



**NELSON MANDELA PRISON HOUSE –  
GUARD HOUSE UPGRADE**

**DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS**

**PREPARED BY:** OSMOND LANGE ARCHITECTS

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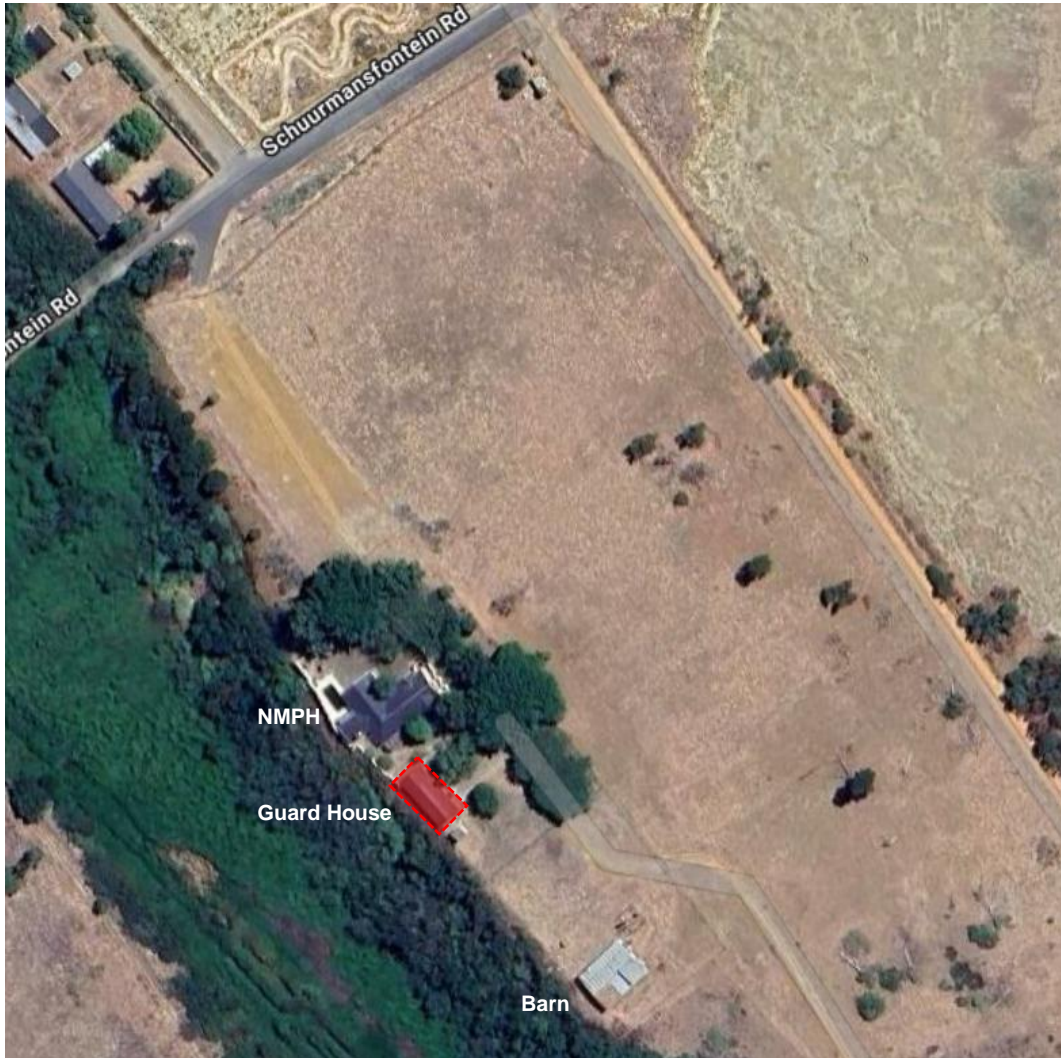


# DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE

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## NMPH Guard House

### Property Identification & Background



**Address:** Watervliet, Schuurmansfontein Rd, Paarl, 7670

**GPS Co-ordinates:** -33.832540, 18.985031

**Erf Numbers:** FARM 942/ 2

**Ownership:** Department of Public Works.

**Heritage grading:** Graded I (national heritage sites of high significance).

## DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE

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### CHEFS HOUSE (see Architectural drawings)

#### A.1. EXTERIOR CONDITION ASSESSMENT:

1. **Exterior walls:** Exterior walls are in fair condition and require repainting. Allow for approximately 127.9 m<sup>2</sup> of exterior wall to be repainted. *Refer to Technical Reference Image document, image ref: 01- 04*
  2. **Windows:** Show signs of weathering, they are to be serviced and cleaned. Broken windowpanes to be replaced. *Refer to Technical Reference Image document, image ref: 05 - 08*
  3. **Doors:** Show signs of weathering, they are to be re-varnished.  
*Refer to Technical Reference Image document, image ref: 09 - 10*
  4. **Roof:** It shows signs of external weathering. The architect suspects the roof tiles and barge board to be asbestos. Both the roof tiles and barge boards are to be replaced with new tiles/barge boards of a similar appearance to the existing. The existing roofscape has no insulation; new insulation is to be installed. Allow for total replacement with new roof tile and total new insulation installation across the roofscape. *Refer to Technical Reference Image document, image ref: 11 - 12*
  5. **Facia boards:** Show signs of external weathering.  
*Refer to Technical Reference Image document, image ref: 11*
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#### B. RENOVATION INSTRUCTION:

**NOTE:** All repair work is to be done in strict accordance with architectural specifications. Any alternative methods of repair must be discussed and approved by the architect before being carried out.

**NOTE:** All repair work to be conducted carefully to not damage the original state of the significant heritage building.

**NOTE:** All electrical/electronic accessories are to be inspected by an electrical engineer. Before removal, the electrical engineer is to notify the Iziko Curator of the electrical/electronic accessories found during the construction period. Wiring or equipment linked to surveillance devices is to be preserved. All new electrical installations are to be done in strict accordance with the electrical engineer's layouts.

**Note:** Contractor to immediately inform the architect of unexpected discoveries of items/elements that should not be part of the original structure.

#### 1. Repaint exterior walls:

##### 1.1. Preparation:

- 1.1.1. Clean surfaces with Dulux Pre-Paint Sugar Soap /water solution, or similar, to remove all surface contaminants and chalky residue. Rinse thoroughly with clean water and allow drying out.
- 1.1.2. Prepare surfaces by removing all coatings, flaking paint, friable deposits, grease, dirt etc. Sand thoroughly to break surface gloss (whether acrylic coating or enamel paint) to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean. (Use of water jet NOT allowed)

## **DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE**

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### **1.2. Priming:**

- 1.2.1. Fill all imperfections with Dulux Pre-Paint Multipurpose Crack filler or similar. Allow the crack filler to dry thoroughly (6 hours for gaps of 2 – 3 mm, but preferably overnight). Sandpaper smooth and remove all dust. Note: Repaired areas to be finished to match the existing textured wall finish. Allow for minor crack repair at a rate of approximately 10 % of the surface.
- 1.2.2. Spot prime-filled areas with Rockgrip Plaster Primer once the crack filler has dried properly. Note: Failure to allow complete drying out of the crack filler will result in uneven sheen levels between the repaired and normal areas.

### **1.3. Undercoat:**

- 1.1.1. Apply one coat Rockgrip General Purpose Undercoat or similar. Note: Paint is to be applied in strict accordance with manufacturer specifications.

### **1.4. Finishing Coats:**

- 1.1.2. Apply two to three finishing coats of Rockgrip Soft Velvet, or similar exterior paint (COLOUR: WHITE) to achieve a closed film and solid colour. Note: Paint is to be applied in strict accordance with manufacturer specifications.

## **2. Repaint exterior roof eaves and fascia's:**

### **2.1. Preparation:**

- 2.1.1. Clean surfaces with Dulux Pre-Paint Sugar Soap /water solution, or similar to remove all surface contaminants and chalky residue, rinse thoroughly with clean water and allow drying out.
- 2.1.2. Prepare surfaces by removing all coatings, flaking paint, friable deposits, grease dirt etc. Sand thoroughly to break surface gloss (whether acrylic coating or enamel paint) to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean. (Use of water jet NOT allowed)

### **2.2. Priming:**

- 2.2.1. Fill all imperfections with the appropriate Dulux Pre-Paint filler, or similar. Allow for minor repair at a rate of approximately 10 % of the surface.
- 2.2.2. Spot prime nail heads with Rockgrip Steel Primer, or similar.
- 2.2.3. Prime with one coat Dulux Wood Primer, or similar. Two coats may be required for very absorbent wood.

### **2.3. Undercoat:**

- 1.1.3. Apply one coat Rockgrip General Purpose Undercoat, or similar. Note: Paint is to be applied in strict accordance with manufacturer specifications.

### **2.4. Finishing Coats:**

- 1.1.4. Apply two to three finishing coats of Rockgrip Soft Velvet, or similar (Colour: WHITE), to surfaces to achieve a closed film and solid colour. Note: Paint is to be applied in strict accordance with manufacturer specifications.

## DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE

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### 3. Service roof:

- 3.1. A roof tile and barge board sample is to be removed and submitted for asbestos testing in accordance with the Asbestos Abatement Regulation of 2020, Published under Government Notice R1196 in GG 43893 of 10 November 2020.

