

**ARCHITECTURAL DESIGN SERVICES:
CONDITIONAL ASSESSMENT FOR THE MOTOR LICENCING BUREAU BUILDING
(MLB)**

Client:



public works

Department:
Public Works
PROVINCE OF KWAZULU-NATAL

CONDITIONAL ASSESSMENT REPORT

BY RMA ARCHITECTS



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1. INTRODUCTION

RMA Architects and Project Managers have been appointed as the Architects and Principal Agents to conduct a conditional assessment for the repairs to the roof, internal gutters, ceiling board's structural cracks on the wall and complete repairs and renovations to the entire building.

The team members are the following:

- Architect and Principal Agent: Raj Maharajh Associates Architects & Project Managers
- Quantity Surveyors: LDM Quantity Surveyors
- Electrical Engineers: Matla Consulting Engineers
- Structural and Civil Engineer: Dartingo Consulting Engineers
- Mechanical Engineers: MUTEO Engineers

The offices are currently not in use but the dilapidated condition of the majority of the offices and infrastructures necessitated the complete repair and renovation of the entire office building, as the building was deemed unsafe to work in.

The building requires various repairs and renovations to offices, kitchens, store rooms, strong rooms, and ablutions as per the needs assessment. The building does not comply with SANS 10400 Part S – disability unit. There is no access to the building or to the paraplegic ablutions. The client requested a wheelchair assistant rail to be installed

2. EXECUTIVE SUMMARY

The MLB building was visited and the following are the findings.

All building is a combination of both plaster and paint, and face brick with concrete roof tiles. The internal walls are plastered and painted brick and partition walls. The floor coverings consist of part carpeting, part vinyl tiles on screeded concrete floors and the remainder screeded concrete floors with no finish. Windows are timber with some glazing damaged and damaged doors need to be replaced. Blinds are old and in a poor condition. All vents in the building are rusted or dilapidated. Partitions are damaged or not needed. Air conditioning does not work in certain offices and other offices do not have air conditioning units. The building was constructed approximately 65 years ago.

The Generator room is in a good condition. Generator to be inspected by Electrical Engineer.

The car park and carports are in good condition and needs minimum attention.

The fencing to be replaced where necessary, it seems to be in a good condition.

The ground floor needs maximum attention with regards to the ceilings, floorings, partitions and light fixtures.

The first floor needs maximum attention to ceilings, floorings and partitions.

The exterior of the building is in good condition and require minimum attention. The building is to be repainted, all face brick to be cleaned, all timber windows to be removed and replaced with Aluminium windows, upon approval from AMAFA.

3. OBJECTIVES

The objective of the Status Quo Report is to document the Status Quo of the facilities and installations. The Status Quo Report will be used by the Department of Public Works to:

- Provide a basis for DPW and the Consultants to determine the content of repair and renovation contracts, based on the Scope of Work represented in the Status Quo Report.
- Liaise with the Consultants who will be responsible for the Preliminary Design, Detail Design and documentation and Construction of repair and renovations contracts
- Guide maintenance planning and budgeting
- Be revised annually to reflect progress and assess maintenance efficiency.

The objective of this Status Quo Report is to prioritise work to be included in the scope of repair and renovations. The Status Quo Report may be used by DPW to determine the work to be performed by their own resources and maintenance team and to prioritise work to be included in the scope of the appointment of Consultants, as well as the Scope of Contracts to be compiled.

The report also indicates, in principle, if applicable, what additional accommodation is required for the offices to bring it in line with requirements laid down by DPW.

The facility evaluated in this report is the MLB Building situated at 284 Percy Osborne Road and 12 Killarney Place, Durban. It is made up of one building which is linked by the car park. There is no access for the physically challenged. The following will constitute the buildings:

- 1 - MLB building
- 2 - Generator room
- 3 - Car park and carports

The building was constructed approximately 65 years ago and is in poor condition. Ceilings, partitions, tiles, carpets, windows, doors, tint and vents in the building requires replacing or repairs. The Generator room is in a good condition. Generator to be inspected by Electrical Engineer.

The car park and carports require remarking and clearing of unnecessary unwanted vegetation. Carports are in good condition and needs minimum work.

4. DISTRIBUTION AND COMMUNICATION

1.	Ms N Cele	KZN WORKS– Project Manager	060 554 3053
2.	Mr. Raj Maharajh & Mrs N. Sukhlal	Raj Maharajh Associate Architects	073 205 4645/ 041 365 2896
3.	Laura Khwela	LDM Quantity Surveyors	
4.	Deon Govender	Matla Consulting Engineers- Electrical Engineers	031 566 6255

5.	Premesh Jagganath	Dartingo Consulting Engineers	031 266 0903
7.	Arinao Netshivhuulana	MUTEO Engineers	021 664 6577

5. PROPERTY DETAILS

Physical Address	284 Percy Osborne Road & 112 Killarney Place, Durban
ERF NO.	ERF 106 and 107 Durban
Zoning	Government and Municipal Reservation
Total Floor area of all buildings	3 111.09 m ²
General repair work required	Yes
Emergency repair work requested	Yes

TOTAL ESTIMATED COST FOR THE FOLLOWING	VALUE
Repair and renovations to the MLB Building	To be compiled by the QS
2 x New Guard Houses with Ablutions	To be compiled by the QS

6. ACCOMMODATION

The following on the site that needs to be repaired and renovated:

- The main building
- The generator room
- Fencing
- Carports need to be cleaned
- Parking to be remarked and vegetation removed

6.1 SCOPE OF WORKS

- Major repairs and renovations need to be conducted to the entire building.
- Roof tiles and trusses need to be replaced as per the engineers' specifications
- All windows need to be replaced.
- Most of the doors need to be replaced
- Internal partitions need to be removed.
- Floor finishes need to be removed and replaced.
- All sanitary fixtures need to be removed and replaced.
- 2 x proposed new Guard houses with ablutions
- The building is to comply with SANS 10400 PART S and T.
- All existing carports to be cleaned and refurbished, where necessary.
- All fencing to be replaced with new fence, where necessary.

Additional scope:

The original tendered scope of works was only for the repairs and renovations of the roof.

However, as per the meeting with DOT on 24 February 2022 the following amendment to the original scope of works was requested by the Client:

- Repairs and renovations to the entire building;
- 2 new guard houses with ablutions

6.2. All buildings on the site are in a poor condition

The repair of building structural elements should include repair of roofs, painting, and repair/ replacement of damaged finishes on doors, windows, glazing, tiles, plaster and ceilings. There is emergency repair work required on the structural elements of the buildings. There is no need to demolish any parts of the buildings.

6.3. Building Wet Services

The facility management indicated they do not encounter serious problems but have minor issues. We recommend general servicing and maintenance on the system to a maintainable service level. Specific sanitary fixtures to be removed and replaced.

6.4. ELECTRICAL INFRASTRUCTURE

As per the engineers assessment report

6.5. Mechanical Installations

As per the Mechanical Engineers report.

6.6. Civil Infrastructure

As per the Civil engineers report.

6.7. Fencing

The boundary fence needs to be replaced, where necessary

6.8. Parking

The parking bays and carports are in good condition. All carports are to be cleaned and remarked.

6.9. Open Areas

Remove all unwanted vegetation in internal open areas and repair the surfaces as required.

6.10. Road Surfaces and Paving

These are in good condition. Due to some vegetation damage certain sections need to be rehabilitated, which will involve repair and rehabilitation of paving, Civil Engineer to advise.

6.11. Storm Water

All storm water channels and pipes must be cleaned out, including internal and yard areas. All rain water down pipes to be inspected by Civil engineer.

6.12. Sewer Reticulation

Facility management indicated that they do not experience problems with the sewer reticulation. We recommend general servicing and maintenance on the system to a maintainable service level, this to be verified by the Engineer.

