

Scope of Works Document

Robben Island Museum
General Repairs & Renovations
Sobukwe Complex
07 May 2019



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QUANTITY SURVEYORS
PROJECT CONSULTANTS

Scope of Works Document

Robben Island Museum
General Repairs & Renovations

Sobukwe Complex

Sobukwe House (B140)
Sobukwe Ablutions (B141)
Sobukwe Well (B142)
Sobukwe School (B143 & B144)
Kennel C (B145)
Kennel A (B146)
Kennel B (B147)

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.

Scope of Works Document

Robben Island Museum
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Contents

INTRODUCTION	3
LOCATION OF THE WORKS OVERVIEW:	4
GENERAL SCOPE OF WORKS:	13
PRIMARY ELEMENTS	13
External façade:	13
Roofs:	14
Internal divisions:	14
Internal wall finishes:	14
Ceiling finishes:	15
SPECIALISTS	15
Electrical Engineer:	15
Mechanical Engineer:	15
Asbestos Consultant:	15
Heritage Consultant	15
SPECIFIC SCOPE OF WORKS:	16
Sobukwe House (B140)	16
External Façade	16
Sobukwe Ablution block (B141)	17
External Façade	17
Internal Division	17
Floor Finish	17
Sobukwe School (B143 & B144)	18
Ceiling Finishes	18
Sobukwe Kennel C (B145), Kennel A (B146) and Kennel A (B147)	19
External Façade	19
REFERENCE IMAGES	20

Scope of Works Document

Robben Island Museum
General Repairs & Renovations
Sobukwe Complex
07 May 2019



NARKER & ASSOCIATES
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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 Sobukwe House (B140), Sobukwe Ablutions (B141), Sobukwe Well (B142) Sobukwe School (B143 & B144), Kennel C (B145), Kennel A (B146) and Kennel B (B147).

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.

Scope of Works Document

Robben Island Museum
General Repairs & Renovations
Sobukwe Complex
07 May 2019



NARKER & ASSOCIATES
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LOCATION OF THE WORKS OVERVIEW:

Robben Island Museum

Co-ordinates: 33°48'13.8"S 18°22'35.2"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.



Scope of Works Document

Robben Island Museum
General Repairs & Renovations
Sobukwe Complex
07 May 2019



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The Scope of Work comprises of the following buildings:



Scope of Works Document

Robben Island Museum
General Repairs & Renovations
Sobukwe Complex
07 May 2019

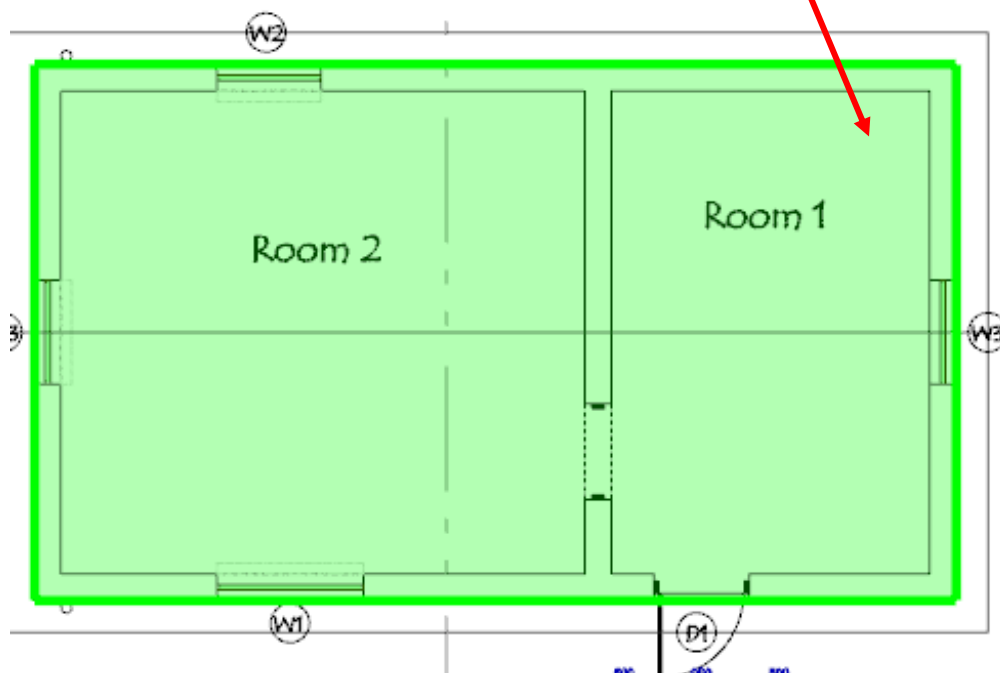


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The Scope of Work comprises of the following building:

1. B140 – Sobukwe House (Total floor area = 45m²)

Sobukwe House (B140)



