

Scope of Works Document

Robben Island Museum
General Repairs & Renovations
Maximum Security Prison (021448) – Ablutions & Prison Cells
06 May 2019



NARKER & ASSOCIATES
QUANTITY SURVEYORS
PROJECT CONSULTANTS

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Robben Island Museum
General Repairs & Renovations

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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 Maximum Security Prison (021448) – Ablutions & Prison Cells.

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°48'27.4"S 18°22'16.4"E

Location Google Maps URL: <https://www.google.com/maps/place/Robben+Island/@-33.8037632,18.364831,4544m/data=!3m1!1e3!4m13!1m7!3m6!1s0x11dcc8a654bdf75cb:0x7d6f64452ede9061!2sRobben+Island!3b1!8m2!3d-33.8076073!4d18.3712309!3m4!1s0x11dcc8a654bdf75cb:0x7d6f64452ede9061!8m2!3d-33.8076073!4d18.3712309>

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



The Scope of Work comprises of the following building:

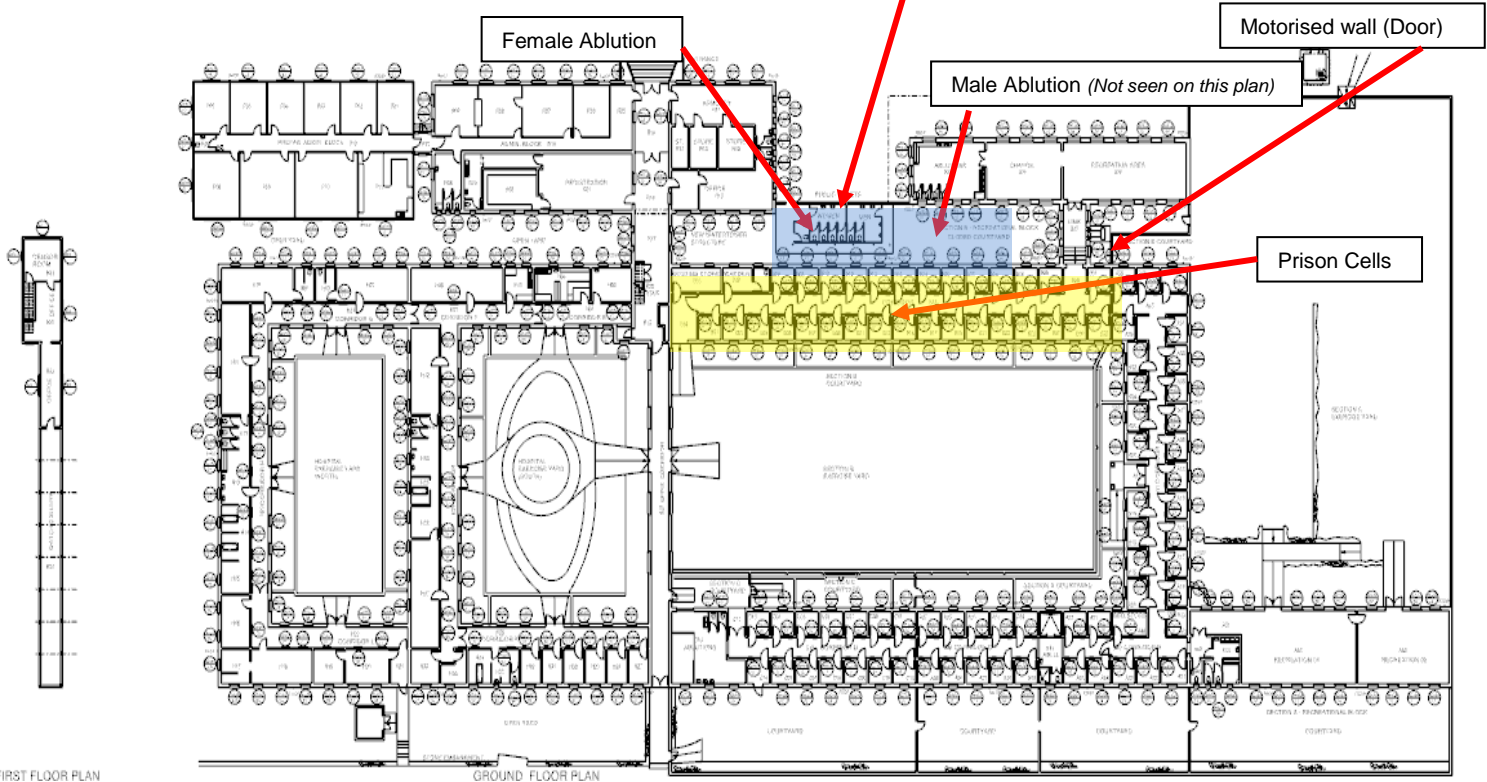
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1. 021448 – Maximum Security Prison (Total floor area of prison cells = 323m²)



