



24 Canford Park 53 Anthony Road, Dbn Nrth. Ph 031 5633379 , Fax 0866 135 677 email : mssarch@wol.co.za

**RE: PROPOSED SKILLS TRANSFER CENTRE,HEALTH BODY AND MIND FITNESS CENTRE AND SWIMMING ACADEMY @ 189 EAST STREET PIETERMARITSBURG FOR HABIBIA SOOFIE**

**TERMS OF REFERENCE :**

We were approached as Architects to prepare sketch designs for the facility by Moulana Irshaad Soofie , the Current Chairman of the above address .

**NEEDS ANALYSIS :**

THE DESIGN IS BASED ON A NEEDS ANALYSIS BY THE CURRENT CHAIRMAN FOR THE GROWING NEEDS OF THE MUSLIM SOCIETY IN Pietermaritsburg .THE NEEDS ANALYSIS ARE AS FOLLOWS :

- 1.Moulana Irshaad Soofie's both daughters are professional fitness and swim coaches at a local Virgin Active Franchise in Pmb.Many muslims ladies find it uncomfortable to use a public facility for swimming lessons hence their request to provide a private facility with strict purdah .
- 2.Surrounding schools that do not have a swimming facility will also be given preference at subsidized rates for use of the swimming academy and fitness facility.
- 3.There is a growing trend amongst muslims to learn self defence , and to keep fit within a safe Islamic ethos adjacent to the existing Masjid.This will be proposed at the existing mezzanine floor above the existing Main Hall.
- 4.The Soofie Night Market is in existence for the Past 2 and a half years and this has empowered many local Home industries with a consistent income on a monthly basis apart from their current daily home industry income .By extension we are proposing permanent kiosks that provide mixed retail uses for the public to trade on a daily basis .Design generators attached for further clarity.
- 5.The underprivileged in our community lacks basic skills to progress in society . Below the mezzanine floor we are proposing an "Edu centre" that will teach the underprivileged professional skills necessary to eventually become self sufficient .

Such skills are as follows but not limited to sewing classes , Baking classes , Basic computing skills ,Basic bookkeeping skills etc.


6.Should the needs analysis extend to other amenities there is future existing space that can be utilized for other uses .

It is hoped that in this tough economic climate that we are in the above can generate income and promote job creation for the Religious Centre as well as those that are assisting in skills transfer .

