

STORMONT MADUBELA PRIMARY SCHOOL

RENOVATION OF THE SCHOOL FACILITIES

FINAL REPORT 15.05.2016

VERENA GRIPS

SITUATION BEFORE UPGRADE



SITUATION BEFORE UPGRADE



The STORMONT MADUBELA PRIMARY SCHOOL is situated in Nyanga, a formalized township at the outskirts of Cape Town. The area is characterized by high unemployment rates, high poverty, crime and violence, drug and alcohol abuse and subsequently the lack of opportunities for social development.

Despite harsh living conditions and encouraged by the vast need, a few courageous community members founded the school some decades ago. Converted shipping containers and simple brick structures provided classrooms, offices and sanitary facilities on a corner plot within a residential area of Nyanga.

Today the school is officially registered as 'Independent School' by the Department of Education and governmental subsidies are granted. However regular inspections through the Department of Environmental Health showed deficits regarding spacial environment and the level of educational qualification. The critical conditions threaten the annual renewal of registration and functionality as a school.

The school accommodates around 300 students from grade 1 to 7, grade 3 and 4 is divided in 2 classes due to high numbers of students.

The existing facilities are highly deteriorated, the condition of the structures was in a critical stage: Most load bearing elements were acceptable structural condition.

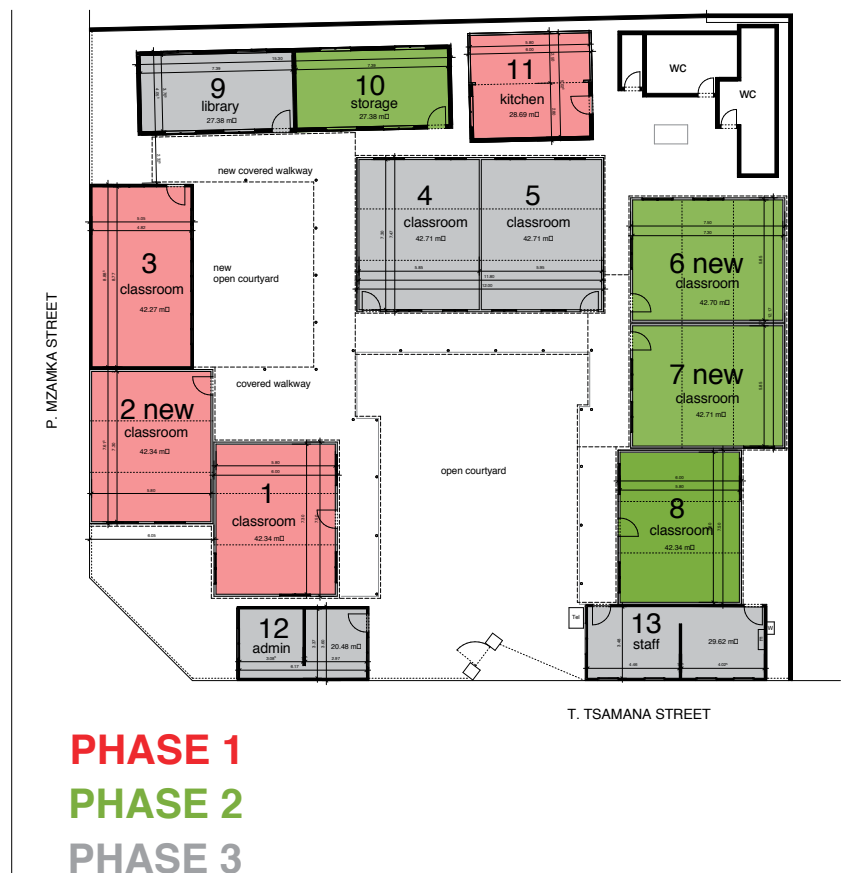
Two container classrooms (each 2 combined 12m container) alongside the courtyard showed sagging roof and bad corrugation damages, both were at risk of collapsing and had to be replaced.

All indoor spaces, steel containers as well as brick buildings, showed severe damages: most floors, walls, ceilings, windows, doors, electrical systems and furniture were worn off, broken or corrugated. Most roofs were leaking. Some windows did not close, most doors did not lock. Only few window burglar bars were in place, all door burglar gates have been stolen.

The Rotary Club Noongun had recently renovated the toilet facilities, which are in good shape. Continuing maintenance on door frames, water flush and gullies are required. Also the school's entrance gate and fencing along both street edges was recently replaced by the Club, which already increased safety on the school ground.

External concrete walkways and canopies framing the courtyard were in acceptable condition. External corridors and open spaces between containers were mostly un-paved and sandy, extremely narrow and did not comply with fire protection regulations. Open spaces behind container classrooms were not visually overseen, therefore unsafe and dirty.

