



arts and culture

Department:
Arts and Culture
REPUBLIC OF SOUTH AFRICA

Repairs, Restoration & Reconfiguration of Existing Old Greys Hospital Buildings F & G to Offices for KZN
Department of Arts & Culture
March 2013
Status Quo Report – Block F



View looking North East

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INTRODUCTION

Mthulisi Msimang Architects cc were appointed in June 2012 by the Department of Arts & Culture as Architects & Implementing Agents for the Repairs, Restoration & Reconfiguration of buildings F & G at the Old Greys Hospital, Prince Alfred Street, Pietermaritzburg which is currently being used by Museum Services.

BRIEFING

At the briefing meeting held on site on 10 December 2012, the architects were requested to prepare a full set of drawings/documents for submission to AMAFA & the Msunduzi Municipality for approval as well as for tender & construction.

SITE INFORMATION

REM of ERF 120 & ERF 868 Pietermaritzburg - Old Greys Hospital, Prince Alfred Street. A complete site survey diagram identifying each building has been attached for ease of reference.



DESCRIPTION

Building F (Museum Services) - Double storey gabled Marseille tiled roof with closed timber eaves & exposed rafters: red facebrick walls: timber framed sliding sash & top hung windows including fixed steel with plastered & painted, unpainted & soldier course window heads & bullnosed facebrick cills: plastered cornice bands with columns between windows.



View looking West



View looking North East



All buildings have:
National and/or Local Historical and Architectural Importance
Grouping of Architectural Merit
Contributing to the Urban Setting
Over Eighty Years Old

Principal Agents/Architects

Note:

This report is to be read in conjunction with the plans, sections & elevations for various buildings

INTERNAL

1. FLOORS

1.1 Vinyl Tiles onto Concrete Slab

Most areas have vinyl tiles laid onto a concrete slab. In some areas, tiles are missing but in most they are damaged, cracked or scratched. All flooring is to be removed, floor made good & replaced with new flooring as per finishes schedule.



1.2 Grano/Cement screed Floor

Some areas have a Grano/Cement screed floor which has minor cracks & the black floor paint has worn away. The entire floor is to be stripped of paint, repaired & new flooring fitted as per finishes schedule.

2. SKIRTING

2.1 Timber Skirting

Some areas have timber skirting which are in a very poor condition with some areas extremely damaged by termites. All will have to be removed; wall damage repaired & new skirting fitted to match existing.

2.2 Grano/Cement coved Skirting

Some areas have a Grano/Cement screed skirting. In some places the skirting is cracked, chipped or missing skirting. All is to be chipped away & replaced with new timber skirting as for 2.1.



2.3 Vinyl Skirting

Most areas have vinyl skirting tiles. In some areas, tiles are missing but in most they are damaged, cracked or scratched. All skirting is to be removed, wall made good & new skirting in similar profile fitted as per finishes schedule.

3. WALLS

3.1 Cement Plastered Walls

Most of the walls have been cement plastered & appear to be in good condition with the exception of a few areas that show signs of hairline or structural cracks (to be assessed by a structural engineer) which would have to be repaired prior to painting.

3.2 Ceramic Tiled Walls

Some walls have been tiled with ceramic tiles which are in very poor condition throughout. All is to be removed & only replaced where required (e.g. Kitchens, ablutions etc.) Where rooms are to be converted into offices, walls are to have plaster repaired & painted.



3.3 Painted Face brick Walls

There are a few areas that have paint over facebrick. The walls appear to be generally in good condition. All is to have paint removed, scabbled & coated with bonding liquid, plastered & then painted.



3.4 Bagwashed Walls (Basement)

These walls will require minor repair & painting.

4. CEILING & CORNICE

4.1 Plasterboard Ceilings

Some areas have plasterboard ceilings with half round joint strips & coved cornice all round which appear to be in poor condition due to water penetration from leaks in the roof. The entire ceiling (including brandering) is to be removed & replaced with a new aluminium suspended ceiling to suit new reconfiguration of all internal spaces into offices.



4.2 Plastered Concrete Soffit

Some areas have plastered concrete soffits which appear to be in good condition with the exception of a few areas showing signs of hairline cracks which would require minor repair & repaint. There are a few areas that have structural cracks which would have to be assessed by a structural engineer.

