

NHBRC - REMEDIAL WORK - HOUSE RAMESODI

ERF NO 6425, CRYSTAL PARK

BENONI

GAUTENG PROVINCE

1. EXTENT OF CONTRACT

Building contract

The work embodied in the contract comprises of remedial work to HOUSE RAMASODI at ERF NO 6425, Crystal Park Ext 57, Benoni, Gauteng

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
- * Engineers Drawing

**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.

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 seperate 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	=	millimeter
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.

**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 tenderers 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: Mr Songezo Boo
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 Wezi Phiri
Physical Address: 27 Leeuwkop Road, Sunning hill, Johannesburg
Tel: (011) 317 0143

3. CONCILIATION OFFICER

National Home Builders Registration Council
Contact Person : Mr. Ithumeleng Mobiyane
Physical Address: 27 Leeuwkop Road, Sunning hill, Johannesburg
Tel: (072) 017 2938

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
<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>			
<p>Carried forward</p>		R	
<p>SECTION NO 1 BUILDINGS BILL NO 1 PRELIMINARIES AND GENERAL</p>			

NHBRC - REMEDIAL WORK - HOUSE RAMESODI

ERF NO 6425, CRYSTAL PARK

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Brought forward

R

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 all risk insurance. etc.	Item
2	Allowance for security of the site for the duration of the contract.	Item
3	Allowance for Health and Safety requirements (i.e All work to be in a compliance with the provisions of the OHS Act 85 of 1993 and Regulations R1010)	Item
4	Allowance for site establishments (site office, toilet, water & electricity etc)	Item
5	Allowance for site management, small tools, plant etc.	Item
6	Allowance for housekeeping and compliance of unwanted material to be dumped and disposed to a site designated by local authority.	Item

Carried Forward to Sectional Summary: 1

R

**SECTION NO 1
BUILDINGS
BILL NO 1
PRELIMINARIES AND GENERAL**

NHBRC - REMEDIAL WORK - HOUSE RAMESODI

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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			

NHBRC - REMEDIAL WORK - HOUSE RAMESODI

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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)

REMOVAL OF EXISTING WORK

Breaking down and removing brickwork etc

1	150mm Maxis internal walls	m2	44
2	150mm Maxis external walls	m2	85

Taking out and removing door frames, windows, etc from brickwork to be demolish

3	Steel door frame not exceeding 2.5m2	No	7
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Carried forward

R

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

NHBRC - REMEDIAL WORK - HOUSE RAMESODI

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		Brought forward		R
		<u>Taking out and removing doors, windows, etc from brickwork to be demolish and set aside for re-use and later refixing in similar new position</u>		
4	Glazed steel window 1022 x 1559mm high and burglar proofing, including setting up and building in new brickwork and replacing any broken glass panes with 4mm clear float glass from 150mm brick wall	No	1	
5	Glazed steel window 533 x 1559mm high and burglar proofing, including setting up and building in in new brickwork and replacing any broken glass panes with 4mm clear float glass from 150mm brick wall	No	1	
6	Glazed steel window 1022 x 1559mm high and burglar proofing, including setting up and building in in new brickwork and replacing any broken glass panes with 4mm clear float glass from 150mm brick wall	No	3	
7	Glazed steel window 949 x 949mm high and burglar proofing, including setting up and building in new brickwork and replacing any broken glass panes with 4mm clear float glass from 150mm brick wall	No	1	
8	Glazed steel window 533 x 949mm high and burglar proofing, including setting up and building in in new brickwork and replacing any broken glass panes with 4mm obscure glass from 150mm brick wall	No	2	
9	Steel security gate/door and frame size 813 x 2032mm High overall bolted into wall etc.	No	2	
		<u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc and set aside for re-use</u>		
10	Carefully take down concrete roof tiles (including hip, ridge etc.) and set aside for re-use. (Measured flat as per floor plan)	m2	74	
11	Carefully take down Hipped pitched timber roof construction 6360 x 11730 x 1500mm high overall including timber trusses, purloins, fascias and barge boards and set aside for reuse	No	1	
		Carried forward		R
SECTION NO 1 BUILDINGS BILL NO 2 ALTERATIONS				

