







IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS
EXTERIOR

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 should be conducted carefully to avoid damaging the original state of the significant heritage building.

TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
REPAIR EXTERIOR WALL OF HOUSE	 	1.	1.	Inspection:				
			1A	Visually inspect all exterior wall plaster surfaces of the Nelson Mandela Prison House and identify areas that require repair i.e. Plaster cracks, hollow plaster, damaged cement areas.	m²	116		
		2.	2.	Preparation:				
		2.1.	2A	Clean surfaces with a Sugar soap/water solution, or a similar product, to remove all surface contaminants and chalky residue. Rinse thoroughly with clean water and allow to dry.	m²	116		
	 	2.2.	2B	Prepare surfaces by removing all paint coatings, friable deposits, grease, dirt, etc. Sand thoroughly to break the surface to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean. (Use of water jet NOT allowed)	m²	116		
		3.	3.	Fine Crack Repair				
		3.1	3A	Spread Professional Bridging Compound, or similar, to be thinned 5-10 % with water over the entire fine cracked area to a wet film thickness of 400 µm (a medium pile or short pile roller may be used with thinned material to avoid texturing the coating. Stipples should be smoothed out while still wet using a water wet brush).	m²	70		
		3.2.	3B	Crazed cracking: A second diluted coat will be required after a drying time of two hours to fill and bridge these cracks.	m²	70		
		4.	4.	More Severe Crack Repair				
		4.1.	4A	Open damaged area sufficiently to allow repair material to be adequately filled to achieve a mechanical bond.	m²	46		
		4.2.	4B	Clean away dust, grease and grime from surface.	m²	46		
		4.3.	4C	Fill areas with the appropriate Masonry Patching Plaster using a putty knife or trowel. Smooth off whilst still wet. Allow to dry for 24hours. Patch prime using newly repaired areas with the appropriate primer, and allow 16 hours drying at 23°C. NB: Texture on repaired areas must be finished off to match the existing profile.	m²	46		






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TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
REPAIR STOEP/ ARCADE WALLS		1.	5.	Inspection:				
			5A	Visually inspect all wall plaster surfaces of stoep / arcade walls and identify areas that require repair i.e. Plaster cracks, hollow plaster, damaged cement areas.	m²	224		
		2.1.	6A	Preparation: Clean surfaces with a Sugar soap/water solution, or a similar product, to remove all surface contaminants and chalky residue. Rinse thoroughly with clean water and allow to dry.	m²	224		
		2.2.	6B	Prepare surfaces by removing all paint coatings, friable deposits, grease, dirt, etc. Sand thoroughly to break the surface to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean. (Use of water jet NOT allowed)	m²	224		
		3.	7A	Small Crack Repair Professional Bridging Compound, or similar, to be thinned 5-10 % with water over the entire fine cracked area to a wet film thickness of 400 µm (a medium pile or short pile roller maybe used with thinned material to avoid texturing the coating. Stipples should be smoothed out while still wet using a water wet brush).	m²	90		
REPAIR STOEP/ ARCADE WALLS CONTINUED		4.	8.	More Severe Crack Repair:				
		4.1.	8A	Open damaged area sufficiently to allow repair material to be adequately filled to achieve a mechanical bond.	m²	134		
		4.2.	8B	Clean away dust, grease and grime from surface.	m²	134		
		4.3.	8C	Fill areas with the appropriate Masonry Patching Plaster using a putty knife or trowel. Smooth off whilst still wet. Allow to dry for 24hours. Patch prime using newly repaired areas with the appropriate primer, and allow 16 hours drying at 23°C. NB: Texture on repaired areas must be finished off to match the existing profile.	m²	134		




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TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
REPAIR GARDEN WALL	 	1.	9.	Inspection:				
			9A	Visually inspect all wall plaster surfaces of the garden wall, on both sides, and identify areas that require repair i.e. Plaster cracks, hollow plaster, damaged cement areas.	m²	583		
		2.	10.	Preparation:				
		2.1.	10A	Clean surfaces with a Sugar soap/water solution, or a similar product, to remove all surface contaminants and chalky residue. Rinse thoroughly with clean water and allow to dry.	m²	583		
	 	2.2.	10B	Prepare surfaces by removing all paint coatings, friable deposits, grease, dirt, etc. Sand thoroughly to break the surface to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean. (Use of water jet NOT allowed)	m²	583		
		3.	11.	Fine Crack Repair:				
		3.1	11A	Professional Bridging Compound, or similar, to be thinned 5-10 % with water over the entire fine cracked area to a wet film thickness of 400 µm (a medium pile or short pile roller maybe used with thinned material to avoid texturing the coating. Stipples should be smoothed out while still wet using a water wet brush).	m²	233		
		3.2.	11B	Crazed cracking: A second diluted coat will be required after a drying time of two hours to fill and bridge these cracks.	m²	233		
		4.	12.	More Severe Crack Repair:				
		4.1.	12A	Open the damaged area sufficiently to allow repair material to be adequately filled in to achieve a mechanical bond.	m²	350		
		4.2.	12B	Clean away dust, grease and grime from surface.	m²	350		
		4.3.	12C	Fill areas with the appropriate patching plaster using a putty knife or trowel. Smooth off whilst still wet. Allow to dry for 24hours. Patch prime using newly repaired areas with the appropriate primer, and allow 16 hours drying at 23°C. NB: Texture on repaired areas must be finished off to match the existing profile.	m²	350		



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TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
CLEAN VIBRACRETE WALL		1.	13.	Preparation:	m²	30		
			13A	Sensitively trim vegetation, only as needed, to allow access to the vibracrete wall.				
		2.	14.	Pressure Wash:	m²	30		
			14A	Pressure wash the vibracrete wall of grime, moss and other forms of weathering. Care must be taken not to damage the wall or its surrounds.				
REPAINT WALL	   	1.	15.	Investigation:	m²	891		
		1.1	15A	A paint specialist is to investigate the historic paint and texture finish, if possible and determine what was used on the exterior of the Nelson Mandela Prison House. The type, colour and texture finish, if possible, found after the investigation is to be reported to the architectural team.				
		1.2	15B	The new paint is to be created to match the historic paint type & colour as far as reasonably possible, according to the paint specialist report and recommendations.	m²	891		
		2.	16.	Preparation:	m²	891		
		2.1.	16A	Clean surfaces with a Sugar Soap /water solution, or similar, to remove all surface contaminants and chalky residue. Rinse thoroughly with clean water and allow to dry.				
		2.2.	16B	Prepare surfaces by removing all paint coatings, friable deposits, grease, dirt, etc. Sand thoroughly to break the surface to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean. (Use of water jet NOT allowed)	m²	891		
		3.	17.	Priming:	m²	891		
		3.1.	17A	Apply an appropriate primer to the wall surface following the manufacturer's specifications.				



