

**NHBRC - REMEDIAL WORK - HOUSE STEVENSON**

**STAND 8341**

**J BAY**

**EASTERN CAPE PROVINCE**

**1. EXTENT OF CONTRACT**

**Building contract**

8341 The work embodied in the contract comprises of remedial work to House Stevenson at Stand J Bay, 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**

**NHBRC - REMEDIAL WORK - HOUSE STEVENSON**

**STAND 8341**

**J BAY**

**EASTERN CAPE PROVINCE**

**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 <sup>2</sup>	=	square metre
m <sup>3</sup>	=	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**

**NHBRC - REMEDIAL WORK - HOUSE STEVENSON**

**STAND 8341**

**J BAY**

**EASTERN CAPE PROVINCE**

**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](mailto:scmrequests@nhbrc.org.za)

Neither late tenders not faxed tenders will be considered.

**NOTES AND SPECIFICATIONS  
NOTES TO TENDERERS**

**NHBRC - REMEDIAL WORK - HOUSE STEVENSON**

**STAND 8341**

**J BAY**

**EASTERN CAPE PROVINCE**

**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**

**NHBRC - REMEDIAL WORK - HOUSE STEVENSON**

**STAND 8341**

**J BAY**

**EASTERN CAPE PROVINCE**

Item No	Quantity	Rate	Amount
<b><u>BILL NO. 1</u></b>			
<b><u>PRELIMINARIES AND GENERAL</u></b>			
<b><u>NOTES</u></b>			
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			
<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 damages 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 connection thereto			
The contractor shall provide noise and dust control to the approval of the Conciliation Officer			
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.			
<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 site.			
Carried forward		R	
SECTION NO 1			
BUILDINGS			
BILL NO 1			
PRELIMINARIES AND GENERAL			

**NHBRC - REMEDIAL WORK - HOUSE STEVENSON**

**STAND 8341**

**J BAY**

**EASTERN CAPE PROVINCE**

	<b>Brought forward</b>		<b>R</b>
	<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.		
	<b><u>PRELIMINARIES AND GENERAL</u></b>		
	<u>All risk insurance</u>		
1	Allowance for contractor's all risk insurance and all other relevant insurance etc.	Item	
	<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	
	<b>Carried forward</b>		<b>R</b>
	<b>SECTION NO 1 BUILDINGS BILL NO 1 PRELIMINARIES AND GENERAL</b>		

## EASTERN CAPE PROVINCE

-7-

**NHBRC - REMEDIAL WORK - HOUSE STEVENSON**

**STAND 8341**

**J BAY**

**EASTERN CAPE PROVINCE**

Item No		Quantity	Rate	Amount
	<b><u>BILL NO. 2</u></b>			
	<b><u>ALTERATIONS</u></b>			
	<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
	<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	
	<b>SECTION NO 1 BUILDINGS BILL NO 2 ALTERATIONS</b>			



**NHBRC - REMEDIAL WORK - HOUSE STEVENSON**

**STAND 8341**

**J BAY**

**EASTERN CAPE PROVINCE**

	<p style="text-align: right;"><b>Brought forward</b></p>			<b>R</b>
	<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><b><u>REMOVAL OF EXISTING WORK</u></b></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 roof tiles (Coverland - Elite Roof Tile Slate Grey) (Measure flat on floor plan.) and set aside for re-use.	m2	422	
	<p style="text-align: right;"><b>Carried forward</b></p>			<b>R</b>
	<p><b>SECTION NO 1</b> <b>BUILDINGS</b> <b>BILL NO 2</b> <b>ALTERATIONS</b></p>			

**NHBRC - REMEDIAL WORK - HOUSE STEVENSON**

**STAND 8341**

**J BAY**

**EASTERN CAPE PROVINCE**

	Brought forward			R
2	Ridge tiles	m	55	
3	Hip tiles	m	28	
4	Carefully take down Nu Tech fascia and barge boards etc.	m	48	
	<u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc.</u>			
5	Cornice from brickwork	m	6	
Carried Forward to Sectional Summary: 1				R
SECTION NO 1 BUILDINGS BILL NO 2 ALTERATIONS				

