

1. EXTENT OF CONTRACT

Building contract

The work embodied in the contract comprises remedial work for roofs at ERF 5384,- Marula Heights, Bendor Ext 94 Polokwane

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 tenderers 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:

- * Bill of Quantities
- * Engineer's scope of work

4. BILLS OF QUANTITIES

These Bill of Quantities to be priced in accordance with the 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 payment 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 quantities set out in the Bill Of Quantities are provisional quantities only. Quantities to be re-measured on site and paid accordingly.

The validity of the contract shall in no way be affected by differences between the quantities in the Bill of Quantities and the quantities finally certified for payment. Work shall be valued at the rates tendered.

The units of measurement indicated in the Bill Of Quantities are metric units

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

These Bills Of Quantities contain pages numbered consecutively as indicated in the Index. Before the contractor submits his tender he should check the number of pages, and if any are found to be missing or duplicated, or the figures or writing indistinct, or the tender documents contain any obvious errors, he should apply to the quantity surveyors 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 orders for materials. The contractor may do so at his own risk but shall not be reimbursed for additional costs so incurred.

Unless a separate rate for the supply and for the installation of any items is specifically called for, the supply and installation costs of any item shall be deemed to be fully included in the unit price.

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 tenderers 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 tenderers.

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.

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 Edward Madavhu
Physical Address: Standard Bank Square
52 Schoeman street
Polokwane Central, Polokwane

Tel: (015) 297 7519

3. CONCILIATION OFFICER

National Home Builders Registration Council
Contact Person : Ms Choshi Lesufi
Physical Address: Standard Bank Square
52 Schoeman street
Polokwane Central, Polokwane

Tel: (015) 297 7519

4. QUANTITY SURVEYOR

National Home Builders Registration Council
Contact Person: Mr Moseto Sebetha
Physical Address: 27 Leeuwkop Road, Sunninghill, Johannesburg
Postal address: P O BOX 461, Randburg, 2125
Tel: (011) 317-0006

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 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 principal agent. The contractor shall notify the Principal Agent 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 Principal Agent 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	
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	<u>Identity of employees</u> All employees of the contractor and his sub contractors 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 abovementioned conditions the contractor shall be requested by Principal Agent, 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 Specification <u>Housekeeping and compliance with Principal agent 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 Principal Agent <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 from the Principal Agent before doing so. The cost of this overtime will be for the contractor's account <u>All risk insurance</u>			
1	Allowance for contractor's all risk insurance	Item		
	<u>Health and Safety</u>			
2	Allowance for all health and safety requirements as deemed necessary for the successful execution of the project	Item		
	Carried forward		R	
	Section No. 1 BUILDINGS Bill No. 1 PRELIMINARIES AND GENERALS PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORKS			

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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 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. <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 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 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 engineer.			
	Carried forward Section No. 1 BUILDINGS Bill No. 2 ALTERATIONS. PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORKS		R	

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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 rehanging, 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 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 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, 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 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) <u>REMOVAL OF EXISTING WORK</u> <u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc</u>				
1	Broken roof tiles	m2	4		
2	Ridges	m	13		
	Carried forward			R	
	Section No. 1 BUILDINGS Bill No. 2 ALTERATIONS. PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORKS				

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	<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>				
3	Screed from floors	m2	22		
	<u>Hacking up/off and removing waterproofing membrane, etc from concrete roof surfaces and prepare surface for new waterproofing, etc</u>				
4	Torch on waterproofing	m2	29		
Carried Forward to Sectional Summary: 1					R
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Item No		Quantity	Rate	Amount
	<u>BILL NO 3</u> <u>WATERPROOFING</u> <u>SUPPLEMENTARY PREAMBLES</u> <u>Waterproofing</u> 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 Tenderer must attach manufacturer's specification for their waterproofing system 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 comprising two bitumen layers reinforced with woven spunbonded polyester fabric and coated with polyethelene film for heat bonding, laid with 100mm side and 150mm end laps</u>			
1	On flat roofs	m2	22	
2	On turn ups	m2	7	
	<u>Two layers mastic asphalt waterproofing</u>			
3	Covering ridges	m2	5	
	<u>PROTECTIVE ROOFING PAINT</u> Carried forward			
	Section No. 1 BUILDINGS Bill No. 3 WATERPROOFING PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORKS		R	