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TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
		4.	18. 18A	Undercoat: Apply one coat of appropriate paint undercoat. Note: Paint is to be applied in strict accordance with the manufacturer's specifications.	m²	891		
		5.	19. 19A	Finishing Coats: Apply two to three finishing coats of an appropriate exterior paint, per the paint specialist's report and recommendation, to achieve a closed film and solid colour. Note: Paint is to be applied in strict accordance with the manufacturer's specifications.	m²	891		
CLEAN TERRAZO TILE		1.	20. 20A	Preparation: Clean the surface by removing loose debris, sand and leaves using a broom	m²	171		
		2. 2.1	21. 21A	Clean tile: Clean tile using a mild dish soap mixed with warm water. Note: Harsh chemical cleaners are not to be used.	m²	171		
		2.2.	21B	Apply cleaning mixture to the tiles using a sponge or a mop and allow to sit for 10 minutes.	m²	171		
		2.3.	21C	Gently scrub the tiles with a soft-bristle brush to remove the grime.	m²	171		
		2.4.	21D	Rinse tiled surface thoroughly with clean water and allow to dry.	m²	171		
REPLACE TERRAZZO TILE		1.	22. 22A	Preparation: Remove leftover tile & mortar bedding. Ensure the area where the tile is to be installed is clean of dirt and grease.	m²	9		
		2. 2.1	23. 23A	Replace tile: Replace tile with an existing spare tile stored onsite. Care must be taken not to damage the tile while	m²	9		
		2.2.	23B	Install tile using an appropriate cement-based adhesive in accordance with the manufacturer's specifications	m²	9		



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TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
REPAIR TERRAZO TILE		1.	24.	Preparation:				
		1.1.	24A	Clean the damaged area of terrazzo tile thoroughly with a brush to remove debris, grease and dirt.	m²	28		
		1.2.	24B	If there are floor coatings present around the damaged area, they must be sanded down to allow proper adhesion of the epoxy.	m²	28		
		2.	25.	Epoxy tile into place:				
		2.1.	25A	Mix an appropriate durable outdoor epoxy according to the manufacturer's specifications.	m²	28		
		2.2.	25B	Secure the tile in place to prevent it from shifting out of place while the epoxy dries.	m²	28		
		2.3.	25C	Apply epoxy mix to the crack using a syringe. Stop pouring epoxy mix before it overflows from the crack. Ensure to wipe away any excess epoxy with an appropriate solvent while epoxy is still wet.	m²	28		
REFIX TERRAZZO TILE TO SURFACE		1.	26.	Remove grout:				
			26A	Carefully cut grout lines surrounding tiles to weaken	m²	12		
		2.	27.	Tile Removal:				
		2.1.	27A	Chisel the edge of the tile. With a hammer, gently tap the chisel, gradually creating space between the tile and substrate.	m²	12		
		2.2.	27B	Work your way around the tile's edges, continuing to tap and pry until it becomes loose. Once loosened, use a pry bar to lift tile away from surface. Be cautious not to damage the underlying substrate.	m²	12		
		3.	28.	Cleaning the substrate:				
		3.1.	28A	After all the tiles have been removed. Remove the residual adhesive or set-in substrate with a chisel. Take care not to gouge or damage the surface.	m²	12		
		3.2.	28B	Clean substrate thoroughly to ensure it is smooth and free of debris.	m²	12		
		4.	29.	Reinstall terrazzo tile:				
			29A	Reinstall the existing terrazzo tile using the appropriate cement adhesive. Cement adhesive to be mixed and applied to the substrate in accordance with the manufacturer's specifications	m²	12		



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TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
CLEAN CONCRETE PAVEMENT		1.	30. 30A	Pressure Wash: Pressure wash the concrete pavement of grime, moss and other forms of weathering. Care must be taken not to damage the pavement or its surroundings.	m²	229		
REPAIR CONCRETE PAVEMENT - AREA TYPE 1		1.	31. 31A	Inspection: Visually inspect all concrete pavement surfaces and identify areas that require repair, such as cracks. Discuss and agree extent of remedial work with the architect before proceeding.	m²	42		
		2.	32.	Preparation:				
		2.1.	32A	Remove all loose debris and deteriorated concrete.	m²	42		
		2.2.	32B	Open the damaged area sufficiently to allow repair material to be adequately filled in to achieve a mechanical bond.	m²	42		
		2.3.	32C	Once cracks have been grinded out, clean the area again of debris and dust.	m²	42		
		2.4.	32D	Wet the surface of the concrete or apply an appropriate bonding agent.	m²	42		
		3	33.	Application				
		3.1.	33A	Apply an appropriate concrete repair mix to the newly opened cracks in strict accordance with the manufacturer's instructions	m²	42		
		3.2.	33B	Allow the concrete repair mix to properly cure following the manufacturer's instructions	m²	42		






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TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
REPAIR CONCRETE PAVEMENT - AREA TYPE 2		1.	34. 34A	NOTE: Consult the landscaper regarding the removal or trimming down of tree roots that are affecting the Inspection: Visually inspect all concrete pavement surfaces and identify areas that require repair, such as cracks and lifted cement areas. Discuss and agree extent of	m²	74		
		2.	35.	Preparation:	m²	74		
		2.1.	35A	Remove all loose debris and deteriorated concrete.				
		2.2.	35B	material to be adequately filled in to achieve a mechanical bond.	m²	74		
		2.3.	35C	Once cracks have been grinded out, clean the area again of debris and dust.	m²	74		
		2.4.	35D	Wet the surface of the concrete or apply an appropriate bonding agent.	m²	74		
		3	36.	Application				
		3.1.	36A	Apply an appropriate concrete repair mix to the newly opened cracks in strict accordance with the manufacturer's instructions	m²	74		
		3.2.	36B	Allow the concrete repair mix to properly cure following the manufacturer's instructions	m²	74		
REPAIR SLIDING DOOR TO LOINGE (G04)		1.	37. 37A	Inspection: It appears that the frame is pulling loose from the glass panel and the rubber seal. A sliding door expert is to inspect the sliding door to assess the extent of the damage, whether or not it must be screwed back into place, whether or not reusing existing screws is possible, or if the screws are to be replaced. The sliding door also appears to be derailed.	No.	1		
		2.	38.	Repair sliding door frame:				
		2.1	38A	Tighten the silding door frame screws. Ensure that the rubber seal is in place correctly before rescrewing the frame.	No.	1		
		2.2.	38B	If existing srews are to be replaced, the sliding door expert is to recommend a suitable replacement screws.	No.	1		
		3.	39. 39A	Realign sliding door: Sliding door to be placed back on its guiding rail.	No.	1		


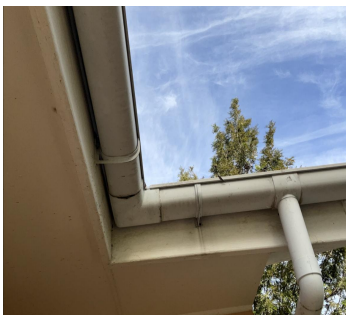



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TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
REPAIR GARAGE DOOR		1.	40. 40A	Install new timber slat: A new horizontal timber slat is to be installed to replace the missing one of the single garage door. New timber slat is to match the existing as far as reasonably possible.	No.	2		
REVARNISH TIMBER DOOR		1. 1.1. 1.2. 1.3. 2.	41. 41A 41B 41C 42. 42A	Preparation: 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. 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. Prior to revarnishing, all ironmongery is to be taped closed with masking tape. Once varnishing is completed masking tape is to be removed. New varnish: 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 coats undiluted, sanding lightly between coats. Varnish is to be applied according to the manufacturer's instructions.	No. No. No. No.	5 5 5 5		




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TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
REPLACE ROOF TILES		1.1.1.	43.	Investigate:				
			43A	A roof tile is to be removed as a sample 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.	Item	1		
		1.2	43B	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.	Item	1		
		2.	44.	Preparation:				
			44A	Remove all roof tiles.	m²	582		
		3.1.	45.	New installation:				
			45A	Once roof tiles are removed, install new 80 mm IsoBoard insulation or similar insulation board under battens, between the rafters. New insulation to be installed as per the manufacturer's specifications. Allow for total new installation.	m²	582		
		3.2.	45B	Install new Sisalation FR430 fire retardant or similar is to be installed as per the manufacturer's specifications. Allow for total new installation.	m²	582		
			45C	Tiles are to be replaced with new fibre cement Nutec roof tiles, or similar shingle tiles to match the 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's specifications.	m²	582		
		3.4.	45D	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.	m	233		
INSPECT & CLEAN RAINWATER GOODS		1.1.1.	46.	Servicing Rainwater Goods:				
			46A	Inspect gutters and downpipes to see if they are functioning properly.	m	106		
			46B	Clear gutters and downpipes of blockages.	m	106		




