

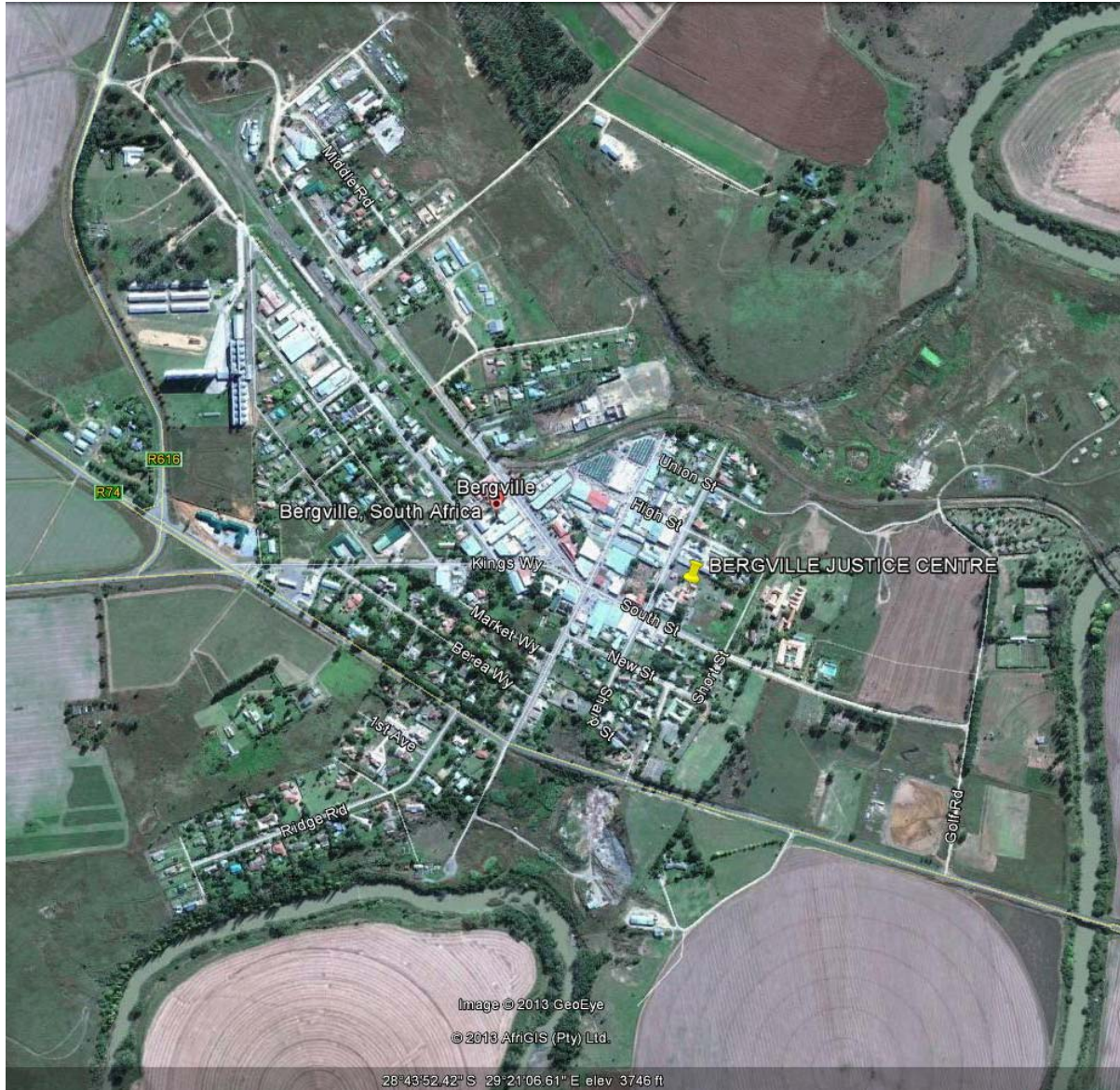
PHOTOGRAPHIC JOURNAL

**Bergville Justice
Complete Upgrading including R&R
Roster Code FS01229
Project Code 036745A
WCS 036745
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MAP OF BERGVILLE

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Bartsch Consult (Pty) Ltd. was appointed by the Department of Public Works to be the Principle Agent / Architect for the complete upgrading including repairs and renovations to the Justice Centre situated in Bergville.

The briefing meeting for the above mentioned project was held on 28 November 2012. At this meeting representatives from Department of Public Works took the various consultants around the site and gave a general overall brief pertaining to the proposed use of the buildings as offices, magistrates court, cash hall, public waiting and ablutions, gate house and a new 5-star prisoner holding facility. The different zones of security were highlighted as well as the link with the adjacent SAPS and Correctional Centre. Also it was brought under the attention of the consultants that there is a historic structure on the site which should be restored and remain open for tourist visits. This is the Upper Thukela Blockhouse, built by the British during the Anglo-Boer war, this unique structure is now a Moth Shell Hole. It is situated in the courthouse grounds and is a national monument.

A detailed report accompanied with drawings need to be submitted to AMAFA for their perusal and approval of the proposed works on this site as the building is older than 60 years. Note must be taken here that NO CONSTRUCTION may commence until such time as AMAFA has given their approval pertaining to the renovation and upgrading in writing.

Following this meeting a Project Implementation Plan was submitted to the Department of Public Works on the 12th of December 2012 for approval. Approval is still pending.

The Principle Agent submitted a request for existing drawings of the project at the Department of Public Works on the 09th of January 2013, but to date no information was received. On the 11th of January 2013 Bartsch Architects undertook a detailed measuring up survey process in order to document and compile as built drawings of the existing structures. These drawings were issued to consultants on the 21st of January 2013.

