



SEDIBENG TVET COLLEGE  
"GROW WITH THE FLOW"

SCOPE OF WORKS FOR THE RENOVATIONS, REFURBISHMENTS AND UGRADES (CLASSROOMS) AT  
HEIDELBERG CAMPUS, SEDIBENG TVET COLLEGE.

Prepared By: SRSQS QUANTITY SURVEYORS (PTY) LTD

Represented By: Ms. Ziphozinhle Khoza

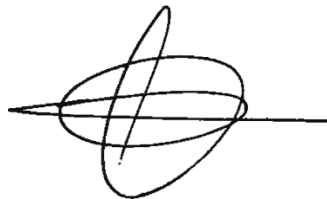
Approved by: Mr. Marito Mabunda

For:

HEIDELBERG CAMPUS – SEDIBENG TVET COLLEGES

Represented By: Ms. Thandiwe Mbhem

MAY 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 the classrooms project for Heidelberg Campus.

The ceiling and paintwork in the classrooms have experienced wear and tear due to various weather conditions. This has resulted in the deterioration of their quality and functionality.

SRSQS Quantity Surveying (Pty) Ltd were appointed by SEDCOL to carry-out an assessment and recommend the necessary renovations required in the classrooms.

The assessment was carried out to evaluate the compliance based on the relevant SANS standards and thereafter determine the required repairs, maintenance or upgrade works and estimate the cost for the renovations.

Based on the assessment carried out at Heidelberg Campus, the overall renovations in the classrooms are in a relatively old state and show signs of limited maintenance and upgrade over a long period of time. There is a need to refurbish the existing classrooms.

## Assessment Methodology

As per the Terms of Reference of the appointment, SRSQS Quantity Surveying (Pty) Ltd were to carry-out conditional assessments of the defects works in the classrooms and evaluate the quality of works and thereafter determine the required maintenance, repair or replacement works in-order to improve the quality, functionality, and safety in the classrooms.

## Field Investigations

The field investigations focused on the complete renovations in the classrooms and Issues of concern from the end-users were also highlighted and noted down.

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## VISUAL SCOPE OF WORKS – PROPOSED WORKS APPROACH

### B BLOCK – INTERNAL AND EXTERNAL PAINTWORK B1 – B6



- Prepare wall surface by cleaning and filling holes.
- Apply paint on entire internal wall with the number of coats as per manufacturer's recommendation



- Prepare the wall surface by filling up the cracks
- Apply the recommended number of coats of paint per specification.

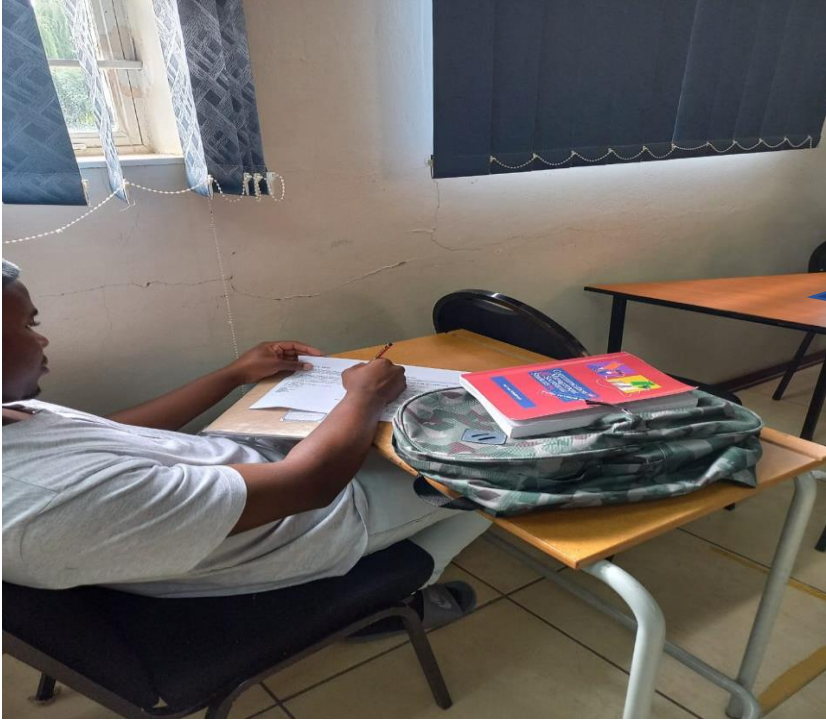
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- Fill all cracks with sealant
- Apply paint to entire internal walls with the recommended amount of coats



- Prepare wall surface through filling up the cracks/ grouting
- Apply paint on the entire surface with the recommended number of coats by the manufacturer.
- Apply finishes as per specification.

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- Prepare surface of skirting's by cleaning
- Apply varnish on all the skirting's as per specification



- Replace damaged/ missing ceiling panels with new ones.
- Seal the joints as per specification

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- Prepare window frame surface (cleaning)
- Apply paint on all window frames in the recommended number of coats



- Prepare and paint all window frames externally with the required number of coats of the specified paint

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- Prepare and paint all doorframes with the recommended number of coats of the specified paint



- Prepare and paint all door frames externally with the required number of coats of the specified paint

- Prepare and paint all external walls with the specified paint.
- Varnish all doors externally as per specification.