NHBRC - REMEDIAL WORK - HOUSE RAMESODI

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Brought forward			R
	<u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc and set aside for re-use and later fixing in similar new position</u>		
12	Carefully take down Gypsum plasterboard ceilings, including cornice, timber brandering etc and set aside for re-use and later fixing in similar new position.	m2	52
	<u>Taking out and removing sundry joinery work, fittings, etc.</u>		
13	Timber single door 813 x 2032m high overall from 150mm brickwall	No	7
	<u>Taking out and removing sundry joinery work, fittings, etc, setting aside for re-use and later refixing in similar new position</u>		
14	Timber sink cupboard 1300 x 600 x 950mm high, including granite top and sink and disconnecting water pipes and installing new trap etc and connecting to new waste pipe etc	No	1
15	Timber floor cupboard 2020 x 600 x 950mm high including granite top and disconnecting oven and hop etc.	No	1
16	Timber floor cupboard 960 x 600 x 950mm high including granite top etc.	No	1
17	Breakfast nook 800 x 600 x 950mm high including granite top etc.	No	1
18	Timber wall cupboard 1200 x 300 x 1100mm high.	No	1
19	Timber wall cupboard 500 x 600 x 2300mm high.	No	1
20	Timber wall cupboard 1750 x 300 x 800mm high.	No	1
21	Bathroom cabinet 300 x 450mm high	No	1
	<u>Taking out and removing ironmongery etc, setting aside for re-use and later refixing in similar new position</u>		
22	Mortice lockset including door handles etc from timber door	No	7
Carried forward			R
SECTION NO 1			
BUILDINGS			
BILL NO 2			
ALTERATIONS			

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			Brought forward	R
23	Single Towel rail from wall	No	1	
24	Double Towel rail not exceeding 1200mm long from wall	No	1	
25	Toilet roll holder	No	1	
26	Curtain Rail not exceeding 1500mm	No	7	
	<u>Taking out and removing piping, sanitary fittings, etc. including cutting off as necessary, disconnecting piping from fittings and setting aside for re-use</u>			
27	Coper piping not exceeding 50mm diameter	m	12	
28	PVC piping exceeding 50mm and not exceeding 100mm diameter	m	7	
29	PVC piping exceeding 110mm diameter and not exceeding 150mm diameter	m	8	
30	Vitreous china WC pan with cistern including short length pipings	No	1	
31	Wash hand basin and pedestal including short lengths of piping etc.	No	1	
32	Bath including short lengths of piping etc.	No	1	
	<u>Taking out/off sundry metalwork and setting aside for re-use and later refix in similar new position</u>			
33	Aluminium Blinds 949 x 949 mm high	No	1	
34	Chromadeck gutter including stop end etc	m	36	
35	Chromadeck downpipes including bend etc.	m	19	
36	Signage ne 0.5m2 including screws etc.	No	2	
37	Carport consisting of, four steel posts, steel rafters and steel purlins with roof sheeting size 6000 X 7000 X 2200mm high overall bolted to walls one side and steel post the other side etc.		Item	
			Carried forward	R
SECTION NO 1				
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BILL NO 2				
ALTERATIONS				

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			R
	Brought forward		
	<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>		
38	30mm Screed from floors	m2	52
	<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 finishes, etc</u>		
39	Tiles to floors	m2	52
	<u>Taking out and removing electrical items, setting aside for re-use</u>		
40	Make safe all electrical work and remove all wall sockets including wiring etc. and set aside for re-use.	No	9
41	Make safe all electrical work and remove all light fittings including, Light switches, wiring etc. and set aside for re-use.	No	9
42	Make safe all electrical work and remove stove and Geysor electrical point including isolator, wiring etc. and set aside for re-use.	No	2
43	Make safe all electrical work and remove Distribution Board including brakers, wiring etc. and set aside for re-use.	No	1
	<u>Sundries</u>		
44	Carefully take down and set aside DSTV Dish and later refit in similar new position	No	1
45	Carefully take down and removing Solar Geysor including Solar Panels etc and set aside for re-use and later fixing in similar new position	No	1
46	Carefully remove alarm system and set aside for re-use and later reinstall in new position		Item
	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>MASONRY</u>			
<u>SUPPLEMENTARY PREAMBLES</u>			
<u>BRICKWORK</u>			
<u>Sizes in descriptions</u>			
Blocks are to be either solid or hollow modular dense concrete masonry units having a compressive strength of 7Mpa			
Where sizes in descriptions are given in brick 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>			
<i>The following preamble generally applies for works in hot and humid coastal areas</i>			
<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 sand mixture and sealed with two coats bitumen emulsion waterproofing coating			
Carried forward		R	
SECTION NO 1 BUILDINGS BILL NO 3 MASONRY			

NHBRC - REMEDIAL WORK - HOUSE RAMESODI

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GAUTENG PROVINCE

Brought forward

R

Face bricks

Bricks shall be ordered timeously to obtain uniformity in size and colour

Pointing

Descriptions of recessed pointing to fair face brickwork and face brickwork shall be deemed to include square recessed, hollow recessed, weathered pointing, etc

BLOCKWORK

Concrete masonry units

Blocks are to be either solid or hollow modular dense concrete masonry units having a compressive strength of 7MPa

Wall ties for blockwork

Wall ties shall be polypropylene ties complying with BS 76377. Ties for hollow walls 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

Blockwork

Blockwork shall comply with SANS 10145 "Concrete Masonry Construction"

Carried forward

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**SECTION NO 1
BUILDINGS
BILL NO 3
MASONRY**

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			Brought forward	R
<p>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 perpendicular of the bottom course of the external skin of hollow walls shall be left open as a weep hole</p> <p><u>Standard complementary blocks</u></p> <p>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</p> <p><u>DECORATIVE BLOCKS</u></p> <p>Blocks shall be of approved manufacture, sound, well burnt or cured and uniform and true in size, shape and colour</p> <p><u>SUPERSTRUCTURE</u></p> <p><u>Brickwork of concrete bricks in class II mortar</u></p> <p>1 150mm Brick wall m2 129</p> <p>2 150mm Brick walls in beamfilling m2 7</p> <p><u>Brick-on-edge header course copings, sills, etc of brickpointed with recessed joints</u></p> <p>3 Sill set level and slightly projecting m 7</p> <p><u>BRICKWORK SUNDRIES</u></p> <p><u>2.5mm Galvanised brick reinforcement</u></p> <p>4 150mm wide reinforcement built in horizontal m 387</p>				
			Carried forward	R
<p>SECTION NO 1 BUILDINGS BILL NO 3 MASONRY</p>				

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Brought forward

R

**Prestressed fabricated lintels including
necessary temporary support**

5 140 x 75mm lintels in length not exceeding 3m m 7

Galvanised hoop iron cramps, ties, etc

6 4mm Diameter roof tie 2m girth bent double with one
end fixed to wood and other end built into brickwork No 50

TESTING OF BRICKS

7 Allowance for testing of bricks to comply with SABS
standards Item

Carried Forward to Sectional Summary: 1

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**SECTION NO 1
BUILDINGS
BILL NO 3
MASONRY**

NHBRC - REMEDIAL WORK - HOUSE RAMESODI

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Item No		Quantity	Rate	Amount
	<p><u>BILL NO 4</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><u>DAMP PROOFING OF WALLS AND FLOORS</u></p> <p><u>One layer 375 micron embossed polyethylene damp proof course (SANS 952-1985 Type B)</u></p>			
1	In walls vertical at reveals	m2	10	
	<p>Carried Forward to Sectional Summary: 1</p> <p>SECTION NO 1 BUILDINGS BILL NO 4 WATERPROOFING</p>		R	

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Item No		Quantity	Rate	Amount
	<u>BILL NO 5</u>			
	<u>ROOF COVERINGS</u>			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<u>ROOFS ETC</u>			
	<u>TILES</u>			
	<u>420 x 332mm "Double Roman" concrete terracotta 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</u>			
1	Roof covering with 26 degrees pitch measured flat on plan (re-use existing)	m2	74	
2	New Roof covering tiles with 26 degrees pitch	m2	15	
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 dampproof course in accordance with SANS 952 Type B underlay	m	11	
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 dampproof course in accordance with SANS 952 Type B underlay and raking cutting to tiles on both sides	m	30	
5	New Purpose made tile to end of ridge bedded and pointed on 1:3 cement mortar tinted to match tile colour	No	8	
	<u>SHEET METAL FLASHINGS, LININGS, COPINGS, ETC</u>			
	Carried forward			R
	SECTION NO 1 BUILDINGS BILL NO 5 ROOF COVERINGS			

