

Scope of Works Document

Robben Island Museum
General Repairs & Renovations
Village School Property
09 May 2019



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QUANTITY SURVEYORS
PROJECT CONSULTANTS

Scope of Works Document

Robben Island Museum
General Repairs & Renovations

Village School Property:

School Classroom (B319)

Covered Walkway (B320)

Toilet (B321)

Classroom (B322)

Toilet (B323)

Art Classroom (B324)

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 Village School Property consisting of six (6no.) buildings; School Classroom (B319), Covered Walkway (B320), Toilet (B321), Classroom (B322), Toilet (B323) and Art Classroom (B324).

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°48'45.8"S 18°22'46.4"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.



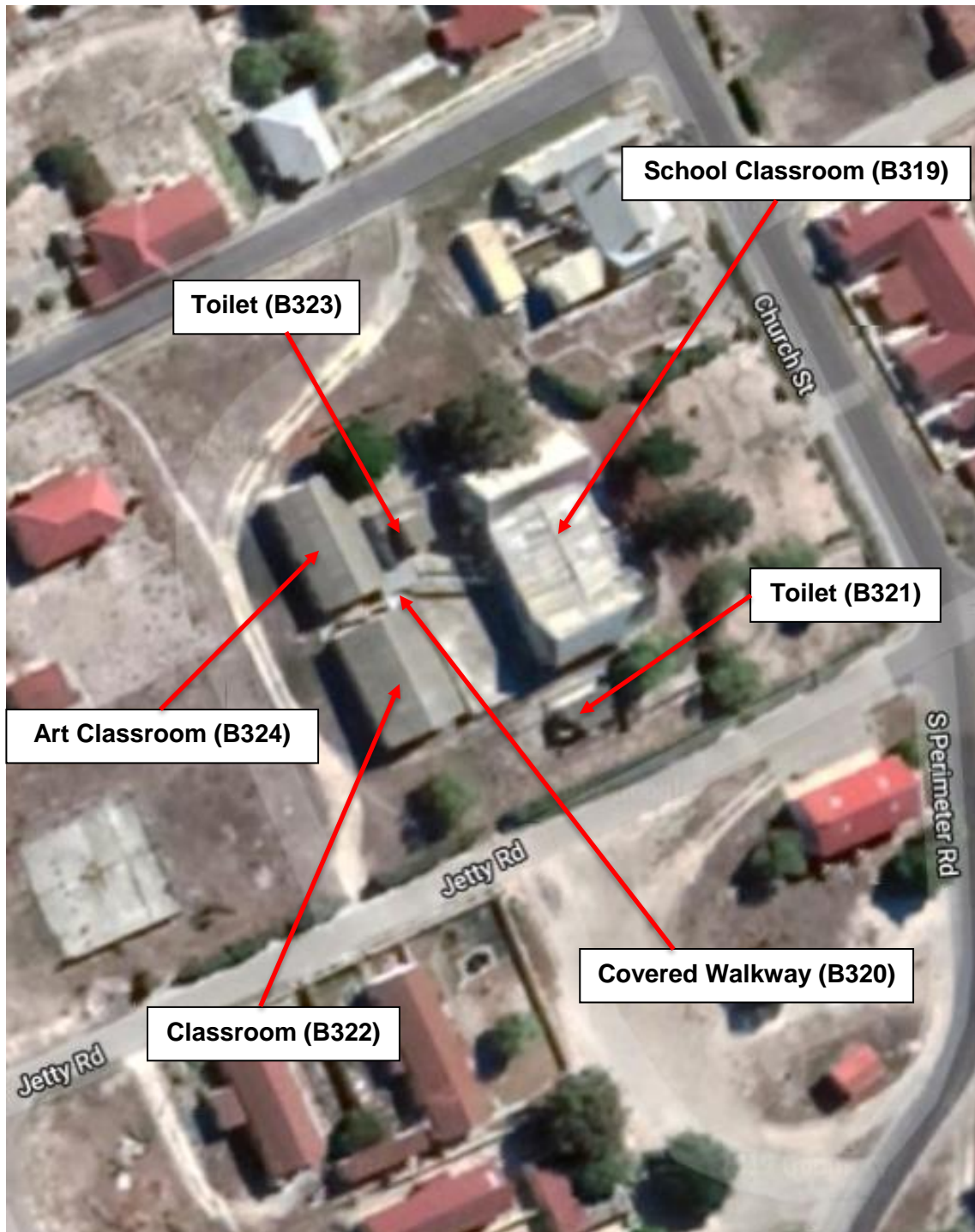
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The Scope of Work comprises of the following buildings:



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1. B319 - School Classroom (Total Floor Area = 383m²)



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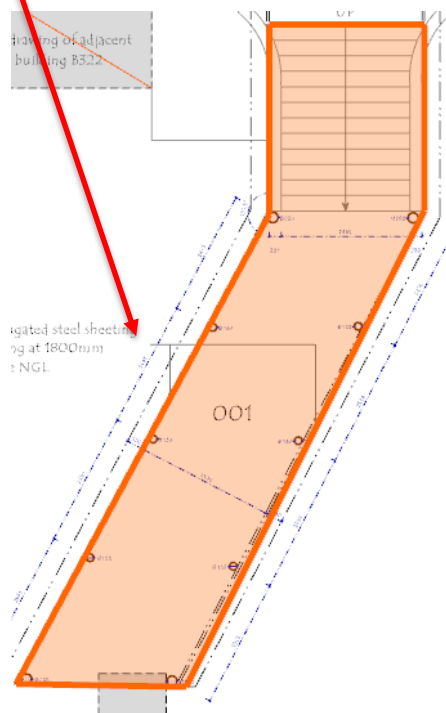


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2. B320 - Covered Walkway (Total Floor Area = 40m²)



Covered Walkway (B320)



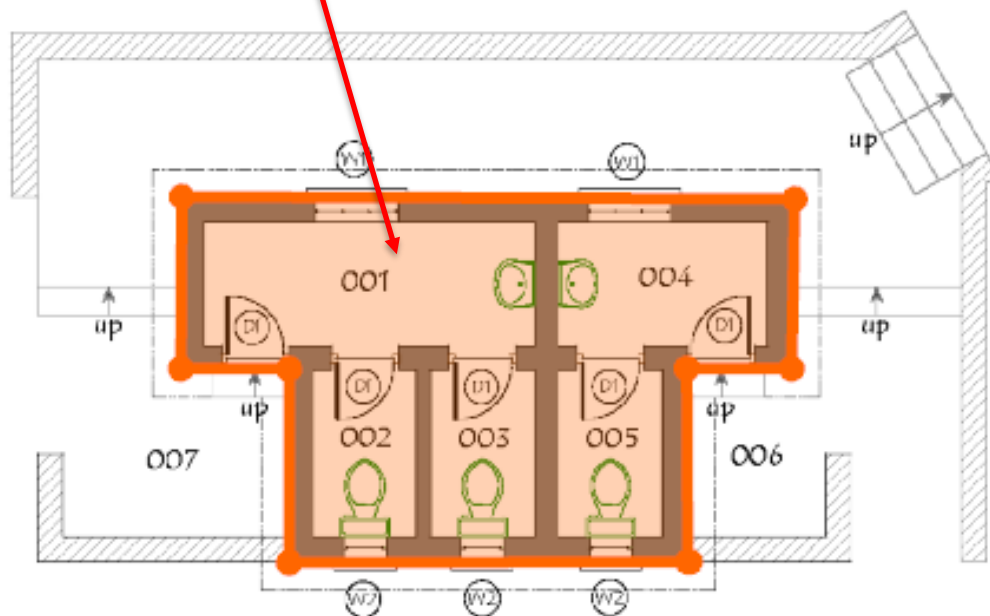
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3. B321 - Toilet (Total Floor Area = 22m²)



