

ANNEXURE A

******(Completion of Annex A is compulsory)**

**REPAIR AND RENOVATE THE EXTERIOR AND INTERIOR OF THE
OFFICIAL RESIDENCE OF THE SOUTH AFRICAN CONSUL GENERAL
LOCATED AT 230-232 EAST 49th STREET, NEW YORK, NY 10017**

SCOPE OF WORKS / SCHEDULE OF QUANTITIES

All Works, Schedules and Materials must be compliant with New York City regulations, including the property's Heritage Status, the rules of the Turtle Bay Gardens and the descriptions provided below may need to be adjusted accordingly.

<u>Section</u>	<u>Description</u>	<u>SQM / Length / Quantity</u>	<u>Per unit cost</u>	<u>Total</u>
<u>Site Establishment</u>				
Scaffolding	Supply and removal of scaffolding for all related site establishments			
Waste removal	Removal of building rubble			
Cleaning	Regular cleaning of residence to ensure habitability during maintenance and deep cleaning at end of project.			
<u>Exterior</u>				
Main entrance gates and fence	Clean and repaint the wrought iron entrance gates and fencing. Bent or broken sections are to be renovated with similar material.			
Building upper and middle roof	Assess for any existing moisture and repair water damaged areas. Coating of the upper and middle roof membrane system with high performance elastomeric roof coating. Restore surface mounted conduits on the perimeter roof terminations.			
Building lower roof	Full replacement of roof membrane and perimeter flashings and replace material with a modified bitumen membrane system			

Kitchen roof (5 th floor)	Coating of the kitchen roof and related areas, base metal panels with the roof membrane system. The coating should be extended vertically up to the top of the adjacent wall flashing.			
Roof railings	Replace all loose roof railings with welded steel members and connect properly to the roof.			
Skylights	Replace all existing skylights with new units with thermally frames and insulated glass units.			
Entrance patio / driveway	Replace all damaged bricks / pavers, grout and tiles.			
Boundary walls	Restore brick work.			
Front elevation	Clear and prepare affected areas. Replaster and fill gaps / cracks and waterproof. Apply two coats of premium exterior weatherproof paint. Refurbish entrance steps.			
Balconies	RegROUT tile joints at all the balconies Scrape, clean, repaint and restore rusted balconies Balcony connectors to the walls may need to be repaired and reinforced with new welded steel members.			
Front and Rear elevations	Remove front and rear stucco and repair masonry in front and behind including repointing masonry joints or rebuilding sections of the wall			
Floors	Replace carpets in the house and restore substrate if necessary. Replace damaged tiles with similar tiles.			
Window and door lintels	Remove and replace all damaged or cracked windows and door lintels at the front and rear elevations and replace with galvanized			

	steel lintels at the interior wall face and precast lintels at the exterior wall face.			
Concrete curbs / slabs	Remove damaged concrete curbs on the sidewalks and replace with new concrete curbs. Remove damaged concrete slabs at the coal shoot and replace with new concrete slabs			
Interior	Scrape, clean, and repaint all rusted landing stairs. Restore all cracked and damaged beams and plaster, clean and repaint the interior with superior paint. Remove damaged interior finishes at the damaged window header areas and repair masonry with new galvanized steel lintels. Assess, repair and repaint all interior walls and ceilings with premium paint.			
Building enclosure	Remove all stucco/coating material at all elevations of the building exterior. Existing brick / brown building substrate should be properly repaired including removal of all displaced or compromised coping stones. At all elevations a new stucco cladding system should be properly installed.			
Windows	Remove all old windows and replace with new high-performance windows with thermally improved frames and insulated glass units.			
Doors	Remove all defected doors and replace with new high-performance units with thermally improved frames, threshold, and insulated glass units.			

Kitchen	Replace all doors of the kitchen units with similar material.			
Bathrooms	Replace nonfunctional units' fixtures and accessories including, floor and wall tiles.			
Wardrobes	Replace damaged doors or locks			
Electrical system	Assess and repair electrical panels, receptacles and burnt-out lamps and broken light switches throughout the house. Repair exposed circuit conductors and provide additional receptacles in the bedrooms. Inspect and provide electrical compliance certificate. Subject to assessment, where required replace with new installations.			
Treatment of mould	Inspect and treat if mould growth detected.			
General				
Furniture storage	If necessary, packing, transport and storage of furniture, appliances, and equipment for applicable parts of the project.			
Heating / Hot water	Restore old boiler			
Asbestos	Inspection, removal, and issuing of register and removal certificate.			
Plumbing	Inspection of plumbing systems, restore defected and non-functional units. Restore external plumbing related items such as vent and reticulation pipes and gutters, including extending downpipes to avoid water retention on roof or walls			
Gas	Inspect and ensure compliance with legislation. Replace units that may require replacement.			

Fire alarm	Inspect and ensure compliance with legislation and where necessary repair.			
CCTV Cameras and Intercom system	Replace with new technology with sufficient video back up.			
Maintenance plan				
	Three (3) year maintenance plan			
	Allow for preliminaries	Percentage	15%	
	Allow for contingency	Percentage	15%	
		TAX EXEMPTED	TAX	
			Total	