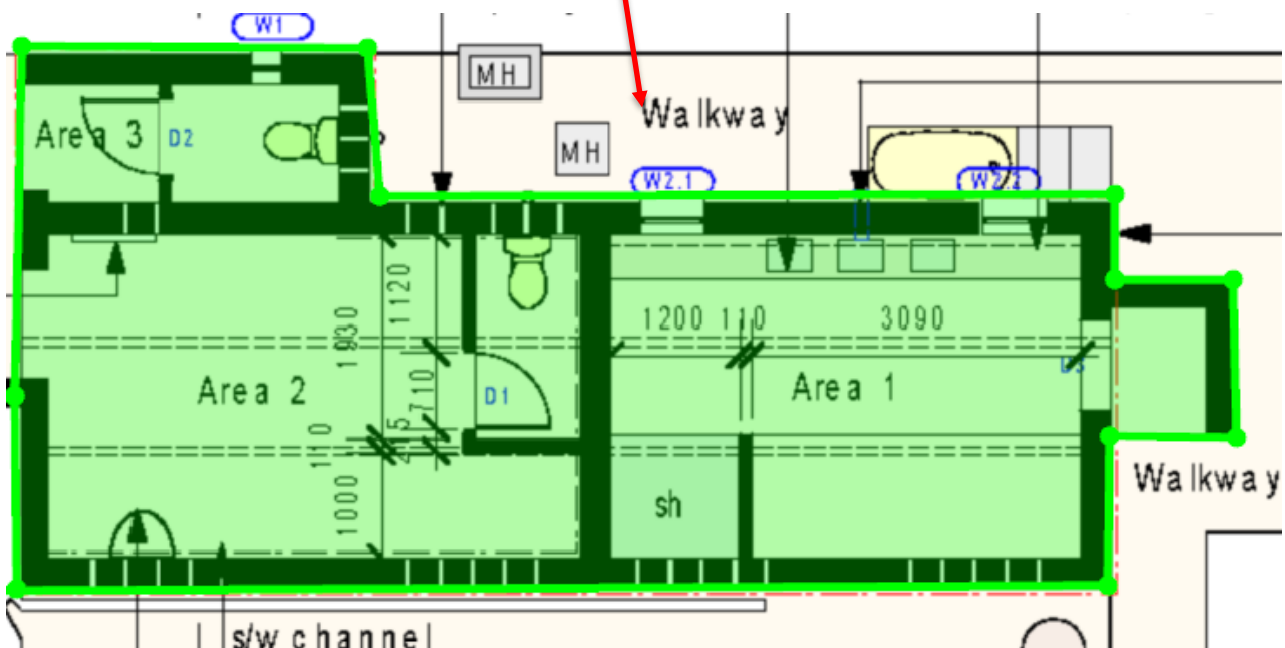
Scope of Works Document

Robben Island Museum
General Repairs & Renovations
Sobukwe Complex
07 May 2019



NARKER & ASSOCIATES
QUANTITY SURVEYORS
PROJECT CONSULTANTS

2. B141 – Sobukwe Ablution Block (Total Floor Area 42m²)



Scope of Works Document

Robben Island Museum
General Repairs & Renovations
Sobukwe Complex
07 May 2019

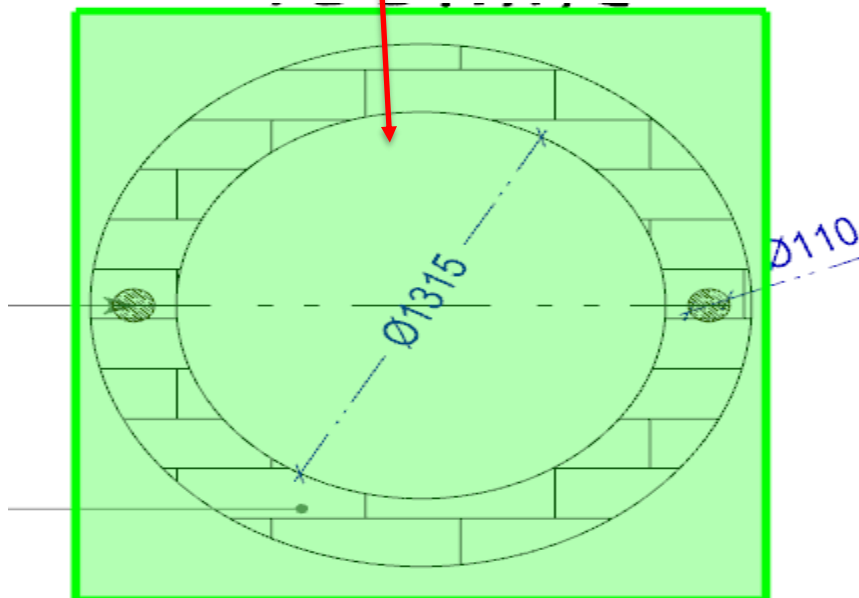


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PROJECT CONSULTANTS

3. B142 – Sobukwe Well (Total floor Area 4m²)



Sobukwe Well (B142)



Scope of Works Document

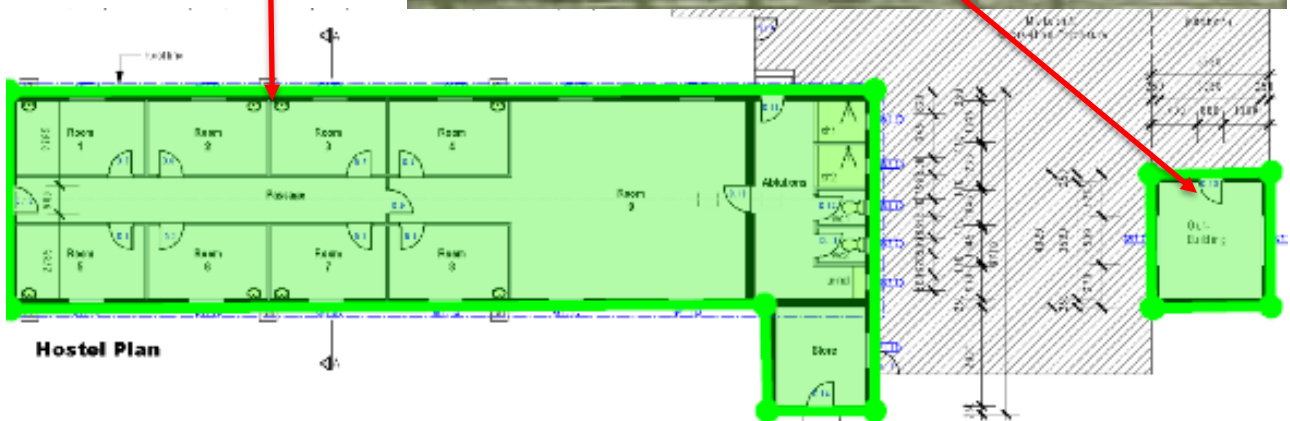
Robben Island Museum
General Repairs & Renovations
Sobukwe Complex
07 May 2019



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4. B143 & B144 – Sobukwe School (Total floor Area 197m²)

Sobukwe School B143 & B144)