5. DOORS

5.1 Painted Timber Doors, Frames & Linings

Most of the doors & frames are old & damaged mostly around the lock/handle/striker plate area. All internal doors that are to remain to be replaced with new doors to match existing. New doors within drywall according to the new office configuration are as per new door schedule. Doors along the perimeter (verandah) & external doors are to be replaced with new to match existing. All frames that are to remain must be repaired & re-painted. All glazed doors that are to remain must have all broken panes replaced & new glazing beads to match existing fitted where necessary.



5.2 Ironmongery

Most of the locks & handles are damaged or missing. Due to the extensive reconfiguration into offices it is recommended that on the existing doors that are to remain, all locks, handles striker plates, hinges & rebate kits (double doors), doors stops, coats hooks, latches etc. to be replaced with new door furniture including for new partition walls as per ironmongery schedule. Locks are to be 3 lever for all doors on a master key system. All existing door furniture to be removed must be handed to the Heritage Council.



6. WINDOWS

6.1 Painted Timber Sash/Casement/Top Hung Windows & Frames

The existing timber sash windows are generally in fairly good condition on the inside with a few needing major repair works that includes the removal of the affected sash & repair either with a filler piece before repainting. All existing sash cords & brass rollers to sash windows are to be replaced with new. All broken window panes as well as those with frosted or painted glass are to be replaced including new glazing beads in profile to match existing. Generally all glazing is to be cleaned.



6.2 Painted Timber Cills (Internal)

All timber cills are to be sand, filled, primed & re-painted.

6.3 Painted Timber Pelmets

All timber pelmets are to be removed, with holes made good ready for painting.

6.4 Burglar Proofing

All burglar gates & burglar proofing to windows is to be removed, repaired where necessary, repainted & fitted back into original position.

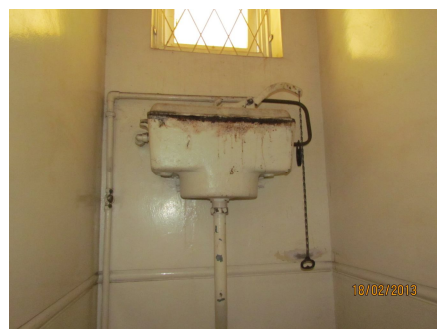
6.5 Ironmongery

Most of the latches, handles & stays appear to be in a fairly good condition & would require being removed for servicing & cleaning & then replaced after repair/repaint of the window/frame. Missing or badly damaged window furniture is to be replaced with new similar type where possible.

7. GENERAL

7.1 Sanitary Fittings, Storm water & Miscellaneous

All the fittings are old & appear to be in a very poor condition. All are to be replaced with new as per sanitary schedule. These include W.C's, WHB's, Sinks, Wash Troughs, Mirrors, Taps, Shower heads & Stoptaps,



Baths, Toilet Roll Holders & all associated plumbing pipes. All new water pipes are to be copper & chased into walls with PVC waste & sewer visible along walls over short distances (waste to be chased in wherever possible).

7.2 Built in Cupboards/Furniture/Shelving

All existing built in cupboards; furniture & shelving etc. are to be removed. New built in cupboards are to be installed as per new layout.

7.3 Electrical Fittings

All existing electrical fittings e.g. lights, plugs, switches, intercom systems, DB's & other are to be removed. New light switches, plugs, DB's, powerskirting & other are to be as per electrical engineers specifications. The entire building is to be re-wired. All old fittings that have been removed are to be handed over to the Heritage Council.



7.4 Lift Lobby & Main Stair

Existing vinyl flooring to lobby & stairs is to be replaced with new porcelain tiles including new brass stair nosing & edge strips including new timber skirting. Existing varnished timber handrail to be repaired, sanded & re-varnished with steel brackets painted.



7.5 Fire Escape Stair

Existing steel fire escape to be replaced with new galvanised steel escape stair including new balustrade to new configuration.



7.6 Disabled Access

The existing ramp to the entrance door does not conform to the current standards for disabled ramp access & would have to be demolished & replaced with new ramp access to be incorporated in the new design.



7.7 Fire Equipment

All existing fire equipment is in a poor condition & is to be completely removed & replaced with new to suit new layout in compliance with SANS 10400.

