

IZIKO MUSEUMS | **EXISTING BUILDING CONDITION REPORT**

REF. CSM/Architects/12/2015

BO-KAAP MUSEUM

DISCIPLINES: ARCHITECTURE | STRUCTURAL | MECHANICAL | ELECTRICAL

DATE: APRIL 2018 | **STATUS:** FINAL

PREPARED BY: FC HOLM CC & PROFESSIONAL TEAM



71 Wale Street, 1950s. Photographer: Lückhoff Collection; Iziko Social History Collections

REVISION SUMMARY

PROJECT NAME: Iziko Museums: Existing Building Conditions Report
 BUILDING: Bo-Kaap Museum
 PROJECT NUMBER: CSM/Architects/12/2015

 Signature of Project Manager

Date

 Signature of CEO

Date

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REVISION	DATE	NAME	CHECKED	DESCRIPTION OF REVISION

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EXECUTIVE SUMMARY

Brief

- a) Iziko Museums appointed FC Holm CC to prepare 5-Year Conservation Management and Maintenance Plans for nine museum sites in Cape Town managed by them. This Existing Building Conditions Report and as-built drawings form part of the 5-Year Conservation Management and Maintenance Plan for the Bo-Kaap Museum.
- b) This report investigates the existing building conditions of the Bo-Kaap Museum, situated in Wale Street, Bo-Kaap.
- c) This report needs to be read in conjunction with the 5-Year Conservation Management and Maintenance Plan for the Bo-Kaap Museum.

Methodology

- a) A visual inspection of the external façades of the buildings was done, where physically and practically possible, with photographic material to support the listed defects.
- b) A visual inspection of building interiors was done, where physically and practically possible, with photographic material to support the listed defects.
- c) Specialists in the field of restoration were consulted to verify the causes of certain defects and propose repair methodology and maintenance of the same.
- d) The responsible Iziko maintenance manager for the particular building was consulted to point out defects that could not be identified by visual inspection.
- e) A civil / structural engineer was appointed to investigate possible civil and structural defects, causes thereof and to propose repair methodologies for such defects.
- f) An electrical / mechanical engineer was appointed to investigate possible electrical and mechanical defects, causes thereof and to propose repair methodologies for such defects.

Summary

- g) The general sense of arrival at the Bo-Kaap Museum, as well as the sense of space has to some extent been compromised by later additions to museum complex. This detracts from the general aesthetic appearance and character of the museum complex on arrival.
- a) The museum complex is in general fair condition, however there are some specific repair and maintenance items required, including the following;
 - A serious waterproofing problem is evident on the street façade of the historic house of the museum complex, that is causing the external and internal wall renderings to fail. The same waterproofing problem can also cause damage to other elements in the building (e.g. roof, floor, window and door timber elements in contact with the wet façade wall). This waterproofing problem can possibly also cause fungal growth, that in turn can cause health problems for persons using the building.
 - Some visible, non-structural cracks are visible in certain areas (externally and internally) that must be repaired, before painting of the museum complex.
 - None of the roofs on the museum complex are currently leaking. However, it is evident that leaks were repaired in the past (roof over the staff kitchen block). The general condition of the roofs and rainwater goods will have to be checked on an ongoing basis.
 - Some of the paved areas around the museum complex are in a general untidy and patched condition. Although this is a non-critical item in terms of building maintenance, it does distract from the general appearance of the museum complex.
- b) Although some minor cracks are evident in certain areas, no evidence was found of any major structural failure or distress in any of the buildings. No structural intervention is therefore required.
- c) All water, sewer and storm water services are in good serviceable condition. No structural intervention is therefore required.
- d) The fire protection and suppression installation in the museum complex is mostly in order, except for some minor items that require attention.

- e) Most rooms in the museum complex have openable windows and therefore rely on natural ventilation. Air-conditioning units were installed in the server room and community hall. Some of the air conditioning equipment is old and will need to be replaced soon.
- f) The electrical installation is operational. There are however some areas of the electrical installation and equipment that require attention.
- g) A fire detection system has been installed in the museum complex. This installation requires some work.
- h) The entire access control and CCTV installation reticulation in the museum complex is surface wired. For aesthetic reasons, it is suggested that alternative options of hiding all such conduits be investigated.

Acknowledgements

The author wishes to thank the following people;

- a) The Project Manager and all the staff and directors of Iziko Museums for their support during this project.
- b) All the consultant team members for their invaluable input.

1. BACKGROUND & INTRODUCTION

1.1. Property Identification

Address: 71 Wale Street, Bo-Kaap, Cape Town, 8001
 Erf Numbers: The property is located on erf 115963, measuring 451.583 m²
 Ownership: Department: Public Works
 Heritage Listing: Grade 2 (to be confirmed)
 Historic Name: The building did not have a specific historic name. It is currently known as the Bo-Kaap Museum.

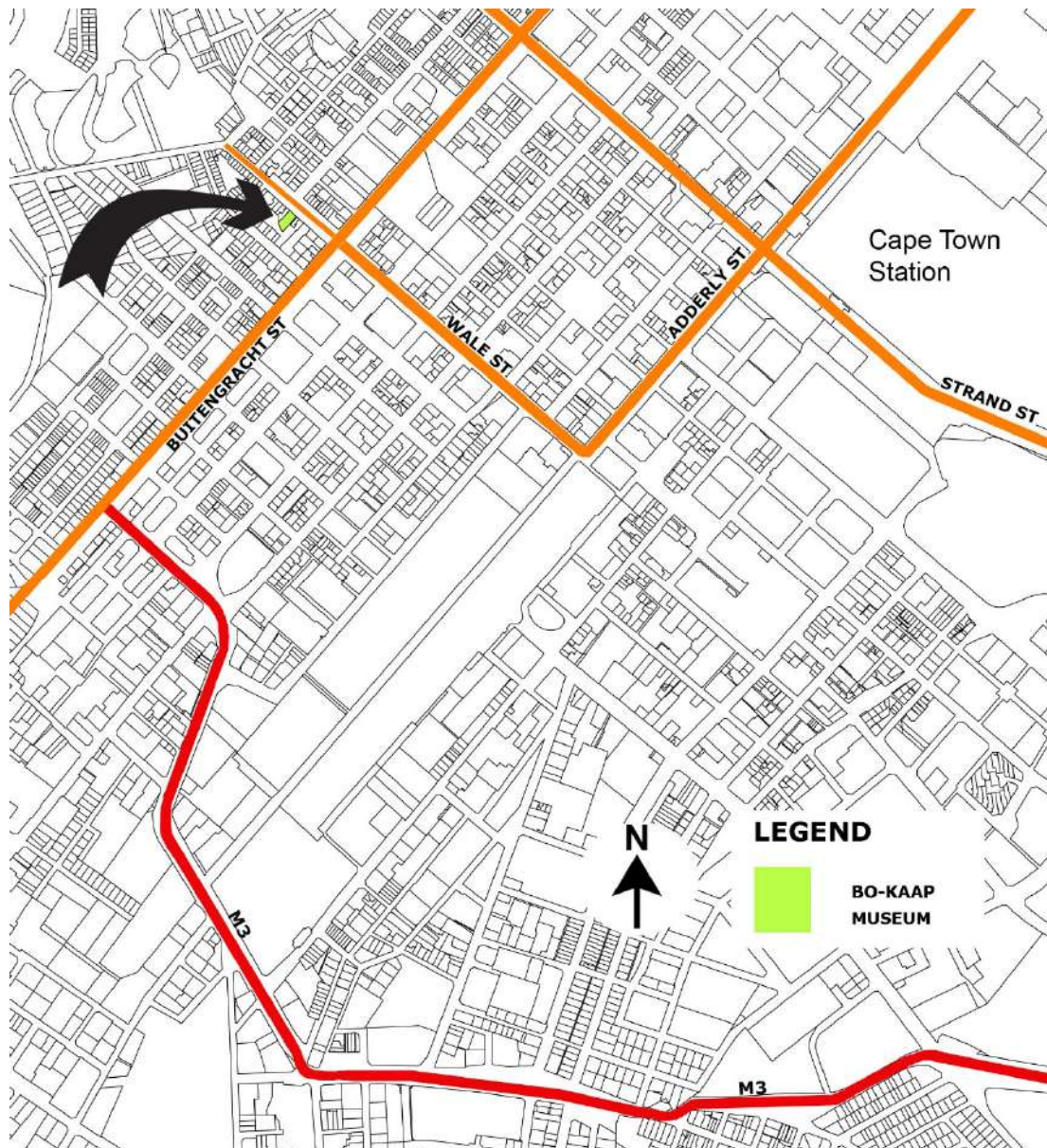
1.2. Accommodation Schedule

- 1.2.1. The Bo-Kaap Museum consists of two distinct buildings with additions to the same;
- a) The historic house, that was built between 1763 and 1768, with a servant cottage added in later years.
 - b) The community hall, that was built in 1994.
 - c) An ablution block in the courtyard.
- 1.2.2. The museum complex is on two levels; ground and first storey and has the following accommodation (see attached as-built drawings):
- a) Ground storey

Historic house	
• Exhibition room 1	20.20 m ²
• Exhibition room 2	13.45 m ²
• Exhibition room 3	17.57 m ²
• Exhibition room 4	10.85 m ²
• Info booth (including foyer area)	18.83 m ²
• Staff kitchen	10.50 m ²
• Server room	9.65 m ²
• WC	3.42 m ²
Public toilets	
• Female toilet	3.21 m ²
• Male toilet	3.21 m ²
Community hall	
• Disabled elevator	1.76 m ²
• Covered patio	17.2 m ²
• Kitchen	6.38 m ²
 - b) First storey

Community hall	
• Community hall	144.83 m ²

1.3. Site Locality Plan



1.4. Brief History

1.4.1. Introduction

The Bo-Kaap Museum is situated in one of the oldest urban residential areas in Cape Town, popularly known as the 'Bo-Kaap'. This area is generally considered to be bounded by Wale, Rose and Waterkant Streets, with the fourth side being indefinite and extending up the slope of Signal Hill. In former times the suburb was known as Schotschekloof, from a pre-existing property situated in Dorp Street, and also as the Malay Quarter.

In 1760 Jan de Waal, sexton of the Grootte Kerk, bought the land between Dorp- and Wale Streets from Alexander Coel, the original grantee of Schotchsekloof and the following year he was granted the other block by the Burgher Council. Between 1763 and 1768 De Waal built several small "huurhuisjes" (rental houses) on this land which he rented out to his slaves, the area becoming known as Walendorp. The oldest house, still standing today, is no 71 Wale

Street, which now houses the Bo-Kaap Museum. It is probably the oldest house in Cape Town still surviving in almost its original form. After the death of Jan de Waal in 1768 the property was sold off in small plots.

The first expansion of this area was above the Buitengracht, up the slopes of Signal Hill. Streets came into existence with rows of flat-roofed houses on either side, with considerable depth to make up for narrow frontage which, these being modest houses, was on average about half that of houses in the older parts of town. All the houses built in the new quarter were flat roofed and mostly single-storeyed, with the front hidden behind a parapet. Roofs were slightly higher in the front allowing rainwater to run off towards the back, and were made fairly waterproof with a mixture of whale oil and molasses.

By the middle of the 19th century the population of the area had become predominantly Muslim. Although the Bo-Kaap has over a long period of time been home to people of various origins and religions, the district became known as the Malay Quarter. The first Mosque at the Cape, the Auwal Mosque, was built here in 1804. Today there are at least nine mosques in the Bo-Kaap, and also several kramats or tombs, containing the remains of much respected religious leaders, on the hillside behind the houses.

The Bo-Kaap, along with its adjacent areas, constitutes the largest concentration in Cape Town of architecture dating to before 1850, and its unique character has long been acknowledged as a valuable asset to the city of Cape Town. Stone cobbled streets and brightly coloured houses have come to typify the character of the Bo-Kaap. A committee for preservation of this area was set up in 1943 under the chairmanship of Dr EG Jansen who was Governor General at the time. Restoration of fifteen houses and a mosque situated in the block between Long and Shortmarket Streets was undertaken in 1950. Another 20 years passed before the initial restorations were followed up with the restoration of houses in adjoining streets, the most notable examples to be found in Church Street. The restored houses were let to members of the Muslim community and gaps were filled up with new buildings designed to complement the old style.

The Bo-Kaap Museum was established in 1978 as a satellite of the SA Cultural History Museum. It was furnished as a house that depicts the lifestyle of a nineteenth-century Muslim family and displays all aspects of the people, culture, history and way of life in the Bo-Kaap.

A double storey annex was added in 1994 which can be hired as a multi-functional venue for conferences and other events.

1.4.2. History of the historic house

71 Wale Street, now the Bo-Kaap Museum, stands on land granted in 1763 to Jan de Waal and was one of the 'huurhuisies' built by him between 1763 and 1768. The house is noteworthy for being one of only two surviving houses with the 'wavy parapet' that was a common feature in Cape Town during the third quarter of the 18th century.

The house retains its original façade woodwork, and is one of the earliest dwelling houses surviving more or less in its original form. The oldest houses in the Malay Quarter, of which the Bo-Kaap Museum is one of the few surviving in near to original form, have flush, small-paned windows. The front stable door (bo-en-onder deur) has a rectangular fanlight, fitted with glass panes, above to admit light into the entrance hall. An additional upper panel, which slides down and rest on the bottom panel of the door, provides light in the entrance hall even on a rainy or windy day.

Houses in the area almost all had narrow stoeps, raised about a meter above the street level, that were terminated by low walls and often by seats too.

1.4.3. Sources:

- http://capetownhistory.com/?page_id=589
- <https://www.iziko.org.za/static/page/history-of-the-area>
- <http://mypr.co.za/debating-space-history-and-heritage-the-bo-kaap-sites-seminar-at-iziko-bo-kaap-museum-wale-street-20-november-2012/>
- Fransen, Hans. 2004. The Old Buildings of the Cape. Jonathan Ball Publishers (Pty) Limited.

1.5. Initial brief

- 1.5.1. Iziko Museums appointed FC Holm Architects to compile a 5-year conservation and maintenance plan for nine museum sites in Cape Town managed by Iziko. This Existing Building Conditions Report and As-Built drawings form part of the 5-Year Conservation and Maintenance Plan.
- 1.5.2. This report investigates the existing building conditions of the Bo-Kaap Museum, situated at 71 Wale Street, Bo-Kaap, Cape Town.
- 1.5.3. This report needs to be read in conjunction with the 5-Year Conservation and Maintenance Plan for the Bo-Kaap Museum.

1.6. Methodology of study / investigation

- 1.6.1. A visual inspection of the external façades of the building was conducted, where physically and practically possible, including photographs to support the listed defects.
- 1.6.2. A visual inspection of the interior of the building was conducted, where physically and practically possible, including photographs to support the listed defects.
- 1.6.3. Specialists in the field of restoration were consulted, to verify the causes of defects and the proposed repair methodology and maintenance.
- 1.6.4. The responsible appointed maintenance manager of the various buildings was consulted.
- 1.6.5. The appointed engineers were consulted to verify the existence and extent of civil, structural, electrical and mechanical defects, the causes and proposed repair methodology of such defects.

1.7. Limitations and Obstacles during the Investigation

The following obstacles were encountered during the investigation;

- 1.7.1. There was no access to the ceiling space in the community hall to see what the condition of the building elements in this space is (waterproofing and insulation).
- 1.7.2. There was no access to the lift in the community hall.

1.8. Inherited defects

- 1.8.1. Every building has defects that over time become part of the character and in some instances also contribute to the heritage value of such building. As part of the restoration and maintenance process, the effect of rectifying such defects on the character and heritage value of the building must be considered carefully and if it should be rectified at all. Such defects on the Bo-Kaap Museum include the following;
- a) Exposed and unprotected timber elements on the western facade of the historic house (no roof overhang, balconies, etc to protect the windows against the elements).
 - b) Failing / lack of damp-proofing of certain walls.
- 1.8.2. The following are defects created by restoration, maintenance and alterations in later years:
- a) It appears as if a concrete slab was cast over the front wall of the porch, whereas the porch was previously filled up inside the same wall. The concrete wall now forms a line, where it rests on the wall, that visually is out of place and is cracking.
 - b) Over time various minor changes have been made to the museum complex, mostly as part of general maintenance work. The following is notable;
 - Non-compatible paint over old lime wash on the historic house.
 - Non-compliant wiring.
 - Ironmongery and other building components, not suitable for the specific application it was installed for.

1.9. Implementation Procedure

This is a general approach to deal with most issues. Since parts of this museum complex are unique and representative of a special heritage building, obtaining heritage approval for most of the interventions should be granted;

- Assess all defects.
- Make recommendations.
- Obtain client approval.
- Obtain Heritage Western Cape approval.
- Appoint implementation consultants.
- Prepare tender documents.
- Obtain tenders.
- Monitor guideline compliance.
- Prepare close-out report.

1.10. Solution Approach

1.10.1. Holistic approach

Applying specialized solutions to resolve construction defects, without considering the broader impacts of such solutions on a heritage site, can cause further physical damage and impair the heritage value of such sites. With the restoration and maintenance of heritage sites, it is therefore advisable is to develop an all-inclusive restoration / maintenance strategy, taking into consideration all construction, heritage and other relevant aspects. Guided by this maintenance / restoration strategy, detailed decisions can then be taken, without causing any further damage, or impairing the heritage value.

1.10.2. Sustainable restoration / maintenance solutions

- a) The use and occupation of a heritage site, must be considered together in the development of a restoration / maintenance strategy.
- b) Ongoing maintenance solutions, that can be adapted to suit changing conditions are normally better than drastic final solutions, that tend to be expensive and normally do not last forever.
- c) Labour / people intensive restoration / maintenance solutions can result in people taking ownership of a heritage site. Such solutions also contribute to skills development and job creation.
- d) Repairing the cause of a defect before the defect itself becomes apparent can limit or prevent later damage.
- e) Avoid restoring more than what is necessary. Non-defective weathered elements add to the character and heritage value of a site.
- f) Design / apply new additions / materials in such manner so as not to destroy the existing building fabric and where applicable use materials that are non-distinct and / or less significant than the existing.

2. CURRENT PROJECTS

2.1. Ongoing Projects

There were no ongoing projects at the time of the survey.

2.2. Scheduled Projects

There were no scheduled projects at the time of the survey.

3. ARCHITECTURAL CONDITION

3.1. Exterior

3.1.1. Sense of arrival

a) Description;

The Bo-Kaap Museum is directly approached from Wale Street. There is however also a secondary access through a pedestrian alleyway directly to the east of the museum complex, connecting Dorp Street to Wale Street. This alleyway is currently also used for disabled access from Wale Street into the courtyard of the museum complex. It is therefore an important access route to the museum complex.

- It appears as if the front porch of the historic house was changed at some point. Previously the porch had a low wall around, with two benches on either side, all with very simple / no plaster detailing. The general appearance of the front porch (smoothly plastered, various manholes and out of character steel balustrade) is unappealing and detracts from the character of the historic house.
- Although the alleyway to the east of the museum complex is used for access to the museum complex, it is currently not an inviting space and therefore detracts from the sense of arrival to the museum complex. This is especially the case for disabled persons, who have no other choice but to use this alleyway to get into the museum complex.
- Various detail elements (gargoyles from historic house roof, gates in the alleyways, CCTV cameras, and other elements) detract from the general aesthetic appearance and character of the museum complex on arrival.

b) Intervention;

Develop a design to improve the general sense of arrival to the Bo-Kaap Museum. The following should be addressed in this process;

- Reinstate the front porch to its original design and detailing.
- Remove / hide all unsightly manholes and other services connections between the porch and Wale Street.
- Upgrade the western alleyway, including the access point on the southern end of the alleyway and tie in with the front porch area on Wale Street.
- Remove / hide / replace all unsightly detail elements detracting from the visual appeal.

3.1.2. Courtyard and community hall

a) Description;

The courtyard has the potential to be an inviting space, that can enhance the experience for visitors to the Bo-Kaap Museum. The following aspects however detract from this potential;

- The new ablutions are positioned in such a way that it intrudes into the courtyard space and breaks it up into small unwelcoming spaces. The sewer pipes on the ablutions are also the first detail visible when entering the courtyard from the historic house.
- The general appearance of the community hall is overwhelming and insensitive to the historic house and courtyard space and contributes to the courtyard space being an uninviting area for visitors.
- The general appearance of the staff cottage is not appealing, mainly due to detail elements added later (gutters, downpipes etc.).
- Various detail elements (gargoyles from historic house roof, gates, CCTV cameras, and other elements) detract from the general aesthetic appearance and character of the courtyard space.
- The access staircase to the community hall is an uninviting back ally disconnecting the community hall from the courtyard.

b) Interventions;

Develop a concept for the courtyard space to become a more inviting and user-friendly space, that will enhance the experience of visiting the Bo-Kaap Museum and that will form a better connection between the historic house and new community hall. The following should be addressed in this process;

- Demolish the existing ablution facilities and re-build it in a position that is less intrusive into the courtyard space (e.g. incorporate it in the area below the community hall).
- Develop the courtyard space to have seating and other amenities to be an inviting space for people.
- Create access from the courtyard to the community hall that is more direct and inviting.
- Do some façade treatment to the community hall to be more in scale and sensitive towards the courtyard and historic house.
- Remove / hide / replace all unsightly detail elements detracting from the visual appeal.

3.2. Interior

3.2.1. Services installations

a) Description;

Various electrical, electronic and other services were installed in the museum complex over time. This is most notable in the historic house, that was originally built without any such services installations, resulting in wiring and appliances being retrofitted in an unsightly way in the building.

b) Intervention;

Investigate and develop a plan to hide / reduce the visual effect of all necessary services throughout the museum complex.

3.2.2. Finishes and fittings

a) Description;

- Many of the finishes and fittings in the museum complex have been replaced and retrofitted over time with finishes and fittings that do not suit the character of the historic house and therefore detracts from the experience of visitors to the Bo-Kaap Museum.
- The finishes and fittings in the community hall do not suit the character of the museum complex.

b) Intervention;

Develop an interior design concept to integrate the visual appeal of all finishes and fittings throughout the museum complex and complement historic character of the historic house.

4. PHYSICAL CONDITION**4.1. Site works**

4.1.1. Sidewalk and porch to the north of the historic house

a) Description;

- The sidewalk and porch have been paved with stone paving in a random pattern. Over time the section of paving between the porch and the Wale Street was lifted several times to access the services below. This section of paving is currently not in a very good condition.
- See notes regarding the line formed between the concrete slab and walls of the porch and plaster cracks around this line (item 1.8.2 (a)).

b) Interventions;

- Change all underground services so that no connections and manholes are higher than the surrounding paving levels.
- Redo the paving between the Wale Street and the porch with same stone paving as original, as specified.
- Repair all plaster cracks by scraping out cracks as specified. Apply an approved alkali resistant primer for masonry surfaces and two coats approved low sheen paint as specified to match lime-wash elsewhere.

4.1.2. Courtyard

a) Description;

- The courtyard has been paved with a similar stone paving in a random pattern as the sidewalk and porch. It is cracking in areas and is generally in an untidy state. It also appears that water is ponding in certain areas of the courtyard.

b) Interventions;

- Redo the paving in the courtyard, as specified

4.1.3. Alleyways and perimeter walls

a) Description;

Western alleyway;

- Part of the alleyway on the western side of the museum complex is currently being used for access to the community hall. This part of the alleyway has been paved with similar stone paving in a random pattern as the sidewalk and porch. The remainder has been paved with in-situ concrete paving.
- The gate leading from sidewalk and porch to the north of the historic house to this alleyway has been fitted with some ironmongery that is not suitable for external application.
- The general state of this alleyway is fair, with only general maintenance work required.

Eastern alleyway;

- This alleyway is paved with in-situ concrete and stone paving on steps. The paving is in a general fair condition, with some cracks in the in-situ concrete paving.
- The external walls and boundary walls, forming part of the museum complex, are in good condition, with only general maintenance work required (mainly cleaning of graffiti and re-painting).
- See notes on rainwater goods elsewhere.

b) Interventions;

Western alleyway;

- Replace the gate and ironmongery, leading to the sidewalk and porch to the north of the historic house.
- Do required general maintenance work (removal of weed growth from paving, repaint walls and general upkeep).

Eastern alleyway;

- Redo the paving in the alleyway.
- Do required general maintenance work (removal of weed growth from paving, repaint walls and general upkeep).

4.2. External Building Fabric

4.2.1. Walls

a) Description;

Historic house;

- The northern (front) façade wall of the historic house has a serious waterproofing problem, that must be addressed as a matter of urgency to prevent secondary damage to other building elements. The cause of this waterproofing problem is failure of the waterproofing system on top of this wall.
- The historical nature of the building requires it to be lime-washed on a regular basis, every 3 – 5 years. Modern paint systems may not be used under any circumstances, as they do not allow the structure to breathe. Lime-wash is unsuitable for impervious materials and should never be applied over PVA or oil-based paint systems. Colours are obtained using alkali-resistant ("lime-fast") pigments, particularly metal oxides from natural earths.

Other;

- Some plaster cracking occurs on walls throughout the museum complex.

b) Interventions;

Waterproofing of northern façade of the historic house;

- Remove all existing waterproofing from the parapet wall. Ensure that all surfaces comply with the manufacturer's specification, before application of waterproofing. Apply three coats highly flexible liquid applied emulsion reinforced with a high-strength stitch-bond polyester reinforced membrane saturated into the second coat, as flashing and counter flashing against side walls and over parapets, as indicated. Apply paint, as specified for external masonry, over waterproofing system.

Plastered masonry walls (historic house);

- Remove all modern cement plaster and re-plaster with lime plaster as specified. Remove all modern paint and repaint with lime-wash.

Plastered masonry walls (modern structures);

- Repair all plaster cracks by scraping out cracks as specified. Apply an approved alkali resistant primer for masonry surfaces and two coats approved low sheen paint as specified to match lime-wash elsewhere.

4.2.2. Windows, Window Dressing and External Doors

a) Description;

Historic house;

- The windows, sills, shutters and doors of the historic house were made of Burmese Teak, which are painted on the outside. Much of the paintwork and wood has deteriorated due to exposure to the elements, and lack of maintenance. Due to the failed paintwork the timber frames and glazing bars have deteriorated severely in some instances. The timber sills are in a bad condition. External woodwork should be repainted every 3 – 5 years.
- The inside face of the windows, internal window sills and internal doors of the historic house have been finished in natural wood colour. While the internal doors are still in good condition, most of the wood of the windows and sills has deteriorated due to exposure to the elements and lack of maintenance. Internal woodwork exposed to the elements should be repainted every 3 – 5 years.

Other;

- Other doors and windows consist of aluminium and timber doors and windows, as well as steel gates. All are generally in good condition, with only general maintenance work required.

b) Interventions;

Historic house;

- Scrape off old and loose paint and sand to bare wood. Inspect the wood for dry rot and termite damage and replace all damaged segments of wood, including glazing bars, carefully with matching Afrormosia timber. Service the sash mechanism, ropes and counter weights. Replace all damaged and missing glass panes with matching glass. Replace the putty of all the window panes. Remove the ironmongery and check for rust. Only once all the windows have been repaired as per specification can the windows be painted. The interior of the windows, window sills and the internal doors are all sealed with penetrating wax sealers.

All other doors and windows;

- Do required general maintenance work (repainting).

4.2.3. Roof

a) Description;

- The “Brakdak” over the historic house was changed at some point to a torch-on waterproofing system applied onto a cement screed, that was laid onto the existing timber ceiling structure. The torch-on waterproofing system was applied over the side and back parapet walls, but not over the ornate front gable wall. A cementitious waterproofing system, applied onto a membrane was applied on the front gable wall (see notes on front façade wall elsewhere). Sheet metal gargoyle outlets were installed probably at the same time when the torch-on waterproofing system was installed.
- The servant cottage has an IBR-profile sheet metal roof (unpainted) with metal side wall flashing (unpainted) and an extruded aluminium gutter with painted uPVC downpipes. This roof is not original. Although the roof is currently not leaking, various repair patches are visible, indicating that it did leak in the past. See notes on the architectural character in terms of the extruded aluminium gutter and uPVC downpipes.
- The ablutions have a corrugated-profile sheet metal roof (unpainted) with metal side wall flashing (unpainted) and an extruded aluminium gutter with painted uPVC downpipes. This roof is in a good condition. See notes on the architectural character in terms of the extruded aluminium gutter and uPVC downpipes.
- The main section of the roof over the community hall is a “KlipLok” profile sheet metal roof (unpainted) with extruded aluminium gutters and downpipes. Although the roof is not currently leaking, work was done on this roof to waterproof it and to stop rusting. See notes on the architectural character in terms of the extruded aluminium gutter and uPVC downpipes.
- A small section of the roof over the community has a torch-on waterproofing system. This section of the roof does not leak and only needs general maintenance work.

b) Interventions;

- Do required general maintenance work (repainting of torch-on waterproofing and upkeep of sheet metal roofs).
- Replace the roof and rainwater goods on the staff cottage.

4.2.4. Other elements

- The historic house has a chimney, that has been blocked off and is not in use. See notes under walls.

4.3. Internal Building Fabric

4.3.1. Ceilings

a) Description;

- Yellowwood ceilings on some beams have been installed in the historic house. These ceilings are in general in a good condition and only require general maintenance work.
- A stained timber ceiling has been installed in the servant cottage. Although the dark appearance of this ceiling is not appealing, it is in general good condition and only requires general maintenance work, including removal of over painting on cornices.
- A painted gypsum board ceiling has been installed in the ablutions. This ceiling is in a general good condition and only requires general maintenance work.
- A painted fiber cement ceiling and a small section varnished timber ceiling have been installed in the community hall. This ceiling is in a general good condition and only requires general maintenance work.

c) Interventions;

- Do required general maintenance work (repainting).

4.3.2. Wall Finishes

a) Description;

General;

- Some plaster cracking occurs on walls throughout the museum complex.

Historic house;

- The interior walls of the historic house appear to have been painted with an acrylic paint. The interior must be repainted every 5 – 7 years. Modern paint systems may be used in areas not prone to damp problems.
- Extensive damp problems are visible on the front façade wall.

Other;

- All other walls have been painted with an acrylic paint and are in general good condition, with only general maintenance work required.

d) Interventions;

- Allow all damp in front façade wall to dissipate after repairing the waterproofing on the parapet wall. Test moisture content, before any further work is taken in hand.
- Repair all plaster cracks by scraping out cracks as specified. Apply an approved alkali resistant primer for masonry surfaces and two coats approved low sheen paint as specified to match lime-wash elsewhere.

4.3.3. Skirtings, dado and picture rails

a) Description;

- Profiled timber skirtings of various sizes and timber species have been installed throughout the museum complex. The skirtings are in a general good condition and only requires general maintenance work.
- No dado or picture rails have been installed.

b) Interventions;

- Do required general maintenance work (repainting).

4.3.4. Floors

a) Description;

Historic house;

- Yellowwood floors have been installed in most of the historic house. The floor is in general good condition, with only general maintenance work required.
- Black slate tiles with a varnish finish have been installed in exhibition room 4 (historically the kitchen). The floor is in general good condition, with only general maintenance work required.

Servant cottage;

- Vinyl tiles have been installed in the staff kitchen. The floor is in general good condition, with only general maintenance work required.
- A carpet has been installed in the server room. It is in a poor condition and must be replaced.
- Vinyl tiles have been installed in the staff kitchen. The floor is in a poor condition and must be replaced.

Ablutions;

- Slate tiles have been installed in the ablutions. The floor is in general good condition, with only general maintenance work required.

Community hall;

- Vinyl tiles have been installed in the kitchen. The floor is in general good condition, with only general maintenance work required.
- Terracotta tiles have been installed in the covered patio and the community hall. These floors are in general good condition, with only general maintenance work required.

- b) Interventions;
- Do required general maintenance work on all timber and tile floors.
 - Replace the entire floor in the staff cottage with a floor finish matching the character of the rest of the museum complex.

4.3.5. Kitchen Facilities

- a) Description;
- The kitchen facility in the staff cottage is in a poor condition and needs replacement.
 - The kitchen facility forming part of the community hall is in a fair condition, with only minor upgrade and fixing required. The space is however currently being used as store area and not as kitchen facility.
- b) Interventions;
- Replace the entire staff kitchen fittings and fixtures.
 - Determine an appropriate usage for the kitchen facility forming part of the community hall and change / upgrade the fittings and fixtures accordingly.

4.3.6. Ablution Facilities;

- a) Description;
- The WC facilities forming part of the staff cottage is in a general irreparable condition.
 - The public ablutions are in a good condition, with only general maintenance work required.
- b) Interventions;
- Replace all fittings and fixtures forming part of the WC in the staff cottage.
 - Do required general maintenance work on the ablutions.

4.3.7. Fire Protection and Suppression

- a) Description;
- The fire protection Installation at Bo-Kaap Museum consists of mostly CO² based fire extinguishers and one DCP extinguisher. The fire extinguishers appear to be in a good condition. In most of the areas the fire equipment and signage are both in order, excepting for the server room, staff kitchen and community hall. In the server room, the extinguisher is not mounted and there is no fire signage for the extinguisher. In the staff kitchen and community hall, the emergency key is missing from its box. Community hall exit door has been provided with an emergency push bar, a barrel bolt with padlock as well as an access-controlled maglock, with green break glass unit.
- b) Intervention;
- Prepare fire plan, based on current building usage, including all rectifications to escape routes.
 - Remove key boxes at kitchen door and community hall exit door.
 - Remove emergency push bar at community hall exit door.
 - Ensure that all fire protection equipment is serviced and installed at correct heights.

4.3.8. Air conditioning

- a) Description;
- Most areas within the museum complex have been provided with openable windows, which should provide a means of natural ventilation. The WC in the servant cottage does have a window, which cannot be opened, resulting in no natural or artificial ventilation being supplied to this room.
 - The server room and the community hall have been provided with air conditioning units. There is a midwall split type air conditioning unit in the server room and console units in the community hall. There are also two wall mounted fresh air fans in the community hall. The midwall unit is inverter driven and still in a good condition. The three console units are however old and will have to be replaced within the near future with inverter driven, energy efficient air conditioning units.
 - In accordance with the National Building Regulations, mechanical ventilation should be provided to all air-conditioned spaces, where the air conditioning units do not have a fresh air component incorporated into the unit.

- b) Intervention;
- Investigate current provision for fresh air throughout all occupied areas. Determine current CO² levels.
 - Determine user department requirements in terms of temperature / humidity control.
 - Supply, install, test and commission new equipment as specified.

4.3.9. Domestic Hot Water

- a) Description;
- There is one existing electric HWC in the building which is fairly old, but still in working order.
- b) Intervention;
- Design new domestic hot water installation in accordance with user department requirements, SANS 10252-1 and OHS Act. System to include heat pump or solar water heating technology.
 - Supply, install, test and commission new equipment as specified.
 - Decommission and remove existing (redundant / obsolete) equipment.

4.3.10. Electrical installation;

- a) Description;
- The Bo-Kaap Museum is a double storey structure, with the main electrical distribution board (MDB) is located inside exhibition room 4. The electrical installation is operational, however there are some areas of the installation and equipment that require attention;
- The MDB is fed from the council metering cubicle. This cubicle is still in a reasonable state but does have visible rust on the door, hinges and arch tray.
 - There are two electrical sub-distribution boards (SDB) fed from the MDB. Other smaller electrical distribution boards are fed from these SDB's. All SDB's have jointed wiring on the inside that according to standard DPW practice is not allowed and must be replaced. Some joints are covered with insulation tape and not proper heat shrinks. The MDB and SDB in the kitchen are in a good state and require minimal maintenance such as labelling, name plates, removal of connector blocks and some extra neutral bars.
 - The entire SDB inside the staff room must be replaced as some breakers are obsolete, architrave door has been cut into, blank space covers missing, visible joints inside and incorrect fault level ratings on newer breakers (not to DPW standard).
 - The other SDB's that are sub fed from SDB's are the UPS DB, hoist / lift DB and SDB-2. SDB-2 has minimal switchgear installed and can be consolidated into the board that it is fed from.
 - The UPS DB is in a good condition and only requires a proper nameplate. The hoist / lift DB requires a nameplate.
 - Electrical logging is recommended to be carried out on the building to establish the maximum demand to determine correct design criteria for the MDB which shall also be configured to accommodate a future electrical standby generator to power the entire building.
 - Lighting levels in most rooms are inadequate. Light fittings with higher lumen output or more light fittings are required to reach minimum mandatory lighting levels. Metal Halide / Halogen lights installed in art display rooms are not suitable for these areas due to their UV component. To achieve regulatory lighting levels without damaging ultraviolet lighting component (which is damaging to the art on display) the exclusive use of LED based light fittings is recommended.
 - There is different type of lights randomly installed throughout the building. There is a wide variety of surface and flush mounted LED based light fittings that can achieve the correct focus on the art work on display. Standardize on particular light fittings throughout all IZIKO Museum facilities to benefit from simpler maintenance and reduced stockholding.
 - Exposed joints and loose lighting wiring renders the compliance of the building. These exposed joints and loose wiring could cause electrical arcing and create a hazardous fire especially at the open wire down lighting systems.

- Power & data outlets seem to be sufficient in number, except for the areas where extension cords have been installed. Before any construction or alteration takes place a design session will have to be done with the members / employees of Iziko Museums.
- Some areas indicate signs of water seeping through the plug sockets conduits and onto the sockets themselves. This could cause nuisance tripping, faulty sockets, permanent failure of equipment (PC's, laptops, printers, CCTV equipment etc., accidental shock which could eventually lead to loss of life and poses a fire risk. The leak will have to be located immediately and the plug socket circuits wiring to be replaced with immediate effect. For the time being the circuits must be isolated at the electrical distribution board. Since it cannot be established where exactly and far the leak has distributed the safest option would be to isolate the entire museum and find and repair the leak.
- All plug circuit wiring to be insulation tested and replaced based on a typed report by a qualified electrical contractor. Given the age of the building and current state of the installation the financial costs of insulation testing and replacing wiring based on the typed report would not have a significant financial variance than replacing the wiring of the entire installation.

b) Intervention;

- The SDB in the staff room must be replaced.
- Make all other electrical distribution boards compliant.
- Replace all plug sockets unless otherwise mentioned in the room data sheets or as indicated by the electrical contractors typed report.
- Insulation test all wiring and replace based on report by electrical contractor.
- Replace all obsolete light fittings.
- Re-lamp all light fittings with energy efficient lamps that are in a good state.
- Remove HVAC equipment that are installed on 6 amp sockets and install it to reasonably sized isolators.
- The entire building must be made compliant with the latest SANS 10142-1 wiring code.

