



public works

Department:
Public Works
REPUBLIC OF SOUTH AFRICA

**SPECIFICATION
UNPLANNED MAINTENANCE
PRETORIA SAPS SILVERTON
FOR
REPAIR RUSTED LEAKING ROOF @ ROOM
38 AND 39 DOUBLE STOREY BUILDING.**

ID- 3173037

Works Manager: P.H.POWER

Date:

Total number of pages to be received and returned by Tenderer

CONDITIONS OF CONTRACT.

- Contractor must introduce themselves and what they will be doing to the relevant official at the above institution before any assumption of work: **[Contact official at institution:]**

CONTROL ROOMS MANAGER
11-11-2017

SILVERTON POLICE STATION: ROOM 38 AND 39: REPAIR LEAKING ROOF,
GUTTERS AND DOWNPIPES
Ref. no.: ID-3173037

CONDITIONS OF CONTRACT.

- Contractor must introduce themselves and what they will be doing to the relevant official at the above institution before any assumption of work: **[Contact official at institution: Mrs B Molefe Tel no.:**
- **The successful Tenderer must only execute these services on receipt of an official order number** and proceed with due diligence to its final completion in all respects.
- At the completion of the works the Tenderer is to submit the attached completion certificate that must be faxed immediately to the Department of Public Works at **Fax No. xxxxxxxxxxxxxx** for final inspection of the works.
- Tenderer to note that all quantities are remeasurable.
- All prices quoted must be inclusive of labour, material, profit, transport and all necessary scaffolding including step – ladders.
- Tenderer is to supply project plan and work schedule at the commencement of works.
- The tenderer must establish and maintain telephone, fax and cellular connection.
- The tenderer must note that the work shall at all times, for the duration of the contract, be carried out under the supervision of a skilled and competent representative of the contractor, who will be able and authorized to receive and carry out instructions on behalf of the contractor. A sufficient number of workmen shall be employed at all times to ensure the satisfactory progress of the work. In addition, the Department requests that the tenderer engages local workers to carry out skilled/unskilled work in keeping with the Expanded Public Works Programme.
- The tenderer must comply with all Occupational Health and Safety regulations and the DPW-04(EC) JBCC Conditions of Contract which is available upon request.
- Job cards must be detailed, stamped and signed by the Client Department.
- **Tenderer must provide proof of relevant required registration and all compliant certification.**
- Tenderer to note that all rubble must be removed from site on a regular basis. On completion, the tenderer is to leave the site neat and tidy.
- The contract period is **TWO (2) WEEKS** from the date the official order.
- **Time shall be considered as the essence of this contract. If the tenderer fails to complete the works within the above specified contract period a penalty will be proportioned according to the estimated value of the contract and will be deducted from the sum due.**

IMPORTANT

- **CONTRACTOR MUST ONLY COMMENCE SERVICE AFTER SITE HANDOVER BY WORKS MANAGER AND NOT AFTER ISSUE OF ORDER NO.**
- **CONTRACTOR MUST NOT ACCEPT INSTRUCTIONS FROM THE CLIENT IN REGARDS TO EXTENTION OF SCOPE.**

**SILVERTON POLICE STATION: ROOM 38 AND 39: REPAIR LEAKING ROOF,
GUTTERS AND DOWNPIPES**
Ref. no.: ID-3173037

SCOPE OF WORK: REPAIR LEAKING CORRUGATED SHEETS. . GUTTERS AND DOWNPIPES.

TYPE OF BUILDING: CORRUGATED ROOF

NO. OF FLOORS:01

REPORT

DATE OF INSPECTION : 14/02/2024

MAINTENANCE x

VANDALISM

FIRE

STORM

BAKGROUND

Silverton Police Station has logged a complain of leaking roof at Block A (Main Building). Site was visited for inspection. On inspection, it was revealed that, the roof is leaking. Water is penetrating into roof trusses and it is damaging ceilings, the roof screws are loose and not securing the sheeting's properly.

Gutters and Downpipes are blocked and decayed, Fascia boards and Barge boards are damaged and allows strong winds to lift the roof. The current condition of silverton police station poses health hazard is posed to officials.

ACTION TO BE TAKEN

Block A (Main Building)- roofing must be repaired and sealed.

Fascia boards and barge boards must be replaced.

Gutters and downpipes must also be replaced.

FAILURE TO TAKE ACTION

Further damages on the structure or building will be encountered and costs of maintenance will escalate, and personnel health is not fascinated.

RECOMMENDATION

In light of the above, it is recommended that,

Maintenance of silverton Police Station be considered and approved as per complain from the client.

The healthy and safe environment for officials must also be considered upon the approval.

CLIENT OFFICIAL ON SITE: captain mahlangu

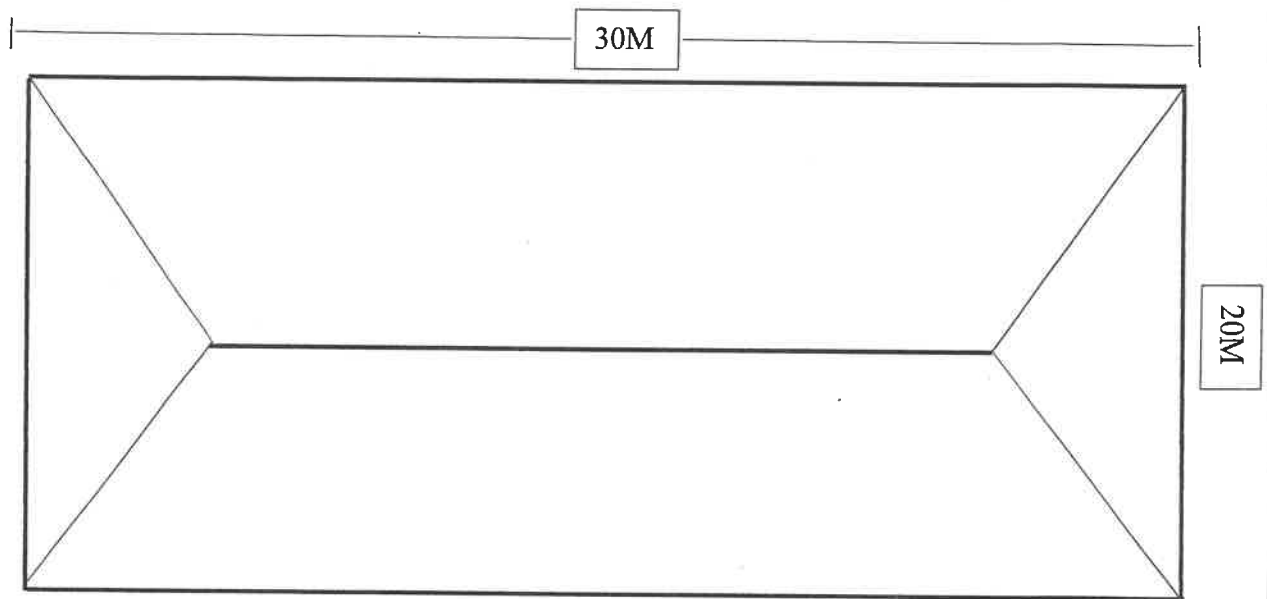
CLIENT CONTACT DETAILS:082 749 3273

EST.COST: As approved on Archibus

PHOTOS: YES

SAPS SILVERTON ROOM 38 AND 39: REPAIR/REPLACE ROOFING
Ref. no.: ID-3173037

DRAWING/SKETCH/ DIMENSIONS



| No. | Description | Unit | Qty | Rate | Total |
|-----|-----------------------|------|-----|------|-------|
| 1. | SCAFFOLDING | | | | |
| | Ground Floor - Ladder | ITEM | 10M | | |
| | 1 st Floor | | | | |
| | 2 nd Floor | M | N/A | | |
| | 3 rd Floor | | | | |
| | 4 th Floor | | | | |

