

CONDITION ASSESSMENT REPORT

HEALTH CENTER OF AL SALAM -

Nutrition program (ALF05)

ALFASHER LOCALITY

STATE OF NORTH DARFUR

Ref: < CIG: Z9C3218E45>



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1. Introduction:

The health center of AL SALAM –NUTRITION PROGRAM State of North Darfur (North East side of Al Fasher) contains of scattered one-story buildings.

As a part of the Client's Project, Technical condition assessment is required for the Health Center to determine all basic information requested for a new design and rehabilitation works.

Site visit was conducted and visual inspection is performed to describe the present condition and to collect the basic information and necessary data for a new rehabilitation and design, this report is prepared in compliant with the signed contract and terms of reference.

1.1. Purpose

The purpose of this report is summarized as per the following points:

- To assess the general condition of the Health Center Buildings in North East side of Al Fasher, North Darfur state including (dimensions, functional info, structural status, civil works and finishing status, plumbing and electrical plants and devices status, latrines, etc.).
- A Photographic report with description of Health Centre spaces and functions, internal and external, including wall fence or any kind of boundary.
- Technical Report that describes the foundations, doors and windows type, finishing details (ceramic tiles, etc.) and highlights all critical aspects related to the rehabilitation works to be designed and performed.

1.2. The Assessment Methodology

In this report, the condition assessment is based on the visual inspection performed for all components of the Health Center.

To achieve the purposes of this report, the construction components are categorized as the following;

- Structural, includes all of the following (Foundations, Walls, and Roof)
- Finishes, includes all of the following (False ceiling, Veranda, Doors, Windows, Grill, Ground Tiles, Plaster, and Paint)
- Water Supply and Drainage System includes, all of the following (Water Supply, Plumbing Net, Plumbing Fixtures)
- Electrical, includes all of the following (Electrical Net, Fixtures)

2. General Site Description:

The Site is located in Al Fasher (North East side of Al Fasher) / State of North Darfur (13°40'42.47"N, 25°22'23.70"E) as shown in the fig.(1) the general location on Google Map. The Health Center is contain of scattered one-story buildings with load bearing wall as structural system.

2.1. Area and Boundaries

Total Land Area: 3368.3 m².

Total Built Area: 456 m².

North Boundary: Road

South Boundary: Road

East Boundary: Road

West Boundary: Road

2.2. Site Layout

Fig.(2) shows the general site layout which consists of the following:

- Fence with Two Gate.
- Block (A)-. Doctor and Distribution Space, Registration of Children Weight. Waiting area, Store
- Block (B)- Medical Office, Vaccination Room, Dressing Room Medical Assistance, External Waiting Area (Veranda).
- Block (C)- Laboratory, Pharmacy & Midwifery Building External Waiting Area (Veranda).
- Medical Assistance, Wards, Kitchen, Two Wooden Frame (kornok).
- Two Latrine.
- Above-Ground Water Tank.
- Medical Waste Disposal.