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Item No		Quantity	Rate	Amount
	BILL NO 4			
	ROOF COVERINGS			
	SUPPLEMENTARY PREAMBLES			
	ROOFS ETC			
	TILES			
	<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 tiles	m2	4	
2	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 i	m	13	
	Carried Forward to Sectional Summary: 1		R	
	Section No. 1			
	BUILDINGS			
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	ROOF COVERING			
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Item No		Quantity	Rate	Amount
	<u>BILL NO 5</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>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 41MPa. The coarse aggregate shall comply with SANS 1083 and shall generally be capable of passing a 10mm mesh sieve. Where the thickness of the granolithic exceeds 25mm, the size of the coarse aggregate shall be increased to the maximum size compatible with the thickness of the granolithic Carried forward Section No. 1 BUILDINGS Bill No. 5 PLASTERING PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORKS			
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	<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 sevendays 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 BUILDINGS Bill No. 5 PLASTERING PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORKS			

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<u>SCREEDS</u>				
<u>Screeds with compressive strength of 15MPa steel trowelled on concrete</u>				
1	Average 30mm thick on flat roofs to falls	m2	22	
Carried Forward to Sectional Summary: 1 Section No. 1 BUILDINGS Bill No. 5 PLASTERING <i>PROVISIONAL BILL OF QUANTITIES</i> <i>NHBRC REMEDIAL WORKS</i>				R

Item No		Quantity	Rate	Amount
	<u>BILL NO 6</u> <u>PLUMBING AND DRAINAGE</u> <u>(PROVISIONAL)</u> <u>SUPPLEMENTARY PREAMBLES</u> <u>uPVC pressure pipes and fittings:</u> Pipes for water supply shall be of the class stated Pipes of 40mm diameter and smaller shall be plain ended with solvent welded uPVC loose sockets and fittings Pipes of 50mm diameter and greater shall have sockets and spigots with push in type integral rubber ring joints. Bends shall be uPVC and all other fittings shall be cast iron, all with similar push-in type joints <u>Fixing of pipes</u> 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 <u>User note:</u> Dependent on soil or environmental conditions laps may require to be increased to a maximum of 55% (which results in a double layer) <u>General</u> Descriptions of cast iron outlets shall be deemed to include joints to pipes and casting into concrete (adaptors for joints to PVC pipes, etc are given separately)			
	Carried forward		R	
	Section No. 1 BUILDINGS Bill No. 6 PLUMBING AND DRAINAGE PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORKS			

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	Descriptions of overflow pipes where measured in number, shall be deemed to include joints to cisterns and splay cut ends Descriptions of service pipes and flexible connecting pipes shall be deemed to include connections to taps, cisterns, etc and to steel pipes (adaptors for connections to copper pipes, etc are given separately) <u>RAINWATER DISPOSAL</u> <u>uPVC SV pipes</u>				
1	75mm Diameter weep pipe 600mm long with splay-cut end, built through brickwork <u>HOLES ETC</u> <u>Core drilling hole exceeding 50mm and not exceeding 100mm diameter</u>	No	7		
2	230mm brick wall	No	7		
Carried Forward to Sectional Summary: 1 Section No. 1 BUILDINGS Bill No. 6 PLUMBING AND DRAINAGE PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORKS					R

Item No		Quantity	Rate	Amount
	<u>BILL NO 7</u> <u>PAINTWORK</u> <u>SUPPLEMENTARY PREAMBLES</u> <u>PREPARATORY WORK TO EXISTING WORK</u> <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 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 <u>PAINT SPECIFICATIONS</u> All painting shall be done in accordance with Plascon specifications unless otherwise described <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			
	Carried forward		R	
	Section No. 1 BUILDINGS Bill No. 7 PAINTWORK PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORKS			

Brought forward			R
<u>PAINTWORK ETC TO PREVIOUSLY PAINTED WORK</u>			
<u>ON INTERNAL FLOATED PLASTER SURFACES</u>			
<u>Prepare and apply two coats interior high quality acrylic paint to match existing</u>			
1	On internal walls	m2	97
<u>ON EXTERNAL FLOATED PLASTER SURFACES</u>			
<u>Prepare and apply two coats exterior high quality acrylic paint to match existing</u>			
2	On external walls	m2	39
<u>ON CONCRETE SURFACES</u>			
<u>ON SMOOTH CONCRETE SURFACES</u>			
<u>Prepare and apply two coats high quality acrylic paint to match existing</u>			
3	On soffits of slabs	m2	76
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1	BUILDINGS	21	
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	CONTINGENCY		
	Allow a contingency of 10% to be used as directed by the Quantity Surveyor.		SUM
	VALUE ADDED TAX		R
	Carried to Form of Tender		R
	PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORKS		