

BLOCK A ADMIN: Scope of Works

1. Structural Damage noted, refer to Structural Engineer's report.
2. Damaged walkway ceiling boards - remove and replace damaged boards with new to match existing.
3. Warped and water damaged ceiling boards in passage - remove and replace with new to match.
4. Internal structural damage and cracks - once structural damage repairs are complete, prime and repaint walls to match.
5. Paraplegic abutment missing grabrails to door, install new grabrails as per SANS 10400 Part S.
6. Water damage behind WHB - locate leaks and repair or replace if necessary.
7. Cracked or damaged ceiling cornices to be removed and replaced with new to match.
8. Any damaged window blinds to be repaired.
9. Make good chipped brickwork walls.
10. Loose and hanging electrical cables to be chased into walls or concealed within conduits.
11. Damaged vinyl floor finishes to be removed and replaced with new to match existing.
12. Water damage behind WHB and grabrail in paraplegic abutments - locate leaks and repair or replace if necessary. Rub down walls, prime and repaint.
13. Missing ceiling trapdoor to be replaced with new to match.
14. Missing light bulbs to be replaced with new to match.
15. Water damage to fire cupboard boards - remove and replace with new to match.
16. Missing / damaged electrical plugpoints to be replaced as per Electrical Engineer's details.

BLOCK B NUTRITION:

Existing parkhome structure - no repairs.

BLOCK D CLASSROOMS:

TO BE DEMOLISHED.

BLOCK E CLASSROOMS:

TO BE DEMOLISHED.

BLOCK F CLASSROOM: Scope of Works

1. External paintwork in a poor condition, rub down walls, prime and repaint.
 2. No gutters or downpipes installed. Install new to match existing on site or as per later detail.
 3. External plasterboard walkway ceiling in a poor condition, remove and replace with new ceiling boards.
 4. Roof to be checked for any leaks and repaired or replaced.
 5. Internal paintwork in a poor condition, rub down walls, prime and repaint.
 6. Internal ceilings in a poor condition, remove and replace with new including cornices.
 7. Internal vinyl floor finishes in a poor condition and to be removed.
- Once structural work is complete, replace with new, including skirtings.
8. Structural Damage noted, refer to Structural Engineer's report.
 9. Painted window panels: paint to be cleaned off glazing and new vinyl film to be installed to reduce glare.

BLOCK G CLASSROOM:

Existing parkhome structure - no repairs.

BLOCK I CLASSROOM: Scope of Works

1. No gutters or downpipes installed. Install new to match existing on site or as per later detail.
2. Missing splashback tile next to sink to be replaced with new to match existing tiles.
3. Internal paintwork in a poor condition, rub down walls, prime and repaint.
4. Structural Damage noted, refer to Structural Engineer's report.
5. Some plasterboard internal ceilings in a poor condition - repaint where possible or remove and replace with new to match.
6. Internal vinyl / carpet floor finishes in a poor condition, remove and replace with new, including skirtings.

BLOCKS J & K ABLUTIONS: Scope of Works

1. Gutters and downpipes are damaged, install new to match existing on site or as per later detail.
 2. Some barge boards missing, install new to match existing.
 3. Corrosion to window frames, sand off as much rust as possible, apply rust inhibiting primer to restore the steel, prime and paint.
- Where it cannot be restored, to be replaced with new to match existing.
4. Internal paintwork in a poor condition, rub down walls, prime and repaint.
 5. Internal tile floor finishes in a poor condition, remove and replace with new, including skirtings.
 6. Toilets are improperly constructed and in a poor condition. Recommend removing and replacing with new sanitary to later detail.
 7. Missing light fittings to be replaced with new.
 8. Internal cubicle doors to be rubbed down, primed and repainted.
 9. Damaged plumbing - repair or replace.
 10. Stored furniture in service passage to be removed and all plumbing to be checked for any damage or leaks.
 11. Any corroded window louvres to be repaired but if repair is not possible, replace with new to match.
 12. Water damaged concrete plinth below urinals to be repaired and made good.
 13. Service drain at back of toilets to be made good.

BLOCK L CLASSROOMS:

TO BE DEMOLISHED.

