



SEDIBENG TVET COLLEGE
"GROW WITH THE FLOW"

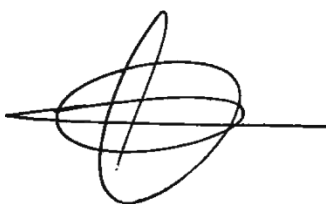
SCOPE OF WORKS FOR THE MAINTENANCE AND RENOVATION OF ABLUTIONS

Prepared By: SRSQS QUANTITY SURVEYORS (PTY) LTD
Represented By: Ms. Ziphosinhle Khoza
Approved by: Mr. Marito Mabunda
For:

VEREENIGING CAMPUS – SEDIBENG TVET COLLEGES

Represented By: Ms. Thandiwe Mbhem

March 2022



Pretoria Branch
Southdowns Office Park
Block D – Suite 13
Centurion Irene 0123
Tel: 012 665 2632
Fax: 012 665 0822

Polokwane Branch
Unit 6 SRSQS Offices
9 Marshall Street
Polokwane, 0699
Tel: 015 291 1005
Fax: 015 295 7636

Kimberly Branch
124 George Street
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Company Reg: 2012/139758/07

Directors: Sandro Shikwambana; Marito Mabunda

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BACKGROUND AND PURPOSE

The Department of Higher Education and Training through Sedibeng TVET College initiated the repair and maintenance, including the renovation of ablutions at the Vereeniging Campus in order for them to meet health and safety standards.

The existing ablutions are old and have damaged finishes and fittings, indicating lack of maintenance and repairs in a long time.

The purpose of the report is to highlight the status quo of the existing ablutions; evaluate the legal compliance based on the relevant SANS standards and thereafter determine the required renovation and repair works and estimate the cost for installation and proposed additions.

Based on the assessment carried out at Vereeniging Campus, the ablutions are not in good condition. There is a need to repair the finishes and replace some of the old fittings in the ablutions.

Therefore, SRSQS Quantity Surveying (Pty) Ltd were appointed by the Department of Higher Education and Training, to carry-out an assessment and propose a suitable installation of works for the respective campus.

As per the Terms of Reference of the appointment, SRSQS Quantity Surveying (Pty) Ltd were to carry-out conditional assessments of the ablutions and evaluate the legal compliance of the repairs and thereafter determine the required maintenance, repair or replacement works in-order to improve the system based on the relevant SANS standards and Occupational Health and Safety Standards.

Assessment Methodology

Field Investigations

The field investigations focused on the repair and renovation of admin and workshop ablutions. Issues of concern from the end-users were also highlighted and noted down.

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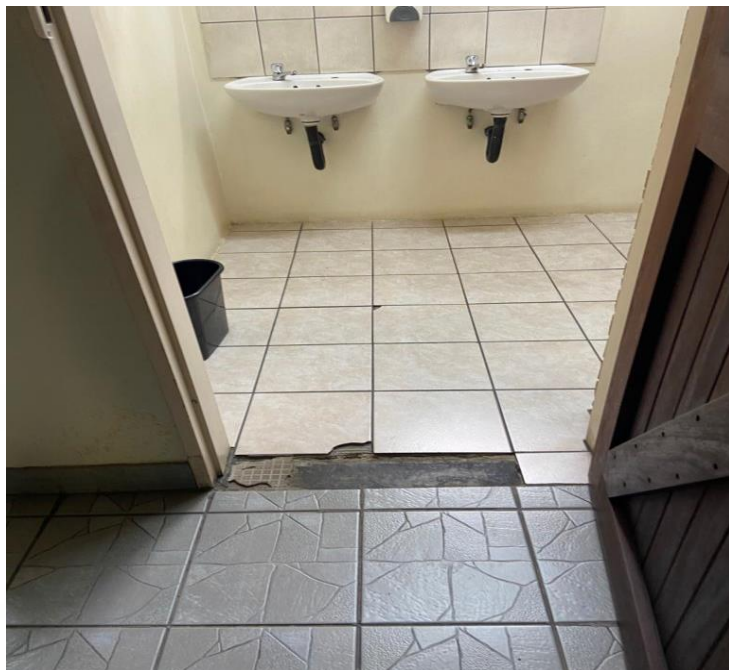
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VISUAL SCOPE OF WORKS – PROPOSED WORKS APPROACH



