

## DESIGN REPORT

# FLAGSTAFF COMPREHENSIVE SCHOOL

Prepared by

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Province of the  
**EASTERN CAPE**  
DEPARTMENT OF EDUCATION

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### PROJECT INFORMATION

**WEEK ENDING:** 03 JANUARY 2017

**PROJECT NAME:** FLAGSTAFF COMPREHENSIVE HIGH SCHOOL

**EMIS NUMBER:** 200500233

**LOCATION:** FLAGSTAFF INGQUZA HILL LOCAL MINICIPALITY

**CONTRACT PERIOD:** 2 YEARS

**PROJECT BRIEFING  
HANDOVER BY  
PREV CONSULTANTS** 08-12-2016

**SITE HANDOVER:** 23-05-2017

**START DATE:** 23-05-2017

**COMPLETION DATE:** 23-08-2019

**SITE COORDINATES:**

A	-46 595,17x	+3 441 610,88y
B	-46 783,26 x	+3 441 665,46y
C	-46 730,48x	+3 441 881,23y
D	-46 562,24 x	+3 441 826,43y

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### 2.0 Objective

The objective with the design report is to document the status of the SDP design, current state of the site and approval of the scoping exercise.

### 3.0 Background

The Department of Basic Education and the Province of the Eastern Cape Roads and Public Works has appointed Brainwave projects as the architect to undertake the development of Flagstaff comprehensive High School. The project consulting team comprises of the following consultants:

- DPV Quantity Surveyors and Project Managers – Quantity Surveyor and Principal Agent
- Brainwave Projects – Architect
- MBSA consulting - Electrical engineer
- Polygon Project engineers-Mechanical Engineers
- Gavin R. Brown & Associates cc-Civil & Structural Engineers

### 4.0 Location

The school is located on a 4.0765 hectare plot close to major tar road, R61 in Flagstaff. The Site is surrounded by village, an open Dumpsite and a Sewage processing plant. However the land has been registered as the school's property. (See attached annexures)

### 5.0 Enrolment Statistics

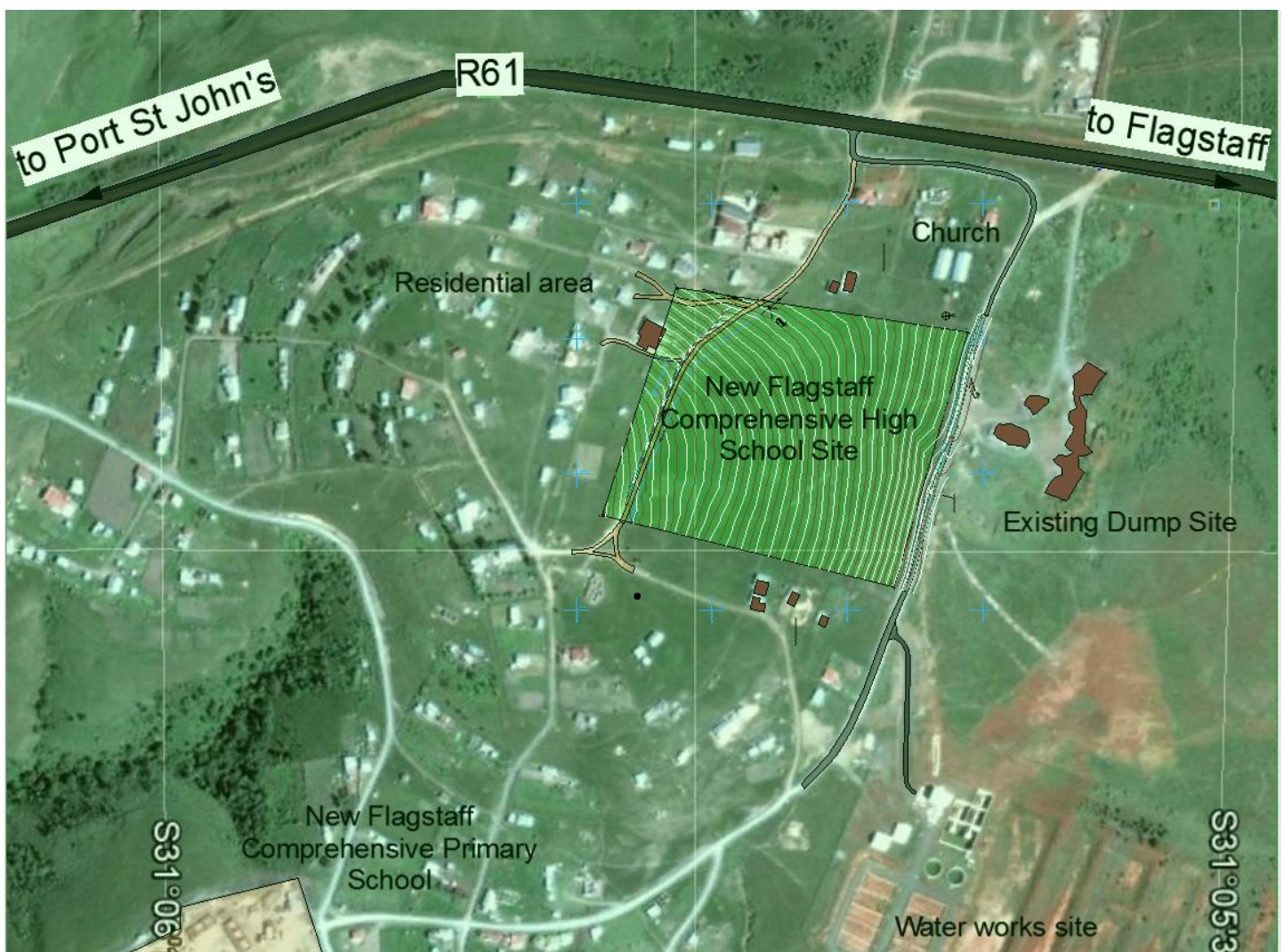
The school will grow as noted from the enrolment shown. It is a large school. The total staff compliment is 37 with 25 female staff and 12 male staff

