EKUPHILENI 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	BURGLAR BARS REPAINT / GALV.	BURGLAR BARS REPLACE
		W1	1500x925h	1	Steel	1	1	-	2	-	-	1	1	-
		W2	2000x590h	1	Steel	1	1	-	-	-	-	1	1	-
		W3	960x1200h	72	Steel	72	72	-	50	-	81 hinges & 14 handles	72	72	-
		W4	1460x1500h	8	Steel	8	8	-	25	-	4 hinges & 1 handles	8	8	-
		W5	600x300h	10	Steel	9	9	1	9	Obscure safety	9 hinges & 3 handles	-	-	-
		W6	1000x1500h	4	Steel	4	4	-	2	Safety	1 handles	4	4	-
		W7	960x600h	1	Steel	1	1	-	-	-	-	1	1	-
		W8	1275x1000h	6	Steel	-	-	-	-	-	-	-	-	-
		W9	1460x600h	6	Steel	-	-	-	-	-	-	-	-	-
		W10	1150x900h	18	Steel	-	-	-	-	-	-	-	-	-
		W11	480x300h	14	Steel	-	-	-	14	Obscure safety	-	-	-	-
		W12	1150x900h	6	Steel	-	-	-	-	-	-	-	-	-
		W13	1150x900h	15	Steel	-	-	-	-	-	-	-	-	-

DOOR ASSESSMENT

BLOCK	ROOM	DOOR TYPE	SIZE	No. Off	FINISH (int / ext)	REPAIR & REPAINT	IRON-MONGERY	REPLACE DOOR	REPAIR & REPAINT FRAME	REPLACE FRAME	GATES REPAIR	GATES REPAINT / GALV.	GATES REPLACE
		D1	900x2100h	19	Timber (ext) - Steel frame	-	16	16	16	-	11	11	1
		D2	900x2100h	16	Timber (int) - Steel frame	-	1	1	1	-	-	-	-
		D3	900x2100h	4	Timber (ext) - Timber frame	-	17	17	17	-	3	-	1
		D4	900x2100h	22	Timber (int) - Timber frame	-	22	22	-	4	-	-	-
		D5	6100x3000h	1	Timber (int) - Steel frame	1	1	-	1	-	-	-	-
		D6	1800x2100h	2	Timber (int) - Timber frame	-	1	1	-	-	-	-	-

Room Numbers indicated as per TABLE 1 (Refer to EXISTING SITE LAYOUT PLAN 3-01)

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

PROPOSED PRIMARY SCOPE KEY:

- New roofs to existing buildings (Asbestos roof sheeting)
- New buildings = N/A
- New Open Walkways
- New perimeter fence
- New Internal fence = N/A
- Alterations to existing structure
- Existing IBR sheeting

DECANTING PROPOSAL:

PRIMARY SCOPE:

The decanting process must be phased:

1. Blocks: A, B, C, D, E & H have asbestos roofs, which are to be removed.
2. Due to the space constraints on the site it is recommended that only 2 x temporary classrooms be positioned on site. This may increase the construction period.
3. An alternate to the above would be to utilize the assembly area or the play area for the 4 x temporary classrooms that would be required in order to be more efficient in the construction process.
4. The above point will then allow for a larger number for decanting and therefore a shorter construction period.
5. The pre-fab structures (classrooms & ablutions) will be removed once the existing buildings have been refurbished and the new ablution blocks are constructed.
6. Temporary accommodation must be provided on site prior to the commencement of any demolition work.
7. Install hoarding prior to any construction works commencing.

TABLE 2: EKUPHILENI PRIMARY SCHOOL:

PRIMARY SCOPE ITEM NUMBERS TO BE READ IN CONJUNCTION WITH PROJECT ASSESSMENT REPORT.		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°-25°)**			
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 & H.	1234.86m² (excl. overhangs)	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 & H.	All purlins.	Refer to the structural Eng's report.
4.	Covered walkway timber rafters, beams & purlins that are damaged or rotting to be replaced.	n/a	n/a	n/a
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:.			
Item	**CEILINGS, CORNICES & FITTINGS:**			
8.	Remove damaged / collapsing Rhinoboard ceiling & brandering.	F	163.25m²	DOE spec. Refer to dimensioned drawings.
9.	Install new brandering and new Rhinoboard ceiling including cornices & ceiling insulation.	A, B, C, D, E & H.	1167.66m²	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.	All blocks	1167.66m²	Cornice length as per overall dimensions.
12.	Other: Mesh ceiling over the Computer room ceiling.	n/a	n/a	n/a
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.	A & E	Structural Eng	Refer to the structural Eng's report.
15.	Plastered walls: saw cut and demolish defective plaster and make good with polymer modified plaster.	All Blocks	Structural Eng	Refer to the structural Eng's report.
16.	Prepare, sand, prime and paint all previously painted surfaces and newly plastered surfaces.	All Blocks	Structural Eng	Refer to the structural Eng's report.
17.	Replace chalkboards and / or pinning boards.	A, B, D, E, F & G.	17(CB), 17(PB)	CB=(4.8x1.2), PB=(2.4x1.2m)
18.	Install new splash-back wall tiles to ablution walls above wash hand basins.	C & G	21 x WHB's	Wall tiles as per DOE spec.
19.	Other:.			
Item	**DOORS, GATES & WINDOWS:**			
20.	Replace broken and missing doors & frames.	All Blocks	Schedule	DOE spec.
21.	Replace damaged door ironmongery.	All Blocks	Schedule	DOE spec.
22.	Repair or install burglar doors and gates.	All Blocks	Schedule	DOE spec.
23.	Replace broken / missing window frames.	All Blocks	Schedule	DOE spec.
24.	Replace broken and missing window panes (glass) & window ironmongery.	All Blocks	Schedule	DOE spec.
25.	Repair or install burglar bars to windows.	All Blocks	Schedule	DOE spec.
26.	Prepare, sand, prime and paint all previously painted surfaces for window frames, doors, door frames.	All Blocks	Schedule	DOE spec.
27.	Other:.			
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, D, E & H	739.55m²	As per DOE spec.
30.	Replace damaged & missing skirtings.	A,B,D,E,F,G,H	961.69m	Timber skirting as per DOE spec.
31.	Kitchen, Ablutions, Admin, Principals Office & Library Entrance floor tiles to be replaced with DOE spec floor tiles & skirtings.	A, C, E, F & G	160.86m²	Allow for 75mm high tile skirting to match the floor tiles, as per DOE spec.
32.	Other:.			
Item	**SANITARY WARE:**			
33.	Replace damaged / leaking sanitary ware, waste pipes, brassware & fittings.	C & G	WC = 22, WHB =15	Standard & junior sanitary ware as per DOE spec.
34.	Other:.			
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.	F	1 x staircases	Refer to the structural Eng's report.
39.	Other:.			
Item	**EXTERNAL:**			
40.	Remove damaged fence.	Boundary & Internal	354m	-
41.	Install new perimeter fence.		216m	DOE spec.
42.	Install new internal fence		138m	DOE spec.
43.	Construct new retaining structure with drainage as per the engineers specifications.	Play Area: Bank & Block F: Bank	Structural Eng.	Refer to the structural Eng's report.
44.	Repair concrete retaining wall.	Block F	Structural Eng.	Refer to the structural Eng's report.
45.	Repair concrete at aprons & 'v' drains.	Structural Eng.	Structural Eng.	Refer to the structural Eng's report.
46.	Install new concrete aprons & 'v' drains.	Structural Eng.	Structural Eng.	Refer to the structural Eng's report.
47.	Remove illegal guard hut structure & construct a new Guard House.	Structural Eng.	Structural Eng.	Refer to the structural Eng's report.
48.	Repair exposed foundations.	Block E & D	Structural Eng.	Refer to the structural Eng's report.
49.	Repair /install new sewer reticulation.	Block C & G	Civil Eng.	Refer to the civil Eng's report.
50.	Repair Roof leaks.	Block F	Only effected areas.	
51.	Other:			

SECONDARY SCOPE

SECONDARY / ADDITIONAL FINDS:

1. New parking surface required.
2. No demarcated parking area.
3. Driveway not as per DOE - gravel/ broken concrete.
4. No paraplegic parking.
5. There is no paraplegic access (RAMPS) from the parking area to the admin block or classrooms.
6. There are no paraplegic access (RAMPS) into the classrooms.
7. No paraplegic ablution is available.
8. All glazing to be removed & replaced with safety glass in order to comply with DOE / NBR requirements.
9. School signage at driveway entrance is not as per DOE.
10. School has no Fire Fighting Equipment.
11. New flag pole required.
12. No Sick room.
13. No Strong room.
14. New Guard house is required.
15. Pre-fab classrooms to be replaced with DOE spec classrooms.
16. New walkways are required to link the existing buildings.
17. Please note that Existing School Buildings are built over Property Boundary Lines.

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

REV	DATE	DESCRIPTION	NAME
A	19/06/07	Issued for information.	T. Nadasen
B	19/06/13	Issued for SDP Submission	T. Nadasen
C	2022/09/16	Issued to Q.S for BOQ.	S. Sewpershad
D	2023/02/01	New buildings moved to secondary scope.	S. Sewpershad

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IMPLEMENTING AGENT
DBSA Development Bank of Southern Africa

CLIENT
education
Department: Education
PROVINCE OF KWAZULU-NATAL

EMIS No. **500128871**

COORDINATES: **30° 3'12.58"S - 30°48'20.13"E**

SCHOOL NAME: **EKUPHILENI PRIMARY SCHOOL**

PROPERTY DESCRIPTION: **Portion 23 of Farmlot 8318, ENKANYISWNI SHOZI**

PROJECT: ASBESTOS REPLACEMENT PROGRAMME 420

DISCIPLINE: ARCHITECTURE

DRAWING TITLE: SITE DEVELOPMENT PLAN PRIMARY SCOPE

	RESPONSIBLE PERSON	DATE	SIGN
DESIGNED	-	-	
DRAWN	-	-	
CHECKED	-	-	
APPROVED			

SHEET SIZE: A1
SCALE: AS SHOWN
SHEET:

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	3-02	T	D