

Scope of Works Document

Robben Island Museum
General Repairs & Renovations
OuTronk
21 June 2019



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QUANTITY SURVEYORS
PROJECT CONSULTANTS

Scope of Works Document

Robben Island Museum
General Repairs & Renovations

Ou Tronk Property: (Old Trade Training Unit)

World War II Store (B058)

Office (B059)

Cell Block (B060)

Cell Block (B061)

Cell Block (B062)

Cell Block (B063)

Workshop (B064)

Store (B065)

Cell Block (B066)

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 Ou Tronk Property consisting of nine (9no.) buildings; World War II Store (B058), Office (B059), Cell Block (B060), Cell Block (B061), Cell Block (B062), Cell Block (B063), Workshop (B064), Store (B065) and Cell Block (B066).

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°47'43.5"S 18°22'16.0"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.



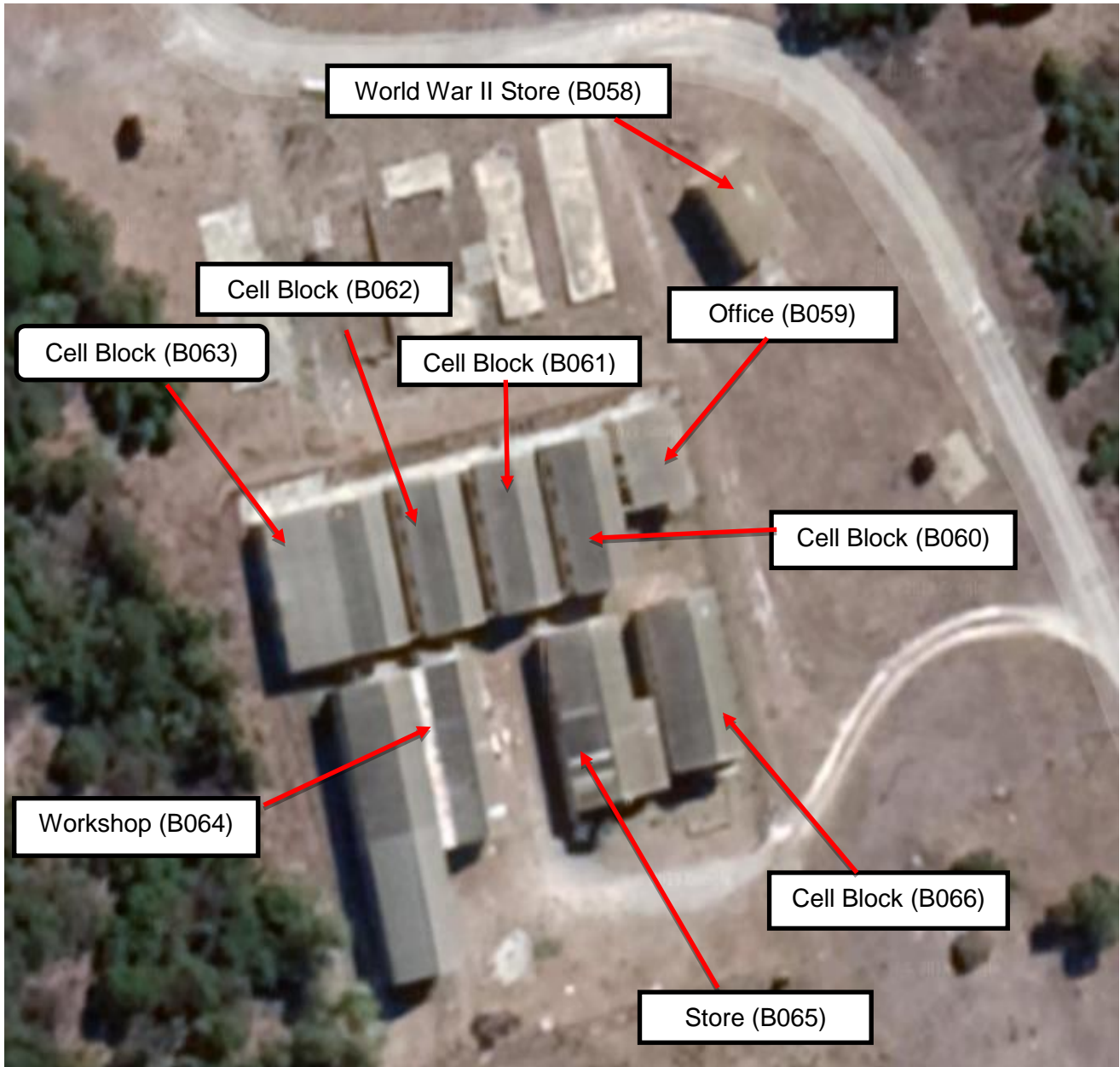
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The Scope of Work comprises of the following buildings:



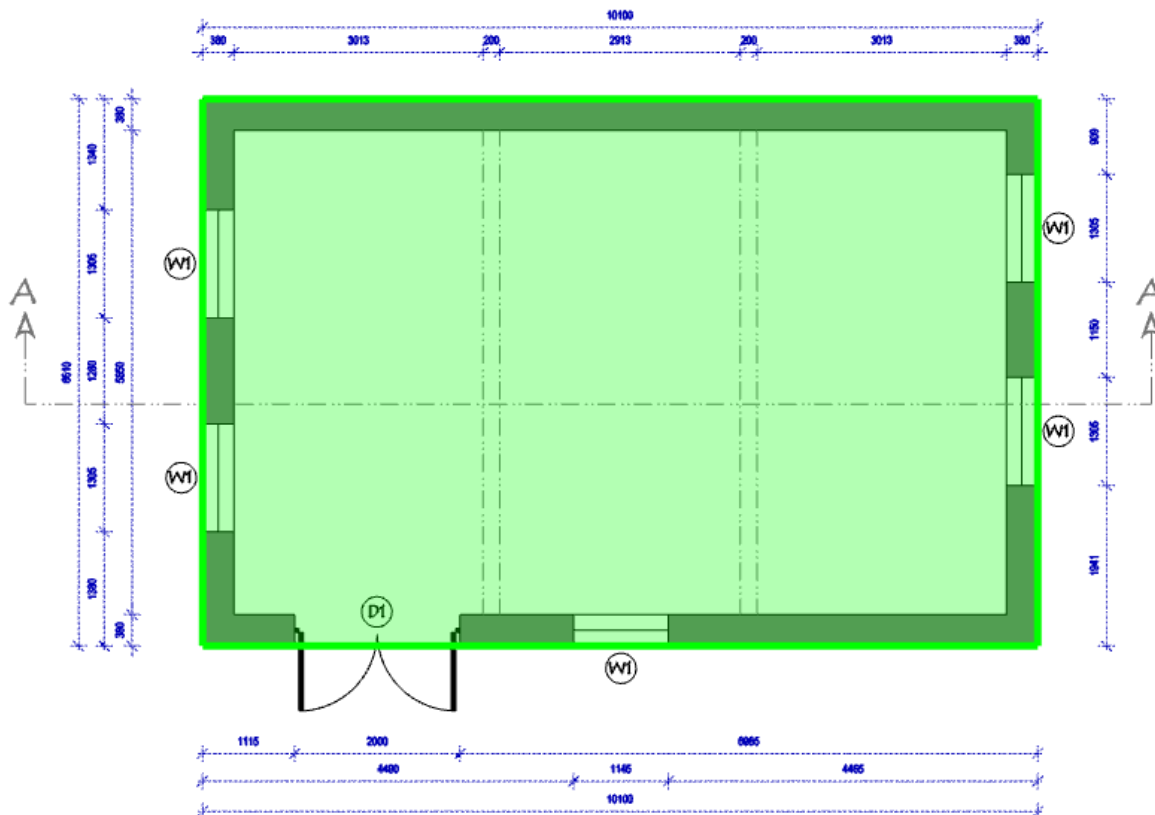
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1. B058 – World War II Store (Total Floor Area = 67m²)



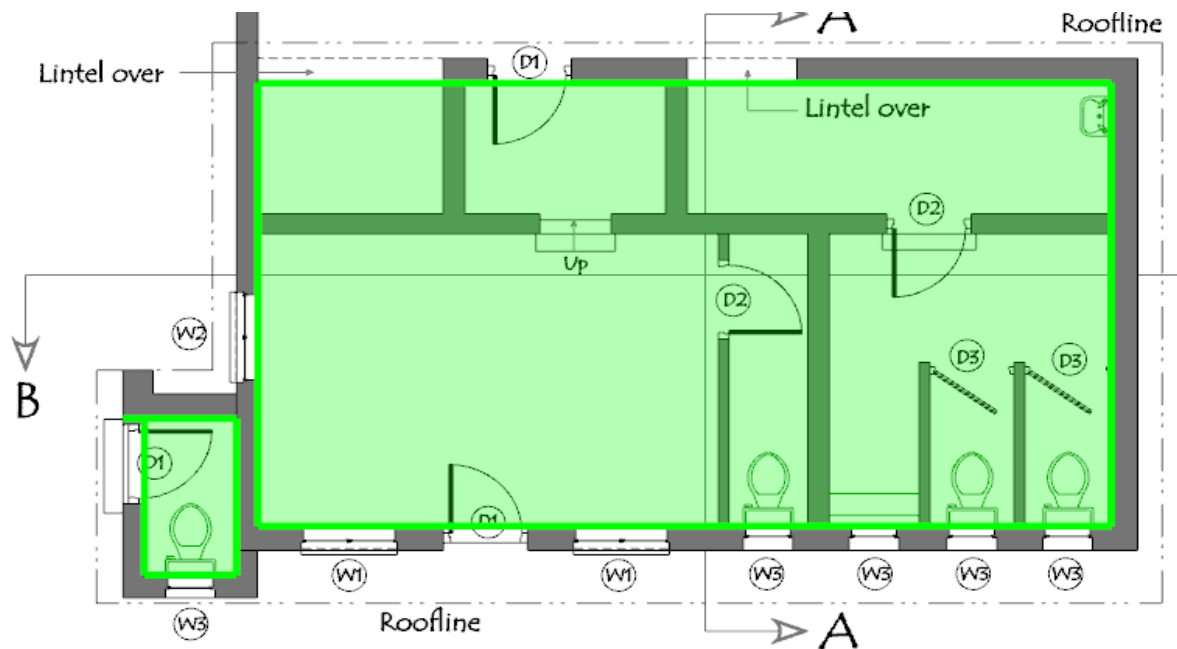
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2. B059 - Office (Total Floor Area = 47m²)



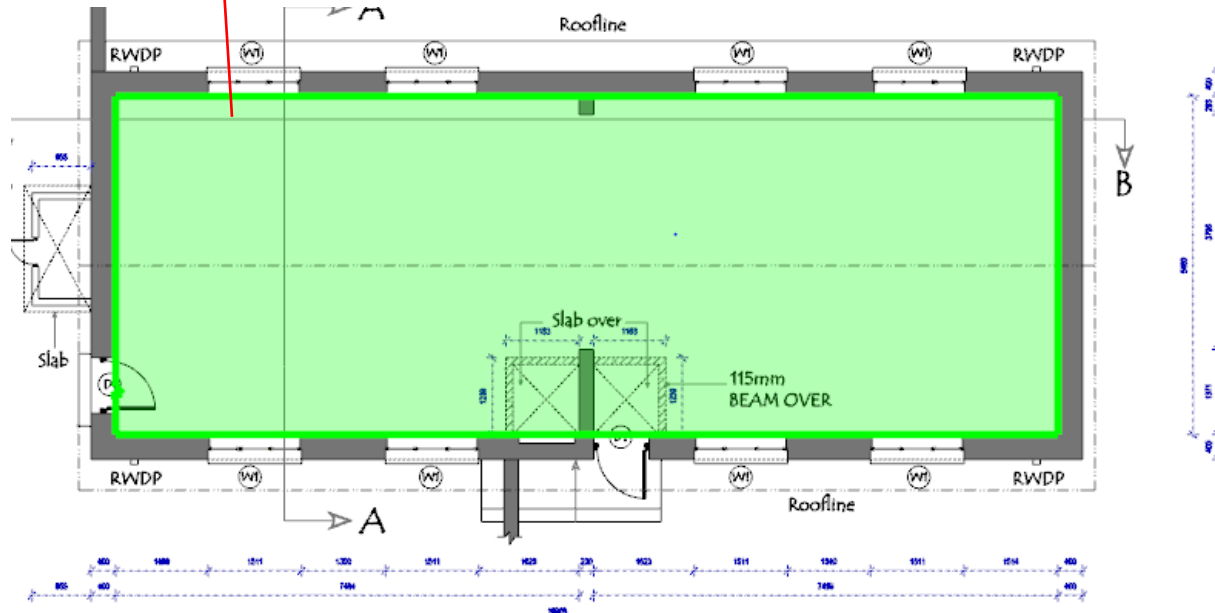
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3. B060 - Cell Block (Total Floor Area = 83m²)



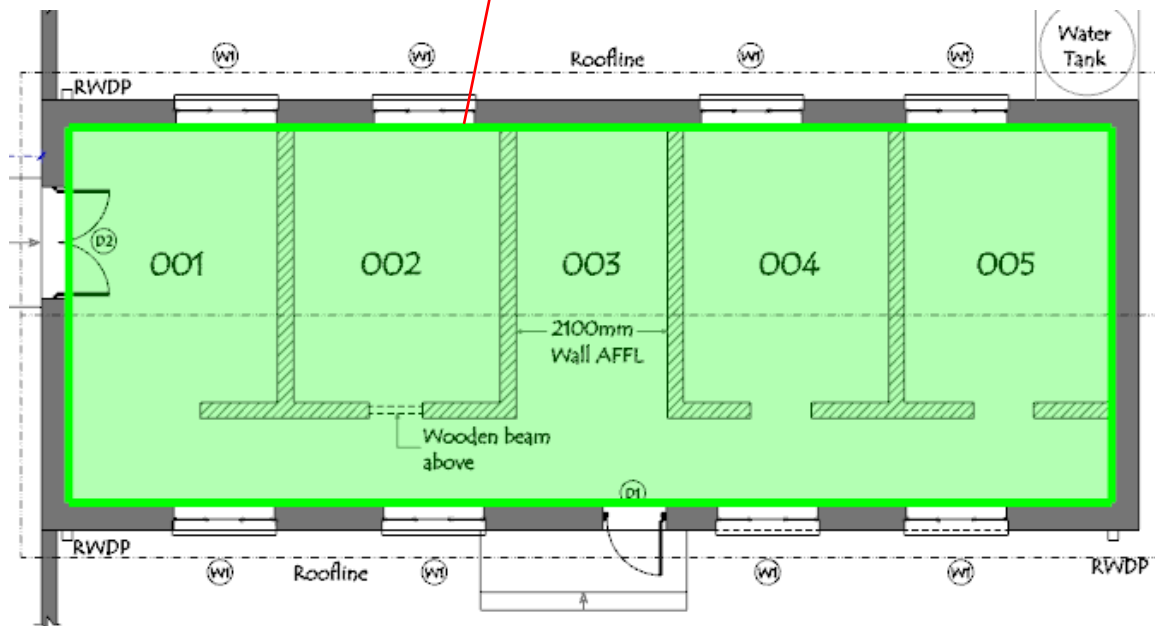
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4. B061 - Cell Block (Total Floor Area=82m²)