Kind regards

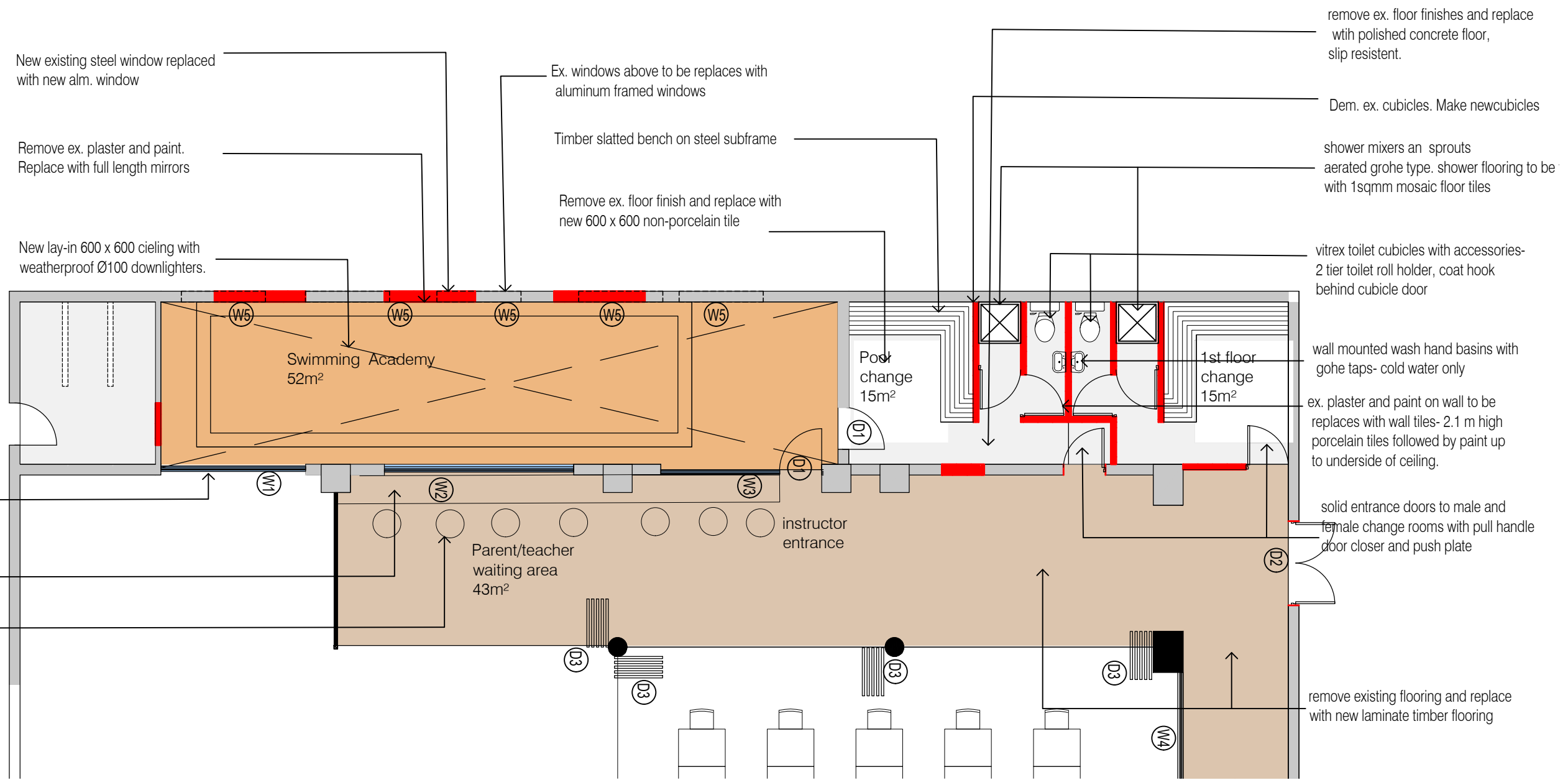
**Mohamed S Sayed**

( Pr Arch PAT0849 SACAP)

A handwritten signature in black ink, appearing to read 'MS Sayed', written in a cursive style.



**PROPOSED POOL, SKILLS CENTRE, AND FITNESS CENTRE @ 189 EAST STREET, PMB**



**PLAN- POOL AND CHANGE ROOMS**

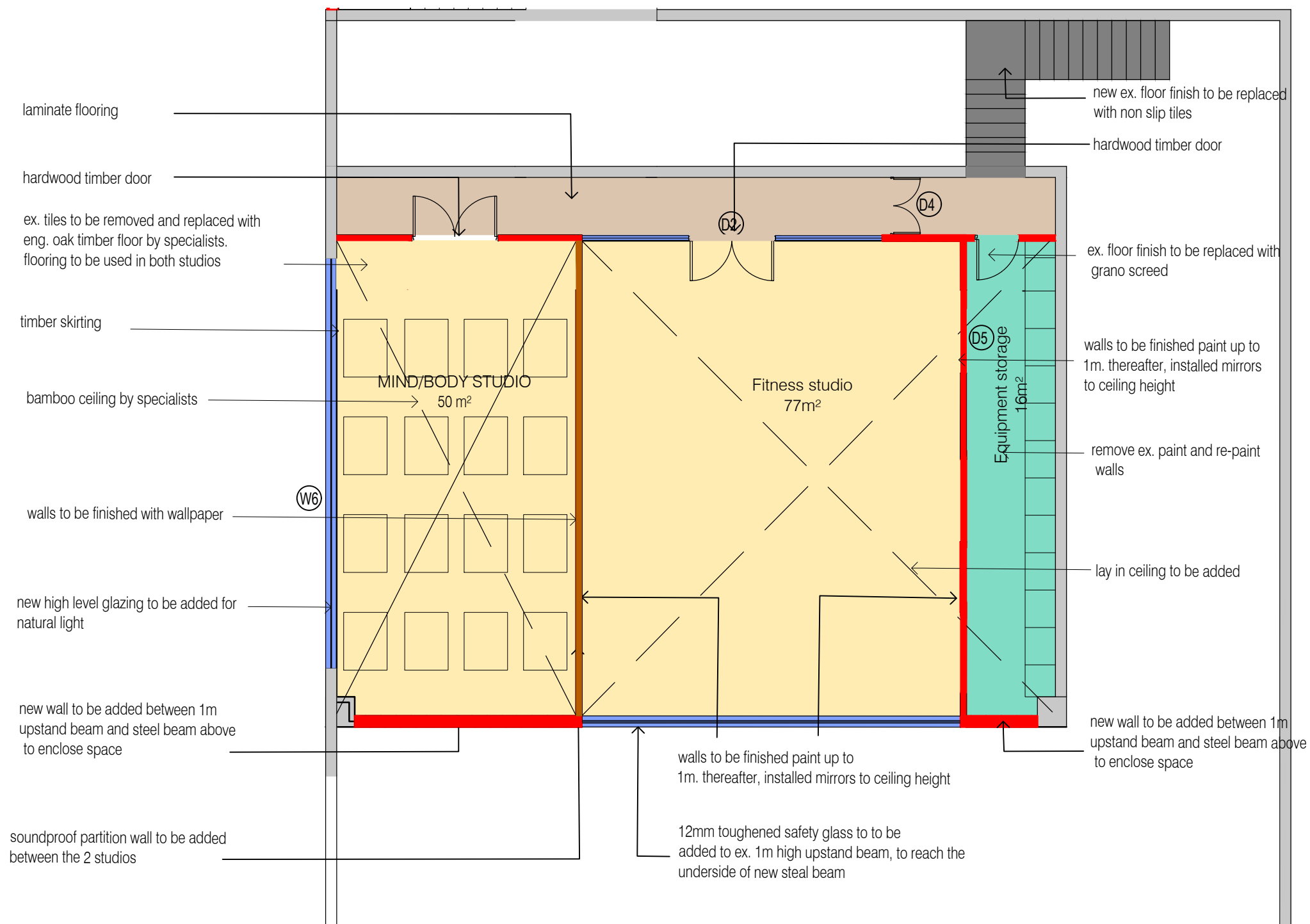
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mss Design STUDIO (pty )ltd

24 Canford Park, 53 Anthony Road, Durban North, Ph No (031) 5633379 Fax 0866135677 email:mssarch@wol.co.za (REG NO. PAT 0849) MOHAMED SAYED



**PROPOSED POOL, SKILLS CENTRE, AND FITNESS CENTRE @ 189 EAST STREET, PMB**



**PLAN- MIND/ BODY STUDIO AND FITNESS STUDIO**

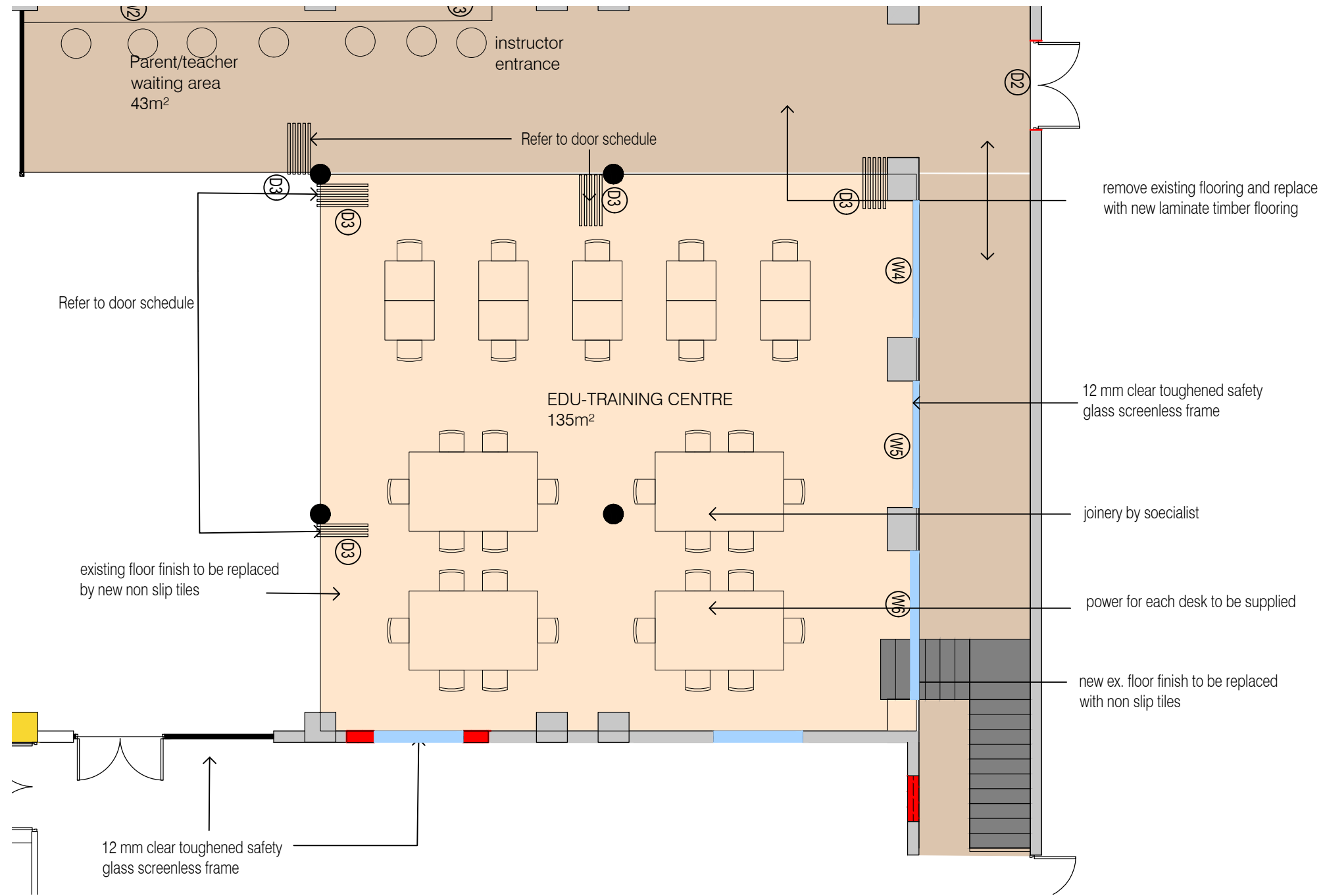
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**PROPOSED POOL, SKILLS CENTRE, AND FITNESS CENTRE @ 189 EAST STREET, PMB**