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Brought forward

R

0.6mm Galvanised sheet iron flashings

6 Lining to valleys

m

9

Carried Forward to Sectional Summary: 1

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**SECTION NO 1
BUILDINGS
BILL NO 5
ROOF COVERINGS**

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Item No	Quantity	Rate	Amount
<u>BILL NO 6</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>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			
Dimension in descriptions of trusses are nominal and actual measurements are to be obtained from the architect/engineer and/or taken on site before design or fabrication commences			
Carried forward		R	
SECTION NO 1 BUILDINGS BILL NO 6 CARPENTRY AND JOINERY			

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			R
Brought forward			
<u>Sawn softwood</u>			
1	38x114mm wall plate	m	29
2	Allow a sum of R 3 000.00 (Three Thousand Rand Only) for roof construction to match existing (new trusses where existing is damaged and proof of invoice to be submitted)	Item	
3	Allow for re-instate roof construction to match existing	Item	
<u>Sundries</u>			
4	Two coats creosote on sawn timbers	m2	5
<u>DOORS ETC</u>			
<u>40mm hollow core flush doors with 3.2mm standard hardboard covering on both sides hung to steel frames</u>			
5	45mm Door 813 x 2032mm high	No	5
<u>Semi Solid 8 Panel Wrought meranti doors hung to steel frames supplied by Swartland Doors or similar approved</u>			
6	45mm Door 813 x 2032mm high	No	2
Carried Forward to Sectional Summary: 1			R
SECTION NO 1			
BUILDINGS			
BILL NO 6			
CARPENTRY AND JOINERY			

NHBRC - REMEDIAL WORK - HOUSE RAMESODI

ERF NO 6425, CRYSTAL PARK

BENONI

GAUTENG PROVINCE

Item No		Quantity	Rate	Amount
	<p><u>BILL NO 7</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 7 CEILING, PARTITION AND ACCESS FLOORING</p>			
			R	

NHBRC - REMEDIAL WORK - HOUSE RAMESODI

ERF NO 6425, CRYSTAL PARK

BENONI

GAUTENG PROVINCE

Brought forward

R

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 CEILINGS

SUPPLEMENTARY PREAMBLES

Openings

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

6mm 'Rhino' gypsum plasterboards with 63mm wide strips of

1	Ceilings including 38 x 38mm sawn softwood branderings at 400mm centres	m2	26
2	Extra over ceiling for 600 x 600mm trap door 38 x 38mm wrought soft wood rebated framing with one 38 x 38mm sawn softwood cross brander covered with ceiling board and fitted flush opening	No	1
3	<u>"Rhino" gypsum plasterboard cornices</u> 75mm Coved cornice	m	37
4	<u>Aerolite insulation</u> 40mm Insulation closely fitted and laid on top of branderings between roof timbers, etc	m2	52

Carried Forward to Sectional Summary: 1

R

**SECTION NO 1
BUILDINGS
BILL NO 7
CEILING, PARTITION AND ACCESS FLOORING**

NHBRC - REMEDIAL WORK - HOUSE RAMESODI

ERF NO 6425, CRYSTAL PARK

BENONI

GAUTENG PROVINCE

Item No	Quantity	Rate	Amount
<u>BILL NO 8</u>			
<u>METAL WORK</u>			
<u>SUPPLEMENTARY PREAMBLES</u>			
<u>Descriptions of bolts, anchors, etc</u>			
Descriptions of bolts shall be deemed to include nuts and washers			
Description of expansion anchors and bolts and chemical anchors and bolts shall be deemed to include nuts, washers and mortices in brickwork or concrete			
Items described as "holed for bolt(s)"shall be deemed to exclude the bolts unless otherwise described			
Items described as "plugged"shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 600mm centres			
<u>DOOR FRAMES, DOORS, WINDOWS, ETC</u>			
<u>User note</u>			
<i>It is suggested that the architect's refence number ie D1 W1, etc be inserted in brackets after each description</i>			
<i>For clarity the various schedules may be issued together with the bills of quantities</i>			
<u>PRESSED STEEL DOOR FRAMES</u>			
<u>1,6mm Double rebated door frame suitable for 150mm brick walls</u>			
1	Frame for door size 813x2032mm high	No	7
Carried Forward to Sectional Summary: 1			R
SECTION NO 1 BUILDINGS BILL NO 8 METAL WORK			