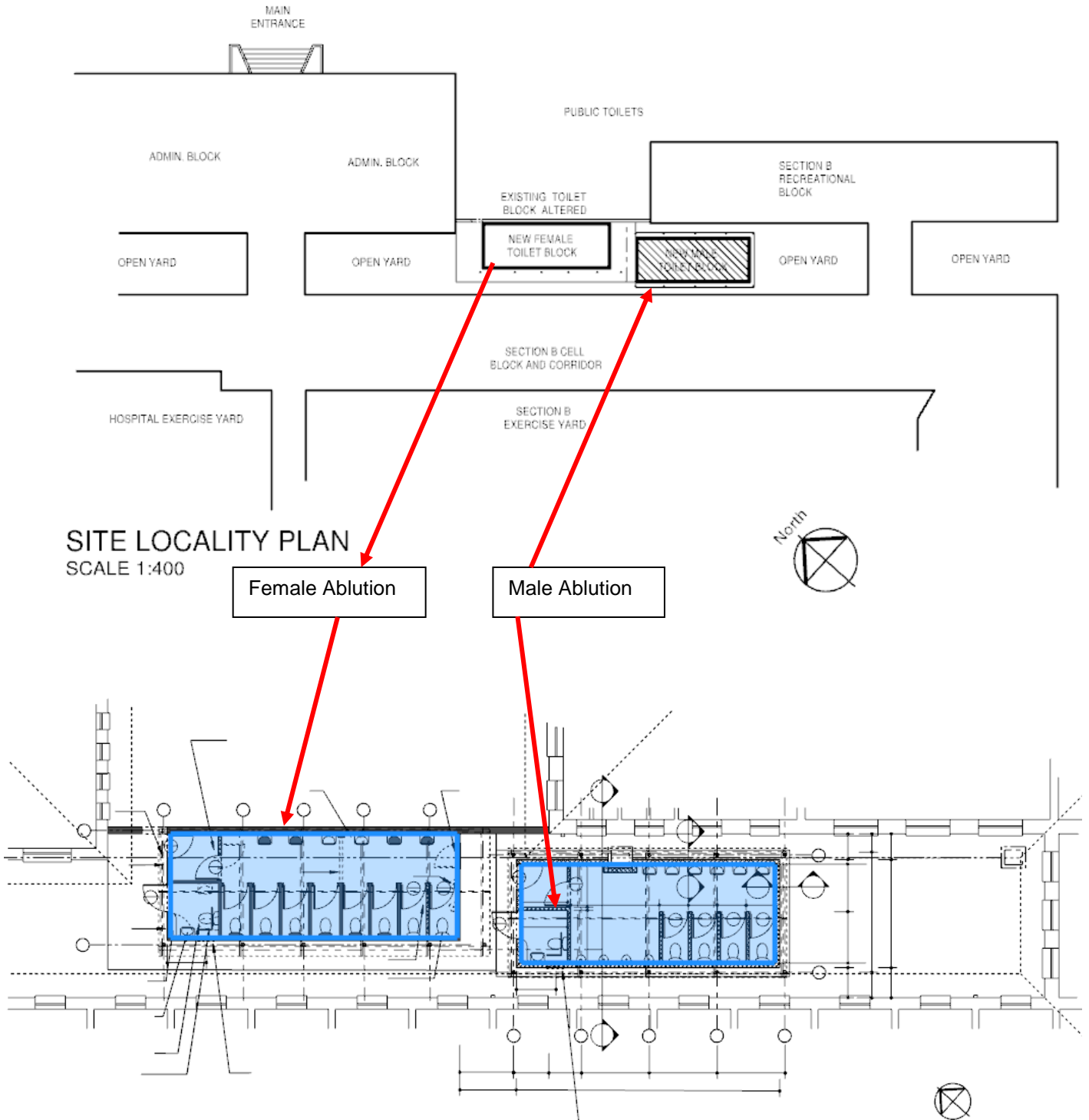
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1. 021448 – Maximum Security Prison – Female (34m²) & Male (29m²) Ablutions



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GENERAL SCOPE OF WORKS:

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 Maximum Security Prison (021448) – Ablutions & Prison Cells. 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.

