

PROPOSED PRIMARY SCOPE KEY:

New roofs to existing buildings

New covered walkway = n/a

New buildings = 0m²

Walkways repaired / replaced

New Open Walkways = n/a

New perimeter fence = n/a

New Grade R Internal fence = n/a

New Landscaped Area = n/a

PROPOSED SCOPE OF WORK:

PRIMARY SCOPE

SECONDARY SCOPE

ITEM NUMBERS TO BE READ IN CONJUNCTION WITH PROJECT ASSESSMENT REPORT.

OPTION A: PRIMARY SCOPE:

1. Replace asbestos roofs on blocks B, C & G.

2. Block A = steel rafters & purlins, repair or replace as per eng's spec.

3. Block B = timber trusses & purlins to be replaced.

4. Block B = offices have ceilings that are collapsing. No ceilings in other blocks.

5. Blocks E & F = metal roof sheet are damaged & leaking, it must be replaced.

6. New sewer reticulation.

7. Demolish ex. conservancy tank.

8. Remove ex. fence & replace with new. DOE to confirm if the new fence should follow the existing fence line or the actual cadastral (boundary) line.

9. Repair structural cracks.

10. Re-plaster all walls.

11. Repaint all internal & external walls.

12. Replace all timber doors & ironmongery.

13. Remove & replace all windows & burglar bars.

14. Add waterproofing to the window cills & install new external window cills.

15. New ceilings to all blocks.

16. New skirtings & floor finishes to all classrooms.

17. New ablation floor tiles & skirtings.

18. New pin boards to all classrooms.

19. New chalkboards to all classrooms.

20. Replace all sanitary ware & internal plumbing.

DECANTING PROPOSAL:

1. Block D (shipping containers) to be removed. It is in an unsafe condition. Therefore temporary classrooms must be provided.

2. Provide 2 x standard pre-fab classrooms to replace Block D during construction.

3. Block C (Grade R) Provide a standard Grade R pre-fab classroom with an internal ablation.

4. Provide temporary ablutions: 2 x pre-fabs (6x3m) for boys & girls.

5. Provide a temporary SNP kitchen.

6. Block B: Asbestos removal: provide 3 x temporary classrooms & 1 x temporary office.

7. Block A: Asbestos removal: provide 3 x temporary classrooms.

8. An option of phasing can be investigated in order to reduce the number of temporary structures required, however this may have an effect the construction time frame.

