill No. 6 ROOF COVERING PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			

**NHBRC - REMEDIAL WORK - HOUSE BLUMENTHAL
ERF 405, KESTREL AVE
GAMTOOS RIVER MOUTH
EASTERN CAPE**

[illegible]

Item No	Quantity	Rate	Amount
<u>BILL NO 7</u> <u>PLASTERING</u> <u>SUPPLEMENTARY PREAMBLES</u> <u>User Note</u> <u>The following preambles are to be included only when specifically required by the principal agent</u> <u>GRANOLITHIC</u> <u>Method</u> The method to be used shall be either the monolithic method or the bonded method <u>Preparation</u> For granolithic applied monolithically, the concrete floor shall be swept clean after bleeding of the concrete has ceased and the slab has begun to stiffen; any remaining bleed water shall be removed and the granolithic applied immediately thereafter. For granolithic to be bonded to the floor slab after it has hardened, the slab surface shall be hacked (preferably by mechanical means) until all laitance, dirt, oil, etc is dislodged and swept clean of all loose matter. The slab shall then be wetted and kept damp for at least six hours before applying the granolithic <u>Mix</u> Granolithic shall attain a compressive strength of at least 41 MPa. The coarse aggregate shall comply with SANS 1083 and shall generally be capable of passing a 10 mm mesh sieve. Where the thickness of the granolithic exceeds 25 mm, the size of the coarse aggregate shall be increased to the maximum size compatible with the thickness of the granolithic			
Carried forward			R
Section No. 1 Bill No. 7 PLASTERING PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			

NHBRC - REMEDIAL WORK - HOUSE BLUMENTHAL
ERF 405, KESTREL AVE
GAMTOOS RIVER MOUTH
EASTERN CAPE

	Brought forward		R	
	<u>Panels</u> Granolithic shall be laid in panels not exceeding 14m² for monolithic finishes, not exceeding 9,5m² for bonded finishes and not exceeding 6m² for all external granolithic. Wherever possible, panels shall be square but at no time should the length of the panel exceed 1,5 times its width Where possible joints between panels shall be positioned over joints in the floor slab and shall be at least 3mm wide through the full thickness of the finish, separated by strips of wood or fibreboard and finished with V-joints <u>Laying</u> Monolithic granolithic shall be applied to the partially set slab and thoroughly compacted and lightly wood floated to the required levels Bonded granolithic shall be applied to the slab after applying a 1:1 sand-and-cement slurry brushed over the surface and allowed to partially set before applying the granolithic. The granolithic shall be thoroughly compacted and lightly wood floated to the required levels After wood floating, the monolithic and bonded granolithic shall remain undisturbed until bleeding has ceased and the surface has stiffened. Any remaining bleed water and laitance shall then be removed and the surface steel trowelled or power floated <u>Curing, seasoning and protection</u> Granolithic shall be covered with clean hessian with waterproof building foil over and kept wet for at least seven days after laying <u>Colour</u> Coloured granolithic shall be tinted with an approved colouring pigment mixed into a true and even colour			
	Carried forward		R	
	Section No. 1 Bill No. 7 PLASTERING PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			

**NHBRC - REMEDIAL WORK - HOUSE BLUMENTHAL
ERF 405, KESTREL AVE
GAMTOOS RIVER MOUTH
EASTERN CAPE**

Brought forward			R
<u>SCREEDS</u>			
<u>Screeds on concrete</u>			
1	70mm Average thick screed to falls	m2	4
<u>EXTERNAL PLASTER</u>			
<u>Cement plaster on brickwork / concrete</u>			
2	On narrow widths	m2	1
Carried Forward to Sectional Summary: 1			R
Section No. 1 Bill No. 7 PLASTERING PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			

Section No. 1
Bill No. 8
PAINTWORK
PROVISIONAL BILL OF QUANTITIES
NHBRC REMEDIAL WORK

Brought forward		R
<u>PAINTWORK ETC TO PREVIOUSLY PAINTED 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 (Plascon or Dulux)</u>		
On walls	m2	35
<u>ON FIBRE-CEMENT BOARD SURFACES</u>		
<u>Prepare and apply one coat primer and two coats high quality acrylic emulsion paint</u>		
Ceilings etc.	m2	10
Carried Forward to Sectional Summary: 1		R
Section No. 1 Bill No. 8 PAINTWORK PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK		

**NHBRC - REMEDIAL WORK - HOUSE BLUMENTHAL
ERF 405, KESTREL AVE
GAMTOOS RIVER MOUTH
EASTERN CAPE**

[illegible]

**NHBRC - REMEDIAL WORK - HOUSE BLUMENTHAL
ERF 405, KESTREL AVE
GAMTOOS RIVER MOUTH
EASTERN CAPE**

[illegible]