

BUILDING DESCRIPTION: MESS & ABLUTION

CITY TOWN: FOCHVILLE

ASSET NO: 02AL440

CONTRACTOR TO CHECK ALL MEASUREMENTS AND QUANTITIES BEFORE ORDER ANY MATERIAL, MEASUREMENTS AND QUANTITIES ON WORK LISTS IS ONLY FOR TENDER PURPOSE.

ITEM NO SPECIFICATIONS FOR ITEMS

CEILING

- 38 Work description: Paint ceiling complete undercoat and egg shell enamel
Paintwork to ceilings Include the cover strips, cornices shall include the preparation of surfaces, including filling, stopping, sanding, dusting and priming of nail heads and screws. Ceilings previously painted with enamel paint: Apply one coat of universal undercoat (SABS 681) and one coat of white EGG SHELL ENAMEL paint (SABS 515). All surfaces not being painted such as brickwork, sills, floors, joinery work and the like must be covered up and protected against spotting before any painting is commenced. No sweeping or dusting shall be done while painting is in progress or while paint is still wet. All surfaces not being painted such as brickwork, sills, floors, joinery work and the like must be covered up and protected against spotting before any painting is commenced. No sweeping or dusting shall be done while painting is in progress or while paint is still wet.
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WALLS INTERIOR

- 66 Work description: Remove glaze wall tiles
Remove old tiles completely with all adhesive and clean surfaces thoroughly, ready to receive new tiles.
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- 67 Work description: Lay glazed wall tiles
*BEFORE TILING COMMENCE, THE REPRESENTATIVE MUST FIRST APPROVE THE SURFACE IN SITE BOOK. *ALL TILES THAT SOUND HOLLOW SHALL BE REMOVED AND RE-FIX. *USE ONLY TYLON CM1 OR TAL ROFESIONAL ADHESIVE OR TYPE APPROVED BY PROJECT MANAGER. *NEVER USE SPOT OR BLOB METHODS. *NEVER BUT JOINT TILES.
Glazed ceramic wall tile and fittings shall comply with (SABS 22). Tiles should be even in shape and size, free from cracks, twists or blemished and uniform in colour. Tiles shall be fixed in accordance with (SABS 0107). Tiles should be fixed with cement base adhesive. The adhesive shall be as recommended by the manufacturer of the tiles. Joints shall be level, straight, continuous and with 2mm spacers for tiles up to 250 x 200mm and 3mm for size above recommended by the tile manufacturer. Symmetrical arrangement of tiling with cutting along both sides of panels to avoid cutting of tiles smaller than 50mm wide shall be done. Cutting and fitting of tiles against walls and around doorframes, etc must be neat, with a gap between 2 and 5 mm. Tiling is to be returned into reveals of openings and onto window sills, and onto top of screen walls, etc. Do not stack tiles outside exposed to dust, dirt and rain. Store under cover and not in direct contact with soil. Use only approved cement base tile adhesive. Follow adhesive manufacturer's instructions. Use notched trowel to apply adhesive 6mm X 6mm notches at 6mm intervals. The BLOB and SPOT method must not be used. Joints width shall be 3mm. Tiles must be dry before being bedded. Tap tiles level with a rubber mallet. All tiles must make 100% contact with adhesive, make sure there are no voids. Allow the adhesive to cure for 2 to 3 days before grouting. Use only approved grout, mix grout with Tylon or Tal Bond-it in shower areas. Fill joints to lower edge of bevel and not level with the top of the tile. The work must be kept very clean during grouting as dried grout is almost impossible to remove from textured tiles. DO NOT USE ACIDS, SPIRITS OF SALTS, AMMONIA, OTHER STRONG CHEMICALS OR STEEL WOOL TO CLEAN TILES.
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ITEM NO SPECIFICATIONS FOR ITEMS