6.13. Water Reticulation

Repair of the water reticulation network includes the inspection, testing, servicing and repair of valves and fire hydrants, repair and replacing of damaged manholes and servicing of water meters, as per the engineer's recommendation.

7. FACILITY CONDITION ASSESSMENT

7.1 Building Structural Elements

The MLB is currently not in use and majority of the offices necessitated repairs or renovations, including the roof and the exterior of the building. The building was deemed unsafe, and was closed in 2020. All staff has been moved to alternate work places.

7.2 Building Condition

	EXCELLENT	GOOD	FAIR	POOR	VERY POOR
Overall Ground Floor				x	
Overall First Floor				x	
Overall External			x		
Roof				x	

8. HEALTH AND SAFETY COMPLIANCE

This facility is totally non-compliant to the health & safety requirements. It poses major health & safety risks and is also a fire hazard.

The facility is also not disability compliant. There are lots of improvements necessary in order to achieve some degree of compliance.

9. DETAILED FINDINGS AND PHYSICAL ASSESSMENT

The following constitute the finding of this report as follows:

9.1 EXTERIOR WORKS

- **Floor Construction**

The existing floor construction to all levels is a reinforced concrete surface bed and timber flooring. There are no obvious signs of major defects.

It is recommended that the floor finish to the building to be removed, floors repaired and finishes replaced.

- **Roof Coverings**

The roof covering to the MLB building is concrete roof tiles. The roof covering is to be inspected by the engineer. Once confirmed by the Engineer, the roof tiles and trusses to be removed and replaced due to extensive damage. The old roof tiles to be stored on site to be reused.

- **Portal Frame**

The structure is in good condition. Sheeting and purlins to be removed and replaced as per scope of works. The portal frame structure is to be inspected by the engineer.

- **Car Park**

The parking Bays in the car park have Chromodeck roof sheeting with steel framework and is in a good condition. The carports need to be cleaned and the parking area is to be remarked accordingly.

9.2 INTERIOR

- **Interior Partitions**

The existing interior partitions to the MLB Building are partitions on natural anodised aluminium sections with natural anodised aluminium frames.

The internal partitioning system at the MLB Building is found on both floors and serve as the division walls to some offices.

It is recommended that all partitions be removed and replaced, if required.

The Client to provide the design of the partition walls to the cash hall.

- **Interior Doors**

The existing interior doors for the MLB building are pressed mild steel frames with semi-solid single doors, double Timber doors, a strong room door, and fire doors. Doors are varnished or painted. The building's doors and door frames have to be inspected, serviced, cleaned, varnished or painted to improve their appearance. Some doors need to be replaced is it is extensively damaged.

- **Interior Fittings**

Some offices have loose furniture and fittings. The fittings at the MLB building are in a fair condition. The client requested that all furniture to remain, as this is not part of the budget.

Some offices have pin boards, these boards need to be removed and replaced.

- **Interior Walls**

The existing interior walls are constructed with non-face plaster bricks for the buildings and are plastered and painted throughout. The interior walls to the buildings are all sound and

do not appear to have any defects. All surface cracks to be re-plastered and all walls to be re-painted.

- **Interior Floor Finishes**

The existing interior floor finishes are part carpet, part vinyl tile on screeds in all general areas at the MLB building and epoxy on passages.

The interior floor finishes to the MLB building is in a fair to poor condition and requires replacement or cleaning throughout the building. The epoxy to the passage is to be removed and replaced with same or similar, as this finish is suitable to the amount of traffic in the building.

- **Interior Ceiling Finishes**

The ground floor of the MLB building partially compromises fibre cement ceiling and cornices ceilings, which needs to be removed and replaced.

9.3 SERVICES

- **Plumbing Fixtures**

The existing plumbing fixtures are ceramic wash hand basins, ceramic WC at the ablutions of the MLB building. The kitchens have stainless steel double bowl sinks and drainer units. The plumbing fixtures at MLB and paraplegic ablutions are in poor condition and need to be replaced.

