

## TENDER BRIEF FOR A CONTRACTOR TO PROVIDE REPAIR AND RENOVATION AS WELL AS PAINTING SERVICES TO IZIKO MUSEUMS OF SOUTH AFRICA

REFERENCE: SS/R&R /11/2020

### 1. BACKGROUND

Iziko Museums of South Africa (Iziko) is a schedule 3A public entity and non-profit organisation, partly subsidised by the National Department of Sport, Arts & Culture (DSAC), bringing together 11 national museums and a Social History Centre situated in the Western Cape under a single governance and leadership structure. Iziko was established in terms of the Cultural Institutions Act, 1998 (Act No. 119 of 1998) and is required to comply with the Public Finance Management Act (PFMA), 1999 (Act No. 1 of 1999, as amended) and its concomitant Regulations.

### 2. OVERVIEW

Iziko invites companies to submit a bid to provide the repair and renovation as well as painting services as detailed below. All the buildings are older than 60 years and listed as heritage resources. The project will be implemented in two phases. The work will be phased according to priority and available funding.

Iziko buildings where the services will be required are listed in Table 1 below.

Table 1: Buildings occupied by Iziko

Abbreviation	Iziko Building	Address
IBH	Iziko Bertram House and Annexe	39 Orange Street, Cape Town
IBK	Iziko Bo-Kaap	71, Wale Street, Cape Town
IKdW	Iziko Koopmans De Wet	35 Strand Street, Cape Town
IOTH	Iziko Old Townhouse	Cnr Longmarket & Burg Street, Cape Town
IR&V	Iziko Rust en Vreugd	78 Buitenkant Street, Cape Town
ISAM	Iziko SA Museum and Planetarium	25, Queen Victoria Street, Cape Town
ISANG	Iziko SA National Gallery and Annexe	80, St Johns Road, Cape Town

### 3. PHASE ONE: SCOPE OF WORK

Phase one to be implemented first as detailed in Table 2.

Table 2: Summary of Scope of Work for Phase One

Priority	Building	Phase One
1	ISAM	Painting of façade External painting: timber windows, doors and shutters
2	ISANG	Painting of 2 exterior walls (façade and wall facing ISANG parking area) External painting: timber windows, doors and shutters
3.1	IOTH	Painting of 2 exterior walls (façade and wall facing Burg Street) External painting: timber windows, doors and shutters
3.2	IOTH	Repair of collapsed ceiling
4	IR&V	Painting of exterior of walls of house and outbuilding as well as boundary walls of premises External painting: timber windows, doors and shutters

#### 4. PHASE TWO: SCOPE OF WORK

Phase Two to be implemented as detailed in Table 3.

Table 3: Summary of Scope of Work for Phase two

Priority	Building	Phase Two
1.	IOTH	Painting of exterior walls (excluding façade and wall facing Burg Street) and courtyard walls thereby completing the painting of all IOTH exterior walls External painting: timber windows, doors and shutters
2.	ISANG & Annexe	Painting of exterior walls of main building (excluding façade and wall facing ISANG parking area) as well as ISANG Annexe and boundary walls External painting: timber windows, doors and shutters
3.	ISAM & Planetarium	Painting of exterior walls of ISAM and Planetarium (excluding façade and Courtyard Project extensions) as well as boundary walls External painting: timber windows, doors and shutters
4.	IBK	Painting of exterior walls (excluding façade) of museum as well as courtyard and boundary walls External painting: timber windows, doors and shutters
5.	IKdW	All exterior walls and boundary walls External painting: timber windows, doors and shutters
6.	IBH & Annexe	All exterior walls of museum and IBH Annexe, as well as all boundary walls. External painting: timber windows, doors and shutters

Order	<b>Mandatory documents to be submitted, in the order indicated in the first column below</b>
1.	Index confirming contents of all documents
2.	<b>Cover letter</b> , with signed acceptance of Iziko's invitation and acknowledgment of Iziko's terms and stated requirements attached
3.	<b>A Company Profile highlighting the following:</b> <ul style="list-style-type: none"> <li>• Team structure</li> <li>• List of similar work done in the past five (5) years,</li> <li>• Provide three (3) reference letters from three (3) clients</li> </ul>
4.	Estimated project programme for each building with team size and man hours required to do the work
5.	Programme of supervision – hours per day
6.	<b>Certified copies</b> of: Company Registration, IDs of key personnel, Proof of bank account details, Construction Industry Development Board (CIDB registration); Central Supplier Database (CSD) Registration
7.	<b>Detailed pricing structure:</b> A pricing schedule detailing a full pricing breakdown, inclusive of VAT, and disbursement as per Annexure C & D
8.	<b>Valid B-BBEE Certificate or a Sworn Affidavit as prescribed by the B-BBEE Act, 2003 (Act No. 53 of 2003) as amended and Code of Good Practice</b>
9.	<b>Central Supplier Database (CSD) Report</b> – With <u>supplier number</u> and <u>company details</u> ( <a href="http://www.csd.gov.za">www.csd.gov.za</a> ) with <u>Tax Status Pin</u>
10.	Public Liability Insurance – R5m
11.	All the <b>health and safety policies and procedures of the bidding company</b>
12.	Completed <b>Occupational Health and Safety Agreement</b> (Annexure B)

13.	Completed <b>Confidentiality and Non-Disclosure Agreement</b> (Annexure C)
14.	Completed SBD 1 - <b>Invitation to Bid</b>
15.	Completed SBD 3.3 - <b>Pricing Schedule</b> (hours and rates)
16.	Completed SBD 4 - <b>Declaration of Interest</b>
17.	Completed SBD 6.1 - <b>Preference Points Claim Form</b>
18.	Completed SBD 8 - <b>Declaration of Bidder's past Supply Chain Management Practices</b>
19.	Completed SBD 9 - <b>Certificate of Independent Bid Determination</b>

## 5. TECHNICAL KNOWLEDGE AND INFRASTRUCTURE REQUIRED

Painting and waterproofing contractors with technical knowledge and infrastructure are required to provide services as detailed in the Scope of Work and Specifications (Annexures A, B, C and D) and posted on the Iziko website <http://www.iziko.org.za/static/page/tenders>.

## 6. DOCUMENTATION REQUIRED

Bidders are required to comply with National Treasury Regulations by submitting the following documents, **in the order that the documents are listed in the table below.**

### Table 4: Mandatory Tender Documents

#### 6.1 Pre-qualification

The following pre-qualification criteria will form the basis of evaluating all proposals. Failure to comply will result in the elimination of the proposal:

- 6.1.1 a fully completed proposal document which has been signed and certified where required, together with compulsory and relevant attachments and/or forms;
- 6.1.2 certified proof of valid registration and certification must be attached; and
- 6.1.3 for purposes of comparison and to ensure meaningful evaluation, bidders are required to submit all relevant information, in the order indicated in Table 4 that will enable the committee to score the functionality criteria.

**Note:** Each section must be clearly referenced using dividers, **indicating sections 1-19 as specified in table 4 above.**

## 7. EVALUATION OF PROPOSALS

Proposals will be evaluated on price and functionality in accordance with the Preferential Procurement Policy Framework Act, 2000 (Act no. 5 of 2000), Preferential Procurement Regulations of 2017 and all applicable National Treasury Regulations.

#### 7.1 Functionality Criteria

A proposal which scores lower than the minimum overall percentage of 70% (350 out of 500) will be eliminated from further evaluation; will be regarded as non-responsive and not be evaluated further. All proposals that score 70% (350) and more for functionality will be eligible for further evaluation.

**Table 5: Functionality Criteria**

**Values: 1 – Poor 2 – Average 3 – Good 4 – Very Good 5 – Excellent**

Functionality Criteria	Points Allocation	Score (1-5)
Portfolio of painting and refurbishment work done over the past five (5) years	30	
Reference letters from clients for painting and refurbishment work done over the past five (5) years (letters must include the contact details of the author).	10	
Public Liability Insurance minimum R 5m	10	
CIDB (Must have a Construction Industry Development Board (CIDB) contractor grading designation of minimum a grade 3	10	
Team structure and size	10	
Estimated project programme for each building with team size and man hours required. Show concurrency if applicable.	20	
Programme of supervision – hours per day	10	
<b>Total Score</b>	<b>100</b>	

## 7.2 Awarding of Preference Points

Proposals that meet the minimum stipulated threshold for functionality criteria will be evaluated based on preference points as described in the Preference Point System stipulated in the Preferential Procurement Regulations of 2017. The criteria for apportioned and weighted preference points for this tender are as follows:

**Table 6: Preference Point Criteria**

Preference Point Criteria	Points Allocation
1. Price	80
2. Broad-Based Black Economic Empowerment (B-BBEE)	20
<b>Total Points</b>	<b>100</b>

## 7.3 Price

Price must include a fixed price for services, materials and equipment for the duration of the contract. A detailed pricing schedule, reflecting VAT as well as any applicable disbursements. Price schedule to include breakdown of components as listed in Scopes of Work, with hours and rates.

## 7.4 B-BBEE

As indicated in Table 4, B-BBEE Preference Claim Form (SBD 6.1) must form part of all bids submitted. This form serves as a claim form for preference points for Broad-Based Black Economic Empowerment (B-BBEE) status level of contribution.

## 8. SUMMARY OF GENERAL PRINCIPLES

- 8.1 Iziko will apply the 80/20 preferential points system.
- 8.2 Iziko applies the provisions of the Preferential Procurement Policy Framework Act, 2000 (Act No. 5 of 2000) and the Regulations of 2017 and the Public Finance Management Act, 1999 (Act No. 1 of 1999).
- 8.3 The lowest or only proposal received will not necessarily be accepted.
- 8.4 Iziko reserves the right to withdraw its decision to seek the provision of these services at any time.
- 8.5 There will be no discussions with any bidder until a final decision has been taken by the Bid Adjudication Committee. Any subsequent discussions shall be at the discretion of Iziko.

## 9. REASONS FOR DISQUALIFICATION

Iziko will disqualify any proposal for any one or more of the following reasons:

- a bidder submits a proposal late;
- a bidder submits a proposal via facsimile or e-mail;
- a bidder does not submit mandatory documents;
- a bidder submits incomplete documentation and/or information as per the requirements; and
- a bidder submits information which is fraudulent, factually untrue or inaccurate.

Any such disqualification may take place without prior notice to the applicable bidder.

## **10. BRIEFING SESSION**

A compulsory briefing session at the Iziko SA Museum, 25 Queen Victoria Street, Cape Town on **14 December 2020 at 11h00**. The brief and specifications/Scope of Work will be discussed at the briefing session. Site inspections will take place at the sites where work is required.

## **11. CLOSING DATE FOR SUBMISSION AND PROPOSALS**

Closing date and time: **28 December 2020 at 12:00**

The proposal submitted must consist of three hard copies of proposals and all proposals must be submitted in a sealed envelope clearly marked with the reference number: SS/Painting Services/01/2020

Proposals must be posted or be hand delivered to Iziko. Proposals that are sent via e-mail or facsimile will not be accepted.

Posted proposals must be addressed to:

**Iziko Museums of South Africa  
Chief Financial Officer  
Ms Ronell Pedro  
PO Box 61  
Cape Town  
8000**

If the proposal is delivered by hand, the envelope(s) must be addressed to:

**Iziko Museums of South Africa  
Chief Financial Officer  
Ms Ronell Pedro  
25, Queen Victoria Street  
Cape Town**

Proposals must be placed in the tender box in the reception area of Iziko's head office at Iziko SA Museum.

Iziko will not take responsibility for losses if envelopes have not been placed in the tender box.

## **12. FORMAL CONTRACT**

The proposal and appended documentation, read together, form the basis for a formal agreement to be negotiated and concluded in a written contract between Iziko and the preferred bidder.

A mere offer and acceptance shall not constitute a formal contract of any nature for any purpose between Iziko and the preferred bidder.

ANNEXURE A: PHASE ONE

- *Appendix 1: Iziko SA Museum (ISAM) - Painting*
- *Appendix 2: Iziko SA National Gallery (ISANG) - Painting*
- *Appendix 3: Iziko Old Townhouse (IOTH) - Painting*
- *Appendix 4: Iziko Old Townhouse (IOTH) - Ceiling Repairs*
- *Appendix 5: Iziko Rust en Vreugd (IR&V) - Painting*

ANNEXURE B: PHASE TWO

- *Appendix 1: Iziko Old Townhouse (IOTH) - Painting*
- *Appendix 2: Iziko SA National Gallery (ISANG) and Annexe - Painting*
- *Appendix 3: Iziko SA Museum (ISAM) and Planetarium - Painting*
- *Appendix 4: Iziko Bo-Kaap Museum (IBK) - Painting*
- *Appendix 5: Iziko Koopmans de Wet (IKDW) - Painting*
- *Appendix 6: Iziko Bertram House (IBH) - Painting*

ANNEXURE C: PRICING SCHEDULE PHASE ONE

- *Appendix 1: Iziko SA Museum (ISAM) – Painting pricing schedule*
- *Appendix 2: Iziko SA National Gallery (ISANG) – Painting pricing schedule*
- *Appendix 3: Iziko Old Townhouse (IOTH) – Painting pricing schedule*
- *Appendix 4: Iziko Old Townhouse (IOTH) - Ceiling Repairs pricing schedule*
- *Appendix 5: Iziko Rust en Vreugd (IR&V) – Painting pricing schedule*

ANNEXURE D: PRICING SCHEDULE PHASE TWO

- *Appendix 1: Iziko Old Townhouse (IOTH) – Painting pricing schedule*
- *Appendix 2: Iziko SA National Gallery (ISANG) and Annexe – Painting pricing schedule*
- *Appendix 3: Iziko SA Museum (ISAM) and Planetarium – Painting pricing schedule*
- *Appendix 4: Iziko Bo-Kaap Museum (IBK) – Painting pricing schedule*
- *Appendix 5: Iziko Koopmans de Wet (IKDW) – Painting pricing schedule*
- *Appendix 6: Iziko Bertram House (IBH) – Painting pricing schedule*

## ANNEXURE A: PHASE ONE SCOPE OF WORK SPECIFICATIONS

### Summary of Scope of Work for Phase One and Priority List

Priority	Building	Phase One
1.	ISAM	Painting of ISAM façade External painting: timber windows, doors and shutters
2.	ISANG	Painting of 2 exterior walls (façade and wall facing ISANG parking area) External painting: timber windows, doors and shutters
3.1	IOTH	Painting of 2 exterior walls (façade and wall facing Burg Street) External painting: timber windows, doors and shutters
3.2	IOTH	Repair of collapsed ceiling
4.	IR&V	Painting of exterior of walls of house and storage building as well as boundary walls of premises External painting: timber windows, doors and shutters

#### Note:

All buildings are older than 60 years and listed as heritage resources so Heritage Western Cape (HWC) issues a permit with conditions and may inspect work from time to time. Only the specified materials and techniques must be used. Any deviation from specifications to be presented to the Project Manager for approval prior to the commencement of the work.

#### Programme

- Attention to be paid to priority of projects listed in table above.
- The contractor's programme must indicate where project components can be run concurrently on different sites.
- Programme dates to take the Iziko planning schedule into consideration. Certain public events may interfere with access to certain parts of buildings.
- Following tender process and selection of successful bidder must provide a project plan to the Project Manager.

## **APPENDIX 1 TO ANNEXURE A (PHASE 1): IZIKO SA MUSEUM PAINTING**

### **BRIEF DESCRIPTION**

Painting of façade of the Iziko SA Museum.

### **SCOPE OF WORK**

Single facade requires remedial work and new paint which include plaster work, doors and windows and steel work where applicable. See Iziko SA Museum drawings attached.

### **WORK SPECIFICATION**

#### **WALLS**

##### **Scope of Work:**

Prepare all external walls, mouldings and parapets according to the detailed specification. Apply paint according to the detailed specification listed:

##### **Methodology**

- Clean external building with non-potable water and brushes to remove all bird excrement and loose flaky paint. (Use of water jet NOT allowed)
- All surfaces should be smooth without any raised areas of old paint layers.
- Scrub walls with a sugar soap solution and rinse with clean water.
- Prepare all surfaces to be painted according to manufacturer's specifications.
- Apply bonding liquid or plaster primer to chalky surfaces. Prime any bare surfaces with the appropriate primer.
- Paint all external walls according to the detailed specification.
- Install new bird deterrents.

#### **EXTERNAL TIMBER ELEMENTS**

##### **Scope of Work:**

Prepare all windows, doors and shutters, according to the detailed specification. Paint windows, shutters and doors, according to the detailed specification below. Follow the instructions of the paint supplier closely.

##### **Methodology:**

- Remove glass from the window frames that are broken.
- Remove all loose and crumbling window putty, and replace with new putty.
- Remove all security and other fittings from the timber doors. Arrangements to be made with Iziko on how remove the fittings
- Glass to be replaced with new as to match the existing in thickness and appearance. Glazing must comply with Part N of SANS.
- Replace all broken/rotten timber elements with matching timber.
- Scrape all the existing paint off the shutters and windows and expose the bare wood. No heat method to remove the finishes or any product to remove the finishes to be applied to the timber, as this will dry the timber further. Scraping by hand is the only allowed method to remove all existing paint.
- Sand down the timber with sandpaper with a grit from 80 to 120 down to 400 to enhance the circulation of the remaining oil in the timber, thus making the pores flexible again to receive the moisture in the air. The sanding will also remove any residue of synthetic finish still remaining in the surface. The sanding down of any mouldings need to be done carefully in order not to blunt or take away from the crispness of the design.
- Leave the bare wood open to the air to allow the pores to open and close and respond to the fluctuating relative humidity. The recommended period for this process is one month, with all

timber protected from indirect or direct ultra violet rays. This might not be possible in Cape Town due to the high winds that will remove any protective measure over the shutters or windows. Should the protection not be possible, the shutters/windows are to be painted as stated below immediately after being sanded down.

- Apply polyurethane sealant around all window frames between the timber and plaster to prevent moisture ingress.

## **DETAILED PAINT SPECIFICATION:**

### **1. EXTERIOR PLASTERED WALLS**

#### **1.1. REPAIRS**

##### **Treatment of loose, defective and damaged plaster on masonry**

Remove loose, defective and damaged plaster. Re-plaster with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar, in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 square metres** of defective and damaged plaster.

#### **1.2. Treatment of Structural Cracks**

Rake out structural cracks (i.e. those caused by shear stress), at least 50mm on either side of the crack. Caulk crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions. Embed an alkaline-resistant reinforcing glass fibre mesh in the base coat of solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar over crack. Replaster over crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 linear metres** of structural cracks.

*Alternatively, for bad areas:*

- 1.3. Remove inadequately adhering coatings, friable deposits, dust and surface contamination. (Use of water jet NOT allowed)

- 1.4. Rake out all cracks (other than hairline i.e. greater than 0.5mm). Prime inside of cracks and other imperfections with alkali resistant vapour diffusion primer such as Midas Masonry Primer or similar and fill flush all cracks, holes and "mapping" with cement based skimming compound such as Midas Skim-Fill Exterior or similar to match existing surface. Sand lightly and wipe clean. **IMPORTANT:** All substrates must be dry before painting, with a moisture content not exceeding 7%, as measured with an approved moisture meter.

#### **1.5. SURFACE PREPARATION**

Treat all areas of mould and fungal growth by applying a coat of micro-organism treatment biocide such as Midas Fungi wash or similar and allow to react for at least 24 hours, prior to brushing off all growth with a stiff fibre brush. Once clean apply a second coat of micro-organism treatment biocide such as Midas Fungiwash or similar.

- 1.6. Prepare surfaces by removing all coatings, flaking paint, friable deposits, grease, dirt and cement splashes etc. Sand thoroughly to break surface gloss (whether acrylic coating or enamel paint) to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean.

#### **1.7. PRIMING**

Prime all bare and filled areas or powdering surfaces with one coat of alkali resistant vapour diffusion primer such as Midas Masonry Primer or similar. Ensure total coverage of the substrate. Coverage approximately 8m<sup>2</sup>/litre.

Important: Allow 4 hours minimum drying time before overcoating with finishing coats.

### 1.8. FINISHING COATS

Apply two coats of acrylic low sheen topcoat paint such as Midas Midalux 240 or similar, tinted to approved colour. Spread rate approximately 8m<sup>2</sup>/litre/coat. Colour samples are to be provided for approval prior to the commencement of the finishing coats.

Important: Allow 4 hours minimum drying time between coats.

## 2. EXTERIOR TOPS OF EXPOSED PLASTERED WALLS

### 2.1. REPAIRS

#### **Treatment of loose, defective and damaged plaster on masonry**

Hack off loose, defective and damaged plaster. Replaster with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar, in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 square metres** of defective and damaged plaster.

### 2.2. Treatment of structural cracks

Rake out structural cracks (i.e. those caused by shear stress), at least 50mm on either side of the crack. Caulk crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions. Embed an alkaline-resistant reinforcing glass fibre mesh in the base coat of solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar over crack. Replaster over crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 linear metres** of structural cracks.

2.3. Remove inadequately adhering coatings, friable deposits, dust and surface contamination. (Use of water jet NOT allowed)

### 2.4. SURFACE PREPARATION

Treat all areas of mould and fungus growth by applying a coat of micro-organism treatment biocide such as Midas Fungiwash or similar and allow to react for at least 24 hours, prior to brushing off all growth with a stiff fibre brush. Once clean apply a second coat of micro-organism treatment biocide such as Midas Fungiwash or similar.

2.5. Prepare surfaces by removing all coatings, flaking paint, friable deposits, grease, dirt and cement splashes etc. Sand thoroughly to break surface gloss (whether acrylic coating or enamel paint) to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean.

2.6. Rake out all cracks (other than hairline i.e. greater than 0.5mm). Prime inside of cracks and other imperfections with alkali resistant vapour diffusion primer such as Midas Masonry Primer or similar and fill flush all cracks, holes and "mapping" with cement based skimming compound such as Midas Skim-Fill Exterior or similar to match existing surface. Sand lightly and wipe clean.

### 2.7. INTERMEDIATE COATING

Apply one coat of acrylic flexible fibre coating such as Midas Fibreforce or similar. Always lay off coating with a good quality paint brush. Spread rate approximately 3m<sup>2</sup>/litre.

### 2.8. FINISHING COATS

Apply two coats of acrylic low sheen topcoat paint such as Midas Midalux 240 or similar, tinted

to approved colour. Spread rate approximately 8m<sup>2</sup>/litre/coat. Important: Allow 4 hours minimum drying time between coats. Colour samples are to be provided for approval prior to the commencement of the finishing coats

### 3. EXTERIOR PARAPETS AND GABLES

#### 3.1. REPAIRS

**Treatment of loose, defective and damaged plaster on masonry** Remove loose, defective and damaged plaster. Replaster with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar, in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 square metres** of defective and damaged plaster.

#### 3.2. Treatment of structural cracks

Rake out structural cracks (i.e. those caused by shear stress), at least 50mm on either side of the crack. Caulk crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions. Embed an alkaline-resistant reinforcing glass fibre mesh in the base coat of solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar over crack. Replaster over crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 linear metres** of structural cracks.

3.3. Remove inadequately adhering coatings, friable deposits, dust and surface contamination. (Use of water jet NOT allowed)

3.4. Rake out all cracks (other than hairline i.e. greater than 0.5mm). Prime inside of cracks and other imperfections with alkali resistant vapour diffusion primer such as Midas Masonry Primer or similar and fill flush all cracks, holes and "mapping" with cement based skimming compound such as Midas Skim-Fill Exterior or similar to match existing surface. Sand lightly and wipe clean. **IMPORTANT:** All substrates must be dry before painting, with a moisture content not exceeding 7%, as measured with an approved moisture meter.

3.5. Apply acrylic fibre waterproofing coating such as Midas Envirolite Fibreflex or similar in strict accordance with the manufacturer's instructions.

### 4. EXTERIOR PAINTED TIMBER

#### 4.1. SURFACE PREPARATION

Prepare surfaces by removing all coatings, flaking paint, friable deposits, grease, dirt and cement splashes etc. Sand thoroughly to break surface gloss (whether acrylic coating or Enamel paint) to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean.

*For poor woodwork:*

4.2. Scrape all the existing paint off the shutters and windows and expose the bare wood. No heat method to remove the finishes or any product to remove the finishes to be applied to the timber, as this will dry the timber further. Scraping by hand is the only allowed method to remove all existing paint.

4.3. Sand down the timber with sandpaper with a grit from 80 to 120 down to 400 to enhance the circulation of the remaining oil in the timber, thus making the pores flexible again to receive the moisture in the air. The sanding will also remove any residue of synthetic finish still

remaining in the surface. The sanding down of any mouldings need to be done carefully in order not to blunt or take away from the crispness of the design.

- 4.4. Remove all rotten timber and replace with new to match. All new woodwork must be primed with primer for wood such as Midas Woodprime White or similar and allowed to dry prior to fixing, including the backs of the timber. Allow in the tender price to replace **1 cubic metre** of rotten timber.
- 4.5. Punch all exposed nail and screw heads and prime with one coat of metal primer such as Midas Metalprime Red or similar.
- 4.6. Treat all knots and other resinous areas with knotting and allow to dry hard, then sand lightly using fine sandpaper to provide a suitable key and apply a coat of universal undercoat such as Midas Universal Undercoat or similar. Do not prime over the undercoated areas.
- 4.7. Prime all bare woodwork, including all holes, cracks and nail or screw holes in woodwork with primer for wood such as Midas Woodprime White or similar and allow to dry, then fill with wood stopping and allow to dry, sand to a flush surface and dust down. If necessary, flush-fill all suitably primed wood grain with wood grain filler such as Brummer or Alcolin or similar.

External glazed doors and frames:

- 4.8. Remove all broken and cracked glass as well as loose and broken putty or glazing beads. Prime any bare wood surfaces with primer for wood such as Midas Woodprime White or similar and allow to dry, lightly sand and wipe clean. Where necessary, re-putty or re-glaze and allow to "cure", or re-fix new or existing fully primed glazing beads.
- 4.9. All window rebates and glazing beads must be primed and undercoated prior to re-glazing. Allow in the tender price to replacing **10 square metres** of broken and cracked glass.

4.10.        **UNDERCOATING**

Apply one coat of universal undercoat such as Midas Universal Undercoat or similar, allow to dry, sand lightly and wipe clean. Ensure total coverage of primer. Spread rate approximately 8m<sup>2</sup>/litre. Important: Allow 16 hours minimum drying time before overcoating with finishing coats.

4.11.        **FINISHING COATS**

Apply two coats of oil-based enamel paint such as Midas Midaflo Gloss or similar, tinted to approved colour. Allow to dry, sand lightly between coats and wipe clean. Spread rate approximately 8m<sup>2</sup>/litre/coat. Important: Allow 16 hours minimum drying time between coats. Colour samples are to be provided for approval prior to the commencement of the finishing coats

## **APPENDIX 2 TO ANNEXURE A (PHASE1): IZIKO SA NATIONAL GALLERY PAINTING**

### **BRIEF DESCRIPTION**

Painting of selected façades of the Iziko SA National Gallery.

### **SCOPE OF WORK**

Façade requires remedial work and new paint which include plaster work, doors and windows and steel work where applicable and wall facing the ISANG parking area. See Iziko SA National Gallery drawings attached.

### **WORK SPECIFICATION**

#### **WALLS**

##### **Scope of Work:**

Prepare all external walls, mouldings and parapets according to the detailed specification. Apply paint according to the detailed specification listed.

##### **Methodology**

- Remove all bird spikes and other deterrents.
- Clean external building with non-potable water and brushes to remove all bird excrement and loose flaky paint. (Use of water jet NOT allowed)
- All surfaces should be smooth without any raised areas of old paint layers.
- Scrub walls with a sugar soap solution and rinse with clean water.
- Prepare all surfaces to be painted according to manufacturer's specifications.
- Apply bonding liquid or plaster primer to chalky surfaces. Prime any bare surfaces with the appropriate primer.
- Paint all external walls according to the detailed specification.
- Install new bird deterrents.

#### **EXTERNAL TIMBER ELEMENTS**

##### **Scope of Work:**

Prepare all windows, doors and shutters, according to the detailed specification. Paint windows, shutters and doors, according to the detailed specification below. Follow the instructions of the paint supplier closely.

##### **Methodology:**

- Remove glass from the window frames that are broken.
- Remove all loose and crumbling window putty, and replace with new putty.
- Remove all security and other fittings from the timber doors. Arrangements to be made with Iziko on how remove the fittings.
- Glass to be replaced with new as to match the existing in thickness and appearance. Glazing must comply with Part N of SANS.
- Replace all broken/rotten timber elements with matching timber.
- Scrape all the existing paint off the shutters and windows and expose the bare wood. No heat method to remove the finishes or any product to remove the finishes to be applied to the timber, as this will dry the timber further. Scraping by hand is the only allowed method to remove all existing paint.
- Sand down the timber with sandpaper with a grit from 80 to 120 down to 400 to enhance the circulation of the remaining oil in the timber, thus making the pores flexible again to receive the moisture in the air. The sanding will also remove any residue of synthetic finish still remaining

in the surface. The sanding down of any mouldings need to be done carefully in order not to blunt or take away from the crispness of the design.

- Leave the bare wood open to the air to allow the pores to open and close and respond to the fluctuating relative humidity. The recommended period for this process is one month, with all timber protected from indirect or direct ultra violet rays. This might not be possible in Cape Town due to the high winds that will remove any protective measure over the shutters or windows. Should the protection not be possible, the shutters/windows are to be painted as stated below immediately after being sanded down.
- Apply polyurethane sealant around all window frames between the timber and plaster to prevent moisture ingress.

## **DETAILED PAINT SPECIFICATION:**

### **1. EXTERIOR PLASTERED WALLS**

#### **1.1. REPAIRS**

##### **Treatment of loose, defective and damaged plaster on masonry**

Remove loose, defective and damaged plaster. Re-plaster with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar, in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 square metres** of defective and damaged plaster.

#### **1.2. Treatment of Structural Cracks**

Rake out structural cracks (i.e. those caused by shear stress), at least 50mm on either side of the crack. Caulk crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions. Embed an alkaline-resistant reinforcing glass fibre mesh in the base coat of solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar over crack. Replaster over crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 linear metres** of structural cracks.

1.3. Remove inadequately adhering coatings, friable deposits, dust and surface contamination (Use of water jet NOT allowed)

1.4. Rake out all cracks (other than hairline i.e. greater than 0.5mm). Prime inside of cracks and other imperfections with alkali resistant vapour diffusion primer such as Midas Masonry Primer or similar and fill flush all cracks, holes and "mapping" with cement based skimming compound such as Midas Skim-Fill Exterior or similar to match existing surface. Sand lightly and wipe clean. IMPORTANT: All substrates must be dry before painting, with a moisture content not exceeding 7%, as measured with an approved moisture meter.

#### **1.5. SURFACE PREPARATION**

Treat all areas of mould and fungal growth by applying a coat of micro-organism treatment biocide such as Midas Fungiwash or similar and allow to react for at least 24 hours, prior to brushing off all growth with a stiff fibre brush. Once clean apply a second coat of micro-organism treatment biocide such as Midas Fungiwash or similar.

1.6. Prepare surfaces by removing all coatings, flaking paint, friable deposits, grease, dirt and cement splashes etc. Sand thoroughly to break surface gloss (whether acrylic coating or enamel paint) to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean.

### 1.7. PRIMING

Prime all bare and filled areas or powdering surfaces with one coat of alkali resistant vapour diffusion primer such as Midas Masonry Primer or similar. Ensure total coverage of the substrate. Coverage approximately 8m<sup>2</sup>/litre.

Important: Allow 4 hours minimum drying time before overcoating with finishing coats.

### 1.8. FINISHING COATS

Apply two coats of acrylic low sheen topcoat paint such as Midas Midalux 240 or similar, tinted to approved colour. Spread rate approximately 8m<sup>2</sup>/litre/coat.

Important: Allow 4 hours minimum drying time between coats. Colour samples are to be provided for approval prior to the commencement of the finishing coats

## 2. EXTERIOR TOPS OF EXPOSED PLASTERED WALLS

### 2.1. REPAIRS

#### **Treatment of loose, defective and damaged plaster on masonry**

Hack off loose, defective and damaged plaster. Replaster with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar, in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 square metres** of defective and damaged plaster.

### 2.2. Treatment of structural cracks

Rake out structural cracks (i.e. those caused by shear stress), at least 50mm on either side of the crack. Caulk crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions. Embed an alkaline-resistant reinforcing glass fibre mesh in the base coat of solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar over crack. Replaster over crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 linear metres** of structural cracks.

2.3. Remove inadequately adhering coatings, friable deposits, dust and surface contamination. (Use of water jet NOT allowed)

### 2.4. SURFACE PREPARATION

Treat all areas of mould and fungus growth by applying a coat of micro-organism treatment biocide such as Midas Fungiwash or similar and allow to react for at least 24 hours, prior to brushing off all growth with a stiff fibre brush. Once clean apply a second coat of micro-organism treatment biocide such as Midas Fungiwash or similar.

2.5. Prepare surfaces by removing all coatings, flaking paint, friable deposits, grease, dirt and cement splashes etc. Sand thoroughly to break surface gloss (whether acrylic coating or enamel paint) to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean.

2.6. Rake out all cracks (other than hairline i.e. greater than 0.5mm). Prime inside of cracks and other imperfections with alkali resistant vapour diffusion primer such as Midas Masonry Primer or similar and fill flush all cracks, holes and "mapping" with cement based skimming compound such as Midas Skim-Fill Exterior or similar to match existing surface. Sand lightly and wipe clean.

## 2.7. INTERMEDIATE COATING

Apply one coat of acrylic flexible fibre coating such as Midas Fibreforce or similar. Always lay off coating with a good quality paint brush. Spread rate approximately 3m<sup>2</sup>/litre.

## 2.8. FINISHING COATS

Apply two coats of acrylic low sheen topcoat paint such as Midas Midalux 240 or similar, tinted to approved colour. Spread rate approximately 8m<sup>2</sup>/litre/coat. **Important:** Allow 4 hours minimum drying time between coats. Colour samples are to be provided for approval prior to the commencement of the finishing coats

## 3. EXTERIOR PARAPETS AND GABLES

### 3.1. REPAIRS

**Treatment of loose, defective and damaged plaster on masonry** Remove loose, defective and damaged plaster. Replaster with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar, in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 square metres** of defective and damaged plaster.

### 3.2. Treatment of structural cracks

Rake out structural cracks (i.e. those caused by shear stress), at least 50mm on either side of the crack. Caulk crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions. Embed an alkaline-resistant reinforcing glass fibre mesh in the base coat of solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar over crack. Replaster over crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 linear metres** of structural cracks.

3.3. Remove inadequately adhering coatings, friable deposits, dust and surface contamination. (Use of water jet NOT allowed)

3.4. Rake out all cracks (other than hairline i.e. greater than 0.5mm). Prime inside of cracks and other imperfections with alkali resistant vapour diffusion primer such as Midas Masonry Primer or similar and fill flush all cracks, holes and "mapping" with cement based skimming compound such as Midas Skim-Fill Exterior or similar to match existing surface. Sand lightly and wipe clean. **IMPORTANT:** All substrates must be dry before painting, with a moisture content not exceeding 7%, as measured with an approved moisture meter.

3.5. Apply acrylic fibre waterproofing coating such as Midas Envirolite Fibreflex or similar in strict accordance with the manufacturer's instructions.

## 4. EXTERIOR PAINTED TIMBER

### 4.1. SURFACE PREPARATION

Prepare surfaces by removing all coatings, flaking paint, friable deposits, grease, dirt and cement splashes etc. Sand thoroughly to break surface gloss (whether acrylic coating or Enamel paint) to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean.

For poor woodwork:

- 4.2. Scrape all the existing paint off the shutters and windows and expose the bare wood. No heat method to remove the finishes or any product to remove the finishes to be applied to the timber, as this will dry the timber further. Scraping by hand is the only allowed method to remove all existing paint.
- 4.3. Sand down the timber with sandpaper with a grit from 80 to 120 down to 400 to enhance the circulation of the remaining oil in the timber, thus making the pores flexible again to receive the moisture in the air. The sanding will also remove any residue of synthetic finish still remaining in the surface. The sanding down of any mouldings need to be done carefully in order not to blunt or take away from the crispness of the design.
- 4.4. Remove all rotten timber and replace with new to match. All new woodwork must be primed with primer for wood such as Midas Woodprime White or similar and allowed to dry prior to fixing, including the backs of the timber. Allow in the tender price to replace **1 cubic metre** of rotten timber.
- 4.5. Punch all exposed nail and screw heads and prime with one coat of metal primer such as Midas Metalprime Red or similar.
- 4.6. Treat all knots and other resinous areas with knotting and allow to dry hard, then sand lightly using fine sandpaper to provide a suitable key and apply a coat of universal undercoat such as Midas Universal Undercoat or similar. Do not prime over the undercoated areas.
- 4.7. Prime all bare woodwork, including all holes, cracks and nail or screw holes in woodwork with primer for wood such as Midas Woodprime White or similar and allow to dry, then fill with wood stopping and allow to dry, sand to a flush surface and dust down. If necessary, flush-fill all suitably primed wood grain with wood grain filler such as Brummer or Alcolin or similar.

External glazed doors and frames:

- 4.8. Remove all broken and cracked glass as well as loose and broken putty or glazing beads. Prime any bare wood surfaces with primer for wood such as Midas Woodprime White or similar and allow to dry, lightly sand and wipe clean. Where necessary, re-putty or re-glaze and allow to "cure", or re-fix new or existing fully primed glazing beads.
- 4.9. All window rebates and glazing beads must be primed and undercoated prior to re- glazing. Allow in the tender price to replacing **10 square metres** of broken and cracked glass.

4.10.       **UNDERCOATING**

Apply one coat of acrylic fibre waterproofing coating such as Midas Envirolite Fibreflex or similar in strict accordance with the manufacturer's instructions.

4.11.       **FINISHING COATS**

Apply two coats of oil-based enamel paint such as Midas Midaflow Gloss or similar, tinted to approved colour. Allow to dry, sand lightly between coats and wipe clean. Spread rate approximately 8m<sup>2</sup>/litre/coat. Important: Allow 16 hours minimum drying time between coats. Colour samples are to be provided for approval prior to the commencement of the finishing coats

## **APPENDIX 3 TO ANNEXURE A (PHASE 1): IZIKO OLD TOWN HOUSE PAINTING**

### **BRIEF DESCRIPTION**

Painting of selected façades of the Iziko Old Town House.

### **SCOPE OF WORK**

Painting of 2 exterior walls (façade and wall facing Burg Street).

External painting: Timber windows, doors and shutters. Exterior facades require remedial work and new paint which include plaster work, doors and windows and steel work where applicable. See Iziko Old Town House drawings attached.

### **WORK SPECIFICATION**

#### **WALLS**

##### **Scope of Work:**

Prepare all external walls, mouldings and parapets according to the detailed specification. Apply paint according to the detailed specification attached.

##### **Methodology**

- Remove all bird spikes and other deterrents.
- Clean external building with non-potable water and brushes to remove all bird excrement and loose flaky paint. (Use of water jet NOT allowed)
- All surfaces should be smooth without any raised areas of old paint layers.
- Scrub walls with a sugar soap solution and rinse with clean water.
- Prepare all surfaces to be painted according to manufacturer's specifications.
- Apply bonding liquid or plaster primer to chalky surfaces. Prime any bare surfaces with the appropriate primer.
- Paint all external walls according to the detailed specification.
- Install new bird deterrents.

#### **EXTERNAL TIMBER ELEMENTS**

##### **Scope of Work:**

Prepare all windows, doors and shutters, according to the detailed specification. Paint windows, shutters and doors, according to the detailed specification below. Follow the instructions of the paint supplier closely.

##### **Methodology:**

- Remove glass from the window frames that are broken.
- Remove all loose and crumbling window putty, and replace with new putty.
- Remove all security and other fittings from the timber doors. Arrangements to be made with Iziko on how remove the fittings.
- Glass to be replaced with new as to match the existing in thickness and appearance. Glazing must comply with Part N of SANS.
- Replace all broken/rotten timber elements with matching timber.
- Scrape all the existing paint off the shutters and windows and expose the bare wood. No heat method to remove the finishes or any product to remove the finishes to be applied to the timber, as this will dry the timber further. Scraping by hand is the only allowed method to remove all existing paint.
- Sand down the timber with sandpaper with a grit from 80 to 120 down to 400 to enhance the circulation of the remaining oil in the timber, thus making the pores flexible again to receive the moisture in the air. The sanding will also remove any residue of synthetic finish still remaining

in the surface. The sanding down of any mouldings need to be done carefully in order not to blunt or take away from the crispness of the design.

- Leave the bare wood open to the air to allow the pores to open and close and respond to the fluctuating relative humidity. The recommended period for this process is one month, with all timber protected from indirect or direct ultra violet rays. This might not be possible in Cape Town due to the high winds that will remove any protective measure over the shutters or windows. Should the protection not be possible, the shutters/windows are to be painted as stated below immediately after being sanded down.
- Apply polyurethane sealant around all window frames between the timber and plaster to prevent moisture ingress.

## **DETAILED PAINT SPECIFICATION:**

### **1. EXTERIOR PLASTERED WALLS**

#### **1.1. REPAIRS**

##### **Treatment of loose, defective and damaged plaster on masonry**

Remove loose, defective and damaged plaster. Re-plaster with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar, in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 square metres** of defective and damaged plaster.

#### **1.2. Treatment of Structural Cracks**

Rake out structural cracks (i.e. those caused by shear stress), at least 50mm on either side of the crack. Caulk crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions. Embed an alkaline-resistant reinforcing glass fibre mesh in the base coat of solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar over crack. Replaster over crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 linear metres** of structural cracks.

*Alternatively, for bad areas:*

- 1.3. Remove inadequately adhering coatings, friable deposits, dust and surface contamination. (Use of water jet NOT allowed)
- 1.4. Rake out all cracks (other than hairline i.e. greater than 0.5mm). Prime inside of cracks and other imperfections with alkali resistant vapour diffusion primer such as Midas Masonry Primer or similar and fill flush all cracks, holes and "mapping" with cement based skimming compound such as Midas Skim-Fill Exterior or similar to match existing surface. Sand lightly and wipe clean. **IMPORTANT:** All substrates must be dry before painting, with a moisture content not exceeding 7%, as measured with an approved moisture meter.

#### **1.5. SURFACE PREPARATION**

Treat all areas of mould and fungal growth by applying a coat of micro-organisms treatment biocide such as Midas Fungiwash or similar and allow to react for at least 24 hours, prior to brushing off all growth with a stiff fibre brush. Once clean apply a second coat of micro-organisms treatment biocide such as Midas Fungiwash or similar.

- 1.6. Prepare surfaces by removing all coatings, flaking paint, friable deposits, grease, dirt and cement splashes etc. Sand thoroughly to break surface gloss (whether acrylic coating or enamel paint) to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean.

### 1.7. PRIMING

Prime all bare and filled areas or powdering surfaces with one coat of alkali resistant vapour diffusion primer such as Midas Masonry Primer or similar. Ensure total coverage of the substrate. Coverage approximately 8m<sup>2</sup>/litre.

Important: Allow 4 hours minimum drying time before overcoating with finishing coats.

### 1.8. FINISHING COATS

Apply two coats of acrylic low sheen topcoat paint such as Midas Midalux 240 or similar, tinted to approved colour. Spread rate approximately 8m<sup>2</sup>/litre/coat.

Important: Allow 4 hours minimum drying time between coats. Colour samples are to be provided for approval prior to the commencement of the finishing coats

## 2. EXTERIOR TOPS OF EXPOSED PLASTERED WALLS

### 2.1. REPAIRS

#### **Treatment of loose, defective and damaged plaster on masonry**

Hack off loose, defective and damaged plaster. Replaster with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar, in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 square metres** of defective and damaged plaster.

### 2.2. Treatment of structural cracks

Rake out structural cracks (i.e. those caused by shear stress), at least 50mm on either side of the crack. Caulk crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions. Embed an alkaline-resistant reinforcing glass fibre mesh in the base coat of solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar over crack. Replaster over crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 linear metres** of structural cracks.