Fig. (1): General Site Location

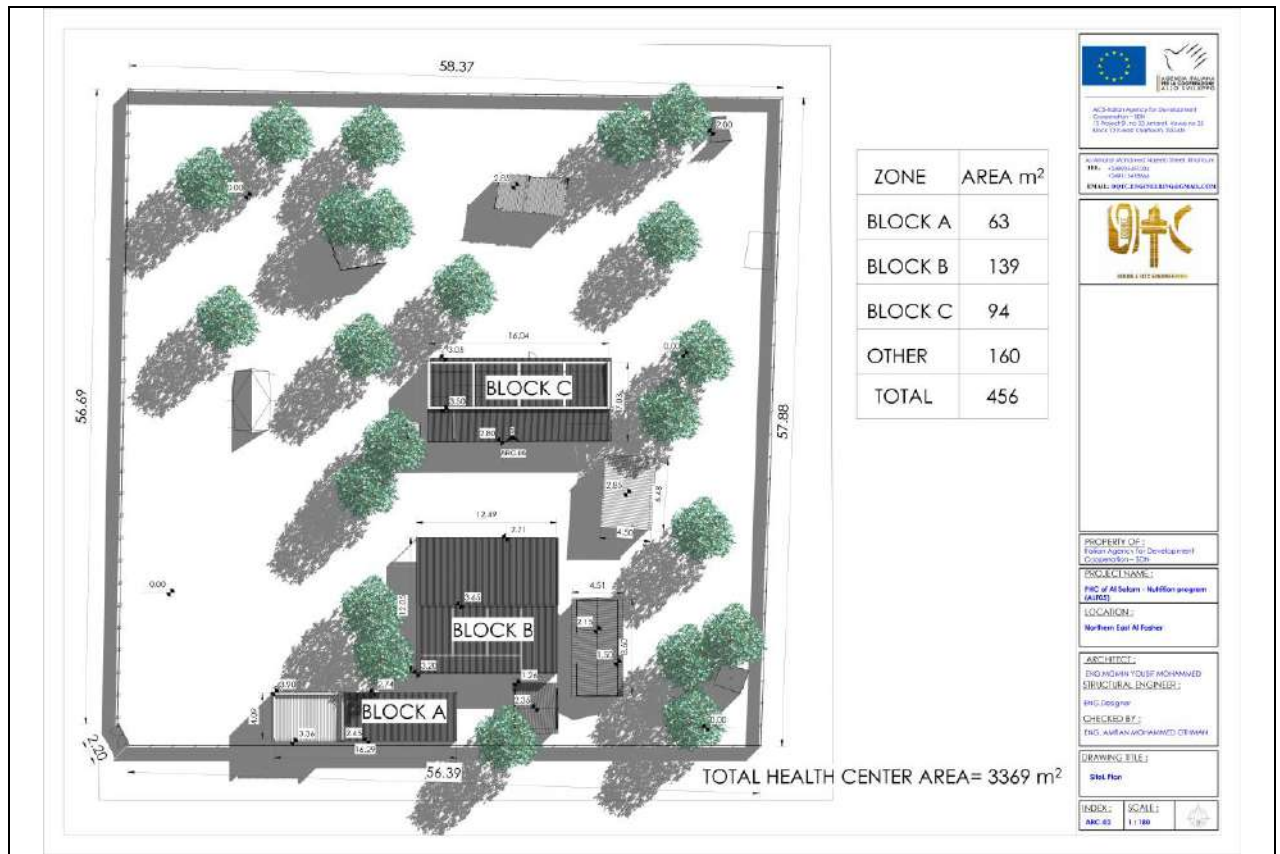


Fig.(2): General Site Layout

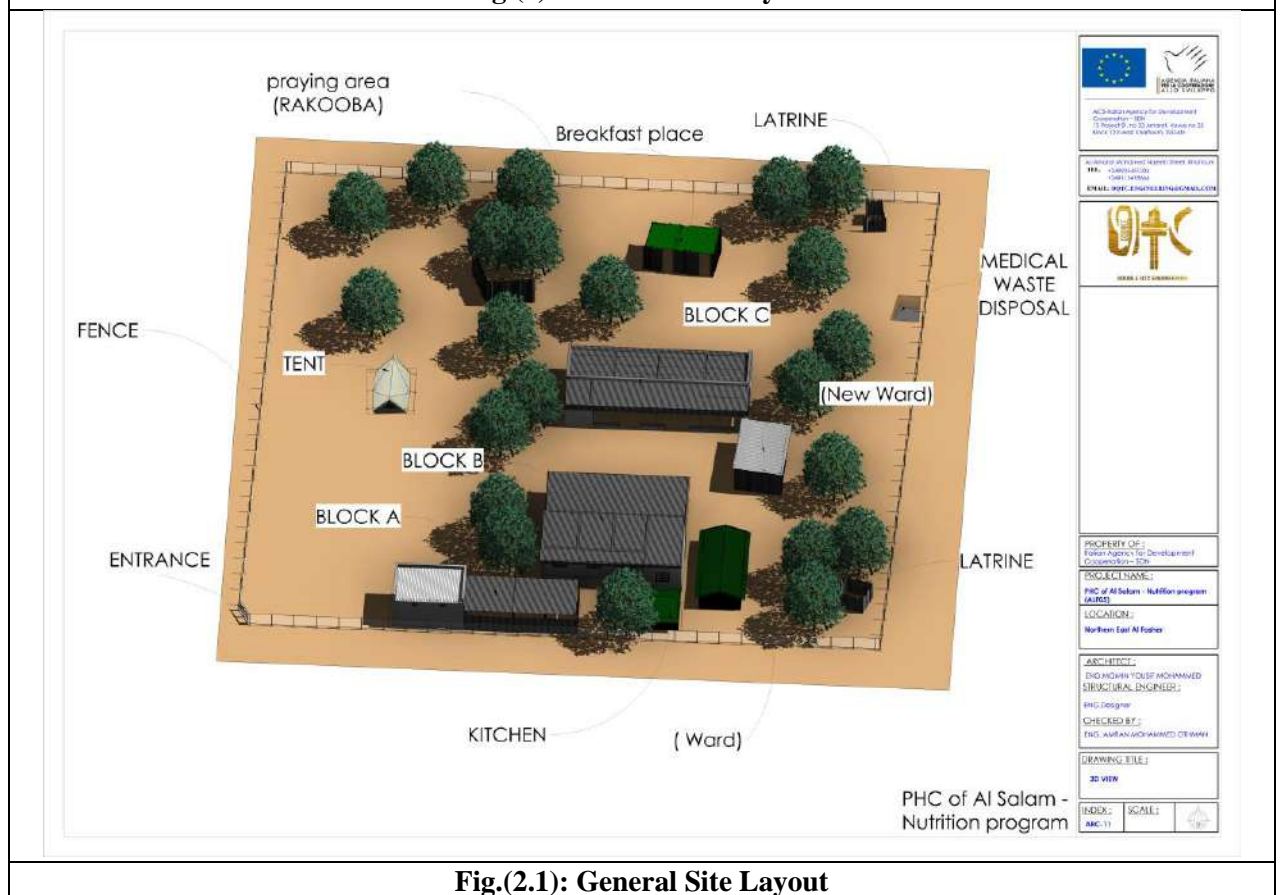


Fig.(2.1): General Site Layout

3. Condition Assessment

3.1. Fence

- **Description:**

Fig. (3) shows general fence wall layout which consists of:

- o metal grid fence with variable height level (average 1.85m) and Stiffeners by hollow round steel (2inch) each 2.5m run length. Total Length of the Fence =235m.
 - o Steel Gates: (4m width*1.8m height).
- **Recommendations:** New fence is necessary with Gates Doors (metal fence is proposed)

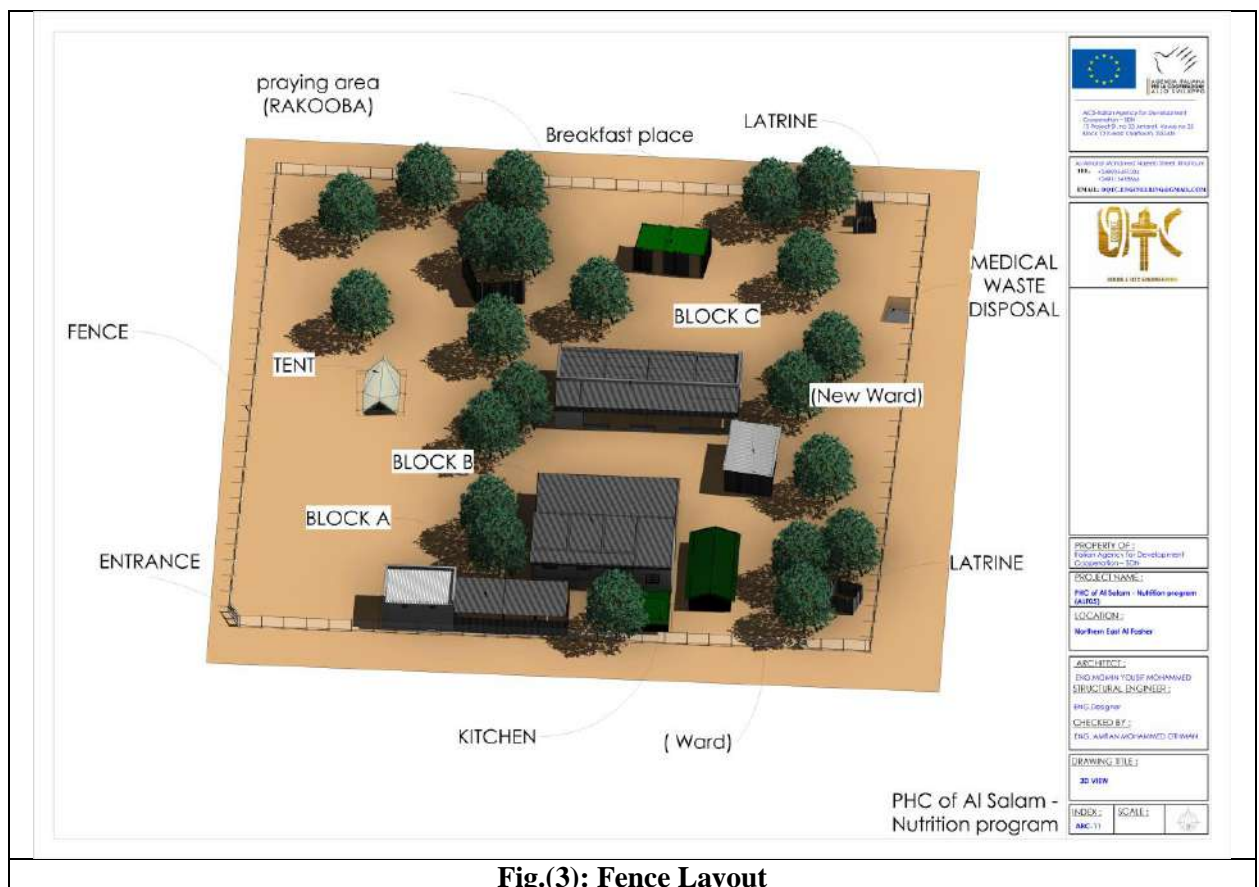


Fig.(3): Fence Layout



Fig. (4): Fence Views

3.2. Block (A)- Distribution Space, Registration of Children Weight and Store Building

- Description:

- One-story load bearing building
- Built Area= 63m².
- The building is utilized.
- As shown in the fig.(5)The building contains of four rooms as the following;
 1. Doctor and Distribution Space.
 2. Registration of Children Weight
 3. Waiting area.
 4. Store.

Discipline	Component	BLOCK A	
		Building Condition	Recommendation
Structural	Foundation	The foundations are made of cement blocks (only for store), with a thickness of two bricks, and they are in limited condition, and no cracks or Settlement are noticed. For other parts of Block A the foundations are made of metal sheet (zink), and they are in limited condition	Maintenance is recommended only for the store part, for other part of Block A Maintenance or replacement by red brick walls is recommended
	Wall	The walls are made of cement blocks, with a thickness of one block (Limited condition), and some cracks and no Settlement are noticed. For other part of Block A the walls are made of metal sheet (zink), (Limited condition)	Maintenance is recommended only for store part while the other parts of Block A are recommended to be replaced by red brick walls.
	Roof	The roof is constructed of metal sheets of zink, and they are in Limited Condition	Maintenance or replacement is recommended
Finishes	False ceiling	Not Exist	False ceiling is recommended
	Veranda	Not Exist	Veranda is recommended
	Doors	The doors are made of metal and in Limited condition	New locks, handle, hinges and all accessories and maintenance are recommended
	Windows	Not Exist	windows are necessary
	Grill	Not exist	Grill is recommended
	Floor Tiles	Not exist.	Floor Tiles are recommended.
	Plaster	Not exist	Plaster is recommended
Plumbing	Paint	Not exist	Internal and external Paints are recommended
	Water Supply	Not exist	Water supply system is necessary (Water supply system by PPR Pipes is proposed to cover all the center's components)
	Waste Water	Not exist	Sewage network is necessary (Waste Water System including to PVC Pipes, Manholes and traditional Waste Well is proposed)
Electrical	Plumbing Fixtures	Not exist	Plumbing Fixtures are necessary
	Electrical Net	Not exist	Electrical Net is necessary
	Fixtures	Not exist	Electrical Fixtures are necessary

