

1. EXTENT OF CONTRACT

Building contract

The work embodied in the contract comprises of remedial work to House VENTER ERF 3126, 51 Bloukrans Weg Hartenbos, WC

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 Dalitso Mkandawire
Physical Address: Centennial Office Park, First Floor, East Block, Century City
Tel: 083 475 3546

3. CONCILIATION OFFICER

National Home Builders Registration Council
Contact Person : Ms Nwabisa Mayongo
Physical Address: Centennial Office Park, First Floor, East Block, Century City
Tel: 073 590 7466

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
	<p><u>BILL NO 1</u></p> <p><u>PRELIMINARIES AND GENERALS</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 of 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 damage 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 connections 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, buildings, etc., adjacent to the construction area etc., during the period of the works in a clean and rubble free condition.</p> <p style="text-align: right;">Carried forward</p> <p>Section No. 1 Bill No. 1 PRELIMINARIES AND GENERALS PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			
			R	

	Brought forward		R
	<u>PRELIMINARIES AND GENERAL</u>		
1	Allowance for contractor's all risk insurance and all other relevant insurance etc.	Item	
	Carried forward		R

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
Carried Forward to Sectional Summary: 1		R
Section No. 1 Bill No. 1 PRELIMINARIES AND GENERALS PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK		

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 the 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 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> <p style="text-align: right;">Carried forward</p> <p>Section No. 1 Bill No. 2 ALTERATIONS. PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			
			R	

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

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	9
<u>REMOVAL OF EXISTING WORK</u>			
<u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc (and setting aside for re-use)</u>			
2	Carefully remove Roof sheeting (Steel, Chroma deck etc.) covering and timber purlins (Measured flat on plan).	m2	11
3	Fascia and Barge boards including screws, brackets etc.	m	10
4	Ridge / Hip Capping 400mm girth etc.	m	10
<u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc</u>			
5	Timber roof construction, including roof trusses, purlins, wall plates etc (Measured flat on floor plan)	m2	9
6	Gypsum plasterboard ceilings, including cornices, timber brandering, etc	m2	16
7	Gypsum plasterboard/ Nutec boards eave coverings, including timber brandering etc.	m2	4
8	Cornice from brickwork	m	8
9	Steel Flashings including waterproofing etc.	m	10
<u>Taking out and removing ironmongery etc, setting aside for re-use and later refixing in similar new position</u>			
10	Curtain Rails	No	1
Carried forward			R
Section No. 1 Bill No. 2 ALTERATIONS. PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			

Brought forward			R
	<u>Taking out/off sundry metalwork and setting aside for re-use and later refix in similar new position</u>		
11	Steel or Chromadeck gutter including stop end etc	m	3
12	Steel or Chroma deck downpipes including bend, shoes etc.	m	4
	<u>Taking out and removing Light fitting and set aside for re-use and later refit in similar new position</u>		
13	Make safe all electrical work and remove all light fittings and set aside for re-use and later refit in similar new position.	No	2
<u>MAKING GOOD OF FINISHES ETC</u>			
	<u>Making good "Rhino" gypsum plasterboard ceilings and brandering etc</u>		
14	Ceilings in patches	m2	16
	<u>Making good Rhinolite</u>		
15	Ceilings/soffits in patches	m2	7
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>WATERPROOFING</u>			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<u>Waterproofing</u>			
	Tenderer must attach / submit 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			
	<u>WATERPROOFING TO ROOFS, BASEMENTS, ETC</u>			
	<u>Two layers SILCOR 900 MP waterproofing</u>			
1	Covering gutters, Flashings etc. All as per Engineers detail	m2	5	
	<u>PROTECTIVE ROOFING PAINT</u>			
	<u>Two coats bituminous aluminium paint</u>			
2	On waterproofing to roofs	m2	5	
	<u>SUNDRIES</u>			
	<u>Testing</u>			
3	Allow for flooding of waterproofing area (All as per Engineers detail)		Item	
	Carried Forward to Sectional Summary: 1			R
	Section No. 1 Bill No. 3 WATERPROOFING <i>PROVISIONAL BILL OF QUANTITIES</i> NHBRC REMEDIAL WORK			

Item No		Quantity	Rate	Amount
	<u>BILL NO 4</u>			
	<u>ROOF COVERINGS</u>			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<u>ROOFS ETC</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	Reinstate existing roof covering including new underlay and tek-screws, etc, (Measured flat on plan) (All as per Eng details)	m2	11	
2	NEW Roof covering including roof screws, washers, roof underlay etc, with pitch roof not exceeding 25 degrees (Measured flat on plan) (All as per Eng details)	m2	3	
3	Reinstate existing Ridge / Hip Capping 400mm girth etc.	m	10	
	<u>0.6mm Galvanised sheet steel flashings</u>			
4	Side wall flashing 200mm girth including sealing top edge with mastic in and including groove in brickwork	m	5	
5	Head wall flashing 200mm girth including sealing top edge with mastic in and including groove in brickwork	m	5	
6	Cover flashings 150mm girth including sealing top edge with mastic in and including groove in brickwork	m	10	
	Carried Forward to Sectional Summary: 1			R
	Section No. 1			
	Bill No. 4			
	ROOF COVERING			
	PROVISIONAL BILL OF QUANTITIES			
	NHBRC REMEDIAL WORK			