Hostel Plan

Scope of Works Document

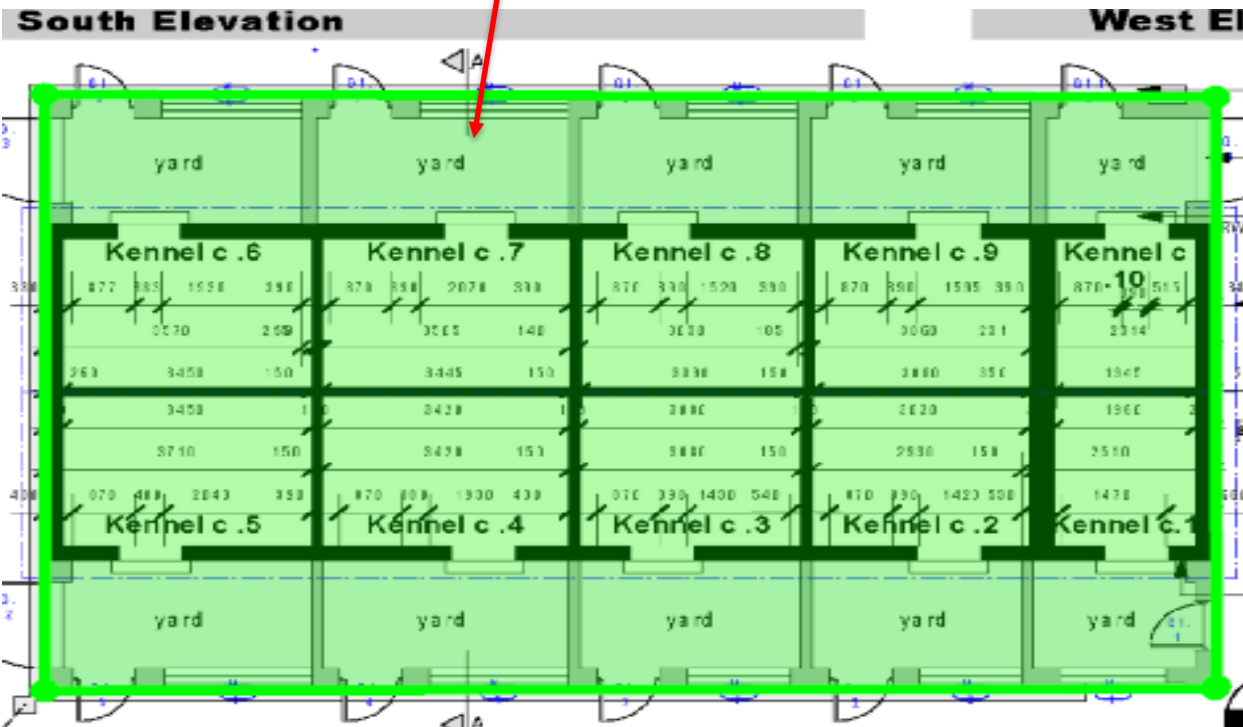
Robben Island Museum
 General Repairs & Renovations
 Sobukwe Complex
 07 May 2019



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5. B145 – Sobukwe Kennel C (Total Floor area 96m²)

Sobukwe Kennel C (B145)



