

Annexure A

Scope of Works & Bill of Quantities

iXAUS Lodge - Thatch roof maintenance

View site

Before submitting his tender the contractor shall visit the site and satisfy himself as to the nature and extent of the work to be done. No claim for any variations of the contract sum in respect of the nature and extent of the work or of inferior or damaged materials will be entertained

Note :The extent of the final works will be confirmed with the issuing of an official "Purchase Order".

Timelines:

iXaus Lodge is a active tourism facility with clients moving in and out the camp daily.

Chalets availability will be confirmed with appointed contractor.

Maintenance can only be done on limited chalets at one time.

Work can only be done during 7:30 in the morning until 17:30 in the afternoon.

Contractor to schedule the programme and logistics to accommodate the time and availability limitations.

Read also Annex. B - Gate times.

Logistics:

Read these instructions and information together with Annexure C, D, E and F.

Distances -

- Twee Rivieren - Kgalagadi is 250km paved road from Upington.

- iXaus Lodge is 60km gravel / sand road from Twee Rivieren and then 35km sand trail. (Only 4x4 vehicles allowed.)

- An material delivery site for material will be indicated to the succesfull contractor. Special rules and limitations will apply.

Traveling - Gate times included in Annexure B.

Speed limit in park is 50km/h for unmarked vehicles. If vehicle is marked with company logo (Left, right and back) and have a 70k/hr sticker at the back, speed limit will be 70km per hour. Speed violations is done by camera and is enforced by the field rangers.

Contractor camp is to be located at iXaus Lodge main camp and is 300m from building site. Contractor to use own accommodation (Tented or temperary buildings) on the allocated site. Contractor to erect fenced area and all accommodation to be inside fenced area. No ablution facilities available and contractor will need to supply temperary facilities at own cost. (See electicity and water below.) SANParks do not guarentee the safety and security on this site and contractor will use the site at own risk. No persons will be allowed to stay on the construction site.

Electricity - iXaus Lodge have limited generator power available. Contractor to supply own generator for construction / maintenance purposes.

Water - Bore hole water is available and special care should be taken to conserve water.

Please note:

1	Hand in project planning with quote. Starting time, progress targets and completion indicated clearly. No order without project planning.
2	All measurements to be confirmed by contractor. Differences must be communicated to technical services immediately. Final measurements will be checked before payments will be done.
3	Contractor material and building rubble must be removed from site immediately. Building rubble (and old thatch) will be moved, by the contractor, to the solid waste site - iXaus Lodge.
4	Any items on worklist that are unclear or where there is doubt must be clarified before work commences.
5	No additional work (Contingency) can be done before a written quote is handed in and signed off by technical.
6	All works to comply with all national building regulations.
7	Penalties for not completing on time = R1800.00 per day per building.

General

1	The contractor shall carry out the whole of the works with as little mess and noise as possible and with a minimum of disturbance to adjoining premises and their tenants. He shall provide proper protection and provide, erect and remove when directed, any temporary tarpaulins that may be necessary during the progress of the works, all to the satisfaction of the principal agent
2	Water supply pipes and other piping that may be encountered and found necessary to disconnect or cut, shall be effectually stopped off or grubbed up and removed, and any new connections that may be necessary shall be made with proper fittings, to the satisfaction of the principal agent
3	Prices for taking out of brackets, poles, etc shall include for removal of all beads, architraves, ironmongery, etc
4	Prices for taking out and removing brackets and poles shall include for removing wood work, cabin hooks, etc and making good floor and wall finishes to match existing
5	With regard to building up of openings in existing walls, cement screeds and pavings, floor tiles, tops of walls, etc, shall be levelled and prepared for raising of brickwork
6	Making good of finishes shall include making good of the brick and concrete surfaces onto which the new finishes are applied, where necessary
7	The contractor will be required to take all dimensions affecting the existing buildings on the site and he will be held solely responsible for the accuracy of all such dimensions where used in the manufacture of new items (gable, knocks, verande, electrical fittings, etc)

Paint - (As below Or of proofed similar quality. Colours to match exactly.)