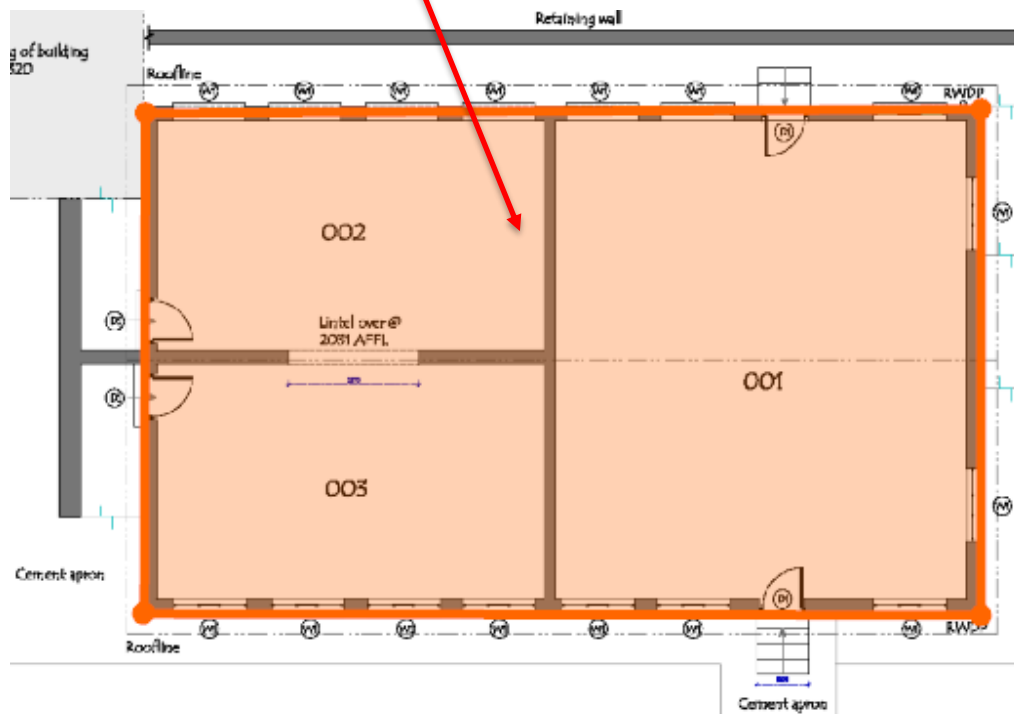
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4. B322 - Classroom (Total Floor Area = 164m²)



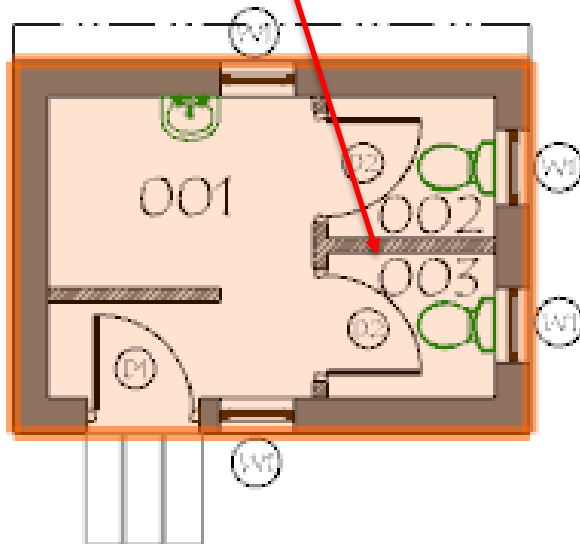
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5. B323 - Toilet (Total Floor Area = 12m²)