4.3.11. Fire Detection

a) Description;

- The entire fire detection installation is surface wired in Egger ducting, or glued to the walls. Some device labels are missing. SANS 10139 requires that cable support should be non-combustible and such that circuit integrity will not be reduced below that afforded by the cable used and should withstand a similar temperature and duration to that of the cable, while maintaining adequate support. It is therefore necessary that all cabling shall be installed in either uPVC or galvanised conduiting and fixed with galvanised saddles where installed surface.
- There are no manual call points (break glass units) in the entire building. It is mandatory that manual call points are installed in any type of fire detection installation.
- Only some areas are fitted with fire detection equipment. It is strongly recommended to find out from the building insurer or a rational fire consultant what category fire detection system is require and to design the installation accordingly.
- All surface wiring and wire ways are to be chased-in and installed in uPVC conduiting where permissible or installed in galvanized conduiting where surface installed.

b) Interventions;

- The Ziton ZP3 fire detection panel listing of all devices connected must be downloaded or printed out before any work commences. All devices must be carefully removed while all cabling and wire ways are replaced as necessary, to be compliant. Devices may then be re-installed and tested to see if they are properly operational or require replacing. Missing device address labels must be installed.
- All surface wiring and wire ways to be chased-in and installed in uPVC conduiting where permissible or installed in galvanized conduiting where surface installed.

4.3.12. Access Control and CCTV

- a) Description;
 - The entire access control and CCTV installation is installed surface and reticulated in surface wiring / conduiting or egger ducting. For aesthetic purposes it is recommended that all wire ways be chased in flush where permissible and practical.
- b) Intervention;
 - All devices must be removed and safely stored. Removal and re-installation of equipment to be done by Iziko Museums technician.
 - All surface wiring and wire ways are to be chased-in and installed in uPVC conduiting where permissible or installed in galvanized conduiting where surface installed.

5. EMERGENCY AND NORMAL MAINTENANCE WORK

5.1. Project Identification & prioritization

Projects have been identified and prioritised in a Needs & Requirements Matrix. There are three levels of priority: High, Medium and Low. The High priority projects are critical work and refer to those issues where there is a high risk of further deterioration with possible loss of historical fabric, and / or damage to the exhibitions. These projects must be scheduled as a matter of urgency and deals mainly with the exterior of the building where water damage is the main risk. Other high priority projects may relate to the personal safety of the staff, building and contents where the electrical reticulation may not be compliant, or the fire detection and / or fire protection is not compliant.

The medium and low priority projects are those that can be done as part of the normal maintenance of the building. Please refer to Needs & Requirements Matrix.

The matrix also give indication as to the implications of each project on the building and its users:

- a) Tourism and Events: Will the work have an impact on tourism / visitors to the building.
- b) Movement: Will there be an impact on vehicular movement including deliveries into and on the site.
- c) Landscape: Will there be an impact on the landscaping, e.g. new sewer pipe through paved areas.
- d) Services: Will the work affect and disrupt existing services.
- e) Conservation: Will the work impact on conservation matters, requiring heritage approvals.
- f) Space Planning: Will the work impact on space planning and the re-organisation of spaces.
- g) Building & structure: Does the work impact on the built fabric.

5.2. Project Data Sheets and Budgets

The Project Data Sheets allocate a sequential reference number to each project, purely for reference purposes, and will give a description of the problem and project scope of work, with a recommendation for the treatment of the deteriorated historic (or other) elements. The main purpose of the project outline and scope of work is to determine the cost implications for budgeting purposes only. Each Project Data Sheet includes a cost estimate for consultant fees and construction costs. The project scope of work should not be seen as a final specification that can be handed over to a contractor for tendering. It merely acts as a guideline and brief to the appointed consultant to further investigate the problem and prepare a detailed specification and tender documents for tendering purposes.

The consultants scope of work and responsibilities are outlined, as well as that for the contractor. It is critical for the long-term preservation of historic buildings that the contractor be supervised by an appropriate consultant to ensure that the specification is adhered to, and to be available if new problems are discovered while opening up built fabric. The project sheet contains additional information such as the estimated duration of each project.

At the end of the Project Sheets a summary is given for combining all the projects into two large projects and combining all the projects into one project.

Please refer to the Project Data Sheets.

6. BUILDING COMPLIANCE REQUIREMENTS

6.1. Town Planning Compliance

a) Description;

The Bo-Kaap Museum site comprises only one erf (erf 115963) with a total area of 451.5 m². There are a couple of areas where the parts of the building and other structures are over the boundary lines. These include

- The entrance porch and a small part of the front gable of the historic building is over the northern boundary line, in Wale Street.
- Parts of the community hall is over the western and southern boundaries

These are historical anomalies and we do not foresee that it must be changed. The correct procedure is however the encroached land should be subdivided from the neighbouring property and consolidated with the Bo-Kaap Museum property. This process can however have complicated and protracted legal implications.

b) Intervention;

- No intervention suggested.

6.2. National Building Regulation Compliance

a) Description;

NBR mainly deals with human safety issues in terms of structure, electrical, lighting, ventilation, fire protection, disabled requirements and sewage:

- Structurally the museum complex is compliant as far as could be determined.
- The electrical installation in the building complex is not compliant with the latest regulations.
- The lighting levels in certain areas are too low for its intended purpose and is therefore not compliant.
- Certain areas in the museum complex do not have adequate ventilation and are therefore not compliant with the latest regulations.
- Fire escape routes, signage and fire protection and suppression at the museum is compliant subject to the systems testing as described;
- The fire detection system in the building complex is not compliant due to the surface wiring as described above.
- The ablution facilities in the museum complex do not comply with regulations. The following minimum amount sanitary appliances must be provided;

Visitors;

- Male; x1 WC, x1 WHB.
- Female; x1 WC, x1 WHB.

Staff;

- Male; x1 WC, x1 urinal, x1 WHB.
- Female; x2 WC, x1 WHB.

b) Interventions;

- See interventions required on the electrical installation elsewhere in terms of the electrical installation and lighting levels.
- See intervention required on the air conditioning installation elsewhere in terms of ventilation provision.
- See intervention required on the fire detection installation elsewhere in terms of ventilation provision.
- Redevelop the staff cottage to provide the required sanitary appliances for staff usage.

6.3. Accessibility compliance requirements

a) Description;

The museum complex does comply to universal access requirements. However, where possible, disabled access and usage of a public building should be the same as how non-disabled persons would access and use the building. Due to the height difference and steps between the street and the porch, this is not currently the case at the Bo-Kaap Museum.

The original low wall that formed part of the patio to the north of the historic house provided some fall protection. Because this wall was removed at some stage in the past, there is a fall hazard from the patio.

b) Interventions;

- Devise a plan to create universal access into the building from street level.
- Reinstate walls in front of the porch to what it was before, to provide fall protection and re-plaster the entire porch structure to have a similar finish as previously.



IZIKO MUSEUMS | EXISTING BUILDING CONDITION REPORT

REF. CSM/Architects/12/2015

BO-KAAP MUSEUM

ADDENDUM: CIVIL / STRUCTURAL ENGINEERS REPORT

DATE: APRIL 2018

PREPARED BY: LUKHOZI CONSULTING ENGINEERS (PTY) LTD

1. EXECUTIVE SUMMARY

1.1 STRUCTURAL ASSESSMENT

This small museum complex is generally in good structural condition, although in need of maintenance. No evidence was found of any structural failure or distress in any of the buildings on this property. No structural intervention is therefore required.

A detailed description of the findings follows below.

1.2 SERVICES

Due to the limited extent of the property, internal services are limited to normal service connections.

Museum Staff reported that all service connections are functioning well and that no problems are experienced.

A water connection to the property is located in Wale Street.

A sewer connection is located in the Lion Alley.

Internal storm water (courtyard, draining the flat roof) is collected to Lion Alley.

All the above are in good serviceable condition and require no intervention.

2. INTRODUCTION

This small museum is located in close proximity to a major international hotel and is also frequent by numerous visitors to the Bo-Kaap area, a popular tourist attraction.

3. STRUCTURAL CONDITION ASSESSMENT

3.1 HISTORIC HOUSE 1

The historic house comprises of a central hall, which is used as reception, two rooms to the right of the hall and one room and a kitchen to the left.

The roof structure comprises yellow wood rafters with yellow wood plank ceilings directly on the rafters. No indications were observed of any kind of structural distress or undue deflection. No leaks were observed, and no leaks were reported by staff. We therefore conclude that the roof is structurally sound.

Minor cracking was observed in the building:

1. A minor horizontal crack can be observed in the front facade between the central door and right-hand window. This minor crack is a recurrence of a previous crack and of no structural significance. It is recommended that this crack be repaired during normal redecoration/painting. Subject to possible constraints related to the heritage status of the building (and the paint specification that would apply), an effort can be made to seal this crack with paintable polysulphide or equivalent flexible filler. In our opinion, this approach will generally be more effective in a philosophy of preservation rather than restoration.
2. Minor horizontal cracking is evident in the southern facade parapet wall. Cracks are not consistent with any movement of the supporting structure and of no structural significance.
3. A single vertical minor crack can be observed in the front right-hand room extending from below ceiling level vertically for approximately 60% of the height of the external (north-western) wall. This is also a recurring structural crack and, while of slightly more significance as the other cracks in this building, does not warrant extensive structural repair efforts. The same solution as in one above is proposed.
4. Below ceiling level in the same wall, it is evident that repair work was undertaken previously, using what appears to be a cover material strip skimmed with non-elastic material. The recurrence of the horizontal cracking, i.e. failure of the cover strip, is limited in extent and not considered to be of any structural significance. It is recommended that the same approach as in 1 above be applied and that an appropriate method statement be developed for the redecoration/painting of internal walls.
5. Minor repair work is required in the right-hand rear room of this building where plaster appears to have failed. Due to the display boarding covering this wall, the exact extent cannot be observed. However, no indications were present that indicate any structural distress in the walls of this room. It is recommended that walls be repaired with an appropriate re-plastering or a skimming, subject to the possible constraints related to the heritage status of the building.

6. Paintwork has failed due to moisture ingress in the walls of the left and front room of this building. This occurrence has no structural significance.

7. Structural cracks have historically occurred in the external (south-eastern) wall of the kitchen (to the right of the fireplace). Efforts have historically been made to repair these, but with poor aesthetic result. The recurrence of cracking in a limited area is of no structural significance and should be addressed with the same approach as proposed above.

3.2 STAFF COTTAGE 2

This building was added onto the historic house and is currently utilised as a kitchen and storage space/server room.

The roof of this addition comprises timber rafters supporting an IBR roof cover. Despite evidence in the carpeting of an earlier roof leak, museum staff confirmed that no leaks are currently present. The roof structure therefore appears structurally sound.

The building structure of this addition is in good structural condition with no indication of structural distress.

3.3 COMMUNITY HALL 3

This building appears to be dedicated for exhibitions and was constructed relatively recently compared to the historic house.

The roof comprises of lightweight triangular trusses, supporting cold rolled purlins and insulated sheet metal roofing. No indications were observed that suggest any kind of structural distress or undue deflection. No leaks were observed, and no leaks were reported by staff. We therefore conclude that the roof is structurally sound.

The floor of the higher-level exhibition room is tiled with ceramic tiles, with no occurrence of failure or distress.

The structure of the building was generally found to be in excellent condition with no indication of any significant structural cracking or any form of structural distress. The following specific aspects are noted:

1. Walls in the lower level kitchen (opposite the ablutions) are cracked in various places, including very slight crocodile cracking above the zinc. While these cracks are structural cracks, they are minor and can be repaired with normal decorating/painting procedures, again using flexible filler as proposed previously.

2. Walls at the higher level are all intact, generally with no cracking or any sign of structural distress. Isolated minor cracking can be observed in the south-eastern wall, but which is of no structural significance. Cracks can be repaired with normal decorating/painting procedures.

3. Extensive very slight crocodile plaster cracking can be observed in the north-western boundary wall (adjacent to stairs to the higher-level). These cracks are not of any structural significance and can be repaired with normal decorating/painting procedures. Similar minor plaster cracks are also present on the north-eastern cable of this building.

4. A limited structural crack can be observed in the perimeter wall on the south-western corner of the property. Repair work was previously carried out on the wall in this area. It is recommended that future movement be managed with the introduction of a vertical movement joint on the corner where the crack occurs. This is done by cutting the wall on the external corner and by sealing the cut with a flexible filler during normal future redecoration/painting procedures.

3.4 ABLUTIONS 4

It appears that this structure was constructed as part of Building 2.

The roof of this building is a minor pitch structure comprising of rafters supporting a corrugated galvanised roof cover. The roof structure appears structurally sound.

The building structure of this component is in good condition with no indication of structural distress. Ceramic tile finishes inside the toilets are intact with no indication of movement or cracking.

4. SERVICES CONDITION ASSESSMENT

4.1 SEWERAGE

The Municipal sewerage connection is in Lion Alley, draining towards Wale Street.

Internal drainage comprises a simple domestic drainage line (PVC) with a single Rodding Eye for maintenance access to the connection point. A second line from the kitchen waste (servant cottage 3) joins this sewer but ostensibly without a rodding eye.

Museum staff reported no history of problems with the internal sewerage.

4.2 WATER CONNECTION

The municipal water connection is located on the Wale Street verge. It is not clear how the water supply is rooted, and it is possible that the line may be located under the building and not in the Lion lane alley.

The water connection appears to be functional.

4.3 SURFACE (RAIN) WATER

Rainwater from the main building roof drains towards the central quad and is released by short gutter outlets directly onto the stone paving.

Rainwater from buildings 3 and 4 is collected and discharged by downpipes onto the stone paving.

Rainwater from building 2 is drained in a south-easterly direction and released with downpipes on to the concrete paving of Lion lane alley.

Surface water collected on the quad stone paving drains towards a stone paved channel draining towards the Lion lane alley boundary wall, is collected in a catchpit and drained with a 110mm PVC pipe towards Wale Street.

Museum staff reported no history of problems with the storm water drainage.

ANNEXURE 01
HISTORIC HOUSE

Photograph 01.01



Photograph 01.02



Photograph 01.03



Photograph 01.04



Photograph 01.05



ANNEXURE 01
HISTORIC HOUSE

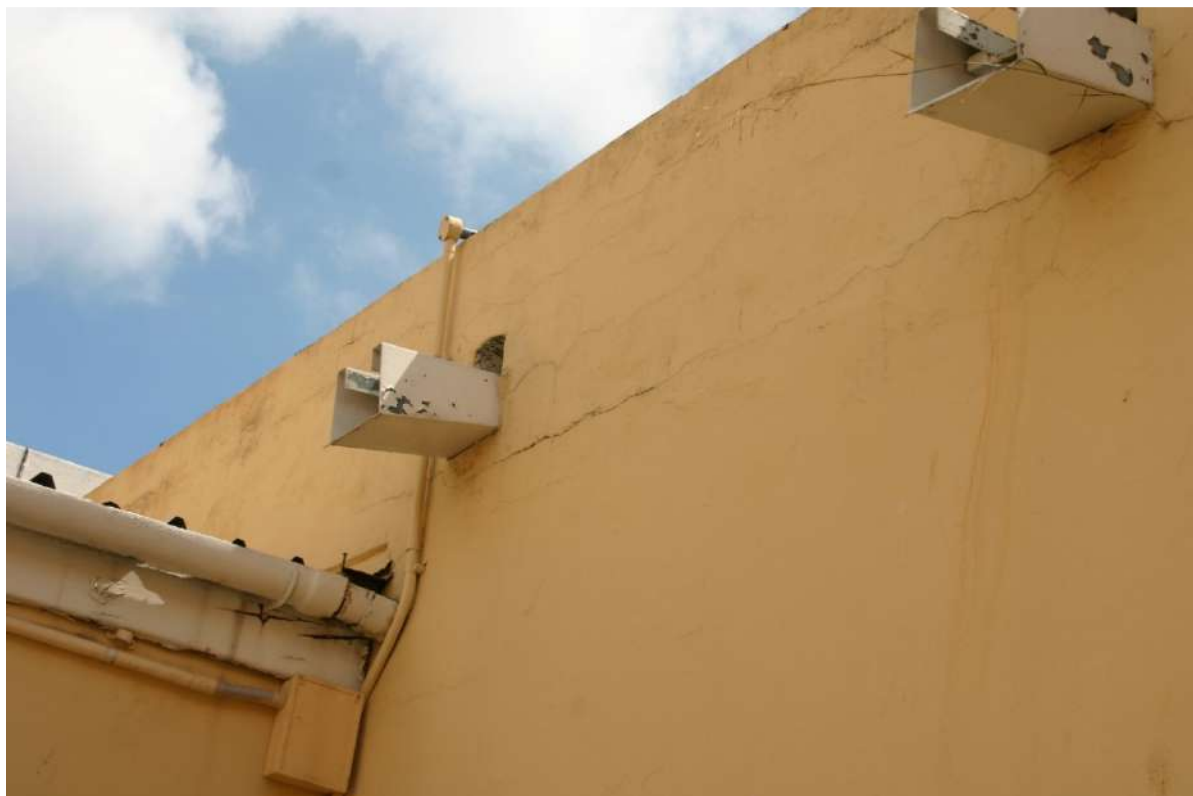
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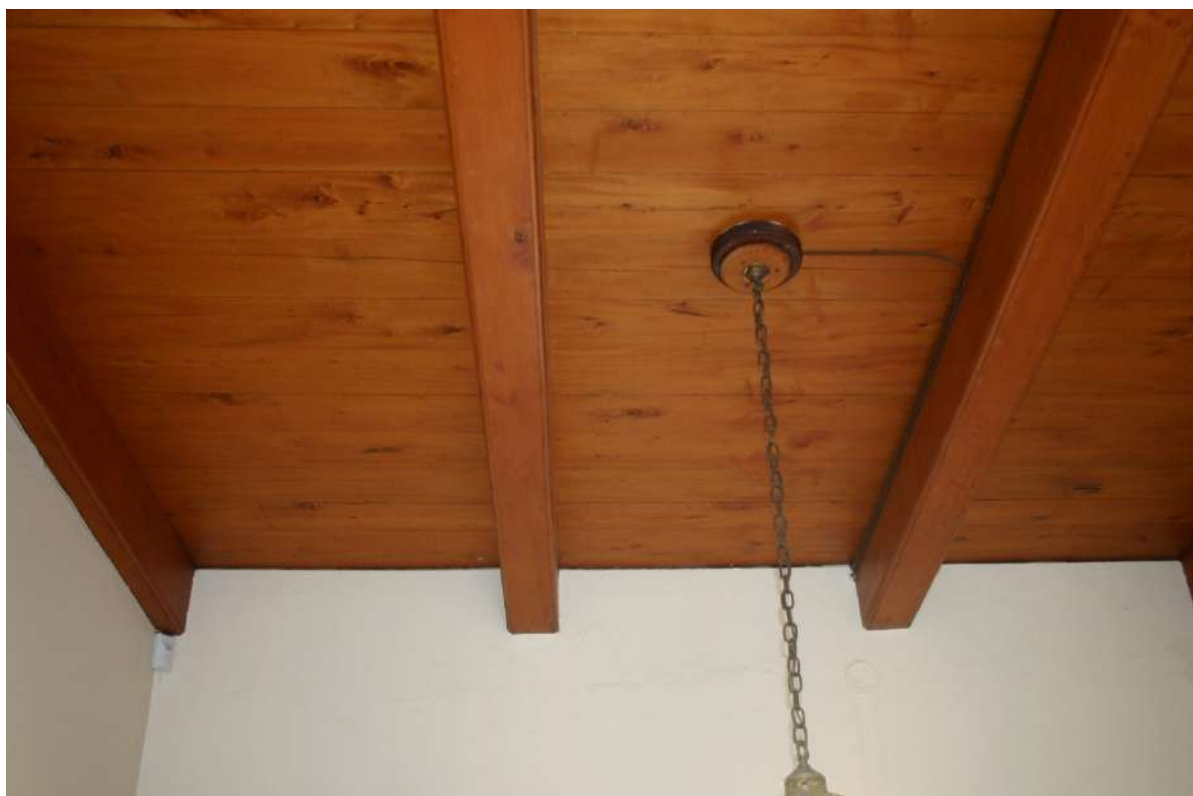
Photograph 01.07



Photograph 01.08



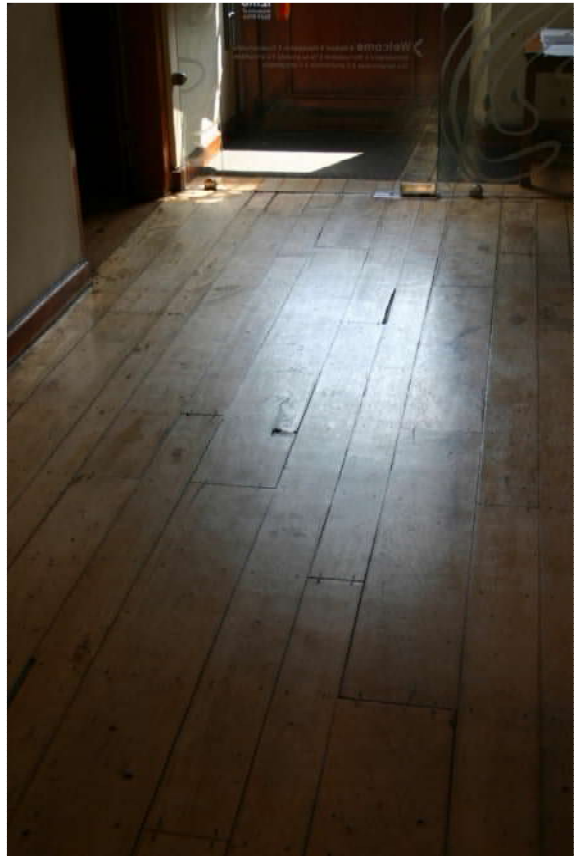
Photograph 01.09



Photograph 01.11



Photograph 01.12



Photograph 01.13



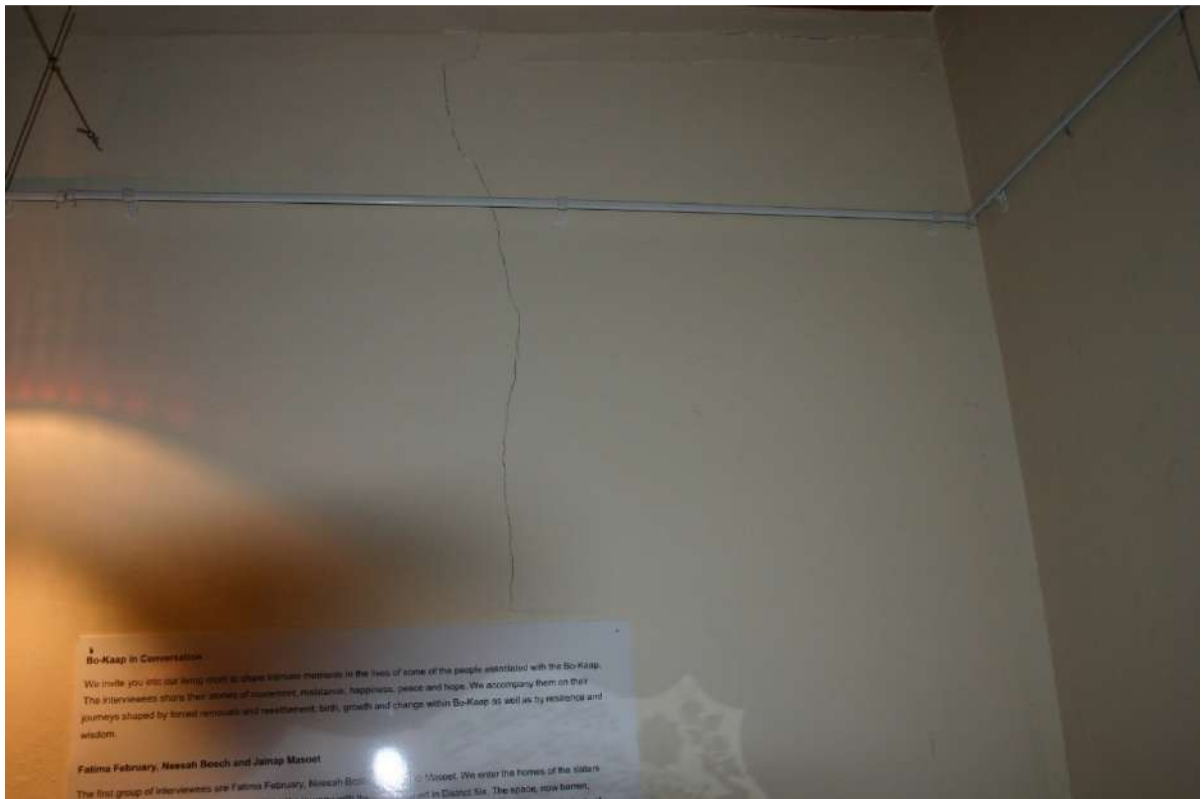
Photograph 01.14



Photograph 01.15



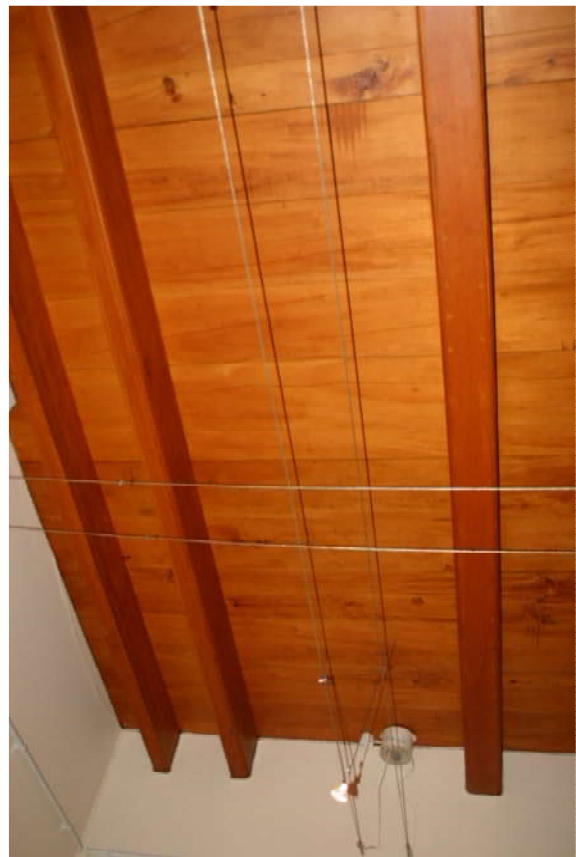
Photograph 01.16



Photograph 01.17



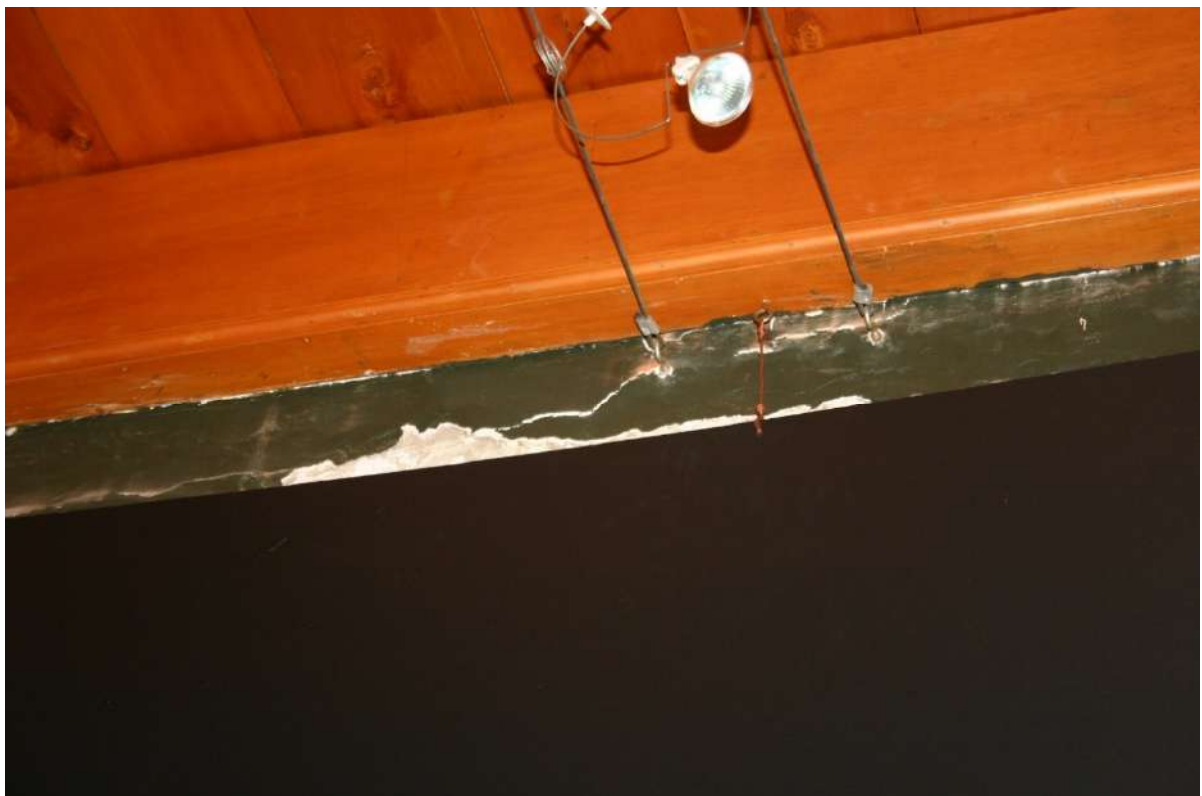
Photograph 01.18



Photograph 01.19



Photograph 01.20



Photograph 01.21



Photograph 01.22



Photograph 01.23



Photograph 01.24



Photograph 01.25



Photograph 01.26



Photograph 01.27



Photograph 01.28



Photograph 01.29



Photograph 01.30



Photograph 01.31



ANNEXURE 02
SERVANT COTTAGE

Photograph 02.01



Photograph 02.02



Photograph 02.03



ANNEXURE 02
SERVANT COTTAGE

Photograph 02.04



Photograph 02.05



Photograph 02.06



Photograph 02.07



Photograph 02.08



Photograph 02.08



Photograph 03.01



Photograph 03.02



Photograph 03.03



Photograph 03.04



Photograph 03.05



Photograph 03.06



Photograph 03.07



Photograph 03.08



Photograph 03.09



Photograph 03.10



Photograph 03.11



Photograph 03.12



Photograph 03.13



Photograph 03.14



Photograph 03.15



Photograph 03.16



Photograph 03.17



Photograph 03.18



Photograph 03.19



Photograph 03.20



Photograph 03.21



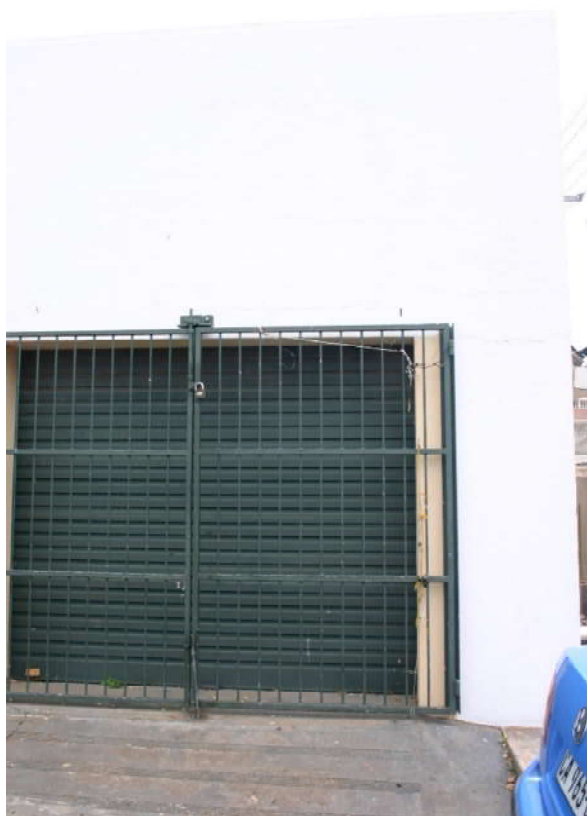
Photograph 03.22



Photograph 03.23



Photograph 03.24



Photograph 03.25



Photograph 04.01



Photograph 04.02



Photograph 04.03



Photograph 04.04



Photograph 04.05



Photograph 04.06



Photograph 04.07



ANNEXURE 05
BOUNDARY WALLS AND SITE WORKS

Photograph 05.01



Photograph 05.02



ANNEXURE 05
BOUNDARY WALLS AND SITE WORKS

Photograph 05.03



Photograph 05.04



Photograph 05.05



ANNEXURE 05
BOUNDARY WALLS AND SITE WORKS

Photograph 05.06



Photograph 05.07



Photograph 05.08



ANNEXURE 05
BOUNDARY WALLS AND SITE WORKS

Photograph 05.09



Photograph 05.10



Photograph 05.11



Photograph 05.12



Photograph 05.13



Photograph 05.14



Photograph 05.15



Photograph 05.16



Photograph 05.17



Photograph 05.18



Photograph 05.19



ANNEXURE 05
BOUNDARY WALLS AND SITE WORKS

Photograph 05.20



Photograph 05.21



Photograph 05.22





IZIKO MUSEUMS | EXISTING BUILDING CONDITION REPORT

REF. CSM/Architects/12/2015

BO-KAAP MUSEUM

ADDENDUM: ROOM DATA SHEETS: ARCHITECTURAL

DATE: APRIL 2018

PREPARED BY: FC HOLM CC

PROJECT	IZIKO MUSEUMS OF SOUTH AFRICA: EXISTING CONDITION BUILDING REPORTS AND 5-YEAR MAINTENANCE PLANS		
BUILDING	BO KAAP MUSEUM		
DOCUMENT	DATA SHEET		
	AREA	INTERNAL ROOMS	
		ROOM NUMBER	101
		ROOM NAME	EXHIBITION ROOM 1



	Item	Description	Condition
Floor	Construction & finish	Suspended timber floor with varying width planking (yellow wood or similar)	Floor in good condition. Clear floor finish worn through in areas.
	Skirting	100 mm profiled timber skirting with varnish. Later addition.	Skirting in good condition.
	Services	None.	Not applicable.
Walls	Construction & finish	Plastered masonry with paint finish.	Plaster & paint in poor condition. Various areas with damp issues visible. Possibly from parapet walls
	Openings	600 x 2,100 opening to room 103	Opening in good condition.
	Dado	None.	Not applicable.
	Services	X4 plug points, PIR, catenary lights	See applicable services report.
Ceiling	Construction & finish	Timber planking on large format timber beams with varnish finish(yellow wood or similar).	See structural report. Ceiling visually in good condition.
	Cornice	None.	Not applicable.
	Services	Centre light fitting. Smoke detector	See applicable services report.
Door 102	Size & description	1,225 x 2,095 hinged timber double door with clear finish.	
	Frame & architrave	70 x 114 timber frame with clear finish.	Frame in good condition.
	Door	Raised and fielded panel double door with decorative molding.	Door in good condition.
	Threshold	Timber threshold with paint finish.	Timber threshold is in fair condition, but worn through.
	Glazing	None.	Not applicable.
	Ironmongery	Standard hinged door ironmongery.	Ironmongery in fair condition.
Window 101	Size & description	1,420 x 2,335 timber sliding sash Windows with small pane glass with internal timber shutters.	
	Frame	160 x 100 Timber sash frame with paint finish.	Frame in good condition. Internal clear varnish finish in good condition. External paint finish is cracking and peeling.
	Opener/s	38 x 45 timber sash framework with 38 x 19 timber glazing divisions with paint finish.	Sashes in good condition. Internal clear varnish finish in good condition. External paint finish is cracking and peeling.
	Shutter/s	Raised and fielded panel double doors with decorative molding and clear varnish finish.	Shutters in good condition.
	Internal sill	Timber internal Window sill with clear varnish finish.	Internal Window sill in good condition.
	External sill	Timber external Window sill with paint finish.	External Window sill in poor condition. Paint finish is cracking and peeling.
	Glazing	Small pane float glass.	Glazing in good condition.
	Ironmongery	Sash Window and louvre ironmongery.	All ironmongery in good condition.
Electrical	Strip lighting and speaker.	See applicable services report.	

Equipment & fixtures	Mechanical	Alarm and fire escape signage.	See applicable services report.
	Other	Curtain railings, TV and exhibitions on timber panels.	Fixtures in good condition.

PROJECT	IZIKO MUSEUMS OF SOUTH AFRICA: EXISTING CONDITION BUILDING REPORTS AND 5-YEAR MAINTENANCE PLANS		
BUILDING	BO KAAP MUSEUM		
DOCUMENT	DATA SHEET		
	AREA	INTERNAL ROOMS	
		ROOM NUMBER	102
		ROOM NAME	EXHIBITION ROOM 3



	Item	Description	Condition
Floor	Construction & finish	Suspended timber floor with varying width planking (yellow wood or similar)	Floor in good condition. Clear floor finish worn through in areas.
	Skirting	100 mm profiled timber skirting with varnish. Later addition.	Skirting in good condition.
	Services	None.	Not applicable.
Walls	Construction & finish	Plastered masonry with paint finish.	Plaster & paint in poor condition. Various areas with damp issues visible. Possibly from parapet walls
	Openings	None.	Not applicable.
	Dado	None.	Not applicable.
	Services	X4 plug points, PIR, catenary lights	See applicable services report.
Ceiling	Construction & finish	Timber planking on large format timber beams with varnish finish(yellow wood or similar).	See structural report. Ceiling visually in good condition.
	Cornice	None.	Not applicable.
	Services	Centre light fitting. Smoke detector	See applicable services report.
Door 103	Size & description	1,225 x 2,095 hinged timber double door with clear finish.	
	Frame & architrave	70 x 114 timber frame with clear finish.	Frame in good condition.
	Door	Raised and fielded panel double door with decorative molding.	Door in good condition.
	Threshold	Timber threshold with paint finish.	Timber threshold is in fair condition, but worn through.
	Glazing	None.	Not applicable.
	Ironmongery	Standard hinged door ironmongery.	Ironmongery in fair condition.
Window 102	Size & description	1,350 x 2,335 timber sliding sash Windows with small pane glass with internal timber shutters.	
	Frame	160 x 100 Timber sash frame with paint finish.	Frame in good condition. Internal clear varnish finish in good condition. External paint finish is cracking and peeling.
	Opener/s	38 x 45 timber sash framework with 38 x 19 timber glazing divisions with paint finish.	Sashes in good condition. Internal clear varnish finish in good condition. External paint finish is cracking and peeling.
	Shutter/s	Raised and fielded panel double doors with decorative molding and clear varnish finish.	Shutters in good condition.
	Internal sill	Timber internal Window sill with clear varnish finish.	Internal Window sill in good condition.
	External sill	Timber external Window sill with paint finish.	External Window sill in poor condition. Paint finish is cracking and peeling.
	Glazing	Small pane float glass.	Glazing in good condition.
	Ironmongery	Sash Window and louvre ironmongery.	All ironmongery in good condition.
Equipment & fixtures	Electrical	Strip lighting and speaker.	See applicable services report.
	Mechanical	Alarm and fire escape signage.	See applicable services report.
	Other	Curtain railings, TV and exhibitions on timber panels.	Fixtures in good condition.

