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INDAWO
Painting & Waterproofing

26 November 2010

Robben Island Meseum
Architecture Department – Conservation Architect
Clock tower Building
Robben Island
V&A Waterfront
Cape town
8001

ATTENTION: RIVA AJ MAHABEER

Tel: 021 413 4209

Cell: 083 327 8944

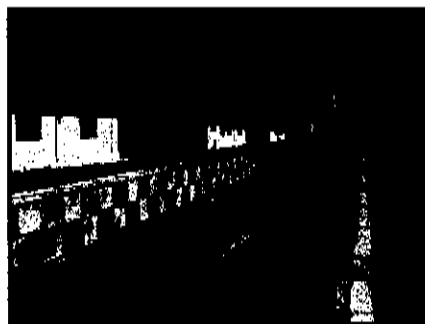
Email: rivaajm@robben-island.org.za

Dear Sir,

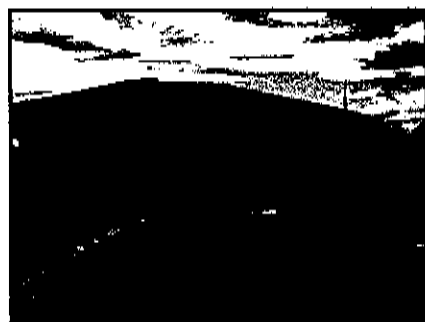
RE: HOUSES 35, 36 AND 37, CHURCH STREET – ROB BEN ISLAND : REPAIRS AND RENOVATIONS

We thank you for your valued enquiry and take pleasure in presenting our quotation as per our site meeting with yourself dated 22 November 2010.

House 35



House 36



Reg. No: 1967/003120/07

Indawo (Cape) (Pty) Ltd

Directors: P. Jäck (Managing) G. Jäck

See Standard Terms and Conditions overleaf

Unit 2, Transnet Park, Modderdam Rd, Bellville, 7530; PO Box 5350, Tygervalley, 7536

Email: info@indawo.biz



MEMBER OF THE MASTER BUILDERS AND ALLIED TRADES ASSOCIATION

TEL: 021 941 5000 FAX: 021 946 3366

QUALITY · SERVICE · PRICE

House 37**SCOPE OF WORK**

1. To supply and erect all necessary access, the labour and supervision for the erection thereof on site and the removal thereof on completion of the contract.
- 2. Carry out repairs and renovations in conjunction with specifications supplied by yourself and our general specifications below.

SPECIFICATIONS**EXTERNAL REDECORATION****External plastered walls**

- High pressure waterjet to clean down and to remove all salt, dirt and surface contamination, loose and flaking paint.
- Wash down all fungus affected areas with an anti-fungal wash, scrub and rinse well.
- Rake out all cracks other than hairline cracks and prime with a thinned coat of masonry primer. Once dry fill flush with a masonry filler to match the existing surface as closely as possible.
- Spot prime all filled, repaired and bare areas with a plaster primer.
- Apply one coat plaster primer.
- Apply two coats low sheen pure acrylic to approved colour.

Boundary walls

- High pressure waterjet to clean down and to remove all salt, dirt and surface contamination, loose and flaking paint.
- Wash down all fungus affected areas with an anti-fungal wash, scrub and rinse well.
- Rake out all cracks other than hairline cracks and prime with a thinned coat of masonry primer. Once dry fill flush with a masonry filler to match the existing surface as closely as possible.
- Spot prime all filled, repaired and bare areas with a plaster primer.
- Apply one coat plaster primer.
- Apply two coats Super matt acrylic to approved colour.

Tops of Exposed Walls – Parapet walls, cills, etc

- High pressure waterjet to clean down and to remove all salt, dirt and surface contamination, loose and flaking paint.
- Wash down all fungus affected areas with an anti-fungal wash, scrub and rinse well.
- Rake out all cracks other than hairline cracks and prime with a thinned coat of masonry primer. Once dry fill flush with a masonry filler to match the existing surface as closely as possible.
- Spot prime all filled, repaired and bare areas with a plaster primer.
- Apply one coat plaster primer.
- Apply one coat Fibred Pure Acrylic.
- Apply two coats low sheen pure acrylic to approved colour.

External Soffits

- High pressure waterjet to clean down and to remove all salt, dirt and surface contamination, loose and flaking paint.
- Wash down all fungus affected areas with an anti-fungal wash, scrub and rinse well.
- Rake out all cracks other than hairline cracks and prime with a thinned coat of masonry primer. Once dry fill flush with a masonry filler to match the existing surface as closely as possible.
- Spot prime all filled, repaired and bare areas with a plaster primer.
- Apply one coat plaster primer.
- Apply two coats matt acrylic to approved colour.

Eaves boarding

- Clean down to remove all dirt, surface contamination, loose and flaking paint.
- Wash down all fungus affected areas with an anti-fungal wash, scrub and rinse well.
- Spot prime filled, bare and repaired areas with masonry primer.
- Apply one coat plaster primer.
- Sand down and spot prime any nail heads with a water based primer.
- Apply two coats matt acrylic to approved colour.