7.8 Lift

The existing lift is old & is to be replaced with a new disabled friendly lift fitted into the existing shaft. The lift motor room is to be assessed to ensure that the new lift motor equipment fits into the room. Motor room floors are to be generally cleaned with walls and soffit re-painted.

EXTERNAL

8. FLOORS

8.1 Screed Steps/Walkways

Most of the screed to these steps have cracked or have had plaster fallen off. The affected area of the step is to have the plaster/screed chipped away, repaired & re-plastered or screed. All is then to be pressure cleaned. Refer to Structural Engineers report for major cracks or movement.

9. Walls

9.1 Facebrick Walls

All the external walls are generally face brick unless otherwise stated. They appear to be in fairly good condition with repair required in a few areas. Badly damaged bricks are to be cut out & replaced with similar second hand bricks or fagots taken from demolished walls elsewhere on site or from an external source. Minor repair would require a brick paste mixed from existing ground bricks. Where pointing has deteriorated, these areas need to be re-done. Major cracks are dealt with in structural engineers report. Where plaster has chipped or fallen off plinths, these would have to be repaired as for plastered/screeded steps. The entire building is to be cleaned as per AMAFA specification.



9.2 Plastered Walls/Beams/Lintels

All plastered walls & beams appear to be in fair condition with a few hairline cracks in places. These will have to be repaired & all repainted.



10. Open/Closed Eaves & Verandah Ceilings

10.1 Open/Closed Eaves

The existing painted closed timber eaves appears to be in a fair condition but there may be water damage on the inside. All is to be replaced with new painted timber panels with groove pattern to match existing. Where eaves are open, exposed rafters are to be repaired where necessary, sand & re-painted.



10.2 Verandah Ceilings

All existing verandah ceilings are to be replaced with new F/Cement ceilings with hardwood cornice all round.

11. Doors

11.1 Painted & Varnished Hardwood/Meranti Doors, Frames & Linings

All external doors are to be replaced with new hardwood doors to match existing. All ironmongery to be treated as described internally. Where jamb linings, frames or architraves are badly damaged they would have to be replaced. All are then to be re-painted.



12. Windows

12.1 Painted Hardwood Sash/Casement/Pivot Windows & Frames

All external windows & frames are in a poor condition due to exposure to the elements. They would have to be repaired, sand, & re-painted. All furniture is to be removed, service & replaced. Badly damaged or missing furniture to be replaced with new to match existing where possible.



13. Roofing

13.1 Marseille Tiled Gabled Roof

The Marseille tiles appear to be in fairly good condition although they would have to be carefully removed & stored for re-use after the new plastic underlay has been installed. Once the tiles have been re-layed, the entire roof is to be pressure cleaned. There is a likelihood that some tiles are damaged or will become damaged during this process so provision must be made for new tiles to match existing. The engineers report will deal with the condition of the roof structure & if necessary some trusses or battens may be replaced or rafters braced. Painted exposed rafter ends are to be re-painted where they are to remain.



13.2 Waterproofed Flat Concrete Roofs

All waterproofing to concrete flat roofs is to be removed. Roof is to have cracks repaired where required & new waterproofing layed.

13.3 Barges & Fascias

These are in a very poor condition and will need to be replaced with new timber barges & fascias in matching profile & painted.

13.4 Asbestos Gutters & Downpipes

All asbestos gutters & downpipes are to be disposed of as required by regulation & replaced with new aluminium gutters & downpipes.

14. Plumbing Goods

14.1 Painted Galvanised Soil, Waste, Vent pipes, Water.

Due to their age & the reconfiguration of internal spaces all plumbing pipes are to be completely removed. New PVC & Copper plumbing pipes to be installed above ground for sewer & waste respectively with below ground piping as per engineer's specifications.



14.1 Surface Drains, Gulleys, Manholes etc.

All surface brick drains around the building are in a poor condition and will need to be rebuilt in some areas & minor repair in others. All is then to be pressure cleaned. All existing gulleys, manholes & below ground services are to be replaced as per engineers specifications.



15. GENERAL

15.1 Air-conditioning

There is no existing air-conditioning. New airconditioning is to be installed to suit new office configuration & as per engineers design & specification which is to be approved by the Heritage Council.

15.5 Walkway Roof

Replace entire walkway roof with new sheet metal roofing on new purlins on new structure (under Phase 2).

15.6 External Gates/Steelwork

Repair & repaint all external steelwork.

