

APPENDIX A

(PROPOSED WORK & ARCHITECTURAL REPORT)

THE BEER HALL

Restoration of Gallery Building Specifications

2015/10/30

1. Floors:

- 1.1 The existing concrete floors are currently producing excessive levels of dust, unsuitable to artworks and the uneven level of the surface poses a health and safety risk. The existing floors do not have the strength to be polished to a suitable standard therefore specialist recommendation is to Use a dustless diamond grind system to remove all latent, paint, glue, etc. repairing the larger holes not removed through the grinding process. A 35MPA, 8mm concrete overlay will then be installed; this will be sealed with 1 coat of lithium based sealer to prevent dusting and 2 coats of acrylic sealant to prevent staining. Sample panel to be prepared for architect's approval. All finishes shall be durable, of uniform texture and colour, and be resilient to environmental and pollution effects.

2. Walls:

- 2.1 The existing drywall panels are unsuitable for the display of artwork as they cannot support the required weight; unless specified all drywall should be removed and suitably disposed of. All panels currently sealing the chimney vents / former cookers are to be removed.
- 2.2 The existing drywall partitions of the 'electrical / fire storeroom' are to be repaired where necessary and to receive 1 coat of primer and 2 coats of 'Dulux' acrylic paint. Colour to architect's choice. All finishes shall be durable, of uniform texture and colour, and be resilient to environmental and pollution effects.
- 2.3 Specified internal walls to be stripped of all existing paint to expose existing historical brickwork to architect's approval. Wall is to be cleaned and free of all traces of dust, laitance or any other contaminants and prepared to receive 'Pro-struct 670' clear matte water repellent sealer. All to be applied in strict accordance with manufacturers specifications. Sample panel to be prepared for architect's approval
- 2.4 Paint to be removed from all exterior face-brick surfaces of the gallery building in order to expose the existing historical brickwork.

3. Chimney Vents

- 3.1 Currently the chimney vents have been sealed by the exhibition panels installed during the UIA therefore their form and structure can no longer be appreciated. These panels are to be removed during this phase of work and the surfaces of the chimneys are to be restored and then utilised for the display of artwork, sculpture and various exhibits. All interior surfaces of all chimney vents to be stripped of all paint to expose the historic brickwork to architect's approval. All exterior surfaces of all chimney vents are to be

sanded to architect's approval (sample to be done for approval) and to receive 1 coat of primer and 2 coats of 'Dulux' acrylic paint. Colour to architect's choice. All finishes shall be durable, of uniform texture and colour, and be resilient to environmental and pollution effects.

- 3.2 The existing concrete screeds which were previously installed over the historic brickwork of all chimney vent bases are to be removed to architect's specification and approval. Historic base to be polished and to receive approved matte floor sealant to architect's and specialist's specification. All finishes shall be durable, of uniform texture and colour, and to be resilient to environmental and pollution effects
- 3.3 Additional lights to be installed within chimney vents to match existing to architects and electrical engineer's detail and specification. Lights must be suitable for the lighting of various exhibits and artworks.

4. Doors

- 4.1 Existing timber entrance door to be sanded, to remove existing paint, and repaired to architect's approval. Door to receive 3 coats of 'Silkwood' matte sealer, to architect's approval. Colour to architect's choice. All finishes shall be durable, of uniform texture and colour, and be resilient to environmental and pollution effects.
- 4.2 Due to the possible increase in value of artworks to be exhibited within the building increased security is required to all access points. A new- roller shutter door to architect's and specialist's detail and specification is to be installed in front of the entrance door.
- 4.3 Existing exit door to be removed and replaced with a new aluminium and glass double door to architect's detail and specification, powder coated finish, colour to architect's choice. Existing steel gate to be removed and replaced with new to architect's detail and specification.
- 4.4 Existing storeroom door to be repaired and new ironmongery to be installed to architect's specification and approval. Door to receive new painted finish, colour to architect's choice.

