

**Scope of Work: BROWSWEG MEDICAL CENTER EXPANSION AND UPGRADING**

PROJECT NO. RGM- IS-04-10-2025	DATE SUBMITTED
BROWSWEG MEDICAL CENTER EXPANSION AND UPGRADING	04/02/2026 (dd/mm/yyyy)
PROJECT OBJECTIVES	
<p>The project involves the expansion, upgrading, and refurbishment works at the Brownsweg Medical Center. The scope includes the construction of a kitchenette/office facility and upgrading works to the polyclinic and ward (beddenhuis) buildings. All works shall be executed in a fully operational medical environment with minimal disruption to ongoing healthcare services.</p>	
GENERAL REQUIREMENTS	
<ul style="list-style-type: none"> ➤ All works shall be carried out in accordance with: <ul style="list-style-type: none"> • Approved drawings • This Scope of Works (SOW) • The Bill of Quantities (BOQ) • Applicable building codes and safety regulations ➤ The contractor shall provide all labor, materials, tools, equipment, supervision, and temporary facilities required for the completion of the works. ➤ All materials used shall be new, of high quality, and suitable for medical facility use. ➤ The contractor shall ensure safe working conditions at all times and comply with site safety and hygiene requirements. 	

Step 1. Project Deliverables/ Scope of works-Summary

TASK NO.	DESCRIPTION
A	KITCHENETTE/OFFICE STRUCTURAL WORKS
1	Supply and installation of a construction site 20-foot container for use as a storage facility
2	Construction of foundations, completed up to floor level
3	Construction of 6-inch solid masonry walls, including installation of required beams and closure of the existing toilet window
4	Construction and installation of steel columns and beams, including all necessary finishes
5	Construction and installation of steel roof trusses, including all necessary finishes
6	Supply and installation of trapezoidal roofing sheets, including ridge caps and barge flashing
7	Construction of 80 mm reinforced concrete floor with integrated drainage system
8	Plastering of internal and external walls



9	Supply and installation of insulated ceiling panels
10	Supply and installation of polyester rain gutters, including downpipes
11	Supply and installation of drainage pits complete with discharge pipe
12	Supply and installation of anti-slip floor tiles
13	Supply and installation of necessary wall tiles
14	Painting of the building, both internal and external
15	Supply and installation of quality aluminum windows
16	Supply and installation of the required quality doors
17	Supply and installation of burglar bars to windows and doors
18	Construction of a reinforced concrete base for kitchen cabinets and a concrete countertop, including installation of tiles
19	Supply and installation of kitchen cabinets, including sink and faucet
20	Supply and installation of interior furnishings
21	Provision and connection of water installation
22	Provision and connection of electrical installations and lighting systems
23	Supply and installation of 36000 BTU air-conditioning units
24	Levelling and removal of construction debris from the surrounding site area
B	POLIKLINIEK/BEDDENHUIS UPGRADING
25	Dismantling, supply, and installation of trapezoidal roofing sheets to the ward building
26	Dismantling, supply, and installation of trapezoidal roofing sheets to the polyclinic
27	Supply and installation of burglar bars to windows and doors
28	Supply and installation of air-conditioning units in the meeting room

Step 2. Detailed Scope of Works

TASK NO.	DESCRIPTION KITCHENETTE/ OFFICE STRUCTURAL WORKS
1	<ul style="list-style-type: none"> ➤ Mobilization and Demobilization <ul style="list-style-type: none"> • Mobilize all necessary labor, equipment, and materials to the project site before the start of works. • Set up temporary facilities, safety measures, and site access as required. • Demobilize all labor, equipment, and temporary facilities upon completion of the works, ensuring the site is cleared and restored.