9. Temporary accommodation must be provided on site prior to the commencement of any demolition work.

10. Install hoarding prior to any construction works commencing.

TABLE 2: BANGUBUKOSI PRIMARY SCHOOL

PRIMARY SCOPE ITEM NUMBERS TO BE READ IN CONJUNCTION WITH PROJECT ASSESSMENT REPORTS.	BLOCK / ROOM	AREA ±m² / No.	COMMENTS
PROPOSED: Refer to the DOE standard drawings & specifications for the details of all finishes.			
Item	ROOFS & RAIN WATER GOODS & CEILINGS: (Roof Pitch = ±15°)		
1.	Remove existing asbestos roof sheeting / tiles and replace with new metal roof sheeting, barge flashing, ridge capping, fascia boards, gutters & RWDP's.	B, C & G	Refer to floor plan layouts. 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.	B, C & G	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	Only effected areas. Refer to the structural Eng's report.
5.	Replace the damaged roof eaves closures (ceilings).	n/a	n/a
6.	Walkway soffits: to be repaired & painted.	n/a	n/a
7.	Other: Repair existing steel roof sheeting	A, E & F	Plan layouts. DOE spec. Refer to dimensioned drawings.
Item	CEILINGS, CORNICES & FITTINGS:		
8.	Remove damaged / collapsing Rhinoboard ceiling & branderling.	A,B,C,E,F & G	Refer to floor plan layouts. DOE spec. Note blocks A, C, F & G have raked ceilings at a roof pitch 15°.
9.	Install new branderling and new Rhinoboard ceiling including cornices & ceiling insulation.	A,B,C,E,F & G	Refer to floor plan layouts. DOE spec. Refer to dimensioned drawings.
10.	Remove all ceiling mounted fittings (lights, fans, etc...) & replace with new fittings.	Electrical Eng's	Electrical Eng's Refer to the electrical Eng's report.
11.	Ceilings & cornices to be prepared & painted.	A,B,C,E,F & G	Refer to floor plan layouts. Cornice length as per overall dimensions.
12.	Other: New Rhinoboard ceiling, branderling	B,C & D	DOE spec. Refer to dimensioned drawings.
Item	WALLS & WALL FINISHES & FIXTURE		
13.	Attend to Structural Defects / cracks to walls as per the engineers specifications.	All Blocks	Structural Eng Refer to the structural Eng's report.
14.	Plaster to walls and fixing of wall cracks.	All Blocks	All Blocks Refer to finishes schedule.
15.	Plastered walls: saw cut and demolish defective plaster and make good with polymer modified plaster.	All Blocks	Only effected areas. Refer to finishes schedule.
16.	Prepare, sand, prime and paint all previously painted surfaces and newly plastered surfaces.	All Blocks	All Blocks Refer to finishes schedule.
17.	Replace chalkboards and / or pinning boards.	A, B, C & D.	16 (WB), 20(PB) WB=(2.4x1.2), PB=(2.4x1.2m)
18.	Install new splash-back wall tiles to ablation walls above wash hand basins.	C & D, E, F	7 x WHB's Refer to finishes schedule.
19.	Other: Plaster & Paint on new blocks.	B,C & D	All Blocks Refer to finishes schedule.
Item	DOORS, GATES & WINDOWS:		
20.	Replace broken and missing doors & frames.	All Blocks	Door Schedule Refer to door schedule.
21.	Replace damaged door ironmongery.	All Blocks	Schedule Refer to ironmongery schedule.
22.	Repair or install burglar doors and gates.	All Blocks	Gate Schedule Refer to gate schedule.
23.	Replace broken / missing window frames.	All Blocks	Window Schedule Refer to window schedule.
24.	Replace broken and missing window panes (glass) & window ironmongery.	All Blocks	Window Schedule Refer to window schedule.
25.	Repair or install burglar bars to windows.	All Blocks	Window Schedule Refer to window schedule.
26.	Prepare, sand, prime and paint all previously painted surfaces for window frames, doors, door frames.	All Blocks	Door & Window Schedule Refer to door and window schedule.
27.	Other:..	Driveway	Gates Refer to gate schedule.
Item	FLOORS & SKIRTINGS:		
28.	Rip and reconstruct / repair floors, walkways & assembly.	All Blocks	Structural Eng Refer to the structural Eng's report.
29.	Replace damaged & missing vinyl tiles.	A, B, C & D.	Refer to finishes schedule.
30.	Replace damaged & missing skirtings.	A, B, C & D.	Refer to finishes schedule.
31.	Kitchen, Ablutions, Admin, Principals Office & Staff Offices floor tiles to be replaced with DOE spec floor tiles & skirtings.	A, E, F & G	Refer to floor plan layouts. Allow for 75mm high tile skirting to match the floor tiles, as per DOE spec.
32.	Other:.. New vinyl tiles.	B,C & D	Refer to finishes schedule.
Item	SANITARY WARE:		
33.	Replace damaged / leaking sanitary ware, waste pipes, brassware & fittings.	E, F & G	WC = 16, Ur. = 6 WHB =12 Standard sanitary ware as per DOE spec.
34.	Other:..	Conservancy tank to be repaired / services as per eng's recommendations.	
Item	BALUSTRADES:		
35.	Replace steel balustrades that are rusting or damaged.	n/a	n/a n/a
36.	Repair steel balustrades that are rusting or damaged.	n/a	n/a n/a
37.	Other:..		
Item	STAIRCASES:		
38.	Repair damages to the concrete staircase treads & risers.	Block A	1 x Staircase Refer to the structural Eng's report.
39.	Other:..		
Item	EXTERNAL:		
40.	Remove damaged fence.	Boundary	±435m surveyor to verify. Refer to fence spec.
41.	Install new perimeter fence.	Boundary	As Shown Refer to fence spec.
42.	Install new internal fence	N/A	As Shown Refer to fence spec.
43.	Repair concrete at aprons & 'v' drains.	Structural Eng.	Refer to the structural Eng's report.
44.	Install new concrete aprons & 'v' drains.	Civil Eng.	Refer to the civil Eng's report.
45.	Repair /install new sewer reticulation.	Block E, F & G	Civil Eng. Refer to the civil Eng's report.
46.	Other:		

OPTION B: SECONDARY SCOPE:

1. Demolish the unstable SNP room.

2. New SNP Kitchen Proposed

3. New Grade R classroom (Wet).

4. New ablutions for Grade R + Teacher.

5. New internal fence around the Grade R classroom area.

6. New landscaped play area for Grade R.

9. New walkways.

10. New Grade 1 classroom.

11. New entrance gate & signage wall.

12. Guard house.

13. New assembly area ±180m².

14. New parking surface.

15. New ramps between blocks.

16. Retaining walls / blocks as per eng's spec.

17. New media centre.

18. New multi-purpose classroom.

19. New computer room.

20. New flag pole.

21. Create a covered walkway between block A & B and A-E-F.

22. Install barriers between parking area & the classroom walkways.

23. Add paraplegic parking bay in the parking area.

24. Add new paraplegic access (RAMPS) from the parking area to admin block & to block A.

25. All glazing to be removed & replaced with safety glass in order to comply with DOE / NBR requirements.

26. Add ceiling fans to classrooms.

27. New sewer septic tank to eng's recommendations.

26. New Grade R entrance gate to match fence.

READ IN CONJUNCTION WITH THE EXISTING SITE LAYOUT

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

PROJECT MANAGERS

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IMPLEMENTING AGENT

DBSA

Development Bank of Southern Africa

CLIENT

education

Department:  
Education  
PROVINCE OF KWAZULU-NATAL

EMIS No. 500105450

COORDINATES: 29°59'54.70"S - 30°42'5.23"E

SCHOOL NAME:  
BANGUBUKHOSI PRIMARY SCHOOL

PROPERTY DESCRIPTION: PORTION 2419 (OF PAR 2200), LOCATION 4676 UMLAZI, Street 93 - A574, NUNGWANE

PROJECT: ASBESTOS REPLACEMENT PROGRAMME 420

DISCIPLINE: ARCHITECTURE

DRAWING TITLE:  
SITE DEVELOPMENT PLAN:  
PROPOSED PRIMARY SCOPE

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

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

DRAWING INFORMATION	MCJ PROJECT DRG No.			
DISCIPLINE	PROJ. No	DWG No	STATUS	REV
ARCHITECTURE	117	1-02	T	D

SITE DEVELOPMENT PLAN: PRIMARY SCOPE:  
Bangubukhosi Primary School  
1:500