Fibre Cement Gutters, Downpipes, etc

- Clean down to remove all dirt, surface contamination, loose and flaking paint.
- Wash down all fungus affected areas with an anti-fungal wash, scrub and rinse well.
- Spot prime bare areas with a masonry primer.
- Apply two coats low sheen acrylic to approved colour.
- Apply one coat of watertank bitumen to internal of gutters and seal any leaking joints with polycell polymastic.

Metalwork

- Prepare by scraping down to remove all loose and flaking paint.
- Areas where rust is visible to be sanded down and to be treated with a rust neutralizer.
- Touch-up all bare metal areas and areas where neutraliser has been applied with red oxide primer.
- Apply one coat universal undercoat.
- Apply two coats High Gloss Enamel.

Woodwork Painted

- Prepare by scraping down to remove all loose and flaking paint, to firm feather edges.
- Spot prime any exposed nail head with a water based primer.
- All bare areas of woodwork to be spot primed with one coat wood primer, and holes and cracks to be filled with wood stopping.
- Apply one coat universal undercoat.
- Apply two coats High Gloss Enamel.

Asbestos Roof

- The waterjetting cleaning process to remove all traces of dirt, surface contamination and fungus growth and needs to be carried out under strict control.
- The run-off water exiting via the gutter system needs to pass through a filter system. On completion of the project this contaminated filter needs to be discarded at an approved Asbestos Waste Disposal Site.
- The release of contaminated water into the surrounding environment during the cleaning process must be minimal, where possible ground cover sheets are to be placed on the area surrounding the building to be cleaned. On completion of the project this contaminated filter needs to be discarded at an approved Asbestos Waste Disposal Site.
- Wash down all fungus affected areas with an anti-fungus wash and rinse off and allow to dry.
- Apply two coats acrylic roof paint as per approved standard colour chart.
- All staff to use the applicable personal protective equipment (PPE) during the cleaning process i.e. breathing approved mask - 3M 8822; Protective eyewear - safety goggles; disposable overall or waterproof (that can be cleaned safely on site and the disposal of such cleaning materials strictly controlled); rubber gloves; approved safety footwear and headgear; safety harnesses and applicable guides ropes.
- Safety boards for additional protection while walking and working on the roof is recommended as the safety level of the roof cannot always be guaranteed.
- The Department of labour needs to be informed of the applicable Asbestos project.
- The staff need to be trained and informed of all matters as per asbestos regulations.
- The client needs to be informed of all matters as per Asbestos regulations.
- An Asbestos management plan is to be implemented.

REPAIRS

Spalling Repairs

- Hack out all loose and friable material to visible spalling material.
- Clean down exposed and corroded reinforcement to remove as much corrosion that is practically possible.
- Treat exposed steelwork with Sika Top Armatec 110 and allow to dry for 2-3 hours, before applying a second coat to the reinforcing steel and surrounding concrete. Allow to dry.
- Trowel on a mortar modified with a polymer mortar admixture and screed adhesive to fill flush with the surrounding finish.
- (1 unit = 200 x 200 x 50mm).

Plaster Repair/Crack Repairs

- Chop off all loose and unsound plasterwork until sound structural surfaces, such as brickwork or concrete are exposed.
- Where fungal growth appears, treat with antifungal wash.
- Then replaster with a modified mortar and allow to cure.

Polyurethane Sealant

- Seal the junction of window frames or door frames or other protrusions, with plaster, sills or brickwork with a single pack polyurethane sealant.
- Remove all existing failed or delaminated sealant where necessary.
- Prime all joints with primer as per manufacturer's instructions.
- Reinstall all joints with polyurethane sealant to the approved shade.

Expansion Joints

- Remove all existing failed or delaminated sealant where necessary.
- Insert suitable sized backing cord.
- Prime all joints with primer as per manufacturer's instructions.
- Reinstall all joints with polyurethane sealant to the approved shade.

Pointing Repairs

- Repair defective mortar pointing with a 3:1 sand/cement mixture incorporating latex into mixture.

PRICES**1. QUOTES AS REQUESTED****HOUSE 35**

<u>Description</u>	<u>Amount</u>
EXTERNAL REDECORATION	R67 450.00
VAT @ 14%	<u>R 9 443.00</u>
TOTAL	R76 893.00

HOUSE 36

<u>Description</u>	<u>Amount</u>
EXTERNAL REDECORATION	R67 450.00
VAT @ 14%	<u>R 9 443.00</u>
TOTAL	R76 893.00

HOUSE 37

<u>Description</u>	<u>Amount</u>
EXTERNAL REDECORATION	R71 100.00
VAT @ 14%	<u>R 9 954.00</u>
TOTAL	R81 054.00