**SILVERTON POLICE STATION: ROOM 38 AND 39: REPAIR LEAKING ROOF,
GUTTERS AND DOWNPIPES**

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| No | Description | Item | Qty | Unit price | Total |
|-----|---|----------------|-----------------|------------|-------|
| 1. | <u>SCAFFOLDING</u> | ITEM | 10 M | | |
| | NB;DOUBLE STOREY BUILDIND | | | | |
| | <u>SAFETY</u> FIRST AID, EMERGENCY EQUIPMENT & PROCEDURES. An employer shall take reasonable steps that are necessary under circumstances to ensure that persons at work received prompt first aid treatment in case of injury or emergency (. i.e. First Aid Box & safety file) allow for danger tape, sign board for the affected area to be cordoned off before commencement of any works) as per OHS ACT). | ITEM | N/A | N/A | |
| | <u>Ground Floor – Ladder</u> | ITEM | 1 | | |
| | 1 st Floor | | | | |
| | 2 nd Floor | | | | |
| | 3 rd Floor | | | | |
| 2. | <u>ROOFING</u> Steel roof sheets, roof sheets must carry a 10-year guarantee Concrete roof tile must carry a 10-year guarantee Flat roof, waterproofing to roofs /basements must carry a 10 year guarantee | | | | |
| 2.1 | <u>ROOF PREPARATIONS</u> Check and tighten bolts, screws around the roof and seal where necessary. Inspect roof washers that hold the roof sheet in place. If these show only mild traces of rust, use a steel brush to clean before applying water \proofing product over the top. Where roofing washers are badly rusted , remove rusted IBR roof sheets and replace with new IBR roof sheets these before applying waterproofing products. | M ² | 600 | | |
| 2.2 | <u>ROOF SCREWS</u> Carefully remove defective roof screws or hook bolts and replace with new heavy duty hot-dipped galvanized fixings with self-sealing polypropylene washers and seals (approximately 7 fixings per square meter of roofing). | No | +/- 100 0 | | |
| 2.4 | <u>COVERING OF JOINTS (Overlaps).</u> Sika (Sealoflex or other approved flexible acrylic waterproofing membrane – industrial strength). | Lm | 600 | | |
| 2.5 | <u>WATERPROFING</u> Approved flexible waterproofing to flat roofs including preparation of existing surfaces. | m ² | 600 | | |
| 2.6 | <u>ROOF SHEETS (Reusable)</u> Stripping and removing roof sheets for reuse. | No | N/A | N/A | |
| 2.7 | <u>ROOF SHEETS (Dumping)</u> Stripping and removing roof sheets for dumping | No | N/A | | |

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| | | | | | |
|------|---|----------------|-----|-----|--|
| 2.8 | <u>ROOF TILES</u> <i>Lift and remove old and damaged concrete tiles</i> | m ² | N/A | N/A | |
| 2.9 | <u>WATERPROOFING</u> <i>Removal of existing waterproofing on flat roof</i> | Lm | 600 | | |
| 2.10 | <u>FLASHING STRIPS</u> <i>Flashing strips 380mm girth at junction of roof and parapet wall.</i> | Lm | N/A | N/A | |
| 2.11 | <u>WOODEN BEAMS</u> <i>Replace all damaged wooden beams</i> | M ² | N/A | | |
| 2.12 | <u>ROOF REPARES</u> <i>Repair the roof where necessary</i> | m ² | 600 | | |
| 2.13 | <u>ROOF RAFTERS</u> <i>Replace damaged roof rafters</i> | No | 6 | | |
| 2.14 | <u>FASCIA BOARDS</u> <i>Replace fascia boards where necessary</i> | M | 64 | | |
| 2.15 | <u>PURLINS</u> <i>Replace purlins/Branding (50mmX75mm) (38mm X 38mm)</i> | M | 30 | | |
| 2.16 | <i>Replace roof</i> | M | 30 | | |
| 2.17 | <u>CORRUGATED ROOF SHEETINGS</u> <i>Replace corrugated roof sheets 0.5(mm)</i> | N/A | N/A | N/A | |
| 2.18 | <u>IBR SHEETINGS</u> <i>Replace IBR sheeting</i> | No. | N/A | N/A | |
| 2.19 | <u>CORRUGATED CEMENT FIBRE SHEETING</u> <i>Replace corrugated cement fiber sheeting</i> | No. | N/A | N/A | |
| 2.20 | <u>CONCRETE ROOF TILES</u> <i>Replace concrete roof tiles</i> | M. | N/A | N/A | |
| | Note: waterproofing sheeting must be laid torched on in long lengths with lapped sides and ends in strict accordance with the manufacturer's instructions including preparation of surfaces. | | | | |
| 2.21 | Apply approved 4mm bitumen polyester elastomastic waterproofing to flat roofs to falls including dressing into and sealing outlets, turning up or down at ends and torch sealing with splayed ends not exceeding 300 mm girth | Lm | N/A | N/A | |
| 2.22 | <u>RIDGING (Corrugated iron/IBR Roofing)</u> <i>Ridging (Corrugated Iron/IBR roofing) Carefully remove defective iron ridging and replace with new. Waterproof where necessary</i> | Lm | N/A | N/A | |
| 2.23 | <u>RIDGING (Concrete roof tiles)</u> <i>Ridging (Concrete roof tiles) Carefully remove defective concrete roof ridging and replace with new using (mortar mix 1.3 plaster sand)</i> | Lm | N/A | N/A | |
| 2.24 | <u>VALLEY IRONS</u> <i>Carefully remove roof sheets and valley irons. Reset valley iron water proof and refix roof sheets with new heavy duty, hot-dipped galvanized fixings with self-sealing polypropylene washers and seals.</i> | Lm | N/A | N/A | |