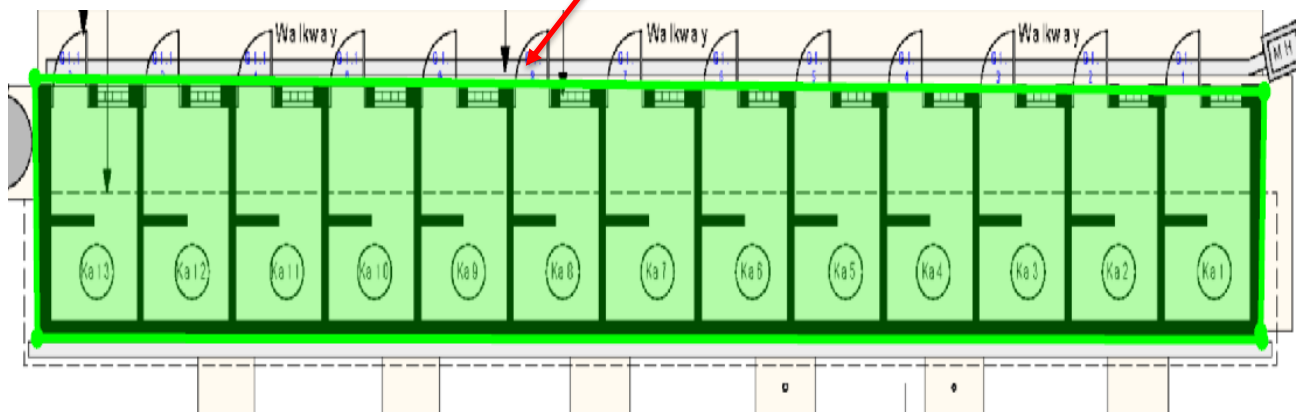
Scope of Works Document

Robben Island Museum
General Repairs & Renovations
Sobukwe Complex
07 May 2019



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PROJECT CONSULTANTS

6. B146 – Sobukwe Kennel A (Total Floor Area 88m²)



Scope of Works Document

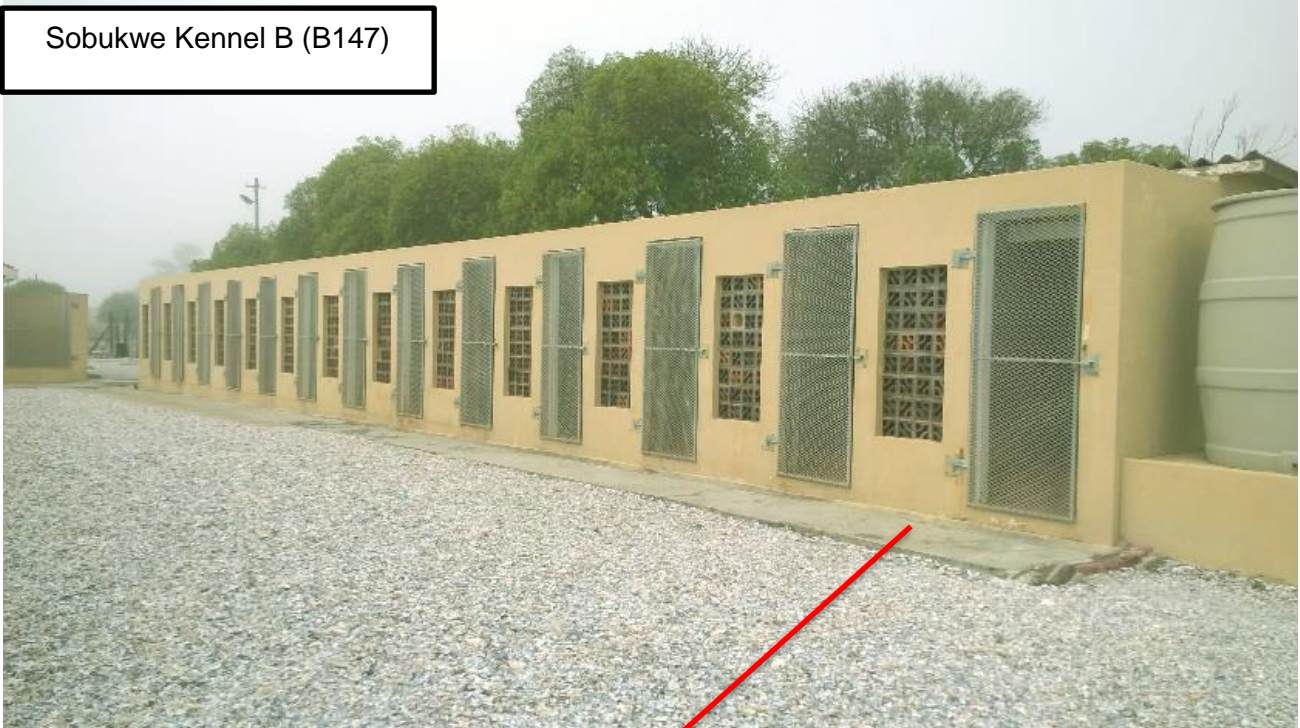
Robben Island Museum
General Repairs & Renovations
Sobukwe Complex
07 May 2019