SCOPE OF WORK

The following items were pointed out as the brief given by the Department of Public Works at the meeting held on the 12th of December 2012 on site as the scope of work:

Environmentally Friendly

The Project Manager highlighted that the building design should be 'green' and energy efficient making use of practices such as rain water harvesting etc.

Bulk Services

- A backup generator is required (Electrical Engineer)
- Upgrade of electricity
- Emergency water - the tank should be on ground level and it should be linked to the main services.

Security

- Visitors should be checked when entering and when exiting.
- Prisoner delivery from the Police Station as well as from the Prison should be secure whether by vehicle or by foot.
- The secure holding facility requires major upgrading. The requirements are:
 - A 5 Star Holding Cell setup to match Department of Justice requirements within the secure zone of the complex.
 - 4 x holding cells (male, female, juvenile male and juvenile female).
 - A secure sally port
 - A SAPS room and a DCS room with separate ablutions and kitchen
- The Project Manager highlighted that security is of very high importance and will be investigated and approved separately at sketch plan submission.

Heritage Site

- A portion of the site is of great heritage significance and is being visited by tourists on a daily basis. This portion of the site should be fenced off and a separate entrance is to be provided for tourist at the back of the site.
- All heritage structures are to be completely restored to their original condition.

Cash Hall upgrade

- Securely close above counter up to the ceiling.
- Bullet proof windows to be installed at counter.
- 2 x normal service points + 1 x disabled service point required.
- Counter trays to be installed (1 x large tray for the pass through of files and the rest can smaller tray for the pass through of money).
- External window of the cash hall should be bullet proof.
- Money safes are to be positioned in front of the records safe and visually cordoned off from the public eye with partitioning.
- Entrance door to the cash hall should be a safe type door.
- The two other external doors to the cash hall should be dummy doors that are closed up on the inside.

Other items

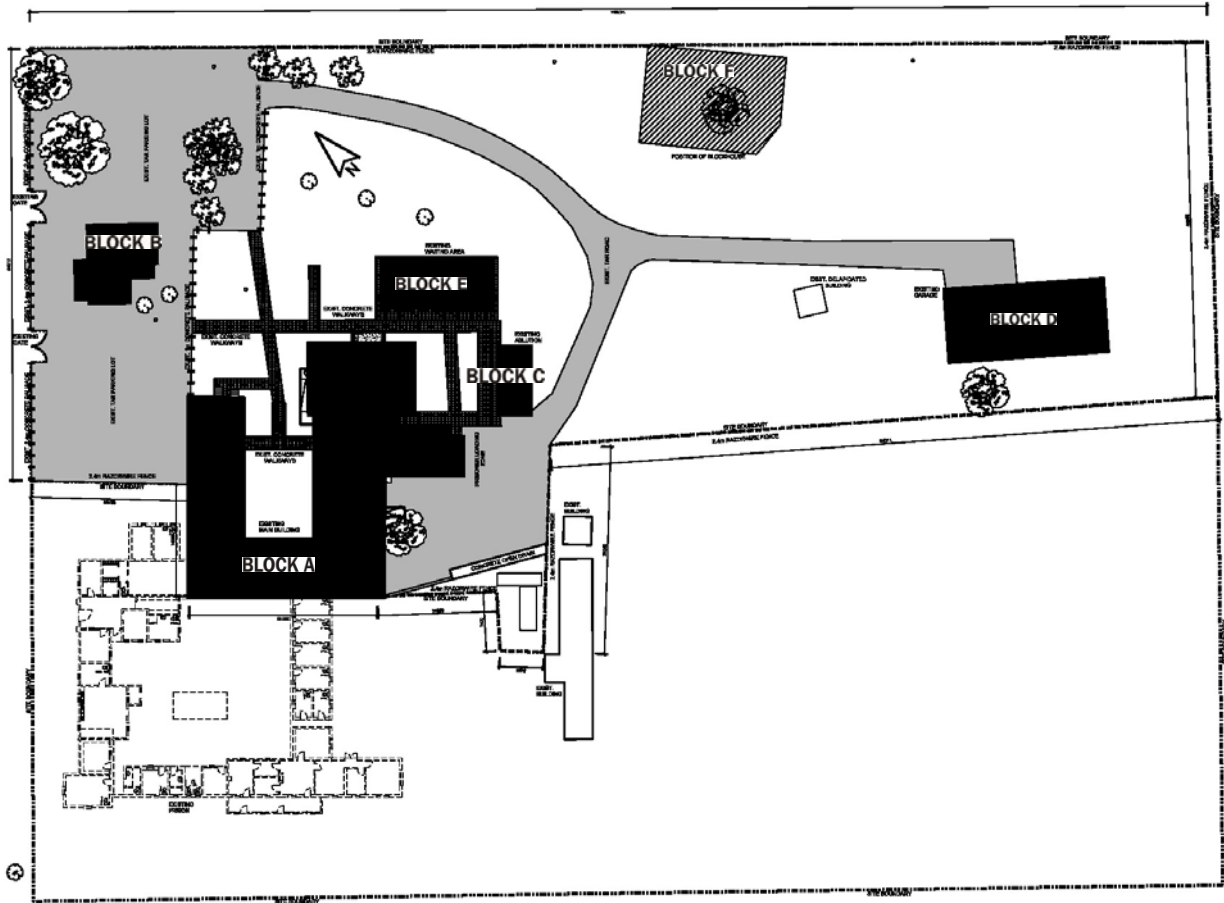
- Fencing
- Landscaping
- Perimeter lighting
- Electrical gates
- Security lighting
- Adjusting the position of the flag pole(s)
- Floor tiles to the Interpreters Room and Family Court Clerk Office.
- Upgrade of fire installation
- 2 x additional offices
- Covered staff parking to be provided; 3 x secure parking (garages) to be provided.