2	<ul style="list-style-type: none"> ➤ Supply and installation of a construction site 20'' container for use as a storage facility <ul style="list-style-type: none"> • Place the 20'' container flat on a level, elevated surface above ground. • Provide a water storage tank at the container. • Container must be fully waterproof with no leaks. • Provide a lockable door.
3	<ul style="list-style-type: none"> ➤ Construction of foundations, completed up to floor level <ul style="list-style-type: none"> • Excavation of foundation strips: 600 mm wide strips and 1200 × 1200 mm footings. • Placement of reinforcement: main reinforcement in the strips Ø10 - 150 with distribution reinforcement 5×Ø10 mm; stirrup reinforcement Ø8 - 150; and for the footings 4×Ø12 with ties Ø8- 200. • Pouring of concrete (grade B17.5) for strips, stirrups, and footings. • Building up foundation walls with 6'' solid masonry up to floor level. • Scratch coat and two finish coats (plastering) on the foundation walls, inside and outside. • Backfilling and compacting klink sand inside and outside the foundation walls.
4	<ul style="list-style-type: none"> ➤ Construction of 6-inch solid masonry walls, including installation of required beams and closure of the existing toilet window <ul style="list-style-type: none"> • Construct 6'' (150 mm) solid masonry walls as indicated in the approved drawings. • Install door frames (kozijnen) as required. • Supply and install all required lintels/beams above openings (doors, windows, and other penetrations) as specified in the drawings. • Close/infilling of the existing toilet window opening using matching masonry, finished to blend with the surrounding wall. • Ensure proper curing of masonry and concrete elements.
5	<ul style="list-style-type: none"> ➤ Construction and installation of steel columns and beams, including all necessary finishes <ul style="list-style-type: none"> • Supply, fabrication, and installation of steel columns 100x100x5mm as per the approved structural drawings and specifications. • Erection, alignment, and secure connection of all steel columns to foundations and supporting structures, including anchoring, base plates, bolts, and welding where required. • Application of all required surface preparation and protective finishes (primer and paint) to steel columns as specified. • Coordination with other trades (e.g., concrete, masonry, roofing, and services) to ensure proper integration.
6	<ul style="list-style-type: none"> ➤ Construction and installation of steel roof trusses, including all necessary finishes <ul style="list-style-type: none"> • Supply, fabrication, and installation of steel roof trusses 100x100x5mm and girders of Z-140 h.o.h. 1222mm as per the approved structural drawings and specifications. • Erection, alignment, and secure connection of all steel roof trusses to supporting columns and beams, including anchoring, bolts, plates, and welding where required.



	<ul style="list-style-type: none"> • Application of all required surface preparation and protective finishes (primer and paint) to steel roof trusses as specified. • Coordination with other trades (e.g., concrete, masonry, roofing, and services) to ensure proper integration.
7	<p>➤ Supply and installation of trapezoidal roofing sheets, including ridge caps and barge flashing</p> <ul style="list-style-type: none"> • Supply and install trapezoidal roofing sheets type 33-250 with thickness 0.63 mm. • Include all necessary ridge caps (minimum width 500 mm), barge flashings (170 mm), and related accessories. • Ensure proper alignment, secure fastening, and weather-tight installation. • Coordinate with structural and other trades for correct integration.
8	<p>➤ Construction of 80 mm reinforced concrete floor with integrated drainage system</p> <ul style="list-style-type: none"> • Construct an 80 mm thick reinforced concrete floor including Ø8- 150 mm reinforcement mesh, proper leveling, and compaction of base material. • Install an integrated drainage system within the floor, ensuring correct slope for water flow. • Finish the concrete surface to ensure smoothness and proper drainage performance.
9	<p>➤ Plastering of internal and external walls</p> <ul style="list-style-type: none"> • Apply plaster to all internal and external walls as per approved drawings and specifications. • Ensure proper surface preparation, including cleaning, patching, and priming where required. • Achieve smooth and even finishes, ready for painting or other finishing works. • Coordinate with other trades (electrical, plumbing, and structural) to avoid interference with embedded items.
10	<p>➤ Supply and installation of insulated ceiling panels</p> <ul style="list-style-type: none"> • Supply and installation of insulated sandwich panels type 1160-40mm, 1 meter wide, including T-iron profiles spaced at 50 cm. • Ceiling to be walkable and supported by 13 adjustable suspension hangers of 200 mm each. • Ensure proper alignment, secure fastening, and sealing to provide thermal insulation and weather tightness. • Coordinate with structural and finishing trades to ensure correct integration and installation.
11	<p>➤ Supply and installation of 20cm polyester rain gutters, including 4" PVC downpipes</p> <ul style="list-style-type: none"> • Supply and installation of 200 mm polyester rain gutters, including 4" PVC downpipes. • Ensure correct alignment, secure fixing, and proper connection to the drainage system. • Install complete and weather-tight in accordance with approved drawings and specifications.
12	<p>➤ Supply and installation of 60x60 cm drainage pits</p> <ul style="list-style-type: none"> • Supply and installation of 60 × 60 cm drainage pits complete with 4" PVC discharge pipes. • Ensure correct positioning, secure installation, and proper connection to the drainage system. • Install in accordance with approved drawings and specifications.