2.3. Remove inadequately adhering coatings, friable deposits, dust and surface contamination. (Use of water jet NOT allowed)

### 2.4. SURFACE PREPARATION

Treat all areas of mould and fungus growth by applying a coat of micro-organisms treatment biocide such as Midas Fungiwash or similar and allow to react for at least 24 hours, prior to brushing off all growth with a stiff fibre brush. Once clean apply a second coat of micro-organisms treatment biocide such as Midas Fungiwash or similar.

2.5. Prepare surfaces by removing all coatings, flaking paint, friable deposits, grease, dirt and cement splashes etc. Sand thoroughly to break surface gloss (whether acrylic coating or enamel paint) to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean.

2.6. Rake out all cracks (other than hairline i.e. greater than 0.5mm). Prime inside of cracks and other imperfections with alkali resistant vapour diffusion primer such as Midas Masonry Primer or similar and fill flush all cracks, holes and "mapping" with cement based skimming compound such as Midas Skim-Fill Exterior or similar to match existing surface. Sand lightly and wipe clean.

## 2.7. INTERMEDIATE COATING

Apply one coat of acrylic flexible fibre coating such as Midas Fibreforce or similar. Always lay off coating with a good quality paint brush. Spread rate approximately 3m<sup>2</sup>/litre.

## 2.8. FINISHING COATS

Apply two coats of acrylic low sheen topcoat paint such as Midas Midalux 240 or similar, tinted to approve colour. Spread rate approximately 8m<sup>2</sup>/litre/coat. Important: Allow 4 hour's minimum drying time between coats. Colour samples are to be provided for approval prior to the commencement of the finishing coats

## 3. EXTERIOR PARAPETS AND GABLES

### 3.1. REPAIRS

**Treatment of loose, defective and damaged plaster on masonry** Remove loose, defective and damaged plaster. Replaster with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar, in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 square metres** of defective and damaged plaster.

### 3.2. Treatment of structural cracks

Rake out structural cracks (i.e. those caused by shear stress), at least 50mm on either side of the crack. Caulk crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions. Embed an alkaline-resistant reinforcing glass fibre mesh in the base coat of solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar over crack. Replaster over crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 linear metres** of structural cracks.

3.3. Remove inadequately adhering coatings, friable deposits, dust and surface contamination. (Use of water jet NOT allowed)

3.4. Rake out all cracks (other than hairline i.e. greater than 0.5mm). Prime inside of cracks and other imperfections with alkali resistant vapour diffusion primer such as Midas Masonry Primer or similar and fill flush all cracks, holes and "mapping" with cement based skimming compound such as Midas Skim-Fill Exterior or similar to match existing surface. Sand lightly and wipe clean. **IMPORTANT:** All substrates must be dry before painting, with a moisture content not exceeding 7%, as measured with an approved moisture meter.

3.5. Apply acrylic fibre waterproofing coating such as Midas Envirolite Fibreflex or similar in strict accordance with the manufacturer's instructions.

## 4. EXTERIOR PAINTED TIMBER

### 4.1. SURFACE PREPARATION

Prepare surfaces by removing all coatings, flaking paint, friable deposits, grease, dirt and cement splashes etc. Sand thoroughly to break surface gloss (whether acrylic coating or Enamel paint) to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean.

For poor woodwork:

- 4.2. Scrape all the existing paint off the shutters and windows and expose the bare wood. No heat method to remove the finishes or any product to remove the finishes to be applied to the timber, as this will dry the timber further. Scraping by hand is the only allowed method to remove all existing paint.
- 4.3. Sand down the timber with sandpaper with a grit from 80 to 120 down to 400 to enhance the circulation of the remaining oil in the timber, thus making the pores flexible again to receive the moisture in the air. The sanding will also remove any residue of synthetic finish still remaining in the surface. The sanding down of any mouldings need to be done carefully in order not to blunt or take away from the crispness of the design.
- 4.4. Remove all rotten timber and replace with new to match. All new woodwork must be primed with primer for wood such as Midas Woodprime White or similar and allowed to dry prior to fixing, including the backs of the timber. Allow in the tender price to replace **1 cubic metre** of rotten timber.
- 4.5. Punch all exposed nail and screw heads and prime with one coat of metal primer such as Midas Metalprime Red or similar.
- 4.6. Treat all knots and other resinous areas with knotting and allow to dry hard, then sand lightly using fine sandpaper to provide a suitable key and apply a coat of universal undercoat such as Midas Universal Undercoat or similar. Do not prime over the undercoated areas.
- 4.7. Prime all bare woodwork, including all holes, cracks and nail or screw holes in woodwork with primer for wood such as Midas Woodprime White or similar and allow to dry, then fill with wood stopping and allow to dry, sand to a flush surface and dust down. If necessary, flush-fill all suitably primed wood grain with primer for wood such as Midas Woodprime White or similar.

External glazed doors and frames

- 4.8. Remove all broken and cracked glass as well as loose and broken putty or glazing beads. Prime any bare wood surfaces with primer for wood such as Midas Woodprime White or similar and allow to dry, lightly sand and wipe clean. Where necessary, re-putty or re-glaze and allow to "cure", or re-fix new or existing fully primed glazing beads.
- 4.9. All window rebates and glazing beads must be primed and undercoated prior to re- glazing. Allow in the tender price to replacing **10 square metres** of broken and cracked glass.
- 4.10.       **UNDERCOATING**  
Apply one coat of universal undercoat such as Midas Universal Undercoat or similar, allow to dry, sand lightly and wipe clean. Ensure total coverage of primer. Spread rate approximately 8m<sup>2</sup>/litre. Important: Allow 16 hours minimum drying time before overcoating with finishing coats.
- 4.11.       **FINISHING COATS**  
Apply two coats of oil-based enamel paint such as Midas Midaflo Gloss or similar, tinted to approved colour. Allow to dry, sand lightly between coats and wipe clean. Spread rate approximately 8m<sup>2</sup>/litre/coat. Important: Allow 16 hours minimum drying time between coats. Colour samples are to be provided for approval prior to the commencement of the finishing coats.

## **APPENDIX 4 TO ANNEXURE A (PHASE 1): IZIKO OLD TOWN HOUSE CEILING REPAIR**

### **1. Problem Description**

Over time water has been seeping through the south-west balcony and found its way into the ceiling void under the stair landing, eventually causing the ceiling to collapse. The ceiling structure consisted of what appears to be cement & lime plaster applied to a mild steel mesh, which in turn was fixed to 38x25 timber battens. The battens are fixed to 50x76 timber purlins attached directly to the underside of the concrete soffit of the stair landing. The ceiling was decorated with mouldings and raised fields. The ceiling thickness varied from 16 to 38mm, and being made with cement plaster, is quite heavy. Due to the moisture ingress the steel mesh holding the plastered ceiling together, has corroded and weakened, and as a result part of the ceiling has collapsed. The plaster mouldings around the door opening and soffit also shows signs of water damage. It is suspected that water gets in through the balcony floor, and in particular at the balcony door threshold on the stair landing. Through careful measurements and educated assumptions, it became clear that the balcony floor slab does not have a step to prevent water ingress, as is standard practice nowadays. This can then be described as a built-in fault in the building. Extra care with regard to waterproofing details has to be taken to prevent water from entering the building. It is also suspected that the concrete slab may be fairly porous, or it may even have hairline cracks, which would make it easier for water to get through.

### **2. Scope of Work:**

The first step is to open up certain parts of the structure to determine the entry point of the water, and to ascertain if there is any other damage which is not visible yet. The remainder of the collapsed ceiling in the central bay as well as the (still intact) side bays must be removed. The removal of the side bays is a necessary precaution as these ceilings may also have been exposed to water. The next step is to waterproof the balcony according to the methodology below. Finally, all finishes such as the collapsed ceiling, paint work to the door soffit, architrave and balcony floor finish must be restored as per specification. See ceiling repair drawing attached.

### **3. Methodology**

#### **Demolitions**

- The contractor must measure up and take impressions of the ceiling decorations before removing the remainder. This is to ensure accurate reproduction of the ceiling mouldings when it is being replaced.
- Remove the remaining ceilings of the central bay and two side bays as per the drawing.
- Remove the balcony screed down to the concrete slab and expose the door threshold. Call out the heritage architect to inspect the works and the timber for rot. Further work may be identified at this stage.
- If the threshold has deteriorated badly, it must be carefully cut out and replaced with a new threshold made out of Afrosia timber and stained to match. This work (if deemed necessary) should be executed by a skilled joiner. The edges of the timber not visible should be sealed with bitumen paint.

## Balcony waterproofing

- Waterproof the balcony with a 2 layer Derbigum membrane as per attached specification, ensuring that the corners are filleted and turned up on all sides. Ref drawing attached.
- Cover door threshold with 2.0mm brass sheet for protection as indicated on drawing, install a 3mm brass weather bar in groove cut into threshold and raise the threshold by 12mm with matching Afromosia timber plank as indicated.
- Protect the upturned edges of the Derbigum with 20x20 aluminium angles attached with silicone. The aluminium angles must be painted to match the building colour.
- Lay a 'floating' structural cement screed on an isolation membrane, sloped to 1:100 over the Derbigum waterproofing and finish with a 2-component epoxy screed such as Mapelastic, thickness 2-4mm (colour grey).
- The screed joint against all walls and upstands must be a 10mm soft joint sealed with grey silicone. The Derbigum against the upstand should be painted the same colour as the building.
- As indicated in the drawing, the screed should fall to the centre of the balcony, and two 20mm PVC outlet pipes should be installed in the upstand. The pipes should project 50mm beyond the balcony to act as a spout.
- Replace three pairs of rusted m/s hinges to balcony doors with matching brass hinges with ball bearings (e.g. EB 4003: 100x75x3mm with 2 ball bearings, solid brass)
- Attach an Afromosia timber weather board to the bottom of both balcony door leaves, as per drawing. Paint to match the door.

## Restore the internal ceiling:

- Replace any deteriorated 50x75 purlins and fix new 38x38 SA Pine battens at 400 centers to the underside of the purlins. All timber elements should be screwed, rather than nailed.
- Fix 9.5mm ceiling board built up in layers to the underside of the battens. A single layer across the entire ceiling with 2 extra layers for the fields. All boards to be screwed into the timber battens. The board should be skimmed and the moulding's recreated to match the original.
- Paint ceiling to specification and install 3 LED downlights as indicated. It is proposed that the existing bulkhead fittings not be re-instated, but replaced by the recessed downlighters.
- Downlight specification:  
*CREST10-WHT-36-NW-ND: Lighting Innovations recessed 10.9w 36 degree white downlight fitting with warm white LED, non-dimmable driver and 3m cordset – 3 units.*
- Repair and paint the door architrave, mouldings and soffit where water damage occurred.

## **DERBIGUM BALCONY WATERPROOFING SPECIFICATION**

### **• Substrate**

The substrate shall be surface dry, clean and smooth; free of voids, protrusions and contaminants. The area is then to be primed using a bituminous primer. Internal corners shall be coved and external corners rounded.

### **• Specification**

One layer Derbigum CG4 on one layer Derbigum CG3 laid staggered, with side laps of 75 mm and end laps of 100 mm, fully sealed to primed surface by "torch-fusion", followed by one layer Derbigum Interdek with 50 mm laps, laid loose on waterproofing as isolation/protection layer, to receive a structural cement screed of minimum 45 mm. The cement screed should have a waterproofing additive such as Sika 1 added and should be finished with a 2 component cementitious waterproof screed such as Mapelastic to a thickness of 2 - 4mm in accordance with manufacturer's specifications. Waterproofing must be installed by an approved Derbigum installer.

### **• Isolation Layer**

The screed to be laid on an isolating membrane, such as Interdek or PVC sheeting, so as to reduce stresses placed on the waterproofing by possible movement in the paved finish. This further facilitates access for remedial work if required. Movement joints (soft joints) are to be created with 10mm Jointex at all abutments – movement joint to be sealed with grey silicone. It is recommended that the minimum thickness of the mortar bed is 45mm.

### **• Flood Test**

The integrity of the waterproofing system should be established by means of a flood-test of 48hrs – 72hrs duration, prior to handing over to the contractor. A certificate is to be obtained from the professional team recording the date and time-period of the test and that the waterproofing system was handed over in a clean, proper and watertight condition.

### **• Abutments and Edges**

The height of the waterproofing membrane turn-up is to be a minimum of 100mm and always above the height of the final tile or paving finish. Detailing of abutments requires careful attention to achieve a permanent, watertight and aesthetic finish. A soft joint (silicone) must be created at all abutments to prevent damage to the waterproofing system caused by movement.

### **• Thresholds**

The height of the door threshold is of paramount importance. The minimum height of the waterproofing turn-up should be 100mm. The finished height of the waterproofing (turn-up) is to be higher than the finished paving surface. This is to ensure that surface water does not penetrate behind the skirting. Special precautions are to be taken so that wind-driven rain is prevented from entering the interior.

## **APPENDIX 5 TO ANNEXURE A (PHASE 1): IZIKO RUST EN VREUGD PAINTING**

### **BRIEF DESCRIPTION**

Lime washing and painting of the exterior of the complete Rust en Vreugd complex.

### **SCOPE OF WORK**

All façades of main building and outbuildings and boundary walls require remedial work and new paint which include plaster work, doors and windows, shutters and steel work where applicable. See Iziko Rust en Vreugd drawings attached.

### **WORK SPECIFICATION**

#### **WORKMANSHIP**

All workmanship to be executed according to the best practices, to the entire satisfaction, of the client or authorized agent.

#### **PAINTS AND PRODUCTS**

All paints and products etc. are to be in accordance with the manufacturer's instructions.

#### **INDEMNITY**

The Contractor shall indemnify the Specifier from any claim capable of being made against him either under statute or common law in respect of damage to any person or property arising out of the execution of the contract.

#### **PRIOR INSPECTION**

All surfaces referred to in the specification are to be inspected by the Contractor to establish before commencement of any work that they are thoroughly clean and to ensure that all substrate irregularities which would otherwise impair the quality of finish are eliminated prior to the application of finishes.

#### **COLOUR REQUIREMENTS**

The Contractors must establish colour requirements of the Specifier. If requested the Contractor will, at no extra cost, provide "brush outs" of sample colours on site for approval by the owner and must obtain detailed explanation and directions, on site, of a general colour scheme to be provided, before commencement of work.

#### **CLEANING OF SITE**

The Contractor is at his own expense to touch up where necessary and make good any damage to the structure, fitting or decorations, resulting from his operations.

### **1. LIMEWASH PLASTER AND WALL REPAIR**

#### **1.1 IMPORTANT**

No modern hard cement or hard cementitious products may be used since we are dealing with traditional building materials and construction. Products such as Sika Cemflex etc. may have their uses but are not appropriate in a building of this age.