The existing buildings on site comprise of some older buildings - (1) the main building housing the offices, cash hall, library, court room and holding cells; (2) the gate house; (3) the public ablutions and (4) the garages. The main building is arranged in a U-form around a landscaped court yard with the entrance to the court room on the head of one wing and the holding cells at the back of that wing.

Next to the court room a more recent building housing the covered waiting area and Maintenance/Civil/Small claims/Divorces Office has been built.

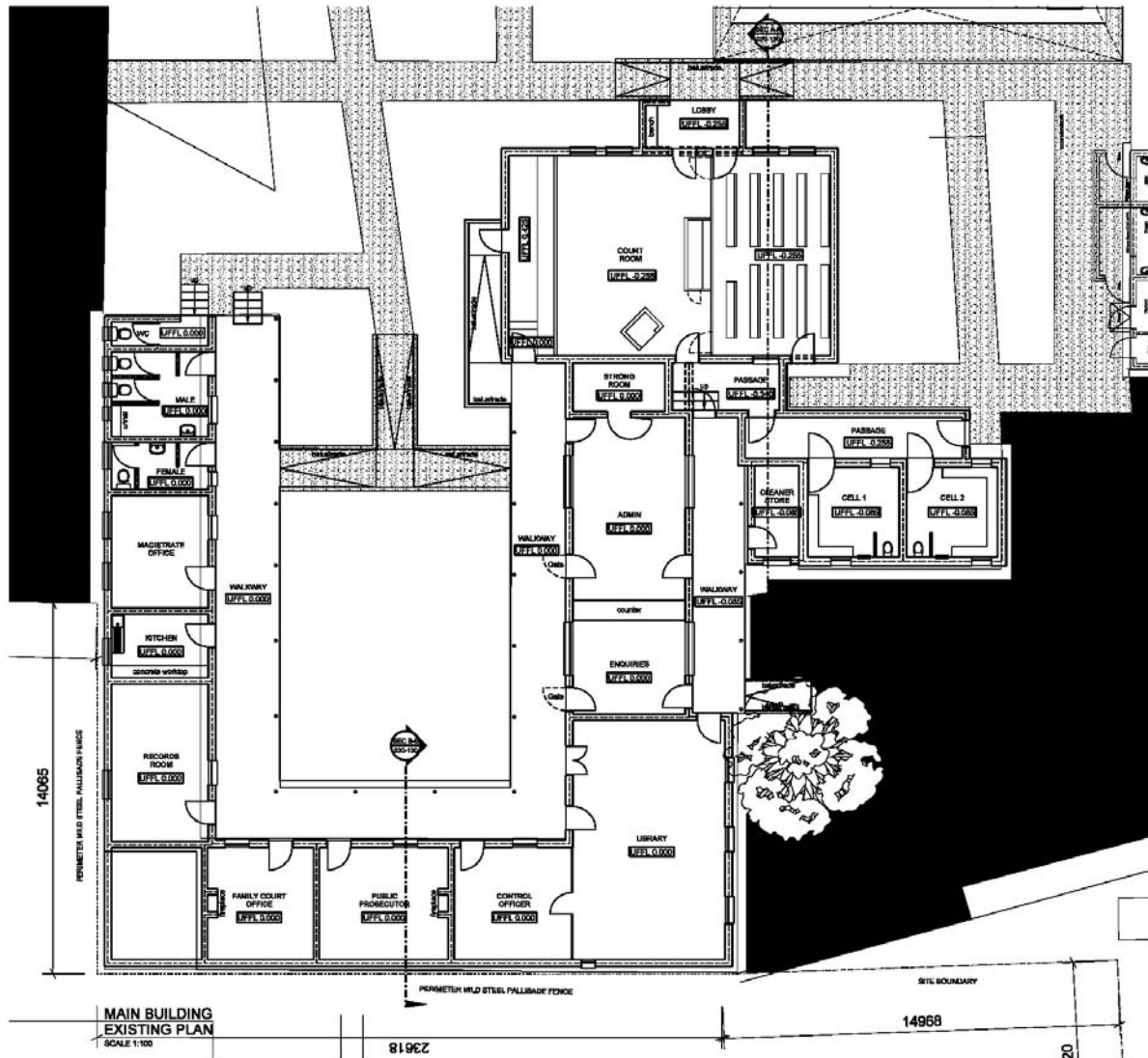
To the back of the site adjacent to the garage building stand the Upper Thukela Blockhouse. This is a national monument which must be restored and remain open to tourist visits. It is important to note that NO CONSTRUCTION may be undertaken on this structure without the approval of AMAFA pertaining to restoration in writing has been received.

For ease of reference find below an existing site plan dividing the buildings up into blocks A - F.



- Block A Main Building
- Block B Gate House
- Block C Public Ablutions
- Block D Garages
- Block E Covered Waiting & Maintenance/Civil/Small claims/Divorces Office
- Block F Upper Thukela Blockhouse (National Monument)

BLOCK A Main Building



BLOCK A MAIN BUILDING

LAYOUT PLAN

This single storey building houses the offices, cash hall, library, court room and holding cells. The main building is arranged in a U-form around a landscaped court yard with the entrance to the court room on the head of one wing and the holding cells at the back of that wing.

When having an overall view of the main building on the outside it seems that some maintenance have been performed not too long ago in terms of re-painting of the roof, walls and trimmings. It is being proposed that the Client decides whether they want this repainted again and whether the money can be utilized for the provision or upgrade of something else.