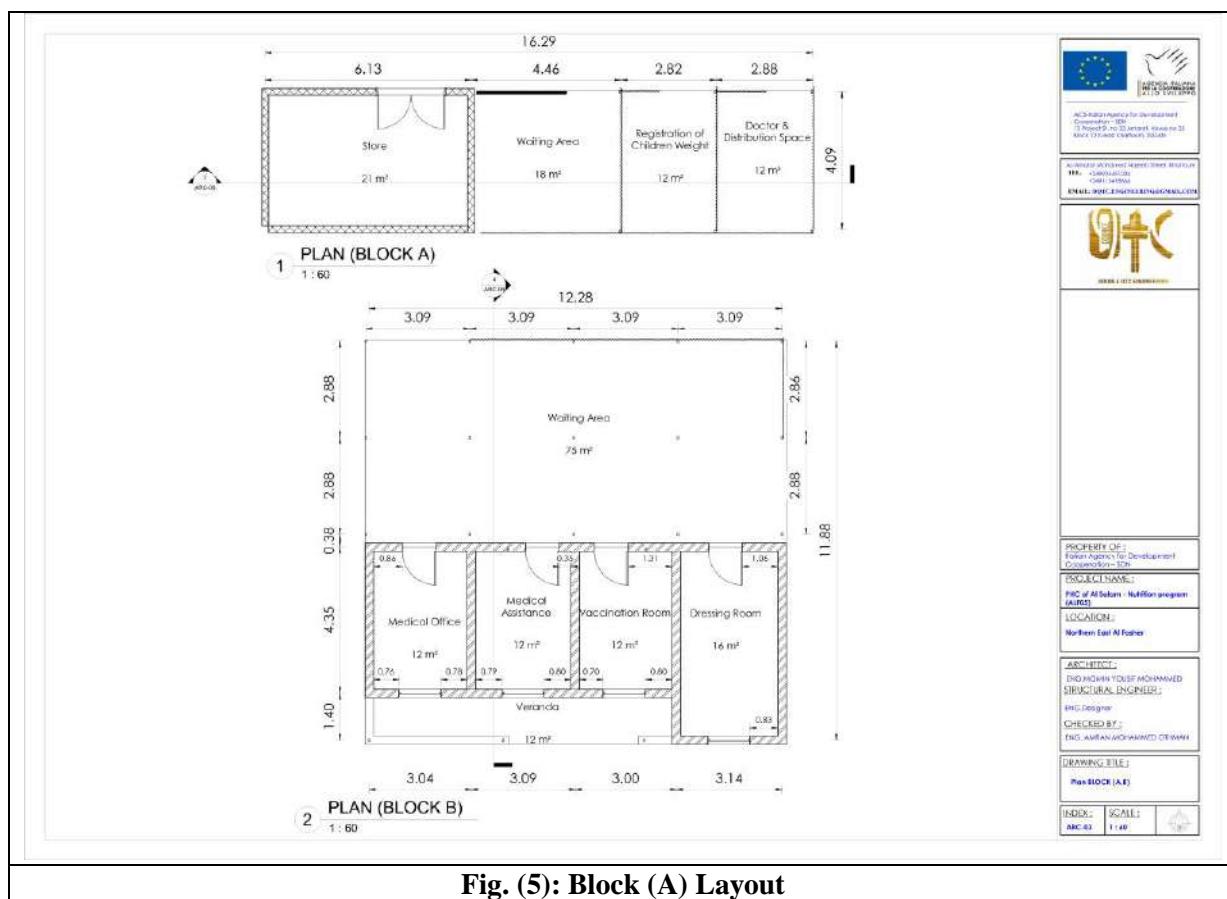


Fig. (5): Block (A) Layout

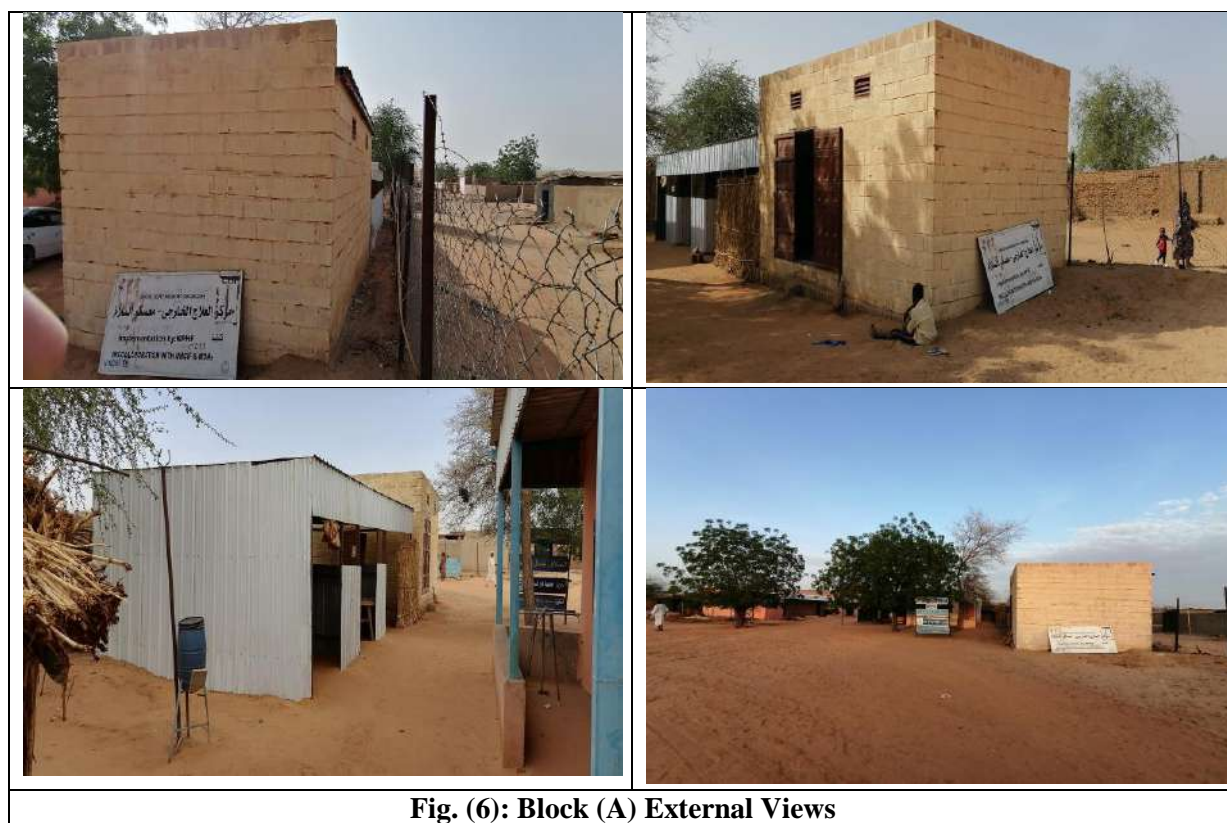


Fig. (6): Block (A) External Views



Fig. (7): Block (A) Internal Views

3.3. Block (B) – Medical Office, Vaccination Room, Dressing Room, Medical Assistance and External Waiting Area (Veranda):

- **Description:**

- One-story load bearing building
- Built Area= 139m².
- The building is utilized.
- As shown in the fig. (8) The building contains of five rooms as the following;
 1. Medical Office room.
 2. Vaccination Room.
 3. Dressing Room.
 4. Medical Assistance.
 5. External Waiting Area (Veranda)