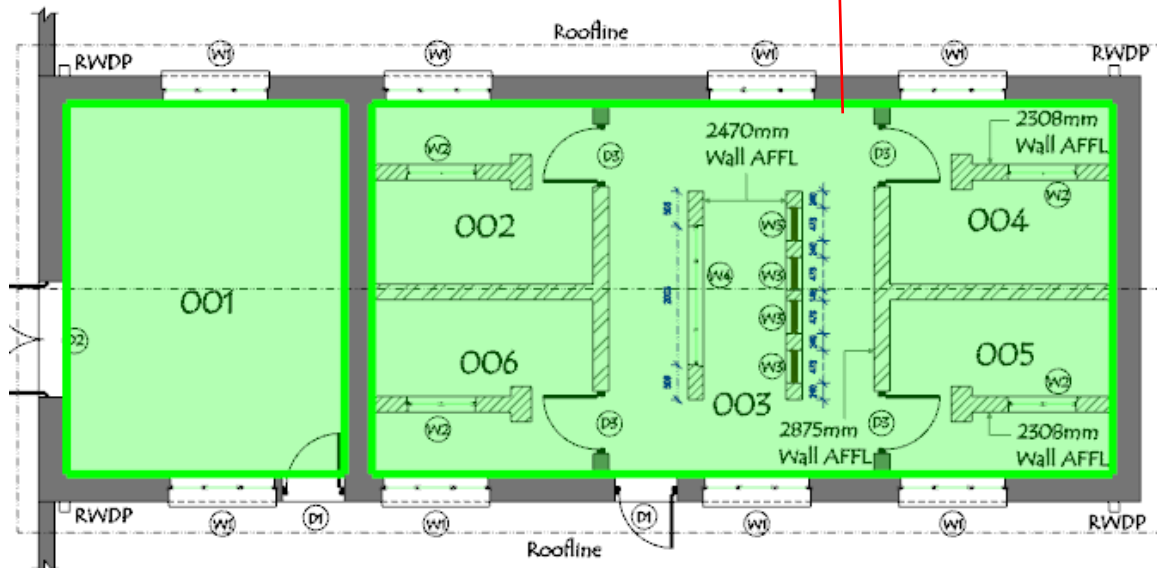
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5. B062- Cell Block (Total Floor Area = 79m²)



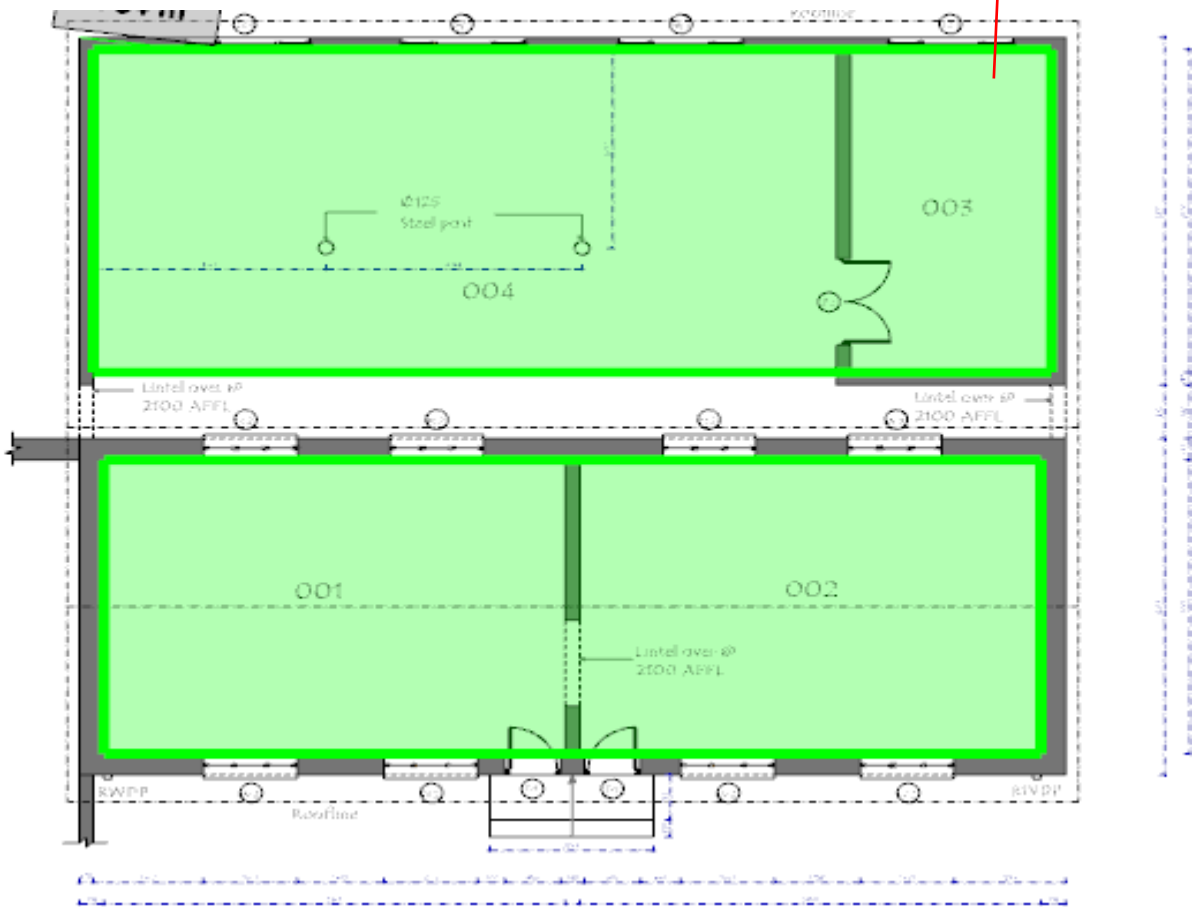
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6. B063 - Cell Block (Total Floor Area = 175m²)