- Remove damaged tiles and install new ones



- Install new toilet paper dispensers in all toilet cubicles
- Prepare and paint walls to repair damaged paintwork

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- Prepare and repaint walls

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- Remove damaged basins and other fixtures
- Prepare and paint walls
- Install new basins and fixtures

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- Remove damaged skirtings and install new ones
- Fix door handles and frame



- Clean and remove decay on existing floor finish
- Install new tiles where necessary

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- Fix cracks on wall using sealant
- Prepare and repaint the walls as per specification



- Remove damaged ceiling skirting and joints
- Install new ceiling skirtings as necessary

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- Supply and install new basins including new taps
- Prepare and paint the wall to restore damaged paintwork
- Encase existing plumbing pipes



- Restore damaged paintwork
- Install new faucets
- Put basin back in place
- Fix the plumbing

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- Remove damaged ceiling panels
- Install ceiling skirting as necessary
- Prepare and paint the walls as per specification



- Install new fixtures such as a flushing and toilet paper dispenser
- Prepare and paint the walls to restore damaged paintwork

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- Install new door handles
- Prepare and paint walls



- Prepare and paint walls to restore damaged paintwork
- Tile walls to ceiling height
- Install new skirtings in the ablutions

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- Prepare and paint walls as per specification
- Install floor skirtings
- Tile to ceiling height



- Campus managers recommends that an assessment is carried out to determine the functionality , purpose and need of the existing temporary ablution in the storeroom. (Project Manager to advise upon project execution)

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- Create partition to separate office area from ablution



- Install new wall tile to restore missing one
- Replace damage faucets with new ones

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- Remove cupboards etc. to clear the area
- Install plumbing
- Install wall tiles and floor fins
- Restore shower to its functionality
- Campus manager to advise and/or reallocate changerooms for cleaners



- Raise walls to ceiling height
- Install floor tiles.
- Install wall tiles.
- Install new plumbing
- Install door

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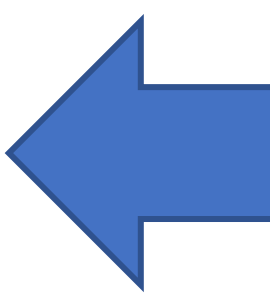
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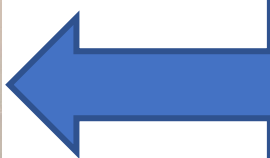
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- 
- Remove old basin and install new one complete with fittings
 - Remove old wall tiles and install new ones
 - Remove existing bath tub complete and send to the salvage yard to be located by the project manager
 - Supply and install new disability toilet with fittings complete, in place of existing bath tub.



- 
- Raise wall tiles to ceiling height
 - Install new plumbing
 - Supply and install new door handles

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124 George Street
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- Repair damaged roof slab

- Install new toilet paper dispenser
- Remove existing wall tiles and replace with new (Refer Architects specifications)
- Remove existing floor tile and replace with new (Refer architects specification)

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- Remove complete existing sanitary fittings and send to the salvage yard.
- Supply and install new toilet fitting, basin and toilet paper dispenser
- Remove complete existing wall tiles and replace with new
- Remove complete existing floor tiles and replace with new

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Tel: 012 665 2632
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Polokwane, 0699
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Fax: 015 295 7636

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- Remove existing door
- Install new door
- Prepare and paint door frame
- Tile walls to ceiling height
- Remove existing floor tiles
- Tile floors (Refer to architects specifications)



- Install new toilet fitting and toilet paper dispenser
- Paint door frames
- Paint internal doors
- Remove complete existing sanitary fittings
- Remove complete existing wall tiles and replace with new (Refer architects specifications)