If the results indicate Asbestos (fibrous silicates) are present, the roof tiles are all to be removed by a type 3 registered asbestos contractor with the chief inspector.

**Note: The contractor must allow Iziko the "asbestos client", 7 days to notify the Provincial Director before the commencement of work.**

- 3.2. Once roof tiles are removed, new Sisalation FR430 fire retardant or similar is to be installed as per manufacturer specifications. Allow for total new installation.
- 3.3. Tiles are to be replaced with new fibre cement Nutec roof tiles, or similar shingle tile to match existing roof tile profile. Allow for total replacement of the surface. Tiles to be re-laid to match the existing pattern. COLOUR: Charcoal Slate (Mitred) to match existing. Note: Roof tile is to be installed manufacturer specifications.
- 3.4. Replace existing roof ridge flashings with new galvanised ridge flashings before re-laying ridge tiles with new fibre cement Nutec roof tiles, or similar shingle tile.

#### 3.5. New barge boards

- 3.5.1. If barge boards test positive for asbestos, they are to be removed and new Nutec barge boards or similar barge board is to be installed according to manufacturer's specifications.

#### 3.5.2. New barge board to be painted:

##### 3.5.2.1. Undercoat:

- 3.5.2.1.1. Apply one coat Rockgrip General Purpose Undercoat, or similar. Note: Paint is to be applied in strict accordance with manufacturer specifications.

##### 3.5.2.2. Finishing Coats:

- 3.5.2.2.1. Apply two to three finishing coats of Rockgrip Soft Velvet, or similar (Colour: WHITE), to surfaces to achieve a closed film and solid colour. Note: Paint is to be applied in strict accordance with manufacturer specifications.

#### 3.6. New fascia boards to be painted.

##### 3.6.1. Undercoat:

- 3.6.1.1. Apply one coat Rockgrip General Purpose Undercoat, or similar. Note: Paint is to be applied in strict accordance with manufacturer specifications.

## DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE

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### 3.6.2. Finishing Coats:

- 3.6.2.1. Apply two to three finishing coats of Rockgrip Soft Velvet, or similar (Colour: WHITE), to surfaces to achieve a closed film and solid colour. Note: Paint is to be applied in strict accordance with manufacturer's specifications.

## 4. Service rainwater accessories:

- 4.1. Inspect existing gutters and downpipes for functionality. In case of damage, replace to match the existing.

## 5. New electrical installation:

- 5.1. Install new outdoor lighting as per the electrical engineer's specifications.

## 6. Service and/or repair existing windows:

- 6.1. Varnished timber windows:  
*NOTE: Repainting or revarnishing of windows includes the internal and external surfaces.*
  - 6.1.1. Remove broken glass from the window frames. Glass is to be replaced with new 4 mm float glass to match the existing thickness and appearance. Glazing must comply with Part N of SANS.
  - 6.1.2. Remove all loose and crumbling window putty and replace it with teak-coloured Powafix Multi Purpose Glazing Putty or similar putty. Note: Wooden window frames must be sealed and clean of dust and flaking particles before installing new putty.
  - 6.1.3. Remove all redundant security and other fittings from the timber windows. Arrangements to be made with Iziko on how to remove the fittings.
  - 6.1.4. Replace all broken/rotten timber elements with timber and finish to match existing.
  - 6.1.5. Previously Varnished Frame:
    - 6.1.5.1. Sound varnish must be wiped down with mineral turpentine to remove any wax, oil or silicone. Lightly sand the surface with 320-grit sandpaper. Remove dust. Wipe or rinse the surface with clean tap water.
    - 6.1.5.2. Varnish that is cracked and flaked must be stripped to bare wood either by sanding or by the use of a paint stripper. Note: If a paint stripper is used, care must be taken not to dry out the historic timber any further by leaving the paint stripper on the surface too long. Sand any discoloured areas to fresh wood. Sand down wood including the end grain to a smooth even surface finish using 100 -150 grit sandpaper, sanding in the direction of the wood grain. Note: If nail holes or wood crevices need to be filled with wood filler, then fill and allow drying and sand to a smooth finish as part of the final sanding.
    - 6.1.5.3. Prior to revarnishing, all ironmongery to be taped close with masking tape. Once varnishing is completed it is to be removed.

## DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE

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- 6.1.5.4. Apply Dulux Woodgard Interior/Exterior Timbavarnish, or similar in an even thickness and finish in the direction of the grain. Thin the first coat up to 10% with Mineral Turpentine to aid penetration on raw wood. Allow to dry overnight and sand lightly with 320 grit sandpaper. Apply second and third coat undiluted, sanding lightly between coats. Note: Care must be taken NOT to varnish the window shut and varnish is to be applied according to manufacturer instructions.
- 6.1.5.5. Clean glazing of any varnish splatter or tape adhesive using an appropriate cleaner.
- 6.1.6. Previously painted burglar bars:
  - 6.1.6.1. Sand enamel surfaces to provide a key and improve adhesion.
  - 6.1.6.2. Rust and flaking paint must be completely removed prior to spot-prime exposed substrate with Dulux Steel Primer, or similar. Build up spot-primed areas with Dulux Universal Undercoat, or similar, to the same level as the rest of the paintwork.
  - 6.1.6.3. Prior to repainting, all ironmongery to be taped close with masking tape. Once paintwork is completed, it is to be removed.
  - 6.1.6.4. Apply two to three finishing coats of Dulux Trade 70 Midsheen, or similar, to the frame to achieve a continuous closed film and solid colour. Note: Care must be taken NOT to paint the window shut, and paint must be applied according to manufacturer instructions.
  - 6.1.6.5. Clean glazing of any paint splatter or tape adhesive using an appropriate cleaner.
- 6.2. Steel framed windows:  
*NOTE: Repainting or revarnishing of windows includes the internal and external surfaces.*
  - 6.2.1. Remove broken glass from the window frames. Glass is to be replaced with new 4 mm Float Glass to match the existing thickness and appearance. Glazing must comply with Part N of SANS.
  - 6.2.2. Remove all loose and crumbling window putty and replace it with white-coloured Powafix Multi-Purpose Glazing Putty or similar putty. Note: Steel frames must be coated with a suitable primer prior to glazing and cleaned of dust and flaking particles before installing new putty.
  - 6.2.3. Previously painted steel frame:
    - 6.2.3.1. Sand enamel surfaces to provide a key and improve adhesion.
    - 6.2.3.2. Rust and flaking paint must be completely removed prior to spot-prime exposed substrate with Dulux Steel Primer, or similar. Build up spot-primed areas with Dulux Universal Undercoat, or similar, to the same level as the rest of the paintwork.
    - 6.2.3.3. Prior to repainting, all ironmongery to be taped close with masking tape. Once paintwork is completed, it is to be removed.

## DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE

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- 6.2.3.4. Apply two to three finishing coats of Dulux Trade 70 Midsheen, or similar, to the frame to achieve a continuous closed film and solid colour. Note: Care must be taken NOT to paint the window shut, and paint must be applied according to manufacturer instructions.
- 6.2.3.5. Clean glazing of any paint splatter or tape adhesive using an appropriate cleaner.

### 7. Service existing doors:

#### 7.1. Timber entrance doors:

- 7.1.1. Remove broken glass from the door if applicable. Glass is to be replaced with new 4 mm float glass to match the existing thickness and appearance. Glazing must comply with Part N of SANS.
- 7.1.2. Remove all loose and crumbling glazing putty and replace it with teak-coloured Powafix Multi Purpose Glazing Putty or similar putty. Note: The door must be sealed and clean of dust and flaking particles before installing new putty.
- 7.1.3. Remove all redundant security and other fittings from the timber doors. Arrangements to be made with Iziko on how to remove the fittings.
- 7.1.4. Replace all broken/rotten timber elements with timber and finish to match existing.
- 7.1.5. Previously Varnished Door:
  - 7.1.5.1. Sound varnish must be wiped down with mineral turpentine to remove any wax, oil or silicone. Lightly sand the surface with 320-grit sandpaper. Remove dust. Wipe or rinse the surface with clean tap water.
  - 7.1.5.2. Varnish that is cracked and flaked must be stripped to bare wood either by sanding or by the use of a paint stripper. Note: If a paint stripper is used, care must be taken not to dry out the historic timber any further by leaving the paint stripper on the surface too long. Sand any discoloured areas to fresh wood. Sand down wood including the end grain to a smooth even surface finish using 100 -150 grit sandpaper, sanding in the direction of the wood grain. Note: If nail holes or wood crevices need to be filled with wood filler, then fill and allow drying and sand to a smooth finish as part of the final sanding.
  - 7.1.5.3. Prior to repainting, all ironmongery to be taped close with masking tape. Once varnishing is completed it is to be removed.
  - 7.1.5.4. Apply Dulux Woodgard Interior/Exterior Timbavarnish, or similar in an even thickness and finish in the direction of the grain. Thin the first coat up to 10% with Mineral Turpentine to aid penetration on raw wood. Allow to dry overnight and sand lightly with 320 grit sandpaper. Apply the second and third coats undiluted, sanding lightly between coats. Note: Care must be taken NOT to varnish the window shut and varnish is to be applied according to manufacturer instructions.

## DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE

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### A.2. INTERIOR CONDITION ASSESSMENT:

1. **Interior walls:** Walls appear to be in acceptable condition, though there are signs of paint cracking by window openings. Walls to be repainted. The kitchen and bathroom have historic tiles that need to be serviced and cleaned. Allow for 296 m<sup>2</sup> of interior surface to be repainted.  
*Refer to Technical Reference Image document, image ref: 13 - 18*
  2. **Ceilings:** Appear to be in mostly acceptable condition. Room 3 has a large portion of its ceiling missing; a total replacement will be needed. Room 1's ceiling shows signs of mould. All ceilings are to be cleaned and repainted. Allow for 77 m<sup>2</sup> of ceilings to be repainted.  
*Refer to Technical Reference Image document, image ref: 19 -24*
  3. **Floors:** Old vinyl floor tiles show signs of wear and tear. Some tiles have portions missing, while others have signs of burn marks. Overall, not in good condition and will need replacing. Architects suspect the vinyl to contain asbestos, a sample is to be submitted for testing. *Refer to Technical Reference Image document, image ref: 25 - 28*
  4. **Internal Doors:** Existing varnished internal timber doors to be reinstated. New sliding doors by the bathrooms to be installed to match existing varnished doors.
  5. **Kitchen Joinery:** Cabinets are missing doors; these are to be reinstated. The counter where the original stove was located was damaged during its removal, this will need to be repaired, and the stovetop is to be reinstated. *Refer to Technical Reference Image document, image ref: 29 -30*
  6. **Sanitaryware:** In appears to be in working condition. To be serviced and cleaned.  
*Refer to Technical Reference Image document, image ref: 31 - 34*
  7. **Electrical:** Most light fittings and socket points are not in good condition. Refer to electrical engineers' specifications. *Refer to Technical Reference Image document, image ref: 25 - 40*
  8. **Ironmongery:** Brass ironmongery is in an acceptable condition. They are to be serviced and cleaned.  
*Refer to Technical Reference Image document, image ref: 41 - 42*
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### ROOM 1-4 (see Architectural drawings)

### B. RENOVATION INSTRUCTION:

**NOTE:** All repair work is to be done in strict accordance with architectural specifications. Any alternative methods of repair must be discussed and approved by the architect before being carried out.

**NOTE:** All repair work is to be conducted carefully to not damage the original state of the significant heritage building.

**NOTE:** All electrical/electronic accessories are to be inspected by an electrical engineer. Before removal, the electrical engineer is to notify the Iziko Curator of the electrical/electronic accessories found during the construction period. Wiring or equipment linked to surveillance devices is to be preserved. All new electrical installations are to be done in strict accordance with the electrical engineer's layouts.

**Note:** Contractor to immediately inform the architect of unexpected discoveries of items/elements that should not be part of the original structure.

1. **Repaint interior walls:** The interior walls of all rooms require repainting.

- 1.1. Preparation:

## DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE

- 1.1.1. Clean surfaces with Dulux Pre-Paint Sugar Soap /water solution, or similar to remove all surface contaminants and chalky residue. Rinse thoroughly with clean water and allow drying out.
- 1.1.2. Prepare surfaces by removing all coatings, flaking paint, friable deposits, grease dirt etc. Sand thoroughly to break surface gloss (whether acrylic coating or enamel paint) to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean. (Use of water jet NOT allowed)

### 1.2. Priming:

- 1.2.1. Fill all imperfections with Dulux Pre-Paint Multipurpose Crack filler or similar. Allow the crack filler to dry thoroughly (6 hours for gaps of 2 – 3 mm, but preferably overnight). Sandpaper smooth and remove all dust. Allow for minor crack repair at a rate of approximately 10 % of the surface.
- 1.2.2. Spot prime-filled areas with Rockgrip Plaster Primer once the crack filler has dried properly. Note: Failure to allow complete drying out of the crack filler will result in uneven sheen levels between the repaired and normal areas.

### 1.3. Undercoat:

- 1.3.1. Apply one coat Rockgrip General Purpose Undercoat, or similar. Note: Paint is to be applied in strict accordance with manufacturer specifications.

### 1.4. Finishing Coats:

- 1.4.1. Apply two to three finishing coats of Rockgrip Soft Velvet, or similar interior paint (Colour: WHITE) to achieve a closed film and solid colour. Note: Paint is to be applied in strict accordance with manufacturer specifications.

## 2. Repair Ceiling: The ceiling in **ROOM 3** requires replacing (see Architectural drawings).

- 2.1. Carefully remove any existing ceiling boarding and keep existing cove cornices and timber half-round pieces to re-use.
- 2.2. Inspect existing ceiling battens for damage and replace them where necessary. Replace any deteriorated 50x75 purlins and fix new 38x38 SA Pine battens at 400 centres to the underside of the purlins. All timber elements should be screwed, rather than nailed.
- 2.3. Fix 9.5mm ceiling board built up in layers to the underside of the battens. A single layer across the entire ceiling with 2 extra layers for the fields. All boards to be screwed into the timber battens. The board should be skimmed and the moulding's recreated to match the original.
- 2.4. Re-install half-round timber pieces to match the existing ceiling layout.
- 2.5. The new ceiling is to be cleaned, sound, and dry before repainting the surface with Plascon One Coat Ceiling Paint, or similar. Colour: WHITE.

#### 2.5.1. Surface Preparation:

- 2.5.1.1. Spot prime all nail/screw heads with Metalcare Mild Steel Primer, or similar.
- 2.5.1.2. Fill nail holes and other defects with Polyfilla Interior, or similar. Spot prime filler with Plascon Plaster Primer, or similar.

## DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE

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### 2.5.2. Paint application:

- 2.5.2.1. Apply Plascon One Coat Ceiling Paint, or similar, generously by brush or roller to the ceiling surface to achieve complete obliteration. If a second coat is needed, allow the first coat to dry for at least two hours. paint is to be applied in strict accordance to the manufacturer's instructions. Colour: WHITE.

### 3. Repaint existing Ceilings: The ceilings of **ROOMS 1 - 2 & 4** are to be repainted (see Architectural drawings).

#### 3.1. Surface Preparation:

- 3.1.1. Wash off dirt and grease thoroughly with Polycell Sugar Soap Powder, or similar. Rinse thoroughly with clean water and allow to dry. Sand glossy areas to a uniform matt surface and apply Plascon Universal Undercoat, or similar.
- 3.1.2. Spot prime all nail/screw heads with Metalcare Mild Steel Primer, or similar.
- 3.1.3. Fill nail holes and other defects with Polyfilla Interior, or similar. Spot prime filler with Plascon Plaster Primer, or similar.

#### 3.2. Paint application:

- 3.2.1. Apply Plascon One Coat Ceiling Paint, or similar ceiling paint (Colour: WHITE), generously by brush or roller to the ceiling surface to achieve complete obliteration. If a second coat is needed, allow the first coat to dry for at least two hours. paint is to be applied in strict accordance with the manufacturer's instructions.

### 4. New vinyl floor tiles: Existing, tan-coloured vinyl floor tiles are in a state of disrepair. A like-for-like replacement in all rooms is needed in keeping with heritage protocol.

- 4.1. A tile sample is to be removed and submitted for asbestos testing in accordance with the Asbestos Abatement Regulation of 2020, Published under Government Notice R1196 in GG 43893 of 10 November 2020.

If the results indicate Asbestos (fibrous silicates) are present, all removal work is to be completed by a type 3 registered asbestos contractor with the chief inspector.

**Note: The contractor must allow Iziko the "asbestos client", 7 days to notify the Provincial Director before the commencement of work.**

- 4.2. Carefully remove existing, tan-coloured vinyl floor tiles without damaging the existing timber skirting.
- 4.3. Install new Floorworx Floorflex vinyl floor tiles or similar. Colour: Dusty Sand or similar to match the existing colour, size, and finish in the original floor pattern according to the manufacturer's specifications and instructions.
- 4.3.1. Surface preparation: Sub-floors must be smooth, hard, clean, and dry before laying commences. Uneven, solid or suspended timber floors may need preparation to meet the required standard.

## DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE

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- 4.3.2. In the case of direct-to-earth concrete, a damp-proof membrane must be incorporated into the subfloor.
- 4.3.3. Floorflex vinyl tiles, or similar, must be allowed to relax for 24 hours in a uniform room temperature between 18°C and 27°C prior to installation.
- 4.3.4. All sub-floors must be tested for moisture content prior to installation.
- 4.3.5. The recommended adhesive for Floorflex vinyl tiles is FloorworX No. 62 acrylic adhesive, or similar adhesive to accompany similar vinyl tile.
- 4.3.6. It is essential that during installation, the material be rolled in both directions with an articulated 68kg three-section metal floor roller.

### **5. Repair and repainting of timber skirting:** Existing heritage timber skirting is to be repaired and repainted to match the existing undamaged skirting.