Main building shaped around landscaped courtyard with court room on front left



Office wing closest to street



Side elevation of court room on head of wing



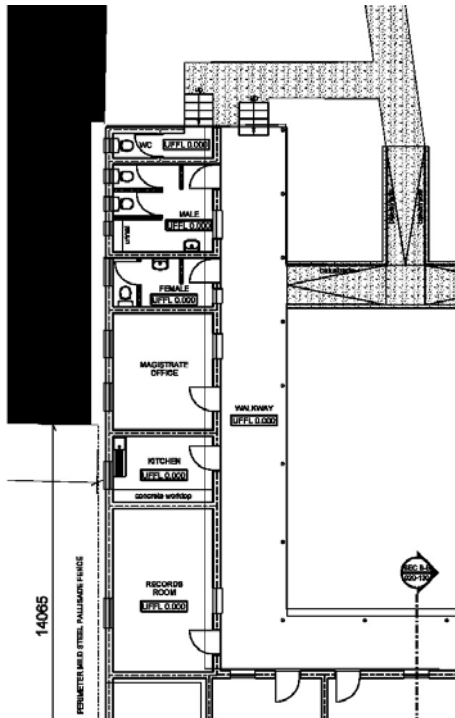
Holding Facility at the back



Back of Main Building - Library and Cash Hall with Holding Facility on the right



Exterior of the Court Room



WING SITUATED CLOSEST TO THE STREET

The wing of the main building situated closest to the street houses the ablutions, Magistrate's Office, Kitchen and Records Room.

Below each room in this wing will be described separately at hand of photographic evidence of the existing.

ABLUTION FACILITY - Room 1, 2 & 3

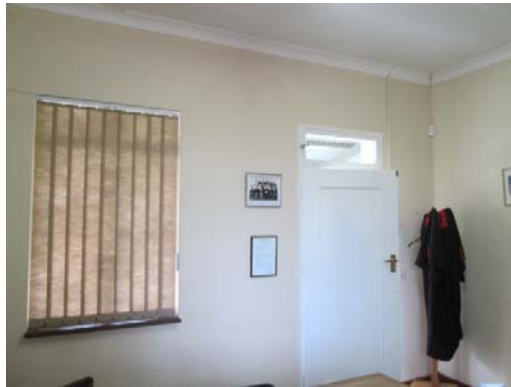
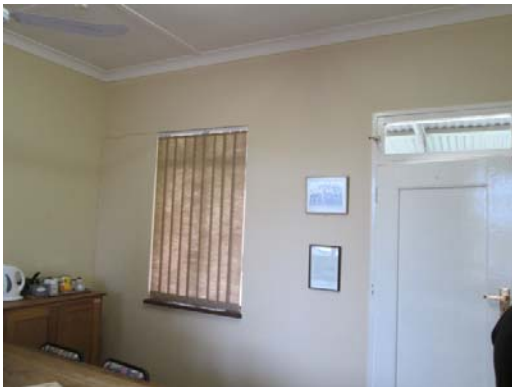
Although relatively well maintained the ablution facilities are old and will be replaced with all new fittings and finishes.





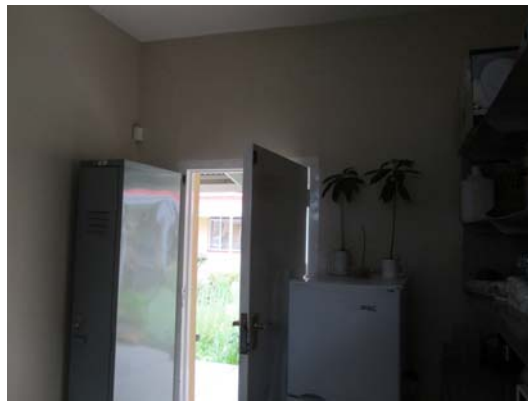
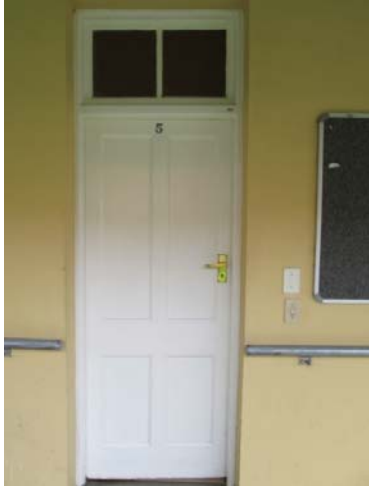
MAGISTRATE'S OFFICE - Room 4

General refurbishment of finishes and fittings required at this office only.



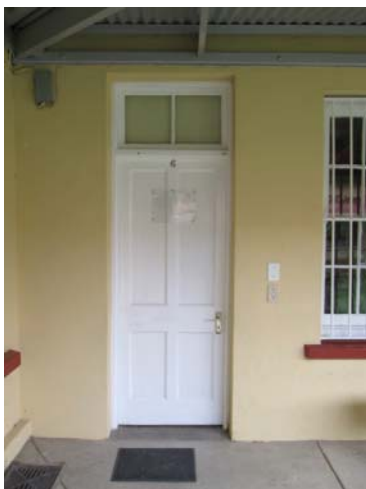
KITCHEN - Room 5

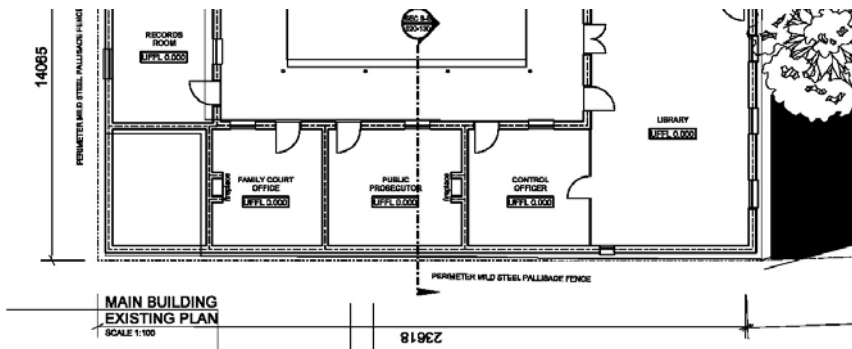
General refurbishment of finishes and fittings required.
Replacement of all kitchen fittings and joinery.