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## INTERNAL PAINTWORK – C BLOCK



- Surface holes and cracks to be filled/sealed.
- Internal walls to be prepared and repainted as per specification



- Cracks on the wall to be sealed.
- Entire internal wall to be repainted in specified paint and with recommended number of coats

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- Surface to be cleaned and prepared
- New paintwork to be done on entire internal wall area



- Entire internal surface of walls to be painted with the specified paint

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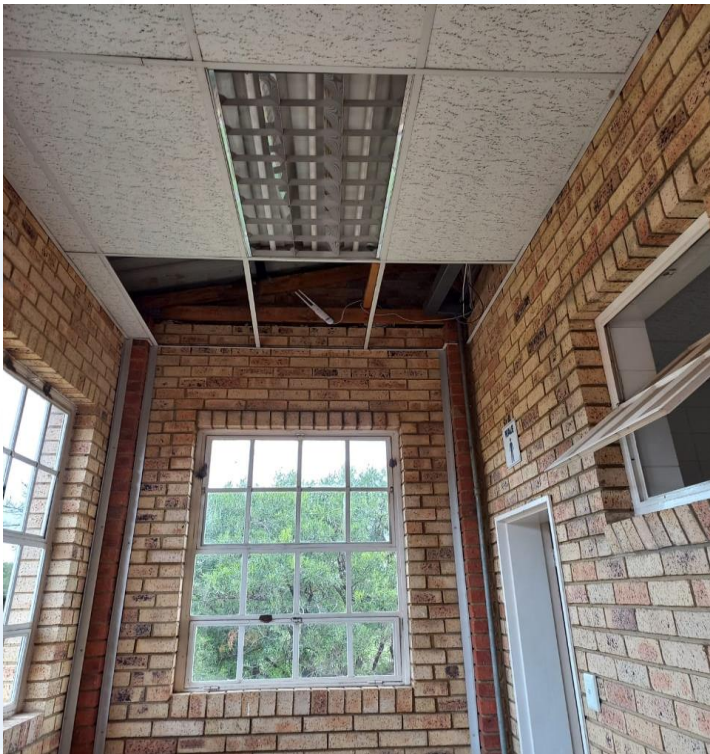
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## REPLACEMENT OF CEILINGS – BLOCK D AND C



- Damaged ceiling to be removed and replaced with new ceiling in C Block corridor
- Allowance made for replacement of damaged ceiling panels in classrooms



- Damaged ceiling in storage room to be removed.
- New ceiling to be installed.

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- Damaged ceiling in storage room to be removed.
- New ceiling to be installed.

D BLOCK

D1 – D8



- Remove existing ceiling in corridor and replace with new ceiling
- Allowance made for replacement of damaged ceiling panels in classrooms

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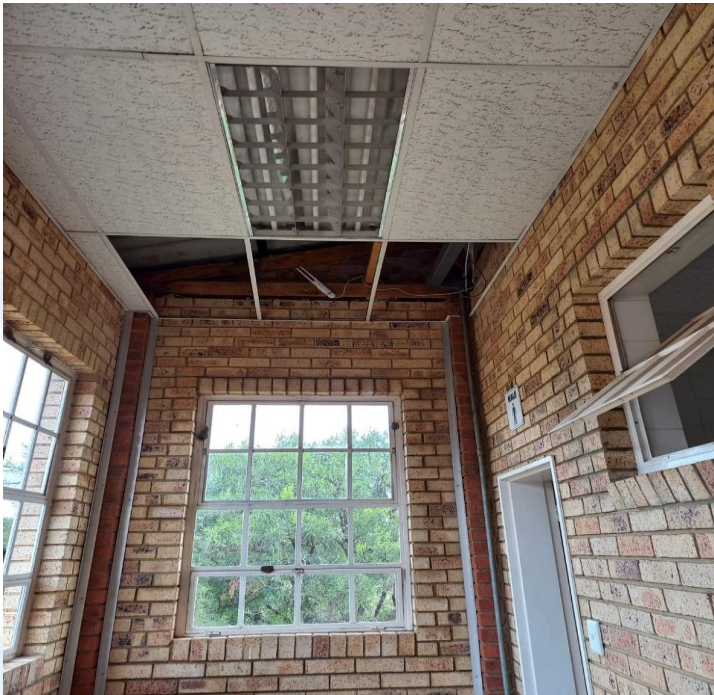
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- Remove existing ceiling in corridor and replace with new ceiling
- Allowance made for replacement of damaged ceiling panels in classrooms



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- All existing door frames in Blocks C and D to be painted with the required paint.
- All doors in Blocks C and D to be varnished as per specification.



- All existing door frames in Blocks C and D to be painted with the required paint.
- All doors in Blocks C and D to be varnished as per specification.

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## **SCOPE OF WORKS**

### **1. Floor Finishes:**

- After removing floor tiles remove existing tiles or vinyl adhesive
- Fill and repair existing screed and make screed level and ready to receive new floor tiles.

### **2. Wall Finishes:**

- Damages to the plaster to be repaired and made good and wall to be prepared to receive new wall paint as per paint specification schedule.

### **3. Ceilings:**

- All damaged ceilings and cornices to be replaced with new as per specification.
- All cornices to have concealed fixing (eg. can be stuck on with cornice adhesive instead of fixing with nails).
- Broken light fitting to be replaced or repaired.

### **4. Doors, windows, and Ironmongery:**

- All painted doors to be sanded down, cleaned, primed, and painted as per specification.
- All door and window frames to be clean, sanded down and primed and painted as per specification.
- Painted glazed panels to be replaced with frosted glazed panels.
- Old and/or damaged ironmongery to be replaced with new as per specification.

### **5. Electrical Reticulation:**

- Plug points below the windows are to be reticulated in power skirting's.

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**END OF REPORT**

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