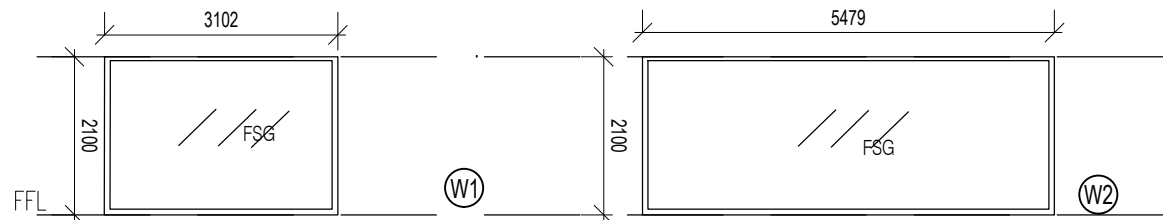
**PLAN- EDU-TRAINING CENTRE**

SCALE 1 : 100

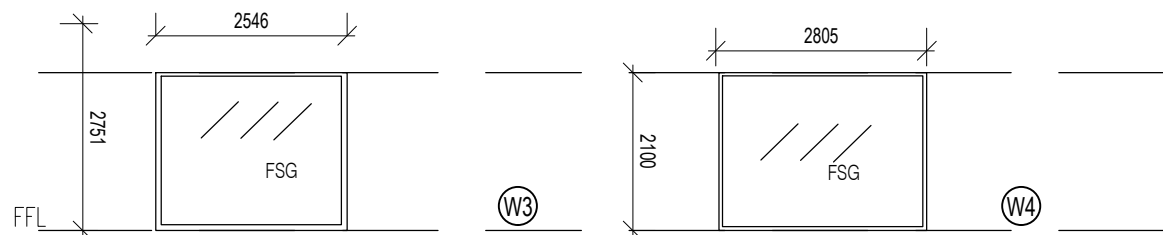
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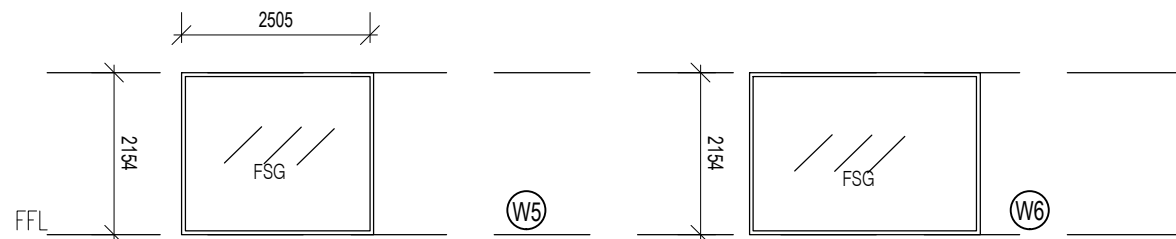




WINDOW NO.	W1	W2
LOCATION	REFER TO PLAN	REFER TO PLAN
TYPE	MIN 80 MICRON BLACK POWDER COATED ALUMINIUM WITH SAGGA APPROVED GLAZING TO COMPLY WITH AAAMSA AND SAGGA	MIN 80 MICRON BLACK POWDER COATED ALUMINIUM WITH SAGGA APPROVED GLAZING TO COMPLY WITH AAAMSA AND SAGGA
GLAZING	12MM TOUGHENED SAFETY GLASS	12MM TOUGHENED SAFETY GLASS
QUANTITY	REFER TO PLAN	REFER TO PLAN



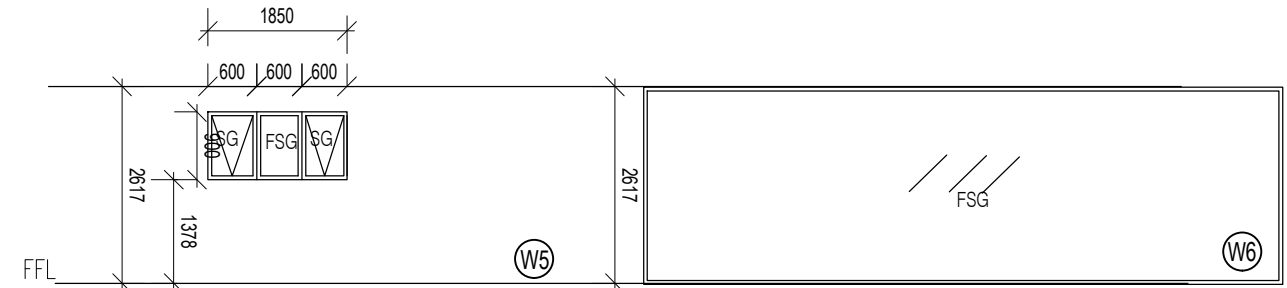
WINDOW NO.	W3	W4
LOCATION	REFER TO PLAN	REFER TO PLAN
TYPE	MIN 80 MICRON BLACK POWDER COATED ALUMINIUM WITH SAGGA APPROVED GLAZING TO COMPLY WITH AAAMSA AND SAGGA	MIN 80 MICRON BLACK POWDER COATED ALUMINIUM WITH SAGGA APPROVED GLAZING TO COMPLY WITH AAAMSA AND SAGGA
GLAZING	12MM TOUGHENED SAFETY GLASS	12MM TOUGHENED SAFETY GLASS
QUANTITY	REFER TO PLAN	REFER TO PLAN