- 5.1. Preparation: Clear the room of furniture and cover the floor with a large piece of fabric or plastic sheeting to protect it.
- 5.2. Inspect the skirting boards for wires and cables. Disconnect any visible wiring or cabling.
  - 5.2.1. Wire clip is to be removed by gently tapping each cable clip sideways with a hammer to loosen it. Then, use the hammer's claw to lift each clip in a single upward motion.
  - 5.2.2. Glue: Slowly reheat the glue to remove the cable.
- 5.3. Loosen the sealant: Use a retractable safety knife to cut through the sealant or caulking at the top where the board meets the wall. Keep the blade as close to the wall as possible to ensure clean separation and minimise paint or plaster damage.
- 5.4. Detach the skirting boards: Starting in a corner of the room, gently slide a chisel behind the top of the board. Lightly tap the chisel a few times with a hammer to loosen it. Once the top part of the board begins to come away from the wall, repeat this process every 25 cm along the skirting board. Continue until you've worked your way around the room.
- 5.5. Extract remaining fasteners: any remaining nails to be removed with pliers or hammer claw. Care must be taken not to damage the wall.
- 5.6. Reinstating timber skirting: Existing skirting to be reinstated after new vinyl tile installation.
  - 5.6.1. Inspect and prepare: Ensure the skirting boards are in good condition. Check each piece for bumps and scuffs, then fill and sand them lightly with 150-grit sandpaper as needed.
  - 5.6.2. Clean the back: Ensure the back of each board is free of fasteners and glue to allow for a flush installation.
  - 5.6.3. Re-Painting: After reinstallation, the skirting is to be re-painted with Rockgrip Soft Velvet, or similar.
    - 5.6.3.1. Spot prime nail heads with Rockgrip Steel Primer, or similar. Prime timber skirting with one or more coats of Dulux Wood Primer, or similar, as needed.

## DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE

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- 5.6.3.2. Apply one coat of Rockgrip General Purpose Undercoat to primed surfaces.
  - 5.6.3.3. Apply two finishing coats of Rockgrip Soft Velvet, or similar to achieve a closed film and solid colour.

### 6. Timber internal doors:

- 6.1. Re-varnish and re-instate the existing internal timber door.
  - 6.1.1. Preparation for previously varnished door:
    - 6.1.1.1. Sound varnish must be wiped down with mineral turpentine to remove any wax, oil or silicone. Lightly sand the surface with 320-grit sandpaper. Remove dust. Wipe or rinse the surface with clean tap water.
    - 6.1.1.2. Varnish that is cracked and flaked must be stripped to bare wood either by sanding or by the use of a paint stripper. Note: If a paint stripper is used, care must be taken not to dry out the historic timber any further by leaving the paint stripper on the surface too long. Sand any discoloured areas to fresh wood. Sand down wood including the end grain to a smooth even surface finish using 100 -150 grit sandpaper, sanding in the direction of the wood grain. Note: If nail holes or wood crevices need to be filled with wood filler, then fill and allow drying and sand to a smooth finish as part of the final sanding.
    - 6.1.1.3. Prior to varnishing, all ironmongery is to be taped close with masking tape. Once varnishing is completed it is to be removed.
  - 6.1.2. Varnish application:
    - 6.1.2.1. Apply Dulux Woodgard Interior/Exterior Timber varnish, or similar in an even thickness and finish in the direction of the grain. Thin the first coat up to 10% with Mineral Turpentine to aid penetration on raw wood. Allow to dry overnight and sand lightly with 320 grit sandpaper.
    - 6.1.2.2. Apply second and third coats undiluted, sanding lightly between coats. Note: Care must be taken NOT to varnish the window shut and varnish is to be applied according to manufacturer instructions.
- 6.2. If existing doors cannot be re-instated, new hollow core timber doors are to be fitted to existing painted steel frames and varnished to reinstate the historic fabric of the building.
- 6.3. Reinstall existing door ironmongery.

**7. New electrical installation:** Install new lighting as per the electrical engineer's specifications and drawings.

### 8. Service existing window and door ironmongery:

- 8.1. All ironmongery products should be washed with mild soap, warm water, and a soft cloth. Ensure that they are rinsed thoroughly.
- 8.2. Ironmongery must be checked, tightened, and lubricated to ensure it is fully operational.

## DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE

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### KITCHEN

#### B. RENOVATION INSTRUCTION:

**NOTE:** All repair work to be done in strict accordance to architectural specifications. Any alternative methods of repair must be discussed and approved by the architect before being carried out.

**NOTE:** All repair work to be conducted carefully to not damage the original state of the significant heritage building.

**NOTE:** All electrical/electronic accessories are to be inspected by an electrical engineer. Before removal, the electrical engineer is to notify the Iziko Curator of the electrical/electronic accessories found during the construction period. Wiring or equipment linked to surveillance devices is to be preserved. All new electrical installations are to be done in strict accordance with the electrical engineer's layouts.

**Note:** Contractor to immediately inform the architect of unexpected discoveries of items/elements that should not be part of the original structure.

#### 1. **Repaint interior walls:** Interior walls require repainting.

##### 1.1. Preparation:

- 1.1.1. Clean surfaces with Polycell Sugar Soap Powder, or similar to remove all surface contaminants and chalky residue. Rinse thoroughly with clean water and allow drying out.
- 1.1.2. Prepare surfaces by removing all coatings, flaking paint, friable deposits, grease dirt etc. Sand thoroughly to break surface gloss (whether acrylic coating or enamel paint) to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean. (Use of water jet NOT allowed)

##### 1.2. Priming:

- 1.2.1. Fill all imperfections with Polycell Filler, or similar. Allow the crack filler to dry thoroughly (6 hours for gaps of 2 – 3 mm, but preferably overnight). Sandpaper smooth and remove all dust. Allow for minor crack repair at a rate of approximately 10 % of the surface.
- 1.2.2. Spot prime-filled areas with Plascon Plaster Primer, or similar primer once the crack filler has dried properly. Note: Failure to allow complete drying out of the crack filler will result in uneven sheen levels between the repaired and normal areas.

##### 1.3. Finishing Coats:

- 1.3.1. Apply two to three finishing coats of Plascon Kitchens & Bathrooms Paint Matt, or similar interior paint (Colour: WHITE) to achieve a closed film and solid colour. Note: Paint is to be applied in strict accordance with manufacturer specifications.

#### 7. **Repaint ceiling:** Kitchen ceiling is to be repainted (see Architectural drawings).

##### 7.1. Surface Preparation:

- 7.1.1. Wash off dirt and grease thoroughly with Polycell Sugar Soap Powder, or similar. Rinse thoroughly with clean water and allow to dry. Sand glossy areas to a uniform matt surface and apply Plascon Universal Undercoat, or similar.
- 7.1.2. Spot prime all nail/screw heads with Metalcare Mild Steel Primer, or similar.
- 7.1.3. Fill nail holes and other defects with Polyfilla Interior, or similar. Spot prime filler with Plascon Plaster Primer, or similar.

## DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE

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### 7.2. Paint application:

7.2.1. Apply Plascon One Coat Ceiling Paint, or similar ceiling paint (Colour: WHITE), generously by brush or roller to the ceiling surface to achieve complete obliteration. If a second coat is needed, allow the first coat to dry for at least two hours. paint is to be applied in strict accordance with the manufacturer's instructions.

### 7.2.2. Paint application:

7.2.2.1. Apply Plascon One Coat Ceiling Paint, or similar ceiling paint (Colour: WHITE), generously by brush or roller to the ceiling surface to achieve complete obliteration. If a second coat is needed, allow the first coat to dry for at least two hours. paint is to be applied in strict accordance with the manufacturer's instructions.

### 8. **New vinyl floor tiles:** Existing, tan-coloured vinyl floor tiles are in a state of disrepair. A like-for-like replacement in all rooms is needed in keeping with heritage protocol.

8.1. A tile sample is to be removed and submitted for asbestos testing in accordance with the Asbestos Abatement Regulation of 2020, Published under Government Notice R1196 in GG 43893 of 10 November 2020.

If the results indicate Asbestos (fibrous silicates) are present, all removal work is to be completed by a type 3 registered asbestos contractor with the chief inspector.

**Note: The contractor must allow Iziko the "asbestos client", 7 days to notify the Provincial Director before the commencement of work.**

8.2. Carefully remove existing, tan-coloured vinyl floor tiles without damaging the existing timber skirting.

8.3. Install new Floorworx Floorflex vinyl floor tiles or similar. Colour: Dusty Sand or similar to match the existing colour, size, and finish in the original floor pattern according to the manufacturer's specifications and instructions.

8.3.1. Surface preparation: Sub-floors must be smooth, hard, clean, and dry before laying commences. Uneven, solid or suspended timber floors may need preparation to meet the required standard.

8.3.2. In the case of direct-to-earth concrete, a damp-proof membrane must be incorporated into the subfloor.

8.3.3. Floorflex vinyl tiles, or similar, must be allowed to relax for 24 hours in a uniform room temperature between 18°C and 27°C prior to installation.

8.3.4. All sub-floors must be tested for moisture content prior to installation.

8.3.5. The recommended adhesive for Floorflex vinyl tiles is FloorworX No. 62 acrylic adhesive, or similar adhesive to accompany similar vinyl tile.

8.3.6. It is essential that during installation, the material be rolled in both directions with an articulated 68kg three-section metal floor roller.

## DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE

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**9. Repair and repainting of timber skirting:** Existing heritage timber skirting in is to be repaired and repainted to match the existing undamaged skirting.

