

# Scope of Works Document

Robben Island Museum  
General Repairs & Renovations  
Multi-Purpose Learning Centre  
10 June 2019



NARKER & ASSOCIATES  
QUANTITY SURVEYORS  
PROJECT CONSULTANTS

# Scope of Works Document

Robben Island Museum  
General Repairs & Renovations

## Multi-Purpose Learning Center:

Medium B Security Cell Block (B163)

Store (B164)

Shelter (B165)

Office (B166)

Medium B Security Cell Block (B167)

## 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 Multi-Purpose Learning Centre consisting of five(5no.) buildings; Medium B security cell block (B163), Store (B164), Shelter (B165), Office (B166), Medium B security cell block (B167) .

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

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

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## LOCATION OF THE WORKS OVERVIEW:

Robben Island Museum

Co-ordinates: 33°48'23.2"S 18°22'41.4"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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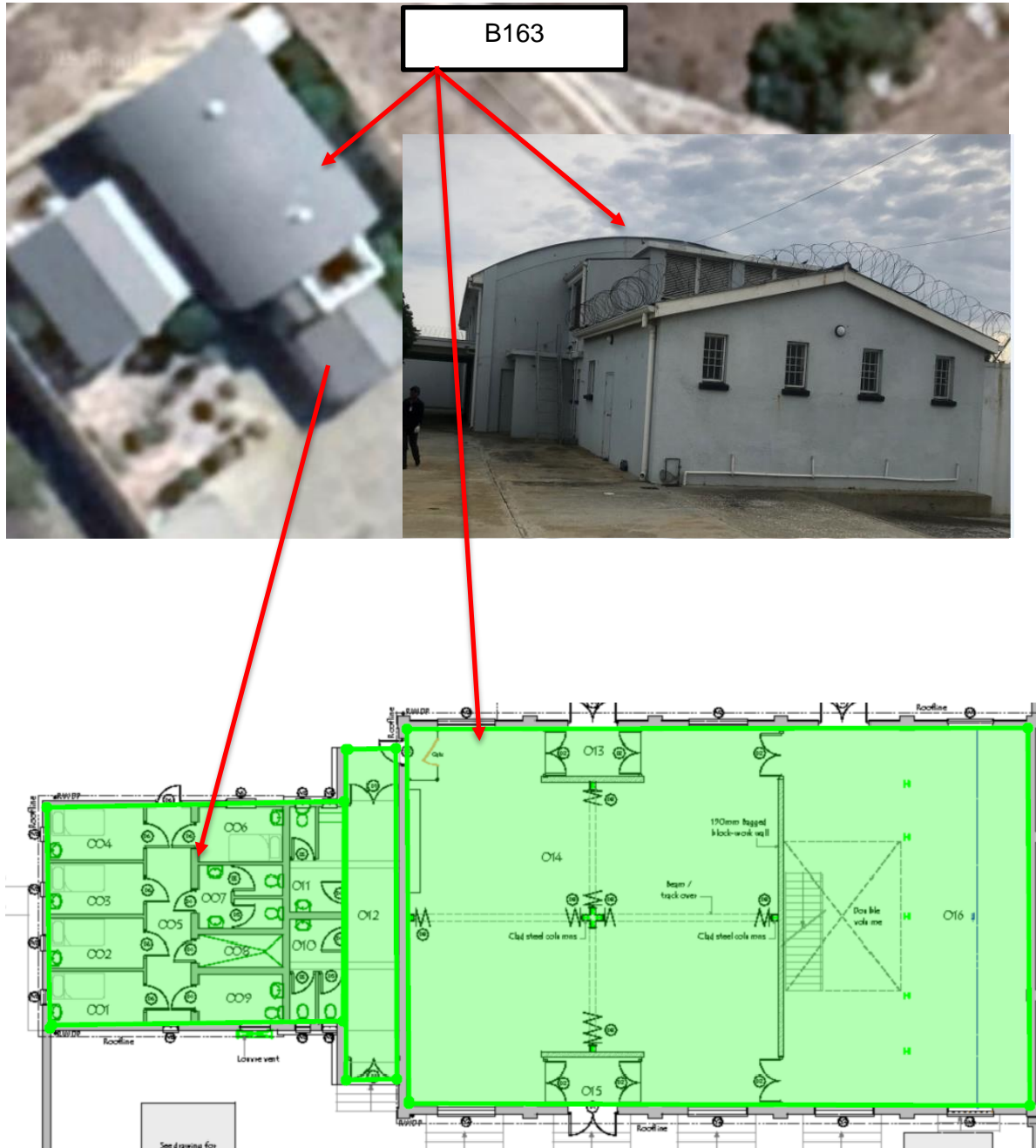
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The Scope of Work comprises of the following buildings:

1. Medium B Security Cell Block B163 (Total Floor Area = 362m<sup>2</sup>)



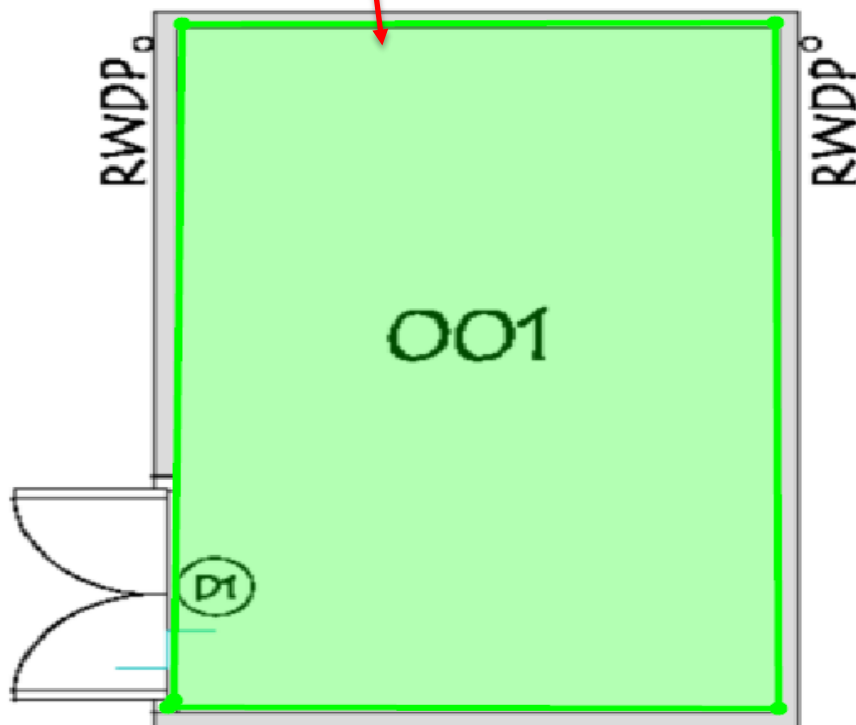
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2. Store B 164 ( Total Floor Area 12m<sup>2</sup> )