13	<p>➤ Supply and installation of anti-slip grey floor tiles</p> <ul style="list-style-type: none">• Supply and install anti-slip grey floor tiles as approved by the project engineer.• Ensure proper surface preparation, alignment, and secure fixing for a durable and level finish.• Grout and finish the tiles to achieve a smooth, slip-resistant surface.• Consider plumbing, electrical, and structural elements to avoid conflicts with embedded items.
14	<p>➤ Supply and installation of necessary wall white tiles</p> <ul style="list-style-type: none">• Supply and install white wall tiles as approved by the project engineer.• Ensure proper surface preparation, alignment, and secure fixing for a durable and level finish.• Grout and finish the tiles to achieve a smooth and even surface.• Consider plumbing, electrical, and structural elements to avoid conflicts with embedded items.
15	<p>➤ Painting of the building, both internal and external</p> <ul style="list-style-type: none">• Prepare all surfaces, including cleaning, filling cracks, sanding, and priming as required.• Apply paint to all internal and external walls and other specified surfaces, matching the existing building colors.• Ensure smooth, even coverage and high-quality finish.• Coordinate with other trades to avoid damage to newly installed finishes or fixtures.
16	<p>➤ Supply and installation of quality aluminum windows</p> <ul style="list-style-type: none">• Supply and install quality aluminum windows of Kuldipsing quality, including:<ul style="list-style-type: none">• Sliding frame A6 (1.6 x 1.55 m = 2.48 m²) – 1 piece• Sliding frame A7 (2 x 1.55 m = 3.1 m²) – 2 pieces• Ensure proper alignment, secure fixing, and smooth operation of all window units.• Include all necessary accessories, hardware, and sealing to ensure weather-tightness.
17	<p>➤ Supply and installation of the required quality doors</p> <ul style="list-style-type: none">• Supply and install exterior door set (1 double leaf) including all specified hardware and accessories.• Provide and install Nemef 646-LV cylinder lock with matching strike plate (left side).• Supply and fit Nemef 3252 S door handles with 72 mm spacing (2 knobs/handles).• Install BSW 75 × 75 stainless steel ball pivot hinges (DIN left swing).• Use stainless steel screws (1") for all fixings.• Install door buffer P&E 775-1-3 (Ø 80 mm, stainless steel, floor mounted).• Include bascule edge bolt (kantschuif) IVANA nr. 315002 for door retention/security.• Ensure correct alignment, secure fixing, smooth operation, and weather sealing as required.



