

BLOCK A1, A2 & A3 – ADMIN OFFICES, HALL AND CLASSROOMS: Scope of Works

- A3 - Administration:
1. Install new ceiling cornices in all administration offices.
 2. Remove and replace storeroom shelving with new as per detailed design.
 3. 2 x internal office walls are made of chipboard. Recommend removing walls and installing new proper drywall partition walls, to match size and design.
 4. Ceiling & cornices in computer room to be removed and replaced with new ceilings. New light fittings to be installed as per electrical engineer's specs.
 5. Existing computer tables in computer room in a poor condition. Recommend removing and replacing tables with new as per later design.
 6. 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.
 7. Replace water damaged ceiling panels in maths lab / classroom.
- A3 - Classrooms:
1. Install new window cills (it is to be determined on site if this can be possible).
 2. Replace damaged ceilings at DB in storeroom.
 3. 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.
 4. Replace kitchen table and piping to be made good in storeroom.
 5. 2 x sinks in classrooms are missing - to be replaced with new.
 6. Replace 1 x timber border to existing pinboard.
 7. Internal paintwork in a poor condition, rub down walls, prime and repaint.
 8. Loose ceiling trapdoor in 1 x classroom to be replaced.
 9. Internal floor finishes in a poor condition, remove and replace with new, including skirtings.
- A2 - Hall & Classrooms:
1. Damage to ceilings, remove all affected panels and cornices and replace with new to match, including skimming and painting.
 2. Internal paintwork in a poor condition, rub down walls, prime and repaint.
 3. Internal floor finishes in a poor condition, remove and replace with new, including skirtings.
 4. 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.
 5. Repair brickwork around door frame.
- A1 - Classrooms:
1. Install new window cills (it is to be determined on site if this can be possible).
 2. 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.
 3. Internal paintwork in a poor condition, rub down walls, prime and repaint.
 4. Internal floor finishes in a poor condition, remove and replace with new, including skirtings.
- External:
1. External steel columns to be rubbed down and repainted.
 2. Gutters and downpipes are damaged, install new to match existing on site or as per later detail.
 3. Remove and replace ceilings in external walkways and passages.
 4. Replace 1 x window glazing.
 5. Create new steps down from walkway at passage.
 6. Damaged timber beams and purlins - refer to Structural Engineer's report for recommendations.
 7. External walls to be pressure cleaned.

BLOCK B CLASSROOM BLOCK: Scope of Works

1. Gutters and downpipes are damaged, install new to match existing on site or as per later detail. REFER TO TYPICAL DETAILS.
2. Walkway ceilings in a poor condition - appears to have water damage. Remove and replace ceilings and cornices with new including skimming and painting. Install new light fittings as per Electrical Engineer's details. REFER TO TYPICAL DETAILS.
3. Roof sheeting is to be removed and replaced. REFER TO SPEC BELOW.
4. New barge boards and fascia boards are to be installed. REFER TO TYPICAL DETAILS.
5. External paintwork in a poor condition, rub down walls, prime and repaint. REFER TO TYPICAL DETAILS.
6. Internal paintwork in a poor condition, rub down walls, prime and repaint. REFER TO TYPICAL DETAILS.
7. Make good chipped brickwork walls. REFER TO IMAGE BELOW.
8. Structural Damage noted, refer to Structural Engineer's report.
9. Door frames condition is deteriorating, rub down, prime & repaint. REFER TO TYPICAL DETAILS.
10. Internal ceilings in a poor condition. Remove and replace ceilings and cornices with new including skimming and painting. Re-use light fittings where possible, but if not possible, install new light fittings as per Electrical Engineer's details. REFER TO TYPICAL DETAILS.
11. Internal vinyl floor finishes in a poor condition, remove and replace with new, including skirtings. REFER TO TYPICAL VINYL FLOOR FINISHES DETAILS.
12. Some of the windows are missing internal sills - install new internal window sills to match existing. REFER TO IMAGE BELOW.
13. Classroom shelving in a poor condition and some are warping, remove classroom shelving and install new, as per detailed specification during detailed design. REFER TO IMAGE BELOW.

BLOCK C1 CLASSROOM BLOCK: Scope of Works

1. Walkway ceilings in a poor condition - appears to have water damage. Remove and replace ceilings and cornices with new including skimming and painting. Install new light fittings as per Electrical Engineer's details. Roof sheeting to be checked for leaks and repaired or replaced. REFER TO TYPICAL DETAILS FOR CEILING SPEC. REFER TO SPEC BELOW FOR ROOF SHEETING NEEDS TO BE REPLACED.
2. Security gates have deteriorated, rub down, prime & repaint. REFER TO TYPICAL DETAILS.
3. Internal vinyl floor finishes in a poor condition, remove and replace with new, including skirtings. REFER TO TYPICAL VINYL FLOOR FINISHES DETAILS.
4. Internal paintwork in a poor condition, rub down walls, prime and repaint. REFER TO TYPICAL DETAILS.
5. Water damage to ceilings, remove all affected panels and cornices and replace with new to match, including skimming and painting. Roof sheeting and trusses to be inspected for leaks / damage and to be repaired or replaced. REFER TO TYPICAL DETAILS.
6. Gutters and downpipes are damaged, install new to match existing on site or as per later detail. REFER TO TYPICAL DETAILS.
7. External light fittings in a poor condition. Remove and replace with new as per Electrical Engineer's specifications.
8. Some of the external pipework & plumbing is damaged - repair / replace. REFER TO IMAGE BELOW.
9. Replace missing ceiling trapdoor. REFER TO IMAGE BELOW.

