



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

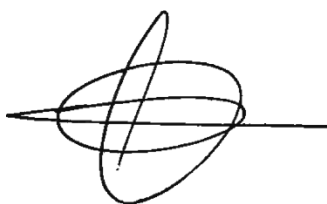
Approved by: Mr. Marito Mabunda

For:

SEBOKENG CAMPUS – SEDIBENG TVET COLLEGES

Represented By: Ms. Thandiwe Mbhem

March 2022



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Company Reg: 2012/139758/07

Directors: Sandro Shikwambana; Marito Mabunda

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BACKGROUND AND PURPOSE

The Sedibeng TVET College initiated the repair and maintenance, including the renovation of ablutions at the Sebokeng Campus in order to meet the requirements of the SANS 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.

SRSQS Quantity Surveying (Pty) Ltd were appointed by SEDCOL to carry-out an assessment and propose a suitable renovations approach of works for the respective campus.

The assessment carried out was to identify compliance based on the relevant SANS standards and thereafter determine the required renovation and repair works and estimate the cost for renovating the existing ablutions.

Based on the assessment carried out at Sebokeng 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.

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 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 all the ablutions on campus. Issues of concern from the end-users were also highlighted and noted down.

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VISUAL SCOPE OF WORKS – PROPOSED WORKS APPROACH



- Remove existing floor and wall tiles.
- Remove exiting water closet
- Remove existing grab rails.
- Remove existing ironmongery.
- Clean and sand down door frame and door panel.



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- Remove Toilet roll holder.
- Remove existing wall tiles.



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- Remove existing wall tiles.

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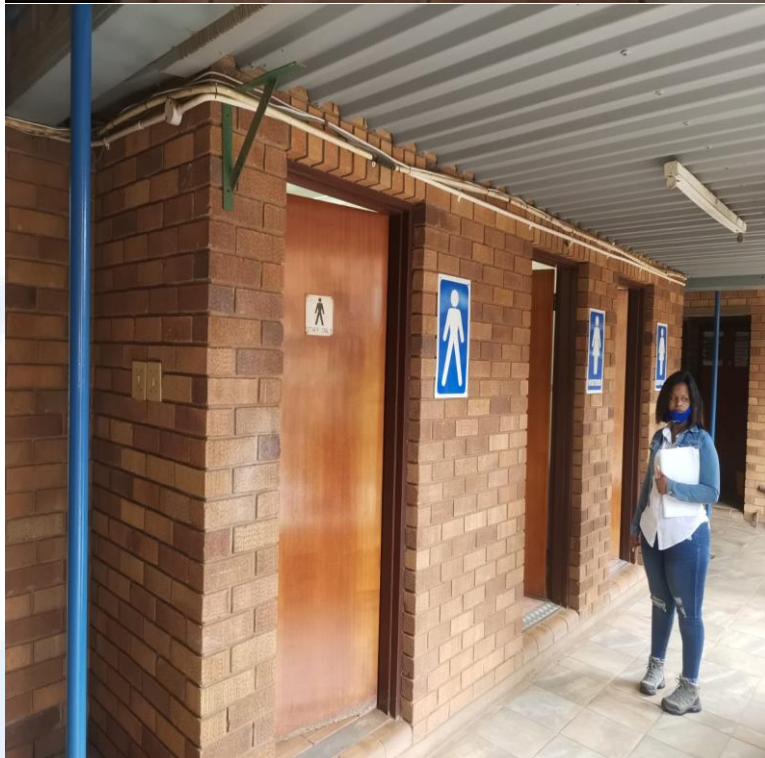
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SCOPE OF WORKS

1. Floor Finishes:

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

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

- 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:

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.

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

- 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 counter top before new wall tiles are installed. Chasing to be done carefully without damaging the granite counter top.
- 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.

END OF REPORT

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