18	<ul style="list-style-type: none"> ➤ Supply and installation of burglar bars to windows and doors • Fabrication of burglar bars using 30 × 30 mm steel square hollow sections (SHS) to fit window and door openings as per approved drawings and site measurements. • Installation using appropriate anchors and fixings to ensure structural strength and security. • Application of anti-corrosion treatment, including primer and final paint finish. • Ensuring proper alignment, neat workmanship, and secure fixing.
19	<ul style="list-style-type: none"> ➤ Construction of a reinforced concrete base for kitchen cabinets and a concrete countertop, including installation of tiles • Construct a reinforced concrete base as per approved drawings and specifications for kitchen cabinets. • Construct a reinforced concrete countertop integrated with the base. • Supply and install tiles on the countertop surface, ensuring proper alignment and finishing. • Ensure curing of concrete and protection of finishes during the construction process.
20	<ul style="list-style-type: none"> ➤ Supply and installation of kitchen cabinets, including sink and faucet • Supply and install mdf kitchen cabinets. • Include installation of sink and faucet, ensuring proper plumbing connections and leak-free operation. • Ensure proper alignment, secure fixing, and finishing of all cabinet units.
21	<ul style="list-style-type: none"> ➤ Supply and installation of interior furnishings • Supply and install interior furnishings including: <ul style="list-style-type: none"> ○ 1 office desk with office chair (Quality must be off the ones of Devina’s), ○ 1 table for 6 persons, ○ 6 chairs, ○ Wooden upper kitchen cabinets. • Ensure proper placement, secure fixing, and finishing of all furnishings as per approved layout. • Coordinate with other trades to ensure smooth integration within the interior space.
22	<ul style="list-style-type: none"> ➤ Provision and Connection of Water Installation • Supply of all labour, materials, fittings, and equipment required • Site inspection and preparation for water connection points • Supply and installation of water pipes, valves, and associated fittings • Connection of water supply to the existing main or designated source • Installation of taps, outlets, and necessary fixtures as specified • Testing of water flow, pressure, and leak detection to ensure proper operation
23	<ul style="list-style-type: none"> ➤ Provision and Connection of Electrical Installations and Lighting Systems • Installation of lighting fixtures, including internal and external lights • Connection of electrical systems to the main supply or designated power source • Testing and commissioning of electrical circuits and lighting systems to ensure safe and proper operation • Compliance with relevant electrical codes, standards, and regulations



24	<ul style="list-style-type: none"> ➤ Supply and Installation of 36,000 BTU Air-Conditioning Units • Supply of one (1) 36,000 BTU split type air-conditioning units • Including brackets and supports • Routing and connection of refrigerant piping, drainage lines, and electrical wiring • Connection to power supply, including circuit protection and switches as required • Testing and commissioning of units to ensure proper cooling performance and safe operation • Provision of user instructions and maintenance guidance
25	<ul style="list-style-type: none"> ➤ Levelling and Removal of Construction Debris • Levelling of the surrounding site area to ensure a safe and even surface • Removal and proper disposal of all construction debris from the site • Final site clean-up, leaving the area safe and ready for subsequent works
TASK NO.	DESCRIPTION BEDDENHUIS UPGRADING
26	<ul style="list-style-type: none"> ➤ Dismantling, supply, and installation of trapezoidal roofing sheets to the ward building • Dismantling and removal of existing roof sheets and gutters • Supply and installation of trapezoidal zinc sheets (8 m length, 26 BG), ridge and eave plates (0.7 mm), gutter brackets, wind boards, screws, and accessories • Installation of gutters and all related fittings • Painting and finishing works, including use of double-sided tape where required • Compliance with safety and quality standards
27	<ul style="list-style-type: none"> ➤ Dismantling, supply, and installation of trapezoidal roofing sheets to the polyclinic • Dismantling and removal of existing roofing sheets • Supply and installation of: <ul style="list-style-type: none"> ○ 7 trapezoidal roof sheets (6236 mm, profile 33/250, 0.63 mm thick) ○ Ridge plates (0.63 mm, color same as roof) ○ Eave plates (0.7 mm, color unspecified) ○ Fasteners (“no-knock” screws, washers, caps) • Roof covering at 1.2 mu/m² • Finishing with touch-up paint and double-sided tape
28	<ul style="list-style-type: none"> ➤ Supply and Installation of Burglar Bars – Windows and Doors • Supply of burglar bars as specified for windows and doors • Installation of burglar bars, including fixing to frames or walls with appropriate fasteners • Ensuring proper alignment, security, and finish
29	<ul style="list-style-type: none"> ➤ Supply and Installation of 36,000 BTU Air-Conditioning Unit – Meeting Room ➤ Supply of one (1) 36,000 BTU split type air-conditioning units ➤ Including brackets and supports ➤ Routing and connection of refrigerant piping, drainage lines, and electrical wiring ➤ Connection to power supply, including circuit protection and switches as required ➤ Testing and commissioning to ensure proper cooling performance and safe operation