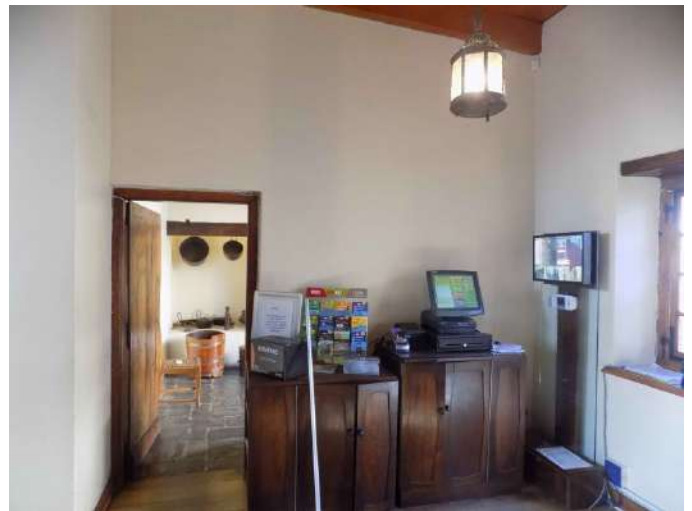
PROJECT	IZIKO MUSEUMS OF SOUTH AFRICA: EXISTING CONDITION BUILDING REPORTS AND 5-YEAR MAINTENANCE PLANS		
BUILDING	BO KAAP MUSEUM		
DOCUMENT	DATA SHEET		
	AREA	INTERNAL ROOMS	
		ROOM NUMBER	103
		ROOM NAME	EXHIBITION ROOM 2



	Item	Description	Condition
Floor	Construction & finish	Suspended timber floor with varying width planking (yellow wood or similar)	Floor in good condition. Clear floor finish worn through in areas.
	Skirting	100 mm profiled timber skirting with varnish. Later addition.	Skirting in good condition.
	Services	None.	Not applicable.
Walls	Construction & finish	Plastered masonry with paint finish.	Plaster & paint in poor condition. Various areas with damp issues visible. Possibly from parapet walls
	Openings	600 x 2,100 opening to room 101 950 x 2,100 opening to room 104 with 70 x 114 timber frame with clear finish.	Openings in good condition. Frame in good condition.
	Dado	None.	Not applicable.
	Services	X4 plug points, PIR, catenary lights	See applicable services report.
Ceiling	Construction & finish	Timber planking on large format timber beams with varnish finish(yellow wood or similar).	See structural report. Ceiling visually in good condition.
	Cornice	None.	Not applicable.
	Services	Centre light fitting. Smoke detector. Spotlights	See applicable services report.
Door	Size & description	None.	
	Frame & architrave	None.	Not applicable.
	Door	None.	Not applicable.
	Threshold	None.	Not applicable.
	Glazing	None.	Not applicable.
	Ironmongery	None.	Not applicable.
Window 103	Size & description	750 x 1,200 timber sliding sash Windows with small pane glass with external timber shutter and internal glass screen.	
	Frame	160 x 100 Timber sash frame with paint finish.	Frame in good condition. Internal clear varnish finish in good condition. External paint finish is cracking and peeling.
	Opener/s	38 x 45 timber sash framework with 38 x 19 timber glazing divisions with paint finish.	Sashes in good condition. Internal clear varnish finish in good condition. External paint finish is cracking and peeling.
	Shutter/s	Raised and fielded panel single door with decorative molding and clear varnish finish.	Shutter in good condition.
	Internal sill	Timber internal Window sill with clear varnish finish.	Internal Window sill in good condition.
	External sill	Timber external Window sill with paint finish.	External Window sill in poor condition. Paint finish is cracking and peeling.
	Glazing	Small pane float glass.	Glazing in good condition.
	Ironmongery	Sash Window and louvre ironmongery.	All ironmongery in good condition.

Equipment & fixtures	Electrical	Strip lighting and speaker.	See applicable services report.
	Mechanical	Alarm and fire escape signage.	See applicable services report.
	Other	Curtain railings, TV and exhibitions on timber panels.	Fixtures in good condition.

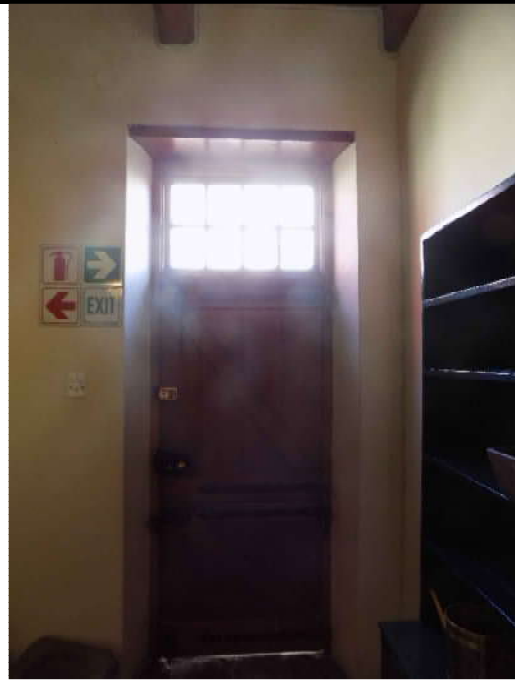
PROJECT	IZIKO MUSEUMS OF SOUTH AFRICA: EXISTING CONDITION BUILDING REPORTS AND 5-YEAR MAINTENANCE PLANS		
BUILDING	BO KAAP MUSEUM		
DOCUMENT	DATA SHEET		
	AREA	INTERNAL ROOMS	
		ROOM NUMBER	104
		ROOM NAME	INFO BOOTH



	Item	Description	Condition
Floor	Construction & finish	Suspended timber floor with varying width planking (yellow wood or similar)	Floor in good condition. Clear floor finish worn through in areas.
	Skirting	100 mm profiled timber skirting with varnish. Later addition.	Skirting in good condition.
	Services	None.	Not applicable.
Walls	Construction & finish	Plastered masonry with paint finish.	Plaster & paint in poor condition. Various areas with damp issues visible from parapet walls.
	Openings	950 x 2,100 opening to room 104 with 70 x 114 timber frame with clear finish.	Openings in good condition. Frame in good condition.
	Dado	None.	Not applicable.
	Services	X4 plug points, PIR, catenary lights	See applicable services report.
Ceiling	Construction & finish	Timber planking on large format timber beams with varnish finish(yellow wood or similar).	See structural report. Ceiling visually in good condition.
	Cornice	None.	Not applicable.
	Services	Centre light fitting. Smoke detector	See applicable services report.
Door 101	Size & description	1,310 x 3,220 hinged timber single stable door with fanlight and paint finish.	
	Frame & architrave	70 x 114 timber frame with internal clear finish and external paint finish.	Frame in good condition.
	Door	Raised and fielded panel single stable door with decorative molding.	Door in good condition.
	Threshold	Timber threshold with paint finish.	Timber threshold is in fair condition, but worn through.
	Glazing	Small pane float glass.	Glazing in good condition.
	Ironmongery	Large vintage hinged door hinges and latches	Ironmongery in fair condition.
Door 104	Size & description	1,000 x 2,400 hinged single glass door with fixed sidelights.	
	Frame & architrave	None.	Not applicable.
	Door	Hinged single glass door.	Door in good condition.
	Threshold	None.	Not applicable.
	Glazing	Laminated safety glass.	Glazing in good condition
	Ironmongery	Standard hinged door ironmongery.	Ironmongery in fair condition.
Window 104	Size & description	1,545 x 1,200 timber casement Windows with small pane glass and external timber shutters.	
	Frame	160 x 100 Timber sash frame with paint finish.	Frame in poor condition. Internal clear varnish finish in good condition. External paint finish is cracking and peeling.
	Opener/s	38 x 45 timber casement framework with 38 x 19 timber glazing divisions with paint finish.	Sashes in good condition. Internal clear varnish finish in good condition. External paint finish is cracking and peeling.
	Shutter/s	Raised and fielded panel double doors with decorative molding and paint finish.	Shutters in good condition. External paint finish is cracking and peeling.
	Internal sill	Timber internal Window sill with clear varnish finish.	Internal Window sill in good condition.

	External sill	Timber external Window sill with paint finish.	External Window sill in poor condition. Paint finish is cracking and peeling.
	Glazing	Small pane float glass.	Glazing in good condition.
	Ironmongery	Casement Window and shutter ironmongery.	All ironmongery in fair condition.
Equipment & fixtures	Electrical	Cameras and speaker.	See applicable services report.
	Mechanical	Alarm and fire escape signage.	See applicable services report.
	Other	Exhibitions on timber panels.	Fixtures in good condition.

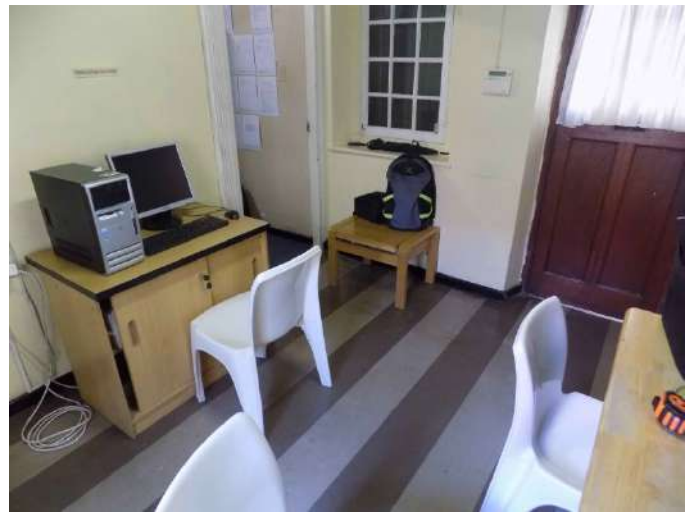
PROJECT	IZIKO MUSEUMS OF SOUTH AFRICA: EXISTING CONDITION BUILDING REPORTS AND 5-YEAR MAINTENANCE PLANS		
BUILDING	BO KAAP MUSEUM		
DOCUMENT	DATA SHEET		
	AREA	INTERNAL ROOMS	
		ROOM NUMBER	105
		ROOM NAME	EXHIBITION ROOM 4



	Item	Description	Condition
Floor	Construction & finish	Slate tiles with clear finish on concrete surface bed.	Floor in good condition.
	Skirting	None.	Not applicable.
	Services	None.	Not applicable.
Walls	Construction & finish	Plastered masonry with paint finish.	Plaster & paint; fair condition spalling plaster in one area on internal wall
	Openings	1775 (w) x 1765 (h) chimney opening 1170 deep with 190 x 130 timber beam	Openings in good condition. Frame in good condition.
	Dado	None.	Not applicable.
	Services	X1 chandelier / lantern	See applicable services report.
Ceiling	Construction & finish	Timber planking on large format timber beams with varnish finish(yellow wood or similar).	See structural report. Ceiling visually in good condition.
	Cornice	None.	Not applicable.
	Services	X1 chandelier / lantern	See applicable services report.
Door 105	Size & description	950 x 2,100 hinged timber single door with clear varnish finish.	
	Frame & architrave	70 x 114 timber frame with internal clear finish and external paint finish.	Frame in good condition.
	Door	Framed and braced panel single door with clear varnish finish.	Door in good condition.
	Threshold	Timber threshold with clear varnish finish.	Timber threshold is in fair condition, but worn through.
	Glazing	None.	Not applicable.
	Ironmongery	Large vintage hinged door hinges and latches.	Ironmongery in fair condition.
Door 106	Size & description	880 x 2,700 hinged timber single stable door with fanlight.	
	Frame & architrave	70 x 114 timber frame with internal clear finish and external paint finish.	Frame in good condition.
	Door	Framed, ledged and braced panel single stable door.	Door in good condition.
	Threshold	Timber threshold with paint finish.	Timber threshold is in fair condition, but worn through.
	Glazing	Small pane float glass.	Glazing in good condition.
	Ironmongery	Large vintage hinged door hinges and latches	Ironmongery in fair condition.
Window	Size & description	None.	
	Frame	None.	Not applicable.
	Opener/s	None.	Not applicable.
	Louvre/s	None.	Not applicable.
	Internal sill	None.	Not applicable.
	External sill	None.	Not applicable.
	Glazing	None.	Not applicable.
	Ironmongery	None.	Not applicable.

Equipment & fixtures	Electrical	Cameras and speaker.	See applicable services report.
	Mechanical	Alarm and fire escape signage.	See applicable services report.
	Other	Exhibitions on timber panels.	Fixtures in good condition.

PROJECT	IZIKO MUSEUMS OF SOUTH AFRICA: EXISTING CONDITION BUILDING REPORTS AND 5-YEAR MAINTENANCE PLANS		
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	AREA	INTERNAL ROOMS	
		ROOM NUMBER	106
		ROOM NAME	STAFF KITCHEN



	Item	Description	Condition
Floor	Construction & finish	Vinyl floor tiles cement screed and concrete surface bed..	Floor in fair condition.
	Skirting	75mm bullnose timber skirting with paint finish.	Skirting in fair condition.
	Services	None.	Not applicable.
Walls	Construction & finish	Plastered masonry with paint finish.	Plaster & paint in poor condition. Various areas with damp issues visible. Possibly from parapet walls
	Openings	None.	Not applicable.
	Dado	None.	Not applicable.
	Services	Various electrical services	See applicable services report.
Ceiling	Construction & finish	Timber tongue & groove planking with stain and varnish finish.	See structural report. Ceiling visually in good condition.
	Cornice	Coved timber cornice with stain and varnish finish.	Cornice in fair condition
	Services	Fluorescent light point.	See applicable services report.
Door 107	Size & description	985 x 2,095 hinged timber single stable door with internal clear finish and external paint finish.	
	Frame & architrave	70 x 114 timber frame with internal clear finish and external paint finish.	Frame in fair condition.
	Door	Framed, braced and ledged panel single stable door with internal clear finish and external paint finish.	Door in fair condition.
	Threshold	Timber threshold with paint finish.	Timber threshold is in fair condition, but worn through.
	Glazing	None.	Not applicable.
	Ironmongery	Large vintage hinged door hinges and latches	Ironmongery in fair condition.
Door 108	Size & description	985 x 2,095 hinged timber single door with glazed infill panels and clear finish.	
	Frame & architrave	70 x 114 timber frame with clear finish.	Frame in good condition.
	Door	Framed and ledged panel single door with glazed infill panels	Door in good condition.
	Threshold	Timber threshold with paint finish.	Timber threshold is in fair condition, but worn through.
	Glazing	Small pane float glass.	Glazing in good condition.
	Ironmongery	Large vintage hinged door hinges and latches	Ironmongery in fair condition.
Door 109	Size & description	985 x 2,095 hinged timber single door with paint finish.	
	Frame & architrave	70 x 114 timber frame with paint finish. Profiled timber architrave with paint finish.	Frame in fair condition. Profiled timber architrave with paint finish.
	Door	Raised and fielded panel single door with paint finish.	Door in fair condition.
	Threshold	None.	Not applicable.
	Glazing	None.	Not applicable.
	Ironmongery	Large vintage hinged door hinges and latches	Ironmongery in fair condition.

Window 105	Size & description	720 x 1,195 timber casement Windows with small pane glass and external timber shutters.	
	Frame	160 x 100 Timber sash frame with paint finish.	Frame in poor condition. Internal paint finish in good condition. External paint finish is cracking and peeling.
	Opener/s	38 x 45 timber casement framework with 38 x 19 timber glazing divisions with paint finish.	Casement in good condition. Internal paint finish in good condition. External paint finish is cracking and peeling.
	Shutter/s	Raised and fielded panel double doors with decorative molding and paint finish.	Shutters in good condition. External paint finish is cracking and peeling.
	Internal sill	Timber internal Window sill with paint finish.	Internal Window sill in good condition.
	External sill	None.	Not applicable.
	Glazing	Small pane float glass.	Glazing in good condition.
	Ironmongery	Casement Window and shutter ironmongery.	All ironmongery in fair condition.
Window 106	Size & description	720 x 1,200 timber casement Windows with small pane glass and external timber shutters.	
	Frame	160 x 100 Timber sash frame with paint finish.	Frame in poor condition. Internal paint finish in good condition. External paint finish is cracking and peeling.
	Opener/s	38 x 45 timber casement framework with 38 x 19 timber glazing divisions with paint finish.	Casement in good condition. Internal paint finish in good condition. External paint finish is cracking and peeling.
	Shutter/s	Raised and fielded panel double doors with decorative molding and paint finish.	Shutters in good condition. External paint finish is cracking and peeling.
	Internal sill	Timber internal Window sill with paint finish.	Internal Window sill in good condition.
	External sill	None.	Not applicable.
	Glazing	Small pane float glass.	Glazing in good condition.
	Ironmongery	Casement Window and shutter ironmongery.	All ironmongery in fair condition.
Equipment & fixtures	Electrical	None.	Not applicable.
	Mechanical	Alarm, telephone and fire escape signage.	See applicable services report.
	Other	Sink, built-in cupboards, airbricks	Fixtures in good condition.

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BUILDING	BO KAAP MUSEUM		
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	AREA	INTERNAL ROOMS	
		ROOM NUMBER	107
		ROOM NAME	SERVER ROOM



	Item	Description	Condition
Floor	Construction & finish	Carpet on vinyl floor tiles cement screed and concrete surface bed..	Floor in poor condition. Carpet heavily stained.
	Skirting	75mm bullnose timber skirting with paint finish.	Skirting in fair condition.
	Services	None.	Not applicable.
Walls	Construction & finish	Plastered masonry with paint finish.	Plaster & paint in poor condition. Various areas with damp issues visible. Possibly from parapet walls
	Openings	None.	Not applicable.
	Dado	None.	Not applicable.
	Services	Various electrical services	See applicable services report.
Ceiling	Construction & finish	Timber tongue & groove planking with stain and varnish finish.	See structural report. Ceiling visually in good condition.
	Cornice	Coved timber cornice with stain and varnish finish.	Cornice in fair condition
	Services	Fluorescent light point.	See applicable services report.
	Frame & architrave	70 x 114 timber frame with internal clear finish and external paint finish.	Frame in fair condition.
	Door	Framed, braced and ledged panel single stable door with internal clear finish and external paint finish.	Door in fair condition.
	Threshold	Timber threshold with paint finish.	Timber threshold is in fair condition, but worn through.
	Glazing	None.	Not applicable.
	Ironmongery	Large vintage hinged door hinges and latches	Ironmongery in fair condition.
Door 109	Size & description	985 x 2,095 hinged timber single door with paint finish.	
	Frame & architrave	70 x 114 timber frame with paint finish. Profiled timber architrave with paint finish.	Frame in fair condition. Profiled timber architrave with paint finish.
	Door	Raised and fielded panel single door with paint finish.	Door in fair condition.
	Threshold	None.	Not applicable.
	Glazing	None.	Not applicable.
	Ironmongery	Large vintage hinged door hinges and latches	Ironmongery in fair condition.
Door 110	Size & description	985 x 2,095 hinged timber single door with paint finish.	
	Frame & architrave	70 x 114 timber frame with paint finish. Profiled timber architrave with paint finish.	Frame in fair condition. Profiled timber architrave with paint finish.
	Door	Raised and fielded panel single door with paint finish.	Door in fair condition.
	Threshold	None.	Not applicable.
	Glazing	None.	Not applicable.
	Ironmongery	Large vintage hinged door hinges and latches	Ironmongery in fair condition.
Window 107	Size & description	720 x 1,195 timber casement Windows with small pane glass and external timber shutters.	

	Frame	160 x 100 Timber sash frame with paint finish.	Frame in poor condition. Internal paint finish in good condition. External paint finish is cracking and peeling.
	Opener/s	38 x 45 timber casement framework with 38 x 19 timber glazing divisions with paint finish.	Casement in good condition. Internal paint finish in good condition. External paint finish is cracking and peeling.
	Shutter/s	Raised and fielded panel single doors with decorative molding and paint finish.	Shutters in good condition. External paint finish is cracking and peeling.
	Internal sill	Timber internal Window sill with paint finish.	Internal Window sill in good condition.
	External sill	None.	Not applicable.
	Glazing	Small pane float glass.	Glazing in good condition.
	Ironmongery	Casement Window and shutter ironmongery.	All ironmongery in fair condition.
Equipment & fixtures	Electrical	Server	See applicable services report.
	Mechanical	Alarm, fire escape signage.	See applicable services report.
	Other	Notice boards	Fixtures in good condition.

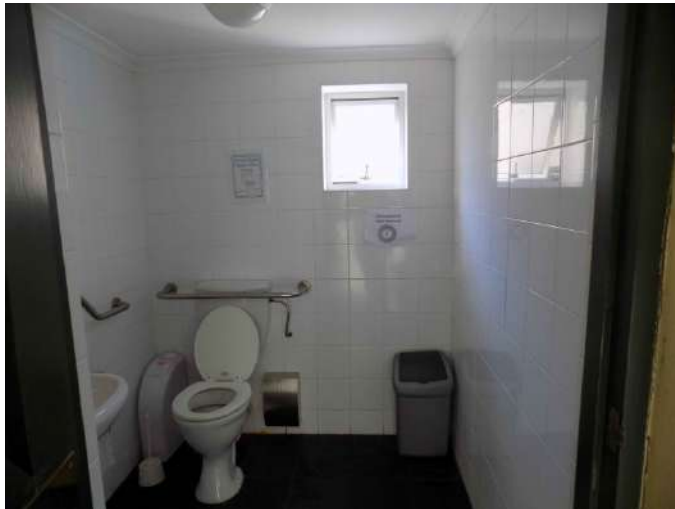
PROJECT	IZIKO MUSEUMS OF SOUTH AFRICA: EXISTING CONDITION BUILDING REPORTS AND 5-YEAR MAINTENANCE PLANS		
BUILDING	BO KAAP MUSEUM		
DOCUMENT	DATA SHEET		
	AREA	INTERNAL ROOMS	
		ROOM NUMBER	108
		ROOM NAME	WC



	Item	Description	Condition
Floor	Construction & finish	Vinyl floor tiles cement screed and concrete surface bed..	Floor in poor condition. Tiles broken and missing.
	Skirting	None.	Not applicable.
	Services	None.	Not applicable.
Walls	Construction & finish	Plastered masonry with paint finish. Ceramic wall tiles	Plaster & paint in fair condition. Tiles cracked, broken and missing.
	Openings	None.	Not applicable.
	Dado	None.	Not applicable.
	Services	Various electrical services	See applicable services report.
	Ceiling	Construction & finish	Timber tongue & groove planking with stain and varnish finish.
	Cornice	Coved timber cornice with stain and varnish finish.	Cornice in fair condition
	Services	Fluorescent light point.	See applicable services report.
Door 110	Size & description	985 x 2,095 hinged timber single door with paint finish.	
	Frame & architrave	70 x 114 timber frame with paint finish. Profiled timber architrave with paint finish.	Frame in fair condition. Profiled timber architrave with paint finish.
	Door	Raised and fielded panel single door with paint finish.	Door in fair condition.
	Threshold	None.	Not applicable.
	Glazing	None.	Not applicable.
	Ironmongery	Large vintage hinged door hinges and latches	Ironmongery in fair condition.
Window 108	Size & description	570 x 1,195 timber casement Windows with small pane glass and external timber shutters.	
	Frame	160 x 100 Timber sash frame with paint finish.	Frame in poor condition. Internal paint finish in good condition. External paint finish is cracking and peeling.
	Opener/s	38 x 45 timber casement framework with 38 x 19 timber glazing divisions with paint finish.	Casement in good condition. Internal paint finish in good condition. External paint finish is cracking and peeling.
	Shutter/s	Raised and fielded panel single door with decorative molding and paint finish.	Shutter in not openable. External paint finish is cracking and peeling.
	Internal sill	Timber internal Window sill with paint finish.	Internal Window sill in good condition.
	External sill	None.	Not applicable.
	Glazing	Small pane float glass.	Glazing in good condition.
	Ironmongery	Casement Window and shutter ironmongery.	All ironmongery in fair condition.
Equipment & fixtures	Electrical	None.	Not applicable.
	Mechanical	None.	Not applicable.
	Other	Bath Basin WC	Fixtures in good condition.

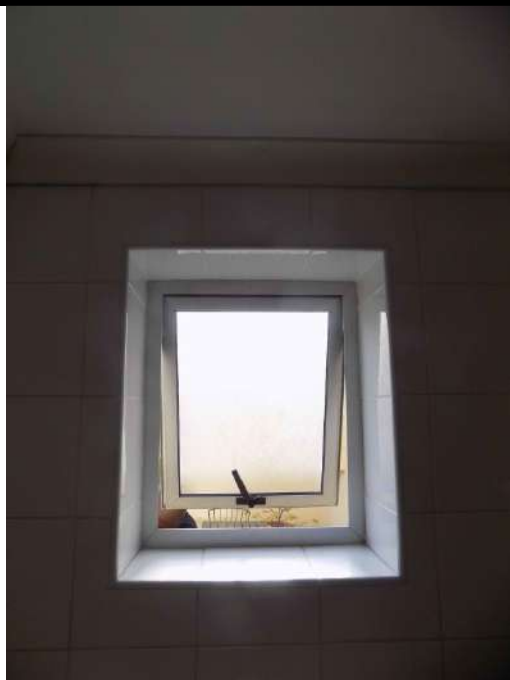
		Hand dryer Sanitary Bin Metal pelmet and curtain rail	
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PROJECT	IZIKO MUSEUMS OF SOUTH AFRICA: EXISTING CONDITION BUILDING REPORTS AND 5-YEAR MAINTENANCE PLANS		
BUILDING	BO KAAP MUSEUM		
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	AREA	INTERNAL ROOMS	
		ROOM NUMBER	109
		ROOM NAME	FEMALE TOILET



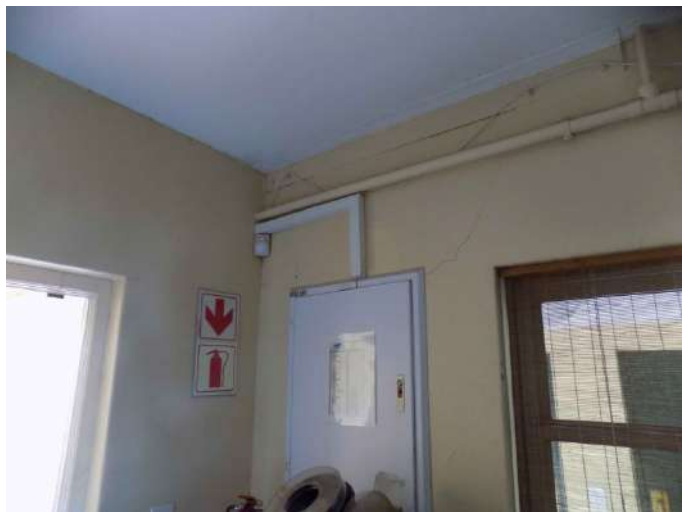
	Item	Description	Condition
Floor	Construction & finish	Slate tiles with clear finish on concrete surface bed.	Floor in good condition.
	Skirting	None.	Not applicable.
	Services	None.	Not applicable.
Walls	Construction & finish	Ceramic tiles to ceiling height	Tiles in good condition
	Openings	None.	Not applicable.
	Dado	None.	Not applicable.
	Services	X1 bulkhead light fitting	See applicable services report.
Ceiling	Construction & finish	Gypsum ceiling board with paint finish.	See structural report. Ceiling visually in good condition.
	Cornice	Coved gypsum board cornice with paint finish.	Cornice requires sealing at some areas.
	Services	X1 bulkhead light fitting	See applicable services report.
Door 111	Size & description	935 x 2,020 hinged timber single door with paint finish.	
	Frame & architrave	70 x 114 timber frame paint finish.	Frame in good condition.
	Door	Framed, braced and ledged panel single door with paint finish and bronze signage.	Door in good condition.
	Threshold	None.	Not applicable.
	Glazing	None.	Not applicable.
	Ironmongery	bronze hinged door hinges and paraplegic signage	Ironmongery in good condition.
	Window 109	Size & description	470 x 575 aluminium casement Window with natural anodized powder coated finish.
Frame		160 x 100 aluminium casement frame with natural anodized powder coated finish.	Frame in good condition.
Opener/s		Aluminium casement framework with natural anodized powder coated finish.	Casement in good condition.
Louvre/s		None.	Not applicable.
Internal sill		Ceramic wall tiles	Internal Window sill in good condition.
External sill		None.	Not applicable.
Glazing		Clear frosted float glass.	Glazing in good condition.
Ironmongery		Casement Window ironmongery.	Ironmongery in good condition.
Equipment & fixtures		Electrical	Various electrical services
	Mechanical	None.	Not applicable.
	Other	WC Wash hand basin Paraplegic grab rails Toilet roll holder Paper towel holder Framed mirror Soap dispenser Air freshener	All in order and in good condition

PROJECT	IZIKO MUSEUMS OF SOUTH AFRICA: EXISTING CONDITION BUILDING REPORTS AND 5-YEAR MAINTENANCE PLANS		
BUILDING	BO KAAP MUSEUM		
DOCUMENT	DATA SHEET		
	AREA	INTERNAL ROOMS	
		ROOM NUMBER	110
		ROOM NAME	MALE TOILET



	Item	Description	Condition
Floor	Construction & finish	Slate tiles with clear finish on concrete surface bed.	Floor in good condition.
	Skirting	None.	Not applicable.
	Services	None.	Not applicable.
Walls	Construction & finish	Ceramic tiles to ceiling height	Tiles in good condition
	Openings	None.	Not applicable.
	Dado	None.	Not applicable.
	Services	X1 bulkhead light fitting	See applicable services report.
Ceiling	Construction & finish	Gypsum ceiling board with paint finish.	See structural report. Ceiling visually in good condition.
	Cornice	Coved gypsum board cornice with paint finish.	Cornice requires sealing at some areas.
	Services	X1 bulkhead light fitting	See applicable services report.
Door 112	Size & description	935 x 2,020 hinged timber single door with paint finish.	
	Frame & architrave	70 x 114 timber frame paint finish.	Frame in good condition.
	Door	Framed, braced and ledged panel single door with paint finish and bronze signage.	Door in good condition.
	Threshold	None.	Not applicable.
	Glazing	None.	Not applicable.
	Ironmongery	bronze hinged door hinges and paraplegic signage	Ironmongery in good condition.
Window 110	Size & description	470 x 575 aluminium casement Window with natural anodized powder coated finish.	
	Frame	Aluminium casement frame with natural anodized powder coated finish.	Frame in good condition.
	Opener/s	Aluminium casement framework with natural anodized powder coated finish.	Casement in good condition.
	Louvre/s	None.	Not applicable.
	Internal sill	Ceramic wall tiles	Internal Window sill in good condition.
	External sill	None.	Not applicable.
	Glazing	Clear frosted float glass.	Glazing in good condition.
	Ironmongery	Casement Window ironmongery.	Ironmongery in good condition.
Equipment & fixtures	Electrical	Various electrical services	See applicable services report.
	Mechanical	None.	Not applicable.
	Other	WC Wash hand basin Paraplegic grab rails Toilet roll holder Paper towel holder Framed mirror Soap dispenser Air freshener	All in order and in good condition

PROJECT	IZIKO MUSEUMS OF SOUTH AFRICA: EXISTING CONDITION BUILDING REPORTS AND 5-YEAR MAINTENANCE PLANS		
BUILDING	BO KAAP MUSEUM		
DOCUMENT	DATA SHEET		
	AREA	INTERNAL ROOMS	
		ROOM NUMBER	111
		ROOM NAME	KITCHEN



	Item	Description	Condition
Floor	Construction & finish	Vinyl floor tiles cement screed and concrete surface bed..	Floor in good condition.
	Skirting	75mm bullnose timber skirting with paint finish.	Skirting in fair condition.
	Services	None.	Not applicable.
Walls	Construction & finish	Plastered masonry with paint finish. White ceramic wall tiles.	Plaster & paint in fair condition. Areas requiring painting.
	Openings	None.	Not applicable.
	Dado	None.	Not applicable.
	Services	Various electrical services	See applicable services report.
Ceiling	Construction & finish	Skimmed concrete slab with paint finished.	See structural report. Ceiling visually in good condition.
	Cornice	None.	Not applicable.
	Services	Fluorescent light point.	See applicable services report.
Door 113	Size & description	985 x 2,095 hinged timber single stable door with internal clear finish and external paint finish.	
	Frame & architrave	70 x 114 timber frame with internal clear finish and external paint finish.	Frame in fair condition.
	Door	Framed, braced and ledged panel single stable door with internal clear finish and external paint finish.	Door in fair condition.
	Threshold	Timber threshold with paint finish.	Timber threshold is in fair condition, but worn through.
	Glazing	None.	Not applicable.
	Ironmongery	Standard hinged door hinges and latches	Ironmongery in fair condition.
Window 111	Size & description	720 x 1,195 timber sash Windows with glass and internal roller blinds.	
	Frame	160 x 100 Timber sash frame with clear finish.	Frame in good condition.
	Opener/s	38 x 45 timber sash framework with 38 x 19 timber glazing divisions with paint finish.	Sash in good condition. Internal and external clear finish in good condition.
	Shutter/s	None.	Not applicable.
	Internal sill	Ceramic wall tiles	Internal Window sill in good condition.
	External sill	None.	Not applicable.
	Glazing	Float glass.	Glazing in good condition.
	Ironmongery	Sash Window ironmongery.	All ironmongery in fair condition.
Equipment & fixtures	Electrical	Wall mounted geyser.	See applicable services report.
	Mechanical	Fire escape signage.	See applicable services report.
	Other	Sink, built-in cupboards, airbricks	Fixtures in good condition.

PROJECT	IZIKO MUSEUMS OF SOUTH AFRICA: EXISTING CONDITION BUILDING REPORTS AND 5-YEAR MAINTENANCE PLANS		
BUILDING	BO KAAP MUSEUM		
DOCUMENT	DATA SHEET		
	AREA	INTERNAL ROOMS	
		ROOM NUMBER	201
		ROOM NAME	COMMUNITY HALL



	Item	Description	Condition
Floor	Construction & finish	Terracotta tiles with clear sealant and cement grout on concrete slab.	Floor in good condition.
	Skirting	100 mm high bullnose skirting, varnished.	Skirting in good condition.
	Services	None.	Not applicable.
Walls	Construction & finish	Plastered masonry with paint finish.	Walls in reasonable condition.
	Openings	3,580 x 2,285 rectangular opening. 2 x extractor fan openings with louvres over.	Openings in good condition.
	Dado	None.	Not applicable.
	Services	Various electrical services	See applicable services report.
Ceiling	Construction & finish	Ceiling panels on exposed metal girder trusses with paint finish	
	Cornice	None.	Not applicable.
	Services	Fluorescent light fittings	See applicable services report.
Door 201	Size & description	2043 x 2570 Metal roller door with security gate.	
	Frame & architrave	Steel frame and track for sectional door	Frame in good condition.
	Door	Metal sectional roll-up garage with paint finish.	Door in good condition
	Threshold	None.	Not applicable.
	Glazing	None.	Not applicable.
	Ironmongery	Door contact Dead bolt with pad lock Steel hinges (gate) Dead bolt with pad lock (gate)	Ironmongery in good condition.
Door 202	Size & description	1,185 x 2,052 Modern timber FLB door with paint finish on outside and varnish on the inside. Door closed off on exterior with painted panel.	
	Frame & architrave	70 x 114 timber frame with internal clear finish and external paint finish.	Frame in good condition.
	Door	Framed, braced and ledged panel single stable door with internal clear finish and external paint finish.	Door in good condition.
	Threshold	Timber threshold with paint finish.	Timber threshold is in fair condition, but worn through.
	Glazing	None.	Not applicable.
	Ironmongery	Electric lock Door contact Dead bolt with pad lock Aluminium panic bar Electric lock with emergency override	Ironmongery in good condition.

