

# **BENUE STATE GOVERNMENT OF NIGERIA**



**BENUE TELEVISION CORPORATION,  
MAKURDI,  
BENUE STATE.**

**DILAPIDATION SCHEDULE:  
REHABILITATION/RENOVATION OF  
THE STUDIO BLOCK, GENERATOR  
HOUSE, GATE & GATE HOUSE AND  
PREMISES CARE CONDUCTED BY:**

**SALCORN CONCEPT  
LTD.**

**RC: 1069285**

**May, 2024**

# **DILAPIDATION SCHEDULE FOR REHABILITATION/RENOVATION OF THE STUDIO BLOCK AND OTHER FACILITIES FOR BENUE TELEVISION CORPORATION NEAR RADIO BENUE, MAKURDI.**

## **MAIN STUDIO BLOCK**

**BLOCK DESCRIPTION:** Studio Block – Comprising 3No. Studios, 3No. Work Station Rooms, 10No. Offices and 4No. Toilet facilities (*see sketch and pictures as attached*).

**DATE OF SITE VISIT:** Monday, 13<sup>th</sup> May, 2024.

**OBSERVATIONS:** As follows: -

### **1. Substructure:**

- i. Ground water rising through the damp-proof course (DPC) by the absence or failure of a damp-proof membrane (DPM) responsible for peeling of painting and warping of the PVC floor tiles.
- ii. Absence or failure of the anti-termite treatment in the foundation of the structure responsible for the infestation of the vulnerable timber materials and furniture by invading termites.

### **2. Block Walls:**

- i. 225mm thick walls at the studio rooms will be altered to achieve the Client's desires for smooth and better operation. This is by the closing of one control room and merging of two studios to one control room and achieving another studio for news only.

### **3. Roof:**

- i. Leak clouds seen on the ceilings indicate a leaking roof, probably due to poor workmanship or inappropriate material use or both.

### **4. Doors and Windows:**

- i. All wooden door panels fail and look very unsuitable including 2No. entrance doors.
- ii. 2No. 1200 x 2100mm doors needed at Office No. 7 as a main entrance.
- iii. Need to introduce more light into the work stations 1 and 2, by creating 2no. 1500 x 1200mm high windows, one to each of them.

### **5. Floor, Wall and Ceiling Finishes**

- i. The warped PVC floor tiles do not befit a public structure of nowadays.
- ii. Studio walls were not rendered even though a secondary finishing was used.
- iii. Termite infestation of the entire studio wall and ceiling finishes will be completely pulled down for new ones.
- iv. Generally, studio wall and ceiling finishes were archaic and calls for something better.

### **6. Mechanical and Electrical Works**

- i. All electrical works in the block will be altered as most of them are already vandalised.
- ii. Remaining sanitary appliances and their ancillaries are not good enough for use.
- iii. Ventilation and Fire prevention/fighting equipment to be considered 100%.

## **PROPOSED REHABILITATION/RENOVATION:**

### **1. Substructure:**

- i. General fumigation of the entire site to exterminate termites, reptiles and rodents currently taking refuge in the structure.
- ii. Introduce a perimeter apron to the foundation not more than 1.00m high, finished with 600 x 600 x 75mm thick pre-cast concrete slab on a 100mm thick plain concrete.

- iii. Introduce cracklers tiles 600 x 300 x 8mm thick to the skirting of the perimeter wall up to 900mm above the apron in (ii) above.
- iv. Repair the existing 2no steps and 1No. ramp leading to the three (3) entrances to the structure.

## **2. Roof:**

- i. Remove long span aluminium roof covering 100%.
- ii. Maintain existing structural steel roof carcass to receive new covering.
- iii. Re-install new 0.55mm thick oven baked long span aluminium roofing sheets 100%.

## **3. Walls/Doors and Windows:**

- i. Carefully break down walls to introduce 2No. 1200 x 2100mm high main doors and 1No. 1500 x 2100mm high Studio door; also, 2No. 1500 x 1200mm high slide windows to the Work Station Rooms 1 and 2 to admit more lighting and for the new glass wall screen to the Control Room.
- ii. Maintain all existing slide windows and steel doors
- iii. Build 225mm thick walls to close existing glass wall screen and other places necessary.
- iv. Remove carefully all wooden doors panels (12No) maintaining their steel frames
- v. Fix 10No. single and 2No. double door panels to existing steel frames.
- vi. Fix 2No. Studio doors (1800 x 2100mm high)
- vii. Fix 3No. Entrance doors (1500 x 2100mm high)
- viii. Fix double-glazed curtain wall to create lobby to Studios 1 and 2 (3.00 x 3.85mm high)

## **4. Floor, Wall, Ceiling and Roof Finishing:**

- i. Scrape PVC floor tiles, remove all acoustic wall and ceiling linings heavily destroyed by termites and cart away debris.
- ii. Fix 600 x 600 x 8mm thick floor tiles to floor generally.
- iii. Render studio walls internally and all new walls.
- iv. Fix the sound proofing ceiling to Studio and Control Rooms to receive suspended ceiling dropped by 300mm for Services ducts and pipes network.