- 9.1. Preparation: Clear the room of furniture and cover the floor with a large piece of fabric or plastic sheeting to protect it.
- 9.2. Inspect the skirting boards for wires and cables. Disconnect any visible wiring or cabling.
  - 9.2.1. Wire clip is to be removed by gently tapping each cable clip sideways with a hammer to loosen it. Then, use the hammer's claw to lift each clip in a single upward motion.
  - 9.2.2. Glue: Slowly reheat the glue to remove the cable.
- 9.3. Loosen the sealant: Use a retractable safety knife to cut through the sealant or caulking at the top where the board meets the wall. Keep the blade as close to the wall as possible to ensure clean separation and minimise paint or plaster damage.
- 9.4. Detach the skirting boards: Starting in a corner of the room, gently slide a chisel behind the top of the board. Lightly tap the chisel a few times with a hammer to loosen it. Once the top part of the board begins to come away from the wall, repeat this process every 25 cm along the skirting board. Continue until you've worked your way around the room.
- 9.5. Extract remaining fasteners: any remaining nails to be removed with pliers or hammer claw. Care must be taken not to damage the wall.
- 9.6. Reinstating timber skirting: Existing skirting to be reinstated after new vinyl tile installation.
  - 9.6.1. Inspect and prepare: Ensure the skirting boards are in good condition. Check each piece for bumps and scuffs, then fill and sand them lightly with 150-grit sandpaper as needed.
  - 9.6.2. Clean the back: Ensure the back of each board is free of fasteners and glue to allow for a flush installation.
  - 9.6.3. Re-Painting: After reinstallation, the skirting is to be re-painted with Plascon Kitchens & Bathrooms Paint Matt, or similar kitchen paint (Colour: WHITE).
    - 9.6.3.1. Prime timber skirting with one or more coats of Plascon Wood Primer, or similar, as needed.
    - 9.6.3.2. Apply two or three finishing coats of Plascon Kitchens & Bathrooms Paint Matt, or similar to achieve a closed film and solid colour.

### **10. Timber internal doors:**

- 10.1. Re-varnish and re-instate the existing internal timber door.
  - 10.1.1. Preparation for previously varnished door:
    - 10.1.1.1. Sound varnish must be wiped down with mineral turpentine to remove any wax, oil or silicone. Lightly sand the surface with 320-grit sandpaper. Remove dust. Wipe or rinse the surface with clean tap water.

## DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE

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- 10.1.1.2. Varnish that is cracked and flaked must be stripped to bare wood either by sanding or by the use of a paint stripper. Note: If a paint stripper is used, care must be taken not to dry out the historic timber any further by leaving the paint stripper on the surface too long. Sand any discoloured areas to fresh wood. Sand down wood including the end grain to a smooth even surface finish using 100 -150 grit sandpaper, sanding in the direction of the wood grain. Note: If nail holes or wood crevices need to be filled with wood filler, then fill and allow drying and sand to a smooth finish as part of the final sanding.
- 10.1.1.3. Prior to varnishing, all ironmongery is to be taped close with masking tape. Once varnishing is completed it is to be removed.

### 10.1.2. Varnish application:

- 10.1.2.1. Apply Dulux Woodgard Interior/Exterior Timbavarnish, or similar in an even thickness and finish in the direction of the grain. Thin the first coat up to 10% with Mineral Turpentine to aid penetration on raw wood. Allow to dry overnight and sand lightly with 320 grit sandpaper.
- 10.1.2.2. Apply second and third coats undiluted, sanding lightly between coats. Note: Care must be taken NOT to varnish the window shut and varnish is to be applied according to manufacturer instructions.

- 10.2. If existing doors cannot be re-instated, new hollow core timber doors are to be fitted to existing painted steel frames and varnished to reinstate the historic fabric of the building.
- 10.3. Reinstate existing door ironmongery.

### 11. Service wall tiles: Wall tiles are to be carefully serviced and cleaned.

- 11.1. Using soft brushes, mild detergents, and deionized water to remove dirt and grime without damaging the tiles. For more stubborn stains, carefully selected chemical agents can be used. It's essential to test these agents on a small, inconspicuous area first to ensure they do not cause harm.

### 12. Repair cabinets: Kitchen cabinetry frame and cabinetry doors to be repaired and repainted to match the original.

- 12.1. Existing cabinetry frame and cabinetry doors to be clean of dust or grease and dry before repainting the surface with Plascon Kitchens & Bathrooms Paint, or similar. Colour: WHITE.
  - 12.1.1. Preparation: Remove loose, flaking or defective paint area to a sound substrate and firm edge by scraping and sanding. Clean surface with Polycell Sugar Soap, or similar. Rinse thoroughly with clean water.
  - 12.1.2. Hole & defects – interior & exterior: Fill holes and defects using Polycell Polyfilla Mendall 90, or similar, working off smoothly while wet. Allow 8 hours to dry. Sand to a smooth finish.
  - 12.1.3. Paint application: Apply two or more coats of Plascon Kitchens & Bathrooms Paint, or similar to prepared wood surface. Colour: WHITE.

## DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE

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### 12.2. Repair cabinets:

12.2.1. Reinstall existing cabinet doors.

12.2.2. New Counters: Carefully remove existing countertops and replace them with new PG Bison's Bisonboard 32 mm Peen finish or similar countertops. The countertop is to be cut to the size of the existing counter and ensure to make good the edges. Colour: PICCO WHITE.

### 12.3. New stovetop: Replace stovetop.

12.3.1. Replace the existing two-plate stovetop, to match the existing. The stovetop is to be built in / installed into the new countertop as indicated on the plan.

### 13. Service existing sink and tap: Existing sink requires cleaning.

13.1. Clean the existing sink drain with Vinegar and baking powder. Pour 4 tablespoons of baking powder into the blocked drainpipe and immediately flush this with half a cup of vinegar essence. The two agents trigger a chemical reaction; they will start to fizz. As soon as the fizzing noise stops, flush the pipe with boiling water to completely clean the drain.

13.2. Clean the existing sink with Handy Andy Multipurpose Cream or a similar kitchen surface cleaner. Care must be taken not to damage existing historical fabric.

### 14. New electrical installation: Install new lighting as per the electrical engineer's specifications and drawings.

## DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE

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### **BATHROOM 1** (see Architectural drawings)

#### **B. RENOVATION INSTRUCTION:**

**NOTE:** All repair work to be done in strict accordance to architectural specifications. Any alternative methods of repair must be discussed and approved by the architect before being carried out.

**NOTE:** All repair work to be conducted carefully to not damage the original state of the significant heritage building.

**NOTE:** All electrical/electronic accessories are to be inspected by an electrical engineer. Before removal, the electrical engineer is to notify the Iziko Curator of the electrical/electronic accessories found during the construction period. Wiring or equipment linked to surveillance devices is to be preserved. All new electrical installations are to be done in strict accordance with the electrical engineer's layouts.

**Note:** Contractor to immediately inform the architect of unexpected discoveries of items/elements that should not be part of the original structure.

#### **1. Repaint interior walls:** Interior walls require repainting.

##### 1.1. Preparation:

- 1.1.1. Clean surfaces with Polycell Sugar Soap Powder, or similar to remove all surface contaminates and chalky residue. Rinse thoroughly with clean water and allow drying out.
- 1.1.2. Prepare surfaces by removing all coatings, flaking paint, friable deposits, grease dirt etc. Sand thoroughly to break surface gloss (whether acrylic coating or enamel paint) to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean. (Use of water jet NOT allowed)

##### 1.2. Priming:

- 1.2.1. Fill all imperfections with Polycell Filler, or similar. Allow the crack filler to dry thoroughly (6 hours for gaps of 2 – 3 mm, but preferably overnight). Sandpaper smooth and remove all dust. Allow for minor crack repair at a rate of approximately 10 % of the surface.
- 1.2.2. Spot prime-filled areas with Plascon Plaster Primer, or similar primer once the crack filler has dried properly. Note: Failure to allow complete drying out of the crack filler will result in uneven sheen levels between the repaired and normal areas.

##### 1.3. Finishing Coats:

- 1.3.1. Apply two to three finishing coats of Plascon Kitchens & Bathrooms Paint Matt, or similar interior paint (Colour: WHITE) to achieve a closed film and solid colour. Note: Paint is to be applied in strict accordance with manufacturer specifications.

#### **2. Repaint ceiling:** Bathroom 1 ceiling is to be repainted (see Architectural drawings).

##### 2.1. Surface Preparation:

- 2.1.1. Wash off dirt and grease thoroughly with Polycell Sugar Soap Powder, or similar. Rinse thoroughly with clean water and allow to dry. Sand glossy areas to a uniform matt surface and apply Plascon Universal Undercoat, or similar.
- 2.1.2. Spot prime all nail/screw heads with Metalcare Mild Steel Primer, or similar.

## DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE

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- 2.1.3. Fill nail holes and other defects with Polyfilla Interior, or similar. Spot prime filler with Plascon Plaster Primer, or similar.

### 2.2. Paint application:

- 2.2.1. Apply Plascon One Coat Ceiling Paint, or similar ceiling paint (Colour: WHITE), generously by brush or roller to the ceiling surface to achieve complete obliteration. If a second coat is needed, allow the first coat to dry for at least two hours. paint is to be applied in strict accordance with the manufacturer's instructions.

### 3. **New vinyl floor tiles:** Existing, tan-coloured vinyl floor tiles are in a state of disrepair. A like-for-like replacement in all rooms is needed in keeping with heritage protocol.

- 3.1. A tile sample is to be removed and submitted for asbestos testing in accordance with the Asbestos Abatement Regulation of 2020, Published under Government Notice R1196 in GG 43893 of 10 November 2020.