Door 203	Size & description	1,180 x 2,050 hinged timber single stable door with internal clear finish and external paint finish and external metal gate with paint finish.	
	Frame & architrave	70 x 114 timber frame with internal clear finish and external paint finish.	Frame in fair condition.
	Door	Framed, braced and ledged panel single stable door with internal clear finish and external paint finish.	Door in fair condition.
	Threshold	Timber threshold with paint finish.	Timber threshold is in fair condition, but worn through.
	Glazing	None.	Not applicable.
	Ironmongery	Standard hinged door hinges and latches	Ironmongery in fair condition.
Window 201	Size & description	940 x 2,100 Aluminium sash Window with modern anodized finish. Internal timber blinds	
	Frame	160 x 100 aluminium sash frame with natural anodized powder coated finish.	Frame in good condition.
	Opener/s	Aluminium sash framework with natural anodized powder coated finish.	Sash in good condition.
	Louvre/s	None.	Not applicable.
	Internal sill	None.	Not applicable.
	External sill	None.	Not applicable.
	Glazing	Clear float glass.	Glazing in good condition.
	Ironmongery	Sash Window and ironmongery.	All ironmongery in good condition.
Window 202	Size & description	940 x 2,100 Aluminium sash Window with modern anodized finish. Internal timber blinds	
	Frame	160 x 100 aluminium sash frame with natural anodized powder coated finish.	Frame in good condition.
	Opener/s	Aluminium sash framework with natural anodized powder coated finish.	Sash in good condition.
	Louvre/s	Aluminium louvre framework on bottom part of Window with natural anodized powder coated finish.	Louvres in good condition.
	Internal sill	None.	Not applicable.
	External sill	None.	Not applicable.
	Glazing	Clear float glass.	Glazing in good condition.
	Ironmongery	Sash Window and louvre ironmongery. A/C units attached to Window.	All ironmongery in good condition.
Window 203	Size & description	940 x 2,100 Aluminium sash Window with modern anodized finish. Internal timber blinds	
	Frame	160 x 100 aluminium sash frame with natural anodized powder coated finish.	Frame in good condition.
	Opener/s	Aluminium sash framework with natural anodized powder coated finish.	Sash in good condition.
	Louvre/s	Aluminium louvre framework on bottom part of Window with natural anodized powder coated finish.	Louvres in good condition.
	Internal sill	None.	Not applicable.
	External sill	None.	Not applicable.
	Glazing	Clear float glass.	Glazing in good condition.
	Ironmongery	Sash Window and louvre ironmongery. A/C units attached to Window.	All ironmongery in good condition.
Window 204	Size & description	940 x 2,100 Aluminium sash Window with modern anodized finish. Internal timber blinds	
	Frame	160 x 100 aluminium sash frame with natural anodized powder coated finish.	Frame in good condition.
	Opener/s	Aluminium sash framework with natural anodized powder coated finish.	Sash in good condition.
	Louvre/s	Aluminium louvre framework on bottom part of Window with natural anodized powder coated finish.	Louvres in good condition.
	Internal sill	None.	Not applicable.
	External sill	None.	Not applicable.
	Glazing	Clear float glass.	Glazing in good condition.
	Ironmongery	Sash Window and louvre ironmongery. A/C units attached to Window.	All ironmongery in good condition.
Equipment & fixtures	Electrical	Various electrical services	See applicable services report.
	Mechanical	Various mechanical services	See applicable services report.
	Other	Built-in cupboards Movable partition system on hanging rails.	All in good condition.

PROJECT	IZIKO MUSEUMS OF SOUTH AFRICA: EXISTING CONDITION BUILDING REPORTS AND 5-YEAR MAINTENANCE PLANS		
BUILDING	BO KAAP MUSEUM		
DOCUMENT	DATA SHEET		
	AREA	EXTERNAL AREAS	
		AREA NUMBER	301
		AREA NAME	ENTRANCE PORCH



	Item	Description	Condition
Paving & roadways	Construction & finish	Slate paving with non-slip rough finish	Floor in good condition.
	Kerbs	None.	Not applicable.
	Services	Stormwater pipes, manholes and	See applicable services report.
Structures & walls	Construction & finish	Plastered masonry with paint finish.	Walls in reasonable condition.
	Openings	None.	Not applicable.
	Mouldings	None.	Not applicable.
	Services	Various stormwater and electrical services	See applicable services report.
Gates	Size & description	None.	
	Frame	None.	Not applicable.
	Gate	None.	Not applicable.
	Ironmongery	None.	Not applicable.
Fences	Position & description	None.	
	Posts	None.	Not applicable.
	Fencing	None.	Not applicable.
Equipment & fixtures	Electrical	None.	Not applicable.
	Mechanical	Paraplegic and fire escape route signage.	Signage missing.
	Other	Retrofitted stairs and balustrade	In fair condition. Paint worn out.

PROJECT	IZIKO MUSEUMS OF SOUTH AFRICA: EXISTING CONDITION BUILDING REPORTS AND 5-YEAR MAINTENANCE PLANS		
BUILDING	BO KAAP MUSEUM		
DOCUMENT	DATA SHEET		
	AREA	EXTERNAL AREAS	
		AREA NUMBER	302
		AREA NAME	COURTYARD



	Item	Description	Condition
Paving & roadways	Construction & finish	Slate paving with non-slip rough finish	Floor in good condition.
	Kerbs	None.	Not applicable.
	Services	Stormwater pipes, manholes and channels	See applicable services report.
Structures & walls	Construction & finish	Plastered masonry with paint finish.	Walls in reasonable condition.
	Openings	Rain water spouts	In fair condition.
	Mouldings	None.	Not applicable.
	Services	Various stormwater and electrical services	See applicable services report.
Gates	Size & description	1,360 steel hinged single gate with paint finish.	
	Frame	50 x 50 steel posts with paint finish	Frame in fair condition.
	Gate	1,360 steel hinged single gate with paint finish.	Gate in fair condition. Paint wearing out.
	Ironmongery	Steel gate hinges and barrel bolt	Ironmongery in good condition.
Fences	Position & description	None.	
	Posts	None.	Not applicable.
	Fencing	None.	Not applicable.
Equipment & fixtures	Electrical	None.	Not applicable.
	Mechanical	None.	Not applicable.
	Other	Retrofitted stairs and handrail	In fair condition. Paint on handrail worn out.

PROJECT	IZIKO MUSEUMS OF SOUTH AFRICA: EXISTING CONDITION BUILDING REPORTS AND 5-YEAR MAINTENANCE PLANS		
BUILDING	BO KAAP MUSEUM		
DOCUMENT	DATA SHEET		
	AREA	EXTERNAL AREAS	
		AREA NUMBER	303
		AREA NAME	PASSAGE



	Item	Description	Condition
Paving & roadways	Construction & finish	Slate paving with non-slip rough finish	Floor in good condition.
	Kerbs	None.	Not applicable.
	Services	None.	Not applicable.
Structures & walls	Construction & finish	Plastered masonry with paint finish.	Walls in reasonable condition.
	Openings	None.	Not applicable.
	Mouldings	None.	Not applicable.
	Services	None.	Not applicable.
Gates	Size & description	None.	
	Frame	None.	Not applicable.
	Gate	None.	Not applicable.
	Ironmongery	None.	Not applicable.
Fences	Position & description	None.	
	Posts	None.	Not applicable.
	Fencing	None.	Not applicable.
Equipment & fixtures	Electrical	None.	Not applicable.
	Mechanical	None.	Not applicable.
	Other	Built-in cupboard and shelving.	Fixtures in fair condition

PROJECT	IZIKO MUSEUMS OF SOUTH AFRICA: EXISTING CONDITION BUILDING REPORTS AND 5-YEAR MAINTENANCE PLANS		
BUILDING	BO KAAP MUSEUM		
DOCUMENT	DATA SHEET		
	AREA	EXTERNAL AREAS	
		AREA NUMBER	304
		AREA NAME	COVERED PATIO



	Item	Description	Condition
Paving & roadways	Construction & finish	Terracotta tiles with clear sealant and cement grout on concrete slab.	Floor in good condition.
	Kerbs	None.	Not applicable.
	Services	None.	Not applicable.
Structures & walls	Construction & finish	Plastered masonry with paint finish.	Walls in reasonable condition.
	Openings	None.	Not applicable.
	Mouldings	Timber framed notice board	Fixture in fair condition.
	Services	None.	Not applicable.
Gates	Size & description	None.	
	Frame	None.	Not applicable.
	Gate	None.	Not applicable.
	Ironmongery	None.	Not applicable.
Fences	Position & description	None.	
	Posts	None.	Not applicable.
	Fencing	None.	Not applicable.
Equipment & fixtures	Electrical	None.	Not applicable.
	Mechanical	Paraplegic and fire escape route signage.	Signage in fair condition.
	Other	Paraplegic lift.	See applicable services report.

PROJECT	IZIKO MUSEUMS OF SOUTH AFRICA: EXISTING CONDITION BUILDING REPORTS AND 5-YEAR MAINTENANCE PLANS		
BUILDING	BO KAAP MUSEUM		
DOCUMENT	DATA SHEET		
	AREA	EXTERNAL AREAS	
		AREA NUMBER	305
		AREA NAME	PASSAGE 1



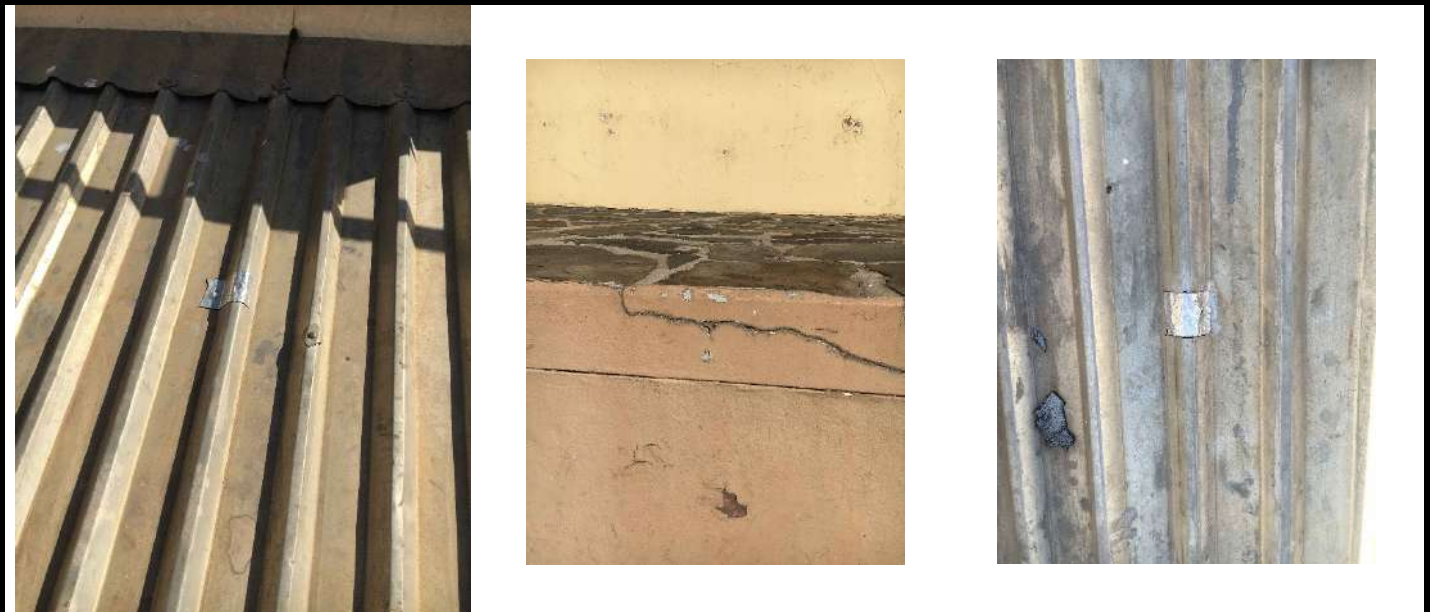
	Item	Description	Condition
Paving & roadways	Construction & finish	Screed on concrete surface bed. Floor steps down	Floor in fair condition.
	Kerbs	None.	Not applicable.
	Services	Stormwater pipes, manholes and electrical infrastructure.	See applicable services report.
Structures & walls	Construction & finish	Plastered masonry with paint finish.	Walls in reasonable condition.
	Openings	None.	Not applicable.
	Mouldings	None.	Not applicable.
	Services	Various stormwater and electrical services	See applicable services report.
Door 114	Size & description	935 timber hinged single door with fixed timber infill panel and paint finish.	
	Frame	70 x 114 timber frame with paint finish.	Frame in fair condition.
	Gate	Framed, braced and ledged panel single door with paint finish.	Door in good condition.
	Ironmongery	Hinged door ironmongery	Ironmongery in good condition.
Door 115	Size & description	935 timber hinged single door with paint finish.	
	Frame	70 x 114 timber frame with paint finish.	Frame in fair condition.
	Gate	Framed, braced and ledged panel single door with paint finish.	Door in good condition.
	Ironmongery	Hinged door ironmongery	Ironmongery in good condition.
Fences	Position & description	None.	
	Posts	None.	Not applicable.
	Fencing	None.	Not applicable.
Equipment & fixtures	Electrical	CCTV	See applicable services report.
	Mechanical	A/C Unit .	See applicable services report.
	Other	None.	Not applicable.

PROJECT	IZIKO MUSEUMS OF SOUTH AFRICA: EXISTING CONDITION BUILDING REPORTS AND 5-YEAR MAINTENANCE PLANS		
BUILDING	BO KAAP MUSEUM		
DOCUMENT	DATA SHEET		
	AREA	ROOFS	
		ROOF NUMBER	401
		ROOF NAME	ROOF OVER HISTORIC HOUSE



	Item	Description	Condition
Roofs	Construction & finish	Concrete slab with torch on waterproofing.	Waterproofing worn through.
	Flashings	Torch-on counter flashing	Flashing worn through.
	Rainwater equipment	Custom made plastic spouts.	Spots in poor condition.
Walls	Type	Plastered masonry with torch-on waterproofing.	Walls in fair condition. Waterproofing poor.
	Openings	Various openings to allow water runoff to spouts	Openings in fair condition.
	Services	None.	Not applicable.
Skylights & roof Windows	Size & description		
	Frame	None.	Not applicable.
	Opener	None.	Not applicable.
	Flashing	None.	Not applicable.
	Glazing	None.	Not applicable.
	Ironmongery	None.	Not applicable.
Equipment & fixtures	Electrical	Minor electrical conduiting.	See applicable services report.
	Mechanical	Minor mechanical conduiting.	See applicable services report.
	Other	None.	Not applicable.

PROJECT	IZIKO MUSEUMS OF SOUTH AFRICA: EXISTING CONDITION BUILDING REPORTS AND 5-YEAR MAINTENANCE PLANS		
BUILDING	BO KAAP MUSEUM		
DOCUMENT	DATA SHEET		
	AREA	ROOFS	
		ROOF NUMBER	402
		ROOF NAME	ROOF OVER STAFF KITCHEN



	Item	Description	Condition
Roofs	Construction & finish	Galvanised IBR roof sheets	Sheeting in poor condition.
	Flashings	Steel counter flashing over	Flashing worn through.
	Rainwater equipment	Clay Gutters and downpipe.	Equipment in poor condition.
Walls	Type	Plastered masonry with slate tiles	Water seepage visible on parapet
	Openings	None.	Not applicable.
	Services	None.	Not applicable.
Skylights & roof Windows	Size & description		
	Frame	None.	Not applicable.
	Opener	None.	Not applicable.
	Flashing	None.	Not applicable.
	Glazing	None.	Not applicable.
	Ironmongery	None.	Not applicable.
Equipment & fixtures	Electrical	Minor electrical conduiting.	See applicable services report.
	Mechanical	Minor mechanical conduiting.	See applicable services report.
	Other	None.	Not applicable.

PROJECT	IZIKO MUSEUMS OF SOUTH AFRICA: EXISTING CONDITION BUILDING REPORTS AND 5-YEAR MAINTENANCE PLANS		
BUILDING	BO KAAP MUSEUM		
DOCUMENT	DATA SHEET		
	AREA	ROOFS	
		ROOF NUMBER	403
		ROOF NAME	ROOF OVER TOILETS



	Item	Description	Condition
Roofs	Construction & finish	Galvanised IBR roof sheets	Sheeting in good condition.
	Flashings	Steel counter flashing over	Flashing in good condition.
	Rainwater equipment	Metal Gutters and downpipe.	Equipment in good condition.
Walls	Type	Plastered masonry with paint finish.	Parapets in good condition.
	Openings	None.	Not applicable.
	Services	None.	Not applicable.
Door	See room 000 [Note: For all doors listed in rooms].		
Door	Size & description	[Note: For all doors not listed in rooms. If no description of additional Windows required, delete this section completely].	
	Frame & architrave		
	Door		
	Threshold		
	Glazing		
Skylights & roof Windows	Ironmongery		
	Size & description		
	Frame	None.	Not applicable.
	Opener	None.	Not applicable.
	Flashing	None.	Not applicable.
Equipment & fixtures	Glazing	None.	Not applicable.
	Ironmongery	None.	Not applicable.
	Electrical	None.	Not applicable.
	Mechanical	None.	Not applicable.
	Other	None.	Not applicable.

PROJECT	IZIKO MUSEUMS OF SOUTH AFRICA: EXISTING CONDITION BUILDING REPORTS AND 5-YEAR MAINTENANCE PLANS		
BUILDING	BO KAAP MUSEUM		
DOCUMENT	DATA SHEET		
	AREA	ROOFS	
		ROOF NUMBER	404
		ROOF NAME	ROOF OVER COMMUNITY HALL



	Item	Description	Condition
Roofs	Construction & finish	Galvanised IBR roof sheets	Sheeting in poor condition.
	Flashings	Steel counter flashing over	Flashing in poor condition.
	Rainwater equipment	Metal box gutter and downpipe.	Equipment in poor condition.
Walls	Type	Plastered masonry with paint finish.	Parapets in poor condition. Water seepage evident.
	Openings	None.	Not applicable.
	Services	None.	Not applicable.
Skylights & roof Windows	Size & description		
	Frame	None.	Not applicable.
	Opener	None.	Not applicable.
	Flashing	None.	Not applicable.
	Glazing	None.	Not applicable.
	Ironmongery	None.	Not applicable.
Equipment & fixtures	Electrical	None.	Not applicable.
	Mechanical	None.	Not applicable.
	Other	None.	Not applicable.

PROJECT	IZIKO MUSEUMS OF SOUTH AFRICA: EXISTING CONDITION BUILDING REPORTS AND 5-YEAR MAINTENANCE PLANS		
BUILDING	BO KAAP MUSEUM		
DOCUMENT	DATA SHEET		
	AREA	ROOFS	
		ROOF NUMBER	405
		ROOF NAME	ROOF OVER COMMUNITY HALL ENTRANCE



	Item	Description	Condition
Roofs	Construction & finish	Timber pergola fixed on to wall and with paint finish.	Timber in poor condition. Paint peeling off and worn through.
	Flashings	None.	Not applicable.
	Rainwater equipment	None.	Not applicable.
Walls	Type	Plastered masonry with paint finish.	Parapets in poor condition. Water seepage evident.
	Openings	None.	Not applicable.
	Services	None.	Not applicable.
Skylights & roof Windows	Size & description		
	Frame	None.	Not applicable.
	Opener	None.	Not applicable.
	Flashing	None.	Not applicable.
	Glazing	None.	Not applicable.
	Ironmongery	None.	Not applicable.
Equipment & fixtures	Electrical	None.	Not applicable.
	Mechanical	None.	Not applicable.
	Other	None.	Not applicable.

PROJECT	IZIKO MUSEUMS OF SOUTH AFRICA: EXISTING CONDITION BUILDING REPORTS AND 5-YEAR MAINTENANCE PLANS		
BUILDING	BO KAAP MUSEUM		
DOCUMENT	DATA SHEET		
	AREA	FACADES	
		FACADE NUMBER	501
		FACADE NAME	HISTORIC HOUSE NORTH EAST ELEVATION



	Item	Description	Condition
Floor	Construction & finish	Slate paving with non-slip rough finish	Floor in good condition.
	Skirting	None.	Not applicable.
	Services	Stormwater pipes, manholes and	See applicable services report.
Walls	Construction & finish	Plastered masonry with paint finish.	Walls in reasonable condition.
	Openings	None.	Not applicable.
	Mouldings	Plaster moulds on top of parapet with paint finish.	Mouldings in good condition.
	Services	Various stormwater and electrical services	See applicable services report.
Door	See room 104.		
Window	See room 101 and 102		
Equipment & fixtures	Electrical	None.	Not applicable.
	Mechanical	Rain water sleeves	Sleeves in good condition.
	Other	Staircase and balustrade	Paint worn out.

PROJECT	IZIKO MUSEUMS OF SOUTH AFRICA: EXISTING CONDITION BUILDING REPORTS AND 5-YEAR MAINTENANCE PLANS		
BUILDING	BO KAAP MUSEUM		
DOCUMENT	DATA SHEET		
	AREA	FACADES	
		FACADE NUMBER	502
		FACADE NAME	HISTORIC HOUSE SOUTH WEST SECTIONAL ELEVATION



	Item	Description	Condition
Floor	Construction & finish	Slate paving with non-slip rough finish	Floor in good condition.
	Skirting	None.	Not applicable.
	Services	Stormwater pipes, manholes and channels	See applicable services report.
Walls	Construction & finish	Plastered masonry with paint finish.	Walls in reasonable condition.
	Openings	Rain water spouts	In fair condition.
	Mouldings	None.	Not applicable.
	Services	Various stormwater and electrical services	See applicable services report.
Door	See room 103, 104 and 105		
Window	See room 103 and 104		
Equipment & fixtures	Electrical	Distribution board External light fittings	See applicable services report.
	Mechanical	Rain water spouts	Spouts in fair condition.
	Other	Staircase and balustrade	In fair condition.

PROJECT	IZIKO MUSEUMS OF SOUTH AFRICA: EXISTING CONDITION BUILDING REPORTS AND 5-YEAR MAINTENANCE PLANS		
BUILDING	BO KAAP MUSEUM		
DOCUMENT	DATA SHEET		
	AREA	FACADES	
		FACADE NUMBER	503
		FACADE NAME	NORTH WEST ELEVATION



	Item	Description	Condition
Floor	Construction & finish	Slate paving with non-slip rough finish Screed on concrete floor surface bed.	Floor in good condition.
	Skirting	None.	Not applicable.
	Services	Various stormwater and electrical services	See applicable services report.
Walls	Construction & finish	Plastered masonry with paint finish.	Walls in reasonable condition.
	Openings	935 arched opening	Opening in good condition.
	Mouldings	None.	Not applicable.
	Services	Various stormwater and electrical services	See applicable services report.
Door	See room 106 and area 305.		
Window	See room 106.		
Equipment & fixtures	Electrical	External light fittings	See applicable services report.
	Mechanical	Rain water spouts	Spouts in fair condition.
	Other	Staircase and handrail	In fair condition.

PROJECT	IZIKO MUSEUMS OF SOUTH AFRICA: EXISTING CONDITION BUILDING REPORTS AND 5-YEAR MAINTENANCE PLANS		
BUILDING	BO KAAP MUSEUM		
DOCUMENT	DATA SHEET		
	AREA	FACADES	
		FACADE NUMBER	504
		FACADE NAME	SOUTH EAST ELEVATION



	Item	Description	Condition
Floor	Construction & finish	Slate paving with non-slip rough finish Screed on concrete floor surface bed.	Floor in good condition.
	Skirting	None.	Not applicable.
	Services	Stormwater pipes, manholes and channels	See applicable services report.
Walls	Construction & finish	Plastered masonry with paint finish.	Walls in reasonable condition.
	Openings	Metal gutters and downpipes.	In fair condition.
	Mouldings	None.	Not applicable.
	Services	Various stormwater and electrical services	See applicable services report.
Door	Size & description	940 X 2,095 timber hinged single door with steel gate on exterior with paint finish.	
	Frame & architrave	70 x 114 timber frame with paint finish.	Frame in fair condition.
	Door	Framed, braced and ledged panel single door with paint finish.	Door in good condition.
	Threshold	Hinged door ironmongery	Ironmongery in good condition.
	Glazing	None.	Not applicable.
	Ironmongery	Latch lock and standard hinged door ironmongery.	Ironmongery in fair condition.
Door	None.		
Window	None.		
Equipment & fixtures	Electrical	External light fittings	See applicable services report.
	Mechanical	None.	Not applicable.
	Other	Change in floor level.	In fair condition.

PROJECT	IZIKO MUSEUMS OF SOUTH AFRICA: EXISTING CONDITION BUILDING REPORTS AND 5-YEAR MAINTENANCE PLANS		
BUILDING	BO KAAP MUSEUM		
DOCUMENT	DATA SHEET		
	AREA	FACADES	
		FACADE NUMBER	505
		FACADE NAME	COMMUNITY HALL NORTH WEST ELEVATION



	Item	Description	Condition
Floor	Construction & finish	Slate paving with non-slip rough finish Screed on concrete floor surface bed.	Floor in good condition.
	Skirting	None.	Not applicable.
	Services	Stormwater pipes, manholes and channels	See applicable services report.
Walls	Construction & finish	Plastered masonry with paint finish.	Walls in reasonable condition.
	Openings	Metal gutters and downpipes.	In fair condition.
	Mouldings	None.	Not applicable.
	Services	Various stormwater and electrical services	See applicable services report.
Door	See room 103, 104 and 105		
Window	See room 103 and 104		
Equipment & fixtures	Electrical	External light fittings	See applicable services report.
	Mechanical	None.	Not applicable.
	Other	Change in floor level.	In fair condition.

PROJECT	IZIKO MUSEUMS OF SOUTH AFRICA: EXISTING CONDITION BUILDING REPORTS AND 5-YEAR MAINTENANCE PLANS		
BUILDING	BO KAAP MUSEUM		
DOCUMENT	DATA SHEET		
	AREA	FACADES	
		FACADE NUMBER	506
		FACADE NAME	COMMUNITY HALL SOUTH WEST ELEVATION



	Item	Description	Condition
Floor	Construction & finish	Tarmac driveway.	Floor in good condition.
	Skirting	None.	Not applicable.
	Services	None.	Not applicable.
Walls	Construction & finish	Plastered masonry with paint finish.	Walls in good condition.
	Openings	None.	Not applicable.
	Mouldings	None.	Not applicable.
	Services	None.	Not applicable.
Door	See room 201		
Window	None.		
Equipment & fixtures	Electrical	External light fitting	See applicable services report.
	Mechanical	See room 201	See applicable services report.
	Other	None.	Not applicable.



IZIKO MUSEUMS | EXISTING BUILDING CONDITION REPORT

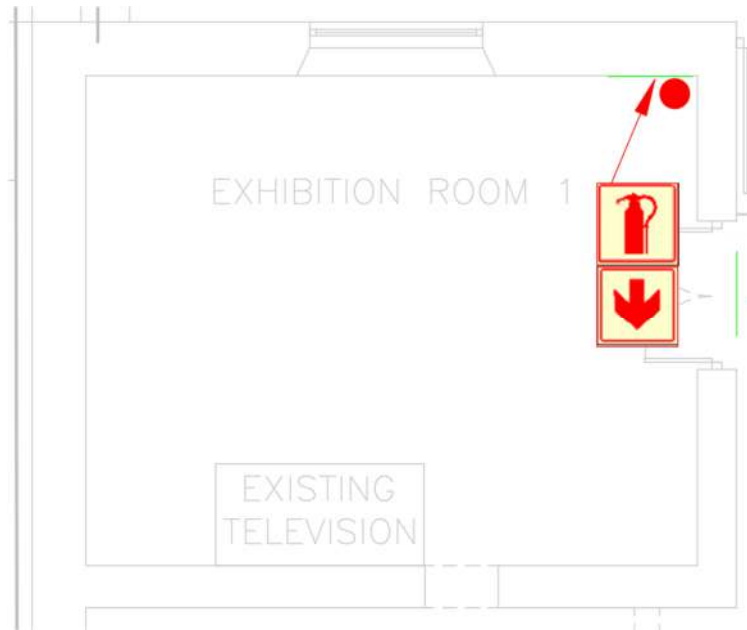
REF. CSM/Architects/12/2015

BO-KAAP MUSEUM

ADDENDUM: ROOM DATA SHEETS: MECHANICAL

DATE: APRIL 2018

PREPARED BY: CLINKSCALES MAUGHAN-BROWN

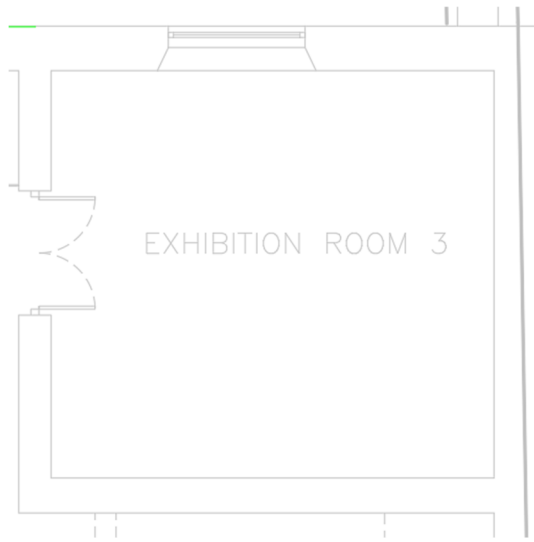


NOTES

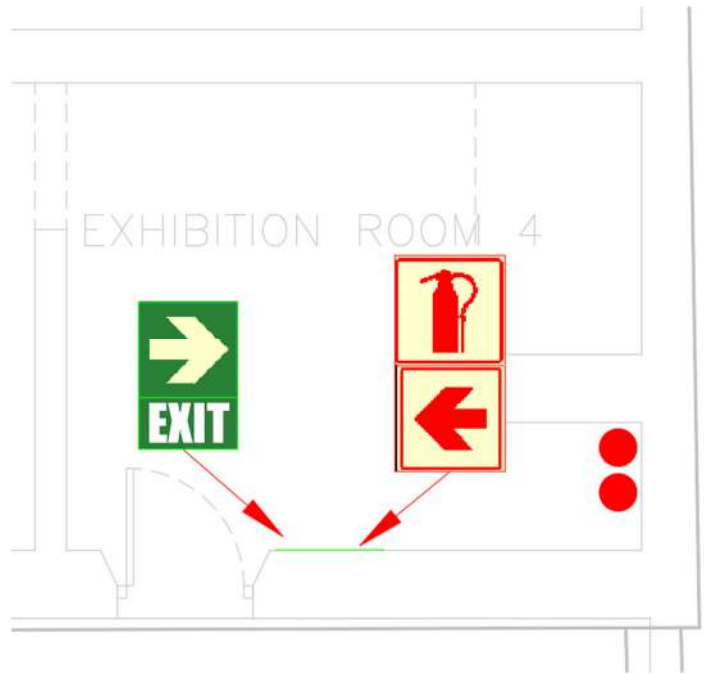
FIRE PROTECTION	Condition	Fire equipment & signage in order.
	Recommendation	
HVAC	Condition	-
	Recommendation	
DOMESTIC WATER STORAGE	Condition	-
	Recommendation	



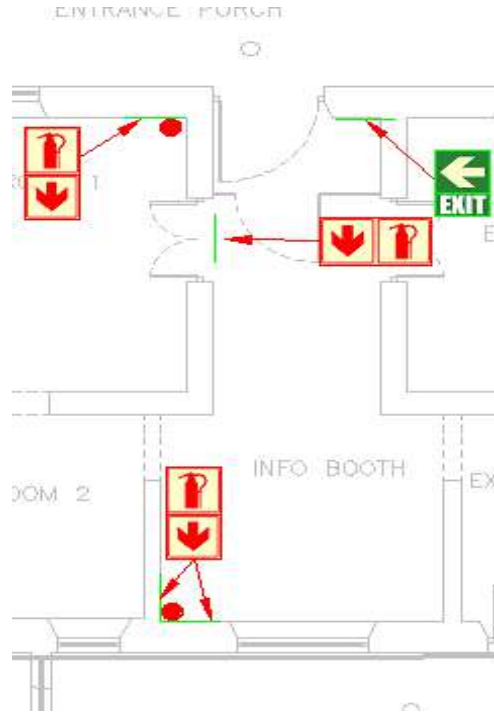
NOTES		
FIRE PROTECTION	Condition	-
	Recommendation	
HVAC	Condition	-
	Recommendation	
DOMESTIC WATER STORAGE	Condition	-
	Recommendation	



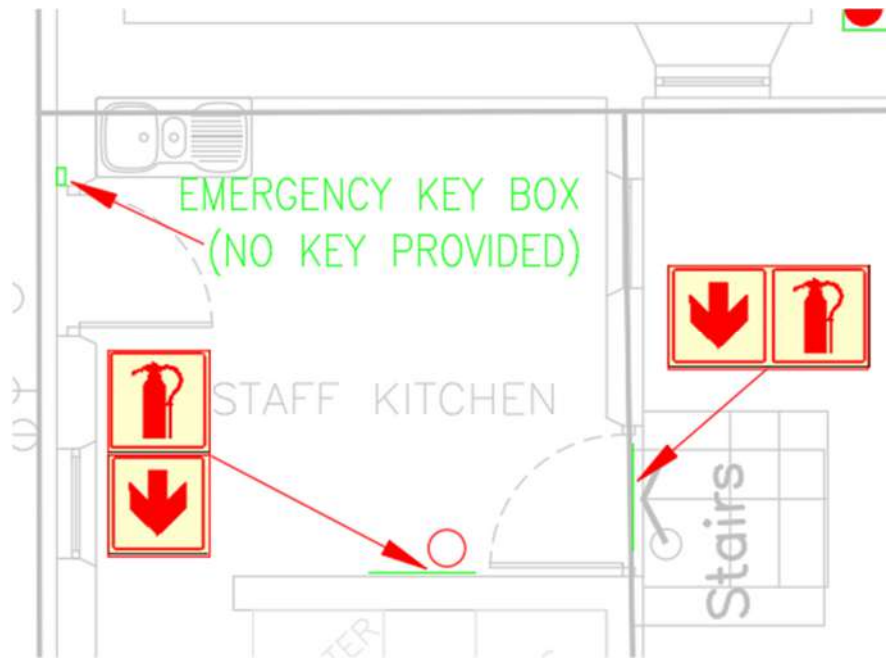
		NOTES
FIRE PROTECTION	Condition	-
	Recommendation	
HVAC	Condition	-
	Recommendation	
DOMESTIC WATER STORAGE	Condition	-
	Recommendation	



		NOTES
FIRE PROTECTION	Condition	Fire equipment & Signage in order.
	Recommendation	
HVAC	Condition	-
	Recommendation	
DOMESTIC WATER STORAGE	Condition	-
	Recommendation	



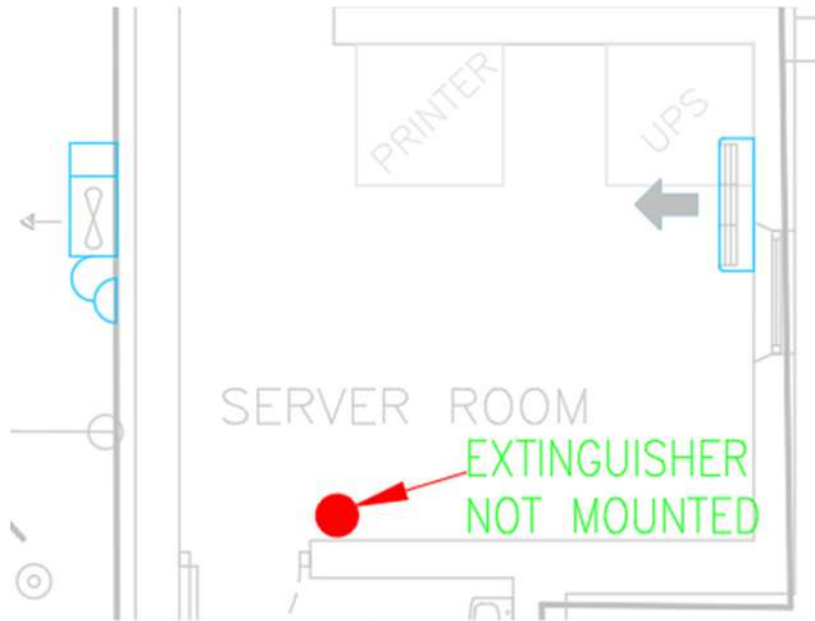
		NOTES
FIRE PROTECTION	Condition	Fire equipment & fire signage in order.
	Recommendation	
HVAC	Condition	-
	Recommendation	
DOMESTIC WATER STORAGE	Condition	-
	Recommendation	



NOTES		
FIRE PROTECTION	Condition	Fire signage in order. No key provided in emergency key box.
	Recommendation	Remove existing key box.
HVAC	Condition	-
	Recommendation	
DOMESTIC WATER STORAGE	Condition	-
	Recommendation	

IZIKO BO-KAAP ROOM DATA SHEET: FLOOR: GROUND

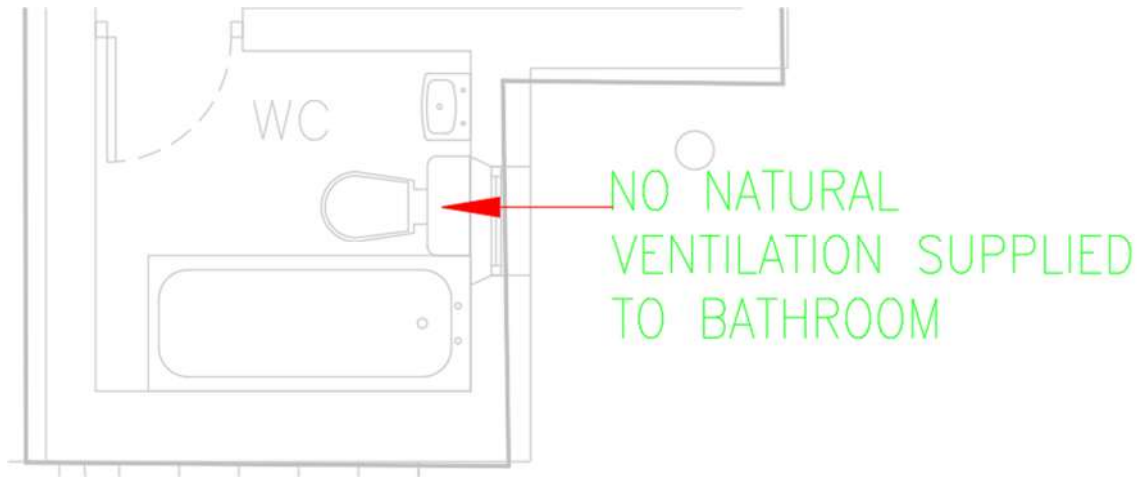
**ROOM No:
Server Room**



		NOTES
FIRE PROTECTION	Condition	Extinguisher not mounted. No fire signage for extinguisher.
	Recommendation	Extinguisher to be provided with wooden backing board and mounted at correct height. Signage to be installed.
HVAC	Condition	Mid wall unit in working condition.
	Recommendation	Mechanical fresh air to be provided.
DOMESTIC WATER STORAGE	Condition	
	Recommendation	

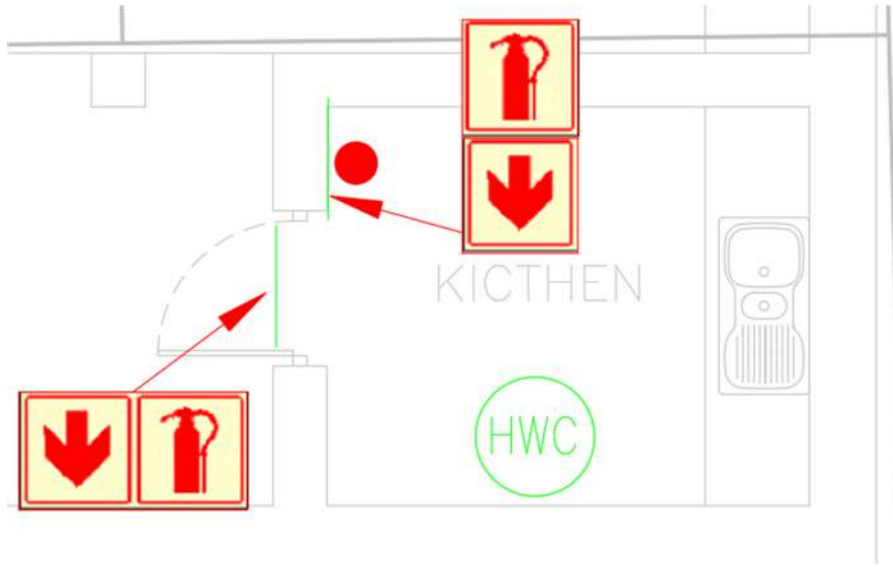
IZIKO BO-KAAP ROOM DATA SHEET: FLOOR: GROUND

**ROOM No:
Bathroom**

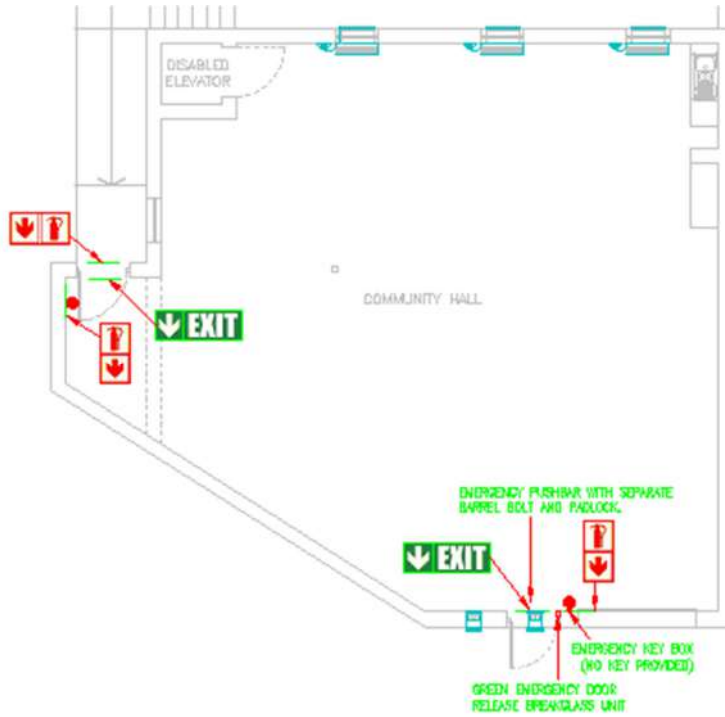


NOTES		
FIRE PROTECTION	Condition	-
	Recommendation	
HVAC	Condition	No natural ventilation supplied to bathroom.
	Recommendation	Mechanical extraction fan to be installed.
D O P	Condition	-
	Recommendation	

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		NOTES
FIRE PROTECTION	Condition	Fire equipment & fire signage in order.
	Recommendation	
HVAC	Condition	-
	Recommendation	
DOMESTIC WATER STORAGE	Condition	Geyser fairly old, but still in working condition.
	Recommendation	Geyser to be replaced with heat pump / solar technology.