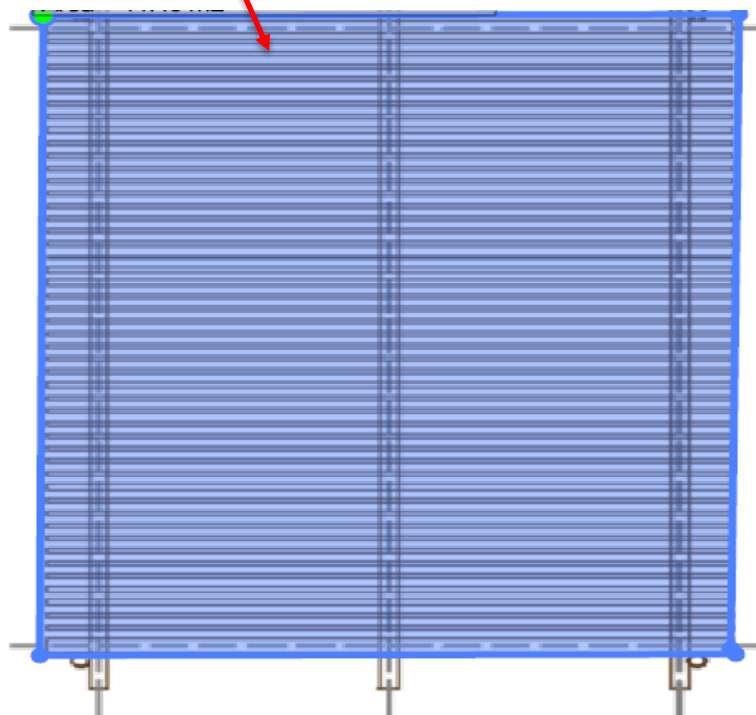
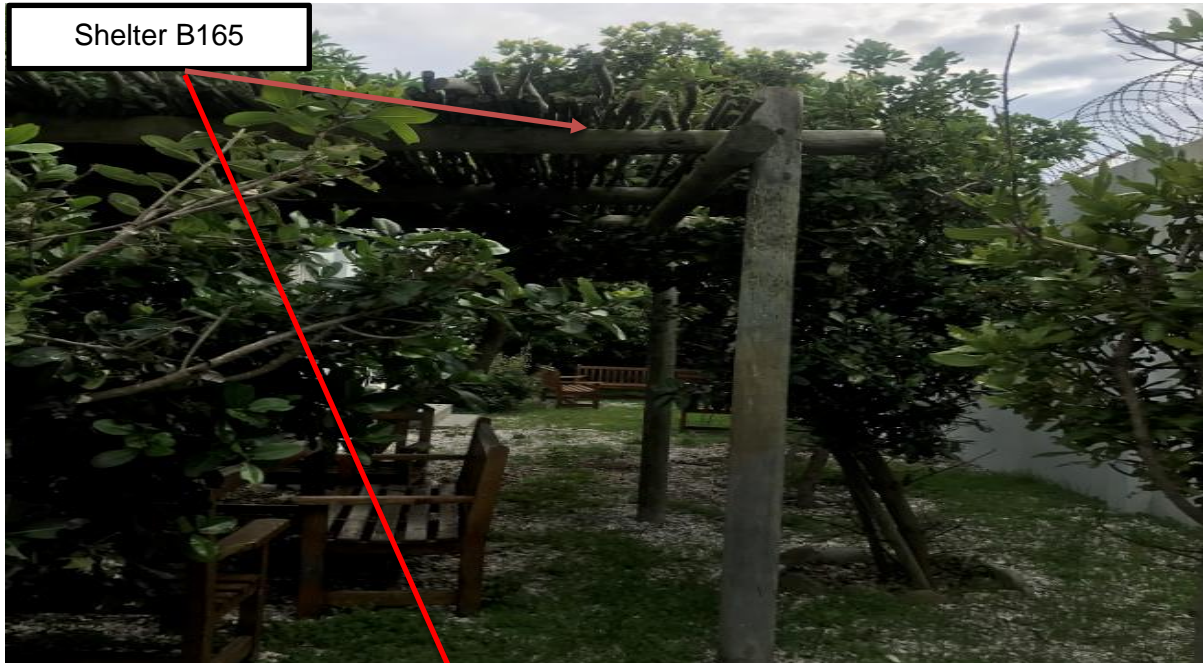
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## 3. Shelter B165 ( Total Floor Area 11m<sup>2</sup> )