Year	Boys	Girls	Total
2015	356	437	793
2016	472	471	943
2017	430	475	905

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### 6.0 Current Site Features survey

The site is located close to the R61 that leads to Flagstaff CBD and Port St John's. The site slopes Falling towards the Dump site. A road passes Next to the Site to Flagstaff Comprehensive primary School Site. There is a road passing through the site with Residential houses encroaching onto the site



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### 6.01 Immediate Challenges Noted

A total portion of the site area of 4230m<sup>2</sup> and 372m<sup>2</sup> will not be buildable as the site has been encroached into by neighbouring residences. The Gravel Road that passes through the Site Distributes flow of traffic into the residential Houses that Surround the Site. This Road can therefore be used as the access route to the school.

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There are possible solutions such as compensation to a house that has encroached onto the southern portion of the site. The house that sits on to the site portion to be built is a temporary structure of zinc sheets and timber. The owner is said to rightfully own the house and a piece of land under the Chieftainship. The SDP provides another option of parcelling out that piece of land as it will not interfere with the school processes.

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### 7.0 SDP and Scope of works

The Site Development Plan proposes to accommodate all the school learning and support facilities in an approximate total Area of 8014.2m<sup>2</sup> (See attached annexures)

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### 7.01 Accommodation Schedule

ITEM	COLOUR CODE	BLOCK REF	NAME	SPACES	QTY	TOTAL AREA (m <sup>2</sup> )
1		Block-A	Administrations building	Principal's office	1	352.4
				Deputy Principal's office	2	
				Reception	1	
				Storage room	1	
				Staff kitchenette	1	
				Printing room	1	
				Strong room	1	
				Staff room	1	
				Counselling room	1	
				Sick room	2	
				Admin Office	2	
				2		
Work room	1					
Store room						
3		Block-C	Mechanical workshop	Workshop	1	256.5
				Office	1	
				Plant room	1	
				Store room	1	
4		Block-E&F	EDG Workshop	Drawing room	2	220.2
				Store room	2	
5		Block-D	Electrical workshop	Workshop	1	256.5
				Store room	1	
				Office	1	
6		Block-H	Civil workshop	Workshop	1	256.5
				Outdoor working area	1	
				Office	1	
				Store room	1	
7		Block-G	Nutrition center	Dining hall	1	266.9
				Kitchen	1	
				Store room	3	
				Scullery	1	
				Refuse area	1	
8		Blocks I;J;L;N;P	3-Classroom	Classroom	15	1458.5
				HOD office	4	
				Teacher's work room	5	
9		Block-K	Science Lab	Science Lab	1	149.2
				Equipment room	1	
				Chemical Storage room	1	
10		Blocks M & O	4-Classroom	Classroom	8	681.4
11		Block-Q	Library & Computer room	Library	1	371.3
				Computer room	1	
				Workroom	2	
				Server room	1	
				Store room	1	
12		Blocks R;S;T	Ablutions	Male Staff wc	1	131.6
				Male Staff urinals	2	
				Female Staff wc	3	
				Male Learner wc	4	
				Male Learner urinals	6	
				Female Staff wc	12	
12		Block-U	Gate refuse room	Refuse room	1	7.1
<b>EXTERNAL AREAS AND LANDSCAPING</b>						
13			Paved drive way	Parking	37	1795.1
14			Hardened Assembly area			500.0
15			Covered walkways			1162
					<b>TOTAL</b>	<b>8014.4</b>



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### 8.0 Workshops

Year	Boys	Girls	Total
2015	356	437	793
2016	472	471	943
2017	430	475	905

### 9.0 Security access and Perimeter Fence

The school site is located 500m from the major road to Flagstaff and about 2km from Flagstaff. CBD areas being busy areas are often attractive to Criminal activities such as theft and gangster activity. The school being a large school has much valuable equipment due to the size of its technical department. The school requires a security investment which secures it as the Department of education will not put aside insurance against such. The school would bear the responsibility.

We propose clearvu anti-climb fencing of 1.80 m is to provide good security and transparency to school activity. The fencing acts as an 'invisible wall.' This kind of fencing will secure against criminals cutting through and also it will have a concrete apron around which anchors it to the ground. Stock Fence will be used internally to secure Water Tanks and Paper Burning Pit.

### 10.0 Platforms and Retaining Walls

Classroom blocks will sit on platforms as per engineer's details. Each Classroom block opens out to the platform on which it sits thereby creating an active outdoor space. Loffelstein retaining walls will be used on Sports Field as per engineer's details.

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