#### **1.2 TECHNIQUES FOR REPAIR WORK**

- Lime Plaster
- Surface preparation / consolidation of friable and dusty sundried bricks

- Lime Putty (for minor patching, crack filling) – ex Midas

### 1.3 LIME PLASTER METHOD

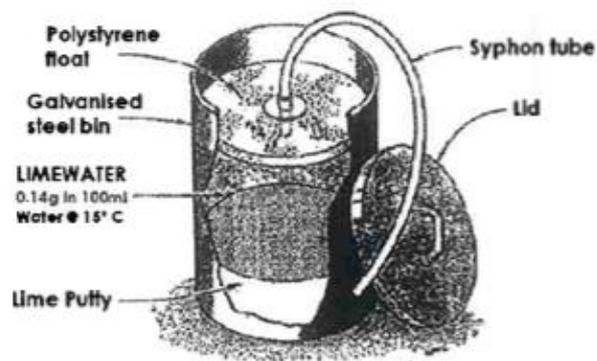
A recommended plaster mix is suggested below for the exterior remedial work

<b>SAND</b>	<b>LIME</b>	<b>CEMENT</b>
12	3	1

We recommend allowing for the 12:3:1 mix for the external plastering. A trial batch sample is to be prepared and agreed before proceeding.

### 1.4 SURFACE REPAIR AND CONSOLIDATION OF FRIABLE BRICKS METHOD

Surface repair and consolidation of friable bricks in preparation for Lime Plaster (edited ex. Ashurst "Mortars Plasters and Renders").



### 1.5 LIMEWASH PREPARATION

Limewater contains small quantities of Calcium Hydroxide (0.14g in 100ml of water at 15°C). Traditionally, it is siphoned from the slaking tank after lime has been slaked in excess of water and after all slaking has ceased and the water is clear. Usual practice now is to stir lime putty (builders lime) into a container of water and leave it to stand until the water is clear. It is important that the lime water is protected from the air, otherwise it will carbonate and become ineffective.

A number of different methods have been used to achieve this in a practical way, this can be done by covering of the surface of the limewater in its container with a float of polystyrene, pierced only by a siphon cube, fitted with a filter (see image above).

The limewater is drawn off when required by a hand pump into spray bottles. It is important to check from time to time that the water has not accidentally become clouded through disturbance of the lime in the bottom of the bin. Any cloudy water is rejected and the water must be allowed to stand until it is clear again.

Repeated applications of limewater are flooded onto the surface of the wall over a period of several days; application can continue as long as the surface will absorb but excess limewater should not be allowed to lie on the surface and is removed by sponges which are then squeezed out in clean water.

This technique has been used both as a surface preparation and as a consolidator for exposed brick / stone walls. This technique is traditionally used to consolidate limestone, but works on walls for this application as well prior to plastering.

## **LIMEWASH PLASTER AND WALL REPAIRS (CONTINUED)**

### **1.6 LIME PUTTY METHOD**

Lime Putty (such as Midas or similar) is a stiff paste composed of a finely divided colloidal dispersion of slaked lime in water. On opening the container, a little water may be seen on the top of the putty. This is not detrimental to the product and prevents carbonation from taking place during storage. It should be kept for tempering the mortar or for adding back to the tub before resealing. Lime putty hardens by absorbing carbon dioxide from the atmosphere, which converts the lime to calcium carbonate. The hardening process is slow and allows some movement in a structure to be accommodated before the final set is obtained.

#### **APPLICATION**

Lime Putty (such as Midas or similar) is recommended for mixing with clean, well graded sands in the production of mortars, renders and plasters that are ideal for conservation, restoration and new build applications. Lime Putty is a fat lime which will carry up to three times its volume of clean, well graded sand below a size of 5mm.

Gauging should always be carried out by volume and no further water needs to be added. Adequate mixing is essential to ensure that full workability of the mix is achieved. Pozzolanic and other agents may be added to increase the speed of set.

However, initial trials should be carried out to determine the correct addition rates. Lime Putty (such as Midas or similar) may be added, in small amounts, to hydraulic lime mortars and renders to improve their plasticity. Initial trials should be carried out to determine optimum proportions and their effect on the hardened product. Lime Putty (such as Midas or similar) may be thinned down using water, with or without the addition of pigments for making brushable lime washes.

### **1.7 MESH REINFORCEMENT**

1.7.1 Embed Duramesh reinforcing mesh into a base coat of Limewash Plaster.

1.7.2 Apply a second coat of Limewash Plaster over the Duramesh ensuring that the Duramesh is 2 to 3mm beneath the plaster.



*Duramesh Reinforcement*

## 2. EXTERIOR PAINTED TIMBER

### 2.1. SURFACE PREPARATION

Prepare surfaces by removing all coatings, flaking paint, friable deposits, grease, dirt and cement splashes etc. Sand thoroughly to break surface gloss (whether acrylic coating or Enamel paint) to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean.

#### For poor woodwork:

- 2.2. Scrape all the existing paint off the shutters and windows and expose the bare wood. No heat method to remove the finishes or any product to remove the finishes to be applied to the timber, as this will dry the timber further. Scraping by hand is the only allowed method to remove all existing paint.
- 2.3. Sand down the timber with sandpaper with a grit from 80 to 120 down to 400 to enhance the circulation of the remaining oil in the timber, thus making the pores flexible again to receive the moisture in the air. The sanding will also remove any residue of synthetic finish still remaining in the surface. The sanding down of any mouldings need to be done carefully in order not to blunt or take away from the crispness of the design.
- 2.4. Remove all rotten timber and replace with new to match. All new woodwork must be primed with primer for wood such as Midas Woodprime White or similar and allowed to dry prior to fixing, including the backs of the timber. Allow in the tender price to replace **1 cubic metre** of rotten timber.
- 2.5. Punch all exposed nail and screw heads and prime with one coat of metal primer such as Midas Metalprime Red or similar.
- 2.6. Treat all knots and other resinous areas with knotting and allow to dry hard, then sand lightly using fine sandpaper to provide a suitable key and apply a coat of universal undercoat such as Midas Universal Undercoat or similar. Do not prime over the undercoated areas.
- 2.7. Prime all bare woodwork, including all holes, cracks and nail or screw holes in woodwork with primer for wood such as Midas Woodprime White or similar and allow to dry, then fill with wood stopping and allow to dry, sand to a flush surface and dust down. If necessary, flush-fill all suitably primed wood grain with primer for wood such as Midas Woodprime White or similar.

#### External glazed doors and frames

- 2.8. Remove all broken and cracked glass as well as loose and broken putty or glazing beads. Prime any bare wood surfaces with primer for wood such as Midas Woodprime White or similar and allow to dry, lightly sand and wipe clean. Where necessary, re-putty or re-glaze and allow to "cure", or re-fix new or existing fully primed glazing beads. Glazing must comply with Part N of SANS.
- 2.9. All window rebates and glazing beads must be primed and undercoated prior to re-glazing. Allow in the tender price to replacing **10 square metres** of broken and cracked glass.

### 2.10. UNDERCOATING

Apply one coat of universal undercoat such as Midas Universal Undercoat or similar, allow to dry, sand lightly and wipe clean. Ensure total coverage of primer. Spread rate approximately

8m<sup>2</sup>/litre. Important: Allow 16 hours minimum drying time before overcoating with finishing coats.

## 2.11. FINISHING COATS

Apply two coats of oil-based enamel paint such as Midas Midaflow Gloss or similar, tinted to approved colour. Allow to dry, sand lightly between coats and wipe clean. Spread rate approximately 8m<sup>2</sup>/litre/coat. Important: Allow 16 hours minimum drying time between coats. Colour samples are to be provided for approval prior to the commencement of the finishing coats.

## EXTERNAL STEELWORK (PREVIOUSLY PAINTED) (GLOSS ENAMEL TOPCOAT)

### 3.1 SURFACE PREPARATION

3.1.1 Prepare by scraping down and lightly sandpapering to remove all inadequately adhering paint and wipe clean.

3.1.2 Chip away all rust scale and sandpaper down to achieve a surface free of rust (as far as practically possible)

### 3.2 RUST TREATMENT

3.2.1 Use a rust neutraliser to remove light surface rust and passivate the surface of iron and steel, therefore preventing flash rusting prior to priming. Not suitable for masonry and wood surfaces or areas of heavy rust.

### 3.3 APPLICATION OF PRIMERS AND INTERMEDIATE COATS

3.3.1 Thoroughly stir and apply 1 coat of metal etch primer to prepared surfaces using a brush or roller at the stipulated spread rates. Allow to dry before over-coating.

SPREAD RATE: \*9m<sup>2</sup>/Litre

3.3.2 Thoroughly stir and apply 1 coat of universal undercoat such as Midas Universal Undercoat or similar to prepared surfaces using a brush or roller at the stipulated spread rates. Lightly sand before applying the finishing coat.

SPREAD RATE: \*8m<sup>2</sup>/Litre

### 3.4 APPLICATION OF TOP COATS

3.4.1 Thoroughly stir and apply a minimum of 2 coats of oil-based enamel paint such as Midas Midaflow Gloss or similar (Heritage Colours Only) to prepared surfaces using a brush, roller or spray at the stipulated spread rates. Allow to dry before over-coating. Oil-based enamel paint such as Midas Midaflow Gloss or similar will appear very glossy on application and takes approximately 7 days to reach its final glossy finish.

SPREAD RATE: \*8m<sup>2</sup>/Litre

## ANNEXURE B: PHASE TWO SCOPE OF WORK SPECIFICATIONS

### Summary of Scope of Work for Phase Two

Priority	Building	Phase Two
1	IOTH	Painting of exterior walls (excluding façade and wall facing Burg Street) and courtyard walls thereby completing the painting of all IOTH exterior walls External painting: timber windows, doors and shutters
2	ISANG	Painting of exterior walls of main building (excluding façade and wall facing ISANG parking area) and ISANG Annexe as well as boundary walls External painting: timber windows, doors and shutters
3	ISAM & Planetarium	Painting of exterior walls (excluding façade and Courtyard Project extensions) as well as boundary walls External painting: timber windows, doors and shutters
4	IBK	Painting of exterior walls (excluding façade) of museum as well as courtyard and boundary walls External painting: timber windows, doors and shutters
5	IKdW	All exterior walls and boundary walls External painting: timber windows, doors and shutters
6	IBH	All exterior walls of museum and IBH Annexe, as well as all boundary walls. External painting: timber windows, doors and shutters

## **APPENDIX 1 TO ANNEXURE B (PHASE 2): IZIKO OLD TOWN HOUSE PAINTING**

### **SCOPE OF WORK**

Painting of exterior walls (excluding façade and wall facing Burg Street) and courtyard walls thereby completing the painting of all IOTH exterior walls  
External painting: timber windows, doors and shutters

### **WORK SPECIFICATION**

As detailed on page 18 (Iziko Old Town House painting)

**APPENDIX 2 TO ANNEXURE B (PHASE 2): IZIKO SA NATIONAL GALLERY & ANNEXE  
PAINTING**

**SCOPE OF WORK**

Painting of exterior walls of main building (excluding façade and wall facing ISANG parking area) and ISANG Annexe as well as boundary walls.

External painting: Timber windows, doors and shutters

**WORK SPECIFICATION**

As detailed on page 13 to 17 (Iziko SA National Gallery painting)

## **APPENDIX 3 TO ANNEXURE B (PHASE 2): IZIKO SA MUSEUM & PLANETARIUM PAINTING**

### **SCOPE OF WORK**

Painting of exterior walls (excluding façade and Courtyard Project extensions) as well as boundary walls and Planetarium

External painting: timber windows, doors and shutters

### **WORK SPECIFICATION**

As detailed on page 8 (Iziko SA Museum painting)

## **APPENDIX 4 TO ANNEXURE B (PHASE 2): IZIKO BO-KAAP MUSEUM**

### **SCOPE OF WORK**

Painting of all façades require remedial work and new paint which include plaster work, doors and windows an steel work where applicable and the waterproofing of the main street facade See Bo-Kaap museum drawings attached.

### **WORK SPECIFICATION**

#### **GENERAL PREAMBLES**

- All paints must conform to the specifications in the document.
- All containers delivered to site must be unopened, and used as supplied unless otherwise specified.
- All surfaces must be prepared correctly to the highest standard and manufacturer's recommendations.
- Surfaces are to be completely dry and free of all surface contamination. Specified primer coats are to be applied prior to filling. Fill all surface defects with suitable filling material and allow to dry. Sand flush with surrounding surface and dust off.
- Seal all junctions of plaster, brickwork or sills to the window frames and door frames, other protrusions and junctions of plaster mouldings to main structures with a suitable SINGLE PACK POLYURETHANE SEALANT before painting. (Allow 72 hours curing time before overcoating).
- Seal all junctions of skirting boards, cornices, sills to the window frames and door frames and all other junctions to walls with an acrylic sealant before painting. (Allow to dry through before overcoating).
- Sealing of joints
  - Construction joints  
Knife through new construction joints at slab level on all plastered areas where joints have been omitted, incorrectly installed/positioned or tanking has been completed.
  - Butt joints  
Remove existing backing board and replace. Sealant across the tops should be considered.
  - Movement & expansion joints (new)  
Knife through the crack, forming an expansion joint using a disc grinder. Install new expansion joint with suitable system: Single pack polyurethane and backing cord
  - Movement & expansion joints (rejuvenating).  
Remove all existing failed sealant. Install new expansion joint with suitable system: Single pack polyurethane and backing cord.
- All subsequent coatings are to be dry in depth before overcoating. All masking and drop-sheeting for protecting adjacent surfaces should be supplied by the painting contractor.
- Primers and undercoats must be tinted, where specified, to match the finishing coats as closely as possible, but with sufficient difference in colour to be able to distinguish between the coats. Grey undercoats should be applied under dark top coats.
- Colour samples of all finishing coats must be approved prior to ordering for the contract. Wet samples or sample boards must be retained for the duration of the contract.
- Once dry, lightly sand each coat of enamel paint and varnish before applying the next coat.

- Remove all ironmongery, light fittings, cover plates and other removable fittings before commencing painting. Re-fix after completion. Protect all other surfaces not being painted. Do not paint when conditions are unsuitable, e.g. in dusty conditions, sand storms, under insufficient light or in direct sunlight, during inclement weather, or on wet or damp surfaces.
  - Retaining walls - All retaining walls should be waterproofed on the retaining side. Adequate drainage/weep holes must be installed.
  - Areas with excessive plaster crazing - All areas with excessive plaster crazing should be treated with fibre reinforced acrylic compounds prior to final coats.
  - **Important:** The quality of all plasterwork, screeds and concrete must comply with the relevant SABS Code of Practice.
- \* **Spread rates for the products in the specifications are only approximate as the condition and porosity of substrates can vary substantially.**
- \*\* **All overcoating and full drying times quoted are a guide under normal conditions and can vary depending on the environment and prevailing weather conditions.**
- \*\*\* **Intercoat washing with clean water is required when more than 48 hours are left between coats.**
- \*\*\*\* **DO NOT use any products containing Ammonia to clean paint surfaces.**
- \*\*\*\*\* **All substrates must be dry before painting, with a moisture content not exceeding 8%, as measured with an approved moisture meter.**

## EXTERIOR REDECORATION SPECIFICATIONS

### 1. EXTERIOR PLASTERED WALLS

#### 1.1 REPAIRS

##### **Treatment of loose, defective and damaged plaster on masonry**

Remove loose, defective and damaged plaster. Replaster with a solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar, in strict accordance with the manufacturer's instructions, including preparation and curing.