UPGRADE STRATEGY



SPACIAL RENOVATION

Based on legal requirements and quality of existing structures, the following concept was decided:

1. removal 4x 12m classroom 2 container alongside courtyard and creation of new courtyard
2. construction of 1 new classroom 2 (3x 6m container)
3. renovation 4 existing classrooms container 1, 4, 5, 8
4. extension existing container classrooms 6 and 7
5. relocation of kitchen into current library, renovation of current kitchen building as new classroom 3
6. renovation of all current brick structures
7. replacement or reparation of all roof structures and sheeting

PROJECT SPECIFIC CHALLENGES

To make best use of the available funding, the initial renovation plan allowed for the repair of damaged, but structurally safe building components, as well as the replacement of unsafe and overly deteriorated structures. The main challenge within this plan was to limit the renovation works to the main damages only, without exceeding the budget by investing too much time and material into fixing details.

Throughout the renovation process further severe damages were found:

- . all roof sheeting and the timber construction was in a worse condition than expected and required replacement in most areas
- . the electrical system of the entire facility was wired in an improvised and dangerous way, the system was not earthed and needed to be professionally rewired.
- . due to safety risks, further security measures were taken and features were installed.
- . to keep up public buy-in and community support, the project manager put emphasis on the liaisons and communication with relevant stakeholder.

RENOVATION WORKS

The progress of the upgrading worked out along the estimated time frame. The construction team was very efficient and works were carried out considering running school operations. The team worked during public holidays and over weekends to make best use of time, when children were not on site.

1. removal 4x 12m classroom 2 container alongside courtyard and creation of new courtyard



2. construction of 1 new classroom 2 (3x 6m container)



3. renovation 4 existing classrooms container 1, 4, 5, 8



4. extension existing container classrooms 6 and 7



5. a) relocation of kitchen into current library



5. b) renovation of current kitchen building as new classroom



6. renovation of all current brick structures



7. replacement or repair of all roof structures and sheeting, construction of some new cannopees



COMMUNITY ENGAGEMENT

Key for any sustainable development is close cooperation with the school's management and the community. Local stakeholder, who play a crucial role within the community, were involved into the planning and execution of the upgrade: the local ward councillor, street committees and other local interest groups. Also the beneficiaries were invited to engage in the process: teacher, learner, and neighbors. Several public presentations and discussions took place with high numbers of participants.

The SECTOR is a community based crime prevention organisation, founded through the SAPS (South African Police Service) and based on volunteering participation. The group in KTC, Nyanga, consists of about 58 member, who patroll in their neighborhood at night times and report crime to the police.

Information boards were mounted around the school's periphery, announcing the upgrade works and inviting the interest groups to attend the community gatherings, both in English and Xhosa language.



HAND OVER

The renovated school was handed back to the School Governing Board on the 13th of May 2016. Children, staff members, community stakeholder and other school's representatives, as well as members of the Rotary Club Noon Gun, Ananda Kutir, Red Zebra were present.

School children and staff expressed their gratitude for the funder's support and appreciation for the financial contributions to uplift the school facility. The hand over was celebrated with beautiful singing, dancing, great speeches and snacks for all.



STORMONT MADUBELA SCHOOL

ROTARY CLUB CAPE TOWN NOON GUN

rev 24.05.2016

BUDGET OVERVIEW CONSTRUCTION

INVOICED	27.1.2016	26.2.2016	31.03.2016	14.04.2016	05.05.2016	06.05.2016	18.05.2017
MATERIAL	209,067.55	98,862.60		121,911.00	52,977.46		42,308.63
LABOUR	99,625.00	42,750.00		60,900.00	53,350.00	189,449.45	29,650.00
SUB-CONTRACTOR	29,800.00			59,000.00	46,600.00		98,562.00
DEPOSIT	82,000.00		100,000.00				
P&G	117,300.00	64,650.00		64,650.00	64,650.00		10,000.00
MARK UP 15% BUI	80,668.88	30,939.39		45,969.00	32,636.62		27,078.09
	618,461.43	237,201.99	100,000.00	352,430.00	250,214.08	189,449.45	207,598.72

PAID	Account						
24.11.2015	AQU	408,427.23					
04.02.2016	DRUC	210,034.11					
26.02.2016	AQU		237,201.99				
31.03.2016	DRUC			100,000.00			
14.04.2016	AQU				352,430.00		
09.05.2016	AQU					200,000.00	
10.05.2016	AQU					50,214.08	
11.05.2016	DRUC						189,449.45
	DRUC						85,952.32
		618,461.34	237,201.99	100,000.00	352,430.00	250,214.08	189,449.45
							85,952.32

BUDGET	1,633,709.29
ADDITIONAL EXTRA COSTS	200,000.00
TOTAL PAYMENTS TO BUILDER	1,833,709.18

costs exceeding budget 121,646.40