If the results indicate Asbestos (fibrous silicates) are present, all removal work is to be completed by a type 3 registered asbestos contractor with the chief inspector.

*Note: The contractor must allow Iziko the "asbestos client", 7 days to notify the Provincial Director before the commencement of work.*

- 3.2. Carefully remove existing, tan-coloured vinyl floor tiles without damaging the existing timber skirting.
- 3.3. Install new Floorworx Floorflex vinyl floor tiles or similar. Colour: Dusty Sand or similar to match the existing colour, size, and finish in the original floor pattern according to the manufacturer's specifications and instructions.
  - 3.3.1. Surface preparation: Sub-floors must be smooth, hard, clean, and dry before laying commences. Uneven, solid or suspended timber floors may need preparation to meet the required standard.
  - 3.3.2. In the case of direct-to-earth concrete, a damp-proof membrane must be incorporated into the subfloor.
  - 3.3.3. Floorflex vinyl tiles, or similar, must be allowed to relax for 24 hours in a uniform room temperature between 18°C and 27°C prior to installation.
  - 3.3.4. All sub-floors must be tested for moisture content prior to installation.
  - 3.3.5. The recommended adhesive for Floorflex vinyl tiles is FloorworX No. 62 acrylic adhesive, or similar adhesive to accompany similar vinyl tile.
  - 3.3.6. It is essential that during installation, the material be rolled in both directions with an articulated 68kg three-section metal floor roller.

### 4. **Repair and repainting of timber skirting:** Existing heritage timber skirting is to be repaired and repainted to match the existing undamaged skirting.

- 4.1. Preparation: Clear the room of furniture and cover the floor with a large piece of fabric or plastic sheeting to protect it.

## DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE

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- 4.2. Inspect the skirting boards for wires and cables. Disconnect any visible wiring or cabling.
  - 4.2.1. Wire clip is to be removed by gently tapping each cable clip sideways with a hammer to loosen it. Then, use the hammer's claw to lift each clip in a single upward motion.
  - 4.2.2. Glue: Slowly reheat the glue to remove the cable.
- 4.3. Loosen the sealant: Use a retractable safety knife to cut through the sealant or caulking at the top where the board meets the wall. Keep the blade as close to the wall as possible to ensure clean separation and minimise paint or plaster damage.
- 4.4. Detach the skirting boards: Starting in a corner of the room, gently slide a chisel behind the top of the board. Lightly tap the chisel a few times with a hammer to loosen it. Once the top part of the board begins to come away from the wall, repeat this process every 25 cm along the skirting board. Continue until you've worked your way around the room.
- 4.5. Extract remaining fasteners: any remaining nails to be removed with pliers or hammer claw. Care must be taken not to damage the wall.
- 4.6. Reinstating timber skirting: Existing skirting to be reinstated after new vinyl tile installation.
  - 4.6.1. Inspect and prepare: Ensure the skirting boards are in good condition. Check each piece for bumps and scuffs, then fill and sand them lightly with 150-grit sandpaper as needed.
  - 4.6.2. Clean the back: Ensure the back of each board is free of fasteners and glue to allow for a flush installation.
  - 4.6.3. Re-Painting: After reinstallation, the skirting is to be re-painted with Plascon Kitchens & Bathrooms Paint Matt, or similar kitchen paint (Colour: WHITE).
    - 4.6.3.1. Prime timber skirting with one or more coats of Plascon Wood Primer, or similar, as needed.
    - 4.6.3.2. Apply two or three finishing coats of Plascon Kitchens & Bathrooms Paint Matt, or similar to achieve a closed film and solid colour.

### **5. New sliding door:** Install a new sliding door for privacy.

- 5.1. Install purpose-made hollow core sliding door with Hilhaldam Cozy Deluxe sliding door gear or similar gear per manufacturer's specifications.
- 5.2. Install a new Flush Pull Rectangular 120x40mm door handle externally mounted to new sliding door per manufacturer instructions.
- 5.3. Prior to varnishing, all ironmongery is to be taped close with masking tape. Once varnishing is completed it is to be removed.

## DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE

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### 5.4. Varnish application:

- 5.4.1. Apply Dulux Woodgard Interior/Exterior Timber Varnish, or similar in an even thickness and finish in the direction of the grain. Thin the first coat up to 10% with Mineral Turpentine to aid penetration on raw wood. Allow to dry overnight and sand lightly with 320 grit sandpaper.
- 5.4.2. Apply second and third coats undiluted, sanding lightly between coats. Note: Care must be taken NOT to varnish the window shut and varnish is to be applied according to manufacturer instructions.

### 6. **Service tiles:** Wall tiles to be carefully serviced and cleaned.

- 6.1. Using soft brushes, mild detergents, and deionized water to remove dirt and grime without damaging the tiles. For more stubborn stains, carefully selected chemical agents can be used. It's essential to test these agents on a small, inconspicuous area first to ensure they do not cause harm.

### 7. **Service existing sanitaryware:** All existing sanitary ware to be serviced to ensure full functionality and cleaned carefully so as not to damage.

#### 7.1. Existing basin and tap:

- 7.1.1. Clean the existing basin drain with Vinegar and baking powder. Pour 4 tablespoons of baking powder into the blocked drainpipe and immediately flush this with half a cup of vinegar essence. The two agents trigger a chemical reaction; they will start to fizz. As soon as the fizzing noise stops, flush the pipe with boiling water to completely clean the drain.
- 7.1.2. Clean the existing basin and tap with Handy Andy or a similar surface cleaner. Pour the cream onto a damp, clean cloth and wipe down the dirty surfaces. Rinse thoroughly with clean water and allow to air dry. Note: Ensure that the whole basin, top and bottom, is cleaned.

#### 7.2. Existing Shower:

- 7.2.1. Clean the existing shower drain with Vinegar and baking powder.
  - 7.2.1.1. Pour 4 tablespoons of baking powder into the blocked drainpipe and immediately flush this with half a cup of vinegar essence. The two agents trigger a chemical reaction; they will start to fizz.
  - 7.2.1.2. As soon as the fizzing noise stops, flush the pipe with boiling water to completely clean the drain.
- 7.2.2. Clean the existing shower with Handy Andy Ultrafast Bathroom Trigger Spray 500ml or a similar bathroom surface cleaner.
  - 7.2.2.1. Spray the shower, shower head and mixer thoroughly with Handy Andy Ultrafast Bathroom Trigger Spray 500ml or a similar ensuring complete coverage of the shower surfaces.

## DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE

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7.2.2.2. Let the detergent sit for a minute and then rinse thoroughly with clean water and wipe down with a dry cloth.

7.2.3. Shower curtain railing to be treated for rust using diluted white vinegar.

7.2.3.1. Mix an equal amount of water and white vinegar in a bowl. Using a clean microfibre cloth, apply a small amount of pressure and wipe down the towel rail. To clean the corners of the towel rail, use a soft-bristled toothbrush with the solution already prepared and apply it to the affected areas.

7.2.3.2. If the shower curtain rail is in a state of disrepair install a new shower curtain rail to match the existing.

7.2.4. Install a new Dejay Standard Drip-Dry Shower Curtain or similar plain and neutral shower curtain. COLOUR: Sky Blue

7.3. Existing toilet :

7.3.1. The toilet is to be serviced to ensure the flushing mechanism is in working order.

7.3.2. Toilet is to be cleaned using Domestos Thick Bleach, or similar. Product to be used in strict accordance with manufacturer specifications. Note: Both the interior and exterior of the toilet bowl is to be cleaned.

7.4. Toilet paper holder:

7.4.1. Clean the toilet paper holder with Handy Andy Ultrafast Bathroom Trigger Spray 500ml or a similar bathroom surface cleaner.

7.4.1.1. Spray the toilet paper holder thoroughly with Handy Andy Ultrafast Bathroom Trigger Spray 500ml or a similar, ensuring complete coverage of the shower surfaces.

7.4.1.2. Let the detergent sit for a minute and then rinse thoroughly with clean water and wipe down with a dry cloth.

7.5. Towel railing:

7.5.1. Existing towel rail to be reinstated.

7.5.2. If the existing towel rail cannot be reinstated, a new Portofino Vittoria Stainless Steel Single Towel Rail - 800mm or similar towel rail is to be installed according to manufacturer's specification.

**8. New electrical installation:** Install new lighting as per the electrical engineer's specifications and drawings.

## DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE

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### BATHROOM 2

#### B. RENOVATION INSTRUCTION:

**NOTE:** All repair work to be done in strict accordance to architectural specifications. Any alternative methods of repair must be discussed and approved by the architect before being carried out.

**NOTE:** All repair work to be conducted carefully to not damage the original state of the significant heritage building.

**NOTE:** All electrical/electronic accessories are to be inspected by an electrical engineer. Before removal, the electrical engineer is to notify the Iziko Curator of the electrical/electronic accessories found during the construction period. Wiring or equipment linked to surveillance devices is to be preserved. All new electrical installations are to be done in strict accordance with the electrical engineer's layouts.

**Note:** Contractor to immediately inform the architect of unexpected discoveries of items/elements that should not be part of the original structure.