Allow in the tender price to treat **10 square metres** of defective and damaged plaster.

#### 1.2 Treatment of Structural Cracks

Rake out structural cracks (i.e. those caused by shear stress), at least 50mm on either side of the crack. Caulk crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions. Embed an alkaline-resistant reinforcing glass fibre mesh in the base coat of a solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar over crack. Replaster over crack with a solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 linear metres** of structural cracks.

##### Alternatively, for bad areas:

- 1.3 Remove inadequately adhering coatings, friable deposits, dust and surface contamination. (Use of water jet NOT allowed)
- 1.4 Rake out all cracks (other than hairline i.e. greater than 0.5mm). Prime inside of

cracks and other imperfections with alkali resistant vapour diffusion primer such as Midas Masonry Primer or similar and fill flush all cracks, holes and "mapping" with cement based skimming compound such as Midas Skim-Fill Exterior or similar to match existing surface. Sand lightly and wipe clean.

**IMPORTANT:** All substrates must be dry before painting, with a moisture content not exceeding 7%, as measured with an approved moisture meter.

#### 1.5 **SURFACE PREPARATION**

Treat all areas of mould and fungal growth by applying a coat of micro-organisms treatment biocide such as Midas Fungiwash or similar and allow to react for at least 24 hours, prior to brushing off all growth with a stiff fibre brush. Once clean apply a second coat of micro-organisms treatment biocide such as Midas Fungiwash or similar.

1.6 Prepare surfaces by removing all coatings, flaking paint, friable deposits, grease, dirt and cement splashes etc. Sand thoroughly to break surface gloss (whether acrylic coating or enamel paint) to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean.

#### 1.7 **PRIMING**

Prime all bare and filled areas or powdering surfaces with one coat of alkali resistant vapour diffusion primer such as Midas Masonry Primer or similar. Ensure total coverage of the substrate. Coverage approximately 8m<sup>2</sup>/litre.

Important: Allow 4 hours minimum drying time before overcoating with finishing coats.

#### 1.8 **FINISHING COATS**

Apply two coats of acrylic low sheen topcoat paint such as Midas Midalux 240 or similar, tinted to approved colour. Spread rate approximately 8m<sup>2</sup>/litre/coat.

**Important:** Allow 4 hours minimum drying time between coats.

## 2. PAINTED EXTERIOR FAIRFACE BRICKWORK

### 2.1 **REPAIRS**

#### **Treatment of loose fairface brickwork**

Remove loose and defective brickwork and prepare any damaged concrete. Repair with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar or equivalent, in strict accordance with the manufacturer's instructions, including preparation and curing.

Allow in the tender price to treat **10 square metres** of loose fairface brickwork.

2.2 Remove inadequately adhering coatings, friable deposits, dust and surface contamination. (Use of water jet **NOT** allowed)

2.3 Rake out all cracks (other than hairline i.e. greater than 0.5mm). Prime inside of cracks and other imperfections with alkali resistant vapour diffusion primer such as Midas Masonry Primer or similar and fill flush all cracks, holes and "mapping" with cement based skimming compound such as Midas Skim-Fill Exterior or similar to match existing surface. Sand lightly and wipe clean.

**IMPORTANT:** All substrates must be dry before painting, with a moisture content not exceeding 7%, as measured with an approved moisture meter.

### 2.4 **SURFACE PREPARATION**

Treat all areas of mould and fungal growth by applying micro-organisms treatment biocide such as Midas Fungiwash or similar and allow to react for at least 24 hours, prior to brushing off all growth with a stiff fibre brush. Once clean apply a

second coat of micro-organisms treatment biocide such as Midas Fungiwash or similar.

#### 2.5 PRIMING

Prime all bare and filled areas or powdering surfaces with one coat of alkali resistant vapour diffusion primer such as Midas Masonry Primer or similar. Ensure total coverage of the substrate. Spread rate approximately 8m<sup>2</sup>/litre.

Important: Allow 12 hours minimum drying time before overcoating with finishing coats.

#### 2.6 FINISHING COATS

Apply two coats of acrylic low sheen topcoat paint such as Midas Midalux 240 or similar, tinted to approved colour. Spread rate approximately 8m<sup>2</sup>/litre/coat.

Important: Allow 4 hours minimum drying time between coats.

### 3. EXTERIOR TOPS OF EXPOSED PLASTERED WALLS

#### 3.1 REPAIRS

##### **Treatment of loose, defective and damaged plaster on masonry**

Hack off loose, defective and damaged plaster. Replaster with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar, in strict accordance with the manufacturer's instructions, including preparation and curing.

Allow in the tender price to treat **10 square metres** of defective and damaged plaster.

#### 3.2 Treatment of structural cracks

Rake out structural cracks (i.e. those caused by shear stress), at least 50mm on either side of the crack. Caulk crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions. Embed an alkaline-resistant reinforcing glass fibre mesh in the base coat of solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar over crack. Replaster over crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 linear metres** of structural cracks.

#### 3.3 Remove inadequately adhering coatings, friable deposits, dust and surface contamination. (Use of water jet NOT allowed)

#### 3.4 SURFACE PREPARATION

Treat all areas of mould and fungus growth by applying a coat of micro-organisms treatment biocide such as Midas Fungiwash or similar and allow to react for at least 24 hours, prior to brushing off all growth with a stiff fibre brush. Once clean apply a second coat of micro-organisms treatment biocide such as Midas Fungiwash or similar.

#### 3.5 Prepare surfaces by removing all coatings, flaking paint, friable deposits, grease, dirt and cement splashes etc. Sand thoroughly to break surface gloss (whether acrylic coating or enamel paint) to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean.

#### 3.6 Rake out all cracks (other than hairline i.e. greater than 0.5mm). Prime inside of

cracks and other imperfections with alkali resistant vapour diffusion primer such as Midas Masonry Primer or similar and fill flush all cracks, holes and "mapping" with cement based skimming compound such as Midas Skim-Fill Exterior or similar to match existing surface. Sand lightly and wipe clean.

### 3.7 INTERMEDIATE COATING

Apply one coat of acrylic flexible fibre coating such as Midas Fibreforce or similar. Always lay off coating with a good quality paint brush. Spread rate approximately 3m<sup>2</sup>/litre.

### 3.8 FINISHING COATS

Apply two coats of acrylic low sheen topcoat paint such as Midas Midalux 240 or similar, tinted to approved colour. Spread rate approximately 8m<sup>2</sup>/litre/coat.

Important: Allow 4 hours minimum drying time between coats.

## 4. EXTERIOR PARAPETS AND GABLES

### 4.1 REPAIRS

#### **Treatment of loose, defective and damaged plaster on masonry**

Remove loose, defective and damaged plaster. Replaster with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar, in strict accordance with the manufacturer's instructions, including preparation and curing.

Allow in the tender price to treat **10 square metres** of defective and damaged plaster.

### 4.2 Treatment of structural cracks

Rake out structural cracks (i.e. those caused by shear stress), at least 50mm on either side of the crack. Caulk crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions. Embed an alkaline-resistant reinforcing glass fibre mesh in the base coat of solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar over crack. Replaster over crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 linear metres** of structural cracks.

4.3 Remove inadequately adhering coatings, friable deposits, dust and surface contamination. (Use of water jet NOT allowed)

4.4 Rake out all cracks (other than hairline i.e. greater than 0.5mm). Prime inside of cracks and other imperfections with alkali resistant vapour diffusion primer such as Midas Masonry Primer or similar and fill flush all cracks, holes and "mapping" with cement based skimming compound such as Midas Skim-Fill Exterior or similar to match existing surface. Sand lightly and wipe clean.

IMPORTANT: All substrates must be dry before painting, with a moisture content not exceeding 7%, as measured with an approved moisture meter.

4.5 Apply acrylic fibre waterproofing coating such as Midas Envirolite Fibreflex or similar as per manufacturer's instructions.

## 5. EXTERIOR PAINTED TIMBER

### 5.1 **SURFACE PREPARATION**

Prepare surfaces by removing all coatings, flaking paint, friable deposits, grease, dirt and cement splashes etc. Sand thoroughly to break surface gloss (whether acrylic coating or Enamel paint) to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean.

#### For poor woodwork:

5.2 Prepare by burning off or stripping using paint stripper to remove all existing paintwork. Wash down to remove residual paint remover and surface contamination and allow to dry. Sandpaper to a uniform finish and wipe clean.

5.3 Remove all rotten timber and replace with new to match. All new woodwork must be primed with primer for wood such as Midas Woodprime White or similar and allowed to dry prior to fixing, including the backs of the timber.

Allow in the tender price to replace **1 cubic metre** of rotten timber.

5.4 Punch all exposed nail and screw heads and prime with one coat of metal primer such as Midas Metalprime Red or similar.

5.5 Treat all knots and other resinous areas with knotting and allow to dry hard, then sand lightly using fine sandpaper to provide a suitable key and apply a coat of universal undercoat such as Midas Universal Undercoat or similar. Do not prime over the undercoated areas.

5.6 Prime all bare woodwork, including all holes, cracks and nail or screw holes in woodwork with primer for wood such as Midas Woodprime White or similar and allow to dry, then fill with wood stopping and allow to dry, sand to a flush surface and dust down. If necessary, flush-fill all suitably primed wood grain with wood grain filler such as Brummer or Alcolin or similar.

#### External glazed doors and frames

5.7 Remove all broken and cracked glass as well as loose and broken putty or glazing beads. Prime any bare wood surfaces with primer for wood such as Midas Woodprime White or similar and allow to dry, lightly sand and wipe clean. Where necessary, re-putty or re-glaze and allow to "cure", or re-fix new or existing fully primed glazingbeads. Glazing must comply with Part N of SANS.

5.8 All window rebates and glazing beads must be primed and undercoated prior to re-glazing.

Allow in the tender price to replacing **10 square metres** of broken and cracked glass.

### 5.9 UNDERCOATING

Apply one coat of universal undercoat such as Midas Universal Undercoat or similar, allow to dry, sand lightly and wipe clean. Ensure total coverage of primer. Spread rate approximately 8m<sup>2</sup>/litre. Important: Allow 16 hours minimum drying time before overcoating with finishing coats.

### 5.10 FINISHING COATS

Apply two coats of oil-based enamel paint such as Midas Midaflo Gloss or similar, tinted to approved colour. Allow to dry, sand lightly between coats and wipe clean. Spread rate approximately 8m<sup>2</sup>/litre/coat. Important: Allow 16 hours minimum drying time between coats.

## 6. EXTERIOR VARNISHED TIMBER

### 6.1 **SURFACE PREPARATION**

Prepare surfaces by removing all varnish or flaking varnish, friable deposits, grease, dirt and cement splashes etc. Sand thoroughly to break surface gloss to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean.

*Painted woodwork to natural woodwork:*

6.2 Prepare surfaces by stripping off all existing paint coatings by burning off or by using Midas PAINT REMOVER or equivalent. Wash off residual paint remover with clean water. Allow to dry thoroughly, sand to a uniform finish and wipe clean.

*For poor woodwork:*

6.3 Prepare surfaces thoroughly, removing existing coatings by burning off, using paint remover, or washing soda solution and pot scourers where necessary. Wash off residual paint remover with clean water. Sand to a uniform finish and wipe clean.

6.4 Bleach all denatured woodwork with an oxalic acid solution and allow to dry. Wash off any crystalline deposit with water and allow to dry.

6.5 Remove all rotten timber and replace with new to match. All new woodwork must be primed with one coat of outdoor varnish clear or of approved colour, thinned 10% with mineral turpentine and allowed to dry prior to fixing, including the backs of the timber.

Allow in the tender price to replacing **1 cubic metre** of rotten timber.

6.6 Stop up all nail and screw heads using tinted wood stopping to match wood colour as closely as possible. Sand down and wipe clean.

*External glazed doors and frames:*

6.7 Remove all broken and cracked glass as well as loose and broken putty or glazing beads. Prime any bare wood surfaces with outdoor varnish clear or equivalent of approved colour, thinned 10% with Mineral Turpentine and allow to dry, lightly sand and wipe clean. Where necessary, re-putty or re-glaze and allow to "cure", or re-fix new or existing fully primed glazing beads. All window rebates and glazing beads must be primed and undercoated prior to re-glazing.

Allow in the tender price to replacing **10 square metres** of broken and cracked glass.

## **APPENDIX 5 TO ANNEXURE B (PHASE 2): IZIKO KOOPMANS DE WET PAINTING**

### **BRIEF DESCRIPTION**

Painting of façades of the Iziko Koopmans De Wet House Museum.

### **SCOPE OF WORK**

All facades require remedial work and new paint which include plaster work, doors and windows and steel work where applicable. See Iziko SA Museum drawings attached.

### **WORK SPECIFICATION**

#### **WALLS**

##### **Scope of Work:**

Prepare all external walls, mouldings and parapets according to the detailed specification. Apply paint according to the detailed specification attached.

##### **Methodology**

- Clean external building with non-potable water and brushes to remove all bird excrement and loose flaky paint. (Use of water jet NOT allowed)
- All surfaces should be smooth without any raised areas of old paint layers.
- Scrub walls with a sugar soap solution and rinse with clean water.
- Prepare all surfaces to be painted according to manufacturer's specifications.
- Apply bonding liquid or plaster primer to chalky surfaces. Prime any bare surfaces with the appropriate primer.
- Paint all external walls according to the detailed specification.
- Install new bird deterrents.

#### **EXTERNAL TIMBER ELEMENTS**

##### **Scope of Work:**

Prepare all windows, doors and shutters, according to the detailed specification. Paint windows, shutters and doors, according to the detailed specification below. Follow the instructions of the paint supplier closely.

##### **Methodology:**

- Remove glass from the window frames that are broken.
- Remove all loose and crumbling window putty, and replace with new putty.
- Remove all security and other fittings from the timber doors. Arrangements to be made with Iziko on how remove the fittings.
- Glass to be replaced with new as to match the existing in thickness and appearance. Glazing must comply with Part N of SANS.
- Replace all broken/rotten timber elements with matching timber.
- Scrape all the existing paint off the shutters and windows and expose the bare wood. No heat method to remove the finishes or any product to remove the finishes to be applied to the timber, as this will dry the timber further. Scraping by hand is the only allowed method to remove all existing paint.
- Sand down the timber with sandpaper with a grit from 80 to 120 down to 400 to enhance the circulation of the remaining oil in the timber, thus making the pores flexible again to receive the moisture in the air. The sanding will also remove any residue of synthetic finish still remaining in the surface. The sanding down of any mouldings need to be done carefully in order not to blunt or take away from the crispness of the design.