Discipline	Component	BLOCK B	
		Building Condition	Recommendation
Structural	Foundation	The foundations are made of traditional (clay) bricks, with a thickness of two bricks, and they are in Unsafe condition	Replacement is necessary (Red Brick load bearing system is proposed)
	Wall	The walls are made of traditional (clay) bricks, with a thickness of one and half brick, and they are in Unsafe condition	Replacement is necessary (Red Brick load bearing system is proposed)
	Roof	The roof is constructed of metal sheets of zink, and they are in limited condition	Maintenance or replacement is recommended (Steel sheet roof system is proposed)
Finishes	False ceiling	Not Exist	False ceiling is recommended
	Veranda	The veranda in limited condition	Replacement or maintenance is recommended.
	Doors	The doors are made of metal and in Limited condition	Maintenance or replacement are recommended with new locks, handle, hinges and all accessories.
	Windows	The windows are made of metal and in Poor condition	Replacement is necessary.
	Grill	Not exist	Steel Grill is recommended
	Floor Tiles	Not exist	Floor Tiles are recommended
	Plaster	Limited condition	Maintenance or replacement is recommended
	Paint	Limited condition	Maintenance or replacement is recommended
Plumbing	Water Supply	Not exist	Water supply system is necessary (Water supply system by PPR Pipes is proposed to cover all the center's components)
	Waste Water	Not exist	Sewage network is necessary (Waste Water System including to PVC Pipes, Manholes and traditional Waste Well is proposed)
	Plumbing Fixtures	Not exist	Plumbing Fixtures are necessary
Electrical	Electrical Net	Not exist	Electrical Net is necessary
	Fixtures	Not exist	Electrical Fixtures are necessary

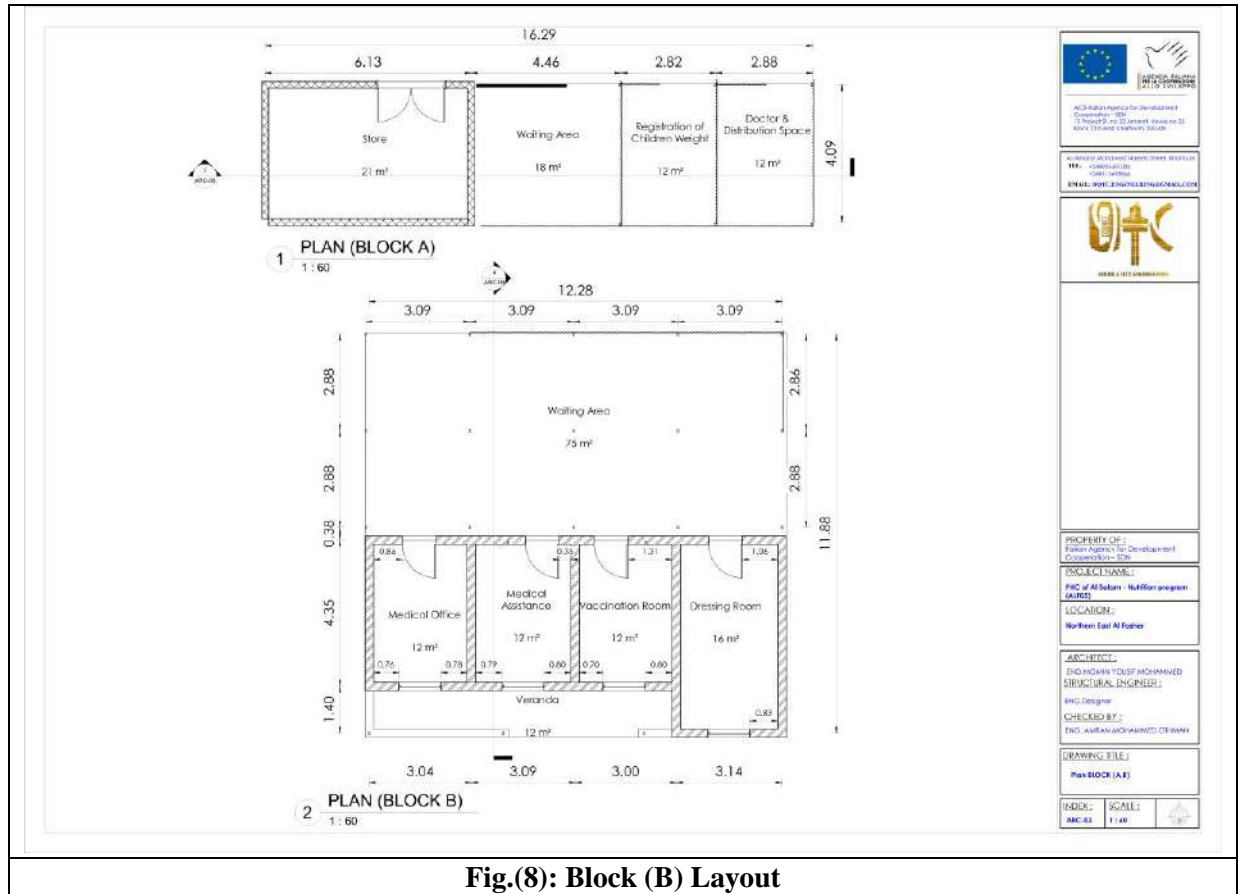


Fig.(8): Block (B) Layout



Fig.(9): Block (B) External Views



Fig.(10): Block (B) Internal Views

3.4. Block (C) – Midwifery, Laboratory and Pharmacy Building

- **Description:**

- One-story load bearing building
- Built Area= 94m².
- The building is utilized.
- As shown in the fig. (11) the building contains of three rooms as the following;
 1. Midwifery.
 2. Laboratory.
 3. Pharmacy

