

RAYMOND MHLABA LOCAL MUNICIPALITY

**COMPLETION OF CONSTRUCTION TO THE EXISTING
MUNICIPAL BACK OFFICES.**

SCOPE OF WORKS AND SPECIFICATION

DESCRIPTION OF WORK:

SITE CLEARANCE:

- Cut down and remove the existing trees that are close to the structure.
- Grab up and remove all the roots that are penetrating the structure.

MAIN BUILDING:- DEMOLITION;BRICKWORK & ROOFWORK:

- Remove the existing roof structure.
- Demolish one side elevation from wall plate level to foundations; start digging trenches, cast 25MPA concrete on footing.
- Build up 230mm thick wall with 345mm reinforced concrete brick piers to both corners of the building.
- Breakdown the external walls to the window level.
- 250mm reinforced concrete beam on top windows.
- Build up new brickwork courses to get the same wall plate level with the existing structure.
- Brickwork to the beam filling and gable ends.
- Coated corrugated iron roof sheeting fixed on 76x50mm SAP purlins and SABS approved prefabricated timber trusses, nailed using gang nail connector plates and hurricane clips spaced 0.7m c/c, on 114x38mm SAP wall plate & hoop iron tied 6 courses into brickwork.
- Remove the existing flat roof from the office of the speaker and convert it to a pitched roof.

CEILING:

- Ceiling board fixed to u/s 38x38mm SAP battens at 400mm centres, with covered cornices to owner's approval.

PLASTERING:

- Remove the old plaster from the walls.
- Repair all cracked walls.
- Apply 20mm thick plaster to internal & external walls.

PAINTWORK:

- Prepare and apply one coat primer, one under coat and two coats high quality weather guide plascon paint or similar approved by Owner.

FLOOR COVERING:

- 20mm cement screed on floors.
- Prepare and install laminated wood flooring for boardroom and offices only
- Fix ceramic/porcelain tiles to the kitchen and toilets.

JOINERY FITTINGS:

- Meranti skirting all around the floors.
- Remove and replace the existing kitchen cupboard.

WINDOWS NOTES:

- Remove the existing steel windows and install white aluminium windows.
- Cut out the wall and create window opening for two offices with no windows.

DOORS NOTES:

- Install new doors and ironmongery must be fixed to doors.
- Create an opening for emergency exit door.

ELECTRICAL WORK:

- Electrical installations including pipework, wiring, lightning, electrical distribution, conduits and cable racks, Testing and Commissioning and Certificate of Compliance must be issued (COC).

MECHANICAL WORK:

- Install air-conditioning system and fire protection system.

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01-November-2022 –Rev 3	Building Control Office: Mrs. Mazongolo	

PLUMBING AND DRAINAGE:

- Pipe fittings, sanitary fittings and water connections.

RAINWATER GOODS:

- Install gutters and downpipes.

PICTURE:

Office of the Speaker & Back Office:

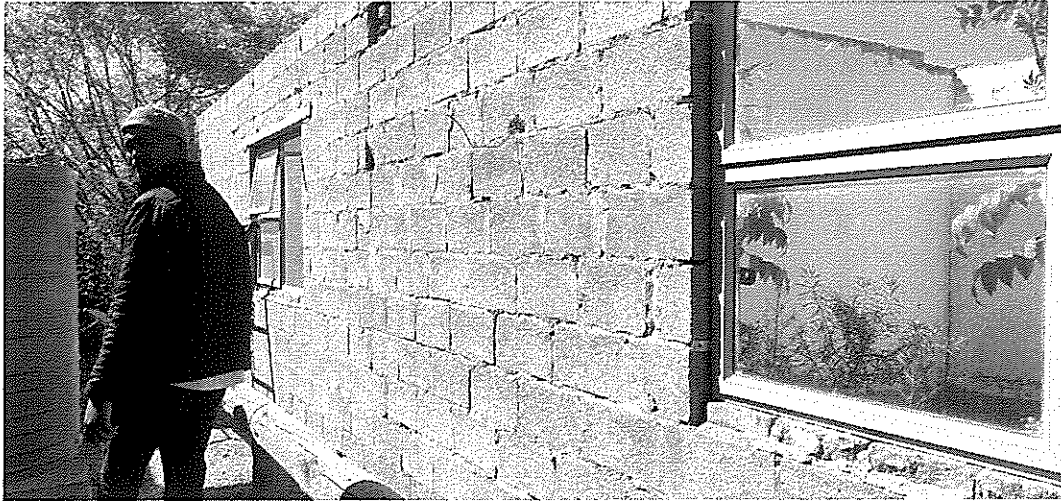


Side:



Back Elevation:

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