#### 1. Repaint interior walls: Interior walls require repainting.

##### 1.1. Preparation:

- 1.1.1. Clean surfaces with Polycell Sugar Soap Powder, or similar to remove all surface contaminants and chalky residue. Rinse thoroughly with clean water and allow drying out.
- 1.1.2. Prepare surfaces by removing all coatings, flaking paint, friable deposits, grease dirt etc. Sand thoroughly to break surface gloss (whether acrylic coating or enamel paint) to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean. (Use of water jet NOT allowed)

##### 1.2. Priming:

- 1.2.1. Fill all imperfections with Polycell Filler, or similar. Allow the crack filler to dry thoroughly (6 hours for gaps of 2 – 3 mm, but preferably overnight). Sandpaper smooth and remove all dust. Allow for minor crack repair at a rate of approximately 10 % of the surface.
- 1.2.2. Spot prime-filled areas with Plascon Plaster Primer, or similar primer once the crack filler has dried properly. Note: Failure to allow complete drying out of the crack filler will result in uneven sheen levels between the repaired and normal areas.

##### 1.3. Finishing Coats:

- 1.3.1. Apply two to three finishing coats of Plascon Kitchens & Bathrooms Paint Matt, or similar interior paint (Colour: WHITE) to achieve a closed film and solid colour. Note: Paint is to be applied in strict accordance with manufacturer specifications.

#### 2. Repaint ceiling: Bathroom 2 ceiling is to be repainted (see Architectural drawings).

##### 2.1. Surface Preparation:

- 2.1.1. Wash off dirt and grease thoroughly with Polycell Sugar Soap Powder, or similar. Rinse thoroughly with clean water and allow to dry. Sand glossy areas to a uniform matt surface and apply Plascon Universal Undercoat, or similar.
- 2.1.2. Spot prime all nail/screw heads with Metalcare Mild Steel Primer, or similar.

## DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE

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- 2.1.3. Fill nail holes and other defects with Polyfilla Interior, or similar. Spot prime filler with Plascon Plaster Primer, or similar.

### 2.2. Paint application:

- 2.2.1. Apply Plascon One Coat Ceiling Paint, or similar ceiling paint (Colour: WHITE), generously by brush or roller to the ceiling surface to achieve complete obliteration. If a second coat is needed, allow the first coat to dry for at least two hours. paint is to be applied in strict accordance with the manufacturer's instructions.

### 3. **New vinyl floor tiles:** Existing, tan-coloured vinyl floor tiles are in a state of disrepair. A like-for-like replacement in all rooms is needed in keeping with heritage protocol.

- 3.1. A tile sample is to be removed and submitted for asbestos testing in accordance with the Asbestos Abatement Regulation of 2020, Published under Government Notice R1196 in GG 43893 of 10 November 2020.

If the results indicate Asbestos (fibrous silicates) are present, all removal work is to be completed by a type 3 registered asbestos contractor with the chief inspector.

***Note: The contractor must allow Iziko the "asbestos client", 7 days to notify the Provincial Director before the commencement of work.***

- 3.2. Carefully remove existing, tan-coloured vinyl floor tiles without damaging the existing timber skirting.
- 3.3. Install new Floorworx Floorflex vinyl floor tiles or similar. Colour: Dusty Sand or similar to match the existing colour, size, and finish in the original floor pattern according to the manufacturer's specifications and instructions.
  - 3.3.1. Surface preparation: Sub-floors must be smooth, hard, clean, and dry before laying commences. Uneven, solid or suspended timber floors may need preparation to meet the required standard.
  - 3.3.2. In the case of direct-to-earth concrete, a damp-proof membrane must be incorporated into the subfloor.
  - 3.3.3. Floorflex vinyl tiles, or similar, must be allowed to relax for 24 hours in a uniform room temperature between 18°C and 27°C prior to installation.
  - 3.3.4. All sub-floors must be tested for moisture content prior to installation.
  - 3.3.5. The recommended adhesive for Floorflex vinyl tiles is FloorworX No. 62 acrylic adhesive, or similar adhesive to accompany similar vinyl tile.
  - 3.3.6. It is essential that during installation, the material be rolled in both directions with an articulated 68kg three-section metal floor roller.

### 4. **Repair and repainting of timber skirting:** Existing heritage timber skirting in is to be repaired and repainted to match the existing undamaged skirting.

- 4.1. Preparation: Clear the room of furniture and cover the floor with a large piece of fabric or plastic sheeting to protect it.

## DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE

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- 4.2. Inspect the skirting boards for wires and cables. Disconnect any visible wiring or cabling.
  - 4.2.1. Wire clip is to be removed by gently tapping each cable clip sideways with a hammer to loosen it. Then, use the hammer's claw to lift each clip in a single upward motion.
  - 4.2.2. Glue: Slowly reheat the glue to remove the cable.
- 4.3. Loosen the sealant: Use a retractable safety knife to cut through the sealant or caulking at the top where the board meets the wall. Keep the blade as close to the wall as possible to ensure clean separation and minimise paint or plaster damage.
- 4.4. Detach the skirting boards: Starting in a corner of the room, gently slide a chisel behind the top of the board. Lightly tap the chisel a few times with a hammer to loosen it. Once the top part of the board begins to come away from the wall, repeat this process every 25 cm along the skirting board. Continue until you've worked your way around the room.
- 4.5. Extract remaining fasteners: any remaining nails to be removed with pliers or hammer claw. Care must be taken not to damage the wall.
- 4.6. Reinstating timber skirting: Existing skirting to be reinstated after new vinyl tile installation.
  - 4.6.1. Inspect and prepare: Ensure the skirting boards are in good condition. Check each piece for bumps and scuffs, then fill and sand them lightly with 150-grit sandpaper as needed.
  - 4.6.2. Clean the back: Ensure the back of each board is free of fasteners and glue to allow for a flush installation.
  - 4.6.3. Re-Painting: After reinstallation, the skirting is to be re-painted with Plascon Kitchens & Bathrooms Paint Matt, or similar kitchen paint (Colour: WHITE).
    - 4.6.3.1. Prime timber skirting with one or more coats of Plascon Wood Primer, or similar, as needed.
    - 4.6.3.2. Apply two or three finishing coats of Plascon Kitchens & Bathrooms Paint Matt, or similar to achieve a closed film and solid colour.

### **5. New sliding door:** Install a new sliding door for privacy.

- 5.1. Install purpose-made hollow core sliding door with sliding door gear as per manufacturer's specifications.
- 5.2. Install handles as per the architect's specifications.
- 5.3. Prior to varnishing, all ironmongery is to be taped close with masking tape. Once varnishing is completed it is to be removed.
- 5.4. Varnish application:
  - 5.4.1. Apply Dulux Woodgard Interior/Exterior Timber varnish, or similar in an even thickness and finish in the direction of the grain. Thin the first coat up to 10% with Mineral Turpentine to aid penetration on raw wood. Allow to dry overnight and sand lightly with 320 grit sandpaper.

## DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE

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- 5.4.2. Apply second and third coats undiluted, sanding lightly between coats. Note: Care must be taken NOT to varnish the window shut and varnish is to be applied according to manufacturer instructions.

### 6. Other timber internal doors:

- 6.1. Re-varnish and re-instate the existing internal timber door.

6.1.1. Preparation for previously varnished door:

- 6.1.1.1. Sound varnish must be wiped down with mineral turpentine to remove any wax, oil or silicone. Lightly sand the surface with 320-grit sandpaper. Remove dust. Wipe or rinse the surface with clean tap water.
- 6.1.1.2. Varnish that is cracked and flaked must be stripped to bare wood either by sanding or by the use of a paint stripper. Note: If a paint stripper is used, care must be taken not to dry out the historic timber any further by leaving the paint stripper on the surface too long. Sand any discoloured areas to fresh wood. Sand down wood including the end grain to a smooth even surface finish using 100 -150 grit sandpaper, sanding in the direction of the wood grain. Note: If nail holes or wood crevices need to be filled with wood filler, then fill and allow drying and sand to a smooth finish as part of the final sanding.
- 6.1.1.3. Prior to varnishing, all ironmongery is to be taped close with masking tape. Once varnishing is completed it is to be removed.

6.1.2. Varnish application:

- 6.1.2.1. Apply Dulux Woodgard Interior/Exterior Timber varnish, or similar in an even thickness and finish in the direction of the grain. Thin the first coat up to 10% with Mineral Turpentine to aid penetration on raw wood. Allow to dry overnight and sand lightly with 320 grit sandpaper.
- 6.1.2.2. Apply second and third coats undiluted, sanding lightly between coats. Note: Care must be taken NOT to varnish the window shut and varnish is to be applied according to manufacturer instructions.

- 6.2. If existing doors cannot be re-instated, new hollow core timber doors are to be fitted to existing painted steel frames and varnished.

### 7. Service tiles: Wall tiles to be carefully serviced and cleaned.

- 7.1. Using soft brushes, mild detergents, and deionized water to remove dirt and grime without damaging the tiles. For more stubborn stains, carefully selected chemical agents can be used. It's essential to test these agents on a small, inconspicuous area first to ensure they do not cause harm.

## DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE

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**8. Service existing sanitaryware:** All existing sanitary ware to be serviced to ensure full functionality and cleaned carefully so as not to damage.

8.1. Existing basin and tap:

8.1.1. Clean the existing basin drain with Vinegar and baking powder. Pour 4 tablespoons of baking powder into the blocked drainpipe and immediately flush this with half a cup of vinegar essence. The two agents trigger a chemical reaction; they will start to fizz. As soon as the fizzing noise stops, flush the pipe with boiling water to completely clean the drain.

