Province of the
EASTERN CAPE
HEALTH

C3 SCOPE OF WORK : XHORA COMMUNITY HEALTH CENTRE
NEW WAITING AREA ROOF + REPLACE GUTTERS & DOWNPIPES

Bid Description:	
Tender No:	

C3.1 SCOPE OF WORKS

The Xhora CHC comprises of a Gatehouse (A), CHC Building (B), Nurses Home (C), Toilet block, Medical Waste Store, Sputum Booth and some temporary facilities at the rear of the CHC (D) and a high-level Braithwaite Water Tank (E) in the positions as indicated on the extract from Google Earth below.

Xhora CHC, Elliotdale, Dutywa district (Google Earth)

Xhora CHC is located on Erf 1268 Elliotdale, with an irregular polygonal site outline and an overall site area of 2.5255 hectares. The overall site perimeter is approximately 622 m (measured off Google Earth).

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The detail of this scope of work is set out below, now revised to reflect the changes that have occurred since the original Scope of Work was prepared.

The old polycarbonate roof and timber roof structure have been removed. An insulated prefab building has been constructed within the external waiting area courtyard to accommodate two small consulting rooms (funded by an NGO)

NEW WAITING AREA ROOF

PREPARATORY WORK

1. All existing surfaces and finishes in the courtyard and surrounding verandahs – and the new prefab structure - are to be protected from damage during the work on site.
2. Carefully remove the remnants of the steel brackets fixtures marking the positions of the recently removed rafters onto the south verandah beam.
3. Stop all holes in all the surfaces of the south and the west timber verandah beams, sand down and paint with one coat SANS approved universal undercoat and two coats SANS approved white enamel paint.
4. Remaining 75 mm dia steel columns (which had supported the timber roof structure) to be carefully removed.
5. All the existing cast in situ steel columns or remains of columns that once supported timber roof structure from floor of courtyard to be carefully removed by chopping out concrete / screed adjacent to pipe and cutting off the pipe about 30 mm below FFL;
6. Wherever the steel columns have been removed, the smooth steel floated concrete floor finish to be repaired to match the existing.

DESIGN AND SUPPLY OF STEEL FRAMED ROOF STRUCTURE

1. Contractor to utilise the architect's proposal for a replacement steel roof structure over the external waiting area.
2. The new roof is raised to avoid the roof of the prefab, and cantilevered over the adjacent roofs where shown,
3. The new roof is to be provided with suitable bracing bay/s as shown and supported on new free standing steel columns.
4. Contractor to procure a **design-and-supply** proposal from a specialist steel fabrication company for the construction and installation of the new roof structure
5. Contractor shall provide **shop drawings** of the steel structure for **scrutiny and approval prior** to commencing manufacture.
6. Contractor shall provide an Engineer's Certificate for the completed steel roof structure on completion
7. Replacement roof structure to be assembled from hot dipped galvanised structural steel components. All bolts and fixtures are to be hot dipped galvanised steel.
8. Replacement roof structure to be supported on new 100 dia round galvanised steel pipe columns in positions as indicated
9. Replacement roof structure shall provide purlins spaced at not greater than 1 000 mm

centres to centre – spaced close to adequately support the polycarbonate
10. Carefully cut through surface bed in required positions, to install concrete footings for new structural steel columns to Engineers details;
11. Supply and erect the replacement galvanised steel columns and roof structure for the new waiting area roof, strictly in accordance with the approved shop drawings.

POLYCARBONATE IBR ROOF SHEETING

1. Installation of Polycarbonate IBR Profile roof sheets to be strictly in accordance with manufacturer's recommendations;
2. Polycarbonate to be co-extruded Opal 2.5mm thick with UV 2 double-sided UV Protection heavy duty IBR profile, suitable for hail risk areas.
3. Polycarbonate sheets to be installed with 20 mm pvc spacer tubes between the underside of the ridges and the top face of the purlins at each fixing screw. Spacer tubes to be cut to the correct length.
4. Fixing holes drilled through polycarbonate to be oversized as recommended by manufacturer to permit expansion and contraction
5. Fixing of polycarbonate sheeting to use 75mm x 5.5 mm self-drilling galvanised Tek roofing screws and neoprene and galvanised steel washers.

