

1. GENERAL SPECIFICATION

Complete renovations of Forest hill Flat number 9, 10, 11 including care takers Flat.

PAINT

All paint work shall be done with "passion" specification unless otherwise described. Description of painting will deem to include for all necessary preparation, stopping and painting of all sealers, primers, undercoats etc. all in strict accordance with manufactures instruction all work to comply with SANS 1091.

APPLICATION OF PAINT

The application of paint material must be done in accordance with the manufacturer's instructions. The painting must be finished in the colour as requested by the Official in charge. The colour of each coat must be as close as possible to the finished colour and in order to indicate the number of coats which have been applied and to prevent a coat from being omitted, there must be a slight difference in the colour of each coat.

PREPARATION OF WALLS FOR PAINTING

Remove all loose or flaking paint by hand or mechanical tool. Scrape and sandpaper all previously painted surfaces and wipe with a damp cloth to remove all loose particles. Brush down existing Surfaces with a stiff brush and wash with a general detergent to remove surface contamination. Treat with anti-fungus, wash and allow drying and leaving ready for painting.

PAINTING TO WALLS

After walls have been prepared as specified, apply one coat universal undercoat, and two coats eggshell/ Acrylic PVA paint with the colour as decided by the Official in charge.

PREPARATIONS AND PAINTING TO CEILING

Scrape down and sandpaper all previously painted ceilings and wipe with damp cloth to remove all loose particles. Punch protruding nail heads, stop with an approved filler and sand to a smooth surface. Nail heads to be primed with a flat oil paint before stopping is applied. Apply two coats of SABS approved PVA paint to the entire ceiling all applied according to the manufacturer's instructions.

PAINTING TO STEEL

PREPARATIONS TO PREVIOUSLY PAINT

Remove all the rust and flaking paint completely by hand or mechanical cleaning methods and treat remaining light rust with rust neutralizer, wash and abrade to a clean surface, spot prime bare metal only with calcium plumb ate and leave ready for painting.

PAINTING TO STEEL

After all steel window, door frames and burglar proofing has been prepared as specified"
Apply one coat universal undercoat to all metal/steel. Apply two coats high gloss enamel paint with the colour as decided Official in charge.

PREPARATION TO PAINTED WOODWORK

Sandpaper with a fine grade sandpaper all painted surfaces to remove glossiness and to provide a suitable key, brush and wipe with a cloth to a clean dust free surface and leave ready for painting.

PAINTING TO WOODWORK

Apply one (1) coat undercoat paint, apply one coat high gloss enamel paint and when thoroughly dry sand lightly and apply a final coat of high gloss enamel paint with the colour as decided by Randwater.

VARNISH TO WOODWORK

PREPARATION OF VARNISHED WOODWORK FOR PAINTING

Sandpaper with fine grade sandpaper all varnished woodwork/surfaces to remove glossiness and to provide a suitable key, brush and wipe the wood to a clean dust free surface and leave read for Painting.

After all the woodwork has been prepared as specified"

Apply one coat internal varnish to all internal varnished woodwork and allow drying,

When thoroughly drying sand lightly with fine grade sandpaper and applying a final coat of internal varnish.

SLATE TILED ROOF

Erect safety measures as required, including all legislative and safety regulation compliance

Refit or replace loose tiles on slopes,

Inspect tile underlay, and repair where necessary,

Remove, seal and refit valleys, hips and ridges,

Reinstate lightning conductors in place where applicable

ELECTRICAL WORK

The scope of work entails the assessment, repairs, replacement of damaged equipment to the existing electrical systems within the Flats. Qualified and experienced electricians with thorough knowledge and expertise in Buildings electrical Service Maintenance, in possession of Wireman Certificate/able to issue COC and sign off on the works will be required to carry out work.

PLUMBING WORK

Restore plumbing within the Flats in this scope of work from supply connection.

- Replacement of Cold and hot water worn-out plumbing components i.e. Pipe fittings for potable water systems Valves, pipes i.e. galvanized, PVC and copper. Burst pipes
- Sanitary equipment i.e. hand basin, pan, cistern Bathtub, taps to be replaced. Including bathroom accessories. et
- Water leaks i.e. pipes, fitting, roof, et

All plumbing work to comply with prescribed standards.

WALL AND FLOOR TILING

150 x 300 x 5mm Porcelain wall tiles on bedding and flush pointed with tinted waterproofing compound.

SANITARY FITTINGS AND BATHROOM ACCESSORIES

Supply and install Sanitary fittings. (Cobra and Vaal)

- 750 mm Double Towel Rail
- soap holder
- toilet paper holder



White Floor standing Cabinet & Ceramic Basin - 800mm



INTERNAL DOORS AND EXTERNAL DOORS

covering on both sides hung to steel frames

32mm Door x 813 x 2 032mm high semi solid core flush panel
door with Masonite hardboard facing to both sides

44mm Door x 813 x 2 032mm high solid core flush 6 panel
Door to be installed where necessary complete with locking mechanism

GLAZING

All glass and glazing shall be executed in strict accordance with the National Building Regulations Part N, SANS 10137, SANS 10400 and SANS 1263.