Item No		Quantity	Rate	Amount
	<p><u>BILL NO 5</u></p> <p><u>CARPENTRY AND JOINERY</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>Joinery</u></p> <p>Descriptions of frames shall be deemed to include frames, transoms, rails, etc</p> <p>Descriptions of hardwood joinery shall be deemed to include sinking and pelleting heads and nuts of bolts</p> <p><u>Fixing</u></p> <p>Items described as "nailed" shall be deemed to be fixed with hardened steel nails or shot pins to brickwork or concrete</p> <p><u>Decorative laminate finish:</u></p> <p>Laminate finish shall be glued under pressure. Edge strips shall be butt jointed at junctions with adjacent similar finish</p> <p><u>ROOFS ETC</u></p> <p><u>PLATED NAILED TIMBER ROOF TRUSS CONSTRUCTION ETC</u></p> <p>The following is applicable in respect of roof trusses:</p> <p style="text-align: right;">Carried forward</p> <p>Section No. 1 Bill No. 5 CARPENTRY AND JOINERY PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			
			R	

Brought forward			R
Trusses are at maximum 900mm centres			
Roof covering are 450mm 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			
<u>Sawn softwood Graded 5 SA PINE</u>			
1	50x150mm timber beam bolted to wall	m	4
2	228 x 50mm Rafter bolted to wall. (All as per the Engineers detail)	m	3
3	New Propose made Mono pitched timber roof Trusses including roof design and certificate etc. (All as per the Architect/Engineers drawing)	No	4
SA Pine Sawn softwood			
4	76 x 50mm Cross bracing	m	7
5	38 x 38mm Purlins	m	18
Sundries			
6	90 x 50 x 1.6mm Truss Hangers	No	4
7	M16 Anchor Bolts Including drilling etc	No	16
8	30 x 1,6mm Roof tie 1,5m long fixed as per Eng detail	No	4
<u>EAVES, VERGES, ETC</u>			
Carried forward			R
Section No. 1 Bill No. 5 CARPENTRY AND JOINERY PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			

Item No		Quantity	Rate	Amount
	<p><u>BILL NO 6</u></p> <p><u>CEILING, PARTITIONS AND ACCESS FLOORING</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Fixing</u></p> <p>Item 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 do not exceed 900mm such portions of ceilings have been included in the appropriate general items of the 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 Bill No. 6 CEILINGS, PARTITIONS AND ACCESS FLOORING PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			
			R	

		Brought forward		R
		<u>Steel components</u>		
		All steel components for ceilings, partitions, etc are to be galvanised in accordance with SANS 121		
		<u>User note</u>		
		Circular bulkheads shall be given separately		
		<u>SUNDRIES</u>		
		<u>Gypsum plasterboard cornices</u>		
1	75mm Coved cornice	m	6	
		<u>Polystyrene cornices to ceilings (All to match existing)</u>		
2	Cornice to match existing (PC Amount of R 80 per meter delivered to site)	m	8	
		Carried Forward to Sectional Summary: 1		
		R		
		Section No. 1 Bill No. 6 CEILINGS, PARTITIONS AND ACCESS FLOORING PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK		

Item No		Quantity	Rate	Amount
	<p><u>BILL NO 7</u></p> <p><u>PAINTWORK</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></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 washed down and allowed to dry completely before any paint is applied. Blistered or peeling paint shall be completely removed and cracks shall be opened, filled with a suitable filler and finished smooth</p> <p><u>PAINT SPECIFICATIONS</u></p> <p>All painting shall be done in accordance with Plascon or Dulux specifications unless otherwise described</p> <p><u>COLOURS</u></p> <p>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</p> <p style="text-align: right;">Carried forward</p> <p>Section No. 1 Bill No. 7 PAINTWORK PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			R

Brought forward			R
<u>PAINTWORK ETC TO NEW WORK</u>			
<u>ON FIBRE-CEMENT BOARD SURFACES</u>			
<u>Prepare and apply one coat primer and two coats high quality acrylic emulsion paint</u>			
1	Ceilings and cornices, including priming metal cover strips and nail heads	m2	40
<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>			
2	On walls	m2	38
<u>ON EXTERNAL FLOATED PLASTER SURFACES</u>			
<u>Two coats superior quality acrylic emulsion paint on work in sound condition to match existing (Dulux Wall and All or similar approved)</u>			
3	On external walls	m2	22
Carried Forward to Sectional Summary: 1			R
Section No. 1 Bill No. 7 PAINTWORK PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			

Section No. 1				
BUILDINGS				
<u>SECTION SUMMARY - BUILDINGS</u>				
Bill No		Page No		Amount
1	PRELIMINARIES AND GENERALS	7		
2	ALTERATIONS.	11		
3	WATERPROOFING	12		
4	ROOF COVERING	13		
5	CARPENTRY AND JOINERY	16		
6	CEILINGS, PARTITIONS AND ACCESS FLOORING	18		
7	PAINTWORK	20		
Carried to Final Summary				R
Section No. 1 PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK				

Section No	<u>FINAL SUMMARY</u>	Page No	Amount
1	BUILDINGS	21	
	SUB TOTAL		R
	<u>CONTINGENCY</u>		
	Allow a contingency of 10% to be used as directed by the Engineer		SUM
	VALUE ADDED TAX		R
	Carried to Form of Tender		R
	PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK		