



CULLEN BOWLES

RHODES UNIVERSITY:
UPGRADING OF THE CULLEN BOWLES RESIDENCE



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CONTRACT VALUE | R12, 241, 940.44

SCOPE OF CONTRACT

The project consisted of the overall refurbishment and remodelling of the 79 room Residence at Cullen Bowles as well as the wardens flat.

CONSTRUCTION CONCEPT

The 3 story face brick residence, constructed in the mid 1970's, was in a progressive state of dilapidation and in serious need of an overhaul. Due to the housing shortage in Grahamstown, this renovation had to be done during the longest student break, being the December holiday.

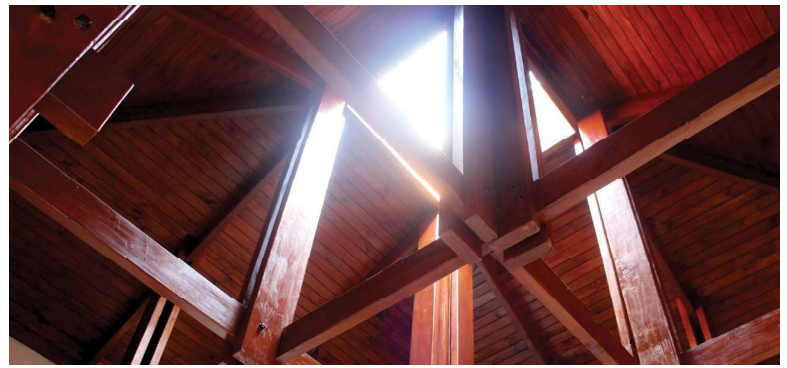
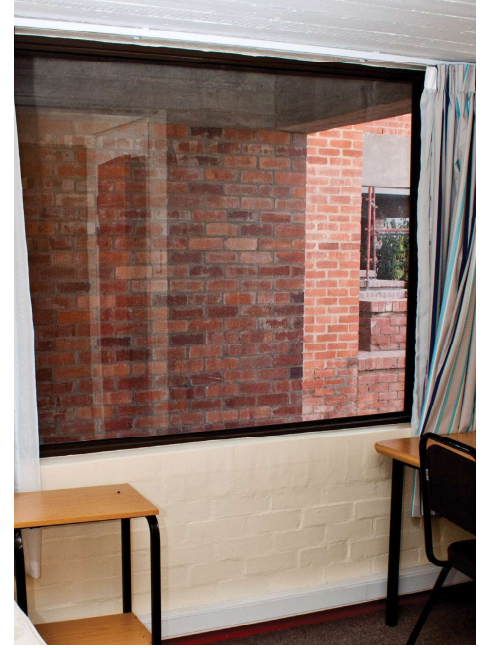
PROJECT CHALLENGES

The entire project was a challenge, having to be

completed within 65 days – which included Christmas and new year. Acorn had a staff complement of between 30 and 105 people throughout the contract period with no less than 3 site managers present at all times.

With an official start date of 1 December and students arriving to their new rooms on 14 February, planning and executing to this plan was crucial. Acorn managed to do this with military precision and in the process set new standards in renovative construction which included:

- Demolishing and carting away of 660m³ of brick walls and wall tiles over 3 floors within 10 days
- Building 426m² of new walls
- Plaster 1873m² walls
- Screed 527m² floors
- Removed 274 steel windows and built in 278 new aluminium doors and windows
- Paint 10 258m² walls, ceilings, doors and frames
- Tile 838m² walls and floors
- Replace 1578m² waterproofing
- Fit 132 new doors with locks
- Fit 2187m skirtings



- Fit 82 room cupboards and 2 sets of kitchen cupboards
- Replace 1104m copperpipe ranging from 15 – 54mm in diameter.
- Construct and fit out 11 new showers
- Replace 29 wash hand basins, 11 toilets and 7 urinals
- A complete new electrical installation with new main and sub DB's, new lights and power outlet sockets and new supply cables.
- A completely new heat pump hot water supply system with central Boilers
- 8,9 Tons of galvanized Structural steel in creating 3 new fire escapes

CONSTRUCTION CHARACTERISTICS

Other than a complete revamp of wall and floor finishes the project included:

- Replacement of all steel windows with aluminium windows.
- Selective demolition of walls to create more

- space in rooms.
- Demolition of beds and cupboards which consisted of brick enclosures, replacing it with new beds and Melamine cupboards
- Demolition of existing bathrooms to enlarge and create more bathrooms and showers.
- New doors to all rooms and bathrooms
- Major alterations and renovations to the wardens flat, including a new kitchen, with new cupboards as well as new cupboards to rooms, new raised floors.

EXTERIOR WORK INCLUDED

- Cosmetic repairs to face bricks
- New waterproofing on concrete roofs
- 3 new Fire escapes
- 3 new entrances with Hulabond canopies and new timber doors

FROM |

Peter May <pm-kwmh@mweb.co.za>

DATE | Friday 13 February 2015 at 13:19**TO |** Dr Iain L'Ange <i.lange@ru.ac.za>

Cc: "d.vandyk@ru.ac.za" <d.vandyk@ru.ac.za>, 'Merrill Prinsloo' <M.Prinsloo@ru.ac.za>, "j.harris@ru.ac.za" <j.harris@ru.ac.za>, "neill@mmkarchitects.co.za" <neill@mmkarchitects.co.za>, 'Duanne Chambers' <dchambers@cmbpe.co.za>, 'Natie' <natie@acornbfn.co.za>

SUBJECT | RU : Cullen Bowles

Dear Iain

Just a short note to advise that the final block on Cullen Bowles has been inspected and that we are going to issue the Practical Completion Certificate for the project. This is on schedule and we are enormously relieved that the Contractors have done so well on an extremely challenging project. The final curtaining and furniture fit-outs can proceed as planned on Monday.

Regards

PETER MAY

BSc QS PrQs PMAQS

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**FROM |** "Dr Iain L'Ange" <i.lange@ru.ac.za>**DATE |** 13 February 2015 at 2:15:55 PM SAST**TO |** Peter May <pm-kwmh@mweb.co.za>

CC | "Dawie Van Dyk" <d.vandyk@ru.ac.za>, "Neill Kievit" <neill@mmkarchitects.co.za>, "Natie" <natie@acornbfn.co.za>, "VC@ru.ac.za" <VC@ru.ac.za>, "p.clayton@ru.ac.za" <p.clayton@ru.ac.za>, "c.boughey@ru.ac.za" <c.boughey@ru.ac.za>, "s.fourie@ru.ac.za" <s.fourie@ru.ac.za>, "jay.pillay@ru.ac.za" <jay.pillay@ru.ac.za>, "Colleen Vassiliou" <c.vassiliou@ru.ac.za>

SUBJECT | Re: RU : Cullen Bowles

Dear Peter

This is excellent news indeed. Warmest congratulations to you, the architect, the contractors (from Bloemfontein) and the relevant staff from RU Facilities Services for achieving this target. Just to remind everybody – the full interior renovation of Cullen Bowles Residence (approx R15million project) has been completed in just on three months. Given that this project was initially scoped at between 6-8 months, this is a stellar achievement indeed. Dawie, thank you hugely for "Business Unusual"!

Warm regards

Iain

DR IAIN L'ANGE

EXECUTIVE DIRECTOR: INFRASTRUCTURE, OPERATIONS & FINANCE

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