NHBRC - REMEDIAL WORK - HOUSE RAMESODI

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BENONI

GAUTENG PROVINCE

Item No		Quantity	Rate	Amount
	<u>BILL NO 9</u>			
	<u>PLASTERING</u>			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<u>User note</u>			
	<i>The following preambles are to be included only when specifically required by the principal agent</i>			
	<u>GRANOLITHIC</u>			
	<u>Method</u>			
	The method to be used shall be either the monolithic method or the bonded method			
	<u>SCREEDS</u>			
	<u>Screeds on concrete</u>			
1	30mm thick on floors and landings	m2	52	
	<u>INTERNAL PLASTER</u>			
	<u>Cement plaster on brickwork</u>			
2	On walls	m2	166	
3	On narrow widths	m2	2	
	<u>EXTERNAL PLASTER</u>			
	<u>Cement plaster on brickwork</u>			
4	On walls	m2	85	
5	On narrow widths	m2	2	
	Carried Forward to Sectional Summary: 1			R
	SECTION NO 1			
	BUILDINGS			
	BILL NO 9			
	PLASTERING			

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GAUTENG PROVINCE

Item No	Quantity	Rate	Amount
<u>BILL NO 10</u>			
<u>TILING</u>			
<u>SUPPLEMENTARY PREAMBLES</u>			
<u>Fixing</u>			
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			
<u>User note</u>			
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.			
<u>FLOOR TILING</u>			
<u>350x350x8mm Ceramic (To match existing) floor tiles (PC R 100/m2 fixed with adhesive on to screed (Including the treating of screed with bonding liquid) and flush pointed waterproofing grout.</u>			
1	On floors	m2	52
<u>WALL TILING</u>			
Carried forward			R
SECTION NO 1 BUILDINGS BILL NO 10 TILING			

NHBRC - REMEDIAL WORK - HOUSE RAMESODI

ERF NO 6425, CRYSTAL PARK

BENONI

GAUTENG PROVINCE

Brought forward			R
	<u>350x350x8mm Ceramic (To match existing) wall tiles (PC R 100/m2 fixed with adhesive on to walls and flush pointed waterproofing grout.</u>		
2	On walls	m2	10
3	On walls in isolated panels, splashbacks, etc	m2	1
4	Skirting tiles 100mm high (of cut tiles)	m	48
	<u>Mosaic Wall tiles (PC R 150/m2) fixed with adhesive to plaster and flush pointed with water proofing grout</u>		
5	On walls	m2	3
Carried Forward to Sectional Summary: 1			R
SECTION NO 1 BUILDINGS BILL NO 10 TILING			

NHBRC - REMEDIAL WORK - HOUSE RAMESODI

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BENONI

GAUTENG PROVINCE

Item No		Quantity	Rate	Amount
	<p><u>BILL NO 11</u></p> <p><u>PLUMBING AND DRAINAGE(PROVISIONAL)</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Stainless steel basins, sinks, wash troughs, urinals, etc</u></p> <p>Stainless steel for economy basins, domestic sinks and worktops shall be Type 430 (17/0)</p> <p><u>Sealing of edges</u></p> <p>Outer edges of sinks, basins, baths, urinals, etc are to be sealed against adjacent surfaces with approved silicone</p> <p><u>uPVC pipes and fittings:</u></p> <p>Sewer and drainage pipes and fittings shall be jointed andsealed with butyl rubber rings</p> <p>Soil, waste and vent pipes and fittings shall be solvent weld jointed</p> <p>Descriptions of waste unions shall be deemed to include rubber or vulcanite plugs and chains fixed to fittings</p> <p><u>Copper pipes:</u></p> <p>Pipes shall be hard drawn and half-hard pipes of class 1 and only be bent with benders with inner and outlet former fittings to copper pipes to be capillary type complying with ISO 2016</p> <p>Copper pipes are to be installed in accordance with the latest revision of the Code of Practice for Copper Plumbing soldering techniques. Flux, solder, etc to be strictly in accordance with the manufacturer's requirements with special attention to copper flux composition</p> <p style="text-align: right;">Carried forward</p> <p>SECTION NO 1 BUILDINGS BILL NO 11 PLUMBING AND DRAINAGE</p>			
			R	