		NOTES
FIRE PROTECTION	Condition	Fire signage in order. Escape door provided with emergency push bar, barrel bolt with padlock as well as an access-controlled maglock. No key provided in box for padlock.
	Recommendation	Barrel bolt, padlock & key box to be removed. Emergency push bar to be removed.
HVAC	Condition	All in working condition, but fairly old.
	Recommendation	Units to be replaced with inverter driven, energy efficient air conditioning units.
DOMESTIC WATER STORAGE	Condition	-
	Recommendation	



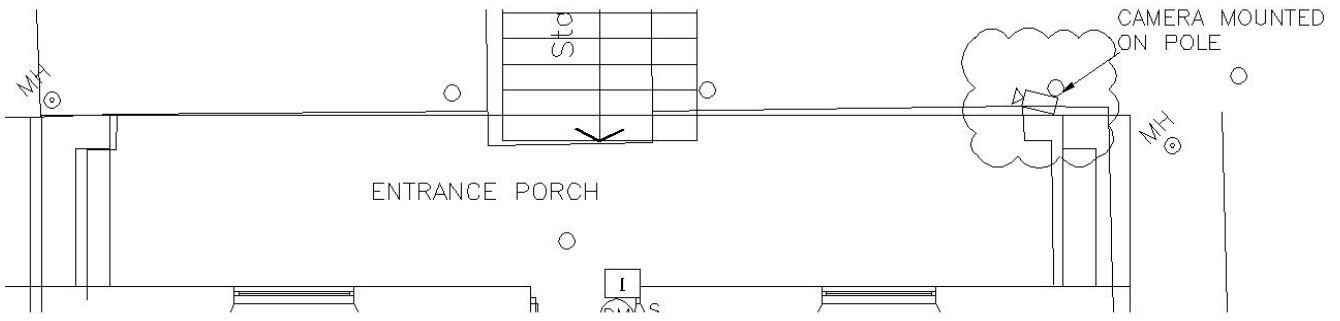
IZIKO MUSEUMS | **EXISTING BUILDING CONDITION REPORT**
REF. CSM/Architects/12/2015

BO-KAAP MUSEUM

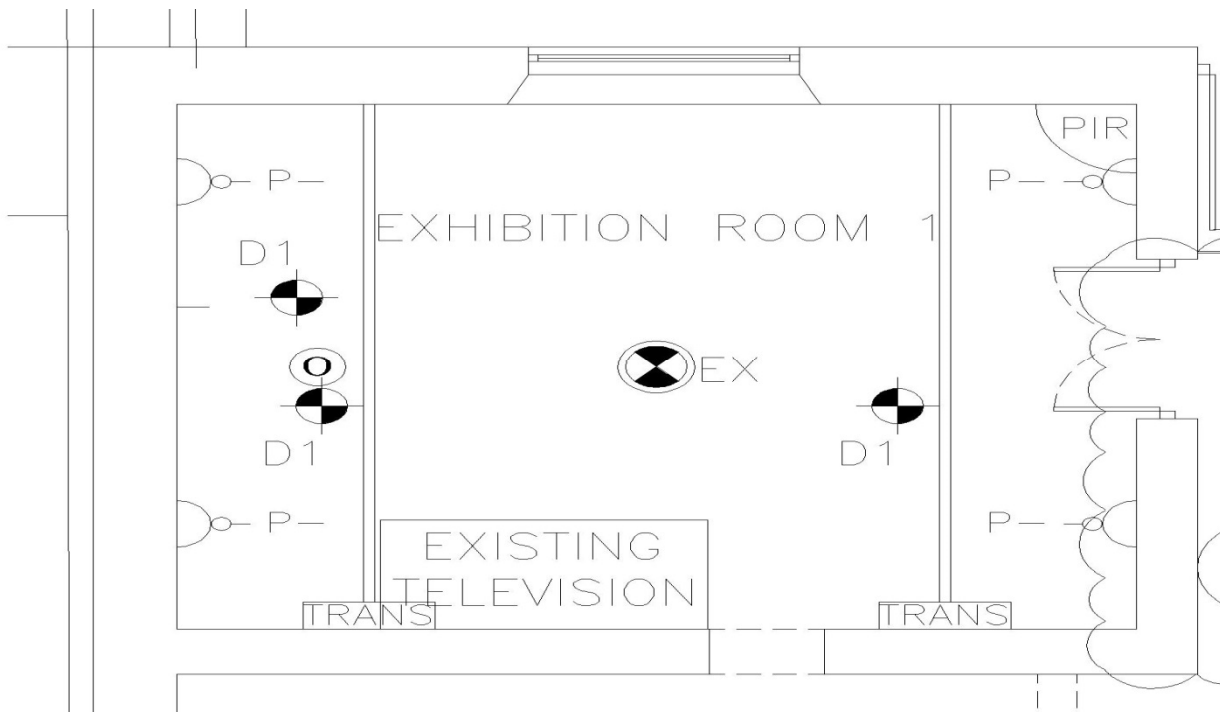
ADDENDUM: ROOM DATA SHEETS: ELECTRICAL

DATE: **APRIL 2018**

PREPARED BY: CLINKSCALES MAUGHAN-BROWN



NOTES		
PLUGS	Condition	N/A
	Recommendation	N/A
	Type of plugs	N/A
	Wiring	N/A
LIGHTING	Existing Lighting	There is one existing Lantern.
	Wiring	To be insulation tested and replaced based on typed report.
	Recommendation	Re-lamp existing lantern.
ACCESS CONTROL	Condition	There is no access control at the entrance, no intercom or bell only an camera that covers the entrance door.
	Recommendation	N/A
FIRE DETECTION	Existing Equipment	N/A
	Recommendation	N/A

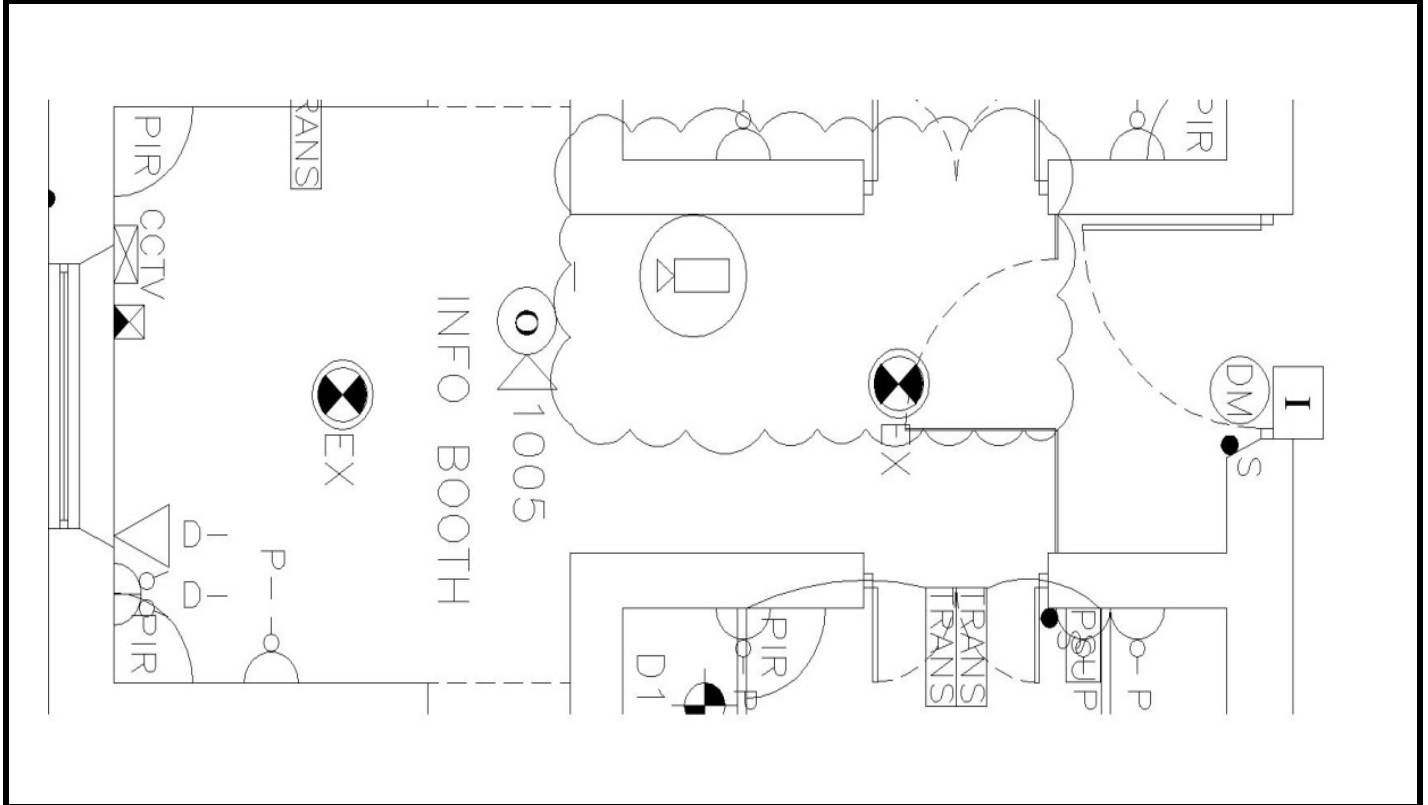


NOTES

PLUGS	Condition	The plugs are in a reasonable state. Surface electrical wiring connected directly from the plugs. Extension cords installed alongside wooden floor skirting.
	Recommendation	All plugs and surface wiring in this area will have to be removed and chased-in via conduiting. All plugs to be replaced afterwards.
	Type of plugs	4x4 16A Single SSO
	Wiring	To be insulation tested and replaced based on typed report. Extension cords to be removed and a new plug socket to be chased-in closer to the desired point of consumption.
LIGHTING	Existing Lighting	One pendant light fitting and open wire halogen down light system with exposed transformers. Lighting (lux) levels in this room seems adequate.
	Wiring	To be insulation tested and replaced based on typed report.
	Recommendation	Existing pendant light fittings to remain but should be re-lamped with energy efficient lamp. Remove existing open wire down light system and replace with LED track down light system.
ACCESS CONTROL	Condition	The entire access control / alarm & CCTV installation are done in surface wiring glued along the walls or via Ega ducting.
	Recommendation	All alarm & CCTV cabling and equipment to be removed safely kept aside by Iziko Museum's technician. Wire ways to be chased -in walls via 25mm uPVC conduiting or greater size conduiting as required on site. Wire ways to be coordinated with Iziko Museum's technician. Once all wire ways are chased-in, Iziko Museum's technician must re-connect and commission entire installation. Budgetary allowance to be made for any equipment that might be damaged during construction stage.
	Existing Equipment	Equipment indicated as per layout of rooms. Address labels missing on some devices.

Recommendation	<p>The existing fire detection installation is done in surface Ega-ducting. All surface wire ways to be chased-in where permissible. All other areas where cabling cannot be done recessed must be coordinated and installed surface via uPVC or galvanized conduiting fixed to the wall with metal fixings as per the regulations.</p> <p>Allowances must be made for testing of each device and submitting a typed report. Typed report must state which devices must be replaced. Address labels to be installed on all devices old and new.</p> <p>New cabling to be installed from device to device where new wire ways were chased-in.</p>
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IZIKO BO-KAAP ROOM DATA SHEET: FLOOR: GROUND	ROOM No: INFO BOOTH
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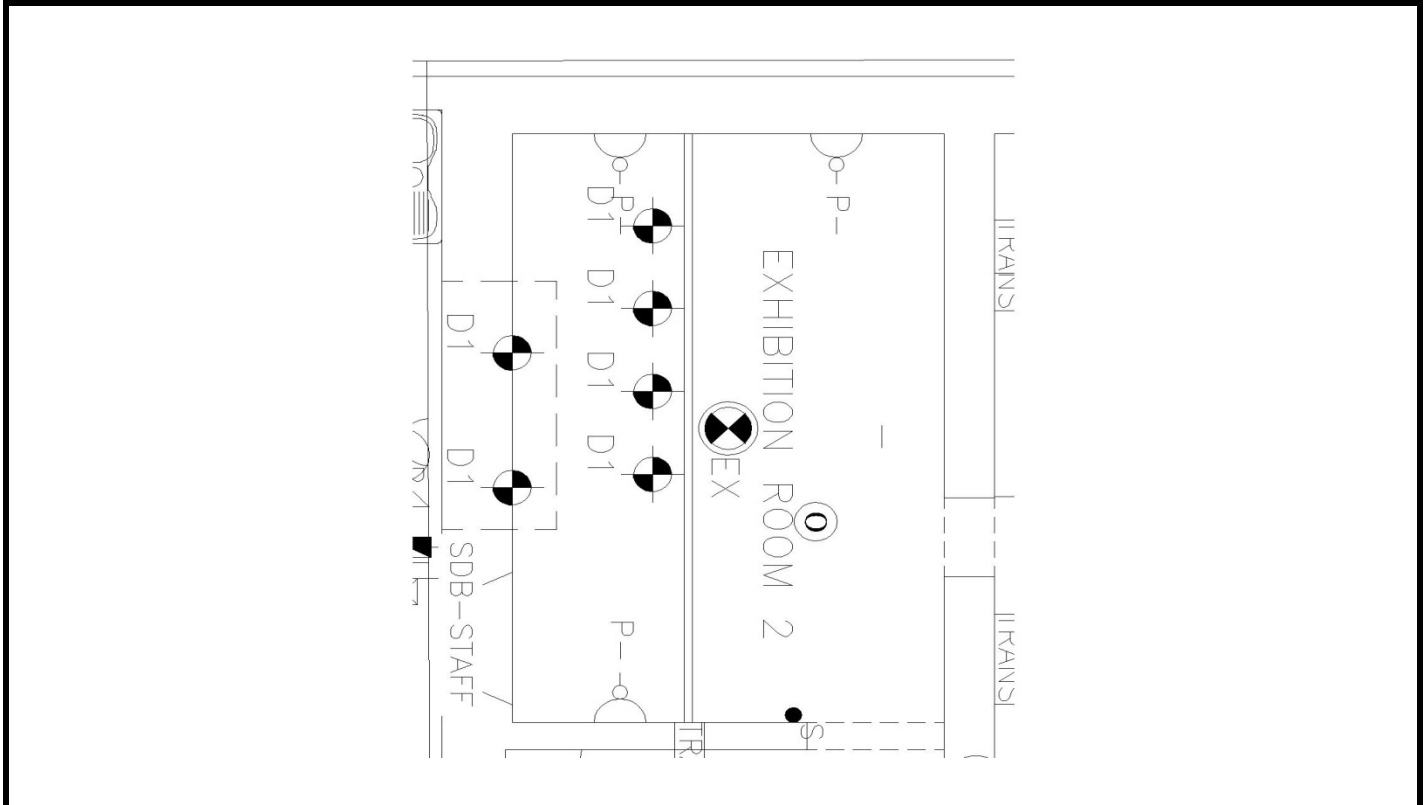


NOTES	
PLUGS	Condition The plugs in this room are in a reasonable state. There is a mixture of surface mounted and flush mounted plugs. Extension cords are connected to some plug socket outlets. Data and telephone cabling all surface along wall.
	Recommendation Remove all surface mounted socket outlets & wiring and supply install 2 compartment power skirting with new 16A Single SSO's, data outlets and telephone points.
	Type of plugs 4x4 16A Single SSO, data and telephone
	Wiring To be removed and replaced.
LIGHTING	Existing Lighting 2 x Pendant lights. Lighting (lux) levels in this room seems to be adequate.
	Wiring To be insulation tested and replaced based on typed report.
	Recommendation Re-lamp existing light fittings with energy efficient light fittings.
ACCESS CONTROL	Condition The entire access control / alarm & CCTV installation are done in surface wiring glued along the walls or via Ega ducting
	Recommendation All alarm & CCTV cabling and equipment to be removed safely kept aside by Iziko Museum's technician. Wire ways to be chased -in walls via 25mm uPVC conduiting or greater size conduiting as required on site. Wire ways to be coordinated with Iziko Museum's technician. Once all wire ways are chased-in, Iziko Museum's technician must re-connect and commission entire installation. Budgetary allowance to be made for any equipment that might be damaged during construction stage.

FIRE DETECTION	Existing Equipment	Equipment indicated as per layout of rooms.
	Recommendation	<p>The existing fire detection installation is done in surface Ega-ducting. All surface wire ways to be chased-in where permissible. All other areas where cabling cannot be done recessed must be coordinated and installed surface via uPVC or galvanized conduiting fixed to the wall with metal fixings as per the regulations.</p> <p>Allowances must be made for testing of each device and submitting a typed report. Typed report must state which devices must be replaced. Address labels to be installed on all devices old and new.</p> <p>New cabling to be installed from device to device where new wire ways were chased-in.</p>

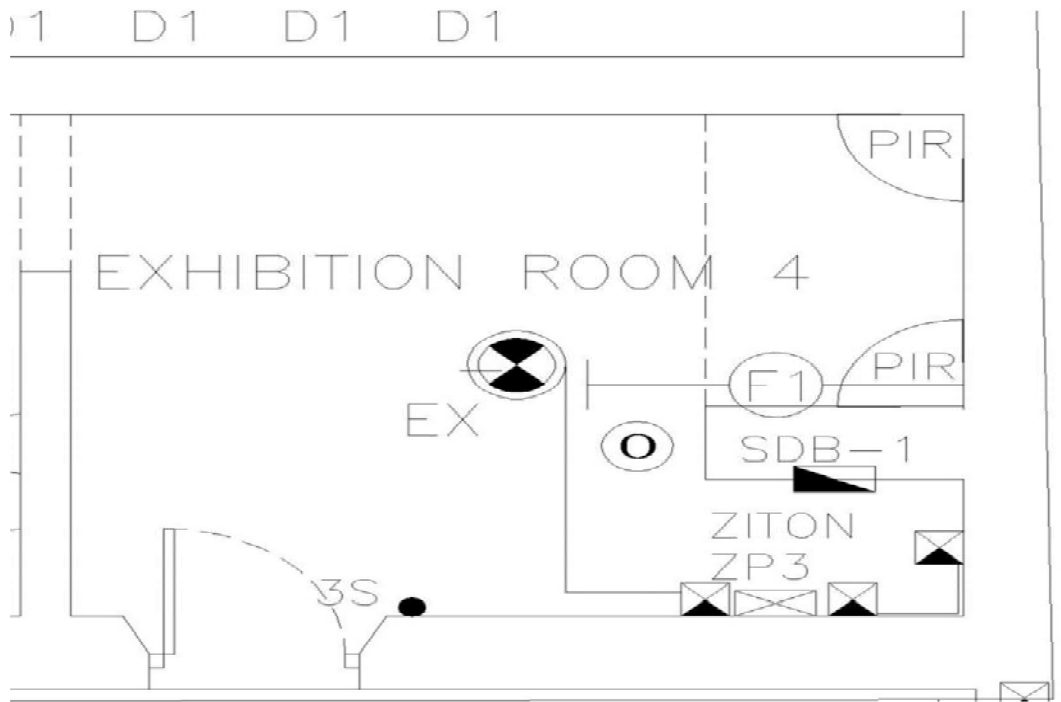
Recommendation	<p>The existing fire detection installation is done in surface Ega-ducting. All surface wire ways to be chased-in where permissible. All other areas where cabling cannot be done recessed must be coordinated and installed surface via uPVC or galvanized conduiting fixed to the wall with metal fixings as per the regulations.</p> <p>Allowances must be made for testing of each device and submitting a typed report. Typed report must state which devices must be replaced. Address labels to be installed on all devices old and new.</p> <p>New cabling to be installed from device to device where new wire ways were chased-in.</p>
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IZIKO BO-KAAP ROOM DATA SHEET: FLOOR: GROUND	ROOM No: EXHIBITION RM 2
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NOTES	
PLUGS	Condition The plugs are in a reasonable state. Surface electrical wiring connected directly from the plugs.
Recommendation	The surface plugs will have to be removed and wiring chased-in via conduiting. All plugs will have to be earth leakage tested and replaced based on report.
Type of plugs	4x4 16A Double SSO.
Wiring	To be insulation tested and replaced based on typed report.
LIGHTING	Existing Lighting Existing pendant light fittings and open wire halogen down lights with exposed transformers. Lighting (lux) levels in this room seems to be adequate.
Wiring	To be insulation tested and replaced based on typed report.
Recommendation	Existing pendant light fittings to remain but should be re-lamped with energy efficient lamp. Remove existing open wire down light system and replace with LED track down light system.
Condition	The entire access control / alarm & CCTV installation are done in surface wiring glued along the walls or via Ega ducting.

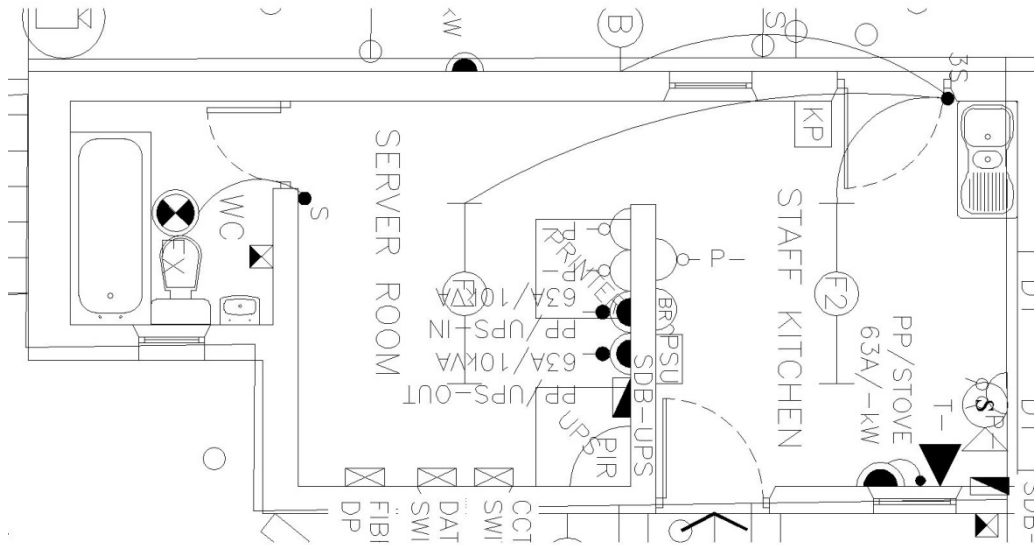
	Recommendation	<p>All alarm & CCTV cabling and equipment to be removed safely kept aside by Iziko Museum's technician. Wire ways to be chased-in walls via 25mm uPVC conduiting or greater size conduiting as required on site. Wire ways to be coordinated with Iziko Museum's technician.</p> <p>Once all wire ways are chased-in, Iziko Museum's technician must re-connect and commission entire installation. Budgetary allowance to be made for any equipment that might be damaged during construction stage.</p>
FIRE DETECTION		Equipment indicated as per layout of rooms. Address labels missing on some devices.
	Recommendation	<p>The existing fire detection installation is done in surface Ega-ducting. All surface wire ways to be chased-in where permissible. All other areas where cabling cannot be done recessed must be coordinated and installed surface via uPVC or galvanized conduiting fixed to the wall with metal fixings as per the regulations.</p> <p>Allowances must be made for testing of each device and submitting a typed report. Typed report must state which devices must be replaced. Address labels to be installed on all devices old and new.</p> <p>New cabling to be installed from device to device where new wire ways were chased-in.</p>



NOTES

PLUGS	Condition	Main Electrical Distribution board – The current electrical distribution board seems in a fair state, however: <ul style="list-style-type: none"> • Cabling at the bottom of the DB enters without any glands or any proper wire way. • There is no Nameplate on the board indicating fault current rating, manufacturer details and where the board is fed from. • Fault current on some circuit breakers does not meet the minimum requirements of DPW. • There are jointed cables inside the DB. • More than one neutral in a terminal. Extra neutral bar required.
	Recommendation	Attend to all issues as mentioned
	Type of plugs	N/A
	Wiring	N/A
LIGHTING	Existing Lighting	There is one pendant and an open channel fluorescent light fitting.. The lighting (lux) level in this room seems to be sufficient.
	Wiring	To be insulation tested and replaced based on typed report.
	Recommendation	Remove and replace the open channel light fitting and install an pendant to match the existing one for aesthetic purposes.
ACCESS CONTROL	Condition	The entire access control / alarm & CCTV installation are done in surface wiring glued along the walls or via Ega ducting.
	Recommendation	All alarm & CCTV cabling and equipment to be removed safely kept aside by Iziko Museum's technician. Wire ways to be chased-in walls via 25mm uPVC conduiting or greater size conduiting as required on site. Wire ways to be coordinated with Iziko Museum's technician. Once all wire ways are chased-in, Iziko Museum's technician must re-connect and commission entire installation. Budgetary allowance to be made for any equipment that might be damaged during construction stage.

FIRE DETECTION	Existing Equipment	<p>Equipment indicated as per layout of rooms. Address labels missing on some devices.</p> <p>The Main Fire detection panel is also located in this room. The main panel also does not have an isolator.</p>
	Recommendation	<p>The existing fire detection installation is done in surface Ega-ducting. All surface wire ways to be chased-in where permissible. All other areas where cabling cannot be done recessed must be coordinated and installed surface via uPVC or galvanized conduiting fixed to the wall with metal fixings as per the regulations.</p> <p>Allowances must be made for testing of each device and submitting a typed report. Typed report must state which devices must be replaced. Address labels to be installed on all devices old and new.</p> <p>New cabling to be installed from device to device where new wire ways were chased-in.</p>



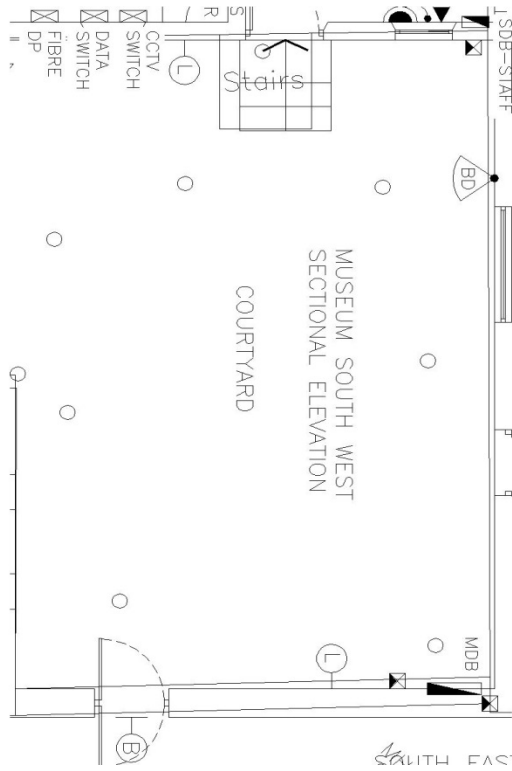
NOTES

PLUGS & Distribution Board	Condition	<p>SDB-UPS – Name plate missing and door to be earthed.</p> <p>SDB-Unknown – This DB is in a poor state. There are a number of factors contributing to the poor state of the DB.</p> <ul style="list-style-type: none"> • There are cables entering the DB from the side with no proper wire ways into the DB tray. • There is no Nameplate on the board indicating fault current rating, manufacturer details and where the board is fed from. • Fault current on circuit breakers are not the recommended sizes of that of DPW. • There are jointed cables inside the DB. • Blank cover spaces missing. • Visible arc flashing marks on stove breaker. <p>Some plugs have extension cords connected to them. Most plugs sockets are in a poor state.</p> <p>Data and telephone cabling loose and surface alongside walls.</p>
	Recommendation	<p>SDB –UPS to remain only name plate to be installed.</p> <p>SDB-Unknown to be removed and replaced with new DB.</p> <p>All plug sockets and data outlets to be removed and replaced. Wire ways to be chased-in where permissible.</p>
	Type of plugs	N/A
	Wiring	To be removed and replaced.
LIGHTING	Existing Lighting	<p>Bathroom – light fitting diffuser missing.</p> <p>Server and Staff room – 1 x 36W Open channel light fittings.</p>
	Wiring	To be insulation tested and replaced based on typed report.

	Recommendation	Bathroom light fitting to be replaced with IP65 rated bulkhead light fitting. Server and Staff room open channel light fittings to be replaced with 2x28W T5 Open channel light fittings.
ACCESS CONTROL	Condition	The entire access control / alarm & CCTV installation are done in surface wiring glued along the walls or via Ega ducting.
	Recommendation	All alarm & CCTV cabling and equipment to be removed safely kept aside by Iziko Museum's technician. Wire ways to be chased-in walls via 25mm uPVC conduiting or greater size conduiting as required on site. Wire ways to be coordinated with Iziko Museum's technician. Once all wire ways are chased-in, Iziko Museum's technician must re-connect and commission entire installation. Budgetary allowance to be made for any equipment that might be damaged during construction stage.
FIRE DETECTION	Existing Equipment	No Fire detection in this area.
	Recommendation	It is highly recommended that fire detection be installed in this area. The following is recommended: <ul style="list-style-type: none"> • gas suppression system • An addressable output relay must be installed in order to shut the AC unit down under fire conditions • Break Glass unit be installed

ZIKO BO-KAAP ROOM DATA SHEET: FLOOR: GROUND

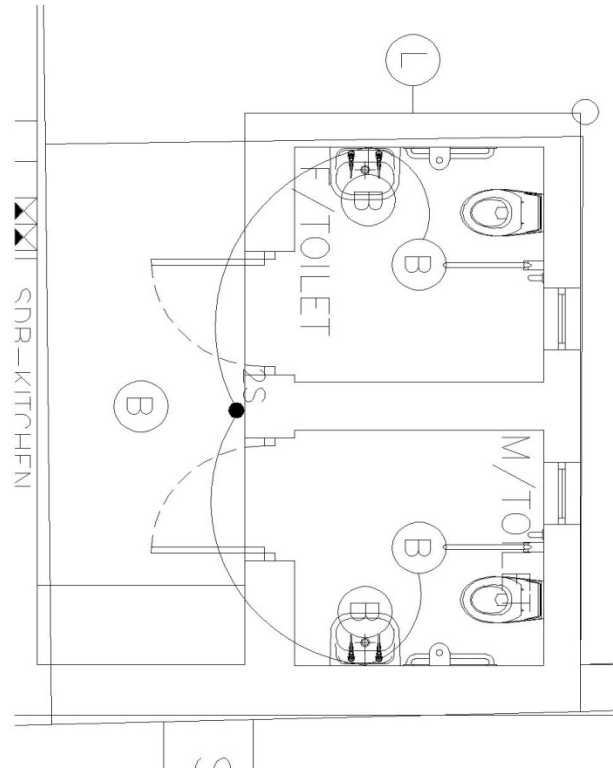
**ROOM No:
COURTYARD**



NOTES

PLUGS	Condition	Council DB -. This cubicle is still in a reasonable state but do have visible rust in the arch tray. No Surge protection
	Recommendation	Rusted areas to be treated properly and re-sprayed. Class 1 Surge Protection to be installed.
	Type of plugs	N/A
	Wiring	Existing supply cable from Council to SDB-1 to be insulation tested.
LIGHTING	Existing Lighting	Courtyard Lanterns in good condition.
	Wiring	To be insulation tested and replaced based on typed report.
	Recommendation	N/A
ACCESS CONTROL	Condition	The entire access control / alarm & CCTV installation are done in surface wiring glued along the walls or via Ega ducting.
	Recommendation	All alarm & CCTV cabling and equipment to be removed safely kept aside by Iziko Museum's technician. Wire ways to be chased-in walls via 25mm uPVC conduiting or greater size conduiting as required on site. Wire ways to be coordinated with Iziko Museum's technician. Once all wire ways are chased-in, Iziko Museum's technician must re-connect and commission entire installation. Budgetary allowance to be made for any equipment that might be damaged during construction stage.

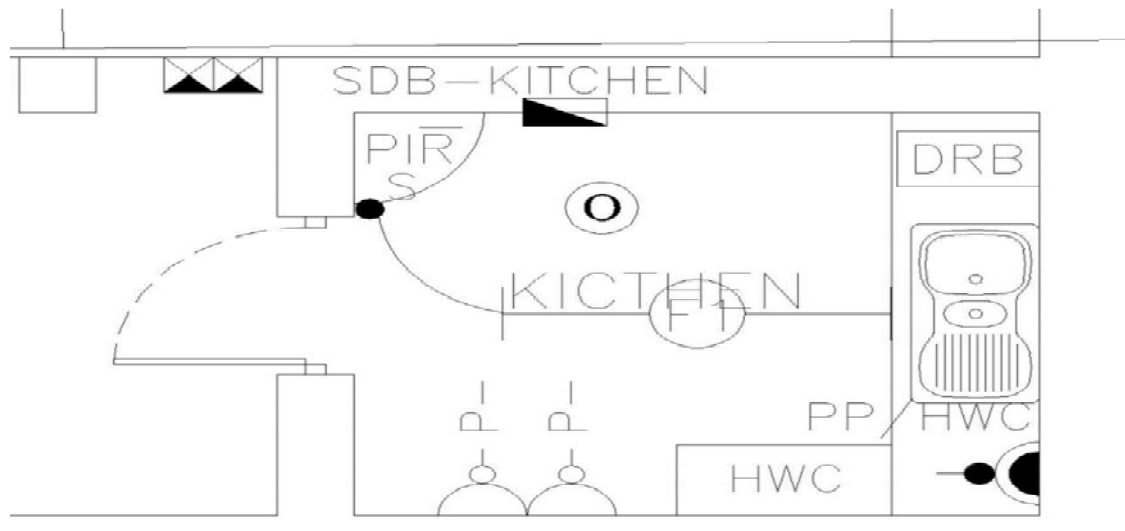
FIRE DETECTION	Existing Equipment	N/A
	Recommendation	N/A



NOTES		
PLUGS	Condition	N/A
	Recommendation	N/A
	Type of plugs	N/A
	Wiring	N/A
LIGHTING	Existing Lighting	Lighting lux levels in these rooms are more than adequate. Existing bulkheads in toilets as indicated
	Wiring	To be insulation tested and replaced based on typed report.
	Recommendation	Excessive lighting in bathrooms. Save electricity by removing one bulkhead in each bath room or install two extra light switches for the other two lights to be switched on separately.
ACCESS CONTROL	Condition	The entire access control / alarm & CCTV installation are done in surface wiring glued along the walls or via Ega ducting.
	Recommendation	All alarm & CCTV cabling and equipment to be removed safely kept aside by Iziko Museum's technician. Wire ways to be chased-in walls via 25mm uPVC conduiting or greater size conduiting as required on site. Wire ways to be coordinated with Iziko Museum's technician. Once all wire ways are chased-in, Iziko Museum's technician must re-connect and commission entire installation. Budgetary allowance to be made for any equipment that might be damaged during construction stage.
FIRE DETECTION	Existing Equipment	Equipment indicated as per layout of rooms.
	Recommendation	The existing fire detection installation is done in surface Ega-ducting. All surface wire ways to be chased-in where permissible. All other areas where cabling cannot be done recessed must be coordinated and installed surface via uPVC or galvanized conduiting fixed to the wall with metal fixings as per the regulations. Allowances must be made for testing of each device and submitting a typed report. Typed report must state which devices must be replaced. Address labels to be installed on all devices old and new. New cabling to be installed from device to device where new wire ways were chased-in.