**NHBRC - REMEDIAL WORK - HOUSE STEVENSON****STAND 8341****J BAY****EASTERN CAPE PROVINCE**

Item No		Quantity	Rate	Amount
	<b><u>BILL NO. 3</u></b>			
	<b><u>ROOF COVERINGS</u></b>			
	<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
	<b><u>ROOFS ETC</u></b>			
	<b><u>TILES</u></b>			
	<u>420 x 332mm Coverland - Elite Roof Tile Slate Grey"</u> <u>tiles laid on and including an underlay of 250 micron</u> <u>"Dakseel" sheeting with 75mm lapped and sealed joints</u> <u>and nailed through underlay with non-corrosive tile nails</u> <u>to 38 x 38mm sawn softwood battens at 320mm centre</u>			
1	Reinstate existing roof tiles as per Coverland installation recommendation. Nail Down each tile and Fix every alternative tile with a storm clip (Measured flat on plan)	m2	422	
2	Reinstate existing ridges 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	39	
3	Reinstate existing hips 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	17	
4	Reinstate Purpose made tile to end of ridge bedded and pointed on 1:3 cement mortar tinted to match tile colour	No	4	
5	New roof tiles (To match existing) as per Coverland installation recommendation. Nail Down each tile and Fix every alternative tile with a storm clip (Measured flat on plan)	m2	10	
6	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	17	
	<b>Carried forward</b>		R	
	<b>SECTION NO 1</b>			
	<b>BUILDINGS</b>			
	<b>BILL NO 3</b>			
	<b>ROOF COVERINGS</b>			

## **EASTERN CAPE PROVINCE**

-12-

**NHBRC - REMEDIAL WORK - HOUSE STEVENSON**

**STAND 8341**

**J BAY**

**EASTERN CAPE PROVINCE**

Item No		Quantity	Rate	Amount
	<b><u>BILL NO. 4</u></b>			
	<b><u>CARPENTRY AND JOINERY</u></b>			
	<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
	<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			
	<b><u>ROOFS ETC</u></b>			
	<b><u>PLATED NAILED TIMBER ROOF TRUSS CONSTRUCTION ETC</u></b>			
	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	
	<b>SECTION NO 1</b>			
	<b>BUILDINGS</b>			
	<b>BILL NO 4</b>			
	<b>CARPENTRY AND JOINERY</b>			

## EASTERN CAPE PROVINCE

-14-

**NHBRC - REMEDIAL WORK - HOUSE STEVENSON**

**STAND 8341**

**J BAY**

**EASTERN CAPE PROVINCE**

Item No		Quantity	Rate	Amount
	<b><u>BILL NO. 5</u></b>			
	<b><u>CEILINGS, PARTITIONS AND ACCESS FLOORING</u></b>			
	<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
	<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	
	<b>SECTION NO 1</b>			
	<b>BUILDINGS</b>			
	<b>BILL NO 5</b>			
	<b>CEILING, PARTITION AND ACCESS FLOORING</b>			

## **EASTERN CAPE PROVINCE**

R

Polystyrene cornices to ceilings (All to match existing)

6

R

-16-



**NHBRC - REMEDIAL WORK - HOUSE STEVENSON**

**STAND 8341**

**J BAY**

**EASTERN CAPE PROVINCE**

Item No	Quantity	Rate	Amount
<b><u>BILL NO. 6</u></b>			
<b><u>PAINTWORK</u></b>			
<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
<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			
<b><u>PREPARATORY WORK TO EXISTING WORK</u></b>			
<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	
<b>SECTION NO 1</b>			
<b>BUILDINGS</b>			
<b>BILL NO 6</b>			
<b>PAINTWORK</b>			

