

Scope of Works Document

Robben Island Museum

General Repairs & Renovations

Transport Depot (Old government Garage) B209, B211 & B213

21 May 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 Works Document will deal specifically with the Transport Depot (Old Government Garage) (B209, B211 & B213).

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°48'29.0"S 18°22'39.2"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.



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The Scope of Work comprises of the following buildings:



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General Repairs & Renovations

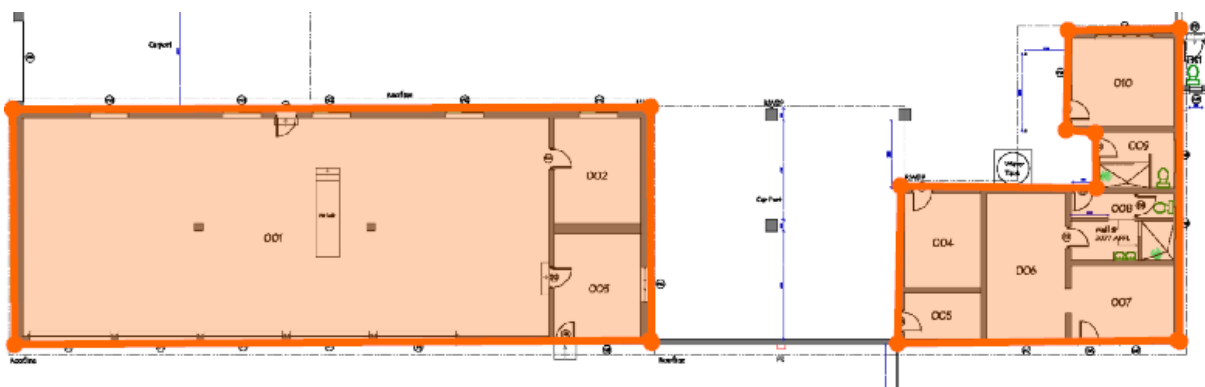
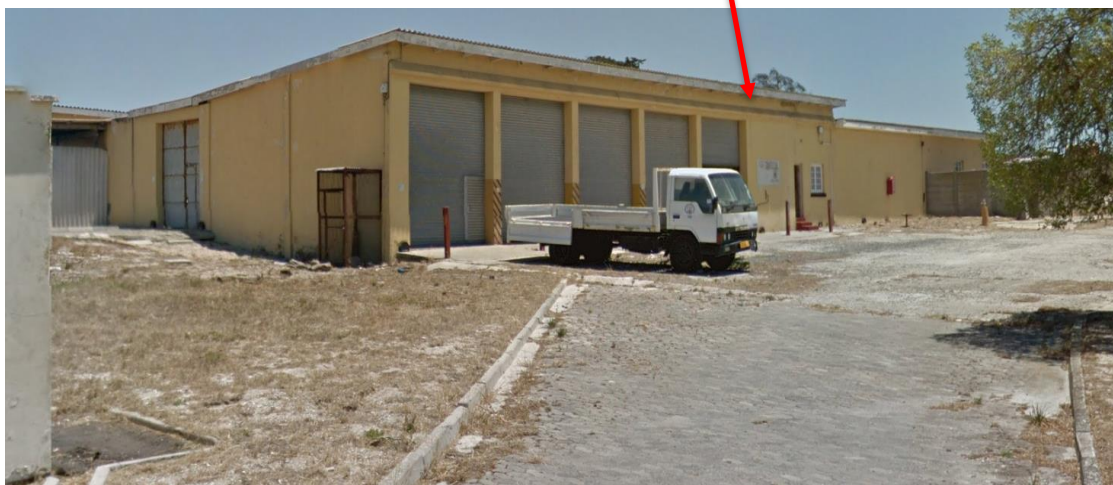
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1. B209– Old Government Garage (Total floor areas = 377m²)



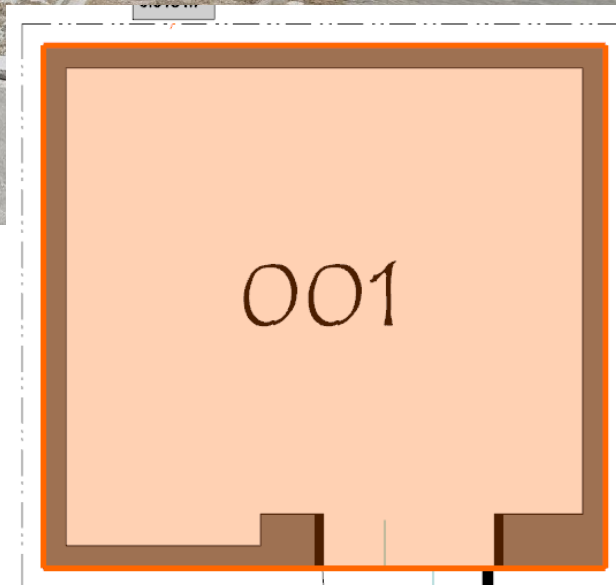
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- 2. B211– Old Government Garage (Total floor areas = 7m²)



