

Scope of Works Document

Robben Island Museum
General Repairs & Renovations
Village Shop (B254)
09 May 2019



NARKER & ASSOCIATES
QUANTITY SURVEYORS
PROJECT CONSULTANTS

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General Repairs & Renovations

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Compiled by:

Narker & Associates Quantity Surveyors

For:

Robben Island Museum
(An Agency of the Department of Arts and Culture)

Notes:

The scope of work was instructed verbally by representatives of Robben Island Museum at site visits with the principal consultant (Narker & Associates).

This document serves as a formal record of what was instructed verbally at the initial site visits and briefing sessions. It also serves as a guide that must be followed by the contractor who will eventually execute the works on site.

The appointed Contractor must read this scope of work document in conjunction with the BOQ and all Drawings and Specifications which may also be attached to the main contract document.

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INTRODUCTION

Robben Island Museum (An Agency of the Department of Arts and Culture) has appointed Narker & Associates as the principal consultant to provide professional services for General Repairs & Renovations to various structures on Robben Island. This Scope of Work Document will deal specifically with the Village Shop (B254).

This document identifies any repairs and/ or maintenance works required as mentioned by the User/Client during the initial site briefing walkabout, as well as the Conditions Assessments Report that was provided by the Client.

Robben Island was declared by The United Nations Educational, Scientific and Cultural Organization (UNESCO) as a World Heritage Site in 1999 and declared by The South African Heritage Resources Agency (SAHRA) as a National Monument in 1996.

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LOCATION OF THE WORKS OVERVIEW:

Robben Island Museum

Co-ordinates: 33°48'42.7"S 18°22'49.1"E

Location Google Maps URL: <https://www.google.com/maps/place/Robben+Island/@-33.8037632,18.364831,4544m/data=!3m1!1e3!4m13!1m7!3m6!1s0x1dcc8a654bdf75cb:0x7d6f64452ede9061!2sRobben+Island!3b1!8m2!3d-33.8076073!4d18.3712309!3m4!1s0x1dcc8a654bdf75cb:0x7d6f64452ede9061!8m2!3d-33.8076073!4d18.3712309>

An overview of the location is given on the pages that follow.



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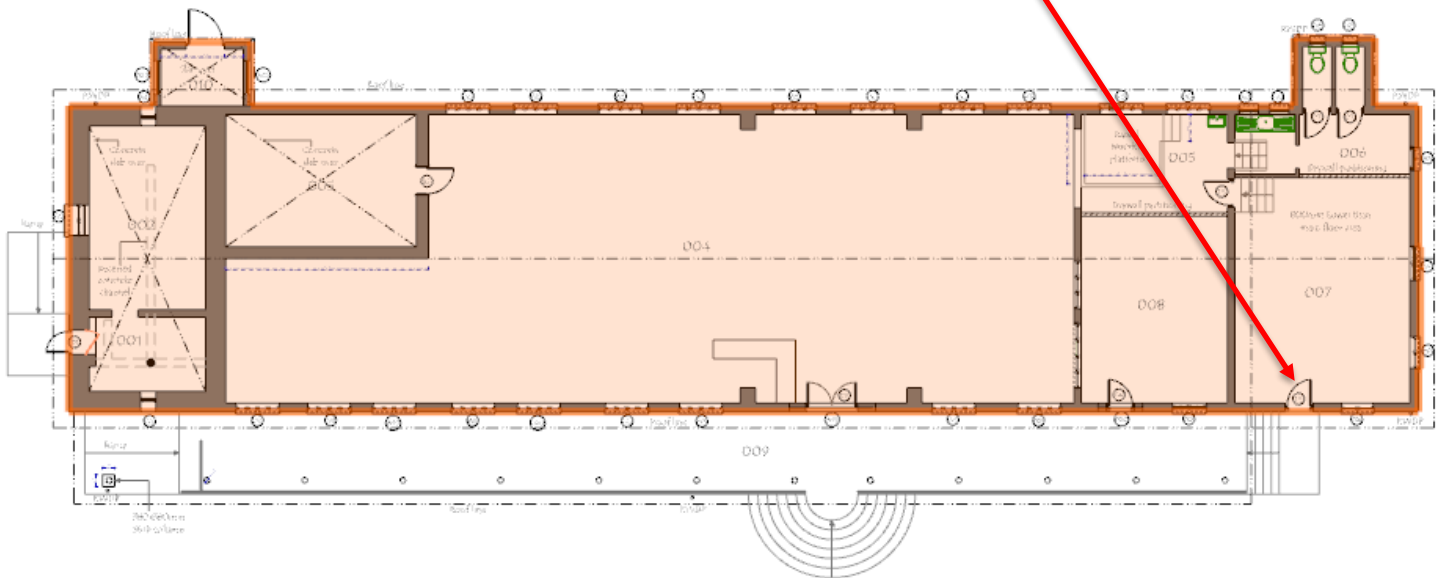
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The Scope of Work comprises of the following building:

1. B254 - Village Shop (Total Floor Area = 416m²)



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GENERAL SCOPE OF WORKS:

PRIMARY ELEMENTS

During the site walkabout, the scope of works was pointed out under this scheduled maintenance contract.