**SILVERTON POLICE STATION: ROOM 38 AND 39: REPAIR LEAKING ROOF,
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| | | | | | |
|----------|--|----------------|-----|-----|--|
| 3 | Rainwater goods | | | | |
| 3.1 | <u>DEBRIS</u> <i>Remove all debris from gutters to avoid clogging</i> | M | 37 | | |
| 3.2 | <u>DAMAGED GUTTERS: 125mm</u> <i>Remove all the damaged gutters and carefully place them away from people, in a safe manner. Replace all the damaged gutters with the same as the existing. Gutters shall be bolted to brackets at front with and including 6mm diameter galvanized gutter bolts, one to each bracket.</i> | M | 37 | | |
| 3.3 | <u>BRACKETS 125mm</u> <i>The gutters shall be fixed with proper falls on heavy quality galvanized steel or non-ferrous metal gutter bracket, of the fascia type where fixed to fascia boards and of the purlins type where fixed to the purlins, all as per supplied by manufacturer of the gutter. Brackets shall be securely fixed at not more than exceeding 1m centers and with extra bracket at angles and outlets.</i> | No | 42 | | |
| | <u>STOP-ENDS 125mm</u> <i>Provide gutter with all necessary angles, stopped ends and outlet nozzles</i> | No | 6 | | |
| 3.4 | <u>DOWNPIPES 125mm</u> <i>Remove all the damaged downpipes, and carefully place them away from people, in a safe manner. Replace all the damaged downpipes the same as the existing. Down pipe brackets</i> | No | 6 | | |
| 3.5 | <u>FASCIA BOARDS</u> <i>Remove damaged fascia boards and replace with the new ones to match existing. Apply two coats of acrylic paint designated for fascia board.</i> | Lm | N/A | | |
| | | | | | |
| 3.6 | <u>BARGE BOARDS</u> <i>Remove damaged barge boards and replace with the new ones to match existing. Apply two coats of acrylic paint designated for barge board.</i> | Lm | 42 | | |
| | | | | | |
| 4 | CEILING | | | | |
| 4.1 | <u>CEILING BOARDS</u> <i>Remove all the damaged ceiling boards and carefully place them away from people, in a safe manner. Replace all the damaged ceiling boards with the same as the existing. Ceiling shall be properly mounted to the ceiling structure (38x38 battens) with a dry wall screws.</i> | M ² | n/a | | |
| 4.2 | <u>CEILING STRUCTURE (38X38battens)</u> <i>Remove all the damaged ceiling structure and carefully place them away from people, in a safe manner. Replace all the damaged structures with the same as the</i> | M ² | N/A | N/A | |

