

**ZiJin****ROSEBEL GOLD MINES N.V.**
罗斯贝尔金矿有限公司**Scope of Work: REHABILITATION SCHOOL BUILDING MARSHALLKREEK**

PROJECT NO. RGM- IS-09-05-2026		DATE SUBMITTED
REHABILITATION SCHOOL BUILDING MARSHALLKREEK		09/05/2026
PROJECT OBJECTIVES		
The project involves the rehabilitation, upgrading, and refurbishment of Wing A, Wing B, and the Toilet Group of the school building at Marshallkreek. The scope includes structural repairs, wall construction, roofing works, ceiling installation, doors and windows replacement, painting works, sanitary installations, and electrical systems to ensure a safe, functional, and durable learning environment. All works shall be executed to restore the buildings into safe, functional, durable, and hygienic conditions suitable for educational use.		
GENERAL REQUIREMENTS		
➤ All works shall be carried out in accordance with: • Approved technical drawings (to be prepared and submitted by the Contractor). • This Statement of Work (SOW). • The Bill of Quantities (BOQ). • Applicable building codes, standards, and safety regulations. The Contractor shall: • Provide all labor, materials, tools, equipment, supervision, and temporary facilities required for proper execution. • Ensure all materials are new, of high quality, and fit for purpose. • Always maintain safe working conditions. Mandatory Submissions (Pre-Construction): • Job Hazard Analysis (JHA). • Timber protection and maintenance plan (wood-boring insect prevention). • Construction schedule / Gantt Chart. • Cost breakdown. • Site organization chart. • Insurance documentation. • Quality Assurance / Quality Control plan. Safety Requirements: • Mandatory use of Personal Protective Equipment (PPE) • Install warning and safety signage. • Maintain organized work areas. • Prevent unauthorized site access. • Conduct toolbox meetings.		

- Provide fire extinguishers and first aid kits.
- Implement proper waste management.
- Control dust and noise pollution.

Step 1. Project Deliverables/ Scope of works-Summary

TASK NO.	DESCRIPTION
A.	Supply and installation of a construction site 20-foot container for use as a storage facility
B.	Execution of all required floor and wall finishing works, including surface preparation, screeding, plastering, tiling, and final finishes.
C.	Supply and installation of all doors, windows, and security elements, including frames, hardware, ventilation openings, and burglar-proofing systems.
D.	Execution of all wall construction, repair, and structural reinforcement works for both timber and masonry systems.
E.	Execution of all roof structure works, including installation and repair of trusses, purlins, roofing sheets, and associated components.
F.	Execution of all ceiling works, including installation of support frameworks and ceiling finishing systems.
G.	Execution of all internal and external painting works, including surface preparation, priming, and application of finishing coats.
H.	Execution of all sanitary works within the toilet group, including installation of fixtures, piping, and connections.
I.	Execution of all electrical works, including wiring, lighting, switches, sockets, and distribution systems.

Step 2. Detailed Scope of Works

TASK NO.	DESCRIPTION WING A, WING B & TOILETGROUP – REHABILITATION WORKS
1.	Mobilization and Site Setup (ALL AREAS). ➤ The contractor shall first mobilize all personnel, equipment, and materials to site. • Establish site access routes and safety barriers. • Install temporary storage containers (20ft) on stable and elevated ground. • Provide water storage tank at container. • Set up PPE zone, safety signage, and first aid station. • Ensure site is clean, organized, and ready for demolition works. Control point: ➤ Site must be inspected and approved by the Site Supervisor prior to commencement of demolition works.



2.	Supply and installation of a construction site 20 ft container for use as a storage facility. ➤ Place the 20ft 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.	Demolition and Removal Works (ALL WINGS) ➤ Remove existing damaged roofing sheets and accessories. ➤ Dismantle ceilings, doors, and windows. ➤ Remove defective timber and masonry elements. ➤ Remove unstable or unsafe structural components. ➤ Transport and dispose all debris to an approved dumping site. Control point: ➤ Site must be structurally safe and cleared before reconstruction begins.
4.	Wood Treatment (ALL TIMBER ELEMENTS) ➤ All timber shall be treated against wood-boring insects. ➤ Inspect all existing timber elements for damage and infestation. ➤ Remove and replace severely damaged timber members. ➤ Apply anti-termite / wood-borer chemical treatment. ➤ Allow full drying before any reconstruction. Control point: ➤ No untreated timber shall remain in structural use.
5.	Structural Works – Wall Construction ➤ Wing A (Timber Structure Repair): • Repair and reinforce timber frames (2"x4" and 1"x2"). • Install mesh reinforcement where required. • Ensure alignment and stability before closing walls. ➤ Wing B (Masonry Construction): • Construct 4" solid block walls according to layout drawings. • Install door and window openings. • Close and repair existing defective wall sections. Control point: ➤ Walls must pass alignment and verticality check before plastering.
6.	Roof Structure Works (ALL BUILDINGS) ➤ Install or repair timber roof trusses. ➤ Ensure correct spacing, anchoring, and load distribution. ➤ Install purlins and support beams. ➤ Fix roofing sheets securely (trapezoidal sheets where specified). ➤ Install ridge caps, wind boards, and fascia boards. ➤ Install gutters and downpipes for drainage. Control point:

	➤ Roof must be watertight before ceiling works start.
7.	Floor Preparation and Finishing Works ➤ Compact and level floor base (sand/cement preparation). ➤ Apply screed to achieve level finish. ➤ Apply anti-slip tiles in designated areas (Wing B office area). ➤ Ensure proper slope for drainage where required. ➤ Apply grout and clean finished surfaces. Control point: ➤ Floor must be level, cured, and fully finished before painting or installation works.
8.	Wall Finishing and Plastering ➤ Apply cement plaster to internal and external walls. ➤ Ensure surface is clean and pre-wetted before plastering. ➤ Apply two-layer finish (base + smooth finish coat). ➤ Cure plaster properly to prevent cracking. Control point: ➤ Wall surfaces must be smooth and ready for painting.
9.	Ceiling Works ➤ Install ceiling framework (1"x2" battens and 1.5"x3" hangers). ➤ Install PVC ceiling panels (Wing A, Wing B, Toilet Group). ➤ Fix ceiling joiners and finishing strips. ➤ Ensure level alignment across all rooms. Control point: ➤ Ceiling must be stable, level, and fully fixed before painting finishes.
10.	Doors, Windows & Security Installations ➤ Install door frames (2"x4"). ➤ Install panel doors and folding doors where specified. ➤ Install aluminum sliding windows. ➤ Install glass or mesh ventilation openings. ➤ Install burglar bars (dievenijzer). ➤ Install locks, hinges, and all hardware. Control point: ➤ All doors must open/close smoothly and lock securely.
11.	Painting Works ➤ Clean all surfaces and remove dust. ➤ Fill cracks and holes with filler (plamuur). ➤ Apply primer coat (grondlak). ➤ Apply 2 coats acrylic latex paint. ➤ Ensure uniform color and finish. Control point: ➤ No visible defects, stains, or uneven coverage allowed.
12.	Toilet Group – Sanitary Works ➤ Remove old sanitary fixtures.

	➤ Install 5 toilet units. ➤ Install 3 washbasin faucets. ➤ Connect water supply lines. ➤ Seal all joints properly. ➤ Perform leak testing for all installations. Control point: ➤ No leakage allowed before handover of sanitary works.
13.	Electrical Works ➤ Install wiring (3x2.5 mm cables) in protected conduits. ➤ Install sockets and switches in approved positions. ➤ Install breaker panels. ➤ Install lighting fixtures (1x20W and LED lamps). ➤ Test circuits for safety and continuity. Control point: ➤ Full electrical testing certificate required before completion.
14.	Final Cleaning and Handover Preparation ➤ Remove all remaining debris. ➤ Clean all floors, ceilings, and surfaces. ➤ Remove temporary installations. ➤ Inspect all systems (structural, electrical, sanitary) Control point: ➤ Final inspection must be approved before handover.

Step 3. Out of Scope

This project will NOT be accomplished or include the following:	➤ Procurement and installation of loose furniture, such as desks, chairs, cabinets, or teaching equipment. ➤ Supply or installation of non-fixed equipment or appliances (e.g., refrigerators, fans do not part of electrical scope, etc.). ➤ Construction of new buildings or extensions outside Wing A, Wing B, and the Toilet Group. ➤ Landscaping is beyond basic site leveling. ➤ Utility connections outside the site boundary (e.g., main grid upgrades, external water networks). ➤ Ongoing facility operations, maintenance, or cleaning after handover. ➤ Any works not explicitly described in this Scope of Works or BOQ.
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Step 4. Project outcomes

NO.	OUTCOMES
1	Fully rehabilitated Wing A and Wing B classrooms, providing safe, functional, and comfortable learning spaces.
2	Renovated toilet group with properly functioning sanitary fixtures and hygienic conditions.

3	Structurally sound buildings with repaired timber and masonry elements.
4	Fully functional roof structures, including watertight roofing sheets, ridge caps, fascia boards, and drainage systems.
5	All timber elements treated against wood-boring insects (houtluizen) using approved methods and materials.
6	Implemented preventive maintenance plan for long-term protection of timber structures.
7	Completed interior and exterior finishes, including plastered walls, tiled floors (where applicable), ceilings, and painting works.
8	Properly installed doors, windows, burglar bars, and locking systems, ensuring security and usability.
9	Fully operational electrical system, including lighting, switches, sockets, and distribution panels.
10	Functional water supply and sanitary systems, free from leakage and compliant with hygiene standards.
11	Clean, organized, and safe school environment, ready for immediate use.
12	Improved overall safety, durability, and usability of the school facilities for students and staff.

Step 5. Project Constraints

PROJECT START DATE	.../.../2026
LAUNCH / GO-LIVE DATE	.../.../2026
PROJECT END DATE	.../.../2026
LIST ANY HARD DEADLINE(S)	
LIST OTHER DATES / DESCRIPTIONS OF KEY MILESTONES	Duration 6 months
FACILITIES TO BE PROVIDED BY RGM	Directive for Quality Assurance, Progress Control and Order Checks

FACILITIES TO BE PROVIDED BY CONTRACTOR	• Insurance. • Lodging • All required material for construction. • Cost breakdown and Gantt chart. • Project supervision. • Safety procedures. • All Personal Protective Equipment. • Transportation • All construction materials and equipment • Temporary facilities (storage container, water tank, etc.) • Site surveying and setting out
QUALITY OR PERFORMANCE CONSTRAINTS	• 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 RGM. • The contractor will report to RGM. • 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	• 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	• 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.