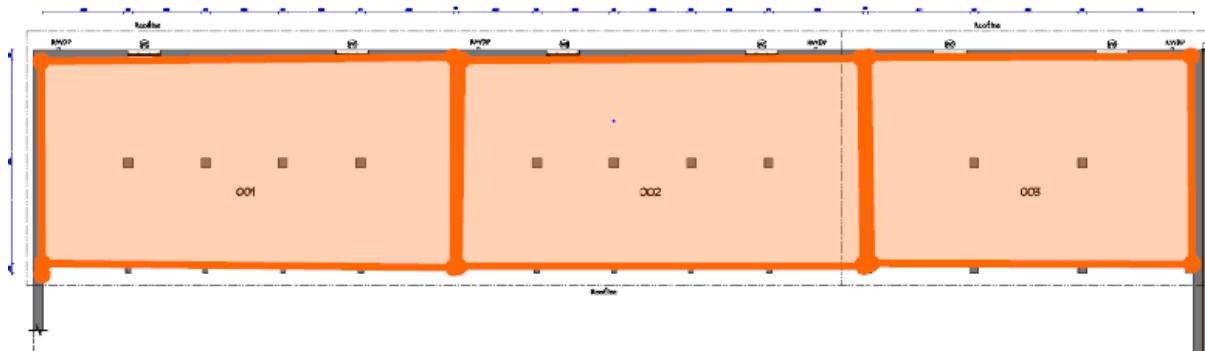
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3. B213 – Old Government Garage (Total floor areas = 462m²)



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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 Old Government Garage (B209, B211 & B213). 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 concrete pillars and asbestos water tank 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 the replacement of doors, servicing of all ironmongery and replacing with new ironmongery etc. (replacement of doors and ironmongery only where necessary) and all new items is to resemble as close as possible to the existing items being replaced.
- All existing timber windows, including burglar bars, to be sanded down and repainted 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.

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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 asbestos roof covering is to be cleaned by using a high-pressure water jetting method and the roof covering is to receive a suitable clear protective sealant paint 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 fascia/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 fibre cement fascia/barge boards to match existing.
- All existing hardboard eaves to be sanded down and repainted to match the existing finish.

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.

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Floor finishes:

- There are various types of floor finishes throughout the buildings, such as timber boarded floor, Vinyl tiles, Carpets and concrete floors. In general, the condition of existing floor finishes should be assessed and repaired where possible.
- All existing timber skirting's to be sanded down and repainted 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 to match existing or new finish.

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 hardboard and timber boarded ceilings should be sanded down and repainted or varnished, as required, to match the existing finish. Any damaged sections, beyond the point of repair, to be removed and replaced with new 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 buildings are to be assessed for the requirement of HVAC.

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:

Old Government Garage (B209)

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

External Façade:

- All (2No.) existing timber windows in room 001 to be removed, including associated burglar bars and be replaced with new timber windows in configurations to match existing, including paintwork to new windows to match existing finish.
- All existing steel roller shutter doors to receive a new anti-corrosion protective paint.
- Remove existing steel sliding door (D4) and replace with new steel door including ironmongery and paintwork to match existing finish.
- Remove existing external timber door (D5 – room 001)) and replace with new timber door including ironmongery, paintwork to match existing finish.

Finish Floor

- All existing timber boarded floors in room 002 & 003 are to be sanded down and re-varnished with a suitable polyurethane sealer/ varnish to match the existing finish
- All existing concrete floors in room 001,008 & 009 to be thoroughly cleaned down of all dirt and general contamination, etc. in preparation to receive a new epoxy paint finish.
- All existing carpet in room 010 & 006 to be removed and be replaced with vinyl tiles.
- All existing vinyl tiles in room 004 and 007 to be removed and be replaced with new vinyl tiles.

Fittings

- All existing vertical fabric blinds to be removed and be replaced with new aluminium venetian blinds.

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Flammable Store (B211)

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

Ceiling Finishes:

- Remove existing plasterboard ceiling and replace with a new plasterboard ceiling.

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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=1c8WwW61Yzm3Tf2sBdWiiUngz8LTxC9W3>