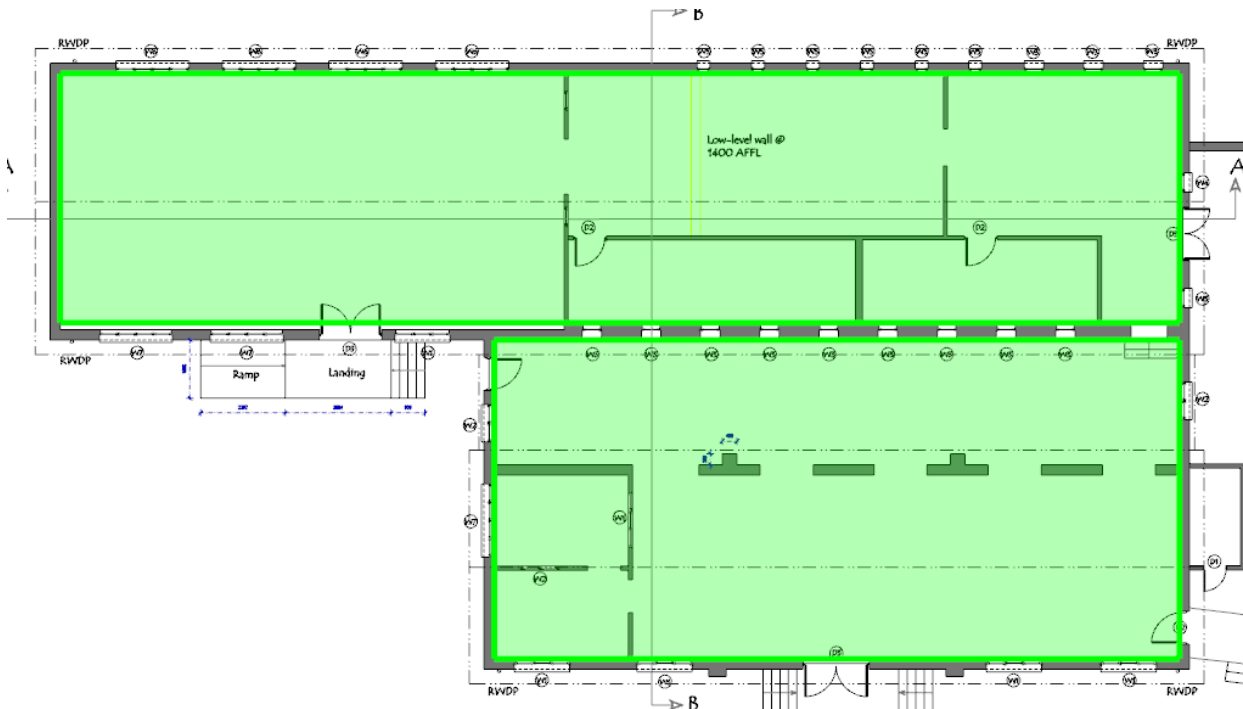
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7. B064 - Workshop (Total Floor Area = 369m²)



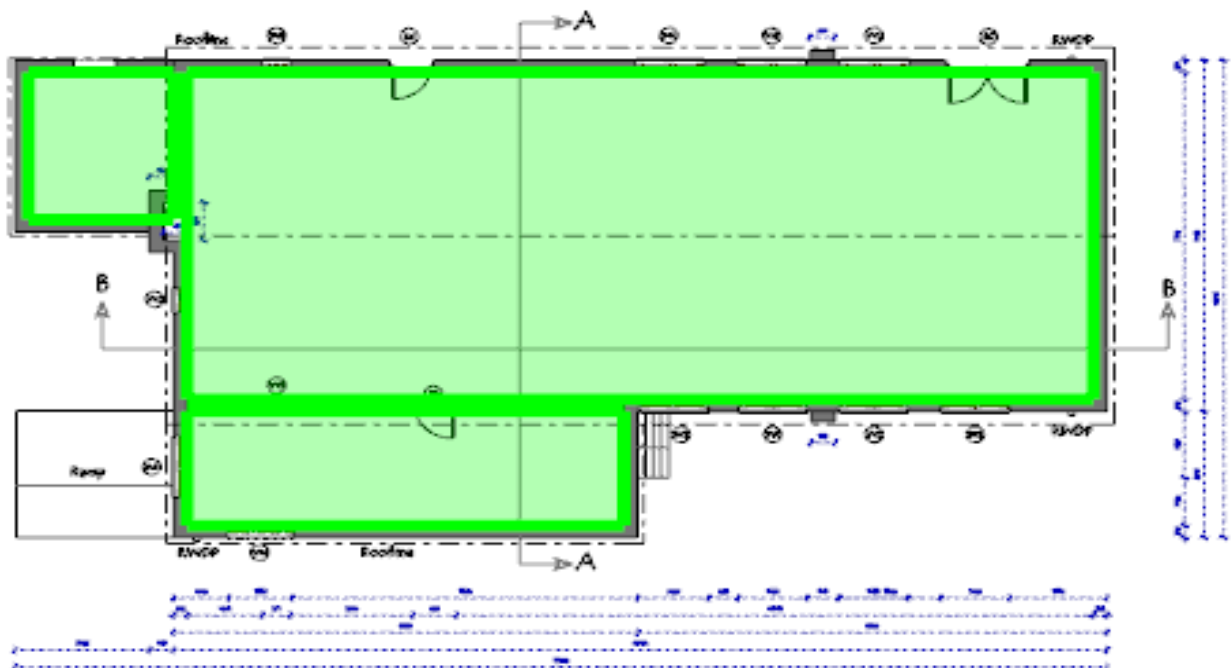
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8. B065–Store (Total Floor Area = 175m²)