NHBRC - REMEDIAL WORK - HOUSE RAMESODI

ERF NO 6425, CRYSTAL PARK

BENONI

GAUTENG PROVINCE

Brought forward

R

Fixing of pipes

Unless specifically otherwise stated, descriptions of pipes shall be deemed to include fixing to walls, etc, casting in, building in or suspending not exceeding 1m below suspension level

Disinfection of water pipework

Water pipework is to be disinfected at completion in accordance with SABS 1200L (provision for disinfection elsewhere)

Laying, backfilling, bedding, etc of pipes

Pipes shall be laid and bedded and trenches shall be carefully backfilling in accordance with manufacturer's instructions

Where no manufacturers' instructions exist, pipes shall be laid in accordance with Clauses 5.1 and 5.2 of each of the following: SABS 1200L : Medium-pressure pipelines
SABS 1200LD: Sewers
SABS 1200LE: Stormwater drainage

Pipe trenches, etc shall be backfilled in accordance with Clauses 3, 5.5, 5.6, 5.7 and 7 of SABS 1200DB : Earthworks (Pipe trenches)

Pipes shall be bedded in accordance with Clauses 3.1 to 3.4.1, 5.1 to 5.3 and 7 of SABS 1200LB : Bedding (Pipes)

Unless otherwise described bedding of rigid pipes shall be Class B bedding

SANITARY FITTINGS, ETC., INCLUDING ALL TAPS, MIXERS, SHOWER HEADS, TRAPS, WASTE OUTLET FITTINGS, ETC

Vaal

- 1 Re-instate Vaal Hibiscus Low level WC with matching 9 litre cisten, plastic plated seat, pan connection and stopvalve (re-use existing)

No

1

Carried forward

R

**SECTION NO 1
BUILDINGS
BILL NO 11
PLUMBING AND DRAINAGE**

NHBRC - REMEDIAL WORK - HOUSE RAMESODI

ERF NO 6425, CRYSTAL PARK

BENONI

GAUTENG PROVINCE

			Brought forward	R
2	Re-instate built in bath (re-use existing)	No	1	
3	Re-instate basin including pedestal (re-use existing)	No	1	
<u>WASTE UNIONS ETC</u>				
<u>'Cobra Watertech'</u>				
4	32mm Basin waste Union	No	2	
5	32mm Bath overflow union	No	1	
6	38mm Bath waste union	No	1	
<u>TRAPS ETC</u>				
<u>uPVC</u>				
7	32 x 40mm deep seal "P" trap	No	1	
8	40mm Bath trap complete with overflow outlet and pipe	No	1	
<u>Marley</u>				
9	40 x 300mm Sink combination for double bowl deepseal	No	1	
<u>TAPS, VALVES, ETC</u>				
<u>Cobra watertech</u>				
10	15mm Stopcock	No	5	
11	Re-instate sink taps (re-use existing)	No	1	
12	Re-instate bath taps (re-use existing)	No	1	
13	Re-instate basin tap (re-use existing)	No	1	
14	Re-instate washing mashine tap (re-use existing)	No	1	
<u>Brass</u>				
15	Re-instate garden tap (re-use existing)	No	2	
			Carried forward	R
SECTION NO 1				
BUILDINGS				
BILL NO 11				
PLUMBING AND DRAINAGE				

NHBRC - REMEDIAL WORK - HOUSE RAMESODI

ERF NO 6425, CRYSTAL PARK

BENONI

GAUTENG PROVINCE

			Brought forward		R
<u>SANITARY PLUMBING</u>					
<u>uPVC pipes</u>					
16	50mm Pipes	m		5	
17	110mm Pipes	m		3	
<u>Extra over uPVC pipes for fittings</u>					
18	50mm Bend	No		7	
19	50mm Access bend	No		3	
20	50mm Access junction	No		1	
21	110mm Access bend	No		1	
22	110mm Junction	No		1	
23	110mm Pan connector	No		1	
<u>WATER SUPPLIES</u>					
<u>Class 1 copper pipes</u>					
24	15mm Pipes	m		20	
25	22mm Pipes	m		8	
<u>Extra over class 1 copper pipes for capillary fittings</u>					
26	15mm Fittings	No		25	
27	22mm Fittings	No		6	
<u>Sundries</u>					
28	150mm Brick bath surrounding wall	m2		1	
29	Internal cement plaster to bath surrounding brick wall	m2		1	
<u>Sundries</u>					
30	Allowance for testing plumbing system			Item	
			Carried forward		R
SECTION NO 1					
BUILDINGS					
BILL NO 11					
PLUMBING AND DRAINAGE					