IZIKO BO-KAAP ROOM DATA SHEET: FLOOR: GROUND

**ROOM No:
EXTERNAL
KITCHEN**



NOTES

PLUGS

Condition	Plugs in this area are in a poor state. HWC isolator in reasonable state SDB-Kitchen <ul style="list-style-type: none"> • Remove jointed cables • No nameplate. • Some breakers rated less than 5kA. • Some breakers obsolete.
Recommendation	Replace all plugs and attend to problems at DB as mentioned above.
Type of plugs	4x4 16A Single SSO
Wiring	To be insulation tested and replaced based on typed report.

LIGHTING

Existing Lighting	This area has one open channel light fittings. Lighting (lux) levels in this area is adequate.
Wiring	To be insulation tested and replaced based on typed report.
Recommendation	Remove open channel light fitting as it is inappropriate for a kitchen area and install an enclosed diffused light fitting for example Vapour proof fittings or prismatic diffused light fitting.

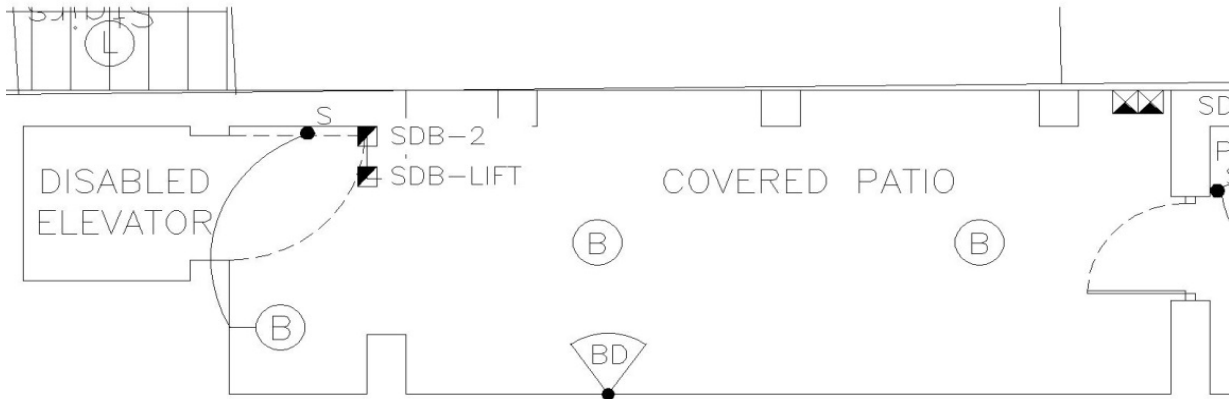
ACCESS CONTROL

Condition	The entire access control / alarm & CCTV installation are done in surface wiring glued along the walls or via Ega ducting.
Recommendation	All alarm & CCTV cabling and equipment to be removed safely kept aside by Iziko Museum's technician. Wire ways to be chased-in walls via 25mm uPVC conduiting or greater size conduiting as required on site. Wire ways to be coordinated with Iziko Museum's technician. Once all wire ways are chased-in, Iziko Museum's technician must re-connect and commission entire installation. Budgetary allowance to be made for any equipment that might be damaged during construction stage.

FIRE DETECTION	Existing Equipment	Equipment indicated as per layout of rooms.
	Recommendation	<p>Smoke detector to be removed and Heat detector and Break Glass Unit to be installed.</p> <p>The existing fire detection installation is done in surface Ega-ducting. All surface wire ways to be chased-in where permissible. All other areas where cabling cannot be done recessed must be coordinated and installed surface via uPVC or galvanized conduiting fixed to the wall with metal fixings as per the regulations.</p> <p>Allowances must be made for testing of each device and submitting a typed report. Typed report must state which devices must be replaced. Address labels to be installed on all devices old and new.</p> <p>New cabling to be installed from device to device where new wire ways were chased-in.</p>

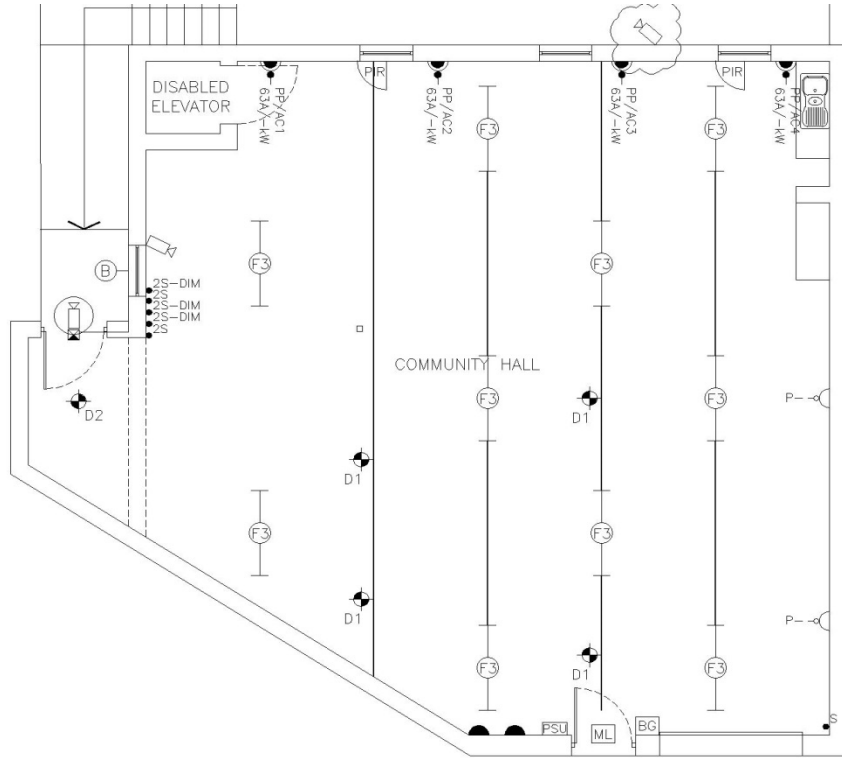
IZIKO BO-KAAP ROOM DATA SHEET: FLOOR: GROUND

**ROOM No:
COVERED PATIO**



NOTES

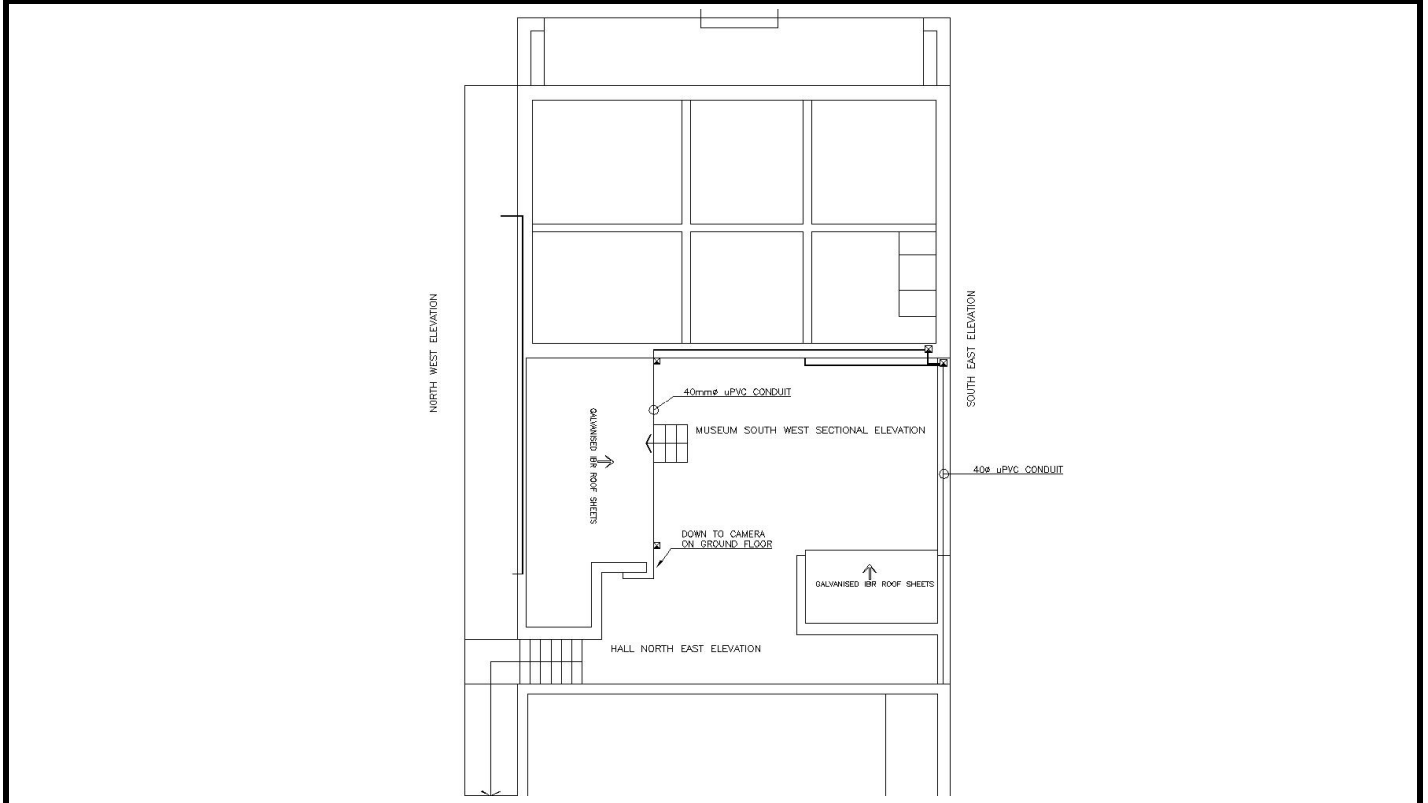
PLUGS	Condition	Distribution Boards height must be checked. Db name plates to be installed.
	Recommendation	DB boards must be mounted lower than 2.2 meters. Nameplates to be installed.
	Type of plugs	N/A
	Wiring	To be replaced if DB's must be lowered.
LIGHTING	Existing Lighting	Bulkhead light fittings as indicated.
	Wiring	To be insulation tested and replaced based on typed report.
	Recommendation	To remain, none functional lamps to be replaced.
ACCESS CONTROL	Condition	The entire access control / alarm & CCTV installation are done in surface wiring glued along the walls or via Ega ducting.
	Recommendation	All alarm & CCTV cabling and equipment to be removed safely kept aside by Iziko Museum's technician. Wire ways to be chased-in walls via 25mm uPVC conduiting or greater size conduiting as required on site. Wire ways to be coordinated with Iziko Museum's technician. Once all wire ways are chased-in, Iziko Museum's technician must re-connect and commission entire installation. Budgetary allowance to be made for any equipment that might be damaged during construction stage.
FIRE DETECTION	Existing Equipment	N/A
	Recommendation	N/A



NOTES		
PLUGS	Condition	Plugs sockets and isolator in this area are in a poor state. Some extract fans are plugged in 6 amp sockets
	Recommendation	Remove and replace all plug sockets. Remove all 6amp sockets that connected to extract air fans and replace with isolators. Isolators to Console AC units isolators to be replaced and wire ways to be chased-in to units
	Type of plugs	Various
	Wiring	Electrical wiring to be insulation tested and replaced based on typed report. Some extract fans might be connected on lighting circuits, these circuits must be separated and wiring replaced.
LIGHTING	Existing Lighting	Light fittings indicated as per layout. Lighting lux levels in this area is adequate.
	Wiring	To be insulation tested and replaced based on typed report.
	Recommendation	Replace halogen track down light lamps with LED lamps.
ACCESS CONTROL	Condition	The entire access control / alarm & CCTV installation are done in surface wiring glued along the walls or via Ega ducting.
	Recommendation	All alarm & CCTV cabling and equipment to be removed safely kept aside by Iziko Museum's technician. Wire ways to be chased-in walls via 25mm uPVC conduiting or greater size conduiting as required on site. Wire ways to be coordinated with Iziko Museum's technician. Once all wire ways are chased-in, Iziko Museum's technician must re-connect and commission entire installation. Budgetary allowance to be made for any equipment that might be damaged during construction stage.
	Existing Equipment	Equipment indicated as per layout of rooms.

Recommendation	<p>The existing fire detection installation is done in surface Ega-ducting. All surface wire ways to be chased-in where permissible. All other areas where cabling cannot be done recessed must be coordinated and installed surface via uPVC or galvanized conduiting fixed to the wall with metal fixings as per the regulations.</p> <p>Allowances must be made for testing of each device and submitting a typed report. Typed report must state which devices must be replaced. Address labels to be installed on all devices old and new.</p>
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IZIKO BO-KAAP ROOM DATA SHEET: FLOOR: GROUND	ROOM No: ROOF
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NOTES		
PLUGS	Condition	Existing conduits are not properly saddled onto parapet wall. Concrete blocks are loosely stacked on top of each other, this poses a safety risk. Round boxes externally installed not all IP65 rated.
	Recommendation	Safely remove concrete blocks and install proper bends on galvanised conduit. Saddles to be spaced according SANS 10142 regulations. IP65 rated draw boxes to be installed externally.
	Type of plugs	N/A
	Wiring	N/A
LIGHTING	Existing Lighting	N/A
	Wiring	N/A
	Recommendation	N/A
ACCESS CONTROL	Condition	Currently no Access Control on roof.
	Recommendation	Install a few Outdoor cameras to monitor the roof.

FIRE DETECTION	Existing Equipment	N/A
	Recommendation	N/A



IZIKO MUSEUMS | **EXISTING BUILDING CONDITION REPORT**

REF. CSM/Architects/12/2015

BO-KAAP MUSEUM

ADDENDUM: PROJECT DATA SHEETS: ARCHITECTURAL

DATE: APRIL 2018

**PREPARED BY: FC HOLM CC
DEVILLIERS NEETHLING & PARTNERS**

RECOMMENDED NEW PROJECTS: ARCHITECTURAL

Name of project: REDEVELOPMENT OF FRONT PORCH, PAVEMENT AND EASTERN ALLEYWAY, IN ORDER TO IMPROVE SENSE OF ARRIVAL	Date	April 2018
	Revision	000
	Restoration Refurbishment Maintenance	
	New work	X

Project Ref.	1	Report Ref.		Iziko / DPW Ref.	
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Policy		Project		Programme	
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1.	BRIEF	Reference
1.1.	<p>Description;</p> <p>The Bo-Kaap Museum is directly approached from Wale Street. There is however also a secondary access through a pedestrian alleyway directly to the east of the museum complex, connecting Dorp Street to Wale Street. This alleyway is currently also used for disabled access from Wale Street into the courtyard of the museum complex. It is therefore an important access route to the museum complex.</p> <ul style="list-style-type: none"> • The sidewalk and porch have been paved with stone paving in a random pattern. Over time the section of paving between the porch and the Wale Street were lifted several times to access the services below. This section of paving is currently not in a very good condition. • It appears as if the front porch of the historic house was changed at some point. Previously the porch had a low wall around, with two benches on either side, all with very simple / no plaster detailing. The general appearance of the front porch (smoothly plastered, various manholes and out of character steel balustrade) is unappealing and detracts from the character of the historic house. • Although alleyway to the east of the museum complex is used for access to the museum complex, it is currently not an inviting space and therefore detracts from the sense of arrival to the museum complex. This is especially the case for disabled persons, who have no other choice but to use this alleyway to get into the museum complex. • The museum complex does comply to universal access requirements. However, where possible, disabled access and usage of a public building should be the same as how non-disabled persons would access and use the building. Due to the height difference and steps between the street and the porch, this is not currently the case at the Bo-Kaap Museum. <ul style="list-style-type: none"> • The original low wall that formed part of the patio to the north of the historic house provided some fall protection. Because this wall was removed at some stage in the past, there is a fall hazard from the patio. • Various detail elements (gargoyles from historic house roof, gates in the alleyways, CCTV cameras, and other elements) detracts from the general aesthetic appearance and character of the museum complex on arrival. 	EBCR Projects Matrix

1.2.	<p>Intervention;</p> <p>Develop a design to improve the general sense of arrival to the Bo-Kaap Museum. The following should be addressed in this process;</p> <ul style="list-style-type: none"> • Change all underground services that no connections and manholes are higher than the surrounding paving levels. • Redo the paving between the Wale Street and the porch with same stone paving as original, as specified. • Reinstate the front porch to its original design and detailing. • Remove / hide all unsightly manholes and other services connections between the porch and Wale Street. • Upgrade the western alleyway, including the access point on the southern end of the alleyway and tie in with the front porch area on Wale Street. • Devise a plan to create universal access into the building from street level. • Reinstate walls in front of the porch to what it was before, to provide fall protection and re-plaster the entire porch structure to have a similar finish as previously. • Remove / hide / replace all unsightly detail elements detracting from the visual appeal. 	
2.	CLIENT DEPARTMENT REQUIREMENTS	Reference
3.	CMP GUIDELINES	Reference
	Submit application for repainting to Heritage Western Cape.	
4.	SCOPE OF WORK	Reference
4.1.	<p>Consultant:</p> <ul style="list-style-type: none"> • Prepare and submit a concept design for approval. • Notify HWC about the work in terms of the CMP. • Prepare technical and tender documents. • Assist with adjudication of tenders • Hand the handover • Do contract administration and supervise quality of workmanship and adherence to specification • Submit close-out report. 	
4.2.	<p>Contractor:</p> <ul style="list-style-type: none"> • Comply to OHS requirements and all other laws and regulations. • Demolish all items as indicated. • Remove all fittings and fixtures for later re-use as indicated. • Build new work as indicated to specifications. 	
5.	PROCESS AND PROCEDURES	Reference
	<ul style="list-style-type: none"> • Refer to relevant reports and surveys. • Applicable NDPW tender processes. 	

6. BUDGET				
(Excluding VAT)	Year 1	Year 2	Year 3	Total
Capital expenditure		R 217 342.00	R 217 342.00	
Operational expenditure				
Consultant capital	R 84 106.47			
Consultant operational				
Other				
Other				
Total				R 520 026.90

7. DISCIPLINE				
Type	Required	Capital expenditure	Operation expenditure	Total
Architect	X	R39 232.84		
Civil Engineer	X	R8 718.41		
Structural Engineer	X			
Electrical Engineer				
Mechanical Engineer				
Heritage Architect	X			
Landscape Architect				
Quantity Surveyor	X	R26 155.23		
Space / Interior Designer				
OHS Consultant	X	R10 000.00		
Other				

8. LOCATION IN BUILDING (PLAN)	Reference

9. LOCATION ON SITE (PLAN)	Reference

10. NOTES	Reference
<ul style="list-style-type: none"> • Waterproofing and exterior re-painting to be done at the same time. • Development of the courtyard preferably to be done at the same time. • Consultant Fees are as per latest ECSA & SACAP Rates (2015) • All work to comply with the full statutory requirement of OHS Act (1993) • Approval must be obtained from HWC prior to appointment of contractor. • The above-mentioned project takes place partially on a heritage building. Careful consideration is applicable in this regard. 	

Name of project: REDEVELOPMENT OF THE COURTYARD, FAÇADE AND ACCESS TO THE COMMUNITY HALL	Date	April 2018
	Revision	
	Restoration Refurbishment Maintenance	
	New work	X

Project Ref.	2	Report Ref.		Iziko / DPW Ref.	
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Policy		Project		Programme	
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1.	BRIEF	Reference
1.1.	<p>Description;</p> <p>The courtyard has the potential to be an inviting space, that can enhance the experience for visitors to the Bo-Kaap Museum. The following aspects however detracts from this potential;</p> <ul style="list-style-type: none"> • The new ablutions are positioned in such way that it intrudes into the courtyard space and breaks it up into small unwelcoming spaces. The sewer pipes on the ablutions are also the first detail visible when entering the courtyard from the historic house. • The general appearance of the community hall is overwhelming and insensitive to the historic house and courtyard space and contributes to the courtyard space being an uninviting area for visitors. • Various detail elements (gargoyles from historic house roof, gates, CCTV cameras, and other elements) detracts from the general aesthetic appearance and character of the courtyard space. • The access staircase to the community hall is an uninviting back ally disconnecting the community hall from the courtyard. • The kitchen facility forming part of the community hall is in a fair condition, with only minor upgrade and fixing required. The space is however currently being used as store area and not as kitchen facility. 	
1.2.	<p>Interventions;</p> <p>Develop a concept for the courtyard space to become a more inviting and user-friendly space, that will enhance the experience of visiting the Bo-Kaap Museum and that will form a better connection between the historic house and new community hall. The following should be addressed in this process;</p> <ul style="list-style-type: none"> • Demolish the existing ablution facilities and re-build it in a position that is less intrusive into the courtyard space (e.g. incorporate it in the area below the community hall). • Develop the courtyard space to have seating and other amenities to an inviting space for people. • Create access from the courtyard to the community hall that is more direct and inviting. • Do some façade treatment to the community hall to be more in scale and sensitive towards the courtyard and historic house. • Determine and appropriate usage and redevelop the existing kitchen area. • Determine an appropriate usage for the kitchen facility forming part of the community hall and change / upgrade the fittings and fixtures accordingly. 	

<ul style="list-style-type: none"> Remove / hide / replace all unsightly detail elements detracting from the visual appeal. 	
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2. CLIENT DEPARTMENT REQUIREMENTS	Reference

3. CMP GUIDELINES	Reference
Submit application for repainting to Heritage Western Cape.	

4. SCOPE OF WORK	Reference
<p>4.1. Consultant:</p> <ul style="list-style-type: none"> Prepare and submit a concept design for approval. Notify HWC about the work in terms of the CMP. Prepare technical and tender documents. Assist with adjudication of tenders Hand the handover Do contract administration and supervise quality of workmanship and adherence to specification Submit close-out report. <p>4.2. Contractor:</p> <ul style="list-style-type: none"> Comply to OHS requirements and all other laws and regulations. Demolish all items as indicated. Remove all fittings and fixtures for later re-use as indicated. Build new work as indicated to specifications. 	

5. PROCESS AND PROCEDURES	Reference
<ul style="list-style-type: none"> Refer to relevant reports and surveys. Applicable NDPW tender processes. 	

6. BUDGET				
(Excluding VAT)	Year 1	Year 2	Year 3	Total
Capital expenditure		R 640 936.72	R 640 936 72	
Operational expenditure				
Consultant capital	R 227 918.48			
Consultant operational				
Other				
Other				
Total				R1 509 791.92

7. DISCIPLINE				
Type	Required	Capital expenditure	Operation expenditure	Total
Architect	X	R115 368.61		
Civil Engineer	X	R25 637.47		
Structural Engineer	X			
Electrical Engineer				
Mechanical Engineer				
Heritage Architect	X			
Landscape Architect				
Quantity Surveyor	X	R76 912.41		
Space / Interior Designer				
OHS Consultant	X	R10 000.00		
Other				

8. LOCATION IN BUILDING (PLAN)	Reference

9. LOCATION ON SITE (PLAN)	Reference

10. NOTES	Reference
<ul style="list-style-type: none"> • Waterproofing and exterior re-painting to be done at the same time. • Development of the front porch, pavement and eastern alleyway preferably to be done at the same time. • Redevelopment and upgrade of the servant cottage preferably to be done at the same time. • Consultant Fees are as per latest ECSA & SACAP Rates (2015) • All work to comply with the full statutory requirement of OHS Act (1993) • Approval must be obtained from HWC prior to appointment of contractor. • The above-mentioned project takes place partially on a heritage building. Careful consideration is applicable in this regard. 	

Name of project: REDEVELOPMENT AND UPGRADE OF SERVANT COTTAGE	Date	April 2018
	Revision	
	Restoration	
	Refurbishment	X
	Maintenance	
	New work	X

Project Ref.	3	Report Ref.		Iziko / DPW Ref.	
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Policy		Project		Programme	
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1.	BRIEF	Reference
1.1.	<p>Description;</p> <p>The general appearance of the staff cottage is not appealing, mainly due to detail elements added later (gutters, downpipes etc). The interior of this building is also not in a good state;</p> <ul style="list-style-type: none"> • The provision of ablution facilities for staff does not comply to the NBR. • The kitchen facility in the staff cottage is in a general poor condition and needs replacement. • The servant cottage has an IBR-profile sheet metal roof (unpainted) with metal side wall flashing (unpainted) and an extruded aluminium gutter with painted Upvc downpipes. This roof is not original. Although the roof is currently not leaking, various repair patches are visible, indicating that it did leak in the past. See notes on the architectural character in terms of the extruded aluminium gutter and Upvc downpipes. • Various detail elements (gargoyles from historic house roof, gates, CCTV cameras, and other elements) detracts from the general aesthetic appearance and character of the courtyard space. 	
1.2.	<p>Interventions;</p> <p>The servant cottage is in the courtyard space and must therefore be developed to contribute the aesthetic appeal of this space. The following should be addressed in this process;</p> <ul style="list-style-type: none"> • Provide the required sanitary appliances for staff usage. • Replace all kitchen appliances. • Replace all carpentry items. • Replace all internal finishes and fittings. • Replace the roof and all rainwater goods. • Remove / hide / replace all unsightly detail elements detracting from the visual appeal. 	

2.	CLIENT DEPARTMENT REQUIREMENTS	Reference

3.	CMP GUIDELINES	Reference
	Submit application for repainting to Heritage Western Cape.	

4. SCOPE OF WORK		Reference
4.1.	Consultant: <ul style="list-style-type: none"> • Prepare and submit a concept design for approval. • Notify HWC about the work in terms of the CMP. • Prepare technical and tender documents. • Assist with adjudication of tenders • Hand the handover • Do contract administration and supervise quality of workmanship and adherence to specification • Submit close-out report. 	
4.2.	Contractor: <ul style="list-style-type: none"> • Comply to OHS requirements and all other laws and regulations. • Demolish all items as indicated. • Remove all fittings and fixtures for later re-use as indicated. • Build new work as indicated to specifications. 	

5. PROCESS AND PROCEDURES		Reference
<ul style="list-style-type: none"> • Refer to relevant reports and surveys. • Applicable NDPW tender processes. 		

6. BUDGET				
Type	Year 1	Year 2	Year 3	Total
Capital expenditure		R 54 820.08	R 54 820.08	
Operational expenditure				
Consultant capital	R 21 446.02			
Consultant operational				
Other				
Other				
Total				R 131 086.18

7. DISCIPLINE				
Type	Required	Capital expenditure	Operation expenditure	Total
Architect	X	R9 867.61		
Civil Engineer				
Structural Engineer	X			
Electrical Engineer				
Mechanical Engineer				
Heritage Architect	X			
Landscape Architect				
Quantity Surveyor	X	R6 578.41		
Space / Interior Designer				
OHS Consultant	X	R5 000.00		
Other				

8. LOCATION IN BUILDING (PLAN)		Reference

9.	LOCATION ON SITE (PLAN)	Reference

10.	NOTES	Reference
	<ul style="list-style-type: none"> • Waterproofing and exterior re-painting to be done at the same time. • Development of the courtyard preferably to be done at the same time. • Consultant Fees are as per latest ECSA & SACAP Rates (2015) • All work to comply with the full statutory requirement of OHS Act (1993) • Approval must be obtained from HWC prior to appointment of contractor. • The above-mentioned project takes place on a heritage building. Careful consideration is applicable in this regard. 	

Name of project: WATERPROOFING AND EXTERIOR REPAINTING	Date	April 2018
	Revision	
	Restoration Refurbishment Maintenance	X
	New work	

Project Ref.	4	Report Ref.		Iziko / DPW Ref.	
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Policy		Project		Programme	
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1. BRIEF	Reference
<p>1.1. Description;</p> <p>a) Waterproofing on front gable wall of historic house;</p> <ul style="list-style-type: none"> • The northern (front) façade wall of the historic house has a serious waterproofing problem, that must be addressed as a matter of urgency to prevent secondary damage to other building elements. The cause of this waterproofing problem is failure of the waterproofing system on top of this wall. <p>b) Plaster;</p> <ul style="list-style-type: none"> • Some plaster cracking occurs on walls throughout museum complex. • The historical nature of the building requires it to be lime-washed on a regular basis, every 3 – 5 years. Modern paint systems may not be used under any circumstances, as they do not allow the structure to breathe. Lime-wash is unsuitable for impervious materials and should never be applied over PVA or oil-based paint systems. Colours are obtained using alkali-resistant (“lime-fast”) pigments, particularly metal oxides from natural earths. <p>c) Timber elements;</p> <ul style="list-style-type: none"> • The windows, sills, shutters and doors of the historic house were made of Burmese Teak, which are painted on the outside. Much of the paintwork and wood has deteriorated due to exposure to the elements, and lack of maintenance. Due to the failed paintwork the timber frames and glazing bars have deteriorated severely in some instances. The timber sills are in a bad condition. External woodwork should be repainted every 3 – 5 years. <p>1.2. Interventions;</p> <p>a) Waterproofing on front gable wall of historic house;</p> <p>Quality control</p> <ul style="list-style-type: none"> • All applications of liquid application waterproofing systems must be applied by trained artisans. • During the course of the waterproofing work the manufacturer of the waterproofing material must inspect regularly during the course and upon completion of the waterproofing installation and must certify in writing that the application has been done according to the manufacturer’s specifications. • Surface preparation • Horizontal surfaces must have minimum falls and cross falls (where applicable) of 1:20. 	

- Ensure that all surfaces to receive liquid application waterproofing systems comply with the manufacturer's specification, before application of waterproofing.

Reinforced emulsion waterproofing of parapets

- Apply x3 coats highly flexible liquid applied emulsion reinforced with a high-strength stitch-bond polyester reinforced membrane saturated into the second coat, as flashing and counter flashing against side walls and over parapets, as indicated.
- Apply acrylic paint, as specified for external masonry, over waterproofing system.

b) External plaster repairs;

Repair cracks on historic structures;

- See specification below.

Repair of hairline crack repairs on masonry surfaces (<0.3 mm);

- Apply approved alkali resistant primer for masonry surfaces ensuring a continuous primer film is applied as specified by the manufacturer. Allow to dry as specified by the manufacturer.
- Apply approved membrane free flexible waterproofing compound as specified by the manufacturer. Allow to dry as specified by the manufacturer.
- A second coat may be required in order to fill and bridge all cracks and ensure a perfect surface.
- Use a water-wet brush to draw off edges to zero, matching existing profile.

Moderate cracks on external masonry plaster surfaces (0.3 – 4 mm);

- Rake out cracks using a scraper blade and dust off.
- Repair cracks, other minor plaster defects, mapping holes and blow holes with approved white ready mixed resin bound filler in paste form, providing tough, flexible weather resistant filling on masonry plastered surfaces to a maximum thickness as specified by the manufacturer. Smooth off while still wet. Allow to dry as specified by the manufacturer.
- Finish wall by means of sanding, or other approved method to match existing texture and profile of surface.
- Apply approved alkali resistant primer for masonry surfaces ensuring a continuous primer film is applied as specified by the manufacturer to all unpainted areas. Allow to dry as specified by the manufacturer.
- Apply approved membrane free flexible waterproofing compound as specified by the manufacturer. Allow to dry as specified by the manufacturer.
- A second coat may be required in order to ensure a perfect surface.
- Use a water-wet brush to draw off edges to zero, matching existing profile.

Large cracks on masonry surfaces (>4 mm)

- Rake out large plaster cracks using an angle grinder or other approved method in an inverted V-shape to >5 mm wide and deep. Remove dust and debris.
- Repair cracks with approved Portland cement-based compound for filling and plastering surfaces as specified by the manufacturer. Allow to dry cure as specified by the manufacturer.
- Finish wall by means of sanding, or other approved method to match existing texture and profile of surface.
- Apply approved alkali resistant primer for masonry surfaces ensuring a continuous primer film is applied as specified by the manufacturer to all unpainted areas. Allow to dry as specified by the manufacturer.

<ul style="list-style-type: none"> • On external masonry surfaces: • Apply approved membrane free flexible waterproofing compound as specified by the manufacturer. Allow to dry as specified by the manufacturer. • A second coat may be required in order to ensure a perfect surface. • Use a water-wet brush to draw off edges to zero, matching existing profile. <p>c) Repainting of historic masonry structures;</p> <p>Preparation;</p> <ul style="list-style-type: none"> • All external wall surfaces to be prepared as follows: surfaces must be clean, free from grease and they must be porous. • Previously lime washed surfaces must be well brushed down and any loose lime wash scrapped off. • Any mould should be treated with fungicide and thoroughly washed off with clean water. Do not use fungicides, which contain silicon. • All cracks must be opened up and filled with lime plaster in the ration of 2 lime, 1 cement, 12 sand by vol. • Pigment for colouring should be pre-mixed with hot water. As colour-matching is difficult, enough lime wash must be made to complete a single coat. <p>Damping down;</p> <ul style="list-style-type: none"> • Lime wash should never be applied to a dry surface, as this will cause rapid drying out of the lime wash and result in dusting. • Spray about 3 m² of the surface to be lime washed with water until the surface is damp but not running with water. • Do not try to damp down the whole wall or ceiling at one time, as most of the area will be dry before it can be lime washed. • Dry joints must be avoided as these will result in the lime wash gaining a patchwork appearance. <p>Application;</p> <ul style="list-style-type: none"> • Lime wash is best applied by using a flat brush or masonry paintbrush. • Stir the lime wash well before and during application, apply working the wash well into the surface. The lime wash should be applied in several thin coats. • Avoid runs or drips running down the face of the work. • The first coat of lime wash will appear transparent when first applied so care must be taken not to build up the lime wash too quickly as this will craze on drying. • Each coat should be allowed to dry before the next coat is applied for 24 hours between coats. It is very important to re-wet the previous coat before applying the next coat. • At least 4 coats will be needed to cover new work, and 3 coats for previously lime washed walls. Each coat will need to be burnished into the surface with a dry brush as it starts to 'gel'. This will give a surface free from brush strokes and leave a unified finish. • Once the final coat is complete, the surface should be kept damp for 2 days to prevent rapid drying. <p>d) Repainting of new masonry structures;</p> <p>Alkali resistant primer</p> <ul style="list-style-type: none"> • Apply approved alkali resistant primer for masonry surfaces ensuring a continuous primer film is applied as specified by the manufacturer to all unpainted areas. Allow to dry as specified by the manufacturer. 	
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<p>Pure acrylic final coat of paint (low sheen)</p> <ul style="list-style-type: none"> • Apply two coats approved pure acrylic emulsion low sheen paint as specified by the manufacturer. Allow to dry as specified by the manufacturer. <p>e) Repainting of timber elements;</p> <p>Preparation;</p> <ul style="list-style-type: none"> • Remove glass from the window frames that are broken. • Remove all loose and crumbling window putty and replace with new putty. • Remove all ironmongery and other fittings from the timber doors and windows. • Glass to be replaced with new as per glazing specification. • Replace all broken/rotten timber with the same timber. • Remove all loose and peeling paint by scraping, sanding or other suitable means. Feather all edges. • Brush off dust and loose particles and clean surface with a clean damp cloth. • Punch all exposed nail heads and prime with one coat approved high build zinc phosphate primer as specified by the manufacturer. Allow to dry as specified by the manufacturer. • Repair cracks, other minor defects with approved white ready mixed resin bound filler in paste form, providing tough, flexible weather resistant filling on masonry plastered surfaces (POLYCELL Mendall 90 801601) to a maximum thickness as specified by the manufacturer. Smooth off while still wet. Allow to dry as specified by the manufacturer. • Finish timber by means of sanding, or other approved method to match existing texture and profile of surface. • Apply polyurethane sealant around all window frames between the timber and plaster to prevent moisture ingress. <p>Timber primer;</p> <ul style="list-style-type: none"> • Apply one overall coat approved wood primer as specified by the manufacturer. Allow to dry as specified by the manufacturer. • Apply a second overall coat approved of universal undercoat as specified by the manufacturer. Allow to dry as specified by the manufacturer. <p>Superior pure acrylic final coat of paint (low sheen);</p> <ul style="list-style-type: none"> • Apply two coats approved superior pure acrylic emulsion low sheen paint as specified by the manufacturer. Allow to dry as specified by the manufacturer. 	
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2.	CLIENT DEPARTMENT REQUIREMENTS	Reference

3.	CMP GUIDELINES	Reference
	Submit application for repainting to Heritage Western Cape.	

4. SCOPE OF WORK		Reference
4.1.	Consultant: <ul style="list-style-type: none"> • Notify HWC about the work in terms of the CMP. • Prepare technical and tender documents. • Assist with adjudication of tenders • Hand the handover • Do contract administration and supervise quality of workmanship and adherence to specification • Submit close-out report. 	
4.2.	Contractor: <ul style="list-style-type: none"> • Comply to OHS requirements and all other laws and regulations. • Erect scaffolding, and prepare woodwork as described above; • Remove all fittings and fixtures for later re-use as indicated. • Prepare colour samples for approval by architect; • Execute the work as described above. 	

5. PROCESS AND PROCEDURES		Reference
<ul style="list-style-type: none"> • Refer to relevant reports and surveys. • Applicable NDPW tender processes. 		

6. BUDGET				
Type	Year 1	Year 2	Year 3	Total
Capital expenditure				
Operational expenditure		R 90 611.40	R 90 611.40	
Consultant capital				
Consultant operational	R 21 310.05			
Other				
Other				
Total				R 202 532.84

7. DISCIPLINE				
Type	Required	Capital expenditure	Operation expenditure	Total
Architect	X		R16 310.05	
Civil Engineer				
Structural Engineer				
Electrical Engineer				
Mechanical Engineer				
Heritage Architect	X			
Landscape Architect				
Quantity Surveyor				
Space / Interior Designer				
OHS Consultant	X		R5 000.00	
Other				

8. LOCATION IN BUILDING (PLAN)		Reference

9. LOCATION ON SITE (PLAN)	Reference
10. NOTES	Reference
<ul style="list-style-type: none">• Consultant Fees are as per latest ECSA & SACAP Rates (2015)• All work to comply with the full statutory requirement of OHS Act (1993)• Approval must be obtained from HWC prior to appointment of contractor.• The above-mentioned project takes place on a heritage building. Careful consideration is applicable in this regard.	