1	Any wood outside - Timberlife Satin Wood 28 (Mahogany) / Wood inside - Swartland Maxicare (Mahogany). All wooden doors inside and outside - Maxi Care Mahogany.
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Work discription

<u>Roof maintenance worklist and quantities.</u>		<u>Units</u>	<u>Quantity</u>	<u>Unit price</u>	<u>Price</u>
1	<u>Site establishment</u>				
	Construct temporary camp. 1,8m high animal proof fence with entrance gate, sleeping quarters (Tents), temporary ablution facility (Chemical toilets) and cooking area.	Item	1		
	Carry over to RFQ pricing schedule - Total for 1 - Site establishment:				
2	<u>Thatch maintenance - Chalet 1 to 7, chalet 9 to 12, store room and staff kitchen. (13 units x 71m²)</u>				
	Removing of mesh where needed. Brush thatch, and rebind loose thatch to standard. Repair ridge capping. Reinstall mesh. Ensure roof is waterproof.	m ²	923		
	Carry over to RFQ pricing schedule - Total for 2 - 13 Units:				
3	<u>Thatch maintenance - Chalet 8, Managers house and 3x staff houses. (5 units x 86m²)</u>				
	Removing of mesh where needed. Brush thatch, and rebind loose thatch to standard. Repair ridge capping. Reinstall mesh. Ensure roof is waterproof.	m ²	430		
	Carry over to RFQ pricing schedule - Total for 3 - 5 Units :				
4	<u>Thatch maintenance - 2x staff houses. (2 units x 99m²)</u>				
	Removing of mesh where needed. Brush thatch, and rebind loose thatch to standard. Repair ridge capping. Reinstall mesh. Ensure roof is waterproof.	m ²	198		
	Carry over to RFQ pricing schedule - Total for 4 - 2 Units:				
5	<u>Thatch maintenance - Lounge. (1 unit x 63m²)</u>				
	Removing of mesh where needed. Brush thatch, and rebind loose thatch to standard. Repair ridge capping. Reinstall mesh. Ensure roof is waterproof.	m ²	63		
	Carry over to RFQ pricing schedule - Total for Lounge:				
6	<u>Thatch maintenance - Store room (linnen). (1 unit x 41m²)</u>				
	Removing of mesh where needed. Brush thatch, and rebind loose thatch to standard. Repair ridge capping. Reinstall mesh. Ensure roof is waterproof.	m ²	41		
	Carry over to RFQ pricing schedule - Total for Storeroom:				
7	<u>Thatch maintenance - Boma. (1 unit x 56m²)</u>				
	Removing of mesh where needed. Brush thatch, and rebind loose thatch to standard. Repair ridge capping. Reinstall mesh. Ensure roof is waterproof.	m ²	56		
	Carry over to RFQ pricing schedule - Total for Boma:				

8	<u>Thatch maintenance - Reception area. (1 unit x 96m²)</u>				
a	Removing of mesh where needed. Brush thatch, and rebind loose thatch to standard. Repair ridge capping. Reinstall mesh. Ensure roof is waterproof.	m ²	96		
		Carry over to RFQ pricing schedule - Total for Reception:			
9	<u>Thatch maintenance - Gazebo. (1 unit x 3m²)</u>				
a	Removing of mesh where needed. Brush thatch, and rebind loose thatch to standard. Repair ridge capping. Reinstall mesh. Ensure roof is waterproof.	m ²	30		
b	Replacing of damaged 9m structure pole. Prop and secure gazebo structure. Remove damaged pole and concrete footing. Replace with new pole and concrete footing. Repaint new pole to match existing.	Item	1		
		Carry over to RFQ pricing schedule - Total for Gazebo:			
10	<u>Thatch maintenance - Dining area. (1 unit x 60m²)</u>				
a	Removing of mesh where needed. Brush thatch, and rebind loose thatch to standard. Repair ridge capping. Reinstall mesh. Ensure roof is waterproof.	m ²	60		
		Carry over to RFQ pricing schedule - Total for Dining:			
11	<u>Thatch maintenance - Main Kitchen area. (1 unit x 32m²)</u>				
a	Removing of mesh where needed. Brush thatch, and rebind loose thatch to standard. Repair ridge capping. Reinstall mesh. Ensure roof is waterproof.	m ²	32		
		Carry over to RFQ pricing schedule - Total for Kitchen - Thatch:			
12	<u>Concrete roof maintenance - Main Kitchen area. (1 unit x 40m²)</u>				
a	External sealing of roof - Prepare surface for resealing of concrete roof. Prime surface to be sealed. Seal any cracks. Apply sealing material to manufacturing standards.	m ²	40		
b	Ceiling paint internal - Prepare ceiling surface for paint. Prime surface to be painted with universal undercoat. Paint with two coats white gloss anti bacterial paint.	m ²	35		
		Carry over to RFQ pricing schedule - Total for Kitchen - Concrete roof:			

Total 1 = All sections (1 to 12) added together.	
Contingency:	
Allow 10% contingency of Total 1 - Carry over to RFQ pricing schedule -	
P's & G's - Carry over to RFQ pricing schedule -	