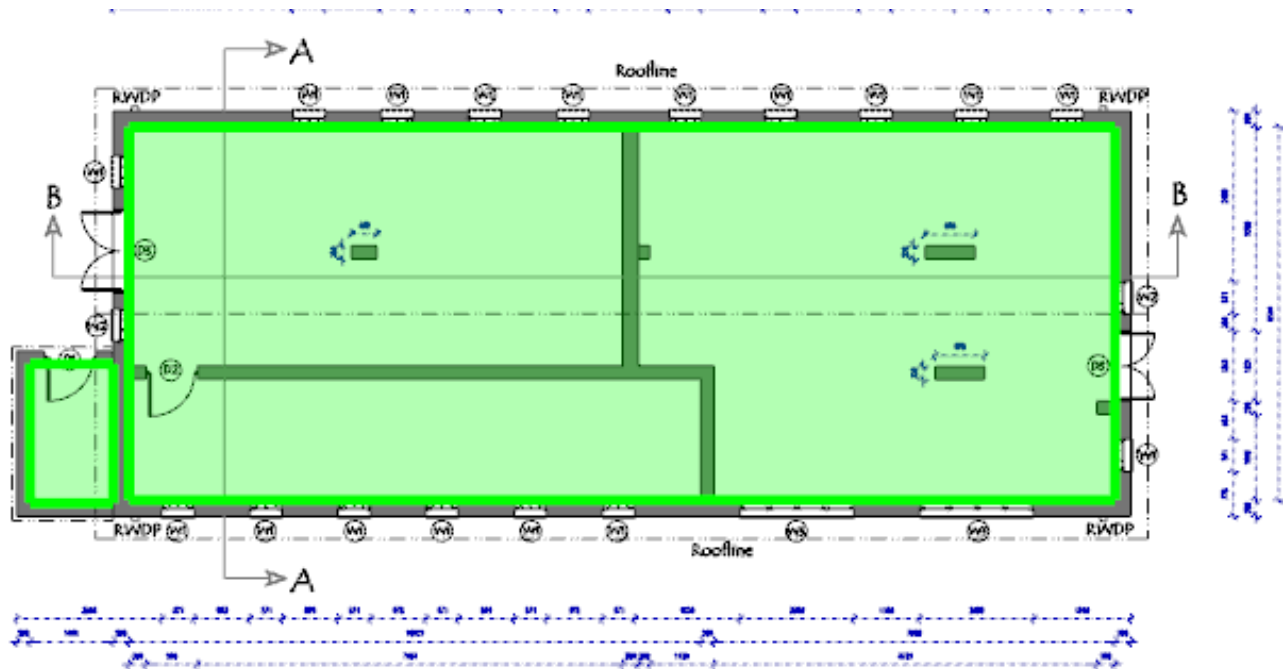
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9. B066- Cell Block (Total Floor Area=117m²)



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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 Ou Tronk Property, World War II Store (B058), Office (B059), Cell Block (B060), Cell Block (B061), Cell Block (B062), Cell Block (B063), Workshop (B064), Store (B065), Cell Block (B066). 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.
- All existing external timber and steel doors are to be replaced with new timber and steel doors.
- All existing timber and steel windows are to be removed and replaced with new timber and steel windows. Burglar bars, to be sanded down and re-painted to match the original finish
- All existing steel air vent louvres are to be removed and replaced with new steel air vent louvres
- All existing brick air vents to be reinstated with new wire mesh.

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Roofs:

- All existing asbestos roof covering is to be removed and replaced with new fibre cement roof covering.
- All existing asbestos rainwater goods shall is to be removed and replaced with new fibre cement rainwater gutters and downpipes to match existing.
- All existing timber fascia and barge boards are to be removed and replaced with new timber fascia and barge boards to match existing.
- All exiting fibre cement roof overhang eaves are to be sanded down and painted to match the existing finish.