Name of project: MAINTENANCE TO ROOFS AND RAINWATER GOODS	Date	April 2018
	Revision	
	Restoration Refurbishment Maintenance	X
	New work	

Project Ref.	5	Report Ref.		Iziko / DPW Ref.	
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Policy		Project		Programme	
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1.	BRIEF	Reference
1.1.	<p>Description;</p> <ul style="list-style-type: none"> The “Brakdak” over the historic house was changed at some point to a torch-on waterproofing system applied onto a cement screed, that was laid onto the existing timber ceiling structure. The torch-on waterproofing system was applied over the side and back parapet walls, but not over the ornate front gable wall. A cementitious waterproofing system, applied onto a membrane was applied on the front gable wall (see notes on front façade wall elsewhere). Sheet metal gargoyle outlets were installed probably at the same time when the torch-on waterproofing system was installed. The servant cottage has an IBR-profile sheet metal roof (unpainted) with metal side wall flashing (unpainted) and an extruded aluminium gutter with painted Upvc downpipes. This roof is not original. Although the roof is currently not leaking, various repair patches are visible, indicating that it did leak in the past. See notes on the architectural character in terms of the extruded aluminium gutter and Upvc downpipes. The ablutions have a corrugated-profile sheet metal roof (unpainted) with metal side wall flashing (unpainted) and an extruded aluminium gutter with painted Upvc downpipes. This roof is in a good condition. See notes on the architectural character in terms of the extruded aluminium gutter and Upvc downpipes. The main section of the roof over the community hall is a “KlipLok” profile sheet metal roof (unpainted) with extruded aluminium gutters and downpipes. Although the roof is not currently leaking, work was done on this roof to waterproof it and to stop rusting. See notes on the architectural character in terms of the extruded aluminium gutter and Upvc downpipes. A small section of the roof over the community has a torch-on waterproofing system on. This section of the roof does not leak and only needs general maintenance work. 	
1.2.	<p>Interventions;</p> <ul style="list-style-type: none"> Do required general maintenance work (repainting of torch-on waterproofing and upkeep of sheet metal roofs). 	

2.	CLIENT DEPARTMENT REQUIREMENTS	Reference

3. CMP GUIDELINES	Reference
Submit application for repainting to Heritage Western Cape.	

4. SCOPE OF WORK	Reference
4.1. Contractor: <ul style="list-style-type: none"> Comply to OHS requirements and all other laws and regulations. Do required maintenance work. 	

5. PROCESS AND PROCEDURES	Reference
<ul style="list-style-type: none"> Refer to relevant reports and surveys. Applicable NDPW tender processes. 	

6. BUDGET				
Type	Year 1	Year 2	Year 3	Total
Capital expenditure				
Operational expenditure		R 31 570.61	R 31 570.61	
Consultant capital				
Consultant operational	R 10 682.71			
Other				
Other				
Total				R 73 823.92

7. DISCIPLINE				
Type	Required	Capital expenditure	Operation expenditure	Total
Architect	X		R5 682.71	
Civil Engineer				
Structural Engineer				
Electrical Engineer				
Mechanical Engineer				
Heritage Architect	X			
Landscape Architect				
Quantity Surveyor				
Space / Interior Designer				
OHS Consultant	X		R5 000.00	
Other				

8. LOCATION IN BUILDING (PLAN)	Reference

9. LOCATION ON SITE (PLAN)	Reference

10.	NOTES	Reference
	<ul style="list-style-type: none">• Consultant Fees are as per latest ECSA & SACAP Rates (2015)• All work to comply with the full statutory requirement of OHS Act (1993)• Approval must be obtained from HWC prior to appointment of contractor.• The above-mentioned project takes place on a heritage building. Careful consideration is applicable in this regard.	

Name of project: INTERNAL REPAINTING	Date	April 2018
	Revision	
	Restoration Refurbishment Maintenance	X
	New work	

Project Ref.	6	Report Ref.		Iziko / DPW Ref.	
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Policy		Project		Programme	
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1. BRIEF	Reference
<p>1.1. Description;</p> <p>f) Waterproofing on front gable wall of historic house;</p> <ul style="list-style-type: none"> The waterproofing defect on the front façade wall of the historic house must be resolved, before any repainting of internal walls is taken in hand. <p>g) Ceilings;</p> <ul style="list-style-type: none"> Yellowwood ceilings on same beams have been installed in the historic house. These ceilings are in a general good condition and only require general maintenance work. A stained timber ceiling has been installed in the servant cottage. Although the dark appearance of this ceiling is not appealing, it is in a general good condition and only requires general maintenance work, including removal of over painting on cornices. A painted gypsum board ceiling has been installed in the ablutions. This ceiling is in a general good condition and only requires general maintenance work. A painted fiber cement ceiling and a small section varnished timber ceiling have been installed in the community hall. This ceiling is in a general good condition and only requires general maintenance work. <p>h) Masonry walls;</p> <ul style="list-style-type: none"> The interior walls of the historic house appear to have been painted with an acrylic paint. The interior must be repainted every 5 – 7 years. Modern paint systems may be used in areas not prone to damp problems. Extensive damp problems are visible on the front façade wall. All other walls have been painted with an acrylic paint and are in general good condition, with only general maintenance work required. <p>i) Timber doors, windows, skirtings, architraves and ceilings;</p> <ul style="list-style-type: none"> The inside face of the windows, internal window sills and internal doors of the historic house have been finished in natural wood colour. While the internal doors are still in good condition, most of the wood of the windows and sills have deteriorated due to exposure to the elements and lack of maintenance. Internal woodwork exposed to the elements should be repainted every 3 – 5 years. Profiled timber skirtings of various sizes and timber species have been installed throughout the museum complex. The skirtings are in a general good condition and only requires general maintenance work. 	

<ul style="list-style-type: none"> • No dado or picture rails have been installed. <p>j) Timber floors in historic house;</p> <ul style="list-style-type: none"> • Yellowwood floors have installed in most of the historic house. The floor is in general good condition, with only general maintenance work required. • Black slate tiles with a varnish finish have been installed in exhibition room 4 (historically the kitchen). The floor is in general good condition, with only general maintenance work required. <p>1.2. Interventions;</p> <p>k) Interior masonry surfaces</p> <p>Repair of hairline crack repairs on masonry surfaces (<0.3 mm);</p> <ul style="list-style-type: none"> • Apply approved alkali resistant primer for masonry surfaces ensuring a continuous primer film is applied as specified by the manufacturer. Allow to dry as specified by the manufacturer. • Apply approved membrane free flexible waterproofing compound as specified by the manufacturer. Allow to dry as specified by the manufacturer. • A second coat may be required in order to fill and bridge all cracks and ensure a perfect surface. • Use a water-wet brush to draw off edges to zero, matching existing profile. <p>Moderate cracks on external masonry plaster surfaces (0.3 – 4 mm);</p> <ul style="list-style-type: none"> • Rake out cracks using a scraper blade and dust off. • Repair cracks, other minor plaster defects, mapping holes and blow holes with approved white ready mixed resin bound filler in paste form, providing tough, flexible weather resistant filling on masonry plastered surfaces to a maximum thickness as specified by the manufacturer. Smooth off while still wet. Allow to dry as specified by the manufacturer. • Finish wall by means of sanding, or other approved method to match existing texture and profile of surface. • Apply approved alkali resistant primer for masonry surfaces ensuring a continuous primer film is applied as specified by the manufacturer to all unpainted areas. Allow to dry as specified by the manufacturer. • Apply approved membrane free flexible waterproofing compound as specified by the manufacturer. Allow to dry as specified by the manufacturer. • A second coat may be required in order to ensure a perfect surface. • Use a water-wet brush to draw off edges to zero, matching existing profile. <p>Large cracks on masonry surfaces (>4 mm)</p> <ul style="list-style-type: none"> • Rake out large plaster cracks using an angle grinder or other approved method in an inverted V-shape to >5 mm wide and deep. Remove dust and debris. • Repair cracks with approved Portland cement-based compound for filling and plastering surfaces as specified by the manufacturer. Allow to dry cure as specified by the manufacturer. • Finish wall by means of sanding, or other approved method to match existing texture and profile of surface. • Apply approved alkali resistant primer for masonry surfaces ensuring a continuous primer film is applied as specified by the manufacturer to all unpainted areas. Allow to dry as specified by the manufacturer. • On external masonry surfaces: 	
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- Apply approved membrane free flexible waterproofing compound as specified by the manufacturer. Allow to dry as specified by the manufacturer.
- A second coat may be required in order to ensure a perfect surface.
- Use a water-wet brush to draw off edges to zero, matching existing profile.

Alkali resistant primer

- Apply approved alkali resistant primer for masonry surfaces ensuring a continuous primer film is applied as specified by the manufacturer to all unpainted areas. Allow to dry as specified by the manufacturer.

Pure acrylic final coat of paint (low sheen)

- Apply two coats approved pure acrylic emulsion low sheen paint as specified by the manufacturer. Allow to dry as specified by the manufacturer.

l) Interior timber elements (excluding floors);

Preparation of existing timber for clear finish;

- Clean all timber surfaces with mineral turpentine and steel wool.
- Remove all loose and peeling paint by scraping, sanding or other suitable means. Feather all edges.
- Brush off dust and loose particles.
- Ensure that all nails, pins and screws are embedded well below the surface.
- Repair all damage with appropriate and approved materials and method, ensuring a smooth flawless surface. Where necessary timber infill pieces must be used where timber has been damaged.
- Sand down all surfaces with suitable grit abrasive paper, finishing with a 150 grit abrasive paper to a smooth to a matt and even surface.
- Wipe down with a damp cloth to remove dust.

Polyurethane interior varnish for internal timber

- Apply at least three layers approved single final layer single pack polyurethane varnish as specified by the manufacturer. Allow to dry as specified by the manufacturer.
- Denib entire surface with 150 grit sandpaper between layers. Remove dust using a soft brush.

m) Fiber cement ceilings;

Preparation of existing fibre cement for painting

- NB: Please note specification for handling of asbestos sheeting elsewhere.
- Remove all loose and peeling paint by scraping, sanding or other suitable means. Feather all edges.
- Where necessary, remove heavy layers of dead growth with a hard bristle brush.
- Brush off dust and loose particles.

Alkali resistant primer

- Apply approved alkali resistant primer for masonry surfaces ensuring a continuous primer film is applied as specified by the manufacturer to all unpainted areas. Allow to dry as specified by the manufacturer.

Copolymer acrylic final coat of paint

- Apply two coats approved copolymer acrylic paint as specified by the manufacturer. Allow to dry as specified by the manufacturer.

n) Gypsum and soft board ceilings;

Preparation of existing gypsum and soft board for painting

- Remove all loose and peeling paint by scraping, sanding or other suitable means. Feather all edges.
- Where necessary, remove heavy layers of dead growth with a hard bristle brush.
- Brush off dust and loose particles.
- In cases of fungal and algae growth, apply sodium hypochlorite solution (household bleach mixed 1 part bleach with 2 parts water) to areas where fungal growth and algae occur. Leave for at least 1 hour.
- Caution: Protect hands and eyes.
- Clean the entire area with a sugar soap solution to remove all traces of sodium hypochlorite solution, dust, dirt and any other contaminants. Rinse well with clean water and allow drying.
- NB: Care must be taken to avoid damage to exposed gypsum board or soft board surfaces by water during cleaning operations.

Alkali resistant primer

- Apply approved alkali resistant primer for masonry surfaces ensuring a continuous primer film is applied as specified by the manufacturer to all unpainted areas. Allow to dry as specified by the manufacturer.

Copolymer acrylic final coat of paint

- Apply two coats approved copolymer acrylic paint as specified by the manufacturer. Allow to dry as specified by the manufacturer.

o) Interior timber elements;

Preparation;

- Remove glass from the window frames that are broken.
- Remove all loose and crumbling window putty and replace with new putty.
- Remove all ironmongery and other fittings from the timber doors and windows.
- Glass to be replaced with new as per glazing specification.
- Replace all broken/rotten timber with the same timber.
- Remove all loose and peeling paint by scraping, sanding or other suitable means. Feather all edges.
- Brush off dust and loose particles and clean surface with a clean damp cloth.
- Punch all exposed nail heads and prime with one coat approved high build zinc phosphate primer as specified by the manufacturer. Allow to dry as specified by the manufacturer.
- Repair cracks, other minor defects with approved white ready mixed resin bound filler in paste form, providing tough, flexible weather resistant filling on masonry plastered surfaces (POLYCELL Mendall 90 801601) to a maximum thickness as specified by the manufacturer. Smooth off while still wet. Allow to dry as specified by the manufacturer.
- Finish timber by means of sanding, or other approved method to match existing texture and profile of surface.
- Apply polyurethane sealant around all window frames between the timber and plaster to prevent moisture ingress.

Timber primer;

- Apply one overall coat approved wood primer as specified by the manufacturer. Allow to dry as specified by the manufacturer.
- Apply a second overall coat approved of universal undercoat as specified by the manufacturer. Allow to dry as specified by the manufacturer.

Superior pure acrylic final coat of paint (low sheen);

<ul style="list-style-type: none"> Apply two coats approved superior pure acrylic emulsion low sheen paint as specified by the manufacturer. Allow to dry as specified by the manufacturer. 	
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2. CLIENT DEPARTMENT REQUIREMENTS	Reference

3. CMP GUIDELINES	Reference
Submit application for repainting to Heritage Western Cape.	

4. SCOPE OF WORK	Reference
<p>4.1. Consultant:</p> <ul style="list-style-type: none"> Notify HWC about the work in terms of the CMP. Prepare technical and tender documents. Assist with adjudication of tenders Hand the handover Do contract administration and supervise quality of workmanship and adherence to specification Submit close-out report. <p>4.2. Contractor:</p> <ul style="list-style-type: none"> Comply to OHS requirements and all other laws and regulations. Erect scaffolding, and prepare woodwork as described above; Remove all fittings and fixtures for later re-use as indicated. Prepare colour samples for approval by architect; Execute the work as described above. 	

5. PROCESS AND PROCEDURES	Reference
<ul style="list-style-type: none"> Refer to relevant reports and surveys. Applicable NDPW tender processes. 	

6. BUDGET				
Type	Year 1	Year 2	Year 3	Total
Capital expenditure				
Operational expenditure		R 32 488.72	R 32 488.72	
Consultant capital				
Consultant operational	R 10 847.97			
Other				
Other				
Total				R 75 825.41

7. DISCIPLINE				
Type	Required	Capital expenditure	Operation expenditure	Total
Architect	X		R5 847.97	
Civil Engineer				
Structural Engineer				
Electrical Engineer				
Mechanical Engineer				
Heritage Architect	X			
Landscape Architect				
Quantity Surveyor				
Space / Interior Designer				
OHS Consultant	X		R5 000.00	
Other				

8. LOCATION IN BUILDING (PLAN)		Reference

9. LOCATION ON SITE (PLAN)		Reference

10. NOTES		Reference
<ul style="list-style-type: none"> • Consultant Fees are as per latest ECSA & SACAP Rates (2015) • All work to comply with the full statutory requirement of OHS Act (1993) • Approval must be obtained from HWC prior to appointment of contractor. • The above-mentioned project takes place on a heritage building. Careful consideration is applicable in this regard. 		



IZIKO MUSEUMS | EXISTING BUILDING CONDITION REPORT

REF. CSM/Architects/12/2015

BO-KAAP MUSEUM

ADDENDUM: PROJECT DATA SHEETS: MECHANICAL

DATE: APRIL 2018

**PREPARED BY: FC HOLM CC
DEVILLIERS NEETHLING & PARTNERS**

RECOMMENDED NEW PROJECTS: MECHANICAL

Name of New Project: <i>Bo-Kaap Museum</i>	Date	30-01-2018
	Revision	1
	Restoration Refurbishment Maintenance	X
	New Work	

Project Ref.		Report. Ref.		Iziko/DPW Ref.	
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Policy		Project		Programme	
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<p>1. Description:</p> <p>1.1 Fire Protection & Suppression</p> <p>The Fire Protection Installation at Iziko Bo-Kaap Museum consists of mostly CO² based Fire Extinguishers and one DCP Extinguisher. The Fire Extinguishers appear to be in a good condition. In most of the areas the Fire Equipment and Signage are both in order, excepting for the server room, staff kitchen and community hall. In the server room, the Extinguisher is not mounted and there is no Fire Signage for the Extinguisher. In the staff kitchen and community hall, the emergency key is missing from its box. Community hall exit door has been provided with an emergency push bar, a barrel bolt with padlock as well as an access-controlled maglock, with green break glass unit.</p>	Ref. Bo-Kaap Museum Needs Matrix
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2. Client Department Requirements	Ref.
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3. CMP Guidelines	Ref.
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<p>4. Scope of Work:</p> <p>Consultant:</p> <ul style="list-style-type: none"> • Prepare fire plan, based on current building usage, including all rectifications to escape routes. <p>Contractor:</p> <ul style="list-style-type: none"> • Remove key boxes at kitchen door & community hall exit door. • Remove emergency push bar at community hall exit door. • Ensure that all fire protection equipment is serviced and installed at correct heights. 	Ref.
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5. Process and Procedures Refer to relevant reports and surveys Applicable NDPW tender processes	Ref. Bo-kaap Museum Needs Matrix
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6 Budget (excl VAT)	Type	Year 1	Year 2	Year 3	Total
	Capital exp				
	Operational exp	R 15 000-00			R 15 000-00
	Consultant cap				
	Consultant ops	R 10 000-00			R 10 000-00
	Other				
	Other				
	Total	R 25 000-00			R 25 000-00

7. Disciplines	Type	Req'd	Fee: cap-ex	Fee: op-ex	Fee Total
	Architect				
	Civil Engineer				
	Struct. Engineer				
	Elect. Engineer				
	Mech. Engineer	X		R 10 000-00	R 10 000-00
	Heritage Architect				
	Landscape Arch				
	Quantity Surveyor				
	Space Planning				
	Other Specialist				

8. Location in building (PLAN)	Ref.
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9. Location on site (PLAN):	Ref.
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10. Notes: Budget amounts are in 2018 R values and do not include escalation. Consultant Fees are as per latest ECSA Rates (2016) The above-mentioned project takes place in a Heritage building. Careful consideration is applicable in this regard.	Ref.
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Name of New Project: Bo-kaap Museum – HVAC Assessment	Date	30-01-2018
	Revision	1
	Restoration Refurbishment Maintenance	X
	New Work	

Project Ref.		Report Ref.		Iziko/DPW Ref.	
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Policy		Project		Programme	
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<p>1. Description:</p> <p>1.1 HVAC</p> <p>Most areas within the premises have been provided with openable windows, which should provide a means of natural ventilation. The bathroom has windows, but they are not openable so there is no natural or artificial ventilation being supplied to the bathroom.</p> <p>The server room and the community hall have been provided with temperature control, through air conditioning units. There is a midwall split type air conditioning unit in the server room and console units in the community hall. There are also two wall mounted fresh air fans in the community hall. The midwall unit is inverter driven and still in a good condition. The three console units are however, fairly old and will need to be replaced within the near future with inverter driven, energy efficient air conditioning units.</p> <p>In accordance with current Building Regulations, mechanical ventilation should be provided to all air-conditioned spaces, where the AC units do not have a fresh air component incorporated into the unit.</p>	Ref. Bo-Kaap Museum Needs Matrix
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2. Client Department Requirements	Ref.
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3. CMP Guidelines	Ref.
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<p>4. Scope of Work:</p> <p>Consultant:</p> <ul style="list-style-type: none"> Investigate current provision for fresh air throughout all occupied areas. Determine current CO² levels. Determine user department requirements with regard to temperature / humidity control. Implement Tender Process [design drawings, tender 	Ref.
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<p>Documentation, including bill of quantities, tender adjudication, etc.]</p> <ul style="list-style-type: none"> • Construction Contract Management <p>Contractor:</p> <ul style="list-style-type: none"> • Supply, install, test and commission new equipment as specified. 	
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<p>6. Process and Procedures Refer to relevant reports and surveys Applicable NDPW tender processes</p>	Ref. Bo-Kaap Museum Needs Matrix
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6 Budget (excl VAT)	Type	Year 1	Year 2	Year 3	Total
	Capital exp	R130 000-00			R130 000-00
	Operational exp				
	Consultant cap	R25 000-00			R25 000-00
	Consultant ops				
	Other				
	Other				
	Total	R155 000-00	R	R	R155 000-00

7. Disciplines	Type	Req'd	Fee: cap-ex	Fee: op-ex	Fee Total
	Architect				
	Civil Engineer				
	Struct. Engineer				
	Elect. Engineer				
	Mech. Engineer	X	R 25 000-00		R25 000-00
	Heritage Architect				
	Landscape Arch				
	Quantity Surveyor				
	Space Planning				
	Other Specialist				

8. Location in building (PLAN)	Ref.
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9. Location on site (PLAN):	Ref.
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<p>10. Notes:</p> <p>Budget amounts are in 2018 R values and do not include escalation. Consultant Fees are as per latest ECSA Rates (2016)</p> <p>The above-mentioned project takes place in a Heritage building. Careful consideration is applicable in this regard.</p>	Ref.
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Name of New Project:	Date	
	Revision	0

Bo-kaap Museum – Domestic Hot Water Installation	Restoration	
	Refurbishment	
	Maintenance	X
	New Work	

Project Ref.		Report Ref.		Iziko/DPW Ref.	
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Policy		Project		Programme	
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1. Description:	Ref.
1.1 Domestic Water	Bo-kaap museum Needs Matrix
There is one existing electric HWC in the building which is fairly old, but still in working order.	

2. Client Department Requirements ?	Ref.
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3. CMP Guidelines ?	Ref.
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4. Scope of Work:	Ref.
Consultant: <ul style="list-style-type: none"> • Design new domestic hot water installation in accordance with Client requirements, SANS 10252-1 and OHS Act. System to include heat pump or solar water heating technology. • Implement Tender Process [design drawings, tender documentation including bill of quantities, tender adjudication, etc.] • Construction Contract Management • Handover and completion report • Certificates of Compliances 	
Contractor: <ul style="list-style-type: none"> • Supply, install, test and commission new equipment as specified • Decommission and remove existing (redundant / obsolete) equipment 	

7. Process and Procedures Refer to relevant reports and surveys Applicable NDPW tender processes	Ref.
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6 Budget	Type	Year 1	Year 2	Year 3	Total
(excl VAT)	Capital exp				
	Operational exp	R 25 000-00			R25 000-00
	Consultant cap				
	Consultant ops	R 5 000-00			R 5 000-00
	Other				
	Other				
	Total		R	R	

7. Disciplines	Type	Req'd	Fee: cap-ex	Fee: op-ex	Fee Total
	Architect				
	Civil Engineer				
	Struct. Engineer				
	Elect. Engineer				
	Mech. Engineer	X		R 5 000-00	R 5 000-00
	Heritage Architect				
	Landscape Arch				
	Quantity Surveyor				
	Space Planning				
	Other Specialist				

8. Location in building (PLAN)	Ref.
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9. Location on site (PLAN):	Ref.
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10. Notes:	Ref.
<p>Budget amounts are in 2018 R values and do not include escalation. Consultant Fees are as per latest ECSA Rates (2016)</p> <p>The above-mentioned project takes place in a Heritage building. Careful consideration is applicable in this regard.</p>	



IZIKO MUSEUMS | EXISTING BUILDING CONDITION REPORT

REF. CSM/Architects/12/2015

BO-KAAP MUSEUM

ADDENDUM: PROJECT DATA SHEETS: MECHANICAL

DATE: APRIL 2018

**PREPARED BY: FC HOLM CC
DEVILLIERS NEETHLING & PARTNERS**

RECOMMENDED NEW PROJECTS: ELECTRICAL

Name of New Project: <i>Bo-Kaap</i>	Date	
	Revision	1
	Restoration Refurbishment Maintenance	X
	New Work	

Project Ref.		Report Ref.		Iziko/DPW Ref.	
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Policy		Project		Programme	
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<p>1. Description:</p> <p>1.1 Electrical</p> <p>The electrical installation at Iziko Bo-Kaap are operational, however there are some areas of the installation and equipment that require attention. This is a 2 storey building whereby the Main Electrical Distribution Board (MDB) is located inside Exhibition Room 4. The MDB is fed from the council metering cubicle. This cubicle is still in a reasonable state but do have visible rust on the door, hinges and arch tray.</p> <p>There are a total of 2 electrical sub-distribution boards (SDB) fed from the MDB. Other smaller electrical distribution boards are fed from these SDB's. All SDB's have jointed wiring on the inside that according standard DPW practice is not allowed and must be replaced. Some joints are covered with insulation tape and not proper heat shrinks. The MDB and SDB in the kitchen are in a good state and require minimal maintenance such as labelling, name plates, removal of connector blocks and some extra neutral bars.</p> <p>The entire SDB inside the Staff room must be replaced as some breakers are obsolete, architrave door has been cut into, blank space covers missing, visible joints inside and incorrect fault level ratings on newer breakers (not as per DPW standard).</p> <p>The other SDB's that are sub fed from SDB's are the UPS DB, Hoist/Lift DB and SDB-2. SDB-2 has minimal switchgear installed and can be consolidated into the board that it is fed from.</p> <p>The UPS DB is in an excellent state and only requires a proper nameplate. The Hoist/Lift DB requires a nameplate.</p> <p>Electrical Logging is recommended to be carried out on the building to establish the maximum demand to determine correct design criteria for the MDB which shall also be configured to accommodate a future electrical standby generator to power the entire building.</p> <p>Lighting levels in most rooms are inadequate. Light fittings with higher lumen output or more light fittings are required to reach minimum mandatory lighting levels. Metal Halide / Halogen lights installed in art display rooms are not suitable for these areas due to their UV component. To achieve regulatory lighting levels without damaging Ultra-Violet lighting component (which is damaging to the art on display) the exclusive use of LED based light fittings is recommended.</p> <p>There is different type of lights randomly installed throughout the building. There is a wide variety of surface and flush mounted LED based light</p>	<p>Ref.</p> <p>Bo-Kaap Matrix</p>
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fittings that can achieve the correct focus on the art work on display. Standardise on particular light fittings throughout all Iziko museums to benefit from simpler maintenance and reduced stockholding. Exposed joints and loose lighting wiring renders the compliance of the building. These exposed joints and loose wiring could cause electrical arcing and create a hazardous fire especially at the open wire down lighting systems.

Power & data outlets seem to be sufficient in number, except for the areas where extension cords has been installed. Before any construction or alteration takes place a design session will have to be done with the members / employees of Iziko museum.

Some areas indicate signs of water seeping through the plug sockets conduits and onto the sockets themselves. This could cause nuisance tripping, faulty sockets, permanent failure of equipment (PC's, laptops, printers, CCTV equipment etc., accidental shock which could eventually lead to loss of life and poses a fire risk. The leak will have to be located immediately and the plug socket circuits wiring to be replaced with immediate effect. For the time being the circuits must be isolated at the electrical distribution board. Since it cannot be established where exactly and far the leak has distributed the safest option would be to isolate the entire museum and find and repair the leak.

All plug circuit wiring to be insulation tested and replaced based on a typed report by a qualified electrical contractor. Given the age of the building and current state of the installation the financial costs of insulation testing and replacing wiring based on the typed report would not have a significant financial variance than replacing the wiring of the entire installation.

1.2 Fire Detection

The entire fire detection installation is installed surface wired in Ega ducting or glued along the wall while some device labels are missing. SANS 10139 requires that "cable support should be non-combustible and such that circuit integrity will not be reduced below that afforded by the cable used, and should withstand a similar temperature and duration to that of the cable, while maintaining adequate support", it is therefore necessary that all cabling shall be installed in either uPVC or galvanised conduiting and fixed with galvanised saddles where installed surface.

There are no Manual Call Points (Break glass units) in the entire building. It is mandatory that Manual Call Points are installed in any type of Fire Detection installation.

Only some areas are fitted with fire detection equipment. It is strongly recommended that the client determines from the building insurer or a rational fire consultant what category fire detection system they require and design accordingly.

1.3 Access Control & CCTV

The entire access control and CCTV installation is installed surface and reticulated in surface wiring / conduiting or ega ducting. For aesthetic purposes it is recommended that all wire ways be chased in flush where permissible and practical.

<p>Work Description:</p> <p>Electrical</p> <ul style="list-style-type: none"> • The Staff sub distribution board shall be replaced. • Make all other electrical distribution boards compliant • Replace all plug sockets unless otherwise mentioned in the room data sheets or as indicated by the electrical contractors typed report. • Insulation test all wiring and replace based on report by electrical contractor. • Replace all obsolete light fittings. • Re-lamp all light fittings with energy efficient lamps that are in a good state. • Remove HVAC equipment that are installed via 6amp sockets and install it via reasonably sized isolators. • The entire building must be made compliant with the latest SANS 10142-1 wiring code. <p>Fire Detection</p> <p>The Ziton ZP3 Fire Detection Panel listing of all devices connected shall be downloaded or printed out before any work commences. All devices must be carefully removed while all cabling and wire ways are replaced as necessary to be compliant. Devices may then be re-installed and tested to see if they are properly operational or require replacing. Missing device address labels must be installed.</p> <p>Access Control</p> <p>All devices must be removed and safely stored. All surface wiring and wire ways to be chased-in and installed in uPVC conduiting where permissible or installed in galvanised conduiting where surface installed. Removal and re-installation of equipment to be done by Iziko Technician.</p>	
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<p>2. Client Department Requirements</p> <p>?</p>	<p>Ref.</p>
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<p>3. CMP Guidelines</p> <p>?</p>	<p>Ref.</p>
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<p>4. Scope of Work:</p> <p>Consultant:</p> <ul style="list-style-type: none"> • Investigate design requirements • Design new installation in accordance with Client requirements, SANS 10142, SANS 10139 and OHS Act. • Implement Tender Process [design drawings, tender • Documentation including bill of quantities, tender adjudication, etc.] • Construction Contract Management <p>Contractor:</p> <ul style="list-style-type: none"> • Supply, install, test and commission new equipment as specified • Decommission and remove existing (redundant / obsolete) equipment • Chase-in wire ways for Access Control and CCTV services. Iziko technician to disconnect, sake keep and reconnect equipment • Certificates of Compliances • Handover and completion report 	Ref.
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<p>5. Process and Procedures</p> <p>Refer to relevant reports and surveys Applicable NDPW tender processes</p>	Ref. Bo-Kaap Matrix
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6.1 Electrical Budget	Type	Year 1	Year 2	Year 3	Total
(excl VAT)	Capital exp				
	Operational exp	R450 000.00			R450 000.00
	Consultant cap				
	Consultant ops	R60 750.00			R60 750.00
	Other				
	Other				
	Total	R510 750.00	R	R	R510 750.00
6.2 Fire Detection & Access Control Budget	Type	Year 1	Year 2	Year 3	Total
(excl VAT)	Capital exp				
	Operational exp	R75 000.00			R75 000.00
	Consultant cap				
	Consultant ops	R10 125.00			R10 125.00
	Other				
	Other				
	Total	R85 125.00	R	R	R85 125.00

7. Disciplines	Type	Req'd	Fee: cap-ex	Fee: op-ex	Fee Total
	Architect				
	Civil Engineer				
	Struct. Engineer				
	Elect. Engineer	X		R70 875.00	
	Mech. Engineer				
	Heritage Architect	X			
	Landscape Arch				
	Quantity Surveyor				
	Space Planning				
	Other Specialist				

8. Location in building (PLAN)	Ref.
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9. Location on site (PLAN):	Ref.
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10. Notes:	Ref.
<p>Budget amounts are in 2017 R values and do not include escalation. Consultant Fees are as per latest ECSA Rates (2016) New installation to ensure compliance to Full Statutory Requirement of OHS Act (1993)</p> <p>The above-mentioned project takes place in a Heritage building. Careful consideration is applicable in this regard.</p>	



IZIKO MUSEUMS | EXISTING BUILDING CONDITION REPORT
REF. CSM/Architects/12/2015

BO-KAAP MUSEUM

ADDENDUM: BUDGET ESTIMATES

DATE: APRIL 2018

PREPARED BY: DEVILLIERS NEETHLING & PARTNERS

SUMMARY - COMPLETE SCOPE

Description	Project Ref	Total
Work Description:		
REDEVELOPING OF FRONT PORCH, PAVEMENT AND EASTERN ALLEYWAY	Ref 1	R 435,920.42
REDEVELOPING COURTYARD, FAÇADE AND ACCESS TO THE COMMUNITY HALL	Ref 2	R 1,281,873.44
REDEVELOPMENT AND UPGRADE OF SERVANT COTTAGE	Ref 3	R 109,640.16
WATERPROOFING AND EXTERIOR REPAINTING	Ref 4	R 181,222.79
MAINTENANCE TO ROOFS AND RAINWATER GOODS	Ref 5	R 63,141.21
INTERNAL REPAINTING	Ref 6	R 64,977.44
Sub - Total		R 2,136,775.46
Electrical Installation		R 450,000.00
Fire Detection and Access Control		R 75,000.00
Fire Protection & Suppression		R 15,000.00
HVAC		R 130,000.00
Domestic Water		R 25,000.00
SUB - TOTAL		R 2,831,775.46
<u>Professional fees</u>		
Heritage Architect	Item	R 192,309.79
Quantity Surveyor	Item	R 109,646.04
Structural and Civil Engineer	Item	R 34,355.88
Electrical Engineer	Item	R 70,875.00
Mechanical Engineer	Item	R 40,000.00
Health And Safety	Item	R 40,000.00
Sub - Total		R 447,186.71
Construction Cost (Including Fees)		R 3,278,962.17
VAT (15%)		R 491,844.33
Total Cost (Including Vat and Fees)		R 3,770,806.50
TOTAL EXPENDITURE		R 3,770,806.50

REDEVELOPING OF FRONT PORCH, PAVEMENT AND EASTERN ALLEYWAY

Description	Unit	Quantity	Rate	Total
<p>The Bo-Kaap Museum is directly approached from Wale Street. There is however also a secondary access through a pedestrian alleyway directly to the east of the museum complex, connecting Dorp Street to Wale Street. This alleyway is currently also used for disabled access from Wale Street into the courtyard of the museum complex. It is therefore an important access route to the museum complex.</p> <ul style="list-style-type: none"> · The sidewalk and porch have been paved with stone paving in a random pattern. Over time the section of paving between the porch and the Wale Street were lifted several times to access the services below. This section of paving is currently not in a very good condition. · It appears as if the front porch of the historic house was changed at some point. Previously the porch had a low wall around, with two benches on either side, all with very simple / no plaster detailing. The general appearance of the front porch (smoothly plastered, various manholes and out of character steel balustrade) is unappealing and detracts from the character of the historic house. · Although alleyway to the east of the museum complex is used for access to the museum complex, it is currently not an inviting space and therefore detracts from the sense of arrival to the museum complex. This is especially the case for disabled persons, who have no other choice but to use this alleyway to get into the museum complex. · The museum complex does comply to universal access requirements. However, where possible, disabled access and usage of a public building should be the same as how non-disabled persons would access and use the building. Due to the height difference and steps between the street and the porch, this is not currently the case at the Bo-Kaap Museum. · The original low wall that formed part of the patio to the north of the historic house provided some fall protection. Because this wall was removed at some stage in the past, there is a fall hazard from the patio. · Various detail elements (gargoyles from historic house roof, gates in the alleyways, CCTV cameras, and other elements) detracts from the general aesthetic appearance and character of the museum complex on arrival. <p>1.1. Intervention; Develop a design to improve the general sense of arrival to the Bo-Kaap Museum. The following should be addressed in this process;</p> <ul style="list-style-type: none"> · Change all underground services that no connections and manholes are higher than the surrounding paving levels. · Redo the paving between the Wale Street and the porch with same stone paving as original, as specified. · Reinstate the front porch to its original design and detailing. · Remove / hide all unsightly manholes and other services connections between the porch and Wale Street. · Upgrade the western alleyway, including the access point on the southern end of the alleyway and tie in with the front porch area on Wale Street. · Devise a plan to create universal access into the building from street level. · Reinstate walls in front of the porch to what it was before, to provide fall protection and re-plaster the entire porch structure to have a similar finish as previously. <p>Remove / hide / replace all unsightly detail elements detracting from the visual appeal.</p>				

REDEVELOPING OF FRONT PORCH, PAVEMENT AND EASTERN ALLEYWAY

	Description	Unit	Quantity	Rate	Total
1.1	Re-level underground services flush with finished floor level	Item			R 15,000.00
1.2	Remove existing paving / tiling between Wale Street and porch	m2	101.72	100	R 10,172.00
1.3	Remove existing paving / tiling on porch	m2	25.78	100	R 2,578.00
1.4	New stone paving between Wale Street and porch	m2	101.72	450	R 45,774.00
1.5	New stone paving on porch	m2	25.78	450	R 11,601.00
1.6	Repair craked brickwork	m	15	250.00	R 3,750.00
1.7	Remove defective concrete not exceeding 25mm deep from narrow widths	m2	1	150.00	R 150.00
1.8	Repair concrete spalling exceeding 25mm and not exceeding 50mm deep to concrete narrow widths	m2	3	550.00	R 1,650.00
1.9	Hack off existing plaster	m2	78	80.00	
2.0	Demolish existing entrance steps	Item			R 3,500.00
2.1	Self levelling screed to alleyways	m2	71	125.00	R 8,850.00
2.2	New stone paving to alleyways	m2	71	450.00	R 31,950.00
2.3	Waterproofing to brick walls	m2	86	450.00	R 38,902.50
2.4	Waterproofing to parapet walls	m2	14	450.00	R 6,075.00
2.5	New low level brick walls to porch	m2	8	580.00	R 4,660.40
2.6	New seating to porch area	Item			R 5,000.00
2.7	New plaster to walls	m2	86	125.00	R 10,806.25
2.8	New limewash to front façade and porch walls	m2	86	90.00	R 7,780.50
2.9	New ramp and steps to entrance	Item			R 15,500.00
3.0	New timber balustrading to ramp and steps	m	15	2200.00	R 33,000.00
3.1	New glazed entrance door to match existing	No	1.00	15000.00	R 15,000.00
3.2	Paint to plasterbands (Roof level)	m2	6.25	125.00	R 781.25
3.3	Paint to decroitive features	Item			R 3,000.00
	Sub - Total				R 275,680.90