All fixtures to be removed and replaced.

- **Sanitary Waste**

The existing sanitary waste comprises uPVC pipes and fittings connected to the existing drainage system pipe work below ground to all buildings. The sanitary waste piping and fittings to all the buildings require inspection and replacement where necessary. The condition of the sanitary waste piping, etc., appear to be in good condition and require minimal attention.

- **Rainwater Drainage**

The existing rainwater drainages comprise of PVC gutters and rainwater downpipes and fittings to MLB. Rainwater downpipes and gutters to be removed and replaced as per Civil Engineers advice.

- **Fire Protection**

The existing fire protection comprises fire hose reels and fire extinguishers. The fire hose reels and fire extinguishers at MLB require immediate servicing. The fire protection equipment appears to be in a fair condition and needs to be verified by Mechanical Engineer.

It is recommended that all the buildings receive a fire detection system. The new Guard House requires firefighting equipment. All firefighting equipment to be inspected by the mechanical engineer to ensure they are functional.

- **Lighting And Branch Wiring**

The existing lighting to the buildings comprises fluorescent light fittings in the offices, general areas and passages. General wiring is applicable to light switches and socket outlets of all building blocks. All as per the electrical engineers recommendations.

9.4 SPECIAL CONSTRUCTION

Ramps are to be added to the building as indicated on the Architects Drawings.

9.5 BUILDING SITEWORK

- **Roadways**

The existing roadways on site comprise of Tar with precast concrete barrier kerbs.

9.6 PARKING LOT

The current parking lot comprises of Tar with precast concrete barrier kerbs. The existing parking lot has parking bays for the staff and customers. The car park is to be remarked. The existing road surface needs to be re tarred.

- **Landscaping**

The site has unattended vegetation which needs urgent maintenance. It is recommended that all unnecessary vegetation on pavements to be removed and intended landscaping to be maintained

- **Site Lighting**

All external lighting to be verified by electrical engineer for compliance.

10. OCCUPATIONAL HEALTH AND SAFETY

The external and internal walls of all the buildings were found to be in sound condition. Windows to all buildings were found to be in a fair condition. Cracked glazing to be removed and replaced. All windows to be removed and replaced with new Aluminium windows there are no signs in all the buildings that the compliance with the Environmental Regulations for Workplaces is in place while the offices are operating in terms of fire precautions and protection. Signage to be added where necessary.

Some Floors and floor finishes deemed not in safe and good state. Repairs needed in order to comply with Environmental Regulations for Workplaces.

All electrical equipment and distribution systems are to be inspected and where required, new fittings installed and new certificates of compliance to be issued for the building.

It is also recommended to involve a Health and Safety Officer as early as possible during construction, maintenance and repairs to avoid injuries and infections to the employees of the Contractor.

Sufficient number of firefighting equipment such as fire extinguishers and fire hose reels to be supplied on premises and placed at strategic positions.

11. DISABILITY COMPLIANCE

The MLB building does not comply with SANS 10400 – PART S. There is one paraplegic ablution which is for male and females. The paraplegic toilet is not accessible to disabled people as there are no ramps leading into the building. There are no elevators to allow disabled people to access the first floor. There is no paraplegic parking.

It is recommended that ramps be added to the ground floor of the building with access to the paraplegic ablutions. The client requested for a wheelchair assistant rail to be installed instead of an elevator as there is no access to the first floor for disabled people.

12. HERITAGE, ENVIRONMENTAL IMPACT AND OCCUPANCY

12.1 Heritage

The building is over 60 years old and is deemed to be historic as per AMAFA guidelines and regulations.

These regulations do not allow for any major aesthetic changes in the external elevations of the buildings and requires the Architect to maintain and restore the historic external façades.

The building has no heritage on itself and surrounding areas.

The building or the site does not affect any DMOSS area.

Once the designs have been finalized by the team, an application needs to be made to AMAFA, before any construction work is carried out at the MLB building.




12.2 Environmental Impact

The building has no Environmental Impacts on itself and surrounding areas, but care must be exercised.