5. Windows

- 5.1 All existing windows to be checked for rot and wood borer and repaired or replaced where necessary, to match existing historical, all work to architect's specification and approval. Paint colour to architect's choice. All existing burglar bars to be removed and to be replaced with new to architect's detail and specification. (Current burglar bars are not providing sufficient security and access to the building can still be gained through the widely spaced bars.) All finishes shall be durable, of uniform texture and colour, and be resilient to environmental and pollution effects.

- 5.2 New blinds, to architect's choice, to be installed to all windows as per specialist and architect's detail and specification. The two high level blinds to be automated.

6. Roof

- 6.1 Existing roof structure to be cleaned, sanded and repaired (or replaced where necessary) to architect's approval. Roof structure to be finished with: 1 x coat H.B. Polyamide Epoxy Primer Coat (dry film thickness: 75-80 microns); 1 x coat H.B. Polyamide (dry film thickness: 75-80 microns); 2 x coats Re-coatable Twin Pack Polyurethane Enamel (dry film thickness 40-50 microns per coat), with Epoxy M.I.O. Intermediate coat between coats. Paint colour to architect's choice.
- 6.2 The existing asbestos roof sheeting has been inspected by a roofing specialist who recommends replacement of the existing sheeting due to its condition. As per AMAFA recommendation the roofing sheeting will be replaced with new fibre cement roof sheeting. Existing asbestos roof to be removed by specialist and disposed of at an approved certified dumping site. New fibre cement roof sheeting to match profile of existing asbestos roof sheeting on 'Sisalation' fixed to existing GMS trusses by roofing specialist to engineer's approval.
- 6.3 Ex. ceiling to be checked for rot and wood borer and repaired or replaced with new 'Rhinoboard' ceiling with taped and skimmed joints, where necessary. To be painted with 1 x coat of primer and 2 x coats of egg shell enamel to architect's approval. All finishes shall be durable, of uniform texture and colour, and be resilient to environmental and pollution effects. 135mm 'Factory board' thermal insulation laid over ceiling bracing, closely fitted between rafters.

7. Lighting

- 7.1 Position of existing general lights to be raised, as their current position detracts from the historic roof trusses, and lights to be repositioned in-between trusses to architect's detail and specification. New exhibition spotlights to be installed as per lighting specialist's, electrical engineer's and architect's detail and specification.

8. A/C System

- 8.1 Existing A/C system to be inspected by specialist as it is currently under performing and producing unsuitable noise levels which are leading to discomfort and rendering conversation levels inaudible. The system should be soundproofed as per specialist and architect's detail and specification.

9. Ramps

- 9.1 Stainless steel handrails to be installed to existing entrance ramp (constructed in preparation for the UIA 2014 conference) in accordance

with SANS 10400 Part S section 4.10, to architect's detail and specification. All finishes shall be durable, of uniform texture and colour, and be resilient to environmental and pollution effects.

- 9.2 Existing fire escape ramp (constructed in preparation for the UIA 2014 conference) to be demolished and replaced with new according to SANS 10400 regulations and architect's detail, specification and approval. Stainless steel handrails to be installed in accordance with SANS 10400 Part S section 4.10, to architect's detail and specification. All finishes shall be durable, of uniform texture and colour, and be resilient to environmental and pollution effects

10. Exhibition Panels

- 10.1 New mobile exhibition panels to architect's detail and specification: 15mm 'Superwood' panels (3000mm high) with 75mm x 50mm S.A. pine timber studs, painted finish, colour to architect's choice. The new panels are to be freestanding and moveable allowing them to be reconfigured to suit various exhibitions and displays. No panels are to cover the chimney vents or windows.

11. Landscaping

- 11.1 Existing tree and planter outside fire escape to be removed or relocated to landscape architect's specification. The current tree is attracting caterpillars which appear to react with certain people's skin causing rashes. As this facility is intended for public use the tree must be removed. The planter is currently in the way of the new accessible ramp into the facility which will allow the facility to be non-discriminatory and cater for all members of public.

12. General

- 12.1 Structural engineer to check structural integrity of existing roof structure.
- 12.2 All paint to be low VOC

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