- Leave the bare wood open to the air to allow the pores to open and close and respond to the fluctuating relative humidity. The recommended period for this process is one month, with all timber protected from indirect or direct ultra violet rays. This might not be possible in Cape Town due to the high winds that will remove any protective measure over the shutters or windows. Should the protection not be possible, the shutters/windows are to be painted as stated below immediately after being sanded down.
- Apply polyurethane sealant around all window frames between the timber and plaster to prevent moisture ingress.

## **DETAILED PAINT SPECIFICATION:**

### **2. EXTERIOR PLASTERED WALLS**

#### **4.12. REPAIRS**

##### **Treatment of loose, defective and damaged plaster on masonry**

Remove loose, defective and damaged plaster. Re-plaster with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar, in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 square metres** of defective and damaged plaster.

#### **4.13. Treatment of Structural Cracks**

Rake out structural cracks (i.e. those caused by shear stress), at least 50mm on either side of the crack. Caulk crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions. Embed an alkali-resistant reinforcing glass fibre mesh in the base coat of solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar over crack. Replaster over crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 linear metres** of structural cracks.

*Alternatively, for bad areas:*

- 4.14. Remove inadequately adhering coatings, friable deposits, dust and surface contamination. (Use of water jet NOT allowed)
- 4.15. Rake out all cracks (other than hairline i.e. greater than 0.5mm). Prime inside of cracks and other imperfections with alkali resistant vapour diffusion primer such as Midas Masonry Primer or similar and fill flush all cracks, holes and "mapping" with cement based skimming compound such as Midas Skim-Fill Exterior or similar to match existing surface. Sand lightly and wipe clean. **IMPORTANT:** All substrates must be dry before painting, with a moisture content not exceeding 7%, as measured with an approved moisture meter.

#### **4.16. SURFACE PREPARATION**

Treat all areas of mould and fungal growth by applying a coat of micro-organism treatment biocide such as Midas Fungiwash or similar and allow to react for at least 24 hours, prior to brushing off all growth with a stiff fibre brush. Once clean apply a second coat of micro-organism treatment biocide such as Midas Fungiwash or similar.

- 4.17. Prepare surfaces by removing all coatings, flaking paint, friable deposits, grease, dirt and cement splashes etc. Sand thoroughly to break surface gloss (whether acrylic coating or enamel paint) to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean.

#### **4.18. PRIMING**

Prime all bare and filled areas or powdering surfaces with one coat of alkali resistant vapour

diffusion primer such as Midas Masonry Primer or similar. Ensure total coverage of the substrate. Coverage approximately 8m<sup>2</sup>/litre.

Important: Allow 4 hours minimum drying time before overcoating with finishing coats.

#### 4.19. **FINISHING COATS**

Apply two coats of acrylic low sheen topcoat paint such as Midas Midalux 240 or similar, tinted to approved colour. Spread rate approximately 8m<sup>2</sup>/litre/coat. Colour samples are to be provided for approval prior to the commencement of the finishing coats

Important: Allow 4 hours minimum drying time between coats.

### 5. EXTERIOR TOPS OF EXPOSED PLASTERED WALLS

#### 5.10. **REPAIRS**

##### **Treatment of loose, defective and damaged plaster on masonry**

Hack off loose, defective and damaged plaster. Replaster with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar, in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 square metres** of defective and damaged plaster.

#### 5.11. **Treatment of structural cracks**

Rake out structural cracks (i.e. those caused by shear stress), at least 50mm on either side of the crack. Caulk crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions. Embed an alkaline-resistant reinforcing glass fibre mesh in the base coat of solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar over crack. Replaster over crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 linear metres** of structural cracks.

5.12. Remove inadequately adhering coatings, friable deposits, dust and surface contamination. (Use of water jet NOT allowed)

#### 5.13. **SURFACE PREPARATION**

Treat all areas of mould and fungus growth by applying a coat of micro-organism treatment biocide such as Midas Fungiwash or similar and allow to react for at least 24 hours, prior to brushing off all growth with a stiff fibre brush. Once clean apply a second coat of micro-organism treatment biocide such as Midas Fungiwash or similar.

5.14. Prepare surfaces by removing all coatings, flaking paint, friable deposits, grease, dirt and cement splashes etc. Sand thoroughly to break surface gloss (whether acrylic coating or enamel paint) to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean.

5.15. Rake out all cracks (other than hairline i.e. greater than 0.5mm). Prime inside of cracks and other imperfections with alkali resistant vapour diffusion primer such as Midas Masonry Primer or similar and fill flush all cracks, holes and "mapping" with cement based skimming compound such as Midas Skim-Fill Exterior or similar to match existing surface. Sand lightly and wipe clean.

#### 5.16. **INTERMEDIATE COATING**

Apply one coat of acrylic flexible fibre coating such as Midas Fibreforce or similar. Always lay off coating with a good quality paint brush. Spread rate approximately 3m<sup>2</sup>/litre.

#### 5.17. FINISHING COATS

Apply two coats of acrylic low sheen topcoat paint such as Midas Midalux 240 or similar, tinted to approved colour. Spread rate approximately 8m<sup>2</sup>/litre/coat. Important: Allow 4 hours minimum drying time between coats. Colour samples are to be provided for approval prior to the commencement of the finishing coats

### 6. EXTERIOR PARAPETS AND GABLES

#### 6.10. REPAIRS

**Treatment of loose, defective and damaged plaster on masonry** Remove loose, defective and damaged plaster. Replaster with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar, in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 square metres** of defective and damaged plaster.

#### 6.11. Treatment of structural cracks

Rake out structural cracks (i.e. those caused by shear stress), at least 50mm on either side of the crack. Caulk crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions. Embed an alkaline-resistant reinforcing glass fibre mesh in the base coat of solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar over crack. Replaster over crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 linear metres** of structural cracks.

6.12. Remove inadequately adhering coatings, friable deposits, dust and surface contamination. (Use of water jet NOT allowed)

6.13. Rake out all cracks (other than hairline i.e. greater than 0.5mm). Prime inside of cracks and other imperfections with alkali resistant vapour diffusion primer such as Midas Masonry Primer or similar and fill flush all cracks, holes and "mapping" with cement based skimming compound such as Midas Skim-Fill Exterior or similar to match existing surface. Sand lightly and wipe clean. **IMPORTANT:** All substrates must be dry before painting, with a moisture content not exceeding 7%, as measured with an approved moisture meter.

6.14. Apply acrylic fibre waterproofing coating such as Midas Envirolite Fibreflex or similar in strict accordance with the manufacturer's instructions.

### 7. EXTERIOR PAINTED TIMBER

#### 7.10. SURFACE PREPARATION

Prepare surfaces by removing all coatings, flaking paint, friable deposits, grease, dirt and cement splashes etc. Sand thoroughly to break surface gloss (whether acrylic coating or Enamel paint) to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean.

For poor woodwork:

7.11. Scrape all the existing paint off the shutters and windows and expose the bare wood. No heat method to remove the finishes or any product to remove the finishes to be applied to the timber, as this will dry the timber further. Scraping by hand is the only allowed method to remove all existing paint.

- 7.12. Sand down the timber with sandpaper with a grit from 80 to 120 down to 400 to enhance the circulation of the remaining oil in the timber, thus making the pores flexible again to receive the moisture in the air. The sanding will also remove any residue of synthetic finish still remaining in the surface. The sanding down of any mouldings need to be done carefully in order not to blunt or take away from the crispness of the design.
- 7.13. Remove all rotten timber and replace with new to match. All new woodwork must be primed with primer for wood such as Midas Woodprime White or similar and allowed to dry prior to fixing, including the backs of the timber. Allow in the tender price to replace **1 cubic metre** of rotten timber.
- 7.14. Punch all exposed nail and screw heads and prime with one coat of metal primer such as Midas Metalprime Red or similar.
- 7.15. Treat all knots and other resinous areas with knotting and allow to dry hard, then sand lightly using fine sandpaper to provide a suitable key and apply a coat of universal undercoat such as Midas Universal Undercoat or similar. Do not prime over the undercoated areas.
- 7.16. Prime all bare woodwork, including all holes, cracks and nail or screw holes in woodwork with primer for wood such as Midas Woodprime White or similar and allow to dry, then fill with wood stopping and allow to dry, sand to a flush surface and dust down. If necessary, flush-fill all suitably primed wood grain with wood grain filler such as Brummer or Alcolin or similar.

External glazed doors and frames:

- 7.17. Remove all broken and cracked glass as well as loose and broken putty or glazing beads. Prime any bare wood surfaces with primer for wood such as Midas Woodprime White or similar and allow to dry, lightly sand and wipe clean. Where necessary, re-putty or re-glaze and allow to "cure", or re-fix new or existing fully primed glazing beads. Glazing must comply to Part N of SANS
- 7.18. All window rebates and glazing beads must be primed and undercoated prior to re-glazing. Allow in the tender price to replacing **10 square metres** of broken and cracked glass.

7.19. **UNDERCOATING**

Apply one coat of universal undercoat such as Midas Universal Undercoat or similar, allow to dry, sand lightly and wipe clean. Ensure total coverage of primer. Spread rate approximately 8m<sup>2</sup>/litre. Important: Allow 16 hours minimum drying time before overcoating with finishing coats.

7.20. **FINISHING COATS**

Apply two coats of oil-based enamel paint such as Midas Midaflo Gloss or similar, tinted to approved colour. Allow to dry, sand lightly between coats and wipe clean. Spread rate approximately 8m<sup>2</sup>/litre/coat. Important: Allow 16 hours minimum drying time between coats. Colour samples are to be provided for approval prior to the commencement of the finishing coats

## **APPENDIX 6 TO ANNEXURE B (PHASE 2): IZIKO BERTRAM HOUSE PAINTING**

### **SCOPE OF WORK**

Painting of exterior walls of Museum and of the Bertram house Annexe and boundary walls.  
External painting: Timber windows, doors and shutters

### **SCOPE OF WORK**

All facades require remedial work and new paint which include plaster work, doors and windows and steel work where applicable. See Iziko SA Museum drawings attached.

### **WORK SPECIFICATION**

#### **WALLS**

##### **Scope of Work:**

Prepare all external walls, mouldings and parapets according to the detailed specification. Apply paint according to the detailed specification attached.

##### **Methodology**

- Clean external building with non-potable water and brushes to remove all bird excrement and loose flaky paint. (Use of water jet NOT allowed)
- All surfaces should be smooth without any raised areas of old paint layers.
- Scrub walls with a sugar soap solution and rinse with clean water.
- Prepare all surfaces to be painted according to manufacturer's specifications.
- Apply bonding liquid or plaster primer to chalky surfaces. Prime any bare surfaces with the appropriate primer.
- Paint all external walls according to the detailed specification.
- Install new bird deterrents.

#### **EXTERNAL TIMBER ELEMENTS**

##### **Scope of Work:**

Prepare all windows, doors and shutters, according to the detailed specification. Paint windows, shutters and doors, according to the detailed specification below. Follow the instructions of the paint supplier closely.

##### **Methodology:**

- Remove glass from the window frames that are broken.
- Remove all loose and crumbling window putty, and replace with new putty.
- Remove all security and other fittings from the timber doors. Arrangements to be made with Iziko on how remove the fittings.
- Glass to be replaced with new as to match the existing in thickness and appearance. Glazing must comply with Part N of SANS.
- Replace all broken/rotten timber elements with matching timber.
- Scrape all the existing paint off the shutters and windows and expose the bare wood. No heat method to remove the finishes or any product to remove the finishes to be applied to the timber, as this will dry the timber further. Scraping by hand is the only allowed method to remove all existing paint.
- Sand down the timber with sandpaper with a grit from 80 to 120 down to 400 to enhance the circulation of the remaining oil in the timber, thus making the pores flexible again to receive the moisture in the air. The sanding will also remove any residue of synthetic finish still remaining in the surface. The sanding down of any mouldings need to be done carefully in order not to blunt or take away from the crispness of the design.

- Leave the bare wood open to the air to allow the pores to open and close and respond to the fluctuating relative humidity. The recommended period for this process is one month, with all timber protected from indirect or direct ultra violet rays. This might not be possible in Cape Town due to the high winds that will remove any protective measure over the shutters or windows. Should the protection not be possible, the shutters/windows are to be painted as stated below immediately after being sanded down.
- Apply polyurethane sealant around all window frames between the timber and plaster to prevent moisture ingress.

#### **DETAILED PAINT SPECIFICATION:**

### **3. EXTERIOR PLASTERED WALLS**

#### **7.21. REPAIRS**

##### **Treatment of loose, defective and damaged plaster on masonry**

Remove loose, defective and damaged plaster. Re-plaster with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar, in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 square metres** of defective and damaged plaster.

#### **7.22. Treatment of Structural Cracks**

Rake out structural cracks (i.e. those caused by shear stress), at least 50mm on either side of the crack. Caulk crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions. Embed an alkali-resistant reinforcing glass fibre mesh in the base coat of solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar over crack. Replaster over crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 linear metres** of structural cracks.

*Alternatively, for bad areas:*

- 7.23. Remove inadequately adhering coatings, friable deposits, dust and surface contamination. (Use of water jet NOT allowed)
- 7.24. Rake out all cracks (other than hairline i.e. greater than 0.5mm). Prime inside of cracks and other imperfections with alkali resistant vapour diffusion primer such as Midas Masonry Primer or similar and fill flush all cracks, holes and "mapping" with cement based skimming compound such as Midas Skim-Fill Exterior or similar to match existing surface. Sand lightly and wipe clean. **IMPORTANT:** All substrates must be dry before painting, with a moisture content not exceeding 7%, as measured with an approved moisture meter.

#### **7.25. SURFACE PREPARATION**

Treat all areas of mould and fungal growth by applying a coat of micro-organism treatment biocide such as Midas Fungiwash or similar and allow to react for at least 24 hours, prior to brushing off all growth with a stiff fibre brush. Once clean apply a second coat of micro-organism treatment biocide such as Midas Fungiwash or similar.

- 7.26. Prepare surfaces by removing all coatings, flaking paint, friable deposits, grease, dirt and cement splashes etc. Sand thoroughly to break surface gloss (whether acrylic coating or enamel paint) to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean.

#### **7.27. PRIMING**

Prime all bare and filled areas or powdering surfaces with one coat of alkali resistant vapour

diffusion primer such as Midas Masonry Primer or similar. Ensure total coverage of the substrate. Coverage approximately 8m<sup>2</sup>/litre.

Important: Allow 4 hours minimum drying time before overcoating with finishing coats.

#### 7.28. **FINISHING COATS**

Apply two coats of acrylic low sheen topcoat paint such as Midas Midalux 240 or similar, tinted to approve colour. Spread rate approximately 8m<sup>2</sup>/litre/coat. Colour samples are to be provided for approval prior to the commencement of the finishing coats

Important: Allow 4 hours minimum drying time between coats.

### 8. EXTERIOR TOPS OF EXPOSED PLASTERED WALLS

#### 8.10. **REPAIRS**

##### **Treatment of loose, defective and damaged plaster on masonry**

Hack off loose, defective and damaged plaster. Replaster with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar, in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 square metres** of defective and damaged plaster.