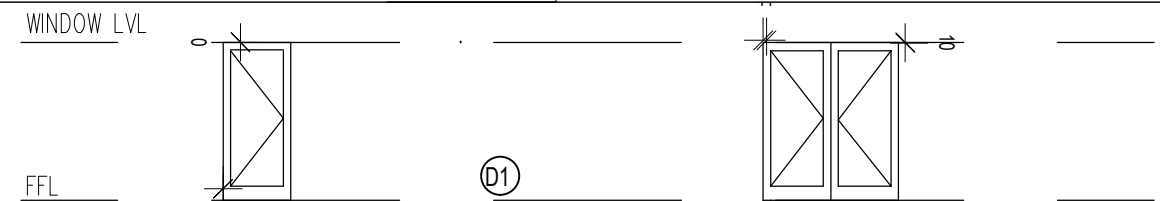
WINDOW NO.	W5	W6
LOCATION	REFER TO PLAN	REFER TO PLAN
TYPE	MIN 80 MICRON BLACK POWDER COATED ALUMINIUM WITH SAGGA APPROVED GLAZING TO COMPLY WITH AAAMSA AND SAGGA	MIN 80 MICRON BLACK POWDER COATED ALUMINIUM WITH SAGGA APPROVED GLAZING TO COMPLY WITH AAAMSA AND SAGGA
GLAZING	12MM TOUGHENED SAFETY GLASS	12MM TOUGHENED SAFETY GLASS
QUANTITY	REFER TO PLAN	REFER TO PLAN

## GLAZING SCHEDULE

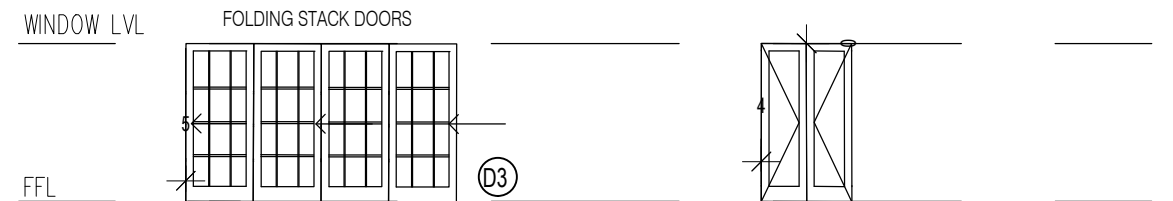
SCALE 1 : 100



WINDOW NO.	W6	W7
LOCATION	REFER TO PLAN	REFER TO PLAN
TYPE	MIN 80 MICRON BLACK POWDER COATED ALUMINIUM WITH SAGGA APPROVED GLAZING TO COMPLY WITH AAAMSA AND SAGGA	MIN 80 MICRON BLACK POWDER COATED ALUMINIUM WITH SAGGA APPROVED GLAZING TO COMPLY WITH AAAMSA AND SAGGA
GLAZING	4MM CLEAR TOUGHENED SAFETY GLASS	12MM TOUGHENED SAFETY GLASS
QUANTITY	REFER TO PLAN	REFER TO PLAN



WINDOW NO.	D1	D2
LOCATION	REFER TO PLAN	REFER TO PLAN
TYPE	MIN 80 MICRON BLACK POWDER COATED ALUMINIUM WITH SAGGA APPROVED GLAZING TO COMPLY WITH AAAMSA AND SAGGA	MIN 80 MICRON BLACK POWDER COATED ALUMINIUM WITH SAGGA APPROVED GLAZING TO COMPLY WITH AAAMSA AND SAGGA
GLAZING	4MM TOUGHENED SAFETY GLASS	4MM TOUGHENED SAFETY GLASS
QUANTITY	REFER TO PLAN	REFER TO PLAN



WINDOW NO.	D3	D4
LOCATION	REFER TO PLAN	REFER TO PLAN
TYPE	MIN 80 MICRON BLACK POWDER COATED ALUMINIUM WITH SAGGA APPROVED GLAZING TO COMPLY WITH AAAMSA AND SAGGA	MIN 80 MICRON BLACK POWDER COATED ALUMINIUM WITH SAGGA APPROVED GLAZING TO COMPLY WITH AAAMSA AND SAGGA
GLAZING	5MM TOUGHENED SAFETY GLASS	4MM TOUGHENED SAFETY GLASS
QUANTITY	REFER TO PLAN	REFER TO PLAN