FIBRE CEMENT FASCIA BOARD

1. Install 150 x 12 fibre cement fascia board to exposed front face of last purlin using self-drilling galvanised screws.
2. Paint fascia boards with one coat of SANS Approved Plaster Primer, one coat of universal undercoat and two coats of SANS Approved White enamel paint

SEAMLESS ALUMINIUM GUTTERING

1. Install 150 mm wide seamless aluminium guttering - with all necessary brackets and stop ends onto fascia. Aluminium gutters to be installed by an approved or accredited gutter installer.
2. Install 80 mm SANS approved PVC downpipes comprising swan-necks, downpipes, brackets (1 per 850 mm) and discharge shoes. Assume a total of 4 No. off downpipes
3. PVC downpipes to be attached to the underside of gutters with a hole formed in the gutter bottom with a series of radial cuts, with each triangular section bent down and with a minimum of four triangles pop rivetted onto the pvc downpipe.

CLEANING OF SITE / COURTYARD

1. The existing courtyard shall be kept clean at all times and at the end of each working day shall be swept clean to remove any debris / swarf / dust etc.

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SCOPE OF WORK: CHC (B) + NURSE'S HOME (C):

REMOVE GUTTERS AND DOWNPIPES

1. All existing gutters and downpipes to be removed and disposed off-site, including galvanised square gutters, aluminium ogee profile or white half-round or square PVC gutters.

FASCIA AND EAVES LINING

2. Effect any necessary repairs to the existing fascias and eaves linings to match existing in all respect.
3. Prepare ALL existing fascia and eaves lining boards for painting by sanding all exposed surfaces, removing all dust and debris, and stopping any holes or imperfections in the surfaces.
3. Paint ALL existing prepared fascia and eaves lining boards with one coat of SANS Approved Plaster Primer, one coat of universal undercoat and two coats of SANS Approved White alkyd paint
4.

INSTALL NEW GUTTERS AND DOWNPIPES

4. Install new seamless pre-painted 150 mm wide aluminium gutters with all necessary brackets and fixings. Installation to be by approved seamless gutter installer.
5. Install 80 mm SANS approved white PVC downpipes including all necessary swannecks, downpipes, brackets (1 per 850 mm). Install the following quantities of downpipes per building:
    a. CHC: North Building: 20 No. off downpipes
    b. CHC: South Building: 12 No off downpipes
    c. Nurses Home: 14 No off downpipes
6. Positions of downpipes to be discussed and agreed with architect before proceeding with installation.
7. PVC downpipes to be attached to the underside of gutters with a hole formed in the gutter bottom with a series of radial cuts, with each triangular section bent down and with a minimum of four triangles pop rivetted onto the pvc downpipe.
8. The downpipes where they connect into tanks to be laid to falls and secured to the building at 500 mm centres and connected to the rainwater tank.

LIGHTNING CONDUCTORS

1. Certain of the existing plastic downpipes accommodate lightning conductors cast into the concrete apron at the base and bolted onto the existing roof sheeting
2. Each of the conductors shall be carefully disconnected and threaded through the old pipe and set aside for re-use with te new downpipe
3. The new bolted connection to the roof to be made secure and properly tightened.
4. Assume a total of 10 such lightning conductors – to be remeasured on completion

ENABLING WORK

- Contractor shall erect local site hoarding only in areas where they are working, re-using hoarding wherever possible.
- The hoarding to the new roof structure at the Waiting area will need to screen the CHC patients from the works and include a contractors access.
- The contractor is to note that the CHC will remain operational during the project.
- Hoarding to be removed on completion and make good any surfaces affected.

REMOVAL OF WASTE MATERIALS FROM SITE

- Contractor shall remove all waste materials, hoarding etc. from site to an approved dump site.
- All waste materials are to be secured in a hoarded off storage area that is not accessible.