- 73 Work description: Fit ceramic tile COVE strip
Provide tile cove trim to form neat joint between tiles and sink/bath. Use right size trim for tile. Cut strips into correct length allowing neat miters joints for corners. Bed tile edge trim firmly into adhesive so that adhesive penetrates the cut out section. Place tiles on top making sure they are flush with the leading edge of the tile edge trim. Proceed with grouting as recommended by the manufacturer. No section shall be shorter than 450mm in a long straight section
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- 84 Work description: Drill holes in wall and insert 10mm steel dowels
Drill 10mm diameter and 70mm deep, holes in brick wall. Insert 250mm long, 10mm diameter round bar in holes to anchor new wall to existing wall. Provide anchor at every fourth layer. To anchor new doorframes build in to new opening in existing wall. Insert fist anchor 150mm from floor and then at +- every FOURTH LAYER both sides of opening.
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- 88 Work description: Tooth out brick work
JOINING NEW WALLS TO PLASTERED STRUCTURES:
Cut and hack off plaster to the extent required and cut toothings, 4 courses high by 114mm deep, to form block bonding between new and existing walls. New brickwork built into toothings is to be well bedded and filled in on top and at ends, with cement mortar.
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- 92 Work description: Build up openings where windows and doors are removed.
See item for cut of toothings for the full height of openings. Prepare for and build up openings in new brickwork with cement mortar to match existing. Cavity walls are to be built with two half brick thicknesses in stretcher bond, with 50mm cavity between, all tied together with metal wall ties .
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- 93 Work description: Build 110mm Common Brick wall
Supply approved cement or clay bricks. Clay brick shall comply with SABS 227 and cement bricks shall comply with SABS 1215. The mortar for wall shall be 1 part PPC cement and 6 parts clean approved building sand. All masonry shall be plumb, level, straight and true, correctly bonded and shall rise uniformly with no portion exceeding 1,2m above any other part of the work. Brick force shall be installed on every 4 layers of brick. Bricks of different composition are not to be mixed and build into the same wall.
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WINDOWS INT AND EXT

- 168 Work description: Paint window frame complete
Clean window frame from rust and dirt by scraping or by means of steel wire brush. Sand frame complete and wipe off all sanding dust to obtain a perfectly clean surface. Prime all exposed metal surfaces with an approved metal primer. Apply one coat universal undercoat and one coat white gloss enamel. After painting window-opening sections shall open and close easily. All Window handles, peg stays and sliding stays shall be remove to paint window The Window handles, peg stays and sliding stays shall be removed cleaned and re-fitted. Contractor shall be responsible for any lost window fittings
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- 176 Work description: Breakout window frame
Take out the existing doors and frames where shown or specified and remove from the site.
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DOORS/SECURITY GATES

- 238 Work description: Paint door complete 2 coats
Previously painted doors: Wash thoroughly with a suitable detergent to remove all dirt and rinse with clean water. Remove defective paint/varnish and repair all holes and defective places with a suitable wood filler. Sand complete door and wipe off all sanding dust with a damp cloth. Allow to dry and apply one coat universal undercoat and one coat gloss enamel paint. New doors to be painted: Sand smooth and wipe sanding dust off with damp cloth. Allow to dry and apply one coat wood primer, one coat universal undercoat and one coat gloss enamel on doors to be painted.
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DOORFRAMES

ITEM NO SPECIFICATIONS FOR ITEMS

- 275 Work description: Paint single frame complete 2 coats
Previously painted wood doorframe: Wash thoroughly with a suitable detergent to remove all dirt and rinse with clean water. Remove defective paint/varnish and repair all holes and defective places with a suitable wood filler. Sand complete frame and wipe off all sanding dust with a damp cloth. Allow too dry and apply one coat universal and one coat gloss enamel on painted frames. Previously painted steel doorframes: Clean doorframe from all rust and dirt by means of scraping, steel wire brush or sanding. Sand frame complete and wipe off all sanding dust with damp cloth. Allow too dry. Spot prime all expose metal surface with an approved metal primer. Apply one coat universal undercoat and one coat gloss-enamel. New wood doorframes to be painted/varnished: Sand smooth wipe sanding dust off with damp cloth allow to dry and apply one coat wood primer, one coat universal undercoat and one coat gloss enamel on doors to be painted
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FLOORS

- 293 Work description: Remove vinyl floor sheeting from floor
Remove sheeting completely and remove all debris from site.
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- 310 Work description: Lay first grade ceramic tiles on floor
*BEFORE TILING COMMENCE, THE REPRESENTATIVE MUST FIRST APPROVE THE SURFACE IN SITE BOOK.*ALL TILES THAT SOUND HOLLOW SHALL BE REMOVED AND RE-FIX. ***USE ONLY TYLON CM11 OR TAL PROFESIONAL ADHESIVE OR TYPE APPROVED BY PROJECT MANAGER. ***NEVER USE SPOT OR BLOB METHODS.***NEVER BUT JOINT TILES. Clean surfaces thoroughly before any tiling commenced. Smooth or painted surfaces must be chipped to 80% of area and KEY IT from TAL or TYLON must be applied over whole area. Glazed floor tiles shall comply with (SABS 1449). Tiles shall be even in shape and size, free from cracks twist or blemishes and uniform in colour. The adhesive shall be Tylon CM11 tile adhesive or Tal professional the use of any other type shall not be allowed if not approved by the Project manager. Joints shall be straight, continuous with 5mm width and pointed with waterproof grouting compound from TAL, Tylon or Alcolin. Symmetrical arrangement of tiling with cutting along both sides of panels to avoid cutting of tiles smaller than 75mm wide shall be done. Cutting and fitting of tiles against walls and around doorframes, sanitary fittings, etc must be neat, with a gap between 4 and 6mm. Replace one broken or cracked floor tile between existing tiles. Use notched trowel to apply adhesive 10mm X 10mm notches at 6mm intervals. The BLOB and SPOT method must not be used. All excess adhesive shall be removed from joints before drying has occurred. Tiles must be dry before being bedded. Tap tiles level with a rubber mallet. All tiles must make 100% contact with adhesive, make sure there are no voids. Any tile that sound hollow if tapped shall be removed. Allow the adhesive to cure for 2 to 3 days before grouting. Use only approved grout, mix grout with Tylon or Tal Bond-it in areas specified. Fill joints to lower edge of bevel and not level with the top of the tile. The work must be kept very clean during grouting as dried grout is almost impossible to remove from textured tiles. DO NOT USE ACIDS, SPIRITS OF SALTS, AMMONIA, OTHER STRONG CHEMICALS OR STEEL WOOL TO CLEAN TILES.
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- 313 Work description: Supply and fit heavy duty aluminum L strip at door entrance
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- 340 Work description: Lay ceramic tile skirting
Chip skirting area to 80% and apply Tylon or Tal key coat. Mix and apply key coat as recommended by the manufacturer
Cut ceramic tiles +80mm wide and fix to wall as skirting. Factory finish edge shall be on top and cut part towards the floor. Tiles shall be in straight line and the same specifications for tiling of walls and floors will be applicable
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- 346 Work description: Breakout concrete shower floor
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- 347 Work description: Form floor to shower cubicles
Lay the surface beds in shower cubicles with Class C-concrete, 100mm thick, at the required levels and with falls to outlet in floor. Form a raised kerb across opening to each cubicle, 75mm wide and 75mm above finished surface of floor.
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ITEM NO SPECIFICATIONS FOR ITEMS

- 348 Work description: Lay ceramic floor tiles on shower floor
Grout for shower floor tiles shall be mixed with Tylon or Tal bond it and not with water
IF SPECIFIED ON FAULT LIST, CUT FLOOR TILES TO 80 X 80mm SQUARE SIZE AND
TILE SHOWER FLOOR WITH THE 80 X 80mm SIZE TILES, TILE WITH FALL TO
OUTLET, TOP OF TILE SHALL BE LEVEL WITH TOP OF TRAP GRID. TILES SHALL
BE IN STRAIGHT LINES
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CUPBOARDS

- 387 Work description: Supply and fit/replace purpose made Supa Wood melamine sink cabinet
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PLUMBING INTERIOR