## DOOR SCHEDULE

SCALE 1 : 100

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**BREAKDOWN OF COSTS**

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
<b>A. POOL</b>				
Remove paint, walls skimmed and painted	75.00	m2	150	11,250.00
Full height mirrors	32.00	m2	1250	40,000.00
Remove steel glazing and replace with aluminium:	8.10	m2	2950	23,895.00
Moisture resistant lay in ceiling:	55.00	m2	280	15,400.00
100mm diameter low voltage LED :	18	No.	350	6,416.67
12mm Clear toughened safety glass:	20.00	m2	4000	80,000.00
Solid timber desks size 2400 x 700mm	4.00	No.	8000	32,000.00
Laminate flooring along corridor and paretn waiting area	112.00	m2	450	50,400.00
Seating/ change room benches- 6.0 l/m	1.00	No.	10000	10,000.00

**269,361.67**

<b>B. POOL CHANGE AND ABLUTIONS</b>				
Polished concrete floors	34.00	m2	230	7,820.00
Porcelain wall tiles 300 x 300 p.c.sum R200/m2	130.00	m2	370	48,100.00
Vitrex cubicles	2.00	No.	12000	24,000.00
Shower mixer and rose + removal of existing	2.00	No.	5300	10,600.00
Mosaic floor tiles + removal of existing	2.00	m2	750	1,500.00
Moisture resistant rhino board skimmed and painted	34.00	m2	295	10,030.00
Solid entrance doors with frame, handle, push plate and door closer	2.00	No.	9850	19,700.00
Wash hand basin with grohe tap + removal of existing	2.00	No.	3850	7,700.00
				<b>129,450.00</b>



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**BREAKDOWN OF COSTS**

**C. FITNESS CENTRE MEZZANINE FLOOR**

Remove tiles and replace with engineered timber floor: R650/m2 (no screed allowed)	130.00	m2	650	84,500.00
Bamboo ceiling: R950/m2 incl. hanger suspended not exceeding 1m below soffit level	50.00	m2	950	47,500.00
Lay in ceiling: R230/m2 incl. hanger suspended not exceeding 1m below soffit level	120.00	m2	230	27,600.00
Lighting  ht as pool	50.00	No.	350	
Wallpaper : R500/m2 - price can vary	65.00	m2	500	32,500.00
Remove paint, skim and re-paint : R130/m2	180.00	m2	150	27,000.00
Timber skirting - R90/m incl. varnish / paint	60.00	m	90	5,400.00
Hardwood timber doors - R1450 / door only	2.00	No.	1450	2,900.00
One way safe glass viewing panel - R2800/m2	22.00	m2	1450	31,900.00
Soundproof partition between studios : R1180/m2 - incl. paint both sides	37.00	m2	1450	53,650.00
12 mm clear toughened safety glass -Fitness + mind/body studio	44.00	m2	1450	63,800.00
Laminate flooring - Passage	23.00	m2	1450	33,350.00
Mirror (panels) -1.5m x 900m - Fitness studio	65.00	m2	1450	94,250.00

**E. BRICKWORK**

Half brick wall with plaster on both sides and paint	15.00	m2	560	8,400.00
One brick wall with plaster on both sides and paint	75.00	m2	680	51,000.00

**563,750.00**



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BREAKDOWN OF COSTS

<b>D. SKILLS CENTRE BELOW GYM</b>				
Remove tiles and replace with new: R430/m2 (P.C allowance: R200/m2)	135.00	m2	430	58,050.00
Folding aluminium doors : R3800/m2	45.00	m2	3800	171,000.00
Lighting : R350/m2	135.00	m2	350	47,250.00
Desks for sewing or baking classes	14.00	No.	11000	154,000.00
Power for each desk	9.00	No.	1000	9,000.00
				<b>439,300.00</b>

<b>TOTAL EXCL. VAT</b>				<b>1,401,861.67</b>
				Ex VAT