REDEVELOPING OF FRONT PORCH, PAVEMENT AND EASTERN ALLEYWAY

	Description	Unit	Quantity	Rate	Total
4.0	Preliminaries (25%)	%		25%	R 68,920.23
5.0	Contingency (15%)	%		15%	R 51,690.17
6.0	Escalation (10%)	%		10%	R 39,629.13
	Sub - Total				R 435,920.42
7.0	<u>Professional fees</u>				
	Heritage Architect	Item			R 39,232.84
	Quantity Surveyor	Item			R 26,155.23
	Structural and Civil engineer	Item			R 8,718.41
	Health & Safety Agent	Months	2	5000.00	R 10,000.00
	Sub - Total				R 84,106.47
	Construction Cost including Fees				R 520,026.90
	VAT (15%)				R 78,004.03
	Total Cost (Including Vat and Fees)				R 598,030.93

REDEVELOPING COURTYARD, FAÇADE AND ACCESS TO THE COMMUNITY HALL

	Description	Unit	Quantity	Rate	Total
	<p>Description</p> <p>The courtyard has the potential to be an inviting space, that can enhance the experience for visitors to the Bo-Kaap Museum. The following aspects however detracts from this potential;</p> <ul style="list-style-type: none"> · The new ablutions are positioned in such way that it intrudes into the courtyard space and breaks it up into small unwelcoming spaces. The sewer pipes on the ablutions are also the first detail visible when entering the courtyard from the historic house. · The general appearance of the community hall is overwhelming and insensitive to the historic house and courtyard space and contributes to the courtyard space being an uninviting area for visitors. · Various detail elements (gargoyles from historic house roof, gates, CCTV cameras, and other elements) detracts from the general aesthetic appearance and character of the courtyard space. · The access staircase to the community hall is an uninviting back ally disconnecting the community hall from the courtyard. · The kitchen facility forming part of the community hall is in a fair condition, with only minor upgrade and fixing required. The space is however currently being used as store area and not as kitchen facility. <p>Interventions</p> <p>Develop a concept for the courtyard space to become a more inviting and user-friendly space, that will enhance the experience of visiting the Bo-Kaap Museum and that will form a better connection between the historic house and new community hall. The following should be addressed in this process;</p> <ul style="list-style-type: none"> · Demolish the existing ablution facilities and re-build it in a position that is less intrusive into the courtyard space (e.g. incorporate it in the area below the community hall). · Develop the courtyard space to have seating and other amenities to an inviting space for people. · Create access from the courtyard to the community hall that is more direct and inviting. · Do some façade treatment to the community hall to be more in scale and sensitive towards the courtyard and historic house. · Determine and appropriate usage and redevelop the existing kitchen area. · Determine an appropriate usage for the kitchen facility forming part of the community hall and change / upgrade the fittings and fixtures accordingly. <p>Remove / hide / replace all unsightly detail elements detracting from the visual appeal.</p>				

REDEVELOPING COURTYARD, FAÇADE AND ACCESS TO THE COMMUNITY HALL

	Description	Unit	Quantity	Rate	Total
1.1	Demolish existing ablution facility	Item			R 15,000.00
1.2	New ablution facility in revised position	m2	12.00	9500.00	R 114,000.00
1.3	Remove existing paving / tiling courtyard	m2	95.10	100.00	R 9,510.00
1.4	Hack off existing plaster to walls	m2	224.12	80.00	R 17,929.60
1.5	Remove defective concrete not exceeding 25mm deep from narrow widths	m2	4.00	150.00	R 600.00
1.6	Repair concrete spalling exceeding 25mm and not exceeding 50mm deep to concrete narrow widths	m2	4.00	550.00	R 2,200.00
1.7	Repair craked brickwork	m	30.00	250.00	R 7,500.00
1.8	Self levelling screed to courtyard	m2	91.23	125.00	R 11,403.75
1.9	New stone paving to courtyard	m2	91.23	450.00	R 41,053.50
2.0	Waterproofing to brick walls	m2	271.86	450.00	R 122,337.00
2.1	Waterproofing to parapet walls	m2	45.00	450.00	R 20,250.00
2.2	New seating to courtyard area	Item			R 10,000.00
2.3	New plaster to walls	m2	271.86	125.00	R 33,982.50
2.4	New paint to walls	m2	271.86	110.00	R 29,904.60
2.5	New façade treatment to community hall	Item			R 350,000.00
2.6	New access to community hall	Item			R 25,000.00
	Sub - Total				R 810,670.95
3.0	Preliminaries (25%)	%	25%		R 202,667.74
4.0	Contingency (15%)	%	15%		R 152,000.80
5.0	Escalation (10%)	%	10%		R 116,533.95
	Sub - Total				R 1,281,873.44
6.0	<u>Professional fees</u>				
	Heritage Architect	Item			R 115,368.61
	Quantity Surveyor	Item			R 76,912.41
	Structural and Civil engineer	Item			R 25,637.47
	Health & Safety Agent	Months	2	5000.00	R 10,000.00
	Sub - Total				R 227,918.48
	Construction Cost including Fees				R 1,509,791.92
	VAT (15%)				R 226,468.79
	Total Cost (Including Vat and Fees)				R 1,736,260.71

REDEVELOPMENT AND UPGRADE OF SERVANT COTTAGE

	Description	Unit	Quantity	Rate	Total
	<p>The general appearance of the staff cottage is not appealing, mainly due to detail elements added later (gutters, downpipes etc). The interior of this building is also not in a good state;</p> <ul style="list-style-type: none"> · The provision of ablution facilities for staff does not comply to the NBR. · The kitchen facility in the staff cottage is in a general poor condition and needs replacement. · The servant cottage has an IBR-profile sheet metal roof (unpainted) with metal side wall flashing (unpainted) and an extruded aluminium gutter with painted uPVC downpipes. This roof is not original. Although the roof is currently not leaking, various repair patches are visible, indicating that it did leak in the past. See notes on the architectural character in terms of the extruded aluminium gutter and uPVC downpipes. · Various detail elements (gargoyles from historic house roof, gates, CCTV cameras, and other elements) detracts from the general aesthetic appearance and character of the courtyard space. <p>1.1. Interventions;</p> <p>The servant cottage is in the courtyard space and must therefore be developed to contribute the aesthetic appeal of this space. The following should be addressed in this process;</p> <ul style="list-style-type: none"> · Provide the required sanitary appliances for staff usage. · Replace all kitchen appliances. · Replace all carpentry items. · Replace all internal finishes and fittings. · Replace the roof and all rainwater goods. <p>Remove / hide / replace all unsightly detail elements detracting from the visual appeal.</p> <p><u>Scope of work</u></p> <p><u>Consultant</u></p> <ul style="list-style-type: none"> · Prepare and submit a concept design for approval. · Notify HWC about the work in terms of the CMP. · Prepare technical and tender documents. · Assist with adjudication of tenders · Hand the handover · Do contract administration and supervise quality of workmanship and adherence to specification · Submit close-out report. <p><u>Contractor</u></p> <ul style="list-style-type: none"> · Comply to OHS requirements and all other laws and regulations. · Demolish all items as indicated. · Remove all fittings and fixtures for later re-use as indicated. <p>Build new work as indicated to specifications.</p>				

REDEVELOPMENT AND UPGRADE OF SERVANT COTTAGE

	Description	Unit	Quantity	Rate	Total
1.1	Remove kitchen appliances	no	2.00	300.00	R 600.00
1.2	Remove existing carpentry	Item			R 1,500.00
1.3	Hack off existing plaster	m2	67.21	80.00	R 5,376.80
1.4	Remove existing vinyl	m2	25.73	45.00	R 1,157.85
1.5	Repair craked brickwork	m	15.00	250.00	R 3,750.00
1.6	Remove existing roof	m2	28.05	150.00	R 4,207.50
1.7	Remove downpipes	m	8.00	25.00	R 200.00
1.8	Remove gutters	m	8.50	25.00	R 212.50
1.9	New kitchen appliances	no	2.00	5000.00	R 10,000.00
2.0	New carpentry	Item			R 15,000.00
2.1	New ceramic tiles to staff kitchen, server room and WC	m2	25.73	350.00	R 9,005.50
2.2	New roof to servant cottage	m2	28.05	550.00	R 15,427.50
2.3	New downpipes	m	8.00	150.00	R 1,200.00
2.4	New gutters	m	8.50	200.00	R 1,700.00
	Sub - Total				R 69,337.65
3.0	Preliminaries (25%)	%	25%		R 17,334.41
4.0	Contingency (15%)	%	15%		R 13,000.81
5.0	Escalation (10%)	%	10%		R 9,967.29
	Sub - Total				R 109,640.16
6.0	<u>Professional fees</u>				
	Heritage Architect	Item			R 9,867.61
	Quantity Surveyor	Item			R 6,578.41
	Health & Safety Agent	Months	1	5000.00	R 5,000.00
	Sub - Total				R 21,446.02
	Construction Cost including Fees				R 131,086.18
	VAT (15%)				R 19,662.93
	Total Cost (Including Vat and Fees)				R 150,749.11

WATERPROOFING AND EXTERIOR REPAINTING

	Description	Unit	Quantity	Rate	Total
	<p><u>Waterproofing on front gable wall of historic house</u></p> <ul style="list-style-type: none"> The northern (front) façade wall of the historic house has a serious waterproofing problem, that must be addressed as a matter of urgency to prevent secondary damage to other building elements. The cause of this waterproofing problem is failure of the waterproofing system on top of this wall. <p><u>Plaster</u></p> <ul style="list-style-type: none"> Some plaster cracking occurs on walls throughout museum complex. The historical nature of the building requires it to be lime-washed on a regular basis, every 3 – 5 years. Modern paint systems may not be used under any circumstances, as they do not allow the structure to breathe. Lime-wash is unsuitable for impervious materials and should never be applied over PVA or oil-based paint systems. Colours are obtained using alkali-resistant ("lime-fast") pigments, particularly metal oxides from natural earths. <p><u>Timber elements</u></p> <ul style="list-style-type: none"> The windows, sills, shutters and doors of the historic house were made of Burmese Teak, which are painted on the outside. Much of the paintwork and wood has deteriorated due to exposure to the elements, and lack of maintenance. Due to the failed paintwork the timber frames and glazing bars have deteriorated severely in some instances. The timber sills are in a bad condition. External woodwork should be repainted every 3 – 5 years. <p><u>Interventions</u></p> <p><u>Waterproofing on front gable wall of historic house</u></p> <p><u>Quality control</u></p> <ul style="list-style-type: none"> All applications of liquid application waterproofing systems must be applied by trained artisans. During the course of the waterproofing work the manufacturer of the waterproofing material must inspect regularly during the course and upon completion of the waterproofing installation and must certify in writing that the application has been done according to the manufacturer's specifications. <ul style="list-style-type: none"> Surface preparation Horizontal surfaces must have minimum falls and cross falls (where applicable) of 1:20. Ensure that all surfaces to receive liquid application waterproofing systems comply with the manufacturer's specification, before application of waterproofing. <p><u>Reinforced emulsion waterproofing of parapets</u></p> <ul style="list-style-type: none"> Apply x3 coats highly flexible liquid applied emulsion reinforced with a high-strength stitch-bond polyester reinforced membrane saturated into the second coat, as flashing and counter flashing against side walls and over parapets, as indicated. Apply acrylic paint, as specified for external masonry, over waterproofing system. <p><u>External plaster repairs</u></p> <p><u>Repair cracks on historic structures</u></p> <ul style="list-style-type: none"> See specification below. <p>Repair of hairline crack repairs on masonry surfaces (<0.3 mm);</p> <ul style="list-style-type: none"> Apply approved alkali resistant primer for masonry surfaces ensuring a continuous primer film is applied as specified by the manufacturer. Allow to dry as specified by the manufacturer. Apply approved membrane free flexible waterproofing compound as specified by the manufacturer. Allow to dry as specified by the manufacturer. A second coat may be required in order to fill and bridge all cracks and ensure a perfect surface. Use a water-wet brush to draw off edges to zero, matching existing profile. 				

WATERPROOFING AND EXTERIOR REPAINTING

	Description	Unit	Quantity	Rate	Total
	<p>Moderate cracks on external masonry plaster surfaces (0.3 – 4 mm);</p> <ul style="list-style-type: none"> • Rake out cracks using a scraper blade and dust off. • Repair cracks, other minor plaster defects, mapping holes and blow holes with approved white ready mixed resin bound filler in paste form, providing tough, flexible weather resistant filling on masonry plastered surfaces to a maximum thickness as specified by the manufacturer. Smooth off while still wet. Allow to dry as specified by the manufacturer. • Finish wall by means of sanding, or other approved method to match existing texture and profile of surface. • Apply approved alkali resistant primer for masonry surfaces ensuring a continuous primer film is applied as specified by the manufacturer to all unpainted areas. Allow to dry as specified by the manufacturer. • Apply approved membrane free flexible waterproofing compound as specified by the manufacturer. Allow to dry as specified by the manufacturer. • A second coat may be required in order to ensure a perfect surface. • Use a water-wet brush to draw off edges to zero, matching existing profile. <p>Large cracks on masonry surfaces (>4 mm)</p> <ul style="list-style-type: none"> • Rake out large plaster cracks using an angle grinder or other approved method in an inverted V-shape to >5 mm wide and deep. Remove dust and debris. • Repair cracks with approved Portland cement-based compound for filling and plastering surfaces as specified by the manufacturer. Allow to dry cure as specified by the manufacturer. • Finish wall by means of sanding, or other approved method to match existing texture and profile of surface. • Apply approved alkali resistant primer for masonry surfaces ensuring a continuous primer film is applied as specified by the manufacturer to all unpainted areas. Allow to dry as specified by the manufacturer. • On external masonry surfaces: • Apply approved membrane free flexible waterproofing compound as specified by the manufacturer. Allow to dry as specified by the manufacturer. • A second coat may be required in order to ensure a perfect surface. • Use a water-wet brush to draw off edges to zero, matching existing profile. <p><u>Repainting of historic masonry structures:</u></p> <p><u>Preparation:</u></p> <ul style="list-style-type: none"> • All external wall surfaces to be prepared as follows: surfaces must be clean, free from grease and they must be porous. • Previously lime washed surfaces must be well brushed down and any loose lime wash scrapped off. • Any mould should be treated with fungicide and thoroughly washed off with clean water. Do not use fungicides, which contain silicon. • All cracks must be opened up and filled with lime plaster in the ration of 2 lime, 1 cement, 12 sand by vol. • Pigment for colouring should be pre-mixed with hot water. As colour-matching is difficult, enough lime wash must be made to complete a single coat. <p><u>Damping down:</u></p> <ul style="list-style-type: none"> • Lime wash should never be applied to a dry surface, as this will cause rapid drying out of the lime wash and result in dusting. • Spray about 3 m² of the surface to be lime washed with water until the surface is damp but not running with water. • Do not try to damp down the whole wall or ceiling at one time, as most of the area will be dry before it can be lime washed. • Dry joints must be avoided as these will result in the lime wash gaining a patchwork appearance. 				

WATERPROOFING AND EXTERIOR REPAINTING

	Description	Unit	Quantity	Rate	Total
	<p><u>Application:</u></p> <ul style="list-style-type: none"> • Lime wash is best applied by using a flat brush or masonry paintbrush. • Stir the lime wash well before and during application, apply working the wash well into the surface. The lime wash should be applied in several thin coats. • Avoid runs or drips running down the face of the work. • The first coat of lime wash will appear transparent when first applied so care must be taken not to build up the lime wash too quickly as this will craze on drying. • Each coat should be allowed to dry before the next coat is applied for 24 hours between coats. It is very important to re-wet the previous coat before applying the next coat. • At least 4 coats will be needed to cover new work, and 3 coats for previously lime washed walls. Each coat will need to be burnished into the surface with a dry brush as it starts to 'gel'. This will give a surface free from brush strokes and leave a unified finish. • Once the final coat is complete, the surface should be kept damp for 2 days to prevent rapid drying. <p><u>Repainting of new masonry structures:</u></p> <p>Alkali resistant primer</p> <ul style="list-style-type: none"> • Apply approved alkali resistant primer for masonry surfaces ensuring a continuous primer film is applied as specified by the manufacturer to all unpainted areas. Allow to dry as specified by the manufacturer. <p>Pure acrylic final coat of paint (low sheen)</p> <ul style="list-style-type: none"> • Apply two coats approved pure acrylic emulsion low sheen paint as specified by the manufacturer. Allow to dry as specified by the manufacturer. <p><u>Repainting of timber elements:</u></p> <p>Preparation;</p> <ul style="list-style-type: none"> • Remove glass from the window frames that are broken. • Remove all loose and crumbling window putty and replace with new putty. • Remove all ironmongery and other fittings from the timber doors and windows. • Glass to be replaced with new as per glazing specification. • Replace all broken/rotten timber with the same timber. • Remove all loose and peeling paint by scraping, sanding or other suitable means. Feather all edges. • Brush off dust and loose particles and clean surface with a clean damp cloth. • Punch all exposed nail heads and prime with one coat approved high build zinc phosphate primer as specified by the manufacturer. Allow to dry as specified by the manufacturer. • Repair cracks, other minor defects with approved white ready mixed resin bound filler in paste form, providing tough, flexible weather resistant filling on masonry plastered surfaces (POLYCELL Mendall 90 801601) to a maximum thickness as specified by the manufacturer. Smooth off while still wet. Allow to dry as specified by the manufacturer. • Finish timber by means of sanding, or other approved method to match existing texture and profile of surface. • Apply polyurethane sealant around all window frames between the timber and plaster to prevent moisture ingress. <p>Timber primer;</p> <ul style="list-style-type: none"> • Apply one overall coat approved wood primer as specified by the • Apply a second overall coat approved of universal undercoat as specified by <p>Superior pure acrylic final coat of paint (low sheen);</p> <p>Apply two coats approved superior pure acrylic emulsion low sheen paint as specified by the manufacturer. Allow to dry as specified by the manufacturer.</p>				

WATERPROOFING AND EXTERIOR REPAINTING

	Description	Unit	Quantity	Rate	Total
	<p><u>Scope of work</u></p> <p><u>Consultant:</u></p> <ul style="list-style-type: none"> • Notify HWC about the work in terms of the CMP. • Prepare technical and tender documents. • Assist with adjudication of tenders • Hand the handover • Do contract administration and supervise quality of workmanship and adherence to specification • Submit close-out report. <p><u>Contractor:</u></p> <ul style="list-style-type: none"> • Comply to OHS requirements and all other laws and regulations. • Erect scaffolding, and prepare woodwork as described above; • Remove all fittings and fixtures for later re-use as indicated. • Prepare colour samples for approval by architect; <p>Execute the work as described above</p>				

WATERPROOFING AND EXTERIOR REPAINTING

	Description	Unit	Quantity	Rate	Total
1.1	Repair cracks	m	30.00	250.00	R 7,500.00
1.2	Sand down timber cills	m2	12.39	55.00	R 681.45
1.3	Sand down timber doors and frames	m2	28.48	55.00	R 1,566.40
1.4	Replace broken timber beading with similar	m	25.00	250.00	R 6,250.00
1.5	Sand of all loose paint on windows	m2	14.41	45.00	R 648.45
1.6	Paint to timber cills	m2	12.39	125.00	R 1,548.75
1.7	Paint timber doors and frames	m2	28.48	125.00	R 3,560.00
1.8	Replace broken/missing ironmongery	no	10.00	550.00	R 5,500.00
1.9	Paint to timber windows	m2	14.41	125.00	R 1,801.25
2.0	Replace broken glass panes	m2	3.00	650.00	R 1,950.00
2.1	Remove and replace putty	m	15.00	45.00	R 675.00
2.2	Hack off old plaster	m2	195.12	80.00	R 15,609.60
2.3	New plaster to brick walls	m2	195.12	125.00	R 24,390.00
2.4	Paint external walls	m2	390.24	110.00	R 42,926.40
	Sub - Total				R 114,607.30
2.0	Preliminaries (25%)	%	25%		R 28,651.83
3.0	Contingency (15%)	%	15%		R 21,488.87
4.0	Escalation (10%)	%	10%		R 16,474.80
	Sub - Total				R 181,222.79
5.0	<u>Professional fees</u>				
	Heritage Architect	Item			R 16,310.05
	Quantity Surveyor	Item			R 0.00
	Health & Safety Agent	Months	1	5000.00	R 5,000.00
	Sub - Total				R 21,310.05
	Construction Cost including Fees				R 202,532.84
	VAT (15%)				R 30,379.93
	Total Cost (Including Vat and Fees)				R 232,912.77

MAINTENANCE TO ROOFS AND RAINWATER GOODS

Description	Unit	Quantity	Rate	Total
<p>MAINTENANCE TO ROOFS AND RAINWATER GOODS</p> <p>Description:</p> <ul style="list-style-type: none"> The "Brakdak" over the historic house was changed at some point to a torch-on waterproofing system applied onto a cement screed, that was laid onto the existing timber ceiling structure. The torch-on waterproofing system was applied over the side and back parapet walls, but not over the ornate front gable wall. A cementitious waterproofing system, applied onto a membrane was applied on the front gable wall (see notes on front façade wall elsewhere). Sheet metal gargyle outlets were installed probably at the same time when the torch-on waterproofing system was installed. The servant cottage has an IBR-profile sheet metal roof (unpainted) with metal side wall flashing (unpainted) and an extruded aluminium gutter with painted uPVC downpipes. This roof is not original. Although the roof is currently not leaking, various repair patches are visible, indicating that it did leak in the past. See notes on the architectural character in terms of the extruded aluminium gutter and uPVC downpipes. The ablutions have a corrugated-profile sheet metal roof (unpainted) with metal side wall flashing (unpainted) and an extruded aluminium gutter with painted uPVC downpipes. This roof is in a good condition. See notes on the architectural character in terms of the extruded aluminium gutter and uPVC downpipes. The main section of the roof over the community hall is a "KlipLok" profile sheet metal roof (unpainted) with extruded aluminium gutters and downpipes. Although the roof is not currently leaking, work was done on this roof to waterproof it and to stop rusting. See notes on the architectural character in terms of the extruded aluminium gutter and uPVC downpipes. A small section of the roof over the community has a torch-on waterproofing system on. This section of the roof does not leak and only needs general maintenance work. <p>Interventions: Do required general maintenance work (repainting of torch-on waterproofing and upkeep of sheet metal roofs).</p> <p>Scope of work</p> <p>Contractor:</p> <ul style="list-style-type: none"> Comply to OHS requirements and all other laws and regulations. <p>Do required maintenance work.</p>				

MAINTENANCE TO ROOFS AND RAINWATER GOODS

	Description	Unit	Quantity	Rate	Total
1.1	Repaint roof	m2	84.96	120.00	R 10,195.20
	Repair existing waterproofing to roofs	m2	84.96	350.00	R 29,736.00
	Sub- Total				R 39,931.20
2.0	Preliminaries (25%)	%	25%		R 9,982.80
3.0	Contingency (15%)	%	15%		R 7,487.10
4.0	Escalation (10%)	%	10%		R 5,740.11
	Sub - Total				R 63,141.21
5.0	<u>Professional fees</u>				
	Heritage Architect	Item			R 5,682.71
	Quantity Surveyor	Item			R 0.00
	Health and Safety	Month	1	5000.00	R 5,000.00
	Sub - Total				R 10,682.71
	Construction Cost including Fees				R 73,823.92
	VAT (15%)				R 11,073.59
	Total Cost (Including Vat and Fees)				R 84,897.51

INTERNAL REPAINTING

Description	Unit	Quantity	Rate	Total
<p>1.1. Description;</p> <p>a) Waterproofing on front gable wall of historic house;</p> <ul style="list-style-type: none"> · The waterproofing defect on the front façade wall of the historic house must be resolved, before any repainting of internal walls is taken in hand. <p>b) Ceilings;</p> <ul style="list-style-type: none"> · Yellowwood ceilings on same beams have been installed in the historic house. These ceilings are in a general good condition and only require general maintenance work. · A stained timber ceiling has been installed in the servant cottage. Although the dark appearance of this ceiling is not appealing, it is in a general good condition and only requires general maintenance work, including removal of over · A painted gypsum board ceiling has been installed in the ablutions. This · A painted fiber cement ceiling and a small section varnished timber ceiling have been installed in the community hall. This ceiling is in a general good condition and only requires general maintenance work. <p>c) Masonry walls;</p> <ul style="list-style-type: none"> · The interior walls of the historic house appear to have been painted with an acrylic paint. The interior must be repainted every 5 – 7 years. Modern paint systems may be used in areas not prone to damp problems. · Extensive damp problems are visible on the front façade wall. · All other walls have been painted with an acrylic paint and are in general good condition, with only general maintenance work required. <p>d) Timber doors, windows, skirtings, architraves and ceilings;</p> <ul style="list-style-type: none"> · The inside face of the windows, internal window sills and internal doors of the historic house have been finished in natural wood colour. While the internal doors are still in good condition, most of the wood of the windows and sills have deteriorated due to exposure to the elements and lack of maintenance. Internal woodwork exposed to the elements should be repainted every 3 – 5 years. · Profiled timber skirtings of various sizes and timber species have been installed throughout the museum complex. The skirtings are in a general good condition and only requires general maintenance work. · No dado or picture rails have been installed. <p>e) Timber floors in historic house;</p> <ul style="list-style-type: none"> · Yellowwood floors have installed in most of the historic house. The floor is in general good condition, with only general maintenance work required. · Black slate tiles with a varnish finish have been installed in exhibition room 4 (historically the kitchen). The floor is in general good condition, with only general maintenance work required. <p>Interventions:</p> <p><u>Interior masonry surfaces</u></p> <p>Repair of hairline crack repairs on masonry surfaces (<0.3 mm);</p> <ul style="list-style-type: none"> · Apply approved alkali resistant primer for masonry surfaces ensuring a continuous primer film is applied as specified by the manufacturer. Allow to dry as specified by the manufacturer. · Apply approved membrane free flexible waterproofing compound as specified by the manufacturer. Allow to dry as specified by the manufacturer. · A second coat may be required in order to fill and bridge all cracks and ensure a perfect surface. · Use a water-wet brush to draw off edges to zero, matching existing profile. <p>Moderate cracks on external masonry plaster surfaces (0.3 – 4 mm);</p> <ul style="list-style-type: none"> · Rake out cracks using a scraper blade and dust off. · Repair cracks, other minor plaster defects, mapping holes and blow holes with approved white ready mixed resin bound filler in paste form, providing tough, flexible weather resistant filling on masonry plastered surfaces to a maximum thickness as specified by the manufacturer. Smooth off while still wet. Allow to dry as specified by the manufacturer. · Finish wall by means of sanding, or other approved method to match existing texture and profile of surface. · Apply approved alkali resistant primer for masonry surfaces ensuring a continuous primer film is applied as specified by the manufacturer to all unpainted areas. Allow to dry as specified by the manufacturer. · Apply approved membrane free flexible waterproofing compound as specified by the manufacturer. Allow to dry as specified by the manufacturer. · A second coat may be required in order to ensure a perfect surface. · Use a water-wet brush to draw off edges to zero, matching existing profile. 				

INTERNAL REPAINTING

Description	Unit	Quantity	Rate	Total
<p>Large cracks on masonry surfaces (>4 mm)</p> <ul style="list-style-type: none"> · Rake out large plaster cracks using an angle grinder or other approved method in an inverted V-shape to >5 mm wide and deep. Remove dust and debris. · Repair cracks with approved Portland cement-based compound for filling and plastering surfaces as specified by the manufacturer. Allow to dry cure as specified by the manufacturer. · Finish wall by means of sanding, or other approved method to match existing texture and profile of surface. · Apply approved alkali resistant primer for masonry surfaces ensuring a continuous primer film is applied as specified by the manufacturer to all unpainted areas. Allow to dry as specified by the manufacturer. · On external masonry surfaces: <ul style="list-style-type: none"> · Apply approved membrane free flexible waterproofing compound as specified by the manufacturer. Allow to dry as specified by the manufacturer. · A second coat may be required in order to ensure a perfect surface. · Use a water-wet brush to draw off edges to zero, matching existing profile. <p>Alkali resistant primer</p> <ul style="list-style-type: none"> · Apply approved alkali resistant primer for masonry surfaces ensuring a continuous primer film is applied as specified by the manufacturer to all unpainted areas. Allow to dry as specified by the manufacturer. <p>Pure acrylic final coat of paint (low sheen)</p> <ul style="list-style-type: none"> · Apply two coats approved pure acrylic emulsion low sheen paint as specified by the manufacturer. Allow to dry as specified by the manufacturer. <p>b) Interior timber elements (excluding floors); Preparation of existing timber for clear finish;</p> <ul style="list-style-type: none"> · Clean all timber surfaces with mineral turpentine and steel wool. · Remove all loose and peeling paint by scraping, sanding or other suitable means. Feather all edges. · Brush off dust and loose particles. · Ensure that all nails, pins and screws are embedded well below the surface. · Repair all damage with appropriate and approved materials and method, ensuring a smooth flawless surface. Where necessary timber infill pieces must be used where timber has been damaged. · Sand down all surfaces with suitable grit abrasive paper, finishing with a 150 grit abrasive paper to a smooth to a matt and even surface. · Wipe down with a damp cloth to remove dust. <p>Polyurethane interior varnish for internal timber</p> <ul style="list-style-type: none"> · Apply at least three layers approved single final layer single pack polyurethane varnish as specified by the manufacturer. Allow to dry as specified by the manufacturer. · Denib entire surface with 150 grit sandpaper between layers. Remove dust using a soft brush. <p>c) Fiber cement ceilings; Preparation of existing fibre cement for painting</p> <ul style="list-style-type: none"> · NB: Please note specification for handling of asbestos sheeting elsewhere. · Remove all loose and peeling paint by scraping, sanding or other suitable means. Feather all edges. · Where necessary, remove heavy layers of dead growth with a hard bristle brush. · Brush off dust and loose particles. 				

INTERNAL REPAINTING

Description	Unit	Quantity	Rate	Total
<p>Alkali resistant primer</p> <ul style="list-style-type: none"> · Apply approved alkali resistant primer for masonry surfaces ensuring a continuous primer film is applied as specified by the manufacturer to all unpainted areas. Allow to dry as specified by the manufacturer. <p>Copolymer acrylic final coat of paint</p> <ul style="list-style-type: none"> · Apply two coats approved copolymer acrylic paint as specified by the manufacturer. Allow to dry as specified by the manufacturer. <p>d) Gypsum and soft board ceilings;</p> <p>Preparation of existing gypsum and soft board for painting</p> <ul style="list-style-type: none"> · Remove all loose and peeling paint by scraping, sanding or other suitable means. Feather all edges. · Where necessary, remove heavy layers of dead growth with a hard bristle brush. · Brush off dust and loose particles. · In cases of fungal and algae growth, apply sodium hypochlorite solution (household bleach mixed 1 part bleach with 2 parts water) to areas where fungal growth and algae occur. Leave for at least 1 hour. · Caution: Protect hands and eyes. · Clean the entire area with a sugar soap solution to remove all traces of sodium hypochlorite solution, dust, dirt and any other contaminants. Rinse well with clean water and allow drying. · NB: Care must be taken to avoid damage to exposed gypsum board or soft board surfaces by water during cleaning operations. <p>Alkali resistant primer</p> <ul style="list-style-type: none"> · Apply approved alkali resistant primer for masonry surfaces ensuring a continuous primer film is applied as specified by the manufacturer to all unpainted areas. Allow to dry as specified by the manufacturer. <p>Copolymer acrylic final coat of paint</p> <ul style="list-style-type: none"> · Apply two coats approved copolymer acrylic paint as specified by the manufacturer. Allow to dry as specified by the manufacturer. <p><u>Interior timber elements;</u></p> <p>Preparation;</p> <ul style="list-style-type: none"> · Remove glass from the window frames that are broken. · Remove all loose and crumbling window putty and replace with new putty. <ul style="list-style-type: none"> · Remove all ironmongery and other fittings from the timber doors and windows. · Glass to be replaced with new as per glazing specification. · Replace all broken/rotten timber with the same timber. · Remove all loose and peeling paint by scraping, sanding or other suitable means. Feather all edges. · Brush off dust and loose particles and clean surface with a clean damp cloth. · Punch all exposed nail heads and prime with one coat approved high build zinc phosphate primer as specified by the manufacturer. Allow to dry as specified by the manufacturer. · Repair cracks, other minor defects with approved white ready mixed resin bound filler in paste form, providing tough, flexible weather resistant filling on masonry plastered surfaces (POLYCELL Mendall 90 801601) to a maximum thickness as specified by the manufacturer. Smooth off while still wet. Allow to dry as specified by the manufacturer. · Finish timber by means of sanding, or other approved method to match existing texture and profile of surface. · Apply polyurethane sealant around all window frames between the timber and plaster to prevent moisture ingress. <p>Timber primer;</p> <ul style="list-style-type: none"> · Apply one overall coat approved wood primer as specified by the manufacturer. Allow to dry as specified by the manufacturer. · Apply a second overall coat approved of universal undercoat as specified by the manufacturer. Allow to dry as specified by the manufacturer. <p>Superior pure acrylic final coat of paint (low sheen);</p> <p>Apply two coats approved superior pure acrylic emulsion low sheen paint as specified by the manufacturer. Allow to dry as specified by the manufacturer.</p>				

INTERNAL REPAINTING

	Description	Unit	Quantity	Rate	Total
1.1	Clean timber surface using mineral turpentine	m2	27	25.00	R 670.00
1.2	Sand down timber windows	m2	14.41	55.00	R 792.55
1.3	Sand down timber cills	m2	12.39	45.00	R 557.55
1.4	Sand down timber doors and frames	m2	35.20	45.00	R 1,584.00
1.5	Replace broken timber beading with similar	m	15.00	250.00	R 3,750.00
1.6	Paint to timber windows	m2	14.41	125.00	R 1,801.25
1.7	Paint timber cills	m2	12.39	125.00	R 1,548.75
1.8	Paint timber door and frames	m2	35.20	125.00	R 4,400.00
1.9	Sand down ceiling	m2	88.35	85.00	R 7,509.75
2.0	Paint ceiling with anti-fungal paint	m2	25	155.00	R 3,875.00
2.1	Paint ceiling	m2	112.76	85.00	R 9,584.60
2.2	Clean ceiling with soap water	m2	112.76	25.00	R 2,819.00
2.3	Remove and replace putty	m	10	45.00	R 450.00
2.4	Replace all broken/missing ironmongery	no	5	350.00	R 1,750.00
					R 41,092.45
2.0	Preliminaries (25%)	%	25%		R 10,273.11
3.0	Contingency (15%)	%	15%		R 7,704.83
4.0	Escalation (10%)	%	10%		R 5,907.04
	Sub - Total				R 64,977.44
5.0	<u>Professional fees</u>				
	Heritage Architect	Item			R 5,847.97
	Quantity Surveyor	Item			R 0.00
	Health and Safety	Months	1	5000.00	R 5,000.00
	Sub - Total				R 10,847.97
	Construction Cost including Fees				R 75,825.41
	VAT (15%)				R 11,373.81
	Total Cost (Including Vat and Fees)				R 87,199.22



IZIKO MUSEUMS | **EXISTING BUILDING CONDITION REPORT**

REF. CSM/Architects/12/2015

BO-KAAP MUSEUM

ADDENDUM: NEEDS AND REQUIREMENTS MATRIX

DATE: **APRIL 2018**

PREPARED BY: FC HOLM CC

BO-KAAP MUSEUM

DISCIPLINES: ARCHITECTURE | STRUCTURAL | MECHANICAL | ELECTRICAL

DATE: **APRIL 2018** | REVISION: **000**

REFER REPORTS: **PROJECT DATA SHEETS**

PROJECT				IMPLICATIONS								NOTES	
Item	Project sheet ref	Locality ref	Project description	Tourism & events	Movement	Landscape	Services	Consrvtn	Space planning	Building & structures		Priority	
1	1		REDEVELOPMENT OF FRONT PORCH, PAVEMENT AND EASTERN ALLEYWAY, IN ORDER TO IMPROVE SENSE OF ARRIVAL	Yes	Yes	Yes	Yes	Yes	No	Yes		Low / medium	
2	2		REDEVELOPMENT OF THE COURTYARD, FAÇADE AND ACCESS TO THE COMMUNITY HALL	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Low / medium	
3	3		REDEVELOPMENT AND UPGRADE OF SERVANT COTTAGE	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Low / medium	
4	4		WATERPROOFING AND EXTERIOR REPAINTING	Yes	Yes	No	No	Yes	No	Yes		High	
5	5		MAINTENANCE TO ROOFS AND RAINWATER GOODS	Yes	Yes	No	No	Yes	No	No		Medium	
6	6		INTERNAL REPAINTING	Yes	Yes	No	No	Yes	No	No		Medium	

Iziko Museums: Existing Building Condition Report

NEEDS & REQUIREMENTS MATRIX

DISCIPLINE: MECHANICAL SERVICES

REVISION No

DATE

REFER REPORTS:

Bo-Kaap Museum				IMPLICATIONS									
ITEM	PROJECT SHEET REF.	LOCALITY/ REF	PROJECT DESCRIPTION	Tourism & Events	Movement	Landscape	Services	Conservation	Space Planning	Building and Structure		Priority	Notes
1			Fire Protection Installation				X					High	
2			HVAC Assessment				X					Medium	
3			Domestic Hot Water Installation				X					Low	
4													
5													
6													
7													
8													
9													
10													

Iziko Museums: Existing Building Condition Report

NEEDS & REQUIREMENTS MATRIX

DISCIPLINE: ELECTRICAL SERVICES

REVISION No

DATE

REFER REPORTS:

BO-KAAP MUSEUM				IMPLICATIONS									
ITEM	PROJECT SHEET REF.	LOCALITY/ REF	PROJECT DESCRIPTION	Tourism & Events	Movement	Landscape	Services	Conservation	Space Planning	Building and Structure		Priority	Notes
1			Electrical Works	X			X			X		Medium	
2			Fire Detection	X			X			X		Low	Although this item might be a Low risk item it would be best to chase-in all wire ways and conduits while electrical works are underway
3			Access Control				X			X		Low	Although this item might be a Low risk item it would be best to chase-in all wire ways and conduits while electrical works are underway
4			CCTV				X			X		Low	
5													
6													
7													
8													
9													
10													



IZIKO MUSEUMS | EXISTING BUILDING CONDITION REPORT

REF. CSM/Architects/12/2015

BO-KAAP MUSEUM

ADDENDUM: AS-BUILT DRAWINGS

DATE: APRIL 2018

PREPARED BY: FC HOLM CC & PROFESSIONAL TEAM