NHBRC - REMEDIAL WORK - HOUSE RAMESODI

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BENONI

GAUTENG PROVINCE

Brought forward

R

31 Provide certification of the plumbingl works

Item

Carried Forward to Sectional Summary: 1

R

**SECTION NO 1
BUILDINGS
BILL NO 11
PLUMBING AND DRAINAGE**

NHBRC - REMEDIAL WORK - HOUSE RAMESODI

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BENONI

GAUTENG PROVINCE

Item No	Quantity	Rate	Amount
<u>BILL NO 12</u>			
<u>ELECTRICAL WORK</u>			
<u>User note</u>			
<u>SUPPLEMENTARY PREAMBLES</u>			
<u>Switches, socket outlets, etc</u>			
Rates for switches, socket outlets, etc are to include for screwing to outlet boxes, connecting up and cover plates			
<u>Light fittings</u>			
Rates for light fittings are to include for hanging, fixing and connecting and for lamp holders and fluorescent tubes and lamps of the type and wattage described			
<u>Electrical installation and Connection</u>			
1	Re-instate all wall sockets (single and double), including new wiring and conduits chase into brick walls etc.	No	9
2	Re-instate all light fittings, light switches, including new wiring and conduits chased into brick walls etc.	No	10
3	Re-instate isolators, including new wiring and conduits chase into brick walls etc.	No	2
4	Re-instate Distrubition Board including brakers, wiring, conduits etc.	No	1
<u>TESTING</u>			
5	Testing and Providing certification of the electrical works (COC)	Item	
Carried Forward to Sectional Summary: 1			R
SECTION NO 1 BUILDINGS BILL NO 12 ELECTRICAL WORK			

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BENONI

GAUTENG PROVINCE

Item No	Quantity	Rate	Amount
<u>BILL NO 13</u>			
<u>PAINTWORK</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 paintwork to all areas, for paintwork in colours which have a value of 7 or less based on the Munsell system m2			
<u>SUPPLEMENTARY PREAMBLES</u>			
<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 INTERNAL FLOATED PLASTER SURFACES</u>			
<u>Prepare and apply one coat primer and two coats quality paint to match existing</u>			
1	On walls	m2	168
<u>ON EXTERNAL FLOATED PLASTER SURFACES</u>			
<u>Prepare and apply one coat primer and two coats high quality paint to match existing</u>			
2	On walls	m2	87
<u>ON WOOD SURFACES</u>			
Carried forward			R
SECTION NO 1			
BUILDINGS			
BILL NO 13			
PAINTWORK			

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			R
	Brought forward		
	<u>Prepare and apply three coats superior quality clear gloss varnish</u>		
3	Doors	m2	7
	<u>Prepare and apply one under coat and two coats high quality paint to match existing</u>		
4	Doors	m2	16
	<u>ON FIBRE-CEMENT BOARD SURFACES</u>		
	<u>Prepare and apply one coat primer and two coats high quality acrylic emulsion paint</u>		
5	Ceilings and cornices, including priming metal cover strips and nail heads	m2	52
	<u>ON METAL SURFACES</u>		
	<u>Prepare and apply one under coat and two coats enamel paint to match existing</u>		
6	Door frames	m2	5
	<u>PREPARATORY WORK TO EXISTING WORK</u>		
	<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>PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK</u>		
	<u>ON METAL SURFACES</u>		
	<u>Prepare and apply one under coat and two coats enamel paint to match existing</u>		
7	Window frames including burglar bars	m2	14
	Carried Forward to Sectional Summary: 1		
	SECTION NO 1		
	BUILDINGS		
	BILL NO 13		
	PAINTWORK		
			R

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GAUTENG PROVINCE

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	BUILDINGS		
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13	PAINT WORK	35	
	Carried to Final Summary		R
	SECTION NO 1		
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BENONI

GAUTENG PROVINCE

Section No	<u>FINAL SUMMARY</u>	Page No	Amount
1	BUILDINGS	36	
	<u>CONTINGENCY</u>		
	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