

**THIS SCOPE OF WORK IS TO BE READ IN CONJUNCTION WITH DRAWINGS s282.3-01, s282.3-02, and s282.3-03**

**SCOPE OF WORK**

ALL ITEMS AS MARKED ON PLAN ① ② ③ etc.

1. Existing Joinery Item: Wall fitted cupboard and shelving unit to be refurbished, size 3.6m long x 2.6m high x 400mm deep. Quantity 2 off.  
Restore all finishes and repair as necessary. Fit new mirrors 2 per cupboard.
2. Existing fireplace to be restored as per original condition.
3. Existing bar counter to be removed and set aside for re-use in new position.
4. Repair existing floorboards along length of bar counter.
5. Renovate all internal finishes: Timber floorboards, timber skirtings, service and repair timber windows as necessary. Repair plaster cracks and hollow plaster.  
Strip existing ceiling and replace with new timber strip ceiling in 22mm t&g boarding. Skim wall surfaces after repairs as necessary, prime and 2 finishing coats  
Plascon Polvin or equivalent to architects choice.
6. Upgrade electrical power supply and lighting to electrical engineers specification. All conduiting to be concealed.
7. Existing Bar Counter, refurbished and adapted to fit into new position - allow R 10 000 for joinery work only.
8. New joinery item - allow R 30 000.
9. Remove existing timber floor completely, clean out area at ground level and construct new suspended reinforced concrete floor to structural engineers detail.  
New ceramic floor tiles on 50mm cement screed to suit application. This area is marked shaded on the Floor Plan as:
10. New 110 internal brickwalls up to ceiling height 3.0m. 15mm cement plaster to all walls. 200 x 300 Ceramic tiles to all walls to a height of 2.2m.  
Plaster and paint above tiling to ceiling height.
11. New ceiling to entire room, ceiling and ceiling cornice specification as per original timber ceiling of station building in 22mm t&g boarding.
12. New sanitary fittings - allow R 16 000 for all fittings and accessories. To later architects schedule.
13. New kitchen joinery to later detail - Allow R 80 000
14. New kitchen fittings and catering equipment - Allow R 50 000
15. Upgrade existing tiled floor: remove old floor tiling and replace with new floor tiles to specification.
16. Fit new hardwood shelving and display cabinets to existing opening - allow R 10 000 per unit.
17. Remove existing AC unit and make good finishes.
18. Renovate all wall and ceiling finishes. Fit new light fittings to eng's spec. and architects choice, upgrade floor finish in places. Allow R.... /m2. Area 33m2
19. Strip all finishes and fittings and renovate all as per original finishes. Fit new suspended ceilings and lighting.
20. Repair all plaster cracks and renovate all wall and ceiling finishes. Renovate floor finish. Allow for new light fittings and aircon installation (AC to be confirmed)  
Repair roof leaks, allow for removal of existing fixed counters, allow for joinery unit fitted around existing distribution board.
21. Provide new seating as per layout - 54 seats total.
22. New hardwood shelving unit to detail, size 2775 long x 550 deep x 2100 high
23. New hardwood shelving unit to detail, size 1555 long x 550 deep x 2100 high
24. Fixed in position cast iron seats and tables, 3 tables and 12 chairs - allow R 20 000.
25. 4 seater unit comprising 2 seater couch, 2 single seater easy chairs, one table and carpet, size 2.6 x 1.5m. QUANTITY 1 OFF
26. 5 seater unit comprising 2 seater couch, 3 single seater easy chairs, one table and carpet, size 3.0 x 2.2m. QUANTITY 3 OFF
27. 4 seater unit comprising 2 seater couch, 2 single seater easy chairs, one table and carpet, size 2.6 x 1.5m. QUANTITY 1 OFF
28. 3 chairs and 1 table unit to architects choice. QUANTITY 2 OFF
29. New hardwood bar stools - QUANTITY 18 OFF
30. Item omitted from scope of work.
31. Repair 60m length of roof: Repair roof leaks and gutter. Service and repair rwdp's. Paint all steelwork. Repair all ceilings as necessary and repaint. Allow for waterproofing.
32. New AC cassette unit in ceiling to electrical/mechanical engineers detail.
33. New Joinery Item below new bar counter facing to inside of bar area - Allow R 24 000 for fitting out.
34. Kitchen extraction to electrical/mechanical engineers specification
35. New Joinery item: Bar Counter - allow R 20 000
36. Strip existing vinyl and nosing from timber stairs and renovate with new hardwood to match as required. Hand sand and finish with hardwearing sealant to architects specification.
37. Renovate all floor, wall and ceiling finishes, service and upgrade lighting and plug points - Allow R..../m2 TOTAL AREA 69m2
38. AC unit as per electrical/mechanical engineers specification. No exposed conduits or refrigerant lines to be visible.
39. Renovate internal finishes, repair plaster, repaint all painted surfaces. Service all fittings, locks and hinges and repair as necessary - Allow R....m2 TOTAL AREA 31m2
40. All as for 39 - Area 5m2. Additionally replace wc pan and cistern and whb. Re-use st/steel grabrails. Fit new toilet accessories.
41. Remove existing retro-fitted lightweight partition wall and make good finishes as per original building.
42. Upgrade all floor, wall and ceiling finishes. Electrical upgrade to engineers details.
43. Upgrade existing Air Conditioner
44. Allow for new partition wall and door to ceiling height.
45. New Covered Parking Area: 5 off galv. mild steel cantilevered canopies on 150 dia. galv steel main posts by specialist. Parking for 10 cars.
46. Upgrade kitchen yard - Allow R..../m2 TOTAL Area 16m2
47. Paint existing 48m length of steel security fence and repair entrance gates.
48. Allow for repair of 200m2 of tarmac driveway including compacted layerworks and bitumen surfacing.
49. Replace 46m length of steel security fence with new galv. steel security fencing 2.4m high including two gates 2.2m wide each
50. Bus Parking demarcated area.

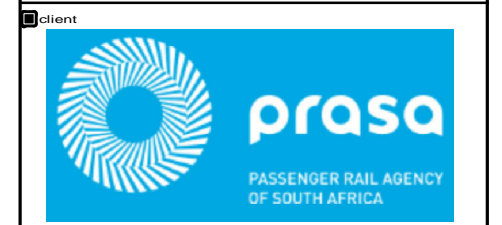
**GENERAL:**

Allow for all existing windows and doors to be serviced and repaired as necessary.  
Existing timber floor boards to be stripped and sanded and Bona Mega one-component waterborne 100% polyurethane wood floor finish or similar approved applied.  
Bona Mega one-component waterborne 100% polyurethane wood floor finish or similar approved applied to all new floor boards.  
All Floor skirting boards to match existing.  
All Ceiling cornices to match existing.  
Allow for cleaning of old facebrickwork by hand where necessary to architect's specification.  
Allow for water-proofing of existing roof areas as necessary.  
Repair existing turret above toilet block.  
Allow for painting of all external previously painted items such as doors, windows, fascias, gutters, rainwater downpipes, steelwork etc.  
Allow for new ironmongery where necessary and to match existing.  
Allow for water pressure tests and upgrade of all water pipes as necessary and instructed by mechanical engineer.  
Allow for upgrade of electrical component as necessary and as per electrical engineers instructions. Electrical upgrade to be under architect's supervision with all conduits concealed or position agreed with the architect.

- the copyright of this drawing remains with the architect.
- figured dimensions to be taken in preference to scaled dimensions.
- report any discrepancies directly to the architect before commencing work.
- all work to be done in accordance with the sabs 0400

REV	DATE	REVISIONS	INIT.
-----	------	-----------	-------

REV	DATE	REVISIONS	INIT.



**SAKHISIZWE ARCHITECTS INTERIORS**

HEAD OFFICE  
41 SWAPO ROAD, BROADWAY, DURBAN NORTH  
TEL: 031-563 3424 FAX 031-563 3518  
www.sakhisizwearchitects.com

BRANCH OFFICE  
Suite 28, Golden Penny Centre  
26 Hely Hutchinson Road, Mtunzini, 3867  
T: 035 340 2510

Professional Architect's Signature: M.K.P. Mawesana (Pr Arch) saccap (7502), isaia (7593)

**PROJECT**

**PROPOSED BUSINESS EXPRES LOUNGES AND SHOSHOLAZA MEYL RELOCATION FOR PRASA AT PIETERMARITZBURG STATION**

**DRAWING TITLE**

**COUNCIL SUBMISSION DRAWING**

**SCOPE OF WORK**

DATE:	SCALES:	DRAWN:
February 2013	N/A	TW
DRAWING No.	REVISION	
s282.3-06	-	
ISSUED FOR APPROVAL		
ISSUED FOR INFORMATION		
ISSUED FOR SUBMISSION		11.02.2013
ISSUED FOR TENDER		
ISSUED FOR CONSTRUCTION		