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- Install dividers between urinals
- Provision to be made for rerouting plumbing
- Provide encasement for exposed plumbing and/or pipe works



- Install new ceiling

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Unit 6 SRSQS Offices
9 Marshall Street
Polokwane, 0699
Tel: 015 291 1005
Fax: 015 295 7636

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124 George Street
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8300
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- Repair the roof slab

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Tel: 015 291 1005
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- Install new countertop and basin complete with fittings
- Install wall tiles up to ceiling height
- Install floor tiles



- Remove and replace sanitary fittings
- Paint existing doors
- Paint existing door frames

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- Prepare and paint window frames according to the specification



- Prepare and paint roof slab with waterproof paint

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Tel: 015 291 1005
Fax: 015 295 7636

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- Remove old hand dryer and replace with new one



- Remove old urinals and install new ones to replace them
- Install wall tiles up to ceiling height (
- Install new floor tiles

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- Prepare and paint roof slab with water resistant paint



- Remove old toilet fitting and replace it with a new one
- Install new floor tiles
- Install wall tiles

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- Remove old flooring
- Install new floor tiles



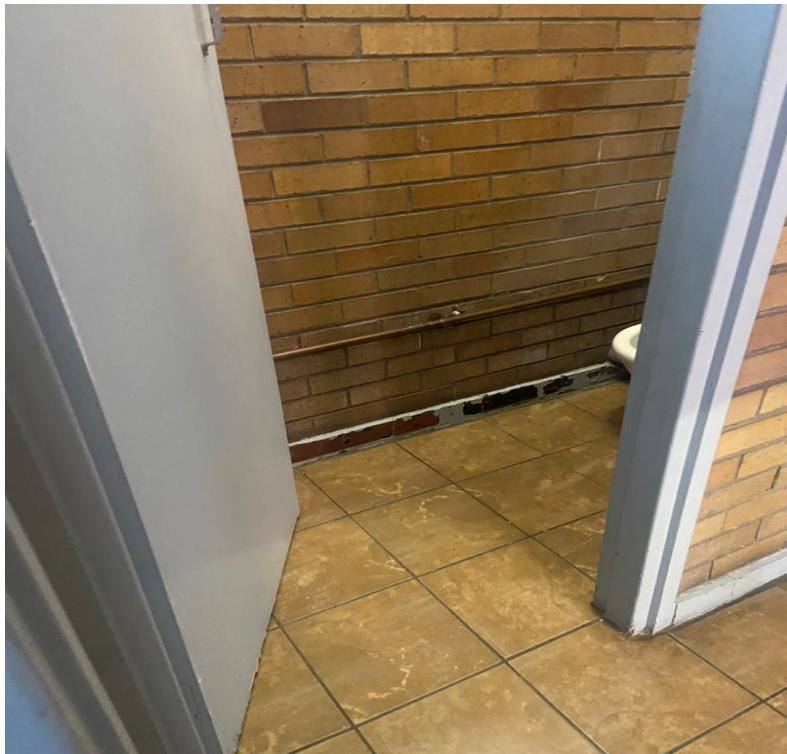
- Remove all countertops and basins and replace with new ones

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- Install new floor skirtings



- Remove old ceiling and install new one
- Install new toilet paper dispenser

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- Remove old steel urinal
- Install single unit urinals
- Install dividers between urinals



- Prepare and paint roof slab

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- Remove all basins
- Install new marble countertop and basins complete with faucets
- Prepare and paint walls
- Install floor skirting



- Remove old ceiling
- Install new ceiling

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- Remove stainless steel urinal and replace with single unit ceramic urinals



- Prepare and paint wall
- Prepare and paint door frame
- Install new door
- Install new floor tiles