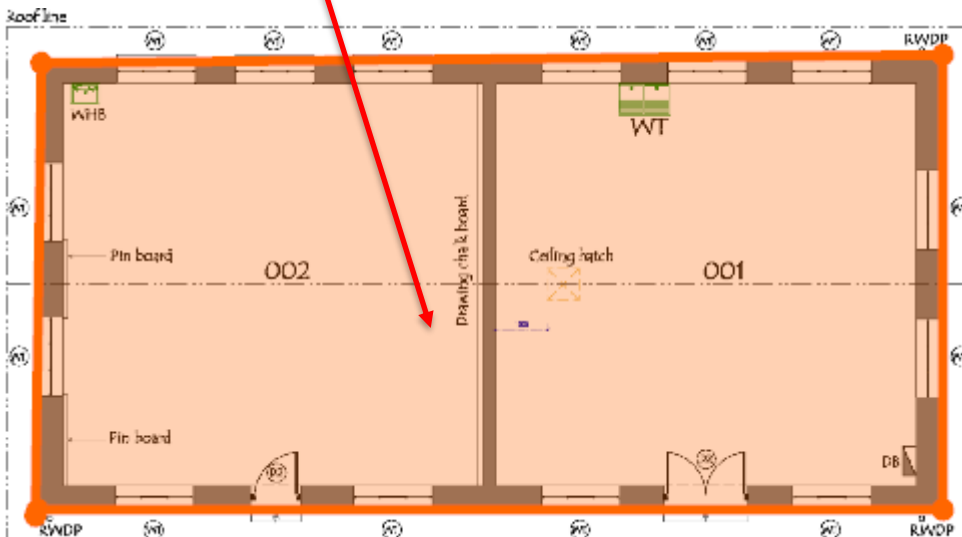
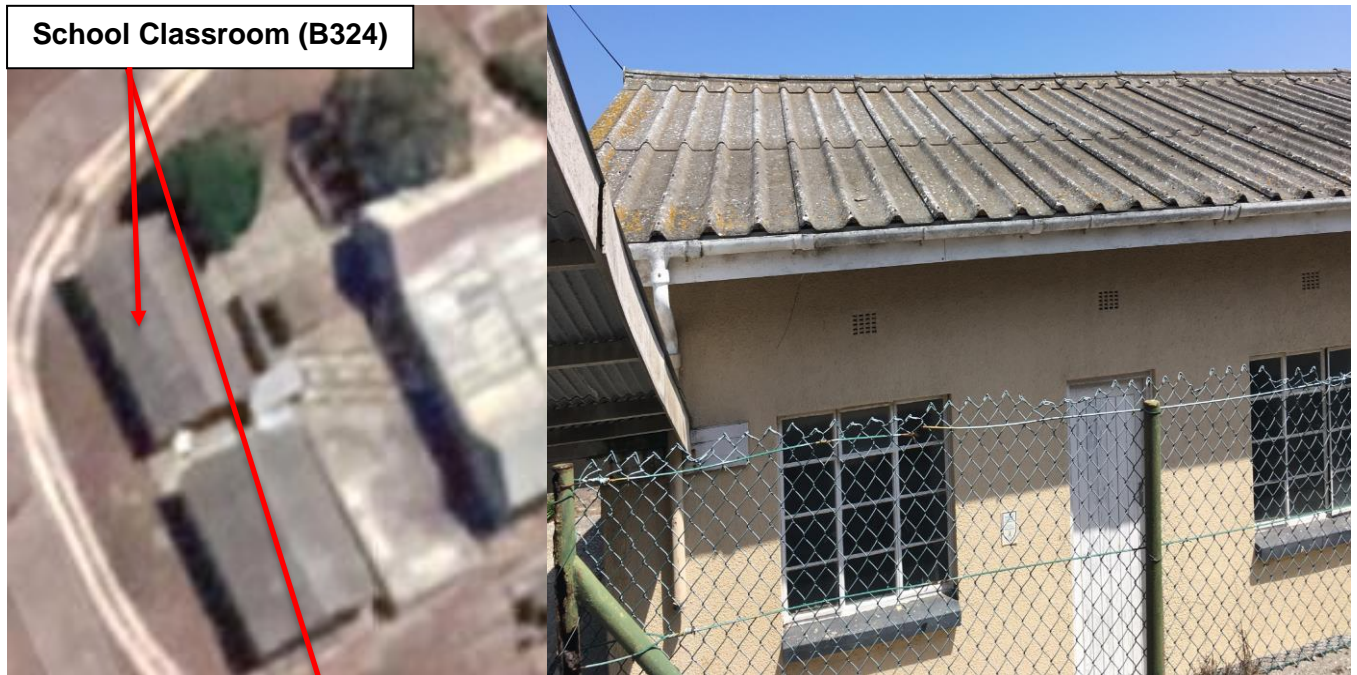
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6. B324 - Art Classroom (Total Floor Area = 150m²)



