

# Scope of Works Document

Robben Island Museum  
General Repairs & Renovations  
John Craig Hall (B231)  
06 May 2019



NARKER & ASSOCIATES  
QUANTITY SURVEYORS  
PROJECT CONSULTANTS

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General Repairs & Renovations

John Craig Hall (B231)

## Compiled by:

Narker & Associates Quantity Surveyors

## For:

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

### Notes:

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

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

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

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## INTRODUCTION

Robben Island Museum (An Agency of the Department of Arts and Culture) has appointed Narker & Associates as the principal consultant to provide professional services for General Repairs & Renovations to various structures on Robben Island. This Scope of Work Document will deal specifically with the John Craig Hall (B231).

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

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

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## LOCATION OF THE WORKS OVERVIEW:

Robben Island Museum

Co-ordinates: 33°47'54.4"S 18°22'30.6"E

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

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



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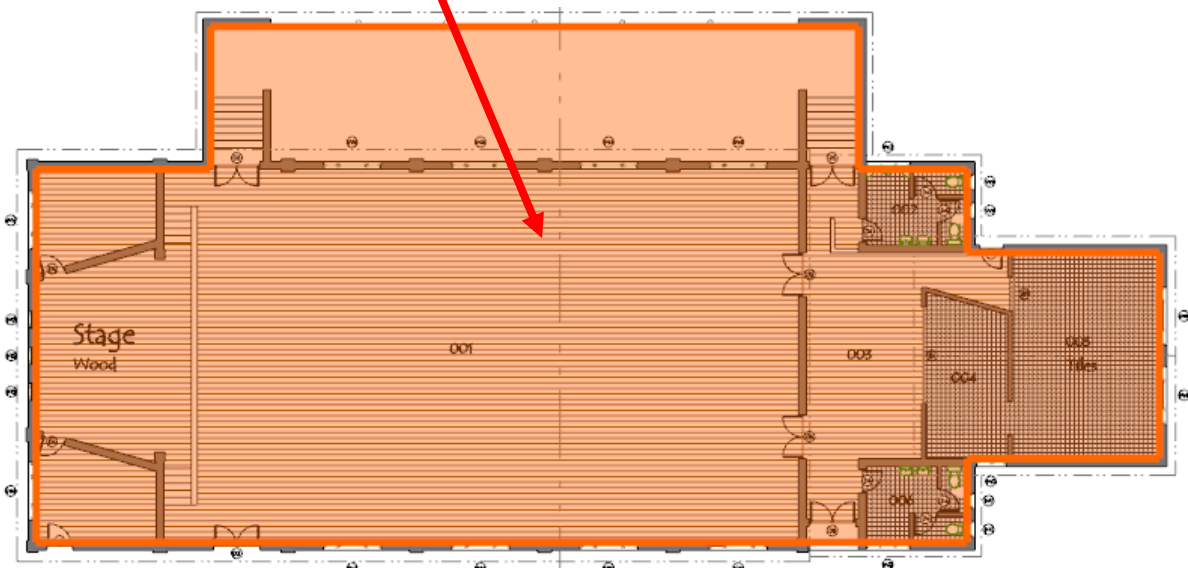


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The Scope of Work comprises of the following building:

JOHN CRAIG HALL (B231)

**Total Floor Area = 593m<sup>2</sup>**



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## GENERAL SCOPE OF WORKS:

### PRIMARY ELEMENTS

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

The following is a summary of the General scope of work, which applies to the John Craig Hall (B231). The more specific requirements as indicated by the client will be detailed further down in this document.

#### Note:

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

#### External façade:

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

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## Roofs:

- All existing asbestos roof coverings to be inspected for leaks and repaired where necessary. Leak repair shall generally include sealing or replacement of rusting/ leaking roof nails and application of a suitable fibre reinforced waterproofing compound in patches where necessary, and make watertight.
- All existing asbestos roof covering is to be cleaned by using a high-pressure water jetting method and the roof covering is to receive a suitable clear protective sealant paint finish.
- All existing roof coverings is to be sanded down and where applicable (asbestos roof) is to be cleaned via water-jetting and seal to match the original finish.
- Existing flat concrete roofs to receive "Derbigum" torch fused SP4 dual reinforced bitumen membrane waterproofing or equal approved and to receive two coats "Silvakote" or similar approved bituminous aluminium paint.
- All existing rainwater goods to be removed and replaced with new seamless aluminium rainwater goods.
- All existing timber fascia and barge boards to be removed and replaced with new 'Nutech' or equal approved fascia and barge boards, with and including fittings and fixing accessories, etc and painted to match the existing finish.
- All existing timber boarded eaves is to be sanded down and repainted.

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## Floor finishes:

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

## Internal wall finishes:

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

## Ceiling finishes

- There are various kinds of existing ceilings on site, such as hardboard and timber boarded ceilings, etc. The various kinds of ceilings should be inspected and sanded down and repainted with new paint to match existing.

## Fittings

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



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## SPECIALISTS

### Electrical Engineer:

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

### Mechanical Engineer:

- The building is to be assessed for the requirement of HVAC etc.

### Asbestos Consultant:

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

### Heritage Consultant:

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

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## SPECIFIC SCOPE OF WORKS:

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

### External façade:

- Existing burglar bars to Room 005 to be removed and replaced with new steel burglar bars in configurations to match existing

### Internal wall finishes:

- All existing internal timber cladded walls are to be sanded down and re-varnished with a suitable varnish to match the existing finish.

### Ceiling and Soffits:

- Existing concrete soffits are to be sanded down and repainted with new paint to match existing.
- Existing timber boarded ceilings and re-varnished with a suitable varnish to match the existing finish.

### Balustrading

- Remove all (except the existing balustrade and handrail on the right-hand side of the steel staircase) existing external steel balustrades/ railings and replacing with new galvanised steel balustrades/ railings to match existing.

### Furnishings

- Remove all existing stainless steel curtain rails to Room 005 and replace with new aluminium venetian blinds.

### Fittings

- Remove all toilet seats from existing WC pans and replaced with new toilet seats.

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## REFERENCE IMAGES

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

[https://drive.google.com/open?id=17mggfpj79YJfZfOLAj3L7Cl3O0\\_jgaOM](https://drive.google.com/open?id=17mggfpj79YJfZfOLAj3L7Cl3O0_jgaOM)