2. EXISTING INFRASTRUCTURE ON THE ROOFS

The Supplier to protect and where required make good the existing infrastructure after completion of work i.e. Solar panels, electrical wires / DB, mechanical equipment, IT cabling / equipment etc. These will be tested after completion of work and only then can invoices be processed.

3. SCHEDULE OF QUANTITIES

PREAMBLE TO THE SCHEDULE OF QUANTITIES AND RATES

- a) The Standard Commercial Terms and Conditions, The Special Commercial Terms and Conditions, the Specifications (including the Project Specification), and any Drawings are to be read in conjunction with the Schedule of Quantities and Rates.
- b) The Schedule comprises items covering the Service Provider's profit and costs of general liabilities and of the design, manufacture, supply, installation and commissioning of temporary and permanent Works. The Proposer is at liberty to insert a rate of his own choosing for each item in the Schedule and any item against which no quantity (where applicable) or rate is entered will be considered to be covered by other items in the Schedule.
- c) The quantities and rates inserted in the Schedule are to be inclusive prices to the Employer for the work described under the several items. Such prices shall cover all costs and expenses that may be required in and for the Works, and shall cover the cost of all general risks, liabilities, and obligations set forth or implied in the documents on which the Tender is based. All rates and amount shall be nett, exclusive of Value Added Tax (VAT) and shall be carried to the summary page in their nett form. VAT will then be calculated on the total of the nett amounts.
- d) All quantities and rates as set forth and inserted in the Schedule and extended to the totals for each portion of the Schedule, shall be considered as being totally inclusive for the whole of the Works as stipulated, or as can reasonably be inferred from these Documents.
- e) All product guarantees are deemed to be included in the rates, and installation and application rates will include all necessary inspections and approvals to maintain guarantees.
- f) "Complete" as it is used in the Schedule means the complete system or unit as specified in the particular documents.
- g) Each item in the Schedule which is priced, shall be filled in black ink.
- h) All quantities shall be considered as final and sufficient for the work described. The Proposer shall satisfy himself as to the sufficiency of quantities but may not change quantities. Quantities shall be re-measured and payment shall be made according to the adjusted total only.
- i) In case of arithmetical errors in the multiplication of rates and quantities in the Proposal, the amount shall not be changed. In case of incorrect summation of amounts in the Proposal, the Lump Sum total shall remain fixed.

4. HEALTH AND SAFETY

Safety during construction is paramount, and the Contractor must adhere to the statutory construction regulations and other regulatory requirements.

The following serves as a guideline to the access and safety scaffolding:

- One point of entry will be allowed from street level. No access is allowed from inside the building.
- All roof structures must be inspected prior to erection of working platforms or scaffolding onto roof structures. Any discrepancies must be reported to the Engineer for assessment.
- Stacking of materials may only be done on roof sections able to withstand the load safely, and must be restricted to limit concentrated loads on the structure.
- **A secure means of entry and exit is essential.** A general access scaffold or tower scaffold (preferably of the stairway design) will be required to provide suitable access. A properly secured ladder is the minimum requirement for short term access.
- **Permanent security** guards or lockable gates will be required at the access point. Access to the site must be controlled and limited at all times.
- **Edge Protection Barriers:** All exposed roof edges to be enclosed with an edge protection barrier. Edge protection should include or be equivalent to:
 - a main guard rail at least 950 mm above the edge;
 - a toe board and brick guard where there is risk of objects being kicked off the edge of the platform; and
 - a suitable number of intermediate guard rails or suitable alternatives positioned so that there is no gap more than 470 mm.
 - Roof parapets may provide equivalent protection but if it does not, extra protection will be required as described above.
- **Crawl boards and Roof ladders:** On sloping roofs, roof workers should not work directly on tiles, as they do not provide a safe footing, particularly when they are wet. Use roof ladders and proprietary staging to enable safe passage across a roof. It must be designed for the purpose, of good construction, properly supported, and, if used on a sloping roof, securely fixed by means of a ridge hook placed over the ridge, bearing on the opposite roof or other support. It should be used in addition to eaves-level edge protection. *Gutters should not be used to support any ladder.*
- **Work platforms:** Adequate and secure work platforms from which to carry out the work are required where necessary.
- **Fall mitigation:** Providing adequate platforms and edge protection may not always be possible or reasonably practicable. If so, safety nets, soft landing systems, or other measures may be necessary to minimise the consequences of any potential injury. If nets are used it must be properly installed by competent riggers as close under the work surface as possible to minimise the distance fallen.
- **Personal fall arrest systems:** Devices such as harnesses with a sufficiently strong anchorage points are necessary throughout; the contractor must determine where the

anchorage points should be, and clearly indicate it on site. The contractor will be responsible to monitor user discipline and active monitoring for compliance.

- **Falling material:** A tidy site must be maintained to prevent material which could fall from accumulating. Material may never be thrown from a roof or scaffold, and enclosed rubbish chutes are to be used if lowering material to the ground in containers is not possible. Rubbish chutes must discharge into skips to dispose of spoil material to spoil level.
- Public safety must be maintained throughout, and all scaffolding and pedestrian walkways must be barricaded to prevent accidental or unauthorised access. Where necessary, the contractor must obtain permission from council to barricade sidewalks.