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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 Village School (B319), Covered walkway (B320), Toilet (B321), Classroom1 (B322), Toilet (B323) and Classroom 2 (B324). 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 timber and 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 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 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 timber boarded floor and concrete floors. 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 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 timber 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 is to be removed and replaced with new sanitary fittings.

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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:

Covered Walkway (B320)

External façade:

- All existing walkway profiled metal roof covering and side cladding is to be removed and replaced with similar approved metal roof covering.
- All existing timber roof structure is to be sanded down and painted.
- All existing fibre cement fascia/barge boards to be removed and replaced with new Nutec or similar approved fascia/barge boards.

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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=1ef3lLFEK0J31xncDPAMrcxnvlqnkC8mh>

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Scope of Works According to Conditions Assessment:

School – B319

- Foundation at south-west corner to be under-pinned to engineer's spec SCD-0006
- Repair cracks to wall with superficial methods
- Repair minor 1mm — 2mm wide cracks to Engineer's specification.
- Repair medium 2mm — 5mm wide cracks to engineer's spec SCD-0002
- New plaster where required
- New cladding/jointing where required
- Veranda roof timber to be cleaned and painted, posts and railings to be replaced
- New gutters to match existing where required

School: Walkway – B320

- Timber rafters to be cleaned and treated to Engineer's specification.
- Replace roof and cladding with new corrugated metal sheeting (to match existing).

School Ablutions – B321

- No major structural repair work required.
- 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.
- Replace timber fascias with new to match existing.
- Replace damaged & missing roof sheeting with new Nutec roof sheeting to match existing where required.

School Classroom – B322

- No major structural repair work required.
- 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.
- Replace timber fascias with new to match existing.
- Replace damaged & missing roof sheeting with new Nutec roof sheeting to match existing where required.

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School Ablutions – B323

- No major structural repair work required.
- 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.
- Replace timber fascias with new to match existing.

School Classroom – B324

- No major structural repair work required.
- 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.
- Replace timber fascias with new to match existing.

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Mechanical

Fire

The school is to remain as a place for tuition and will be converted to a training facility. As such the space remains classified as A3, a Place of Instruction. The following fire regulations apply to Places of Instruction. • x 30m Fire Hose Reel positioned such that the end of the hose reaches any point in the area to be protected.

- 1x 4.5kg DCP Fire Extinguisher per 200m², or per classroom.
- 1x Manual Call Point, Emergency Siren and Light.
- Emergency Exit signage is to be placed above Exit doors
- Running Man Emergency Route signage is to be placed in corridors where a clear exit is not visible.

Wet Services

The school's external ablution facilities and bathrooms do not have running water and are in a state of disrepair. The bathrooms are currently too small for the anticipated number of people to be trained at the facility and, as such, it is recommended that separate prefabricated ablution facilities be erected to cater for the training facility. All water services to the existing bathrooms are to be isolated and disconnected. The kitchen still has water supply and waste water systems operational and should remain as such if the kitchen area is to be maintained. All other water supply and wastewater services can be isolated and disconnected on site

HVAC

The school is naturally ventilated via 30 wall grilles. Three require replacing on the South West facing wall. There are a further two in the front of the school which are covered by sand on the outside and should be uncovered to allow for adequate ventilation to the rooms.