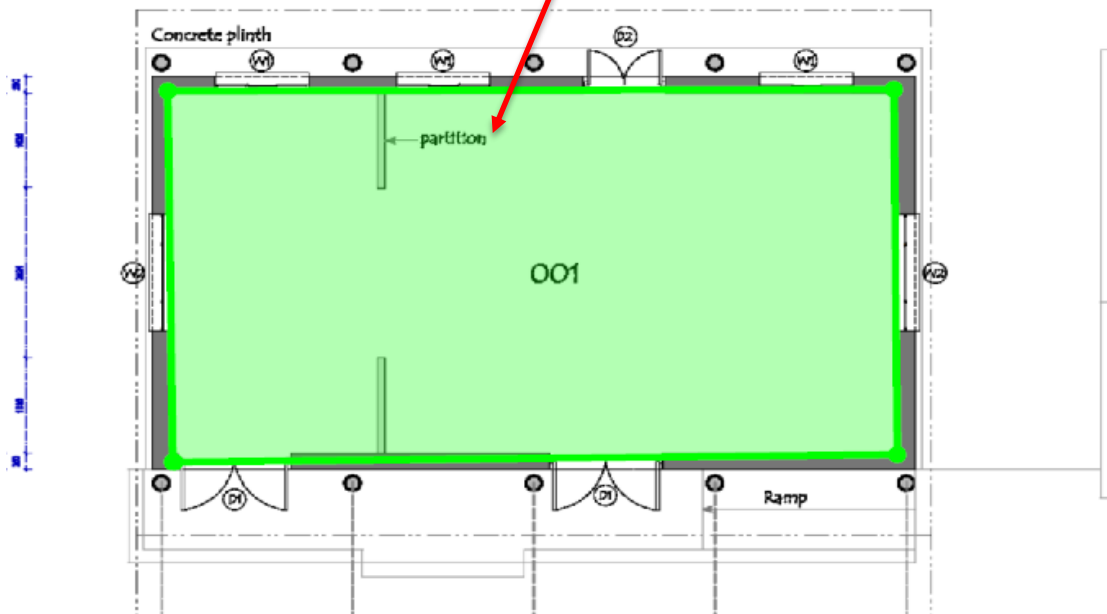
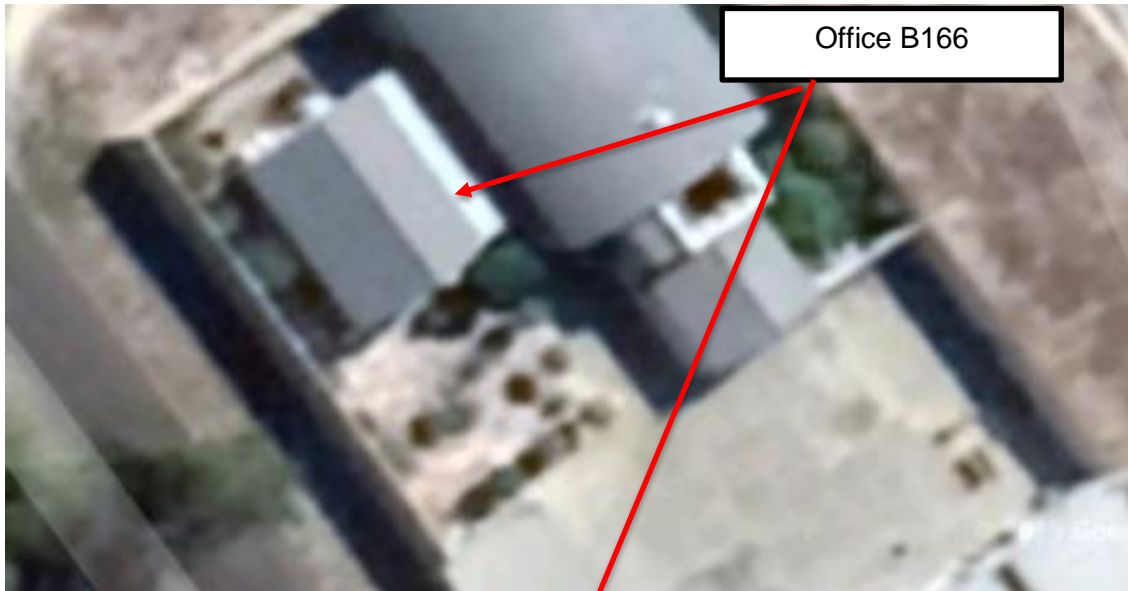
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## 4. Office B166 ( Total Floor Area 71m<sup>2</sup> )



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## 5. Medium B Security Cell Block B167 ( Total Floor Area 1 084 m<sup>2</sup>)

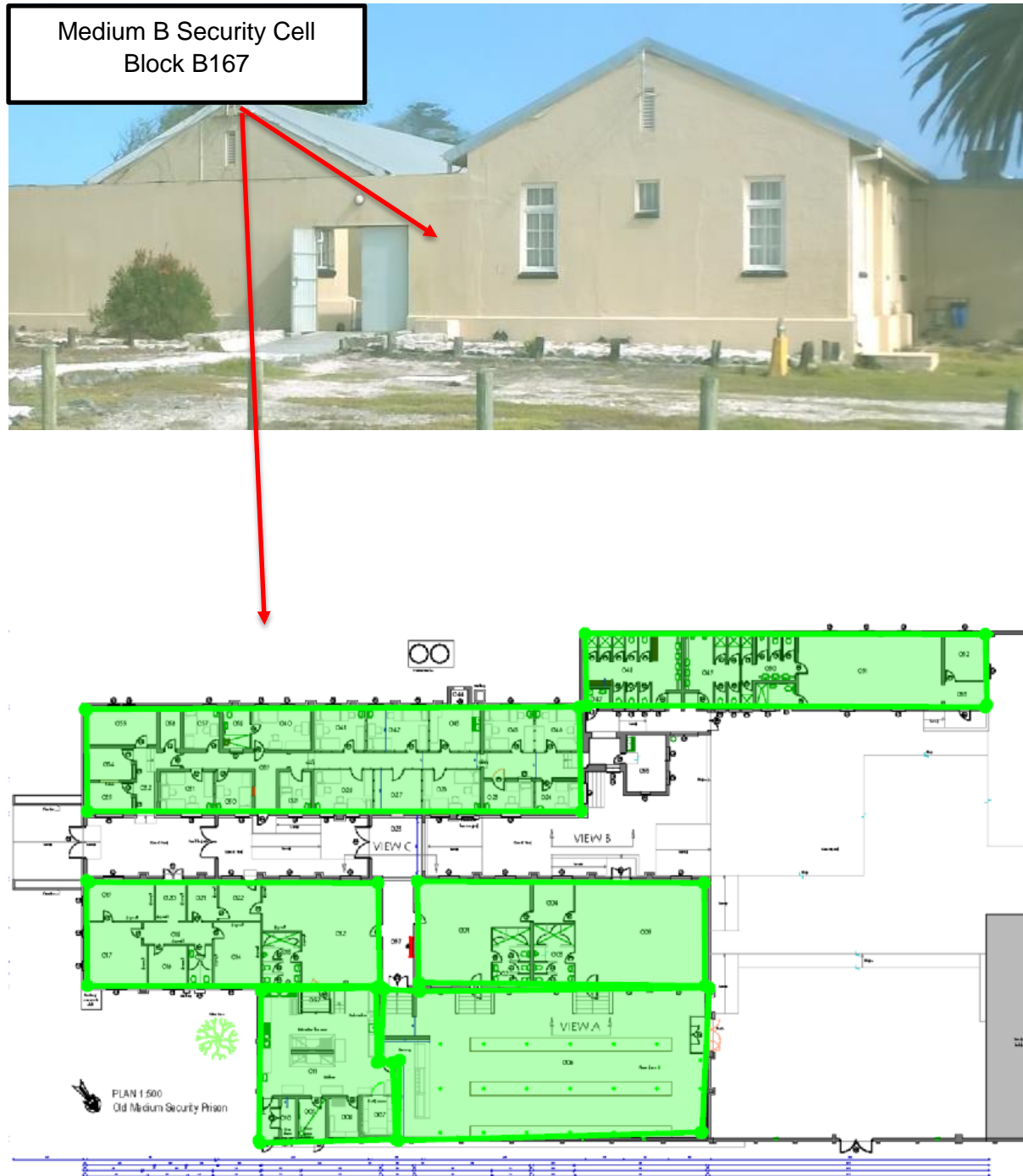


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## GENERAL SCOPE OF WORKS:

### 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 Multi-Purpose Learning centre, medium B security cell block(B163) Store (B164), Shelter (B165), Medium B security cell block(B167). The more specific requirements as indicated by the client will be detailed further down in this document.

#### Note:

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

#### External façade:

- All existing external plastered masonry wall surfaces to be sanded down and repainted with new paint to match existing. Blistered or peeling paint shall be completely removed and cracks shall be opened, filled with a suitable filler, sanded smooth and the surface coated with an approved primer and finishing coats.
- All existing external timber 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 and timber 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 metal roof coverings to be cleaned and painted.
- All existing asbestos and fibre cement roof covering is to be cleaned by using a high-pressure water jetting method and the roof covering is to receive a suitable protective sealant paint finish to match the existing finish.
- All existing asbestos rainwater goods shall be cleaned and painted to match the existing finish. Any damaged sections, beyond the point of repair, to be removed and replaced with new, to match existing.
- All existing fibre cement fibre cement facia and barge boards to be cleaned and painted to match the existing finish. Any damaged sections, beyond the point of repair, to be removed and replaced with new to match existing.
- All existing roof overhang eaves to be sanded down and painted.

## Note:

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

## Internal Divisions:

- All existing internal timber doors to be sanded down and re-painted to match the original finish, where applicable, including servicing all ironmongery and replacing with new ironmongery etc. Where necessary.

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## Floor finishes:

- There are various types of floor finishes throughout the buildings, such as Vinyl floor, carpet, and ceramic floor tiles and concrete floor, In general, the condition of existing floor finishes should be assessed and repaired/replace where necessary.
- All existing concrete floors is to be thoroughly cleaned down of all dirt and general contamination in preparation to receive new epoxy paint, including repairing cracks in concrete (if any) where evident.
- 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 Dulux Dampshield or similar approved finishing coats.

## Ceiling finishes

- All existing metal sheeting and plasterboard ceilings are to be inspected, repaired where necessary, 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 not in addition to the General Scope of Works indicated above are listed below:

### Medium B security cell block (B163)

#### Internal Division

- All existing wooden staircases to be sanded down and re-varnished with new varnish to match existing.

#### Ceiling finishes

- Wooded suspended ceilings including timber rafters to be sanded down and repainted with new paint to match existing.

#### Balustrades

- All existing balustrades including handrails .to be sanded down and repainted with new paint to match existing.



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Medium B security cell block (B167)

## Floor Finishes

- All existing vinyl tiles to be removed and replace to match the existing in room 043.

## Ceiling Finishes

- All existing damaged hardboard ceilings, beyond the point of repair, is to be removed and replaced with new ceilings to match existing in room 042.

## Fittings

- New wall cupboard to be installed to match the existing in the kitchen room 043.
- Remove and replace cupboard strip were it is damaged to match existing in the kitchen room 043.

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Scope of Works According to Conditions Assessment:

Medium B security block cell - B163

Repair all cracks in walls, internal and external, according to engineer's specifications.

- Repair minor cracks to external walls with superficial methods.
- Repair 1mm — 2mm wide cracks to Engineer's specification.
- Repair 2mm — 5mm wide cracks to Engineer's specification.
- Repair spalled concrete and defects in concrete roof slab in Area "A" with structural repair mortar or repair concrete to engineer's specifications SCD-0005
- Replace damp proofing with new torch-on damp proofing membrane.

Office - B 166

- Repair minor cracks to external walls with superficial methods.
- Repair 1mm — 2mm wide cracks to Engineer's specification.
- Repair 2mm — 5mm wide cracks to Engineer's specification.

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Medium B security cell block - B 167

- Repair major horizontal crack above opening according to engineer's specifications.
- Repair minor cracks to walls with superficial methods.
  - Repair 1mm — 2mm wide cracks to Engineer's specification.
- Repair major cracks to walls with superficial methods.
  - Repair 2mm — 5mm wide cracks to Engineer's specification.

Prison Yard wall – (Between B163 – B167)

The wall should be stabilised with reinforced concrete buttresses as lateral supports, strictly in accordance with engineer's design and specifications SCD-0007.

- Repair major horizontal crack above opening according to engineer's specifications

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## Mechanical

### Fire

As with the maximum security prison, the medium security prison no longer operates as a place of detention. Rather, the medium security prison has been renovated to accommodate a dormitory and offices. These spaces are classified as H2 and G1 respectively.

The following fire regulations apply to Dormitories — H2

- Lx 30m Fire Hose Reel positioned such that the end of the hose reaches any point in the area to be protected.
- Lx 4.5kg DCP Fire Extinguisher per 200m<sup>2</sup>, or per building.
- Emergency Exit signage is to be placed above Exit doors
- Running Man Emergency Route signage is to be placed in corridors where a clear exit is not visible.

The following fire regulations apply to Offices — G1

- Lx 30m Fire Hose Reel positioned such that the end of the hose reaches any point in the area to be protected.
- Lx 4.5kg DCP Fire Extinguisher per 200m<sup>2</sup>, or per building.
- Emergency Exit signage is to be placed above Exit doors
- Running Man Emergency Route signage is to be placed in corridors where a clear exit is not visible.
- 3x Handrails at change of elevation along emergency escape routes.
- Clear Emergency Exits in Dormitories.
- Reattach hanging smoke detectors.



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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=1\\_aPVyPWOzqIVqjb1qSAXWiRS09S6TPZb](https://drive.google.com/open?id=1_aPVyPWOzqIVqjb1qSAXWiRS09S6TPZb)