Discipline	Component	BLOCK C	
		Building Condition	Recommendation
Structural	Foundation	The foundations are made of traditional (clay) bricks, with a thickness of two bricks, (Unsafe Condition).	Replacement is necessary (Red Brick load bearing system is proposed)
	Wall	The walls are made of traditional (clay) bricks, with a thickness of one and half brick, (Unsafe Condition).	Replacement is necessary (Red Brick load bearing system is proposed)
	Roof	The roof is constructed of metal sheets of zink, (Limited condition)	Maintenance or replacement is recommended (Steel sheet roof system is proposed)
Finishes	False ceiling	Poor Condition	Replacement is recommended
	Veranda	The veranda in limited condition	Maintenance or replacement is recommended
	Doors	The doors are made of metal and in limited condition	Maintenance or replacement are recommended with new locks, handle, hinges and all accessories.
	Windows	The windows are made of metal sheet and in Poor condition	Replacement is necessary.
	Grill	Not exist	Steel Grill is recommended
	Floor Tiles	Limited condition	Maintenance or replacement are recommended
	Plaster	Limited condition	Maintenance or replacement are recommended
	Paint	Limited condition	Maintenance or replacement are recommended
Plumbing	Water Supply	Not exist	Water supply system is necessary (Water supply system by PPR Pipes is proposed to cover all the center's components)
	Waste Water	Not exist	Sewage network is necessary (Waste Water System including to PVC Pipes, Manholes and traditional Waste Well is proposed)
	Plumbing Fixtures	Not exist	Plumbing Fixtures are necessary
Electrical	Electrical Net	Poor condition The electrical net is connected by solar panels	Replacement of the electrical Net is necessary
	Fixtures	Poor condition	Replacement of the electrical fixtures are necessary

