

Scope of Works Document

Robben Island Museum
General Repairs & Renovations
Boat House (B008)
04 April 2019



NARKER & ASSOCIATES
QUANTITY SURVEYORS
PROJECT CONSULTANTS

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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 Boat House (B008).

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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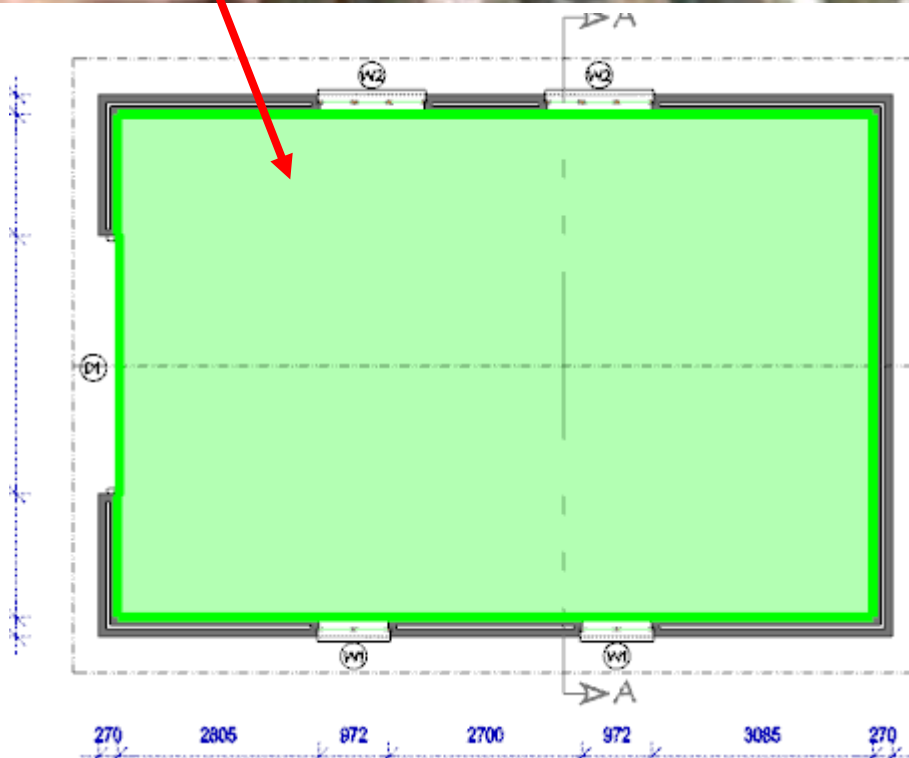


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The Scope of Work comprises of the following building:

BOAT HOUSE (B008)

Total Floor Area = 74m²



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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 Boat House (B008). 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.

Roofs:

- Existing metal roof covering 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.
- Existing roof coverings to be sanded down and repainted to match the original finish.
- All existing fibre cement facia boards to be cleaned and painted to match the existing finish.

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Floor finishes:

- Prepare existing screeded floors including all necessary surface preparation such as removing any loose and flaking residue by means of wire brushing, stripping paint off existing concrete floors, opening up cracks and making good with an approved crack filler sanded smooth and apply two coats epoxy paint

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, including making good to any damaged plasterwork to walls where necessary.

SPECIALISTS

Heritage Consultant:

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

Electrical Engineer:

- All existing light fittings to be removed and replaced with new light fittings.
- DB board to be covered.
- Motorisation of garage door

Mechanical Engineer:

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

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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:

- Remove existing steel roller shutter door with wicket door and replace with new industrial type motorised galvanised steel roller shutter door with wicket door in configurations to match existing
- Remove existing 4No. steel windows, including associated burglar bars and replace with new glazed steel windows in configurations to match existing, including paintwork to new windows to match existing finish.
- Install new 130 x 115 x 8mm thick fibre cement gutters with 75mm diameter fibre cement downpipes including mastic jointing compound to seal downpipe joints, including all necessary bends, elbows, shoes, offsets, etc to be fitted onto existing fibre cement fascia's and reinforced concrete walls.
- Repair work to existing sills where necessary, includes carefully removing spalling plaster to expose the top of brick-on-edge sill, raking out any cracks and removing all surface contamination and dust and loose particles. Once completed, the sill is to be re-plastered and repainted to match existing

Roofs:

- Install new 4mm Thick "Nutec" or equal approved cement flat sheets as eaves roof overhang lining secured to existing roof timbers with and including cover strips, and paint with one coat plaster primer and two coats polyurethane enamel paint:

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Ceiling and Soffits:

- Install new 6.4mm "Rhino" or equal approved gypsum plasterboard fixed to existing roof timber trusses, including cornices to the internal of the Boat House, and paint with an approved alkali resistant paint.

Fittings:

- Remove existing L-shaped timber shelving with 4 tiers and replace with new timber shelving with approximate height 2000mm from finished floor level spaced at 450mm centres vertically in four tiers, fixed complete including all necessary adjustable wall bands and brackets.

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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=1Md9i8gYVQjk490e75ntSGTGhBqM8Mssl>