

SCOPE OF WORK: REPAIRS AND MAINTENANCE OF TEMBA OFFICES:

PROJECT SPECIFICATIONS

The Brief Project specification should be used as a guide to the works.

All building repair and maintenance work shall be carried out in accordance with the National Building Regulations and Building Standards, the National Building Regulations, and SANS 10400: The Application of the National Building Regulations, where applicable.

All materials, components, and fittings incorporated into the Works shall comply with the applicable South African National Standards (SANS). Where certification is required, materials and products shall bear the SABS certification mark or other recognised proof of compliance with the applicable SANS standard.

Background/Deliberation: This is a supply, delivery, and installation invite. Specifications and quantity schedule must be read together as the project is required to be functionally installed. Contractor must acquaint with site conditions and availability of electricity and water - or no availability - as this will be the responsibility of contractor to provide for during the installation period.

Temba Administration office Office

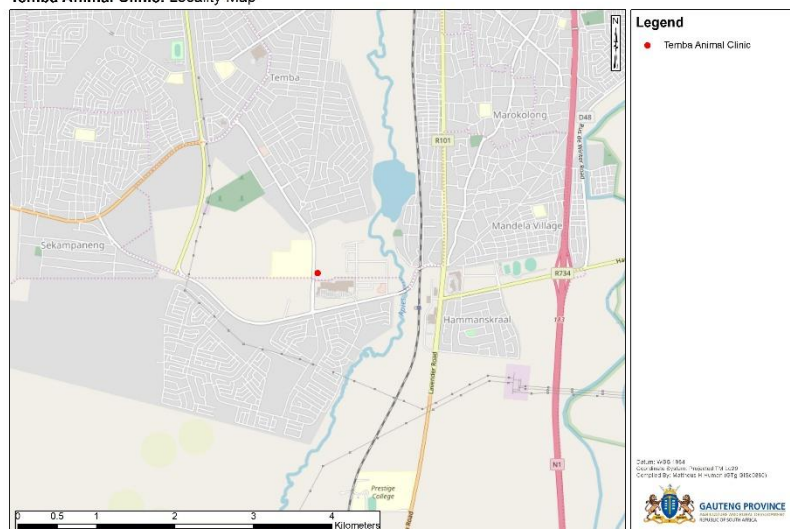
1. Location:

Temba Office	-25.402458	28.267393.	City of Tshwane
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Existing Site Overview:

The site comprises one building, namely the offices.

Temba Animal Clinic: Locality Map



2. Description of Work

ITEM NO.	AREAS OF WORK	TECHNICAL SPECIFICATION / SCOPE OF WORK
		TRADE: ALTERATIONS
1.	Waiting Area, Office, Male toilets (West Wing), Board Room and Passage	<u>Temporary Barriers, Screens, etc</u> <u>Protect all existing floors and floor finishes in areas affected by the Works with approved heavy-duty protective coverings. Maintain the protection in good condition throughout the Contract Period, replacing any damaged sections as necessary. On completion, remove all protective coverings, clean the floors, and make good any damage caused during the Works at the Contractor's expense.</u> Heavy-duty protective coverings - 24m²
2.	Roof Covering to Entire Building	<u>Removal of Existing Work</u> <u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc</u> Carefully take down and remove the existing concrete roof tiles, valley linings, ridge tiles and flashings, including all associated fixings to the entire building. Concrete Roof Tiles - 700 m²
3.	Waiting Area, Office, Male toilets (West Wing), Board Room and Passage	<u>Carefully remove the existing damaged gypsum plasterboard ceilings, including cornices.</u> Gypsum plasterboard ceilings - 261 m²

