

# A five (5) phase project plan



Celebrating 67 years



## THE EXTENSIVE REFURBISHMENT PROJECT



St. PIUS X CATHOLIC CHURCH WATERKLOOF  
660 Pienaar St, Pretoria, 0011  
012 460 4043



Nedbank: Current Account  
Account Name: St. Pius X Catholic Church  
Account Number: 1631008838  
Branch code: 198765

# The five (5) phase implementation plan

## Introduction

Following the initial site investigation and proposed maintenance report issued on the 19/04/2023, our recommendations have been updated in line with the discussions held with the St Pius X Maintenance Committee, Peche Roofing Specialists, and NGA Construction. This report summarises these recommendations, as per the project phases agreed, allowing the church to better understand the components of each phase's recommended works and their costs as priced by the specialists. This includes work to the main church, classroom block, administration block, and priest's residence. This report is to be read in conjunction with the architect's drawings, which will be updated continuously as the work progresses and new information is required.

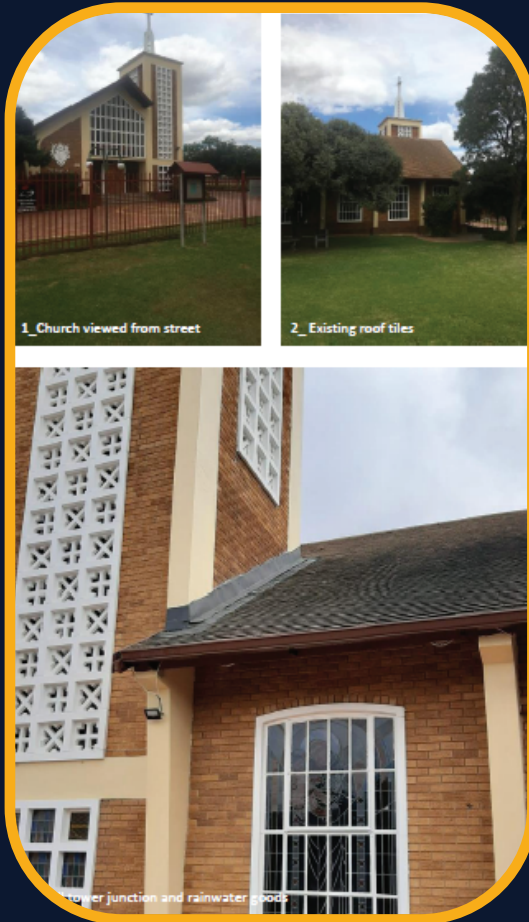
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A five (5)-phase implementation plan for the project has been developed. The project seeks to cost-efficiently preserve the integrity of these assets and restore the buildings to as pristine a condition as possible. The current total project cost is estimated to be R1,483,500/=.

# Main Church Building

(R 80 999.67)

## Phase 1



- Broken roof tiles to be replaced and battens to be repaired where necessary
- Ridge tiles and DPC to be redone and replaced with new materials
- Soakers and back flashings to be installed around bell tower
- Damaged / missing barge boards to be replaced
- All roof tiles to be pressure cleaned

# Classrooms & Battery Room

## Phase 2

(R 318 752.00)



- Existing roof sheeting to be removed and replaced with Klip-lok + Alufoil
- Trusses and purlins to be altered to form new pitch away from courtyard
- New brickwork to be completed above courtyard-facing walls
- Plaster and paint to be added above door height
- Gutters and downpipes to be replaced
- Corner classroom ceiling to be replaced
- Corner classroom ceiling and walls to be repainted
- Stormwater channel height and fall to be rectified around classroom perimeter
- New stormwater pipe to be installed under battery room
- Classroom roof to be extended over battery room
- Ventilation grille / Breeze blocks to be added to battery room
- Battery room walls to be repaired, plastered, and painted
- 100mm thick insulation to ceilings

# Administration Block (R 186 875.00)

## Phase 3

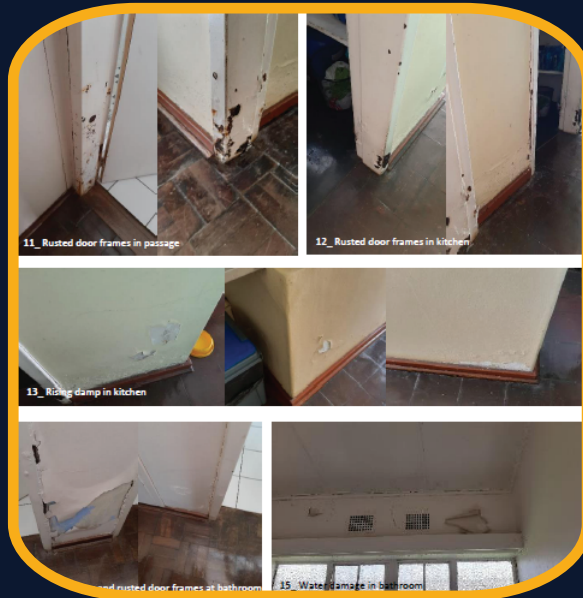


- Roof sheeting over admin block to be removed and replaced with Klip-lok + Alufoil
- Damaged ceiling boards to be replaced in kitchen and admin office
- All flashings and waterproofing to be redone
- Gutters and downpipes to be replaced on east side only
- Fascias to be replaced to match roof sheeting material
- 100mm thick insulation to ceilings

# Priest's Residence, Garages, & Staff Quarters

(R 532 599.00)

## Phase 4 & 5



### Civils (R 185 654.00)

- Existing paving around house to be removed
- External floor levels and stormwater management to be rectified
- New paving and curbs to be laid around house perimeter
- New stormwater pipe to be installed

### House (R 285 000.00 PC)

- Rotten door frames to be replaced with aluminium
- Kitchen joinery and fittings to be replaced
- Bathrooms to be renovated
- Bedroom and bathroom layouts to be adjusted to improve comfort and privacy
- Wall finishes to be repaired/replaced where necessary
- Garage and staff quarters (R 61 945.00)
- New roof sheeting + Alufoil
- Remove existing garage ceiling