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TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
INSPECT & PAINT FASCIA BOARD	 	1.	47.	Inspection:				
			47A	A roofing specialist is to inspect the fascia boards to assess if it is possible to partially replace damaged portions of the fascia boards.	m	67		
		2.	48.	Partical Replacement:				
		2.1.	48A	If roofing specialist deems a partial replacement of fascia board is possible, the gutter attached to the damaged portion is to be carfully removed and stored for reinstallment.	m	67		
	 	2.2.	48B	Carefully cut out the damaged fascia board back to the first unaffected rafter. Care must be taken while detaching it from the rafters as not to damage them.	m	67		
		2.3.	48C	New timber fascia to match the height and thickness of the existing timber fascia. It is to be cut to size to fit the section that was removed.	m	67		
		2.4.	48D	Fix new timber fascia portion to rafters. The seam where the new timber fascia meets the existing one is to be sealed with an appropriate caulking and painted to match the rest of the fascia board.	m	67		
		3.	49.	Total Replacement				
		3.1.	49A	If the roofing specialist deems partial replacement is not possible, a total replacement of the timber fascia board will need to be done.	m	67		
		3.2.	49B	For the portions where whole sections of fascia boards are to be totally replaced, the gutter sections attached to them are to be carefully removed and stored for reinstallment.	m	67		
		3.3.	49C	New timber fascia to match the height and thickness of the existing timber fascia. It is to be cut to size to fit the section that was removed.	m	67		
		3.4.	49D	Fix new timber fascia portion to rafters. The seam where the new timber fascia meets the existing one is to be sealed with an appropriate caulking and painted to match the rest of the fascia board.	m	67		


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		4.	50.	Preparation				
		4.1.	50A	Wipe down timber fascia boards to remove grime, dust and flaking paint. Sand wood with 120 grit paper and finish off with 220 grit paper in the direction of the grain. Dust off.	m	67		
		4.2.	50B	Fill holes and defects using an appropriate wood filler following the manufacturer's instructions. Note: the wood filler must be paint compatible. Once holes and defects have been filled, ensure to remove excess wood filler while it is wet. Allow 8 hours to dry. Sand to a smooth finish.	m	67		
		5.	51. 51A	Primer: Apply one coat of an appropriate timber primer to achieve a continuous film. Primer is to be applied following the manufacturer's specifications.	m	67		
		6.	52. 52A	Fishing coat: Apply an appropriate exterior paint following the manufacturer's instructions. Paint colour: WHITE	m	67		
REPAIR & REPAINT BARGE BOARD	  	1	53.	Preparation				
		1.1	53A	Remove the decorative finial from the barge board. It is to be replicated using a piece of timber and installed on all barge boards in the same position as the existing one.	m	42		
		1.2.	53B	Wipe down timber barge boards to remove grime, dust and flaking paint. Sand wood with 120 grit paper and finish off with 220 grit paper in the direction of the grain. Dust off.	m	42		
		1.3.	53C	Fill holes and defects using an appropriate wood filler following the manufacturer's instructions. Note: the wood filler must be paint compatible. Once holes and defects have been filled, ensure to remove excess wood filler while it is wet. Allow 8 hours to dry. Sand to a smooth finish.	m	42		
		2.	54. 54A	Primer: Apply one coat of an appropriate timber primer to achieve a continuous film. Primer is to be applied following the manufacturer's specifications.	m	42		
		3.	55. 55A	Fishing coat: Apply an appropriate exterior paint following the manufacturer's instructions. Paint colour: WHITE	m	42		



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REPAIR & REPAINT ROOF EAVES		1. 1.1. 2. 3. 4.	56. 56A 57. 57A 58. 58A 59. 59A	Total Replacement: The roof eave lining is to be completely replaced with an appropriate material to match the existing. The replacement lining is to be installed to match the existing. Priming: Spot prime-filled areas with appropriate 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. Undercoat: Apply one coat of appropriate paint undercoat. Note: Paint is to be applied in strict accordance with the manufacturer's specifications. Finishing Coats: Apply two to three finishing coats of an appropriate exterior paint, per the paint specialist's report and recommendation, to achieve a closed film and solid colour. Paint colour: WHITE	m m² m² m²	134 40 40		
REPAIR POOL PUMP		1. 2.	60. 60A 61. 61A	NOTE: All repair work related to the swimming pool is to be completed by a swimming pool specialist. Investigate: The pool pump is to be inspected to identify the scope and extent of pump damage. Pool pump specialist to report findings to the architect. Repair The pool pump is to be repaired by a pool pump specialist.	No. No.	1 1		
CLEAN SWIMMING POOL		1.	62. 62A	NOTE: All repair work related to the swimming pool is to be completed by a swimming pool specialist. Deep clean swimming pool The swimming pool is to be deep-cleaned following the advice of a swimming pool specialist. Once drained a descision will be taken regarding the repair or refinishing of the interior surface of the swimming pool.	Item	1		


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REINSTATE SWIMMING POOL SAFETY NET		1.	63. 63A	NOTE: All repair work related to the swimming pool is to be completed by a swimming pool specialist. Inspect The existing swimming pool net is to be inspected to see if it can be reused. The condition of the swimming pool net is to be reported to the architect.	m²	29		
		2.	64. 64A	New Swimming Pool Net If existing net is not reusable, a new swimming pool net must be fitted to the existing pool net clips. Swimming pool net to comply with SANS 10134.	m²	29		
REPAIR THATCH UMBRELLAS		1.	65. 65A	NOTE: All repair work related to the thatch umbrellas is to be completed by a thatching specialist. Remove old thatch & ridge cap: Carefully remove all old thatch, taking care not to damage the metal frame. The thatching expert should take note of the existing fasteners/wires used to secure the thatch to the frame, as the same method of fastening is to be used. The existing ridge cap is to be removed and safely stored for reuse.	No.	2		
		2.	66. 66A	Preparation: Inspect and prepare the metal frame to ensure it is clean and sound before applying new thatch. Any structural damage is to be repaired by the specialist.	No.	2		
		3.	67. 67A	New thatch: Apply new thatch in layers, securing it to the frame with the same method used on the existing structure. The thatch is to be applied in strict accordance with the manufacturer's instructions.	No.	2		
		4.	68. 68A	Umbrella Ridge: Special care must be taken to ensure the ridge is finished properly and that the existing ridge cap is reinstalled or replicated to match existing if damaged.	No.	2		



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CLEAN & PAINT THATCH FIBREGLASS TABLE		1.	69.	Preparation				
		1.1.	69A	Clean the fibreglass table with a soap solution to ensure it is clean and free of dirt & grease.	No.	2		
		1.2	69B	Fill cracks with an appropriate filler.	No.	2		
		1.3.	69C	Sand the fibreglass table with a 150-grit sandpaper to remove the glossy layer. Once that is completed, gradually increase to a 220-grit sandpaper to achieve a smooth, even surface. Care must be taken not to sand too aggressively. Wipe away dust once sanding is complete.	No.	2		
		1.4.	69D	Tape off the thatch umbrella pole to prevent paint from splilling onto it.	No.	2		
		2.	70.	Primer:				
			70A	Apply a thin, even layer of an appropriate fibreglass	No.	2		
REPAIR WHITE PRECAST CONCRETE COLUMN		1.	72.	Inspection:	m	15		
			72A	Visually inspect all concrete columns and identify areas that require repair, i.e. Cracks, hollow sections and damaged areas.				
		2.	73	Preparation:				
		2.1.	73A	Clean surfaces with a Sugar soap/water solution, or a similar product, to remove all surface contaminants and chalky residue. Rinse thoroughly with clean water and allow to dry.	m	15		
		2.2.	73B	Prepare surfaces by removing all paint coatings, friable deposits, grease, dirt, etc. Sand thoroughly to break the surface to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean. (Use of water jet NOT allowed)	m	15		
		3.	74.	Fine Crack Repair:				
		3.1.	74A	Professional Bridging Compound, or similar, to be thinned 5-10 % with water over the entire fine cracked area to a wet film thickness of 400 µm (a medium pile or short pile roller maybe used with thinned material to avoid texturing the coating. Stipples should be smoothed out while still wet using a water wet brush).	m	15		