The following is a summary of the General scope of work, which applies to the Village Shop (B254) the more specific requirements as indicated by the client will be detailed further down in this document.

Note:

Throughout this document, wherever the term “To match existing” is used, the intention is for the contractor to price a similar material that matches the material to be replaced as closely as possible. An “Exact” match may not always be possible.

External façade:

- All existing external plastered masonry wall surfaces to be sanded down and repainted with new paint to match existing. Blistered or peeling paint shall be completely removed and cracks shall be opened, filled with a suitable filler, sanded smooth and the surface coated with an approved primer and finishing coats, including making good to any damaged plasterwork to walls where necessary.
- All existing external timber doors to be removed and replaced with new timber doors
- All existing steel gates to be sanded down and painted to match the original finish, including servicing of all ironmongery and replacing with new ironmongery etc. (replacement of ironmongery only where necessary) and all new items is to resemble as close as possible to the existing items being replaced.
- All existing timber & steel windows, including burglar bars, to be sanded down and repainted to match the original finish, including servicing of all ironmongery and replacing with new ironmongery etc. as well as replacing broken window panes and putty where necessary etc.

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- All existing steel balustrades and columns to receive a new protective anti-corrosion paint.

Roofs:

- All existing Asbestos roof coverings to be inspected for leaks and repaired where necessary. Leak repair shall generally include sealing or replacement of rusting/leaking roof nails and application of a suitable fibre reinforced waterproofing compound in patches where necessary, and make watertight.
- All existing asbestos roof covering is to be cleaned by using a high-pressure water jetting method and the roof covering is to receive a suitable protective sealant paint finish to match the existing finish.
- All existing asbestos rainwater goods to be removed and replaced with new seamless aluminium rainwater goods.
- All existing fascia/barge boards to be cleaned and painted to match the existing finish. Any damaged sections, beyond the point of repair, to be removed and replaced with new to match existing.
- All existing exposed timber to underside of roof structures to be sanded down and painted.

Note:

All works to asbestos elements shall be in strict accordance with the latest OHS and AAIA regulations.

Internal Divisions:

- All existing internal timber and steel doors to be sanded down and re-painted to match the original finish, including servicing of all ironmongery and replacing with new ironmongery etc. (replacement of ironmongery only where necessary) and all new items is to resemble as close as possible to the existing items being replaced.

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Floor finishes:

- There are various types of floor finishes throughout the buildings, such as timber boarded floor, floor tiles and vinyl floor tiles. In general, the condition of existing floor finishes should be assessed and repaired where possible.
- All existing vinyl tiles to be removed and replaced with new vinyl floor tiles.
- All existing timber boarded floors are to be sanded down and re-varnished with a suitable polyurethane sealer/ varnish to match the existing finish.
- All existing timber skirting's to be sanded down and re-painted to match existing finish. Any timber skirting's that are damaged beyond the point of repair, to be removed and replaced with new timber skirting's to match existing.

Internal wall finishes:

- All existing internal wall surfaces to be sanded down and repainted with new paint to match existing. Blistered or peeling paint shall be completely removed and cracks shall be opened, filled with a suitable filler, sanded smooth and the surface coated with an approved primer and finishing coats.

Ceiling finishes

- All existing hardboard ceilings to be sanded down and repainted with new paint to match existing finish.

Fittings

- All existing sanitary fittings to be resealed and inspected for leaks, repaired where necessary and left in perfect working condition.

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SPECIALISTS

Electrical Engineer:

- All existing light fittings to be removed and replaced with new light fittings.

Mechanical Engineer:

- The building is to be assessed for the requirement of HVAC etc.
- The existing Cold Room 003 is to be assessed and restored to a fully functional state.

Structural Engineer:

- All existing cracks occurring through concrete wall by burglar bars is to be assessed and remedial action taken (Room 005 - Window type W3)

Asbestos Consultant:

- This site has asbestos elements and therefore an asbestos consultant should be appointed.

Heritage Consultant:

- This is a heritage site and therefore a Heritage consultant should be appointed.

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SPECIFIC SCOPE OF WORKS:

Specific requirements in addition to the General Scope of Works indicated above are listed below:

Fittings

- All existing vertical fabric blinds by windows are to be removed and replaced with new aluminium venetian blinds in Office Room 008.

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REFERENCE IMAGES

The Contractor is referred to the following google drive folder containing reference images for this building, reflecting the current condition of the building:

https://drive.google.com/open?id=1Jx_ZF7tCiWzXjHf9-CvjOQmQ96z6dNr9