RECORDS ROOM - Room 6

The Records Room needs to be relocated to the Library and this room will be utilized as an office.
Accordingly general refurbishment of finishes and fittings required at this office only.





BACK WING

The back wing of the U-shaped main building houses three offices - Family Court Office, Public Prosecutor and Control Officer.

Below each room in this wing will be described separately at hand of photographic evidence of the existing.

UNNAMED ROOM IN THE CORNER

Currently the Correctional Centre Administration Building and the Main Building of the Justice Centre is linked. This unnamed room is part of the main building of the Justice Centre, but is currently utilized by the Correctional Centre. A project for a new Correctional Centre is currently underway and therefore it is foreseen that this room will not be utilized for much longer by the Correctional Centre. Accordingly it will be refurbished as office space for the Justice Centre.

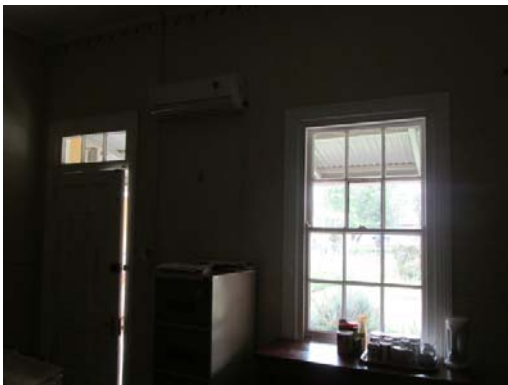
FAMILY COURT OFFICE - Room 7

General refurbishment of finishes and fittings required at this office only. Floor finish to be floor tiles.



PUBLIC PROSECUTOR - Room 8

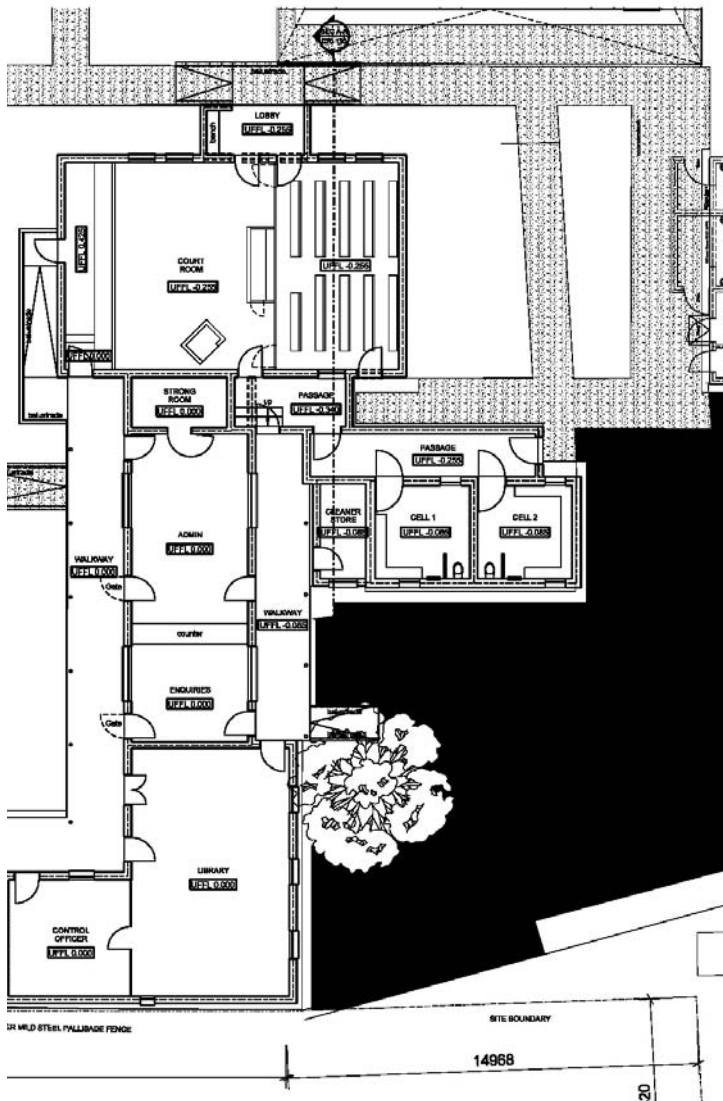
General refurbishment of finishes and fittings required at this office only.



CONTROL OFFICER - Room 9

General refurbishment of finishes and fittings required at this office only.





COURT ROOM WING

The court room wing of the U-shaped main building houses the library, cash hall, strong room, cleaners store, court room and prisoners holding facility (two cells).

Below each room in this wing will be described separately at hand of photographic evidence of the existing.

LIBRARY - Room 10 & 11

This library facility houses the server and two office spaces as well. As previously mentioned the requirement as received from the End-User is to relocate the Records Room (Room 6) into this facility and relocate the two office spaces somewhere else in the building.

