



SEDIBENG TVET COLLEGE  
"GROW WITH THE FLOW"

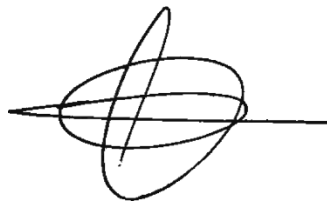
## SCOPE OF WORKS FOR THE MAINTENANCE AND RENOVATION OF ADMIN AND WORKSHOP ABLUTIONS

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Represented By: Ms. Ziphozinhle Khoza  
Approved by: Mr. Marito Mabunda  
For:

HEIDELBERG CAMPUS – SEDIBENG TVET COLLEGES

Represented By: Ms. Thandiwe Mbhem

March 2022



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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 in the Admin Block and Workshops for the Heidelberg Campus 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 Heidelberg Campus, the ablutions in the Admin and Workshops 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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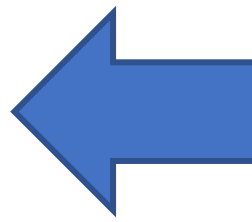
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VISUAL SCOPE OF WORKS – PROPOSED WORKS APPROACH



- Remove old toilet paper roll and replace with new one.
- Remove WC complete with cistern and replace with new
- Remove floor tiles and install.
- Paint door frames

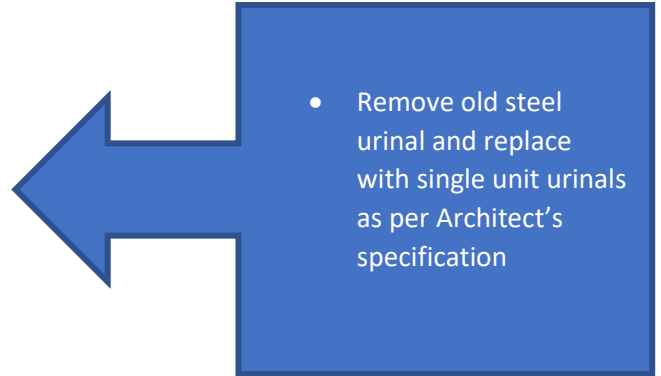
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- 
- Replace old urinals with new ones.
  - Install dividers between urinals as per Architect's specification

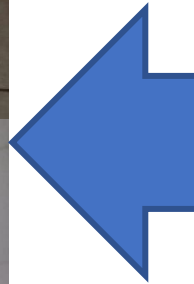
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- Remove basins and install new ones that are uniform across all ablutions on campus.
- Remove countertops and replace with uniform granite countertops across all campus ablutions.
- Remove old soap dispensers and replace with new ones.

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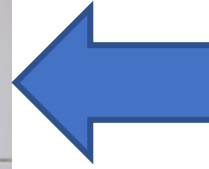
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- 
- Remove damaged wall tiles and replace with new ones
  - Prepare and paint window frames

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- Install missing door handle
- Prepare and varnish door
- Prepare and paint door frame

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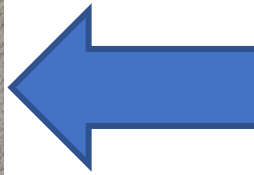
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- 
- Prepare and paint door frame
  - Prepare and varnish door surface
  - Install tile strips to door threshold

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- Remove floor tiles and install vinyl floors
- Install wall tiles up to ceiling height
- Prepare and paint window and door frames
- Replace toilet paper dispenser with new one

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- Prepare and paint walls
- Prepare and varnish door surfaces

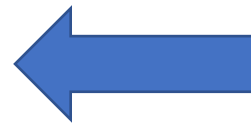
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- Prepare and paint door and window frames
- Prepare and varnish door surfaces



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## **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 have concealed fixing (e.g., 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, Sand 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 countertop before new wall tiles are installed. Chasing to be done carefully without damaging the granite countertop.
- Undercounter geyser to be fixed below the countertop.
- 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.

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**END OF REPORT**

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