BLOCK M ABLUTIONS: Scope of Works

1. No barge boards installed, install new to match existing on site or as per later detail.
2. Gutters are corroding and downpipes are missing, remove and install new gutters and downpipe.
3. External paintwork in a poor condition, rub down walls, prime and repaint.
4. Vandalism to be cleaned off external brickwork.
5. Window frames paintwork is deteriorating, rub down, prime and repaint.
6. Damaged external light fittings to be removed and replaced with new as per Electrical Engineer's specifications.
7. Existing fascia boards to be repainted.
8. Ceiling in walkway to be removed and replaced with new, including skimming and painting.
9. Timber doors in a poor condition. Rub down and re-varnish.
10. Damaged tiles on walkway to be removed and replaced with new.
11. Missing brickwork on walkway upland to be replaced with new to match.
12. Internal tiled floor finishes in a poor condition, remove and replace with new, including skirtings.
13. Internal paintwork in a poor condition, rub down walls, prime and repaint.
14. Missing light fittings to be replaced with new.
15. Steel sink WHB in a poor condition - remove and replace with new WHB's.
16. Water damaged concrete plinth below urinals to be repaired and made good. Holes around pipework to be covered or filled in.
17. Damaged wall / brickwork behind urinal tap to be made good.
18. Stored furniture in service passage to be removed and all plumbing to be checked for any damage or leaks.

BLOCK O ABLUTIONS: Scope of Works

- Gutters and downpipes are damaged, install new to match existing on site or as per later detail.
- Deterioration of barge boards - rub down and repaint.
- Concrete ramp leading to walkway is non compliant, remove and install new compliant ramp with handrails, to comply with SANS 10400.
- Brick filler to tops of brickwork walls / underside of roof to close off gaps.
- Timber purlins in a poor condition - refer to Structural Engineer's report.
- Stored furniture in service passage to be removed and all plumbing to be checked for any damage or leaks.
- From outside, it appears that the paraplegic abutment doors grabrail is positioned incorrectly, reposition grabrail and ensure that there is a grabrail on the internal face of the door, as per SANS 10400.
- Structural Damage noted, refer to Structural Engineer's report.
- Remove and replace damaged mirror and splashback tile behind WHB.
- Water damaged ceiling and cornice to be removed and replaced with new to match, including skimming and painting.
- Corroded burglar guards over windows, remove and replace with new.

BLOCK C STORAGE:

Structural Damage noted, refer to Structural Engineer's report.

External paintwork in a poor condition, rub down walls, prime and repaint.

Rub down external walkway posts, prime and repaint.

Replace walkway ceilings with new including cornices.

Corrosion to door and window frames & security gates, sand off as much rust as possible, apply rust inhibiting primer to restore the steel, prime and paint. Where it cannot be restored, to be replaced with new to match existing.

Fascia and barge boards damaged, remove, make good and install new to match existing on site or as per later detail.

Timber roof structural members to be repaired or replaced as per Structural Engineer's recommendation.

Roof sheeting to be removed and replaced with new.

External timber doors to be re-varnished / retreated.

Internal paintwork in a poor condition, rub down walls, prime and repaint.

Replace all internal ceilings, cornices and light fittings.

Internal floor finishes in a poor condition and to be removed. Once structural work is complete, replace with new, including skirtings.

Warped and damaged timber shelving along 1 x wall in 1 x storeroom to be removed and replaced with new as per detailed design.

Repair damaged plasterwork at 1 x door.

Damaged electrical conduit above 1 x door to be repaired accordingly.

Replace 1 x external light fitting.

BLOCK N STORAGE:

Structural Damage noted, refer to Structural Engineer's report.

Remove and replace timber entrance doors with new.

External paintwork in a poor condition, rub down walls, prime and repaint.

Timber roof structural members to be repaired or replaced as per Structural Engineer's recommendation.

Replace 1 x damaged mesh window with new to match existing.

Remove and replace roof sheeting with new.

External aprons in a poor condition - refer to structural engineer's recommendations for repair or replacement.

Internal paintwork in a poor condition, rub down walls, prime and repaint.

Internal ceilings in a poor condition, remove and replace with new including cornices.

Corrosion to burglar bars / guards, sand off as much rust as possible, apply rust inhibiting primer to restore the steel, prime and paint. Where it cannot be restored, to be replaced with new to match existing.