The two doors leading into this room currently suggests that previously this was two separate rooms. Therefore it will not be problematic to reinstitute the two separate rooms if desired. The remaining Room 10 will be large enough to house the server and library and then the records can be held separate in Room 11.

For Room 10 general refurbishment of finishes and fittings is required only.

For Room 11 general refurbishment of finishes and fittings, the provision of burglar bars on windows, security gates on doors and shelves will be required.



CASH HALL Enquiries & Payments - Room 12

Although the Enquiries & Payments is the public side of the Cash Hall, this room will not be handled as part of the complete upgrade of the Cash Hall.

Here only general refurbishment of finishes and fittings are required.



CASH HALL Administration - Room 13 & 14

The existing Cash Hall is not to standard and will receive a complete upgrade in accordance to the Client's requirements.



COURT ROOM - Room 15

No specific requests were made in the brief regarding any upgrades to the Court Room. The Court Room is well maintained, but all finishes will be redone. Joinery will be serviced and upgraded. The wooden floor will be sanded and resealed.



PRISONERS HOLDING FACILITY

This facility is totally below the acceptable norms and standards of today's 5-Star based facilities. The Client's request was that this facility be replaced with a 5-Star Holding Facility setup to match Department of Justice requirements within the secure zone of the complex, including the following:

- 4 x holding cells (male, female, juvenile male and juvenile female).
- A secure sally port.
- A SAPS room and a DCS room with separate ablutions and kitchen.

Herewith below a photographic journal of the existing facility to be replaced:



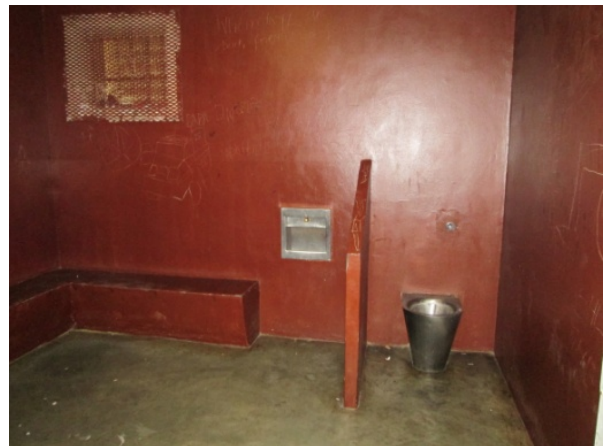
External views



Linking Passage between court Room and Holding Facility



Linking Passage between court Room and Holding Facility



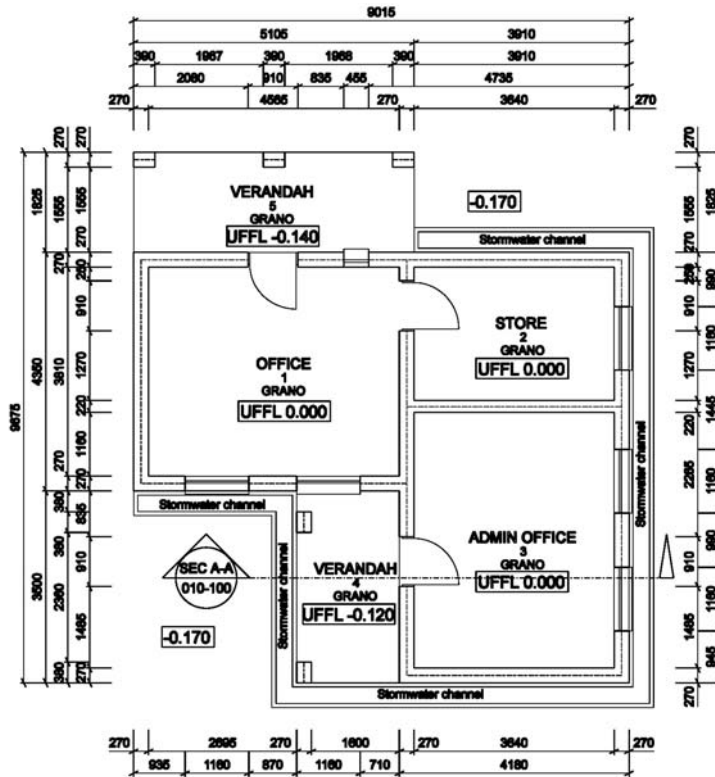
Holding cells

CLEANER STORE

General refurbishment of finishes and fittings required at this store only with replacement where necessary.



BLOCK B Gate House



This single storey building is situated in close vicinity of the entrance gate to the premises and houses the security personnel. However the set up of this whole gate and building is not ideal to facilitate proper site entrance security. Visitors should be checked when entering and when exiting without exception. This is not the case currently.

It is proposed that this whole entrance set up be relocated at and upgraded to a proper site entrance security facility.