2. PROVISIONAL REPAIRS TO BE ALLOWED FOR

<u>Description</u>	<u>Quantity</u>	<u>Amount</u>
PLASTER REPAIRS	10m ² @ R280.00/m ²	R 2 800.00
POINTING REPAIRS	5m ² @ R250.00/m ²	R 1 250.00
STRUCTURAL CRACKS	5lm @ R180.00/lm	R 900.00
SEALING OF FRAMES (WINDOWS & DOORS)	20lm @ R50.00/lm	R 1 000.00
EXPANSION JOINTS	4lm @ R220.00/lm	R 1 100.00
REPLACING GUTTERS/DOWNPPIPES	5lm @ R220.00/lm	R 1 100.00
REPLACING FASCIAS	5lm @ R320.00/lm	<u>R 1 600.00</u>
SUB TOTAL		R 8 750.00
VAT @ 14%		<u>R 1 225.00</u>
TOTAL		R 9 975.00

3. CLIENTS LEGAL REQUIREMENTS

HEALTH & SAFETY

<u>Description</u>	<u>Quantity</u>	<u>Amount</u>
SHE FILE & SITE INDUCTION		R 5 000.00
SITE AUDIT/S	5no. @ R3500.00/no.	R17 500.00
ASBESTOS REGISTER		<u>R 6 950.00</u>
SUB TOTAL		R29 450.00
VAT @ 14%		<u>R 4 123.00</u>
TOTAL		R33 573.00
TENDER SUB TOTAL		R244 200.00
VAT @ 14%		<u>R 34 188.00</u>
TENDER TOTAL		R278 388.00

Please Note:

1. Other than set out above, this quotation is subject to our standard terms and conditions appearing on the reverse side of letterhead. In the event that such terms and conditions for any reason not accompanying this letter, they shall nevertheless apply and a copy of such terms and conditions is available to you upon a written request received by us, from you, prior to your acceptance of this quotation.
2. The quantities given for the above repairs are estimates and are subject to re-measurement.
3. The above mentioned work has been priced as one contract. Should only a portion be accepted, we reserve the right to re-quote.
4. Legal requirements – We are obliged to inform you that there are compulsory construction regulations which you as client/employer are legally liable to comply with, however, as the client you are not obligated to accept our Health and Safety quotation when awarding us the contract. Also on appointing a contractor these legal requirements must be in place.

All our prices are nett, inclusive of VAT. Progress draws will apply based on the percentage of work completed, payable on presentation.

We wish to confirm that our scaffolding and ladders are erected in terms of the Occupational Health & Safety Act (No 85 of 1993) Construction Regulation 14 and General Safety Regulation 6 and 13. Our company has been an active member of the Master Builders Association for over fifty (50) years. We acknowledge our social responsibility towards our employees and act in terms of the Occupational Health & Safety Act. We are in good standing with The Federated Employers Mutual Assurance Co Ltd (FEM) and act according to our company's SHE Policy.

Notes

1. Before any work is carried out legislation requires the following compliancy.

- a. A SHE (Safety Health Environmental) file for Principal Contractor is required in terms of the Occupational Health & Safety Act, 1993 (Act 85 of 1993).
- b. An Asbestos register is required in terms of the Occupational Health & Safety Act, 1993 (Act 85 of 1993).

2. Security

All our staff are identifiable by their overalls, which carry our company logo. Our site staff are also identifiable with company ID tags which have their ID numbers, name and photograph on them.

3. Safety Compliance

- We have a fully qualified Safety & Health Auditor in the company.
- All our staff have done SHE induction training.
- All our staff do foreman's induction for every specific site before the project starts.
- All our staff are medically and psychologically tested for working at heights.
- All our staff were medically tested in terms of the Asbestos Regulations.
- All PPE required on Construction sites were issued to our staff including hardhats, safety shoes, harnesses and company branded overalls like our vehicles.
- Apart from regular safety talks in the company offices we also do unofficial on the site training with every site audit.
- Our company is fully compliant in terms of the OHS Act, SHE Policy, Workmen's Compensation, U.I.F, BIBC, BEE, NHBRC, MBA, WARAC etc.
- We do have qualified First Aiders and they are deployed depending on skills and site requirement.

4. Supervision

A qualified foreman will be on site for the full duration of the contract. A contracts manager will be appointed to liaise with the client and to resolve any potential problems that might occur; including the monitoring of all the safety aspects and to ensure that all work is carried out in accordance with the manufacturer's recommendations.

5. Guarantee

All work carried out by ourselves has a 2year workmanship guarantee. Most of the materials used by Indawo has a manufacturers guarantee. These guarantees are subject to change if stated in the above mentioned quote.

6. Quality of Work

This will be carried out in accordance with the manufacturer's recommendations. However, we wish to advise that **our** standards **exceed** their recommendations.

We pride ourselves in our work and considerable time is spent in cleaning and the preparation of surfaces, which we believe is the basic essence of the life expectancy of any application.

7. Toilet, Storage Facilities

Should you be unable to provide toilet and/or storage facilities, we will do this at no additional charge (subject to availability).

8. For References – Please contact us for recently completed, current or older contracts completed by ourselves.

We trust the above information meets with your approval. Should you, however, require any further assistance regarding any of the aspects, please do not hesitate to contact us.

Assuring you of our best attention and co-operation at all times

Yours faithfully
FOR: INDAWO



GEOFFREY JÄCK