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EXTERIOR

TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
		3.2.	74B	Crazed cracking: A second diluted coat will be required after a drying time of two hours to fill and bridge these cracks.	m	15		
		4.	75.	More Severe Crack Repair:				
		4.1.	75A	Open the damaged area sufficiently to allow repair material to be adequately filled in to achieve a mechanical bond.	m	15		
		4.2.	75B	Clean away dust, grease and grime from surface.	m	15		
		4.3.	75C	Fill areas with the appropriate patching plaster using a putty knife or trowel. Smooth off whilst still wet. Allow to dry for 24hours. Patch prime using newly repaired areas with the appropriate primer, and allow 16 hours drying at 23°C. NB: Texture on repaired areas must be finished off to match the existing profile.	m	15		
REPAINT CONCRETE COLUMN		1	76.	Preparation:				
		1.1.	76A	Clean surfaces with a Sugar Soap /water solution, or similar, to remove all surface contaminants and chalky residue. Rinse thoroughly with clean water and allow to dry.	m	15		
		1.2.	76B	Prepare surfaces by removing all paint coatings, friable deposits, grease, dirt, etc. Sand thoroughly to break the surface to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean. (Use of water jet NOT allowed)	m	15		
		2.	77. 77A	Priming: Apply an appropriate primer to the column surface following the manufacturer's specifications.	m	15		
		3.	78. 78A	Undercoat: Apply one coat of appropriate paint undercoat. Note: Paint is to be applied in strict accordance with the manufacturer's specifications.	m	15		
		4.	79 79A	Finishing Coats: Apply two to three finishing coats of an appropriate exterior paint. Paint is to be applied in strict accordance with the manufacturer's specifications. Paint colour: WHITE	m	15		




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EXTERIOR

TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
REPAIR PILLAR LIGHT		1.	80A	NOTE: All electrical/electronic accessories are to be inspected by an electrical engineer. NOTE: All electrical/electronic work to be carried out by a qualified electrician. Outdoor pillar lighting To be repaired as per the electrical engineer's specifications.	No.	1		
		2.	81.	Reinstate pillar light casing				
		2.1.	81A	Dismount the pillar light frame and clean it all of old coatings, dirt and grease.	No.	1		
		2.2.	81B	Powder coat the metal frame. Powder coating to be done in strict accordance with the manufacturer's instructions. Colour: BLACK	No.	1		
		2.3.	81C	The missing glass of the light is to be have a new glass section to be installed. The new glass is to match the existing, as reasonably possible.	No.	1		
REPAIR STOEP LANTERN LIGHTS		1.	82A	NOTE: All electrical/electronic accessories are to be inspected by an electrical engineer. NOTE: All electrical/electronic work to be carried out by a qualified electrician. Wall-Mounted Lantern Lighting To be repaired as per the electrical engineer's specifications.	No.	2		
		2.	83.	Reinstate pillar light casing				
		2.1.	83A	Dismount the pillar light frame and clean it all of old coatings, dirt and grease.	No.	2		
		2.2.	83B	Powder coat the metal frame. Powder coating to be done in strict accordance with the manufacturer's instructions. Colour: BLACK	No.	2		
		2.3.	83C	The missing glass of the light is to be have a new glass section to be installed. The new glass is to match the existing, as reasonably possible.	No.	2		





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EXTERIOR

TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
REVARNISH PERGOLA		1.	84.	Preparation:				
		1.1.	84A	Sound varnish must be wiped down with mineral turpentine to remove any wax, oil or silicone. Lightly sand the surface with 80-grit sandpaper and increase to 100-grit, then 120-grit. Remove dust. Wipe or rinse the surface with clean tap water.	m²	38		
		1.2.	84B	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.	m²	38		
		1.3.	84C	Prior to revarnishing, all areas not to be varnished are to be covered or taped off to prevent spills or dripping.	m²	38		
		2.	85. 85A	New varnish: 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 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.	m²	38		
		3.	86. 86A	Clean up: Clean area of any varnish splatter or tape adhesive using an appropriate cleaner.	m²	38		


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EXTERIOR

TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
REPAIR OUTDOOR BRAAI		1.	87. 87A	Reconstruction of Braai The braai is to be partially demolished and reconstructed according to architectural details to be issued at a later date. Prior to demolition, the braai is to be measured up and documented. Quantity surveyor to allow for the reconstruction of the braai.	No.	1		
CLEAR CHANNEL		1. 1.1. 1.2.	88. 88A 88B	Servicing Water Channels: Inspect water channels to identify if any portions require demolition or renovation, and agree on the scope of work with the architect Clear the water channels of blockages.	m m	38 38		
REPAIR FENCE & PAINT FENCE		1. 1.1. 1.2. 1.3. 1.4. 2. 2.1. 2.2. 3.	89. 89A 89B 89C 89D 90. 90A 90B 91. 91A	Preparation: Remove the existing damaged chain-link fence. Clean steel post with a mild cleaner to ensure it is free of grime and dirt. Scrape off loose paint and rust. If needed scrub down rust with a wire brush and wipe it clean. Treat rusted areas with an appropriate rust remover. Rust remover to be applied in strict accordance with Paint Steel Fence Post Apply an appropriate metal primer to steel fence posts. Apply an appropriate metal paint to fence posts. Colour: BLACK Install new chainlink fence: A new a new galvanised chain-link fence to be	m² m² m² m² m² m² m² m²	9 9 9 9 9 9 9 9		

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EXTERIOR

TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
REPAIR & PAINT GATE 1- 8		1.	92.	Preparation:				
			1. 92A	Clean steel gate with a mild cleaner to ensure it is free of grime and dirt.	No.	8		
			1.2. 92B	Scrape off loose paint and rust. If needed scrub down rust with a wire brush and wipe it clean.	No.	8		
		1.3.	92C	Treat rusted areas with an appropriate rust remover. Rust remover should be applied strictly in accordance with the manufacturer's instructions.	No.	8		
			2.	93. Paint Steel Gate				
			2.1. 93A	Apply an appropriate metal primer to steel fence posts. Metal primer to be applied following the manufacturer's instructions.	No.	8		
		2.2.	93B	Apply an appropriate metal paint to fence posts. Paint is to be applied strictly in following the manufacturer's instructions. Colour: BLACK	No.	8		
REPAIR OUTSIDE SINK		1.	94.	Preparation:				
			94A	Clean steel sink with a mild cleaner to ensure it is free of grime and dirt.	No.	1		
		2.	95.	Remove rust:				
			95A	Apply an appropriate rust remover to the stainless steel sink. Care must be taken not to cause further damage to the sink while removing rust. It is recommended to use a gentle rust removal solvent and a heavy-duty nylon scouring pad. Avoid cleaning methods that require the use of a wire brush, sandpaper or steel wool.	No.	1		

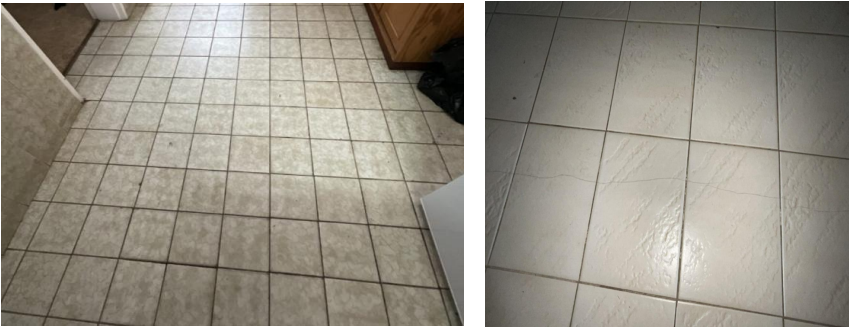

IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS
EXTERIOR

TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
GENERAL MAINTENANCE		1.	96.	Clean up and remove				
		1.1.	96A	All wasp and hornet nests on the exterior of the house are to be removed.	Item	1		
		1.2.	96B	Clean the external window sills of bird droppings.	Item	1		
		1.3.	96C	All bird nests that affect the historic fabric of the Nelson Mandela Prison House are to be removed.	Item	1		
		1.4.	96D	Rake up and remove all fallen leaves.	Item	1		
		1.5.	96E	Inspect all gullies and clear them of fallen leaves, dirt, etc.	Item	1		
				TOTAL EXTERNAL REPAIR		Carried to Summary		-





IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS
INTERIOR

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 should be conducted carefully to avoid damaging the original state of the significant heritage building.

TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
CLEAN CERAMIC FLOOR TILE		1.	97. 97A	Application: 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.	m²	62		
REPLACE CREAM CARPET		1. 2. 3. 4.	98. 98A 99. 99A 100. 100A 101. 101A	Preparation: Clear the rooms and passageways of furniture. The Furniture that is to be removed is to be handled with care and must be safely stored while new carpet is installed. Investigation: A carpet specialist is to investigate the existing cream coloured carpet and recommend a like-for-like replacement. Remove existing cream coloured carpet: Investigate if the carpet is glued down or stretch fitted (alternative name: broadloom stretch fitted) and use the appropriate method to remove the carpet. Note: extreme care must be taken not to damage the existing skirting board. New cream carpet: New carpet to be installed according to the carpet specialist's specifications and detail. Colour and type of carpet to strictly adhere to the recommendations of the carpet specialist.	m² Item m² m²	107 1 107 107		



IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS
INTERIOR

TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
INSTALL NEW CARPET OVER VINYL TILE	 	1.	102. 102A	New cream carpet: New carpet to be installed according to the carpet specialist's specifications and detail. Colour and type of carpet to strictly adhere to the recommendations of the carpet specialist. This carpet is to match the other new cream coloured carpet to be installed.	m²	11		
REPAIR VARNISHED TIMBER SKIRTING	 	1. 2. 3. 4 4.1. 4.2. 5.	103. 103A 104. 104A 105. 105A 106 106A 106B 107. 107A	Inspection: Visually inspect all varnished skirting and identify areas that require repair, such as holes and minor damaged areas. Preparation - Wood Filler: Ensure timber surfaces are clean, sound, and dry. Wood Filler Application: Fill holes and defects using an appropriate wood filler following the manufacturer's instructions. Note: the wood filler must be varnish compatible. Preparation - Varnish: 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. Prior to revarnishing, cover the surrounding surfaces that are not to be varnished to prevent unwanted areas from getting damaged or marked New varnish: Apply an appropriate timber varnish, to match existing varnish colour, in an even thickness and finish in the direction of the grain. Varnish is to be applied according to the manufacturer's instructions.	m m m m m m	25 25 25 25 25 25		

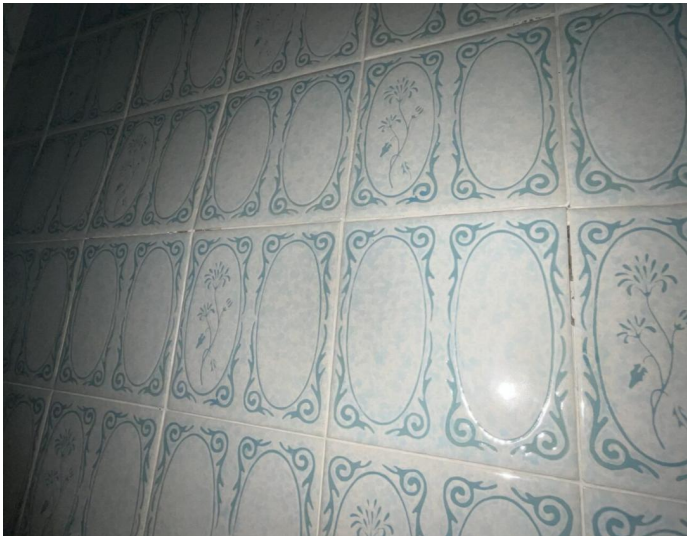
IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS
INTERIOR

TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
REFIX PAINTED SKIRTING		1.	108.	Inspection:				
		1.1	108A	Visually inspect all painted skirting and identify areas that require to be refixed to wall.	m	23		
		1.2	108B	Inspect nails of affected areas to identify if they are loose.	m	23		
		2.	109.	Refixing skirting:				
			109A	Loose nails are to be carefully hammered back into place with a hammer. Care must be taken not to damage the skirting board.	m	23		
		3.	110.	Preparation - Recaulking:				
			110A	Ensure timber painted skirting surfaces are clean of dirt, dust, loose paint and old caulking material or wood filler.	m	23		
		4.	111.	Small Gaps:				
			111A	For small gaps, apply a bead of an appropriate caulking material or wood filler along the opening. Ensure the caulking is finished off smoothly. The caulking material is to be applied following the manufacturer's specifications. Colour: WHITE	m	23		
REPAIR VINYL SKIRTING		1.	112.	Refix Loose Vinyl Skirting:				
		1.1.	112A	Visually inspect all vinyl skirting and identify areas that require to be refixed to the wall surface.	m	16		
		1.2.	112B	Remove old adhesive from vinyl skirting. Care must be taken not to damage skirting.	m	16		
		1.3.	112C	Using an appropriate adhesive, refix loose vinyl skirting to the wall surface. The adhesive must not cause damage to the historic wall tile or vinyl skirting. The adhesive must be applied in accordance with the manufactures specifications.	m	16		
		2.	113.	New Vinyl Skirting to match existing:				
			113A	Quantity surveyor to allow for total replacement. Total replacement to be confirmed at a later stage.	m	16		



IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS
INTERIOR

TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
REPAIR INTERIOR WALL CRACKS		1.	114.	Inspection:				
			114A	Visually inspect all interior wall plaster surfaces of the Nelson Mandela Prison House and identify areas that	m²	335		
		2.	115.	Preparation:				
		2.1.	115A	Clean surfaces with a Sugar soap/water solution, or a similar product, to remove all surface contaminants and chalky residue. Rinse thoroughly with clean water and allow to dry.	m²	335		
		2.2.	115B	Prepare surfaces by removing all paint coatings, friable deposits, grease, dirt, etc. Sand thoroughly to break the surface to provide a uniform finish. Brush down and wash to remove dust and surface contamination.	m²	335		
		3.	116.	Fine Crack Repair				
		3.1	116A	Spread Professional Bridging Compound, or similar, to be thinned 5-10 % with water over the entire fine cracked area to a wet film thickness of 400 µm (a medium pile or short pile roller maybe used with thinned material to avoid texturing the coating. Stipples should be smoothed out while still wet using a water wet brush).	m²	335		
REPAIR WALL WATER DAMAGE / BLISTERING PAINT		1.	117.	Inspection:				
			117A	Visually inspect indicated rooms and identify wall areas that have blistering paint or mould.	m²	139		
		2.	118.	Preparation:				
		2.1.	118A	If mould is present, it is to be treated with an appropriate mould treatment. It is recommended to use a bleach or specialised mould-removing treatment. The treatment must be applied following the manufacturer's specifications. Care must be taken not to spill any of the mould treatment contents on the historic carpets, etc or cause any damage to the historic fabric of the building .	m²	139		