External views of existing Gate House



Entrance gate to site

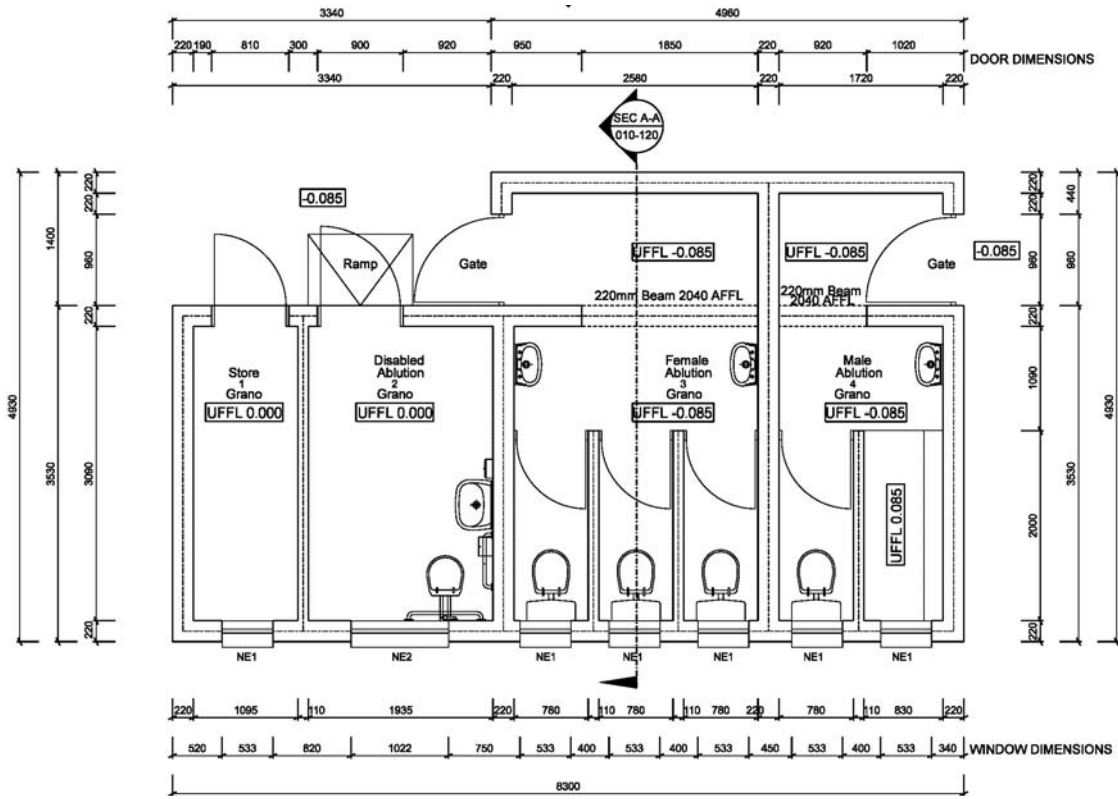


Internal views of existing Gate House



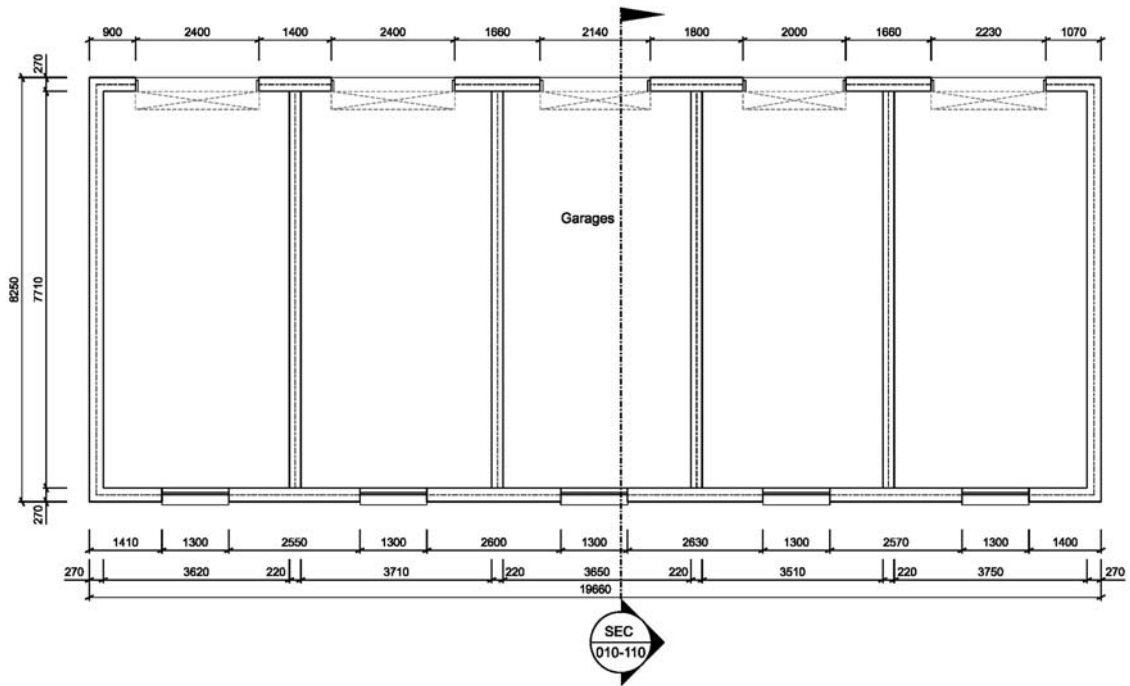
BLOCK C Public Ablution Facility

No specific requests were made in the brief regarding any upgrades to the Public Ablution Facility. This facility is well maintained, but all finishes will be redone and all sanitary fittings will be replaced with new fittings. Some upgrade will be considered regarding coverage in front of the entrance doors by means of a covered walkway and the installation of doors to the male and female ablution sections.