8.1.2. Clean the existing basin and tap with Handy Andy or a similar surface cleaner. Pour the cream onto a damp, clean cloth and wipe down the dirty surfaces. Rinse thoroughly with clean water and allow to air dry. Note: Ensure that the whole basin, top and bottom, is cleaned.

8.2. Existing Shower:

8.2.1. Clean the existing shower drain with Vinegar and baking powder.

8.2.1.1. Pour 4 tablespoons of baking powder into the blocked drainpipe and immediately flush this with half a cup of vinegar essence. The two agents trigger a chemical reaction; they will start to fizz.

8.2.1.2. As soon as the fizzing noise stops, flush the pipe with boiling water to completely clean the drain.

8.2.2. Clean the existing shower with Handy Andy Ultrafast Bathroom Trigger Spray 500ml or a similar bathroom surface cleaner.

8.2.2.1. Spray the shower, shower head and mixer thoroughly with Handy Andy Ultrafast Bathroom Trigger Spray 500ml or a similar ensuring complete coverage of the shower surfaces.

8.2.2.2. Let the detergent sit for a minute and then rinse thoroughly with clean water and wipe down with a dry cloth.

8.2.3. Shower curtain railing to be treated for rust using diluted white vinegar.

8.2.3.1. Mix an equal amount of water and white vinegar in a bowl. Using a clean microfibre cloth, apply a small amount of pressure and wipe down the towel rail. To clean the corners of the towel rail, use a soft-bristled toothbrush with the solution already prepared and apply it to the affected areas.

8.2.3.2. If the shower curtain rail is in a state of disrepair install a new shower curtain rail to match the existing.

8.2.4. Install a new Dejay Standard Drip-Dry Shower Curtain or similar plain and neutral shower curtain. COLOUR: Sky Blue

**9. New electrical installation:** Install new lighting as per the electrical engineer's specifications and drawings.

## DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE

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### PASSAGE

#### B. RENOVATION INSTRUCTION:

**NOTE:** All repair work to be done in strict accordance to architectural specifications. Any alternative methods of repair must be discussed and approved by the architect before being carried out.

**NOTE:** All repair work to be conducted carefully to not damage the original state of the significant heritage building.

**NOTE:** All electrical/electronic accessories are to be inspected by an electrical engineer. Before removal, the electrical engineer is to notify the Iziko Curator of the electrical/electronic accessories found during the construction period. Wiring or equipment linked to surveillance devices is to be preserved. All new electrical installations are to be done in strict accordance with the electrical engineer's layouts.

**Note:** Contractor to immediately inform the architect of unexpected discoveries of items/elements that should not be part of the original structure.

#### 1. Repaint interior walls: Interior walls require repainting.

##### 1.1. Preparation:

- 1.1.1. Clean surfaces with Dulux Pre-Paint Sugar Soap /water solution, or similar to remove all surface contaminates and chalky residue. Rinse thoroughly with clean water and allow drying out.
- 1.1.2. Prepare surfaces by removing all coatings, flaking paint, friable deposits, grease dirt etc. Sand thoroughly to break surface gloss (whether acrylic coating or enamel paint) to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean. (Use of water jet NOT allowed)

##### 1.2. Priming:

- 1.2.1. Fill all imperfections with Dulux Pre-Paint Multipurpose Crack filler or similar. Allow the crack filler to dry thoroughly (6 hours for gaps of 2 – 3 mm, but preferably overnight). Sandpaper smooth and remove all dust. Allow for minor crack repair at a rate of approximately 10 % of the surface.
- 1.2.2. Spot prime-filled areas with Rockgrip Plaster Primer once the crack filler has dried properly. Note: Failure to allow complete drying out of the crack filler will result in uneven sheen levels between the repaired and normal areas.

##### 1.3. Undercoat:

- 1.3.1. Apply one coat Rockgrip General Purpose Undercoat, or similar. Note: Paint is to be applied in strict accordance with manufacturer specifications.

##### 1.4. Finishing Coats:

- 1.4.1. Apply two to three finishing coats of Rockgrip Soft Velvet, or similar interior paint (Colour: WHITE) to achieve a closed film and solid colour. Note: Paint is to be applied in strict accordance with manufacturer specifications.

#### 2. Repaint ceiling: passage ceiling is to be repainted (see Architectural drawings).

##### 2.1. Surface Preparation:

## DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE

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2.1.1. Wash off dirt and grease thoroughly with Polycell Sugar Soap Powder, or similar. Rinse thoroughly with clean water and allow to dry. Sand glossy areas to a uniform matt surface and apply Plascon Universal Undercoat, or similar.

2.1.2. Spot prime all nail/screw heads with Metalcare Mild Steel Primer, or similar.

2.1.3. Fill nail holes and other defects with Polyfilla Interior, or similar. Spot prime filler with Plascon Plaster Primer, or similar.

2.2. Paint application:

2.2.1. Apply Plascon One Coat Ceiling Paint, or similar ceiling paint (Colour: WHITE), generously by brush or roller to the ceiling surface to achieve complete obliteration. If a second coat is needed, allow the first coat to dry for at least two hours. paint is to be applied in strict accordance with the manufacturer's instructions.

**3. New vinyl floor tiles:** Existing, tan-coloured vinyl floor tiles are in a state of disrepair. A like-for-like replacement in all rooms is needed in keeping with heritage protocol.

3.1. A tile sample is to be removed and submitted for asbestos testing in accordance with the Asbestos Abatement Regulation of 2020, Published under Government Notice R1196 in GG 43893 of 10 November 2020.

If the results indicate Asbestos (fibrous silicates) are present, all removal work is to be completed by a type 3 registered asbestos contractor with the chief inspector.

***Note: The contractor must allow Iziko the "asbestos client", 7 days to notify the Provincial Director before the commencement of work.***

3.2. Carefully remove existing, tan-coloured vinyl floor tiles without damaging the existing timber skirting.

3.3. Install new Floorworx Floorflex vinyl floor tiles or similar. Colour: Dusty Sand or similar to match the existing colour, size, and finish in the original floor pattern according to the manufacturer's specifications and instructions.

3.3.1. Surface preparation: Sub-floors must be smooth, hard, clean, and dry before laying commences. Uneven, solid or suspended timber floors may need preparation to meet the required standard.

3.3.2. In the case of direct-to-earth concrete, a damp-proof membrane must be incorporated into the subfloor.

3.3.3. Floorflex vinyl tiles, or similar, must be allowed to relax for 24 hours in a uniform room temperature between 18°C and 27°C prior to installation.

3.3.4. All sub-floors must be tested for moisture content prior to installation.

3.3.5. The recommended adhesive for Floorflex vinyl tiles is FloorworX No. 62 acrylic adhesive, or similar adhesive to accompany similar vinyl tile.

3.3.6. It is essential that during installation, the material be rolled in both directions with an articulated 68kg three-section metal floor roller.

## DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS FOR UPGRADING THE CHEFS HOUSE

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- 4. Repair and repainting of timber skirting:** Existing heritage timber skirting in is to be repaired and repainted to match the existing undamaged skirting.
- 4.1. Preparation: Clear the room of furniture and cover the floor with a large piece of fabric or plastic sheeting to protect it.
  - 4.2. Inspect the skirting boards for wires and cables. Disconnect any visible wiring or cabling.
    - 4.2.1. Wire clip is to be removed by gently tapping each cable clip sideways with a hammer to loosen it. Then, use the hammer's claw to lift each clip in a single upward motion.
    - 4.2.2. Glue: Slowly reheat the glue to remove the cable.
  - 4.3. Loosen the sealant: Use a retractable safety knife to cut through the sealant or caulking at the top where the board meets the wall. Keep the blade as close to the wall as possible to ensure clean separation and minimise paint or plaster damage.
  - 4.4. Detach the skirting boards: Starting in a corner of the room, gently slide a chisel behind the top of the board. Lightly tap the chisel a few times with a hammer to loosen it. Once the top part of the board begins to come away from the wall, repeat this process every 25 cm along the skirting board. Continue until you've worked your way around the room.
  - 4.5. Extract remaining fasteners: any remaining nails to be removed with pliers or hammer claw. Care must be taken not to damage the wall.
  - 4.6. Reinstating timber skirting: Existing skirting to be reinstated after new vinyl tile installation.
    - 4.6.1. Inspect and prepare: Ensure the skirting boards are in good condition. Check each piece for bumps and scuffs, then fill and sand them lightly with 150-grit sandpaper as needed.
    - 4.6.2. Clean the back: Ensure the back of each board is free of fasteners and glue to allow for a flush installation.
    - 4.6.3. Re-Painting: After reinstallation, the skirting is to be re-painted with Rockgrip Soft Velvet, or similar.
      - 4.6.3.1. Spot prime nail heads with Rockgrip Steel Primer, or similar. Prime timber skirting with one or more coats of Dulux Wood Primer, or similar, as needed.
      - 4.6.3.2. Apply one coat of Rockgrip General Purpose Undercoat to primed surfaces.
      - 4.6.3.3. Apply two finishing coats of Rockgrip Soft Velvet, or similar to achieve a closed film and solid colour.
- 5. New electrical installation:** Install new lighting as per the electrical engineer's specifications and drawings.