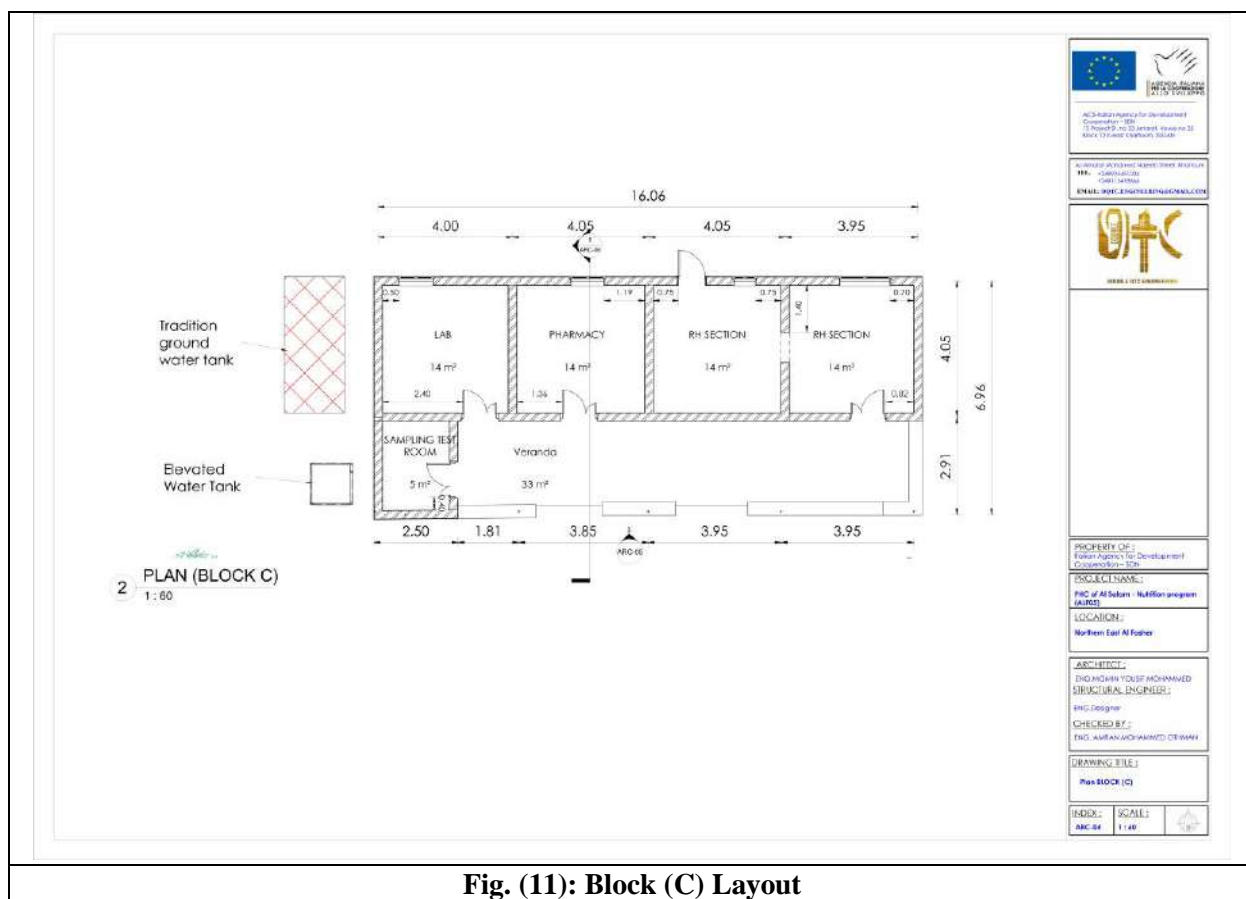


Fig. (11): Block (C) Layout



Fig.(12): Block (C) External Views



Fig.(13): Block (C) Internal Views

3.5. Other Components

Latrine

- Poor Condition

Recommendation:

- replacement is necessary for building and finishing.



Medical Waste disposal

- Poor Condition

Recommendation:

- A new medical waste disposal is necessary.



Above-Ground Water Tank:

- New Plastic Tank with capacity 1000 liter
- under construction by N.G.O
- Hight = 2m

Fig. (28): Above-Ground Water Tank

Kitchen

- Poor Condition

Recommendation:

- replacement is necessary for building and finishing.



New Ward

- Poor Condition

Recommendation:

- replacement is necessary for building and finishing.



Ward

- Poor Condition

Recommendation:

- replacement is necessary for building and finishing.



Breakfast place

- Poor Condition

Recommendation:

- replacement is necessary for building and finishing.



Tent

- Poor Condition.

Recommendation:

- Demolish is recommended

Power Supply

- Limited Condition

Recommendation:

- The number of solar panels is recommended to be increased, as well as the total capacity of the inverter to cover the electricity needs of the health center



3.6. Condition Assessment Summary

Condition assessment of all main buildings is summarized in the table (1).

Table (1): Condition Assessment Summary

Discipline	Component	Block			Fence
		A	B	C	
Structural	Foundation	Limited use	Unsafe	Unsafe	Unsafe
	Walls	Limited use	Unsafe	Unsafe	
	Roof	Limited use	Limited use	Limited use	
Architecture	False Ceiling	Not Exist	Not Exist	Poor	Poor
	Veranda	Not Exist	Poor	Limited	
	Doors	Limited	Limited	Limited	
	Windows	Not Exist	Poor	Poor	
	Grills	Not Exist	Not Exist	Not Exist	
	Ground Tiles	Not Exist	Not Exist	Limited	
	Wall Tiles	Not Exist	Not Exist	Limited	
	Plaster (Internal)	Not Exist	Limited	Limited	
	Plaster (External)	Not Exist	Limited	Limited	
	Paint (Int.& Ext.)	Not Exist	Limited	Limited	
Plumbing	Water Supply	Not Exist	Not Exist	Not Exist	Not Applicable
	Waste Water	Not Exist	Not Exist	Not Exist	
	Plumbing Fixtures	Not Exist	Not Exist	Not Exist	
Electrical	Electrical Net	Not Exist	Not Exist	Poor	
	Fixtures	Not Exist	Not Exist	Poor	
Electrical Power Solar Energy		Limited Condition			
Notes:					
	Structural	Safe	Restoration (repair or Strengthening) is unnecessary		
		Limited Use	Restoration (repair or strengthening) is necessary.		
		Unsafe	Restoration is impossible		
	Other	Good	Maintenance or replacement is not recommended		
		Fair	Maintenance is recommended.		
		Poor	Maintenance or replacement is necessary		

4. Recommendations

As per the visual inspection following by condition assessment presented in this report, the following points are highly recommended in addition to the above-mentioned recommendations:

- Load Bearing system with clay (green) brick is unsafe and replacement by red brick is necessary
- The water source is far from the health center. A new water well is required to cover the needs of the health center.
- Plumbing systems are necessary to be placed to cover all requirements of the center and as per the proposed systems mentioned in this report
- New standby generator or increase the solar energy capacity is necessary for the health center with main distribution board.
- New electrical network is recommended. Secured and covered electricity network between the components of the health center is necessary.
- New Fence System (metal) is necessary for the security.
- All Buildings Roofs shall be protected against rains by proper water insulation material.
- Site Landscape is recommended to be improved.