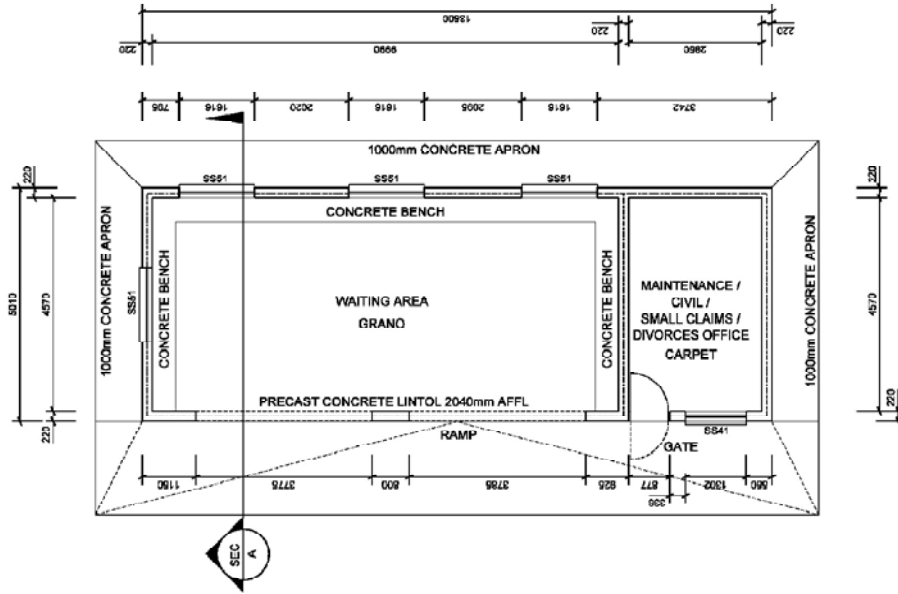
BLOCK D Garages



On this building general refurbishment of finishes and fittings is required only.

Additionally to these garages there were a request for the provision of covered staff parking and three secure parking (garages). The three secure parking garages will be added onto this building as an extension.

BLOCK E Covered Waiting & Maintenance / Civil / Small claims / Divorces Office



On this building general refurbishment of finishes and fittings is required only.



External views



Interior of office



Interior of covered waiting



BLOCK E Upper Thukela Blockhouse (National Monument)

A portion of the site is of great heritage significance and is being visited by tourists on a daily basis. This is the Upper Thukela Blockhouse, built by the British during the Anglo-Boer war, a unique structure which is now a Moth Shell Hole. It is situated in the courthouse grounds and is a national monument.

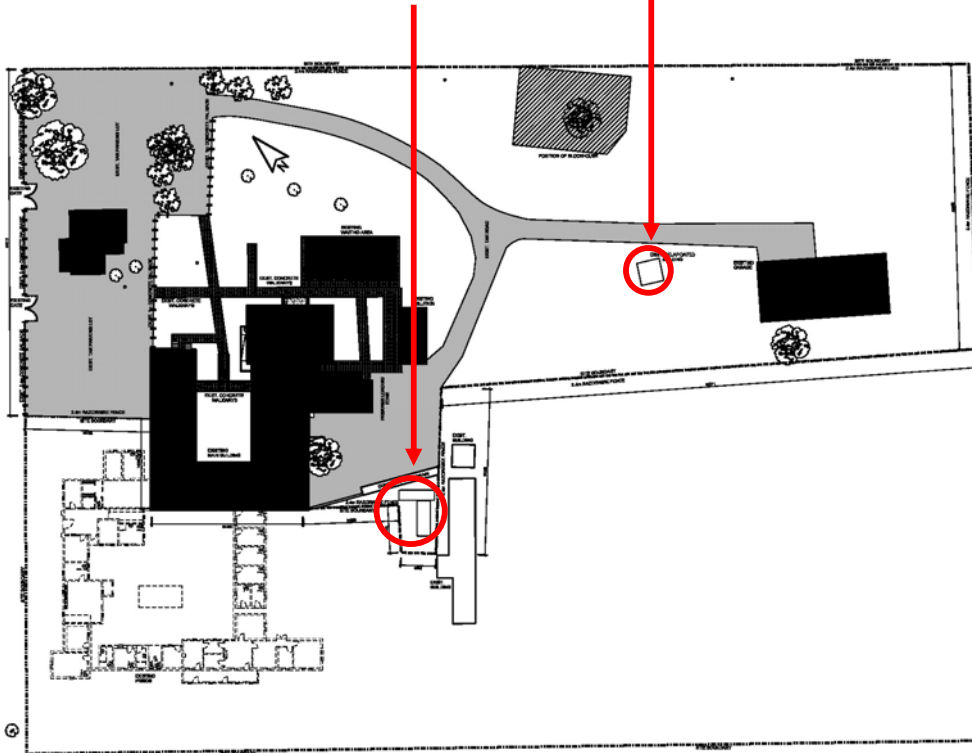
This portion of the site will be fenced off and a separate entrance provided for tourist at the back of the site.

This heritage structure is to be completely restored to its original condition. Obtaining AMAFA approval on the work on this building is of utmost importance.



SITE WORKS Buildings to be demolished

These are dilapidated, outdated and non-operational buildings that will be proposed for demolished under this project as they just pose a security risk, is in a state of disrepair and will soon be unsafe for any type of inhabitation.



SITE WORKS General

Fencing

The perimeter fence needs to be removed and replaced with new security fencing. The heritage site needs to be fenced off from the Justice Centre grounds for security reasons.



Front fence



Fence against SAPS premises



Fence against Prison premises

Landscaping

A small portion of landscaping will be included for the courtyards in and around the main building.



Perimeter lighting

Perimeter lighting will be provided as per the Electrical Engineers specifications.

Electrical gates

Electrical gates need to be allowed for at the site entrance. Operational policies of Department of Correctional Services and the SAPS annul the possibility of direct links with the Police Station and the Correctional Centre. Therefore no other gates will be installed in the perimeter fence of the Justice Centre premises.

Security lighting

Security lighting will be provided as per the Electrical Engineers specifications.

Adjusting the position of the flag pole(s)

Upon request of the End-User the position of the flag pole will be adjusted.