- 423 Work description: Toilet pan and cistern remove complete
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- 427 Work description: Fit close couple toilet complete include WC pan, cistern 9l, angle valve, flex connector and toilet seat
Pedestal water closet pans shall be of the wash down type, approximately 400 mm high, of white glazed fireclay or vitreous china, complying with the requirements of SABS Specification 497. The pans shall have "P" traps with straight outlets or right or left hand side outlets, as required. Pans shall be bedded onto the floors in 3:1 cement mortar. Pan shall be level and in parallel with wall next to Pan, Installation of the cistern shall be done in accordance with the relevant manufacturer's instructions. Use approved porcelain low level cistern that complying with the requirements of SABS Specification 821, and complying with the requirements of SABS Specification 497. Low level cisterns shall be of the valve less siphonic type or of the flushing valve type, each with body and removable cover – NB: Flush pipes to flushing cisterns shall have an internal diameter of not less than 34 mm. Install Cobra brand angle valve with chrome plated or braided flex connector, any other brand make shall first be approved by project manager. The pan shall be fitted with approved solid plastic double flap seats having closed fronts of size and shape required to fit the pan each attached to pan with non-ferrous metal fixing bolts or plastic bolts.
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- 431 Work description: Replace shower outlet, trap and waste pipe complete
Provide and set in the concrete filling 50mm diameter brass shower trap with brass chromium-plated grating. Grating shall be level with tile finish. From trap take 50mm diameter PVC waste pipe through wall to outside, fit inspection bend and continue down and along walls as required and connect to inlet on gulley head or direct to sewer.
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- 433 Work description: Install under tile shower taps
Taps shall be level and install at right dept. Taps for hot water shall be marked with red coloured plastic insets and fixed on the left hand side of all basins, sinks, showers, etc. and taps for cold water with green/blue plastic insets on the right hand side.
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- 435 Work description: Fit / Replace shower rose
Provide and fix in each shower cubicle an approved 50mm diameter brass chromium-plated shower rose connected with short length of 15mm diameter chromium-plated pipe taken down on wall to height required and connect to 15mm brass chromium-plated stop cock to cold water supply.
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- 438 Work description: Install shower door (pivot)
Supply and install pivot shower door from Kal Aluminum or Wespeco. Install according to the manufacture specifications.
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- 446 Work description: Fit / replace sink taps 15mm
Replace sink tap with Cobra heavy duty chrome plated star bib tap and chrome plated brass extension pipe. Taps for hot water shall be marked with red coloured plastic insets and fixed on the left hand side of all basins, sinks, showers, etc. and taps for cold water with green/blue plastic insets on the right hand side.
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- 447 Work description: Fit / replace sink trap
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ITEM NO SPECIFICATIONS FOR ITEMS

448 Work description: Install / replace sink single bowl
Stainless steel sinks with draining boards for domestic use shall comply with the requirements of SABS Specification 242, and shall be constructed of Type 304 stainless steel with exposed surfaces having satin finish, all provided with splash backs and tiling keys at back and at ends where against walls. The stainless steel for bowls and draining boards having an overall length not exceeding 1,52 m shall be 0,9 mm thick, but for draining boards having an overall length exceeding 1,52 mm shall be 1,25 mm thick.

452 Work description: Service taps complete
Remove tap washer reseal tap seat if necessary and replace with new tap washer.

467 Work description: Vertical or Horizontal chase for pipes
All necessary holes shall be cut in walls, floors, roofs, ceilings, etc. for pipes, brackets, etc. and any damage shall be made good in all trades, after pipes, etc. have been built in, all to the satisfaction of the Representative/Agent.

472 Work description: Supply a water point
Provision must be made for union couplings in strategic places. Fittings shall be approved capillary solder type fittings or and brass compression fittings, each joint being formed by cutting the pipe-ends square with a pipe cutter, for capillary fittings use only 2 mm solid core wire solder and approved self cleaning paste, joint shall be wiped clean with a damp cloth after jointing. All necessary couplings, connectors, bends, elbows, tees and other fittings as may be required, shall be provided to supply a water point.