Note:

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

Internal Divisions:

- All existing internal timber doors to be sanded down and re-painted with a clear sealant finish, where applicable, including servicing all ironmongery and replacing with new ironmongery etc. only where extremely necessary.

Floor finishes:

- All existing concrete floors is to be thoroughly cleaned down of all dirt and general contamination in preparation to receive new "Dekster" or similar approved clear epoxy sealant.
- All existing vinyl floor tiles are to be removed and replaced with new vinyl floor tiles.

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Internal wall finishes:

- All existing internal wall surfaces are to be cleaned but aesthetically be retained as per the existing look and feel and only receive a clear matt sealing finishing coat. All damaged plastered walls to be re-plastered in preparation to receive new wall finish.
- All existing structural cracks in walls are to be assessed and made good in accordance with a structural engineer's specification.

Ceiling finishes

- All existing concrete and hardboard ceilings are to be inspected, repaired where necessary, and sanded down and repainted with new paint to match existing.

External works

- All existing concrete entrance ramps and steps, etc. are to be reinstated and made good in all aspects.

Electrical Work:

- All existing light fittings to be removed where no form of restoration is possible and replaced with new light fittings to match existing.

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SPECIFIC SCOPE OF WORKS:

B058

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

External Facade

- All existing Steel window opening shutters are to be sanded down, , including servicing of all ironmongery and replacing with new, to match existing, ironmongery etc. to resemble as close as possible to the existing items being replaced and only where extremely necessary.

B059

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

Roofs

- All existing roof overhang hardboard eaves to be repaired in isolated patches

Floor Finishes

- All existing vinyl floor tiles to be removed and replaced with new vinyl floor tiles
- Remove existing timber skirting and replace with new timber skirting

Ceiling Finishes

- Remove existing hardboard ceiling and replace with a new plasterboard ceiling.in rooms where ceilings are damaged.

Fittings

- All existing water closets to be removed and replaced with new water closets

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B062

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

Internal Wall Finishes

- All existing internal walls, cleaning of walls are to be to a bare minimum (pencil writing on walls to remain).

B064

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

External facade

- Remove existing steel window burglar bars and replace with new steel window burglar bars.

Roofs

- Remove existing profiled metal roof sheeting, including roof timber members, and replace with new metal roof sheeting and timber members to match the existing (The area linking the two buildings).
- Existing asbestos gutters to be removed and replaced with new fibre cement gutters (The area linking the two buildings).

Floor Finishes

- All existing vinyl floor tiles to be removed and replaced with new vinyl floor tiles

Ceiling Finishes

- Remove existing hardboard ceiling and replace with a new plasterboard ceiling in rooms where ceilings are damaged.

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B065

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

Roofs

- All existing timber fascia and 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.

B066

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

External facade

- Remove existing steel window burglar bars and replace with new steel window burglar bars.

Roofs

- All existing asbestos roof covering is to be removed and replaced with new fibre cement roof covering.
- All existing timber fascia and 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.

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REFERENCE IMAGES

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

<https://drive.google.com/open?id=1SfmuZ7EOq83xg2e-eL3b6K3INzMLPQum>

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Scope of Works According to Conditions Assessment: GENERAL SPECIFICATIONS FOR HISTORIC BUILDINGS

COST ESTIMATES

Consideration could also be given to partly restore the OuTronk, and 'moth balling' most to ensure no further deterioration of structures in the short term. When funds become available, further restoration can take place from building to building.

EXPECTATIONS

Confirmation of proposals required

OuTronk

- the provision of public toilet facilities within one of the existing buildings at the OuTronk;
- moth balling most buildings at the OuTronk and to restore and adaptively re-use one of the buildings as a permanent exhibition space (possibly building B065);
- Retention and stabilisation of WW2 platforms as part of the overall visitor experience (only landscaping and minor repairs required).

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NE Boundary – B059

- No major structural repair work required.
- Repair minor cracks to walls with superficial methods.
 - Repair 1mm — 2mm wide cracks to Engineer's specification.
- Repair medium cracks to walls with superficial methods.
 - Repair 2mm — 5mm wide cracks to Engineer's specification.

N Boundary – B060

- No major structural repair work required.
- Repair minor cracks to walls with superficial methods.
 - Repair 1mm — 2mm wide cracks to Engineer's specification.
- Replace timber fascias with new to match existing.
- Replace damaged low rise small chamber precast concrete roof slab with new precast concrete slab to match existing.
- Repair medium cracks to walls with superficial methods.
 - Repair 2mm — 5mm wide cracks to Engineer's specification.

N Boundary – B061

- No major structural repair work required.
- Repair minor cracks to walls with superficial methods.
 - Repair 1mm — 2mm wide cracks to Engineer's specification.
- Replace timber fascias with new to match existing.
- Concrete ramp to be cleaned and remove all loose debris as well as spalling concrete under ramp where required. Fill in void below ramp with approximately 1m³ of 20 MPa mass concrete. Surface of ramp to be re-screeded.
- Repair medium cracks to walls with superficial methods.
 - Repair 2mm — 5mm wide cracks to Engineer's specification.

