

A/S NOREMCO CONSTRUCTION

ANC - Maintenance scheme: Mazimbu and Dakawa.

Extent of cleaning up, catching up on lacking maintenance and repairs due to vandalism. NOREMCO's proposal:

The works need to be carried out in two stages:

1. Crash programme to make the premises ready for a handing over ceremony.
2. Planned process to go through the settlements in order to make all installations in good working order, maintained to a standard that could be expected according to agreements with the donors.

As there is extremely short time for the crash programme, all works before 03/07/92 will concentrate on presenting the premises to an acceptable standard. At the same time, the work presented so far will form a picture of what the donors and the Tanzanian Government can expect from the ongoing maintenance programme. As such, the maintenance works should not introduce a standard that is better than ANC has been living with. It is, however, inevitable that some previously unpainted surfaces will have to receive paint, being the cheapest way of camouflaging damages/stains to previously untreated surfaces.

It must also be recognised that ANC is handing over settlements that have been inhabited and used. A certain wear and tear must be accepted (is accepted), and we should aim at presenting the premises:

Tidy and clean.

All technical installations in working order.

All roads free from potholes, gravel roads graded.

All drains cleaned up: Concrete lined drains free from growth, and earth drains cleaned for undesirable rubbish and vegetation.

Splash aprons to be tidied up: Bordering to be supplemented and aligned, rubbish and leaves to be removed, touch up with new chippings.

All roofs repaired for leakages.

All external timber structures treated with wood preservatives, and preferably also with a coat of paint to camouflage lacking previous maintenance.

All mosquito gauze intact, with the protecting coffee tray wire.

All windows cleaned and given one coat of wood stain to camouflage miscolouring and stains.

All windows to have the lacking louver glass when eventually handed over.

All doors to receive one coat of wood stain, for reasons as above.

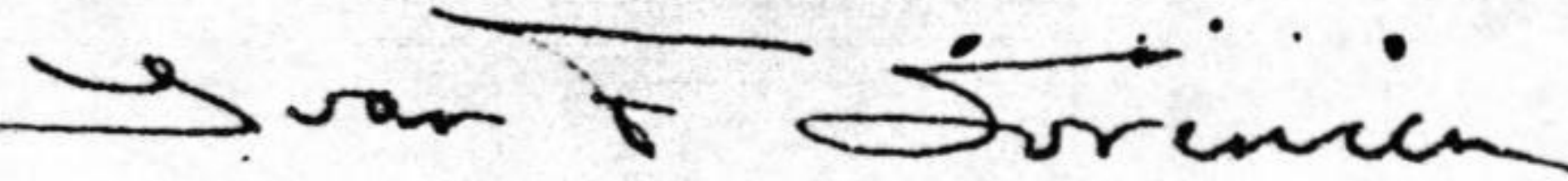
Ceilings to receive one coat of emulsion paint and necessary repairs.

Doors to be repaired and replaced if seriously damaged.
Emulsion painted walls to receive one coat "touch up".
Oil painted walls to receive paint according to agreements after inspections.
All toilets to have proper treatment to all surfaces, windows and doors to be repaired properly.
All sanitary installations to be repaired, refixed, after the extensive damages/vandalism. All should be in working order.
Kitchens to be cleaned and inspected, specialist personnel to be brought in for repairs.

Specifically for the ceremony of handing over:
Stage walls to be repaired and painted.
Necessary cleaning in the roof structure.
Tidying up in the surrounding areas: Grass, ditches, drains and splash aprons. All external timber to the neighbouring structures to have a coat of wood preservative, if needed, and a coat of black paint.
Tidying up inside all buildings, wash walls and floors to the same standard as now displayed in unit 06 and primary school.

This proposal to be presented and discussed at the meeting Wednesday 17/06. Result to be the basis for the overall timeschedule for the whole maintenance scheme.

Morogoro, 16/06/92



Project Manager.