Corrosion to window frames, sand off as much rust as possible, apply rust inhibiting primer to restore the steel, prime and paint. Where it cannot be restored, to be replaced with new to match existing.

Internal floor cracks to be repaired as per structural engineer's recommendations.

Replace 2 x missing windows with new (above doors).

Replace all WCs & WHB's with new. Could not gain access into toilets so could not assess condition.

BLOCK P HOUSE:

Fascia and barge boards damaged, remove, make good and install new to match existing on site or as per later detail.

Timber roof structural members to be repaired or replaced as per Structural Engineer's recommendation.

Corrosion to door and window frames & security gates, sand off as much rust as possible, apply rust inhibiting primer to restore the steel, prime and paint. Where it cannot be restored, to be replaced with new to match existing.

Replace external verandah ceilings, cornices and light fittings with new.

Replace 2 x timber entrance doors with new.

Gutters and downpipes are damaged, install new to match existing on site or as per later detail.

Replace 2 x cracked window glazing.

Replace all internal ceilings, cornices and light fittings.

Internal floor finishes in a poor condition, remove and replace with new, including skirtings.

Replace kitchen cupboards and sink with new.

Replace all internal timber doors with new.

Internal paintwork in a poor condition, rub down walls, prime and repaint.

Replace all bathroom fittings and tiles with new.

SITE PLAN - EXISTING BUILDINGS SCALE - 1:200

NOTES:

1. THIS DRAWING IS NOT TO SCALE AND IS NOT ACCURATE.
- FINAL DIMENSIONS, LEVELS AND DATUM ARE TO BE CONFIRMED FROM THE LAND SURVEYOR'S DRAWING ONCE RECEIVED.
2. THE POSITION OF ALL NEW BUILDINGS ARE TO BE CONFIRMED ONCE THE LAND SURVEYOR'S DRAWINGS ARE RECEIVED.

NOTES:

1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies are to be reported to the office of the Architect.
2. Partial Review: Any discrepancies with site or other information is to be advised to the Architect and direction or approval is to be sought before the implementation of the detail.
3. Do not scale this drawing.
4. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect.

Revisions:

Rev No:	Date:	Description:	Rev By:
A	04/11/22	For Information Purposes Only	MM
B	31/05/23	Blocks N, C & P not to be demolished - to be refurbished.	MM
C	18/07/23	Added new paved area and platform	ID

Architect :

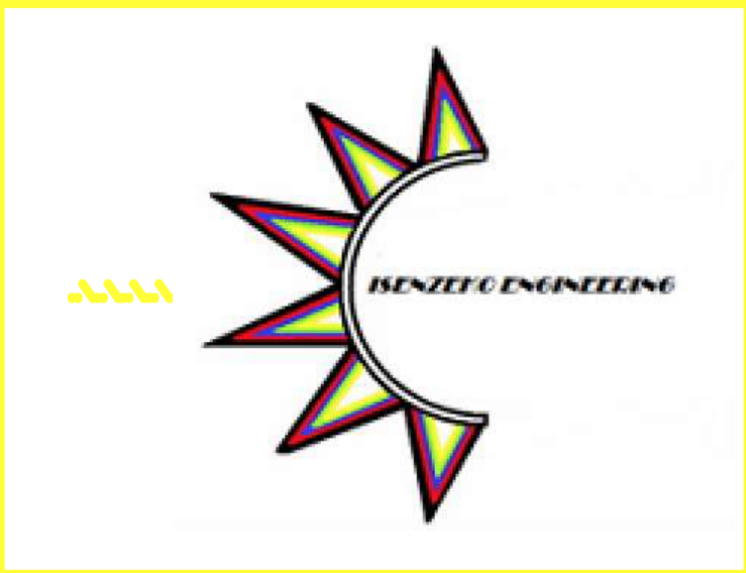
Name :

Signature :

Client :

Name :

Signature :



Project: **CONDITION ASSESSMENT
LIKUBU PRIMARY SCHOOL**

Drawing description:

SITE DEVELOPMENT PLAN

Drawn:

ISENZEKO ENGINEERING

Scales: AS SHOWN ON DRAWING

FOR INFORMATION

Drawing Number:

082-LPS-100

Revision:

C