

**ESIPHUKWINI PRIMARY SCHOOL:**

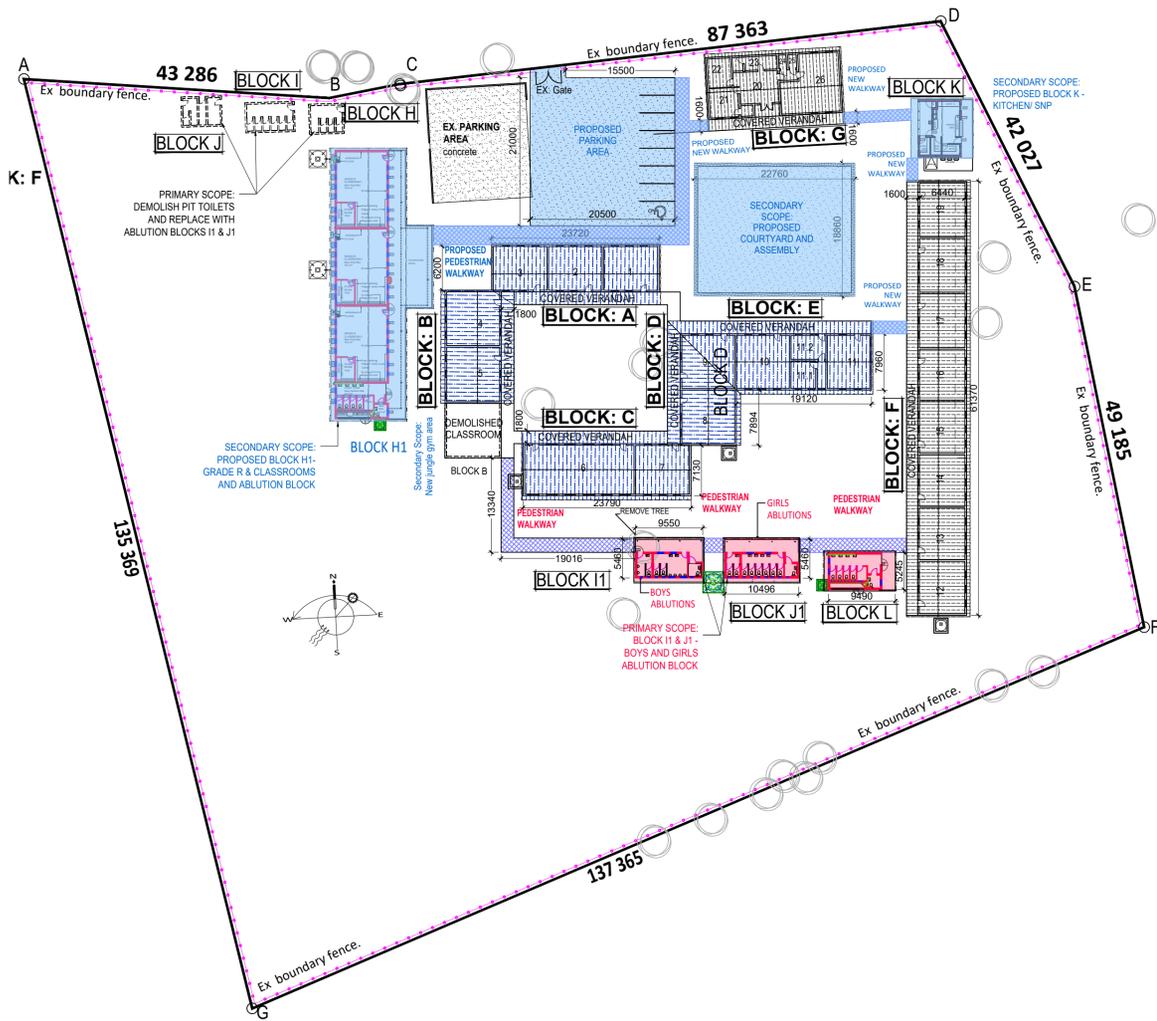
**PRIMARY SCOPE**

**WINDOW ASSESSMENT**

BLOCK	ROOM	WINDOW TYPE	SIZE	No. Off	FINISH	REPAIR FRAME	REPAINT	REPLACE	REPLACE GLASS Panes	GLASS TYPE	IRON-MONGERY	BURGLAR BARS		
												REPAIR	REPAINT / GALV.	REPLACE
G	Admin	W1	1100x900h	11	Steel	5	11	-	2	-	-	5	5	-
G	Admin	W2	1100x480h	1	Steel	1	1	-	-	-	-	1	1	-
G, H, I & J	Admin, Ablutions	W3	510x680h	15	Steel	10	15	-	50	Obscure safety	10 hinges & 5 handles	5	5	-
A - D	Classrooms	W4	1500x1500h	22	Steel	18	22	-	25	Safety	12 hinges & 6 handles	10	10	-
A,B,D,E & F	Classrooms	W5	950x1500h	75	Steel	60	75	10	30	-	20 hinges & 20 handles	50	50	-
C, D & E	Classrooms	W6	1500x950h	17	Steel	10	17	-	2	Safety	5 handles	10	10	-
H J1 & L	Ablutions	W8	1275x1000h	10	Steel	-	-	10	-	Obscure safety	-	-	-	-
H J1 & L	Ablutions	W7	1460x600h	20	Steel	-	-	20	-	Obscure safety	-	-	-	-

**PROPOSED SCOPE OF WORK:**

- PRIMARY SCOPE
- SECONDARY SCOPE



**PROPOSED PRIMARY SCOPE KEY:**

- Structures to be removed
- New roofs to existing buildings (Replacing asbestos roofs)
- New covered walkway
- New buildings
- Existing tiled roof.
- Existing fence
- New Landscaped Area
- New Open Walkways

**SITE DEVELOPMENT PLAN: PRIMARY SCOPE:**

Esiphukwini Primary School  
1:500

**TABLE 2: ESIPHUKWINI PRIMARY SCHOOL**

PRIMARY SCOPE ITEM NUMBERS TO BE READ IN CONJUNCTION WITH PROJECT ASSESSMENT REPORT.	BLOCK / ROOM	AREA ±m² / No.	COMMENTS
<b>PROPOSED:</b>			
Refer to the DOE standard drawings & specifications for the details of all finishes.			
<b>Item ROOFS &amp; RAIN WATER GOODS &amp; CEILING: (Roof Pitch = ±15°-25°)</b>			
1. Remove existing asbestos roof sheeting / tiles and replace with new metal roof sheeting, barge flashing, ridge capping, fascia boards, gutters & RWDP's.	A,B,C,D & E	Refer to the layout plan.	DOE spec. Refer to dimensioned drawings.
2. Remove damaged / rotting rafters or trusses and replace with new timber rafters or trusses.	Structural Eng.	Only effected areas.	Refer to the structural Eng's report.
3. Remove purlins that will be damaged due to the asbestos removal and replace with new timber purlins.	A,B,C,D & E	All purlins.	Refer to the structural Eng's report.
4. Covered walkway timber rafters, beams & purlins that are damaged or rotting to be replaced.	All blocks	Refer to the layout plan.	Refer to the structural Eng's report.
5. Replace the damaged roof eaves closures (ceilings).	n/a	n/a	n/a
6. Walkway soffits: to be repaired & painted.	n/a	n/a	n/a
7. Other.. Replace damaged RWDP & Gutters	F & G	±165 m	DOE spec.
<b>Item CEILING, CORNICES &amp; FITTINGS:</b>			
8. Remove damaged / collapsing Rhinoboard ceiling & branding.	All blocks	Refer to the layout plan.	DOE spec.
9. Install new branding and new Rhinoboard ceiling including cornices & ceiling insulation.	All blocks	Refer to the layout plan.	DOE spec. Refer to dimensioned drawings.
10. Remove all ceiling mounted fittings (lights, fans, etc...) & replace with new fittings.	All blocks	Electrical Eng's	Refer to the electrical Eng's report.
11. Ceilings & cornices to be prepared & painted.	All blocks	As per layouts.	Cornice length as per overall dimensions.
<b>Item WALLS &amp; WALL FINISHES &amp; FIXTURE</b>			
12. Attend to Structural Defects / cracks to walls as per the engineers specifications.	All blocks	Structural Eng	Refer to the structural Eng's report.
13. Plaster to walls and fixing of wall cracks.	All blocks	Structural Eng	Refer to the structural Eng's report.
14. Plastered walls: saw cut and demolish defective plaster and make good with polymer modified plaster.	Structural Eng	Structural Eng	Refer to the structural Eng's report.
15. Prepare, sand, prime and paint all previously painted surfaces and newly plastered surfaces.	Structural Eng	Structural Eng	Refer to the structural Eng's report.
16. Replace whiteboards and / or pinning boards.	A, B, C, D, E & F	40(WB), 42(PB)	WB=(4.8x1.2), PB=(2.4x1.2m) as per DOE spec.
17. Other: Install new 2100mm high wall tiles with plaster and paint above internally.	G, I1, J1 & L	Schedule	Refer to specifications.
18. Facebrick walls to be repaired and cleaned.	G	Refer to layouts.	Refer to specifications.
<b>Item DOORS, GATES &amp; WINDOWS:</b>			
14. Replace broken and missing timber doors & frames.	All blocks	Schedule	DOE spec.
15. Replace damaged door ironmongery.	A to G	Schedule	DOE spec.
16. Repair or install door bars and gates.	A to G	Schedule	DOE spec.
17. Replace broken / missing window frames.	A to F	Schedule	DOE spec.
18. Replace broken and missing window panes (glass) & window ironmongery.	All blocks	Schedule	DOE spec.
19. Repair or install burglar bars to windows.	A to G	Schedule	DOE spec.
20. Prepare, sand, prime and paint all previously painted surfaces for window frames, doors, door frames.	A to G	Schedule	DOE spec.
21. Other..			
<b>Item FLOORS &amp; SKIRTINGS:</b>			
22. Rip and reconstruct / repair floors & walkways.	All blocks	Structural Eng	Refer to the structural Eng's report.
23. Replace damaged & missing vinyl tiles.	A to G	As per layout.	As per DOE spec.
24. Replace damaged & missing skirtings.	A to G	As per layout.	Timber skirting as per DOE spec.
25. Ablution, foyer, change-room floor tiles to be replaced with DOE spec floor tiles & skirtings.	H, I & J	As per layout.	Allow for 75mm high tile skirting to match the floor tiles, as per DOE spec.
13. Other.. Rip and reconstruct / repair floors & walkways.	All blocks	Structural Eng	Refer to the structural Eng's report.
<b>Item SANITARY WARE:</b>			
14. Replace damaged / leaking sanitary ware, waste pipes, brassware & fittings.	G, H, I & J	WC=14, WHB =12, UR= 1	Standard & junior sanitary ware as per DOE spec.
15. Other: New sanitary fittings	I1, J1 & L	18=WC, 6= UR 15=WHB	as per DOE spec.
<b>Item BALUSTRADES:</b>			
16. Replace steel balustrades that are rusting or damaged.	n/a	n/a	n/a
17. Repair steel balustrades that are rusting or damaged.	n/a	n/a	n/a
18. Other..			
<b>Item STAIRCASES:</b>			
19. Repair damages to the concrete staircase treads & risers.	A, B, D, E, F & G	10 x stairs	Refer to the structural Eng's report.
20. Other..			
<b>Item EXTERNAL:</b>			
21. Repair concrete at aprons & 'v' drains.	Structural Eng.	-	Refer to the structural Eng's report.
22. Install new concrete aprons & 'v' drains.	Structural Eng.	-	Refer to the structural Eng's report.
23. Install new Jojo tanks	C, D, E, F, G, I1, J1 & L	6	Refer to Eng's report.