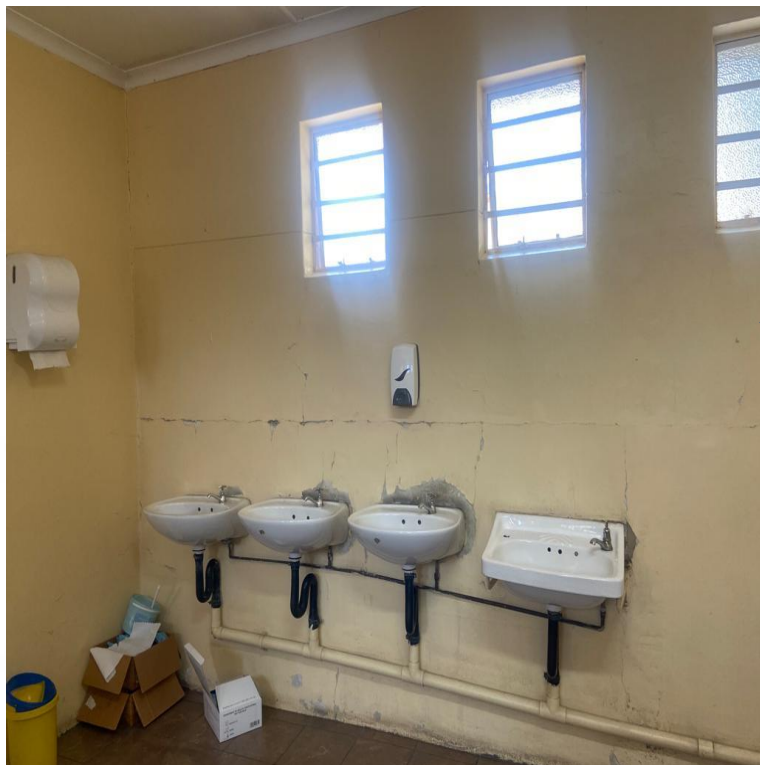
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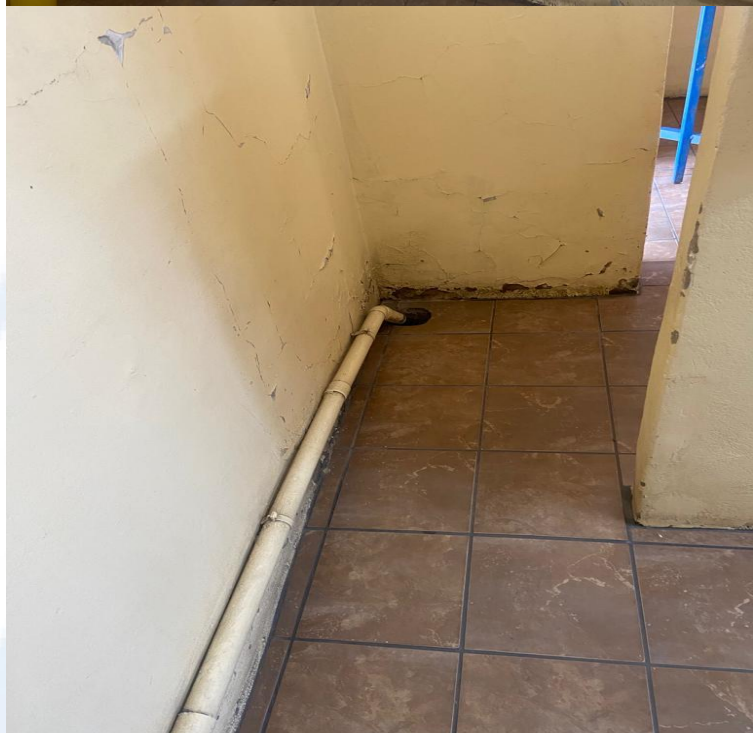
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- Remove all basins and replace with new ones
- Install new marble countertop
- Install tiles on walls up to ceiling height
- Install new soap dispensers



- Prepare and paint walls
- Install floor skirtings
- Make provision for rerouting the plumbing and drainage

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- Remove damaged ceiling and replace with new one



- Remove toilet fitting
- Prepare and paint walls
- Install toilet paper dispenser