4.	Around the entire building	<u>Carefully remove the existing damaged gypsum fascia and barge boards.</u> damaged gypsum fascia and barge boards - 142 m
5.	Female Toilets (West Wing)	<u>Hacking up/off and removing ceramic tile floor and wall finishers including removing mortar bed or backing and preparing concrete or brick surfaces for new screed, plaster or tile finishers</u> Wall tiles - 1
6.	Male Toilets (West Wing)	<u>Remove old Sanitary Fittings, Items</u> Carefully remove the existing toilet pan and cistern, including all associated fittings, connections and fixings, without damaging adjacent finishes. Toilet suite - 1
7.	Passage	Carefully remove the existing 150-litre electric geyser. 150-litre electric geyser -1
8.	Waiting Area	<u>Preparatory Work to Existing Surface</u> Apply Sikadur-31 DW mixed adhesive (or similar approved) including preparing walls as per the manufacturer's specification On 0,1mm -10mm vertical wall cracks cracks -2m
9.	Entrance Door	<u>Taking out and removing doors, windows, etc, including thresholds, sills, etc</u> <u>Remove the damaged glass door 840mm x 570mm</u> Carefully remove the damaged glass from the existing door, size 840 mm × 570 mm. Glass - 2
10.	Male toilet (West Wing)	<u>Taking out, doors, windows, etc. include thresholds, sills, etc.</u> Remove existing timber single door (813 × 2032 mm high) from door frame. Prepare existing frame to receive new door, including adjustment and necessary alignment to ensure proper operation. Door - 1

		TRADE: WATERPROOFING
11.	Office (West Wing)	<u>Clean the surface including roof flashing and prepare surfaces to receive the coats of Cemflex slurry or similar approved and allow 6 hours to dry in between the coats.</u> Two layers, Cemflex and Sikalite or similar approved waterproofing to be applied in accordance with manufacturers specifications Wall Waterproofing 40m²
		TRADE: ROOF COVERINGS
12.	Roof Covering to Entire Building	<u>Supply and fix “Marley Mendip” or equal and approved profile M22 factory-coated through-colour concrete roof tiles, size 420 × 332 mm, manufactured in accordance with SANS 542, of approved colour, including matching fittings, nailed and/or fixed with suitable non-corrosive clips as required, to 38 × 50 mm sawn softwood battens at 320 mm centres, over an approved roof underlay of 250-micron white polyethylene sheeting laid horizontally over the trusses with minimum 150 mm overlaps and secured with non-corrosive clout nails to the trusses. Roof covering to roof pitches not exceeding 50°.</u> Concrete Roof Tiles - 700 m²
13.	All Roof Ridges to the Building	<u>Supply and fix taper ridge tiles, edge-bedded and pointed in 1:3 cement/sand mortar tinted to match the tile colour, over 150 mm wide DPC.</u> Ridge tiles - 80m
14.	All galvanised iron roof valley linings to the building	<u>Supply and fix 450 mm wide × 0.5 mm thick galvanised iron roof valley linings, securely fixed and neatly dressed to the roof profile.</u> Galvanised iron roof valley linings - 44m
		TRADE: CARPENTRY AND JOINERY
15.	Male toilet (West Wing)	<u>Doors etc</u> Supply and install semi-solid flush door with sapele veneer on both sides hung to steel or timber frames. Door-1

16.	Around the entire building	<u>Everite high density plain Pressed Nutec-cement</u> Supply and install 225 × 12mm thick Everite High Density Plain pressed Nutec fibre-cement fascia boards, butt jointed between barge boards and securely fixed to the bottom purlin and ends of rafters with corrosion-resistant screws or nails in accordance with the manufacturer's recommendations. Include all jointing strips, fixings, cutting, drilling, sealing, making good and all necessary accessories, complete in accordance with the manufacturer's specifications. Nutec fibre-cement fascia boards -142m
17.	All damaged rafters and battens	<u>38 × 114 mm Rafters and 38 x 38mm Battens</u> Supply, fabricate, and install 38 × 114 mm and 38 x 38mm Battens SANS-approved Grade 4 sawn softwood rafters. Fix securely as part of the prefabricated timber roof construction, complete with all necessary connectors, fixings, and accessories, in accordance with SANS 10400 and good building practice. 38 x 114mm Rafters - 60m 38 x 38mm Battens -30m
<u>TRADE: CEILING</u>		
18.	Waiting Area, Office, Male toilets (West Wing), Board Room and Passage	<u>Nailed-up ceilings</u> Supply and install 6.4mm “Rhino” gypsum plasterboard ceiling with H-section metal cover strips in accordance with the manufacturer’s specification. ‘Rhino’ gypsum plasterboard ceiling - 261 m²
19.	Board Room and Passage	<u>Ceiling trap doors</u> Supply and install extra over ceiling for 600 x 600mm trap door comprising 38 x 50mm wrought softwood rebated framing with one 38 x 38mm sawn softwood cross bracing, covered with ceiling board and fitted flush in opening on 20 x 20mm pressed steel. Trap door - 2