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INTERIOR

TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
		2.2.	118B	Using a scraper or putty knife, scrape loose all blistering paint.	m²	139		
		2.3.	118C	After scraping away blistered paint, sand down the affected area and feather the edges of the remaining paint layer to allow for a smooth transition between the new and old paint layers.	m²	139		
REPAINT WALL		1.	119.	New Paint:				
		1.1	119A	Repaired plaster cracked areas and repaired water-damaged/ blistering paint areas are to be primed with an appropriate primer, applied according to the manufacturer's instructions.	m²	516		
		1.2.	119B	Repaired plaster cracked areas and repaired water-damaged/ blistering paint areas are to be repainted with an appropriate PVA Paint. Paint to be applied following the manufacturer's instructions. Colour: WHITE	m²	516		
INSPECT & REFIX WALL TILE TO SURFACE		1	120.	NOTE: This only applies to the tiles inside the shower of ensuite 1 that are delaminating.				
		1.1.	120A	Tile Removal:				
				Delaminated tiles are to be carefully removed in consultation with the architect.	m²	21		
		1.2.	120B	If an electronic item is found underneath removed tile, it is to be reported immediately to the architectural team and work is to be halted until further instructions are issued.	m²	21		
		2.	121.	Cleaning The Substrate:				
		2.1.	121A	After all the delaminated tiles have been removed, the contractor is to remove the residual adhesive. Take care not to gouge or damage the surface.	m²	21		
		2.2.	121B	Clean substrate thoroughly to ensure it is smooth and free of debris.	m²	21		
		3.	122.	Reinstall Historic Wall Tile:				
			122A	Reinstall the existing tiles using the appropriate tile adhesive. Adhesive to be mixed and applied to the substrate following the manufacturer's specifications	m²	21		

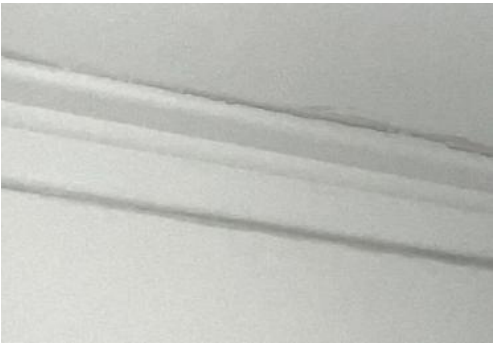

IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS
INTERIOR

TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
CLEAN WALL TILE		1.	123. 123A	Application: 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.	m²	114		
REPAIR CEILING CRACKS		1. 1.1 1.2. 1.3. 2. 2.1. 2.2. 2.3.	124. 124A 124B 124C 125. 125A 125B 125C	Preparation: Visually inspect all ceilings for cracks. Clean the area where the crack was identified by removing loose paint or debris using a scrapper. Note care must be taken not to further damage the ceiling. Apply an appropriate joint compound to the area. The joint compound to be applied in accordance with manufactureres specifications. Crack Repair: Repair crack by applying an appropriate drywall tape over the cracked ceiling portion. Apply a layer appropriate joint compound over the drywall tape. Ensure to feather the edges to blend with the surrounding ceiling. Once joint compound is dry, sand it down and prime for repainting.	m² m² m² m² m² m²	27 27 27 27 27		


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INTERIOR

TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
CLEAN STAINED CEILING		1.	126. 126A	Clean Water Damaged Area Clean ceiling with an appropriate mould remover or bleach. Care must be take not to spill the mould remover or bleach onto any other surface.	m²	106		
REPAINT CEILING		1.	127 127A 127B	New Paint: Repaired damaged ceiling areas and repaired water-damaged areas are to be primed with an appropriate primer, applied according to manufacturer's instructions Repaired damaged ceiling areas and water-damaged areas are to be repainted with an appropriate PVA Paint. Paint to be applied following the manufacturer's instructions. Colour: WHITE	m² m²	106 106		
REPAIR 75MM STANDARD GYPSUM COVED CORNICE	 	1. 2. 3. 3.1. 3.2. 4. 4.1. 4.2.	128. 128A 129. 129A 130. 130A 130B 131. 131A 131B	Investigation: Visually inspect all standard cornices to identify small cracks and areas where it is pulling loose from the ceiling or wall. Preparation Ensure the affected cornice area is clean of dirt, flaking paint, and debris. Small Cracks Apply an appropriate crack filler to the affected area following manufacturer instructions. Sand down and prime the repaired area with an appropriate primer. Cornice Pulling Loose Apply an appropriate acrylic sealant to the areas Touch up repaired areas with a PVA paint. Colour: WHITE	m m m m m m m	40 40 40 40 40 40		


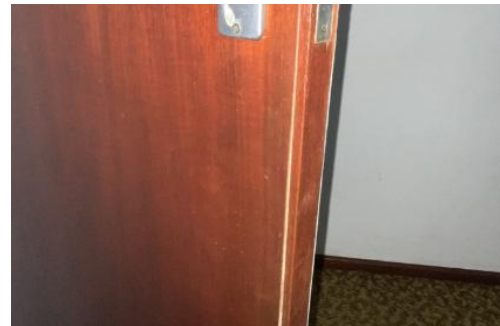

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INTERIOR

TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
REPAIR TRIPLE BAND CORNICE		1.	132.	Investigation:				
			132A	Visually inspect all standard cornices to identify small cracks and areas where it is pulling loose from the ceiling or wall.	m	24		
		2.	133.	Preparation				
			133A	Ensure the affected cornice area is clean of dirt, flaking paint, and debris.	m	24		
		3.	134.	Small Cracks				
		3.1.	134A	Apply an appropriate crack filler to the affected area following manufacturer instructions.	m	24		
		3.2.	134B	Sand down and prime the repaired area with an appropriate primer.	m	24		
		4.	135.	Cornice Pulling Loose				
		4.1.	135A	Apply an appropriate acrylic sealant to the areas where cornice is pulling loose.	m	24		
		4.2.	135B	Touch up repaired areas with a PVA paint. Colour: WHITE	m	24		
REPAIR 135 MM GYPSUM GARLAND CORNICE		1.	136.	Investigation:				
			136A	Visually inspect all standard cornices to identify small cracks, poorly repaired portions of decorative garland and areas where it is pulling loose from the ceiling or wall.	m	15		
		2.	137.	Preparation				
			137A	Ensure the affected cornice area is clean of dirt, flaking paint, and debris.	m	15		
		3.	138.	Small Cracks				
		3.1.	138A	Apply an appropriate crack filler to the affected area following manufacturer instructions.	m	15		
		3.2.	138B	Carefully sand down and prime the repaired area with an appropriate primer.	m	15		
		4.	139.	Damaged Decorative Garland				
			139A	Repair / recreate decorative garland band using gypsum plaster. Gypsum plaster to be mixed and applied following manufacturers' instructions.	m	15		
		5.	140.	Cornice Pulling Loose				
		5.1.	140A	Apply an appropriate acrylic sealant to the areas where cornice is pulling loose.	m	15		
		5.2.	140B	Touch up repaired areas with a PVA paint. Colour: WHITE	m	15		




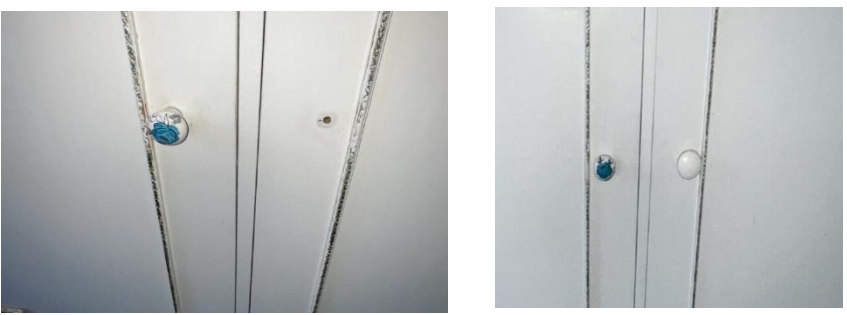
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INTERIOR

TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
REPAIR LIGHT		1.	141A	NOTE: All electrical/electronic accessories are to be inspected by an electrical engineer. NOTE: All electrical/electronic work to be carried out by a qualified electrician. Indoor lighting To be repaired as per the electrical engineer's specifications.	No.	3		
REPAIR TIMBER BOARD PELMET JOINT		1.	142.	Inspection:	No.	1		
			142A	Contractor to inspect the pelmet fixings to ensure any loose screws etc. are tightened and that the pelmet is properly fixed to wall.	No.	1		
		2.	143.	Preparation:	No.	1		
			143A	Remove dirt, old glue or damaged timber from the pelmet joint using a scraper or chisel as needed.	No.	1		
		3.	144.	Repair Pelmet:	No.	1		
		3.1.	144A	Glue the two parts of the pelmet together with an appropriate wood glue.	No.	1		
		3.2.	144B	Fix the two parts of the pelmet together by installing a 40 mm x 40 mm stainless steel bracket behind the joint where the two pelmets meet, where it will be not be visible.	No.	1		
		3.3.	144C	The stainless steel bracket is to be attached to the pelmet with screws. Note screw must not stick out the front of the pelmet.	No.	1		
		3.4.	144D	Once the two are joined, seal the front of the pelmet joint with an appropriate caulking material that is paint friendly. Ensure the joint is neat.	No.	1		


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INTERIOR

TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
INSPECT & REATTACH PELMET COVER STRIP		1.	145. 145A	Inspection: All white painted pelmet cover strips are to be inspected. The cover strip are to be detached carefully and stored for re-instalment. Should electronic wiring or electronic devices be found, it is to be reported to the architectural team immediately, and further repair work on the white painted pelmet will be put on hold until further notice.	No.	7		
		2.	146. 146A	Reinstallation of Pelmet Cover Strip If nothing is found during the inspection, the cover strips are to be reinstalled into their original position.	No.	7		
			146B	If gaps appear between the cover strip and the pelmet, it is to be sealed with an appropriate acrylic sealent. Sealent is to be applied according to the manufacturers instructions.	No.	7		
REPAIR BEDROOM 2 (G12) DOOR STILE		1.	147. 147A	Refix door stile Using an appropriate wood glue, refix door stile to the verneer potion that it is pulling away from.	No.	1		
INSTALL NEW BRASS DOORKNOB BEDROOM 2 (G12)		1.	148. 148A	Preparation Remove the existing lever door handle. Care must be taken not to damage the door.	No.	1		
		2.	149. 149A	New door knob Install new Union Weaver Knob Furniture Euro Escut PL, or similar round brass knob with round brass rose, following the manufacturer's instructions. Finish: BRASS <i>Note: The Union Weaver Knob Furniture Euro Escut PL is the closest locally available knobset to match the knob furniture that was present in 2013 when the CMP was compiled.</i>	No.	1		



IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS
INTERIOR

TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
REPAIR TAP LEAK IN ENSUITE 1 (G11)		1.	150A	NOTE: All sanitarware is to be inspected by a qualified plumber. NOTE: All sanitaryware repairs to be carried out by a qualified plumber. Leaking Tap To be repaired as per the recommendation of a plumber.	No.	1		
TOILET LEAK IN ENSUITE 1 (G11)		1.	151A	NOTE: All sanitarware is to be inspected by a qualified plumber. NOTE: All sanitaryware repairs to be carried out by a qualified plumber. Leaking Toilet To be repaired as per the recommendation of a plumber.	No.	1		
REPAIR BOLECTION IN ENSUITE 1 (G11)		1. 1.1. 1.2.	152. 152A 152B	Refix Bolection Carefully loosen the displaced bolection pieces. Extra care must be taken not to damage bathroom cabinet door. With an appropriate wood glue, refix the bolection pieces to the bathroom cabinet door. Care must be taken to place the bolection pieces in the upright position. The wood glue is to be applied following the manufacturer's instructions. The glue must be applied neatly and preferably dry clear.	No. No.	1 1		
MISSING DOOR KNOB ON BATHROOM CABINET IN ENSUITE 1 (G11)		1.	153. 153A	Install New Similar Door Knob Install a new door knob of a similar size as the existing knob with the flower motif or other replacement knob present. Knob colour: WHITE	No.	1		



IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS
INTERIOR

TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
REPAIR STEEL SINK		1.1.	154.	Preparation:	No.	1		
			154A	Clean steel sink with a mild cleaner to ensure it is free of grime and dirt.				
		1.2.	155.	Remove rust:	No.	1		
			155A	Apply an appropriate rust remover to the stainless steel sink. Care must be taken not to cause further damage to the sink while removing rust. It is recommended to use a gentle rust removal solvent and a heavy-duty nylon scouring pad. Avoid cleaning methods that require the use of a wire brush, sandpaper or steel wool.				
				TOTAL INTERNAL REPAIR	Carried to Summary		-	



IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS
WINDOWS

TYPE OF REPAIR	IMAGE	NR	QS No.	REPAIR INSTRUCTION	UNIT	Quantity	Rate	Amount
REPAIR WINDOW FRAME 1		1.	156. 156A	Inspection: Visually inspect relevant timber windows and identify areas that require repair, such as holes, minor damaged areas.	Item	1		
		2.	157. 157A	Preparation - Wood Filler: Ensure timber frame surfaces are clean, sound, and dry.	Item	1		
		3.	158. 158A	Wood Filler Application: Fill holes and defects using an appropriate wood filler following the manufacturer's instructions. Note: the wood filler must be varnish compatible.	Item	1		
REPAIR WINDOW FRAME 2		1.	159. 159A	Inspection: Visually inspect relevant timber windows and identify areas that require repair, such as larger chiped or missing timber corners.	Item	1		
		2.	160.	Install New Timber				
		2.1.	160A	Prepare existing frame by cutting away at frame to create a clean edge to allow for proper fitting of new timber replacement portion.	Item	1		
		2.2	160B	Measure and cut to size new Meranti timber portion onsite. New timber to match existing as far as reasonably possible	Item	1		
		2.3	160C	Using an appropriate wood glue, glue new timber portion to existing frame. Wood glue to be applied following manufacturers insturctions.	Item	1		


IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS
WINDOWS

REPLACE WINDOW FRAME 1		1	170.	Preparation:				
		1.1	170A	Remove all old putty or sealant around the glass pane and window frame where it meets the wall using a putty knife.	Item	1		
		1.2.	170B	Glazing to be carefully removed and stored for reuse.	Item	1		
		2.	171.	Unfasten the window from the wall				
			171A	Loosen nails securing fame and pry the frame loose.	Item	1		
		3.	172.	New timber window frame:				
		3.1.	172A	Replace the window frame with a new custom Meranti timber to match the existing in all aspects. Frames are to be with wedged motise and tennon joints. The frame is to be installed in strict accordance with the manufacturer's instructions	Item	1		
		3.2	172B	Install custom timber bead to later detail to secure glazing. Note on existing window: the timber bead rotted away and was replaced with putty.	Item	1		
REPLACE WINDOW FRAME 2		1.	173.	Preparation:				
		1.1	173A	Remove all old putty or sealant around the glass pane and window frame where it meets the wall using a putty knife.	Item	1		
		1.2.	173B	Glazing to be carefully removed and stored for reuse.	Item	1		
		2.	174.	Unfasten the window from the wall				
			174A	Loosen nails securing fame and pry the frame loose.	Item	1		
		3.	175.	New timber window frame:				
		3.1.	175A	Replace the window frame with a new custom Meranti timber to match the existing in all aspects. Frames are to be with wedged motise and tennon joints. The frame is to be installed in strict accordance with the manufacturer's instructions	Item	1		
		3.2	175B	Install custom timber bead to later detail to secure glazing. Note on existing window: the timber bead rotted away and was replaced with putty.	Item	1		

IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS
WINDOWS

REPLACE WINDOW FRAME 3		1.	176.	Preparation:				
		1.1	176A	Remove all old putty or sealant around the glass pane and window frame where it meets the wall using a putty knife.	Item	1		
		1.2.	176B	Glazing to be carefully removed and stored for reuse.	Item	1		
		2.	177.	Unfasten the window from the wall				
			177A	Loosen nails securing fame and pry the frame loose.	Item	1		
		3.	178.	New timber window frame:				
		3.1.	178A	Replace the window frame with a new custom Meranti timber to match the existing in all aspects. Frames are to be with wedged motise and tennon joints. The frame is to be installed in strict accordance with the manufacturer's instructions	Item	1		
		3.2	178B	Install custom timber bead to later detail to secure glazing. Note on existing window: the timber bead rotted away and was replaced with putty.	Item	1		
REPLACE WINDOW FRAME 4		1.	179.	Preparation:				
		1.1	179A	Remove all old putty or sealant around the glass pane and window frame where it meets the wall using a putty knife.	Item	1		
		1.2.	179B	Glazing to be carefully removed and stored for reuse.	Item	1		
		2.	180.	Unfasten the window from the wall				
			180A	Loosen nails securing fame and pry the frame loose.	Item	1		
		3.	181.	New timber window frame:				
		3.1.	181A	Replace the window frame with a new custom Meranti timber to match the existing in all aspects. Frames are to be with wedged motise and tennon joints. The frame is to be installed in strict accordance with the manufacturer's instructions	Item	1		
		3.2	181B	Install custom timber bead to later detail to secure glazing. Note on existing window: the timber bead rotted away and was replaced with putty.	Item	1		




IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS
WINDOWS

REPLACE WINDOW FRAME 5		1.	182.	Preparation:				
		1.1	182A	Remove all old putty or sealant around the glass pane and window frame where it meets the wall using a putty knife.	Item	1		
		1.2.	182B	Glazing to be carefully removed and stored for reuse.	Item	1		
		2.	183.	Unfasten the window from the wall				
			183A	Loosen nails securing fame and pry the frame loose.	Item	1		
		3.	184.	New timber window frame:				
		3.1.	184A	Replace the window frame with a new custom Meranti timber to match the existing in all aspects. Frames are to be with wedged motise and tennon joints. The frame is to be installed in strict accordance with the manufacturer's instructions	Item	1		
REPLACE GLASS PANE 1		3.2	184B	Install custom timber bead to later detail to secure glazing. Note on existing window: the timber bead rotted away and was replaced with putty.	Item	1		
		1.	185.	Preparation:				
		1.1.	185A	Cover broken glass pane with tape to prevent further cracking.By the window lay down a drop cloth to catch falling putty ect.	Item	1		
		2.	186.	Remove glass pane:				
		2.1.	186A	Using a putty knife, cut carefully loose along the edge of the putty or timber glazing bead of the affected glass pane where it meets the frame. Then lever it gently away from the timber frame using the putty knife.	Item	1		
		2.2.	186B	Once putty and glazing points have been removed, gently push the broken glass pane out the back of the frame.	Item	1		
		3.	187.	Clean rebate:				
			187A	Using a scraper or putty knife, carefully remove the remaining putty or debris from the rebate. Care should be taken not to damage the frame. If there is any damage to the frame, it is to be repaired before the new glass pane is installed.	Item	1		



IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS
WINDOWS

		4.	188.	Installing The New Glass Pane				
		4.1.	188A	New glass pane as specialist recommendation. Glazing must comply with Part N of SANS. Replace only the damaged glass pane. New glass pane to be fitted to existing frame onsite.	Item	1		
		4.2.	188B	Gently set the new glass pane into the putty beading along the frame rebate. Putty colour: TEAK. Ensure there is a small gap between the glass and the frame along all the sides and insert glazing points	Item	1		
		4.3.	188C	Install a new timber bead of the same size and colour to the existing using small nails that are to be gently hammered into place with a rubber mallet.	Item	1		
REPLACE GLASS PANE 2		1.	189.	Preparation:				
		1.1.	189A	Cover broken glass pane with tape to prevent further cracking. By the window lay down a drop cloth to catch falling putty ect.	Item	1		
		2.	190.	Remove Glass Pane:				
		2.1.	190A	Using a putty knife, cut carefully loose along the edge of the putty or timber glazing bead of the affected glass pane where it meets the frame. Then lever it gently away from the timber frame using the putty knife.	Item	1		
		2.2.	190B	Once putty and glazing points have been removed, gently push the broken glass pane out the back of the frame.	Item	1		
		3.	191.	Clean rebate:				
			191A	Using a scraper or putty knife, carefully remove the remaining putty or debris from the rebate. Care should be taken not to damage the frame. If there is any damage to the frame, it is to be repaired before the new glass pane is installed.	Item	1		


IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS
WINDOWS

		4.	192.	Installing The New Glass Pane & Tinted Reflective Flim				
		4.1.	192A	New glass pane and tinted reflective film as per specialist recommendation. Glazing must comply with Part N of SANS. Replace only the damaged glass pane. New glass pane to be fitted to existing frame onsite. Film to match existing as far as reasonably possible.	Item	1		
		4.2.	192B	Gently set the new glass pane into the putty beading along the frame rebate. Putty colour: TEAK. Ensure there is a small gap between the glass and the frame along all the sides and insert glazing points	Item	1		
		4.3.	192C	Install a new timber bead of the same size and colour to the existing using small nails that are to be gently hammered into place with a rubber malet.	Item	1		
REVARNISH TIMBER FRAME	  	1.	193.	Preparation:				
		1.1.	193A	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.	Item	1		
		1.2.	193B	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.	Item	1		
		1.3.	193C	Prior to revarnishing, all ironmongery to be taped close with masking tape. Once varnishing is completed it is to be removed.	Item	1		

IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS
WINDOWS

		2.	194. 194A	New varnish: 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 coats undiluted, sanding lightly between coats. Note: Care must be taken not to varnish the window shut. Varnish is to be applied according to the manufacturer's instructions.	Item	1		
		3.	195. 195A	Clean up: Clean glazing of any vanish splatter or tape adhesive using an appropriate cleaner.	Item	1		
REPAIR TIMBER BEAD 1		1. 1.1. 1.2 1.3	196. 196A 196B 196C	Inspection Visually inspect timber beads to identify if it is possible to refix timber beads to timber frame. If it is possible, carefully hammer the fixing nail back into place with a hammer. Care must be taken not to damage the window. Seal the timber bead using an appropriate sealant following the manufacturer's instructions. Sealent must dry transparent and be varnish-friendly.	Item Item Item	1 1 1		
REPAIR TIMBER BEAD 2		1. 2.	197. 197A 198. 198A	Preparation - Installation of new timber bead: Using a putty knife, remove the remaining undamaged portion of the timber bead and temporary repair putty. Care must be taken not to damage the glass pane. Replace window timber beading: Replace damaged or missing timber beading to be replaced with new. Timber colour finish, type of timber beading and size of timber bead to match the existing as far as possible. In the case missing bead, it will be detail at a later date.	Item Item	1 1		

IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS
WINDOWS

		3.	199.	Timber bead installation:				
		3.1.	199A	Cut timber bead to size, ensuring it fits properly.	Item	1		
		3.2.	199B	Where two timber beads meet at corners a neat mitre joint cut is to be used.	Item	1		
		3.3.	199C	Secure timber beading with small nails, hammered into place with a hammer and ensure that the timber beading is flush with the frame and glass pane. Nails to be flush with the timber bead surface.	Item	1		
		3.4	199D	Seal the timber bead using an appropriate sealant following the manufacturer's instructions.	Item	1		
Service & Repaint Collapsible Window (W12) Awning		1.	200.	Inspection				
			201A	An aluminium awning specialist to inspect the collapsible awning for functionality. Specialist to report the condition of the awning to the architects.	Item	1		
		2.	201.	Service & Repair				
			201A	Aluminium awning specialist to service and repair awning in collaboration with architect as per the recommendations in their report.	Item	1		
		3.	202.	Repaint				
		3.1.	202A	The aluminium awning specialist is to specify the method for repainting the awning and an appropriate paint.	Item	1		
		3.2.	202B	Awning is to be repainted following the specifications of the awning specialist.	Item	1		
				TOTAL EXTERNAL REPAIR		Carried to Summary		-

IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS
SUMMARY

	SUMMARY				Amount
	External Repair	1			-
	Internal Repair	1			-
	Window Repair	1			-
	TOTAL				-