Step 3. Out of Scope

<p>This project will NOT accomplish or include the following:</p>	<ul style="list-style-type: none"> ➤ Procurement and installation of non-fixed medical equipment, movable furniture, or specialty appliances (e.g., medical devices, refrigerators, or freezers). ➤ Landscaping beyond basic site leveling. ➤ External roadworks, parking area paving, or public utilities outside the site boundaries. ➤ Ongoing facility operations, maintenance, or cleaning after handover. ➤ Costs related to permits, fees, or utility connections beyond the immediate water and electrical works included in the project.
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Step 4. Project outcomes

NO.	OUTCOMES
1	Renovated polyclinic and ward buildings with safe, functional, and comfortable spaces for patients, staff, and visitors.
2	Fully constructed kitchenette/office with reinforced concrete foundation, walls, roofing, and finishes.
3	Functional roof structures with trapezoidal roofing sheets, ridge and eave plates, and integrated rainwater drainage.
4	Properly installed interior finishes, including wall and floor tiles, painting, and ceilings.
5	Fully operational water and electrical installations, including lighting, outlets, and air-conditioning units.
6	Secure facilities with installed burglar bars on windows and doors.
7	Cleaned and leveled site area ready for further use or minor landscaping.
8	Improved overall safety, hygiene, and accessibility within the medical center to support uninterrupted healthcare services.

Step 5. Project Constraints

PROJECT START DATE	04/02/2026
LAUNCH / GO-LIVE DATE	04/01/2026
PROJECT END DATE	06/30/2026
LIST ANY HARD DEADLINE(S)	06/30/2026
LIST OTHER DATES / DESCRIPTIONS OF KEY MILESTONES	Duration 3 months

FACILITIES TO BE PROVIDED BY RGM	<ul style="list-style-type: none"> • Directive for Quality Assurance, Progress Control and Order Checks
FACILITIES TO BE PROVIDED BY CONTRACTOR	<ul style="list-style-type: none"> • Insurance. • Lodging • All required material for construction. • Cost breakdown and Gantt chart. • Project supervision. • Survey during construction. • Safety procedures. • All Personal Protective Equipment. • Transportation
QUALITY OR PERFORMANCE CONSTRAINTS	<ul style="list-style-type: none"> • The Contracting Company will be evaluated based on safety, quality, velocity, cost, workforce performance and time related progress metric. • Weekly performed progress will be monitored by the Infrastructure Services Department. • The contractor will report to the Infrastructure Services dept. • Any tasks or modifications not specified in the scope of work must receive approval from the infrastructure team before proceeding. • Safety meetings and JHA's are required.
EQUIPMENT / PERSONNEL CONSTRAINTS	<ul style="list-style-type: none"> • No equipment nor personnel of the contractor should be used for other projects during the construction. • All equipment and personnel must meet the necessary safety and performance requirement.
REGULATORY CONSTRAINTS	<ul style="list-style-type: none"> • The project must follow safety regulations, including worker protective equipment, secure scaffolding for construction and protocols for lifting and handling materials. • This scope of work forms the basis of the agreement between the client and the contractor. Any changes or deviations from this scope must be documented and mutually agreed upon.