NE Boundary – B062

- No major structural repair work required.
- Repair minor cracks to walls with superficial methods.
 - Repair 1mm — 2mm wide cracks to Engineer's specification.
- Replace timber fascias with new to match existing.
- Repair medium cracks to walls with superficial methods.
 - Repair 2mm — 5mm wide cracks to Engineer's specification.

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NW Boundary – B063

- Repair minor cracks to walls with superficial methods.
 - Repair 1mm — 2mm wide cracks to Engineer's specification.
- Repair medium cracks to walls with superficial methods.
 - Repair 2mm — 5mm wide cracks to Engineer's specification.
- Replace timber fascias with new to match existing.
- Replace damaged & missing roof sheeting with new Nutec roof sheeting to match existing where required.
- Mass concrete steps to be cleaned and remove all loose debris as well as spalling concrete. Cut away 100mm thick layer of existing concrete steps and cast new 20 MPa concrete with mesh ref 245 (approximately 1.5m³ of concrete), profile to match existing.

SW Boundary – B064

- Repair cracks to walls with superficial methods.
 - Repair minor 1mm — 2mm wide cracks to Engineer's specification.
 - Repair medium 2mm — 5mm wide cracks to Engineer's specification.
- Replace timber fascias with new to match existing.
- Replace damaged & missing roof sheeting with new Nutec roof sheeting to match existing where required.
- Replace entire flat roof with new structural timber, galvanised corrugated metal roof sheeting and galvanised steel box gutter.

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Electrical

- Does not appear to have area lighting at this site - maintain status quo unless night time visits are planned
- Toilet at entrance gate - no power & lights - keep as is - not for use by public
- Overhead power cable between B064-6063 - restore to working condition & install new cable & cable supports ±R35,000
- Power pole on Northern Side of site feeding B063 needs to be straightened and stay wires must be installed - new cable to be installed feeding site & new DB -±R185,000
- External metallic on/off lights switches to be disconnected and retained for aesthetic purposes -lights to be wired to new lights switches or sensor as described under 1.3
- Overhead power cables between buildings 13059, 060, 061,062 and 063 to be replaced by new cables, supports and insulators at ±R950/m
- External Main DB on south side of B060 (inside enclosure numbered 7) to be replaced by IP 65 DB inside old enclosure if still used - allow ±R55000 for this
- All electrical equipment inside 8058 are to be replaced by same redundant equipment if possible to obtain - otherwise existing electrical equipment to be restored as best as possible and refitted- restoration date to be determined but is much older than the other facilities - new minimal intrusive lighting to be installed if required to heritage arch spec. = allow R25 000 for new lighting.

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Mechanical

Fire

Based on the above, then the regulations require a fire hose reel system for the School, OuTronk and Maximum Security Prison.

Wet Services

- Bathrooms at the School and OuTronk have heritage value and are to be restored only. Separate ablution facilities are required to be purpose built to modern standards to facilitate the proposed training centre.
- New water supply lines will need to be installed to any new ablutions facilities such as at the Old Tronk and School.

Assessment

Fire

The buildings at the OuTronk are in a poor condition. As these buildings are generally classified as C2, Exhibition Halls, the following requirements apply and need to be implemented:

- 1x 30m Fire Hose Reel positioned such that the end of the hose reaches any point in the area to be protected. To be substituted by 2x 9kg DCP Fire Extinguishers if no water supply is available.
- 1x 9kg DCP Fire Extinguisher per 200m², or per building.
- 1x Manual Call Point, Emergency Siren and Light.
- Emergency Exit signage is to be placed above Exit doors
- Running Man Emergency Route signage is to be placed in corridors where a clear exit is not visible.

5.1.6 Summary

Table 1 below summarizes the existing fire protection and the required protection and aims to provide a high level cost estimate of the fire related recommendations. These need to be verified in conjunction with the Project Quantity Surveyor.

Place/Area	Existing Fire Protection	Additional Notes	Additional/Required Fire Protection
Ou Tronk	1x Fire Hydrant		7x 9kg DCP Fire Extinguishers 7x Emergency Exit Signage 2x Running Man Signage 1x 30m Fire Hose Reel plus 25mm piping 1x Manual Call Point 1x Audio and Visual Alarm System

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Wet Services

No water supply was found to be operational on this site. It is recommended that a similar solution be implemented for bathroom facilities as was done at the maximum security prison; that is, to have separate prefabricated washrooms for visitors. All other water supply and wastewater can be isolated and disconnected to the site.

5.2.6 Summary

Table 2 below summarizes the existing wet services and the required remedial work and aims to provide a high level cost estimate of the wet services related recommendations. These need to be verified in conjunction with the Project Quantity Surveyor.

Place/Area	Existing Wet Services	Additional Notes	Additional/Required Wet Services
Ou Tronk	None	Add new ablution facility for visitors.	New prefabricated ablution facility for visitors. (TBC)

HVAC

The buildings at the OuTronk are naturally ventilated and meet SANS codes for ventilation. This is done by means of openable windows and air bricks.

5.3.1 Summary

Table 3 below summarizes the existing HVAC services and the required remedial work and aims to provide a high level cost estimate of the HVAC services related recommendations. These need to be verified in conjunction with the Project Quantity Surveyor..

Place/Area	Existing HVAC Services	Additional Notes	Additional/Required HVAC Services
Ou Tronk	None	None	None