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| | | | | | |
|-----|---|----------------|-----|-----|--|
| | existing. Ceiling structure shall be properly secured to the walls and roof rafters with designated screws. | | | | |
| 4.3 | <u>COVER STRIPS</u> Remove all the damaged cover strips and carefully place them away from people, in a safe manner. Replace all the damaged cover strips with the same as the existing. Cover strips shall be properly mounted to ceiling board. | M ² | n/a | | |
| 4.4 | <u>SKIMMING (Tape and joints)</u> Safely prepare the tapes and joints that require skimming, ensure that it is not cause any harm or hazard to other people. | Lm | n/a | | |
| 4.5 | <u>SKIMMING (full skim)</u> Prepare entire ceiling that requires skimming in a safe manner, skim the ceiling, and clean up the area once finished the skimming. | M ² | n/a | | |
| 4.6 | <u>CORNICE.</u> Install new cornice using designated cornice glue, ensure that it is properly secured. The new cornice must match the existing (if any) Crete stone or rhino lite | M | n/a | | |
| 5 | <u>PAINTING</u> | | | | |
| 5.1 | <u>PAINTING OF EXISTING ROOF (Metal)</u> Prepare the roof sheets to be painted. Paint existing metal roof sheets (previously painted) with 2 coats of approved roof paint | M ² | n/a | | |
| 5.2 | <u>PAINTING OF NEW ROOF (Metal)</u> Safely prepare the roof sheets to be painted Apply metal primer to new roof sheets | M ² | N/A | | |
| 5.3 | <u>CONCRETE ROOF TILES</u> Prepare and Paint concrete roof tiles with 2 coats of approved roof paint | M ² | N/A | N/A | |
| 5.4 | <u>PAINTING OF RAIN WATER GOODS</u> Prepare and paint rain water goods (Gutters and Downpipes) | M | 900 | | |
| 5.5 | <u>PAINTING OF CEILING (NEW)</u> Clean down, etc., and apply 2 coats of acrylic emulsion paint as SABS specification (including priming and stopping up nail heads) | M ² | n/a | | |
| 5.6 | <u>PAINTING OF EXISTING ROOF SLAB</u> Apply 1 coat of primer and then 2 coats of acrylic emulsion paint as SABS specification (including priming) | M ² | N/A | N/A | |
| 5.7 | <u>PAINTING OF WATERPROOFING MEMBRANE</u> Apply two coats bitumen based aluminum paint on waterproofing membrane. | M ² | n/a | | |

