

# ESIPHUKWINI PRIMARY SCHOOL:

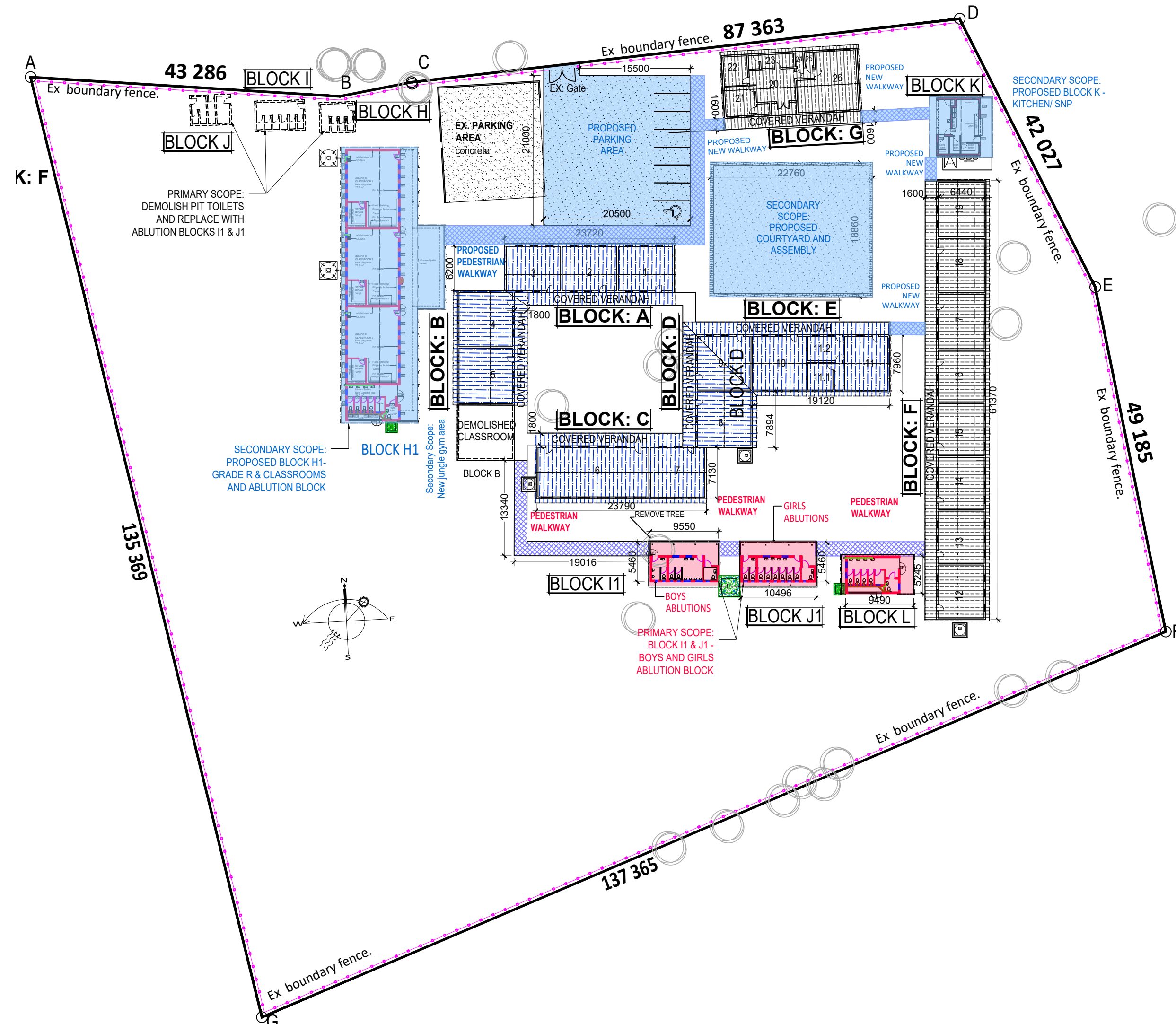
## PRIMARY SCOPE

### WINDOW ASSESSMENT

BLOCK	ROOM	WINDOW TYPE	SIZE	No. Off	FINISH	REPAIR FRAME	REPAINT	REPLACE	REPLACE GLASS <i>Panels</i>	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	-	5	5	-
A - D	Classrooms	W4	1500x1500h	22	Steel	18	22	-	25	Safety	10 hinges & 6 handles	10	10	-
A,B,D,E & F	Classrooms	W5	950x1500h	75	Steel	60	75	10	30	-	20 hinges & 20 handles 5 handles	50	50	-
C, D & E	Classrooms	W6	1500x950h	17	Steel	10	17	-	2	Safety	-	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



## SITE DEVELOPMENT PLAN: PRIMARY SCOPE:

Esiphukwini Primary School

1:500

### 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

## 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</b>	<b>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</b>	<b>CEILING, CORNICES &amp; FITTINGS:</b>			
8.	Remove damaged / collapsing Rhinoboard ceiling & brandering.	All blocks	Refer to the layout plan.	DOE spec.
9.	Install new brandering 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>Other:</b>				
<b>Item</b>	<b>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)
12.	Other: Install new 2100mm high wall tiles with plaster and paint above internally.	G, I1,J1 & L	Schedule	as per DOE spec.
13.	Facebrick walls to be repaired and cleaned.	G	Refer to layouts.	Refer to specifications.
<b>Item</b>	<b>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</b>	<b>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</b>	<b>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</b>	<b>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</b>	<b>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</b>	<b>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:

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

## DECANTING PROPOSAL:

### PRIMARY SCOPE:

The decanting process must be phased:

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

- refurbishments of the existing ablution 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		2 LATINA PLACE WESTVILLE, 3629 P.O. BOX 1788 WESTVILLE 3630 TEL 031 -266 8345/65 FAX 031 -266 8336

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

	RESPONSIBLE PERSON	DATE	SIGN	SHEET SIZE
DESIGNED	-	-	-	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	