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- Fill cracks on the surface of the wall using sealant
- Prepare and paint walls
- Install floor skirtings



- Remove damaged ceiling and replace with new one
- Install new light fittings

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- Remove damaged ceiling and replace with new one



- Remove existing basins and replace with new one
- Install wall tiles up to ceiling height
- Prepare and paint walls
- Install floor skirtings

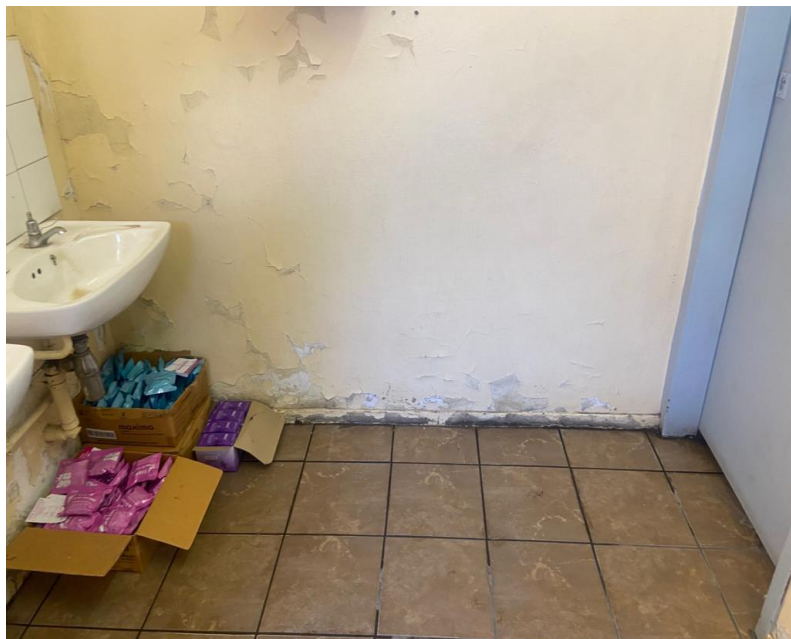
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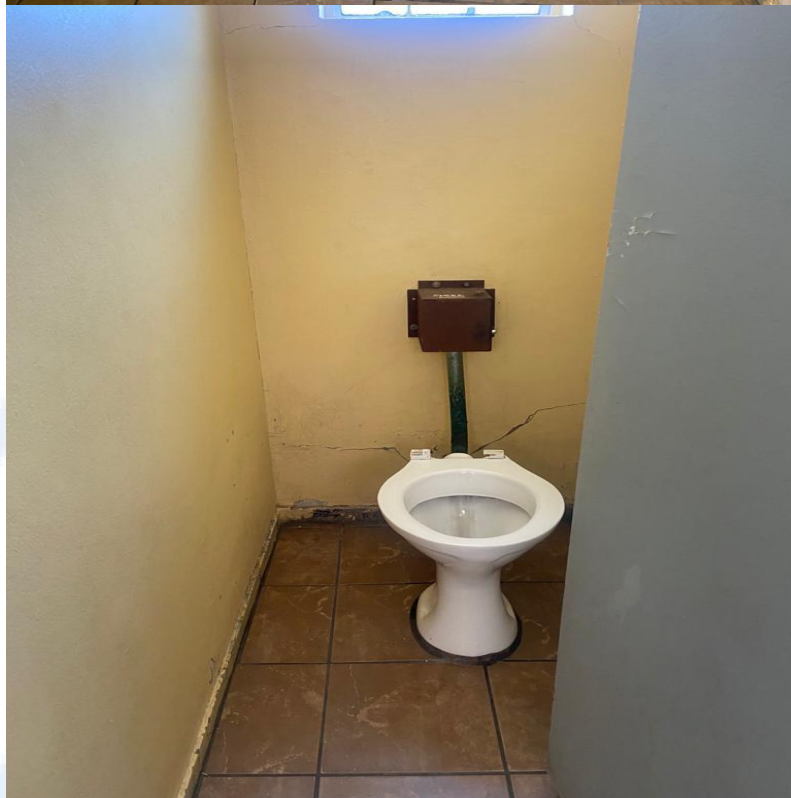
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- Install floor skirtings
- Prepare and paint walls