12.3 Occupancy and Usage

The goal in building occupancy is to achieve the perfect layout to suit the activity carried out in the building either currently or in the future. The issue of production flow is thus adjudged by how efficient the occupancy of the facility is. The layout of the buildings at the facility with dedicated services makes them quite efficient. Office space redesign or new partitioning that is in line with the space norms are recommended in order to create additional space.

13. SITE IMAGES OF EXISTING BUILDING AND GENERAL WORK REQUIRED

Image	Description
	<p>The exterior of the building is structurally sound and in a good condition.</p> <p>The building needs to be repainted and the facebrick</p> <p>Needs to be cleaned as per the scope of works on the Architects drawings.</p> <p>All steel plates to be removed, bricked up and plastered and painted.</p>
	<p>The building does not comply with SANS 10400 PART S.</p> <p>A ramp to be added to the exterior of the building of the parking lot, to accommodate for wheel chair access.</p>
	<p>All carports are in a good condition.</p> <p>The sheeting and steel frame structure to be cleaned</p>



The Generator room is in a good condition, Electrical Engineer to advise.

The facebrick and sheeting to be cleaned.
The Generator needs to be serviced



The road is to be made good as per the recommendations of the Engineers



All sanitary fixtures to be removed and replaced with new.
Ex vinyl tiles to be removed and replaced with ceramic tiles.
Partition and door to be removed and replaced.
Ceiling boards to be removed and replaced with new fibre cement ceilings.
All light fittings to be removed and replaced as per Electrical Engineers report.



All Whb's to be removed and replaced with new.
All splashbacks to be removed and redone.
Mirrors to be replaced with new.



All light fittings to be removed and replaced as per Electrical Engineers report.
Carpet tiles to be removed and replaced with new porcelain tiles
Ex timber Windows to be removed and replaced with new Aluminium windows.
Ceiling and cornices to be redone



All light fittings to be removed and replaced as per Electrical Engineers report.
Carpet tiles to be removed and replaced with new porcelain tiles
Ex timber Windows to be removed and replaced with new Aluminium windows.
All blind to be removed and replaced with new.
Ceiling and cornices to be redone.
Ex loose furniture to remain.
All ex partitions to be removed.



All light fittings to be removed and replaced as per Electrical Engineers report.
Concrete floors to be repolished
Ex timber Windows to be removed and replaced with new Aluminium windows.
Ceiling and cornices to be redone.
All ex facebrick to be cleaned as per Architects scope of works.



All light fittings to be removed and replaced as per Electrical Engineers report.
Ex timber Windows to be removed and replaced with new Aluminium windows.
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Ceiling and cornices to be redone.
Ex loose furniture to remain.
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All light fittings to be removed and replaced as per Electrical Engineers report.
Concrete floors to be repolished
Ex timber Windows to be removed and replaced with new Aluminium windows.
Ceiling and cornices to be redone.
All ex facebrick to be cleaned as per Architects scope of works.



Ex banking hall- all partitions to be removed.
The client to provide the new layout.
Ex vinyl tiles to be removed and replaced with new porcelain tiles.
Ex High level timber windows to be removed and replaced with aluminium windows.

13. CONCLUSIONS

The facility is fairly old and in a fair to poor condition. The MLB building is suitable to the users' requirements but require a full technical refurbishment and repairs or renovations to the double storey building. The works should be attended to and the maintenance plan implemented to stave off further deterioration of the facility. In this way the projected lifespan of the facility would be achieved.

The assessment was completed by RMA Architects on 02/03 March 2022. It is found that the existing structures is found to be sound but should be verified by the engineer. The building was deemed unsafe to work in. The internals of the building have deteriorated over the years. A complete refurbishment is required throughout the building. All proposals for the Additions and Alterations to the internal and externals of the building are as per the Consultant's reports.

DESK AND FIELD STUDY CONDUCTED BY RMA ARCHITECTS AND PROJECT MANAGERS