BLOCK C2 NUTRITION BLOCK: Scope of Works

PREFAB BUILDING IN A GOOD CONDITION.

BLOCK D & E - ABLUTIONS: Scope of Works

1. Internal paintwork in a poor condition, rub down walls, prime and repaint. REFER TO TYPICAL DETAILS.
2. No internal floor finishes have been installed. Recommend installing new floor finishes including skirtings. REFER TO TYPICAL DETAILS.
3. Damaged plumbing to urinals - repair or replace damaged plumbing.
4. Taps on WHB are missing, install new taps. REFER TO SPEC BELOW.
5. Some of the toilets are damaged or in a poor condition, recommend replacing damaged / deteriorating toilets. REFER TO SPEC BELOW.
6. Water damage to ceilings, remove all affected panels and cornices and replace with new to match, including skimming and painting. Roof sheeting to be replaced. Install new light fittings as per Electrical Engineer's details. REFER TO TYPICAL DETAILS.
7. Water leaks and pooling of water - recommend locating source of leaks and repairing.
8. Cubicle doors are damaged or missing. Remove and replace all cubicle doors with new to match existing. REFER TO SPEC BELOW.
9. Gutters and downpipes are damaged, install new to match existing on site or as per later detail. REFER TO TYPICAL DETAILS.

BLOCK F - CLASSROOMS: Scope of Works

1. Walkway ceilings missing / damaged. Replace ceilings and cornices with new including skimming and painting. Install new light fittings as per Electrical Engineer's details. Roof sheeting to be checked for leaks and repaired or replaced. REFER TO TYPICAL DETAILS.
2. External paintwork in a poor condition, rub down walls, prime and repaint. REFER TO TYPICAL DETAILS.
3. Internal paintwork in a poor condition, rub down walls, prime and repaint. REFER TO TYPICAL DETAILS.
4. Internal vinyl floor finishes in a poor condition, remove and replace with new, including skirtings. REFER TO TYPICAL VINYL FLOOR FINISHES DETAILS.
5. Corrosion to door 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. REFER TO TYPICAL DETAILS.
6. Corrosion to 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. REFER TO TYPICAL DETAILS.
7. All internal ceilings are damaged, remove and replace with new, including cornices, skimming & painting. REFER TO TYPICAL DETAILS.
8. Replace light fittings as per Electrical Engineer's details & specifications.
9. Replace 1 x broken window glazing with new to match existing. REFER TO SPEC BELOW.
10. Leaking sink and taps in classroom - inspect for leaks and repair / replace pipes / plumbing. Remove and replace taps and sinks. REFER TO SPEC BELOW.
11. Gutters and downpipes are damaged, install new to match existing on site or as per later detail. REFER TO TYPICAL DETAILS.
12. Damaged timber beams and purlins - refer to Structural Engineer's report for recommendations.
13. No barge and fascia boards installed, install new to match existing on site or as per later detail. REFER TO TYPICAL DETAILS.

BLOCK G - CLASSROOMS: Scope of Works

1. Walkway ceilings missing / damaged. Replace ceilings and cornices with new including skimming and painting. Install new light fittings as per Electrical Engineer's details. Roof sheeting to be checked for leaks and repaired or replaced. REFER TO TYPICAL DETAILS.
2. Gutters and downpipes are damaged, install new to match existing on site or as per later detail. REFER TO TYPICAL DETAILS.
3. External paintwork in a poor condition, rub down walls, prime and repaint. REFER TO TYPICAL DETAILS.
4. Security gates and entrance doors + door frames in a poor condition. Remove and replace with new. REFER TO SPEC BELOW.
5. Internal paintwork in a poor condition, rub down walls, prime and repaint. REFER TO TYPICAL DETAILS.
6. Internal vinyl floor finishes in a poor condition, remove and replace with new, including skirtings. REFER TO TYPICAL VINYL FLOOR FINISHES DETAILS.
7. Some internal ceilings are damaged, remove and replace with new, including cornices, skimming & painting. REFER TO TYPICAL DETAILS.
8. Replace light fittings as per Electrical Engineer's details & specifications.
9. New SANS 10400 compliant 1m high balustrade with intermediate rails of 100mm c/c or less to edge of walkways to be installed.
10. Rub down window frames, prime and repaint. REFER TO TYPICAL DETAILS.
11. Replace damaged fire signage. REFER TO SPEC BELOW.

SITE PLAN - EXISTING BUILDINGS
SCALE - 1:200

LEGEND:

HALL & STORES

ADMINISTRATION BLOCK

CLASSROOM BLOCKS

NUTRITION

ABLUTIONS

ASSUMED
FENCE LINE

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.

Rev No:	Date:	Description:	Rev By:
A	17/02/23	For Information Purposes Only	MM
B	31/05/23	SDP Amended - building A1, A2 & A3 is not being demolished - to be refurbished	MM

Architect :

Name :

Signature :

Client :

Name :

Signature :



Project:
**CONDITION ASSESSMENT
THABONG PRIMARY SCHOOL**

Drawing description:
**EXISTING BUILDINGS
SITE DEVELOPMENT PLAN**

Drawn: ISENZKO ENGINEERING

AD

Scales: AS SHOWN ON DRAWING

FOR INFORMATION

Drawing Number: 082-THABPS-100

Revision: B