#### 8.11. **Treatment of structural cracks**

Rake out structural cracks (i.e. those caused by shear stress), at least 50mm on either side of the crack. Caulk crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions. Embed an alkaline-resistant reinforcing glass fibre mesh in the base coat of solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar over crack. Replaster over crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 linear metres** of structural cracks.

8.12. Remove inadequately adhering coatings, friable deposits, dust and surface contamination. (Use of water jet NOT allowed)

#### 8.13. **SURFACE PREPARATION**

Treat all areas of mould and fungus growth by applying a coat of micro-organism treatment biocide such as Midas Fungiwash or similar and allow to react for at least 24 hours, prior to brushing off all growth with a stiff fibre brush. Once clean apply a second coat of micro-organism treatment biocide such as Midas Fungiwash or similar.

8.14. Prepare surfaces by removing all coatings, flaking paint, friable deposits, grease, dirt and cement splashes etc. Sand thoroughly to break surface gloss (whether acrylic coating or enamel paint) to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean.

8.15. Rake out all cracks (other than hairline i.e. greater than 0.5mm). Prime inside of cracks and other imperfections with alkali resistant vapour diffusion primer such as Midas Masonry Primer or similar and fill flush all cracks, holes and "mapping" with cement based skimming compound such as Midas Skim-Fill Exterior or similar to match existing surface. Sand lightly and wipe clean.

#### 8.16. **INTERMEDIATE COATING**

Apply one coat of acrylic flexible fibre coating such as Midas Fibreforce or similar. Always lay off coating with a good quality paint brush. Spread rate approximately 3m<sup>2</sup>/litre.

#### 8.17. FINISHING COATS

Apply two coats of acrylic low sheen topcoat paint such as Midas Midalux 240 or similar, tinted to approve colour. Spread rate approximately 8m<sup>2</sup>/litre/coat. Important: Allow 4 hours minimum drying time between coats. Colour samples are to be provided for approval prior to the commencement of the finishing coats

### 9. EXTERIOR PARAPETS AND GABLES

#### 9.10. REPAIRS

**Treatment of loose, defective and damaged plaster on masonry** Remove loose, defective and damaged plaster. Replaster with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar, in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 square metres** of defective and damaged plaster.

#### 9.11. Treatment of structural cracks

Rake out structural cracks (i.e. those caused by shear stress), at least 50mm on either side of the crack. Caulk crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions. Embed an alkaline-resistant reinforcing glass fibre mesh in the base coat of solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar over crack. Replaster over crack with solvent-based Styrene Acrylic Co-polymer such as Midas Plaster Repair or similar in strict accordance with the manufacturer's instructions, including preparation and curing. Allow in the tender price to treat **10 linear metres** of structural cracks.

9.12. Remove inadequately adhering coatings, friable deposits, dust and surface contamination. (Use of water jet NOT allowed)

9.13. Rake out all cracks (other than hairline i.e. greater than 0.5mm). Prime inside of cracks and other imperfections with alkali resistant vapour diffusion primer such as Midas Masonry Primer or similar and fill flush all cracks, holes and "mapping" with cement based skimming compound such as Midas Skim-Fill Exterior or similar to match existing surface. Sand lightly and wipe clean. **IMPORTANT:** All substrates must be dry before painting, with a moisture content not exceeding 7%, as measured with an approved moisture meter.

9.14. Apply acrylic fibre waterproofing coating such as Midas Envirolite Fibreflex or similar in strict accordance with the manufacturer's instructions.

### 10. EXTERIOR PAINTED TIMBER

#### 10.10. SURFACE PREPARATION

Prepare surfaces by removing all coatings, flaking paint, friable deposits, grease, dirt and cement splashes etc. Sand thoroughly to break surface gloss (whether acrylic coating or Enamel paint) to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean.

*For poor woodwork:*

10.11. Scrape all the existing paint off the shutters and windows and expose the bare wood. No heat method to remove the finishes or any product to remove the finishes to be applied to the timber, as this will dry the timber further. Scraping by hand is the only allowed method to remove all existing paint.

- 10.12. Sand down the timber with sandpaper with a grit from 80 to 120 down to 400 to enhance the circulation of the remaining oil in the timber, thus making the pores flexible again to receive the moisture in the air. The sanding will also remove any residue of synthetic finish still remaining in the surface. The sanding down of any mouldings need to be done carefully in order not to blunt or take away from the crispness of the design.
- 10.13. Remove all rotten timber and replace with new to match. All new woodwork must be primed with primer for wood such as Midas Woodprime White or similar and allowed to dry prior to fixing, including the backs of the timber. Allow in the tender price to replace **1 cubic metre** of rotten timber.
- 10.14. Punch all exposed nail and screw heads and prime with one coat of metal primer such as Midas Metalprime Red or similar.
- 10.15. Treat all knots and other resinous areas with knotting and allow to dry hard, then sand lightly using fine sandpaper to provide a suitable key and apply a coat of universal undercoat such as Midas Universal Undercoat or similar. Do not prime over the undercoated areas.
- 10.16. Prime all bare woodwork, including all holes, cracks and nail or screw holes in woodwork with primer for wood such as Midas Woodprime White or similar and allow drying, then filling with wood stopping and allowing to dry, sand to a flush surface and dusting down. If necessary, flush-fill all suitably primed wood grain with wood grain filler such as Brummer or Alcolin or similar.

External glazed doors and frames:

- 10.17. Remove all broken and cracked glass as well as loose and broken putty or glazing beads. Prime any bare wood surfaces with primer for wood such as Midas Woodprime White or similar and allow to dry, lightly sand and wipe clean. Where necessary, re-putty or re-glaze and allow "curing", or re-fixing new or existing fully primed glazing beads.
- 10.18. All window rebates and glazing beads must be primed and undercoated prior to re-glazing. Allow in the tender price to replacing **10 square metres** of broken and cracked glass.

10.19. **UNDERCOATING**

Apply one coat of universal undercoat such as Midas Universal Undercoat or similar, allow to dry, sand lightly and wipe clean. Ensure total coverage of primer. Spread rate approximately 8m<sup>2</sup>/litre. Important: Allow 16 hours minimum drying time before overcoating with finishing coats.

10.20. **FINISHING COATS**

Apply two coats of oil-based enamel paint such as Midas Midaflo Gloss or similar, tinted to approved colour. Allow to dry, sand lightly between coats and wipe clean. Spread rate approximately 8m<sup>2</sup>/litre/coat. Important: Allow 16 hours minimum drying time between coats. Colour samples are to be provided for approval prior to the commencement of the finishing coats

## ANNEXURE C: PRICING SCHEDULE PHASE ONE

Quotation to be provided as per the schedule.

### SUMMARY OF COSTS PHASE ONE

PRIORITY	BUILDING	PHASE ONE	TOTAL COST INCL VAT
1	ISAM	Painting of ISAM façade External painting: Timber windows, doors and shutters	
2	ISANG	Painting of 2 exterior walls (façade and wall facing ISANG parking area) External painting: Timber windows, doors and shutters	
3.1	IOTH	Painting of 2 exterior walls (façade and wall facing Burg Street) External painting: Timber windows, doors and shutters	
3.2	IOTH	Repair of collapsed ceiling	
4	IR&V	Painting of exterior of walls of building as well as boundary walls of premises External painting: Timber windows, doors and shutters	

### APPENDIX 1 TO ANNEXURE C (PHASE1): IZIKO SA MUSEUM (ISAM) – PAINTING PRICING SCHEDULE

Iziko SA Museum (1x Façade as per project scope)	Rate per item/m2	Total fee as per project scope
Paint to exterior plastered walls (Includes repair to plaster and linear cracks)		
Paint to exterior tops of plastered walls (Includes repair to plaster and linear cracks)		
Paint to parapets and gables (Includes repair to plaster and linear cracks)		
Paint to exterior timber (Includes replacement of rotten timber and broken glass)		
	<b><u>TOTAL COST</u></b>	

**APPENDIX 2 TO ANNEXURE C (PHASE1): IZIKO SA NATIONAL GALLERY (ISANG) – PAINTING PRICING SCHEDULE**

Iziko SA National Gallery (2x Façade as per project scope)	Rate per item/m2	Total fee as per project scope
Paint to exterior plastered walls (Includes repair to plaster and linear cracks)		
Paint to exterior tops of plastered walls (Includes repair to plaster and linear cracks)		<b><u>APPENDIX</u></b>
Paint to parapets and gables (Includes repair to plaster and linear cracks)		
Paint to exterior timber (Includes replacement of rotten timber and broken glass)		
	<b><u>TOTAL COST</u></b>	

**3 TO ANNEXURE C (PHASE1): IZIKO OLD TOWNHOUSE (IOTH) PAINTING PRICING SCHEDULE**

Iziko Old Townhouse (2x Street façades as per project scope)	Rate per item/m2	Total fee as per project scope
Paint to exterior plastered walls (Includes repair to plaster and linear cracks)		
Paint to exterior tops of plastered walls (Includes repair to plaster and linear cracks)		
Paint to parapets and gables (Includes repair to plaster and linear cracks)		
Paint to exterior timber (Includes replacement of rotten timber and broken glass)		
	<b><u>TOTAL COST</u></b>	

**APPENDIX 4 TO ANNEXURE C (PHASE1): IOTH - CEILING REPAIRS PRICING SCHEDULE**

Iziko Old Townhouse (Ceiling repairs as per project scope)	Rate per item/m2	Total fee as per project scope
Repairs and finish to internal ceiling		
Repairs to waterproofing to threshold and balcony		
	<b><u>TOTAL COST</u></b>	

**APPENDIX 5: TO ANNEXURE C (PHASE1): IZIKO RUST EN VREUGD (IR&V) PAINTING PRICING SCHEDULE**

Iziko Rust & Vreugd (All façades as per project scope)	Rate per item/m2	Total fee as per project scope
Lime wash to exterior walls (Includes repair to plaster and linear cracks)		
Paint to exterior timber (Includes replacement of rotten timber and broken glass)		
Paint to external steel work		
	<b><u>TOTAL COST</u></b>	

**ANNEXURE D: PRICING SCHEDULE PHASE TWO**

Quotation to be provided as per the schedule.

**SUMMARY OF COSTS PHASE TWO**

PRIORITY	BUILDING	PHASE TWO	TOTAL COST INCL VAT
1	IOTH	Painting of exterior walls (excluding façade and wall facing Burg Street) and courtyard walls thereby completing the painting of all IOTH exterior walls External painting: Timber windows, doors and shutters	
2	ISANG	Painting of exterior walls of main building (excluding façade and wall facing ISANG parking area) and ISANG Annexe as well as boundary walls External painting: Timber windows, doors and shutters	
3	ISAM & Planetarium	Painting of exterior walls (excluding façade and Courtyard Project extensions) as well as boundary walls External painting: Timber windows, doors and shutters	
4	IBK	Painting of exterior walls (excluding façade) of museum as well as courtyard and boundary walls External painting: Timber windows, doors and shutters	
5	IKdW	All exterior walls and boundary walls External painting: Timber windows, doors and shutters	
6	IBH	All exterior walls of museum and IBH Annexe, as well as all boundary walls. External painting: Timber windows, doors and shutters	

**APPENDIX 1 TO ANNEXURE D (PHASE2): IZIKO OLD TOWNHOUSE (IOTH) PAINTING PRICING SCHEDULE**

Iziko Old Townhouse (Remaining facades)	Rate per item/m2	Total fee as per project scope
Paint to exterior plastered walls (Includes repair to plaster and linear cracks)		
Paint to exterior tops of plastered walls (Includes repair to plaster and linear cracks)		
Paint to parapets and gables (Includes repair to plaster and linear cracks)		
Paint to exterior timber (Includes replacement of rotten timber and broken glass)		
	<b>TOTAL COST</b>	<b>55</b>

**APPENDIX 2 TO ANNEXURE D (PHASE2): IZIKO SA NATIONAL GALLERY (ISANG) – PAINTING PRICING SCHEDULE**

<b>Iziko SA National Gallery (Remaining façades as per project scope)</b>	<b>Rate per item/m2</b>	<b>Total fee as per project scope</b>
Paint to exterior plastered walls (Includes repair to plaster and linear cracks)		
Paint to exterior tops of plastered walls (Includes repair to plaster and linear cracks)		
Paint to parapets and gables (Includes repair to plaster and linear cracks)		
Paint to exterior timber (Includes replacement of rotten timber and broken glass)		
	<b><u>TOTAL COST</u></b>	

**APPENDIX 3 TO ANNEXURE D (PHASE2): IZIKO SA MUSEUM & PLANETARIUM (ISAM) – PAINTING PRICING SCHEDULE**

<b>Iziko SA Museum and Planetarium (Remaining façades as per project scope)</b>	<b>Rate per item/m2</b>	<b>Total fee as per project scope</b>
Paint to exterior plastered walls (Includes repair to plaster and linear cracks)		
Paint to exterior tops of plastered walls (Includes repair to plaster and linear cracks)		
Paint to parapets and gables (Includes repair to plaster and linear cracks)		
Paint to exterior timber (Includes replacement of rotten timber and broken glass)		
	<b><u>TOTAL COST</u></b>	

**APPENDIX 4: TO ANNEXURE D (PHASE2) IZIKO BO-KAAP MUSEUM (IBK) - PAINTING**

Iziko Bo-Kaap Museum (All façades as per project scope)	Rate per item/m2	Total fee as per project scope
Paint to exterior plastered walls (Includes repair to plaster and linear cracks)		
Paint to exterior fairface brickwork (Includes repair to lose fairface brickwork)		
Paint to exterior tops of plastered walls (Includes repair to plaster and linear cracks)		
Paint to parapets and gables (Includes repair to plaster and linear cracks)		
Paint to exterior timber (Includes replacement of rotten timber and broken glass)		
Varnishing to exterior timber (Includes replacement of rotten timber and broken glass)		
Painting of exterior galvanised steel		
Painting of exterior mild steel		
	<b><u>TOTAL COST</u></b>	

**APPENDIX 5: TO ANNEXURE D (PHASE2) IZIKO KOOPMANS DE WET (IKDW) – PAINTING**

Iziko Koopmans de Wet (All façades as per project scope)	Rate per item/m2	Total fee as per project scope
Paint to exterior plastered walls (Includes repair to plaster and linear cracks)		
Paint to exterior tops of plastered walls (Includes repair to plaster and linear cracks)		
Paint to parapets and gables (Includes repair to plaster and linear cracks)		
Paint to exterior timber (Includes replacement of rotten timber and broken glass)		
	<b><u>TOTAL COST</u></b>	

**APPENDIX 6: TO ANNEXURE D (PHASE2) IZIKO BERTRAM HOUSE (IBH) - PAINTING**

Iziko Bertram House (All façades as per project scope)	Rate per item/m2	Total fee as per project scope
Paint to parapets and gables (Includes repair to plaster and linear cracks)		
Paint to exterior timber (Includes replacement of rotten timber and broken glass)		
	<b>TOTAL COST</b>	