20.	Waiting Area, Office, Male toilets (West Wing), Board Room and Passage	<u>"Rhino" gypsum plasterboard cornice</u> Supply and install 75 mm standard coved gypsum plasterboard cornice in accordance with the manufacturer's specifications. Gypsum plasterboard cornice - 80m
		TRADE: IRONMONGERY
21.	Male toilets (West Wing)	<u>Hinges, bolts, etc.</u> Supply and install 100 mm pressed steel butt hinges, "Union" or other equal and approved, complete with matching screws, fixed to timber door and steel door frame (3 No. per door). Steel butt hinges -3
22.	Office and Male toilets (West Wing)	<u>Locks</u> Supply and install three-lever mortice lockset, "Union" or equal and approved, complete with two keys and striking plate, fixed to metal frame. Lockset -2
		TRADE: TILING
23.	Female Toilet (West Wing)	<u>Wall Tiling</u> Supply and install 200 × 200 × 6 mm thick ceramic wall tiles fixed with an approved tile adhesive and pointed with cloud grey tinted waterproof grout, including all necessary cutting, fitting, and trimming. Leave the finished surface clean, true, plumb, and in accordance with the manufacturer's instructions. Female Toilet (West Wing) - 1 m²
		TRADE: PAINTWORK
24.	Waiting Area and office (West Wing)	<u>Paintwork, etc. to Previously Painted Work</u> <u>On Floated Plaster</u> <u>On internal walls including narrow widths not exceeding 300mm</u> Supply and apply one coat of plaster primer and two coats of superior acrylic PVA emulsion paint to internal plastered wall surfaces, including all necessary surface preparation, complete in accordance with the manufacturer's specifications. Internal walls - 96 m²

25.	Waiting Area, Office, Male toilets (West Wing), Board Room and Passage	<u>On ceilings</u> Supply and apply one coat of plaster primer and finish with two coats of low-sheen pure acrylic paint to plastered ceiling surfaces, including all necessary surface preparation, complete in accordance with the manufacturer's specifications. Paint on Ceiling - 261m²
26.	Around the entire building	<u>On fascias and barge boards</u> Supply and apply one coat of appropriate primer and two coats of extremely durable, UV-resistant, washable pure acrylic emulsion sheen paint to new fascias and barge boards, including all necessary surface preparation, complete in accordance with the manufacturer's specifications. Paint on fascias and barge boards - 32m²
		TRADE: PLUMBING AND DRAINAGE
27.	Male toilets (West Wing)	<u>WC suite</u> Supply and install white vitreous China WC suite with P-trap, complete with cistern, toilet seat and cover, flush mechanism, fixing bolts, pan connector, and all necessary fittings. Toilet suites - 1
28.	Passage	<u>Electric Geyser -150 Litres</u> Supply and install a new 150-litre electric geyser, complete with pressure control valve, safety valve, vacuum breaker, drain cock, copper pipework, fittings and all necessary accessories. Connect the geyser to the existing water and electrical services, including all required supports and connections. Test and commission the installation for leaks and proper operation and leave the geyser in good working order. Geyse- 1
		TRADE: GLAZING
29.	Entrance door	<u>Door Glazing</u> Supply and install 12 mm thick heavy-duty toughened safety glass (tempered glass), properly fitted and securely installed, including all necessary fittings and accessories, in accordance with the manufacturer's requirements and applicable SANS standards. Glass -1m²