## **5. Decoration:**

- i. Scrape existing paint internally, screed and paint using satin paints.
- ii. Scrape and sandpaper existing wall and apply textured paint.
- iii. Paint a Figurine picture of the Benue TV logo on the East wall of the Studio rooms.

## **6. Electrical Services:**

- i. Provide primary systems of all the electricals necessary for energising the structure effectively.
- ii. Provide for re-arranging of all existing cables and ducts for new electrical works using the existing assorted cables with a Provisional sum (PS) allowed for additional need.
- iii. Provide 100% for lighting points, ceiling fans, switches, switch socket outlets (SSO) with their respective primary systems.
- iv. Install thunder arrestors and good earthing systems.

## **7. Mechanical Services:**

- i. Fix all sanitary appliances to the toilets including pipe work and accessories.
- ii. Ensure a good ventilation system that befits the structure.
- iii. Provide fire prevention and firefighting equipment of effective standard.
- iv. Overhaul existing Septic Tank and Soakaway Pit
- v. Provide 1No. 400litre overhead water tank hauled to existing supporting structure.
- vi. Maintain existing supporting structure and render the walls neat.

## 8. Site Works:

- i. Laterite and sand filling to make levels around the structure, fix interlocking stones to help direct runoff water to the gutters.
- ii. Make a befitting landscaping.
- iii. Provide solar system that can conveniently power the entire studio block.
- iv. Solar estate and street lighting

### PICTURES OF EXISTING STRUCTURE:



## **GENERATOR HOUSE**

**BLOCK DESCRIPTION:** Generator House – Comprising Generators room Rooms, and 1No. Office (*see sketch and pictures as attached*).

**DATE OF SITE VISIT:** Monday, 13<sup>th</sup> May, 2024.

**OBSERVATIONS & RECOMMENDEATIONS:** As follows: -

**1. Substructure:**

- i. This is still performing except for generator pads. This will need reinforced concrete pads measuring 3600 x 1200 x 150mm thick in two places; and minimal general amendment.

**2. Block Walls:**

- i. Height of the head is too low. Wall height will be increased reasonably about 300 – 450mm to the existing 2700mm high. Normal finishes necessary.

**3. Roof:**

- i. Leaking situation observed. This is to the joining that was not properly done and use of bad materials. Remove roof and ceiling and make new 100%.

**4. Doors and Windows:**

- i. Change 2No. doors and 1No slide window.
- ii. Change the 2No. folding metal work protectors to door way size 3000 x 2100mm high.

**5. Floor, Wall and Ceiling Finishes/Decoration**

- i. Render new walls normally.
- ii. Fix good floor tiles to floor area 100%
- iii. Fix asbestos ceiling.
- iv. General painting.

**6. Mechanical and Electrical Works**

- i. All electrical and mechanical services to be considered new 100%
- ii. their ancillaries are not good enough for use.





## **GATE HOUSE & GATES**

**BLOCK DESCRIPTION:** Gate House & Gates – Comprising Guard Room, 1No. Toilet and 2No. Double-leafed-double swing Gates (*see sketch and pictures as attached*).

**DATE OF SITE VISIT:** Monday, 13<sup>th</sup> May, 2024.

**OBSERVATIONS & RECOMMENDATIONS:** As follows: -

**1. Gate House:**

- i. This small block is relatively in good condition. It only requires updating finishes; Doors and windows and overhaul Services.
- ii. General painting.



**2. Gates:**

- i. These are equally in good condition and only to be maintained.
- ii. General painting.



## **NEW PROPOSED GATES**

**BLOCK DESCRIPTION:** Gates – Comprising Concrete frame work carrying the Benue TV name and logo adorned in the Benue people and national colours. 2No. Double-leafed-double swing Gates (*see sketch as attached*).

**DATE OF SITE VISIT:** Monday, 13<sup>th</sup> May, 2024.

**OBSERVATIONS & RECOMMENDATIONS:** As follows: -

1. **General Impression:** For aesthetic reasons and general facelift of the old Benue TV, it is highly recommendable to think of a conspicuous and magnificent gate that portrays real business as one approaches the Headquarters of the Benue Television Corporation, Makurdi.
2. **Concrete Framework:** A befitting structural design to carry the idea of this approach gate.
3. **Gates:** Twin double-swing steel gates designed to be welded and fabricated locally to an appealing pattern using thick steel sections.
4. **Finishes:** A composite finishing comprising: - Bond cladding, Cracker Tiles and wall rendering.
5. **Decoration:** Painting by spraying to the metal works and other wall areas.