- Remove existing toilet fitting
- Install new fitting and toilet paper dispenser
- Prepare and paint walls
- Install new floor skirtings

Pretoria Branch
Southdowns Office Park
Block D – Suite 13
Centurion Irene 0123
Tel: 012 665 2632
Fax: 012 665 0822

Polokwane Branch
Unit 6 SRSQS Offices
9 Marshall Street
Polokwane, 0699
Tel: 015 291 1005
Fax: 015 295 7636

Kimberly Branch
124 George Street
Kimberley
8300
Tel: 051 010 0077
Fax: 086 560 4404

Company Reg: 2012/139758/07

Directors: Sandro Shikwambana; Marito Mabunda

SCOPE OF WORKS

1. Floor Finishes:

Student Bathrooms: 600mm x 600mm floor tiles TLS 030233 - Vanderbijlpark

Staff Bathrooms:

- After removing floor tiles or vinyl remove existing tiles or vinyl adhesive
- Fill and repair existing screed and make screed level and ready to receive new floor tiles.
- All vinyl skirtings along painted walls to be replaced with 100mm high tiled skirting to match new floor tiles and to align with floor tiles.

2. Wall Finishes: 600mm x 600mm floor tiles TLS 030234 - Vanderbijlpark

- Where wall tiles have been removed, old tile adhesive to be removed, damages to the plaster to be repaired and made good to receive new wall tiles.
- Corners and edges of wall tiles to receive Aluminium Tile Trims.
- All wall tiles to align with floor tiles.
- Wall tiles set out to start from above floor tile, thus no skirting required.
- Existing painted walls to be sanded down where necessary and prepared to receive specified primer and paint coats.
- Damaged walls to be repaired and plastered before receiving final finish.
- All walls with damaged or cracked plaster to be repaired and made good.
- Plastered walls to receive primer and paint coats as per specification.

3. Ceilings: Proceed as shown – Omphile to finalize with Thandiwe

Flush ceilings – with down lights

- All electrical conduits for the ceiling lights, reticulated on the underside of the ceiling to be reticulated above the ceiling (in the ceiling void)
- All damaged ceilings and cornices to be replaced with new as per specification.
- All cornices to be have concealed fixing (eg. can be stuck on with cornice adhesive instead of fixing with nails).

4. Sanitary fittings: proposed Kimberley klarck – less expensive

- All old and damaged wash hand basins (replace with vandal proof) , taps and water closets to be replaced with new ones as per specification.
- All exposed water pipe to be reticulated in existing wall/s before wall finishes are installed/done.

5. Doors, windows and Ironmongery: Solid Doors - Clean, Sad down and Vanish

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- All damaged doors to be replaced with new ones as per specification.
- All solid timber doors still in a good condition to be sanded down and repainted.
- All painted doors still in a good condition to be clean, primed and painted as per specification.
- All door and window frames to be clean, sanded down and primed and painted as per specification.
- Replace damaged door panels with new as per specification.
- Old and damaged ironmongery to be replaced with new as per specification.

6. Toilet accessories and miscellaneous items:

- All broken and old toilet roll holders and soap dispensers to be replaced with new one as per specifications.
- Replace old or damaged grab rails in the accessible toilets.
- Electrical conduit and water pipes reticulated along the wall to be chased into the wall and down below the countertop before new wall tiles are installed. Chasing to be done carefully without damaging the granite countertop.
- Undercounter geyser to be fixed below the counter top.
- Standard plug to be fixed and positioned adjacent the geyser and the opposite side of the water pipe.

7. Roof:

- Waterproofing or replacement of a portion of the roof covering may be required in ablutions where ceilings have water damage.

8. Shower Specifications:

- Retain showers – Omphile to provide specs.
- Shower enclosure

END OF REPORT

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