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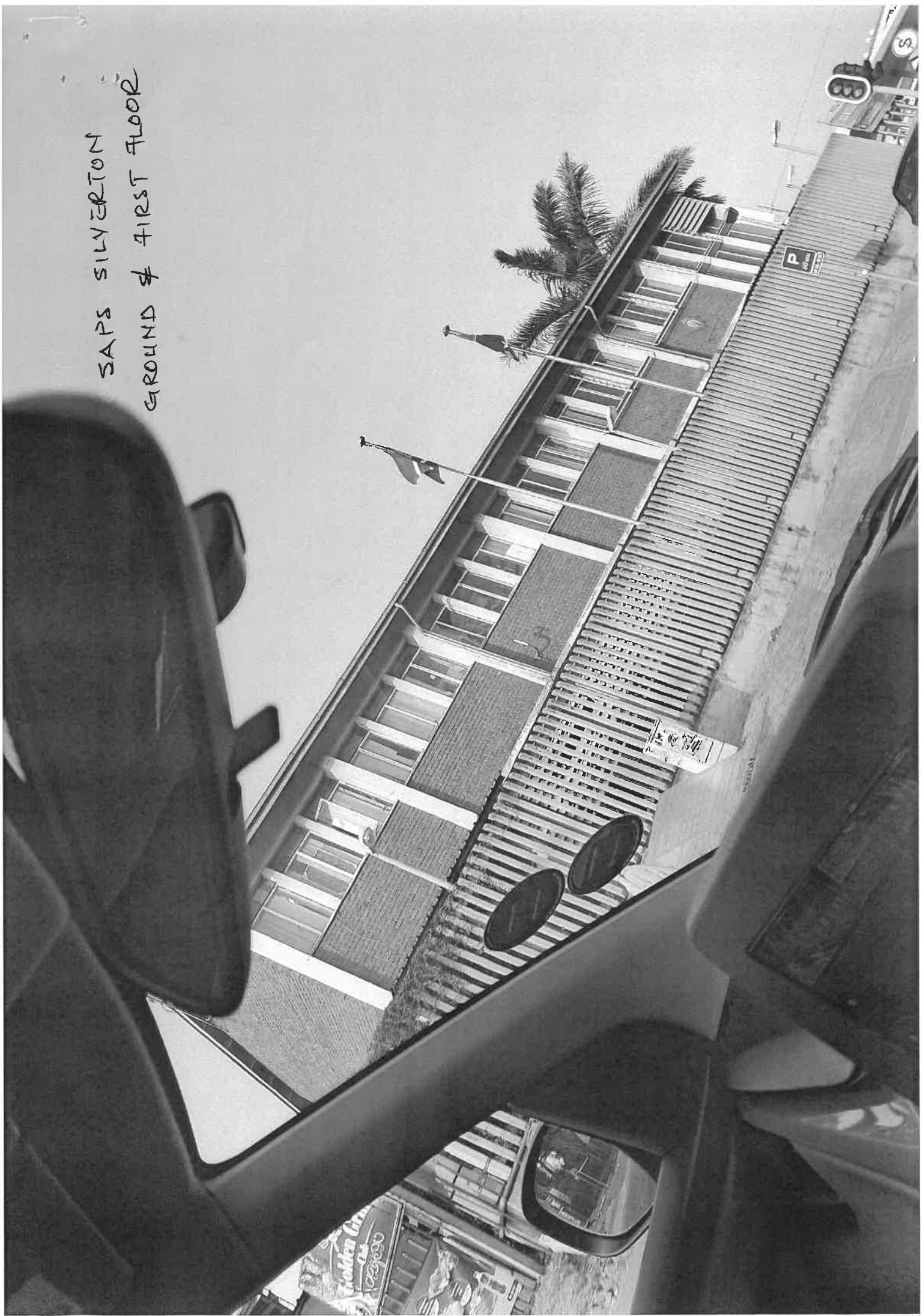
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|--|---|----------------|-----|-----|--|
| 5.8 | <u>PAINTING OF SEALING AND BONDING</u> Allow for proper sealing and bonding around the full-bore. | No | n/a | | |
| 6 | <u>REPAIRING OF CRACKED WALL</u> | | | | |
| 6.1 | <u>CRACKED WALLS</u> Properly prepare all the cracks on the wall to be sealed Reinforce and seal all cracks on the walls, and clean up thereafter. | M ² | N/A | N/A | |
| 6.2 | <u>PAINTING OF SEALED WALLS</u> Prepare wall for new painting Paint the walls two coats of approved designated paints for walls | M ² | N/A | N/A | |
| 7 | <u>PAINTING OF NEW PLASTER</u> | | | | |
| 7.1 | Prepare surface and leave dust-free and apply 1 coat of plaster primer. | M ² | N/A | N/A | |
| 7.2 | Apply 2 coats of acrylic PVA paint (previously painted) | M ² | N/A | N/A | |
| 7.3 | Apply 2 coats of acrylic PVA paint (new plaster) | M ² | N/A | N/A | |
| <p><i>NB. All expenses towards mobilization at site and demobilization including bringing in equipment, workforce and materials, dismantling the equipment, clearing the site etc. shall be deemed to be included in the rates quoted by the contractor against various items of schedule of rates and no separate payment on such expenses shall be entertained.</i></p> <p><i>materials used on this work shall be new and conforming to the contract specifications as per SANS and local codes. Materials shall conform to the latest SANS specifications as amended to date and carry certification mark. Contractor shall submit material samples and catalog for pre-approval. All materials used on the project shall be approved by the SANS before use.</i></p> <p><i>Contractor is responsible and shall continue management and implementation of a safety and health program throughout construction</i></p> <p><i>The contractor shall guarantee that all work performed will be free from all defects in workmanship and materials and that all installation will provide the capacities and characteristics specified. The contract further guarantees that if, during a period of twelve months from the date of the certificate of completion and acceptance of the work, any such defects will be repaired by the contractor at his expense</i></p> | | | | | |

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| | | | | |
|-----------------------------|---------------------------------|------------------------|---|--------------------------------------|
| END OF SPECIFICATION | | | | |
| | | | | |
| | | | Sub Total | R |
| | | | <u>Add</u> 15% VAT | |
| | | | | R |
| | | | Total | R |
| A. | | Total in Words: | | |
| B. | Name of tendering Entity: ----- | | ECB registration No. ----- ----- | CIDB registration No. ----- |
| C. | Signature:----- | | Date:----- ----- | Contract period : |

Make good to disturbed trades and cart rubble away, leaving site neat and tidy.

SAPS SILVERTON
GROUND & FIRST FLOOR



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