**SECONDARY SCOPE**

**SECONDARY / ADDITIONAL FINDS:**

1. No paraplegic parking bay has been demarcated in the parking area.
2. There is no paraplegic access (RAMPS) from the parking area to the admin block or classrooms.
3. No paraplegic ablation is available.
4. Grade R classroom provided do not comply with the current DOE size requirements. Proposed new 3 x Grade R classrooms and teachers & learners ablutions
5. Ablution numbers do not comply with the minimum requirement- girls / boys.
6. Number of girls / boys to calculate the ablation requirements.
7. All glazing to be removed & replaced with safety glass in order to comply with DOE / NBR requirements.
8. School signage at driveway entrance is not as per DOE.
9. Ex ablation blocks H, I & J do not comply. Proposed new blocks J1 & I1 to comply with the minimum DOE Standards .
10. Ex SNP Kitchen in classroom block to be replaced with new SNP Kitchen block near block G.
11. New linking walkways between blocks as per DOE specs

**DECANTING PROPOSAL:**

**PRIMARY SCOPE:**

The decanting process must be phased:

- A. Blocks A to E have asbestos roofs, which are to be removed.
- B. Provide 3 x temporary classroom pre-fab structures.
- C. Repair one block at a time, & then move the learners into the refurbished blocks once completed.
- D. Provide 2 x pre-fab ablutions blocks of the

refurbishments of the existing ablation blocks. Temporary accommodation must be provided on site prior to the commencement of any demolition work. Install hoarding prior to any construction works commencing.

**READ IN CONJUNCTION WITH THE EXISTING SITE LAYOUT**

REV	DATE	DESCRIPTION	NAME
A	19/06/12	Issued for information & discussion.	S. Sewpershad
B	19/06/13	Issued for SDP Submission	S. Sewpershad
C	2022/09/15	Issued to QS for BOQ	S. Sewpershad
D	2023/02/01	New buildings moved to secondary scope.	S. Sewpershad

**PROJECT MANAGERS**



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**IMPLEMENTING AGENT**



Development Bank of Southern Africa

**CLIENT**



Department: Education  
PROVINCE OF KWAZULU-NATAL

EMIS No. **500141155**

COORDINATES: **29°56'55.12"S - 30°48'7.49"E**

SCHOOL NAME: **ESIPHUKWINI PRIMARY SCHOOL**

PROPERTY DESCRIPTION: **VUMENGAZI TRIBAL AUTHORITY  
ENGONYAMENI RESERVE, UMLAZI, 4031**

PROJECT: **ASBESTOS REPLACEMENT PROGRAMME 420**

DISCIPLINE: **ARCHITECTURE**

DRAWING TITLE: **SITE DEVELOPMENT PLAN:  
PROPOSED PRIMARY SCOPE**

DESIGNED	RESPONSIBLE PERSON	DATE	SIGN	SHEET SIZE
-	-	-	-	A1
DRAWN	-	-	-	SCALE AS SHOWN
CHECKED	-	-	-	SHEET
APPROVED	-	-	-	

DRAWING STATUS CODES:  
R = REPORT T = TENDER C = CONSTRUCTION  
P = PRELIMINARY A = AS BUILT S = SUBMISSION

DRAWING INFORMATION		MCJ PROJECT DRG No.			
DISCIPLINE	PROJ. No	DWG No	STATUS	REV	
ARCHITECTURE	117	7-02	T	D	