475 Work description: Remove all unnecessary pipes, taps and fittings

FIT/REPLACE ITEMS/ FURNITURE

483 Work description: Fit/Replace mirror
Mirrors shall comply with the requirements of SABS Specification 1236, Class A. Unframed mirrors shall have polished edges (Beveled edges are not permitted). Provide mirrors where shown or mentioned, size as specified in work list, side shall be rounded and polished edge silvered plate glass. Each mirror to be drilled four (4) times and countersunk screwed to plugs in wall with 38 mm long screws, fitted with domed chromium-plated cups. Provide at each fixing point a felt washer between wall and mirror or if specified on work list with mirror adhesive.

486 Work description: Fit/Replace toilet paper holder/dispenser
Replace/provide with type specified on work list. Chromium-plated toilet roll holders or White powder coated toilet paper dispenser holding 2 or 3 rolls

488 Work description: Install single soap dish, type as specified in work list
Porcelain soap dish. Form openings in wall over bath and sink, where specified and provide and build in, in cement mortar 152 x 152mm approved white glazed earthenware soap receptacle. Soap receptacles are to be thoroughly wetted in water prior to fixing and neatly finished off with neat white cement grout.

489 Work description: Fit/Replace towel rail
Provide chrome plated towel rail and brackets. Towel rail shall be 1m long and fix with fisher plugs and at least 35mm long countersunk self-tapping screws. REFIX TOWEL RAILS: Remove loose towel rails from wall. Drill out the existing wall plugs and replace with new patent plastic or hardwood wall plugs. Refit towel rails with 38mm long chromium-plated round-headed screws, securely screwed to plugs in wall.

490 Work description: Fit hat and coat hooks
Provide and fix in the position indicated or directed, 100 x 22mm thick oiled and polished hardwood rails with chamfered edges, screwed to plugs in walls and provide hat and coat hooks as sample No. 173, at approximately 200mm centres, securely screwed to hardwood rails. Replace missing hooks with new hat and coat hooks to match existing type.

494 Work description:

ITEM NO SPECIFICATIONS FOR ITEMS

EXCAVATIONS/BACKFILL

720 Work description: Dig trench

Definitions: Earth shall mean ground that can be removed by hand tools pick and spade and shall include loose gravel, clay ground, loose or soft shale, loose oukclip and any loose boulders less than 75 mm in diameter. Soft rock shall mean rock that can be loosened by hand, pick or crowbar and includes hard shale, compact oukclip, stone of a similar hardness and boulders from 75 mm diameter up to 0,03 cubic metres in volume. Hard rock shall mean granite, quartzitic sandstone, slate and rock of similar or greater hardness and boulders from over 0,03 cubic metres in volume. Excavations for drainage trenches shall be of depths and gradients shown on drawings or as directed. Trenches shall be excavated to straight lines and shall be of sufficient width to allow adequate working space. Sight rails, boning rods, etc. shall be employed in excavating the trenches to ensure even gradients. Any soft or loose areas in the trenches shall be filled in with well rammed earth, or other approved filling. Uneven bottoms in rock cutting shall be made good with Class A concrete, but with 19 mm stone. Any excavations taken out too deep shall be made up with well rammed/compacted earth, or other approved filling, at the Contractor's expense. Properly perform all planking and strutting to sides of trenches and excavations as may be required. The excavations and trenches shall be kept free from water and other liquids, by pumping, baling or otherwise. Every excavation which is accessible to the public or which is adjacent to public roads or thoroughfares, or whereby the safety of persons may be endangered, to be- STAATSKOERANT, 18 JULIE 2003 No. 25207 35 (j) adequately protected by a barrier or fence of at least one metre in height and as close to the excavation as is practicable; and (ii) . provided with warning sign or any other clearly visible boundary indicators at night or when visibility is poor; 0) ensure that all precautionary measures as stipulated for confined spaces as determined in the General Safety Regulations promulgated by Government Notice No.R.1031 of 30 May 1986, as amended, are complied with when entering any excavation; (k) ensure that, where the excavation work involves the use of explosives, a method statement is developed in accordance with the applicable explosives legislation, by an appointed person who is competent in the use of explosives for excavation work and that the procedures therein are followed; and (l) cause warning signs to be positioned next to an excavation within which persons are working or carrying out inspections or tests.

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