SPECIALISTS

Electrical Engineer:

- The Services of an Electrical Engineer will be required, refer to the specific scope of works listed further down in this document for details.

Mechanical Engineer:

- The Services of a Mechanical Engineer for HVAC and plumbing will be required, refer to the specific scope of works listed further down in this document for details.

Asbestos Consultant:

- This site has asbestos elements and therefore an asbestos consultant should be appointed.
- All works to asbestos elements shall be in strict accordance with the latest OHS and AAIA regulations.

Heritage Consultant:

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

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SPECIFIC SCOPE OF WORKS:

Maximum Security Prison (021448)

Male & Female Ablutions

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

External Façade

- Existing steel frame fixed within a single door opening is to be completely removed (Entrance leading to Female Ablution).
- Existing single door opening to be altered in size to approximately 1200mm wide, including making good all masonry work (Entrance leading to Female Ablution).
- All existing cement slush finished walls where cracks occur and the wall finish is peeling off the walls, including areas where there are exposed reinforcing steel, remedial action is to be taken (re-slush affected walls) and walls to be made good.
- Two access panels for inspection/ repair purposes, are to be created through the existing external dry walls, including making good walls (Male Ablution).

Roofs

- All existing asbestos roof coverings should be cleaned and painted including minor repairs and patching with suitable fibre reinforced waterproofing.

Floor Finishes

- Existing floors to be thoroughly cleaned down in preparation to receive new enamel paint.
- New timber skirting to be installed (Female ablution only).
- Existing concrete floor to the entrance of the Female Ablution is to receive an expansion saw cut joint with a hardwood timber member fixed to the concrete floor over the new expansion saw cut joint.

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Internal Wall Finishes

- All existing Internal wall surfaces to be sanded down, where required, and repainted with new white paint. 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 splash back wall tiles by the wash hand basins to be removed and replaced with new splash back tiles.

Ceilings Finishes

- All existing ceilings is to be removed and replaced with new plasterboard ceilings.

Plumbing

- All existing toilets to be removed and replaced with new top flush toilets (Female ablution only).
- All existing wall mounted mirrors by each wash hand basin to be removed and replaced with a new larger mirror.
- All existing brackets by the wash hand basins is to be cleaned and re-painted.
- All plumbing is to be re-done completely and chased into brick work (Mechanical engineer to be appointed) (Female ablution only).
- All existing bathroom accessories to be removed and replaced with new (cabin hooks, toilet roll holder, indicator bolts, grab rails, etc).

Electrical Installation

- All existing light fittings to be removed and replaced with new light fittings (Electrical engineer to be appointed).

Specialist Installations

- Remove existing extraction unit and replace with two new wheelie bird extraction fans (Mechanical engineer to be appointed).

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Prison Cells

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

Internal Wall Finishes

- All existing Internal wall surfaces, selected prison cells where applicable only, 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 to match the existing wall finish.

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Passage leading to courtyard

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

Specialist Installations

- Remove existing motorised wall motor and replace with a new motor to carry the weight of the wall (used as a door) (Electrical engineer to be appointed).

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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_RFPOijv-IHtHj60x-wUXWqmGvXsv3M6

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Scope according to the condition assessment.

Prison Entrance (Administration Building) – B083

- Concrete window sills to be replaced with new.

Prison- Entrance (Toilet facility) – B084

- Replace external walls with durable, SANS approved prefabricated panels or new masonry structures.
- Replace entire roof structure with new.

Prison- Entrance (Ablution Block) – B085

- 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 — Entrance (Toilet facility) – B087

- Replace external walls with durable, SANS approved prefabricated panels or new masonry structures.
- Replace entire roof structure with new.

Prison - A Section – B088

No major structural repair work required.

- 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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Prison - B Section – B088

No major structural repair work required.

- 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.

Prison: C-Section – B088

No major structural repair work required.

- 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.

Prison: B-Section (Hospital) – B088

No major structural repair work required.

- 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.

Prison: A and B-Sections — Prison Yard Wall – B088

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

Prison: B-Section Out-Building – B089

- Repair minor cracks to external walls with superficial methods.
- Repair 1mm — 2mm wide cracks to Engineer's specification.
- For durability, paint building to match surrounding painted surfaces.