**NHBRC - REMEDIAL WORK - HOUSE STEVENSON**

**STAND 8341**

**J BAY**

**EASTERN CAPE PROVINCE**

Brought forward			R
<b><u>PAINT SPECIFICATIONS</u></b>			
All painting shall be done in accordance with <b>Plascon</b> / Dulux specifications unless otherwise described			
<b><u>COLOURS</u></b>			
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			
<b><u>PREPARATORY WORK TO EXISTING WORK</u></b>			
<b><u>ON FIBRE-CEMENT BOARD SURFACES</u></b>			
<u>Prepare and apply one coat primer and two coats high quality acrylic emulsion paint</u>			
1	Ceilings and cornices, including priming metal cover strips and nail heads	m2	60
<b><u>ON INTERNAL FLOATED PLASTER SURFACES</u></b>			
<u>Two coats premium quality highly washable paint on work in sound condition to match existing. Applied strictly to manufacturer's specification</u>			
2	On walls	m2	23
Carried Forward to Sectional Summary: 1			R
SECTION NO 1			
BUILDINGS			
BILL NO 6			
PAINTWORK			

**NHBRC - REMEDIAL WORK - HOUSE STEVENSON**

**STAND 8341**

**J BAY**

**EASTERN CAPE PROVINCE**

Item No		Quantity	Rate	Amount
	<b><u>BILL NO 7</u></b>			
	<b><u>PROVISIONAL SUM</u></b>			
	<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
	<u>General</u>			
	Work for which budgetary allowances are provided will be measured and valued in accordance with the quantity surveyors assessment and shall be deducted in whole or in part if not required without any compensation for loss or profit on the said allowance			
	Prime cost amounts and provisional sums are net. prime cost amounts include for delivery to site of all articles concerned			
	Provisional sums are for material and equipment supplied and installed complete by firm of specialist			
	Note: These items are to be taken into account in the pricing of Preliminaries and General as they will not attract separate Preliminaries of their own.			
	<u>Profit</u>			
	Where stated, the contractor may allow for profit if required			
	<b><u>BUILT IN CUPBOARDS</u></b>			
1	Provide the sum of Two Thousand Five Hundred Rand (R 2 500) for supply and install of new back board, including removing and reinstall existing wall cupboards	Item		
	<b><u>SOLAR PANELS, INVERTER AND BATTERY</u></b>			
2	Provide the sum of Twelve Thousand Five Hundred Rand (R 12 500) for taking the Solar system down and later refit in similar new position.	Item		
	<b>Carried Forward to Sectional Summary: 1</b>		R	
	<b>SECTION NO 1</b>			
	<b>BUILDINGS</b>			
	<b>BILL NO 7</b>			
	<b>PROVISIONAL SUMS</b>			

**NHBRC - REMEDIAL WORK - HOUSE STEVENSON**

**STAND 8341**

**J BAY**

**EASTERN CAPE PROVINCE**

SECTION NO 1				
BUILDINGS				
<b><u>SECTION SUMMARY - BUILDINGS</u></b>				
Bill No		Page No	Amount	
1	PRELIMINARIES AND GENERAL	7		
2	ALTERATIONS	10		
3	ROOF COVERINGS	12		
4	CARPENTRY AND JOINERY	14		
5	CEILING, PARTITION AND ACCESS FLOORING	16		
6	PAINT WORK	18		
7	PROVISIONAL SUMS	19		
Carried to Final Summary			R	
SECTION NO 1 BUILDINGS				

**NHBRC - REMEDIAL WORK - HOUSE STEVENSON**  
**STAND 8341**  
**J BAY**  
**EASTERN CAPE PROVINCE**

Section No	<u>FINAL SUMMARY</u>	Page No	Amount
1	BUILDINGS	20	
	<b><u>CONTINGENCY</u></b>		
	Allow a contingency of 10% to be used as directed by the Quantity Surveyors.		SUM
	<b>SUB TOTAL</b>		R
	Value added Tax		R
	<b>Carried to Form of Tender</b>		R