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PROJECT CONSULTANTS

7. B147 – Sobukwe Kennel B (Total floor Area 86m²)

Sobukwe Kennel B (B147)



Scope of Works Document

Robben Island Museum
General Repairs & Renovations
Sobukwe Complex
07 May 2019



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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 Sobukwe Complex (House, Ablutions, Well, School, Kennel A, Kennel B, and Kennel C), 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.
- All existing external timber doors to be sanded down and re-painted or varnished, as applicable, to match the original finish, including servicing of all ironmongery and replacing with new ironmongery etc. (replacement of ironmongery only where necessary) and all new items is to resemble as close as possible to the existing items being replaced.
- 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. to resemble as close as possible to the existing items being replaced and only where necessary.

Scope of Works Document

Robben Island Museum
General Repairs & Renovations
Sobukwe Complex
07 May 2019



NARKER & ASSOCIATES
QUANTITY SURVEYORS
PROJECT CONSULTANTS

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 protective sealant paint finish.
- All existing asbestos rainwater goods shall be cleaned and painted to match the existing finish, including replacing damaged sections with new fibre cement rainwater goods.
- All existing fibre cement facia 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.

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 or varnished, as applicable, to match the original finish, including servicing of all ironmongery and replacing with new ironmongery etc. (replacement of ironmongery only where necessary) and all new items is to resemble as close as possible to the existing items being replaced.

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.

Scope of Works Document

Robben Island Museum
General Repairs & Renovations
Sobukwe Complex
07 May 2019



NARKER & ASSOCIATES
QUANTITY SURVEYORS
PROJECT CONSULTANTS

Ceiling finishes:

- All existing hardboard ceilings should be sanded down and re-painted with new paint to match the existing finish.

Fittings:

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

SPECIALISTS

Electrical Engineer:

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

Mechanical Engineer:

- The buildings are to be assessed for the requirement of air-conditioning 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.

Scope of Works Document

Robben Island Museum
General Repairs & Renovations
Sobukwe Complex
07 May 2019



NARKER & ASSOCIATES
QUANTITY SURVEYORS
PROJECT CONSULTANTS

SPECIFIC SCOPE OF WORKS:

Sobukwe House (B140)

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

External Façade

- All existing asbestos rainwater gutters and downpipes to be replaced with similar approved fibre cement rainwater goods to match existing.
- All existing window sills are to be plaster patched, sanded smooth and the surface coated with an approved primer and finishing coats to match existing finish.

Scope of Works Document

Robben Island Museum
General Repairs & Renovations
Sobukwe Complex
07 May 2019



NARKER & ASSOCIATES
QUANTITY SURVEYORS
PROJECT CONSULTANTS

Sobukwe Ablution block (B141)

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

External Façade

- All existing asbestos rainwater gutters and downpipes to be replaced with similar approved fibre cement rainwater goods to match existing.

Internal Division

- All existing concrete floors to receive new timber skirting.

Floor Finish

- All existing concrete floors to be prepared to receive an approved epoxy paint.

Scope of Works Document

Robben Island Museum
General Repairs & Renovations
Sobukwe Complex
07 May 2019



NARKER & ASSOCIATES
QUANTITY SURVEYORS
PROJECT CONSULTANTS

Sobukwe School (B143 & B144)

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

Ceiling Finishes

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

Scope of Works Document

Robben Island Museum
General Repairs & Renovations
Sobukwe Complex
07 May 2019



NARKER & ASSOCIATES
QUANTITY SURVEYORS
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Sobukwe Kennel C (B145), Kennel A (B146) and Kennel A (B147)

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

External Façade

- All existing steel mesh gates to be sanded down and to receive a protective anti-corrosive paint and finishing coats as required.

Scope of Works Document

Robben Island Museum
General Repairs & Renovations
Sobukwe Complex
07 May 2019



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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=1zvjhF-y8mTFHRQaSziLncTNAemMW1-cJ>