Prison - F Section – B090

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No major structural repair work required.

- 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.

Prison - D Section – B092

No major structural repair work required.

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

Prison - G Section – B094

No major structural repair work required.

- 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.

Prison- F Section (Out Building) – B091

- No major structural repair work required.
- 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.

Prison- D Section – B092

No major structural repair work required.

- 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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Prison- D Section (Out Building) – B093

- Repair minor cracks to external walls with superficial methods.
- Repair 1mm — 2mm wide cracks to Engineer's specification.
- For durability, paint building to match surrounding painted surfaces.

Prison- G Section – B094

No major structural repair work required.

- 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.

Prison- G Section (Out Building] – B095

- Repair minor cracks to external walls with superficial methods.
- Repair 1mm — 2mm wide cracks to Engineer's specification.
- For durability, paint building to match surrounding painted surfaces.

Prison - Out Building – B099

No major structural repair work required.

- 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.
- Eaves overhangs: Timber to be treated and painted
- Push plaster joint above foundation wall (slab level)

Prison- Cold Store – B100

- Repair minor cracks to external walls with superficial methods.
- Repair 1mm — 2mm wide cracks to Engineer's specification.
- Repaint building for structural durability.

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Prison- Kitchen – B101

Exposed sprockets/roof overhangs of steel trusses:

- Remove corrosion and treat steel with SABS approved anticorrosion compound.
- Apply 2 coats of paint, to match original colour.

Concrete veranda slab:

- Repair cracked and damaged concrete and restore to acceptable condition.
- Repair cracks in stoep.

Prison - Sport Hall – B103

- Repair minor cracks to external walls with superficial methods.
- Repair 1mm — 2mm wide cracks to Engineer's specification.
- Repaint building for structural durability.

Prison- E Section – B105

No major structural repair work required.

- Repair minor cracks to external walls with superficial methods.
- Repair window sills on southern flank of building.
- Repair 1mm — 2mm wide cracks to Engineer's specification.
- Repair 2mm — 5mm wide cracks to Engineer's specification.

Prison-E (Out Building) – B106

- Repair minor cracks to external walls with superficial methods.
- Repair 1mm — 2mm wide cracks to Engineer's specification.
- For durability, paint building to match surrounding painted surfaces.

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Electrical

- Does not appear to have area lighting at this site along the outside of buildings — maintain status quo unless night time visits are planned.
- There are a small number of high mast lights in this area — not to be restored to working condition (refer to 1 Assumptions: Lighting).
- Propose that the electrical substation at entrance to sports field be provided with battery backed up outside lights x6 eg. bulkheads to assist with access during power failures.
- Remove temporary cabling.
- Make corrections to light switches and junction box.
- Block F: Remove surface mount cable/extension.
- Remove loose overhead cable/extension between Main Kitchen & watch tower
- C-section medical ward: Replace white toggle with original black toggle if obtainable otherwise remove bottom switch & conduit & retain top switch. Refurbish both switches to new condition — if not possible decommission and wire lights to new switch mounted inside DB board or in position indicated by architect.
- Replace missing cover with identical unit as before.

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Mechanical

Fire

Require a fire hose reel system for the Maximum Security Prison.

The prison is no longer in use and as such, the building classification is not as a Place of Detention. Rather, the Maximum Security Prison is occupied by Offices and Exhibition Halls. The total area is divided into two parts; the Exhibitions and Offices. As such the office spaces are classified as G1 and the exhibitions as C1.

The following fire regulations apply to the Office space — G1:

- 1x 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 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 the Exhibitions, the old prisons — C1:

- 1x 30m Fire Hose Reel positioned such that the end of the hose reaches any point in the area to be protected.
- 1x 9kg DCP Fire Extinguisher per 200m², or per building.
- 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.

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Wet services

While water and wastewater has been disconnected in most parts where it is no longer required, the A and C-Section showers still have running water. These can be isolated and disconnected from the water supply and wastewater systems. The hot water reticulation system running from the outhouses and along the internal walls of the precinct are old, corroded and falling apart in places. This must either be removed in its entirety, or fully restored.

HVAC

The only ventilation applicable at the Maximum Security Prison is at the kitchen and mess hall. The extraction fans are to be electrically isolated and disconnected and the fans decommissioned.