

Annex A

Assessment Report

Table of Contents

1	Site Location Plan	3
2	Survey and Assessment	4
2.1	Site Inspection and Data Collection	4
2.2	Visual Observations.....	5
2.3	Concrete Testing	5
2.3.1	Schmidt Hammer Testing.....	5
2.3.2	Steel Rebar Investigation.....	5
2.4	Conclusion.....	5
2.5	Site Photos.....	6

1 Site Location Plan

The location of the Ministry of Agriculture's Phyto-Pharmacy Laboratory building in Kfarshima. is shown in Figure 1 on Satellite imagery.

GPS Coordinates: 33.820073, 35.527187

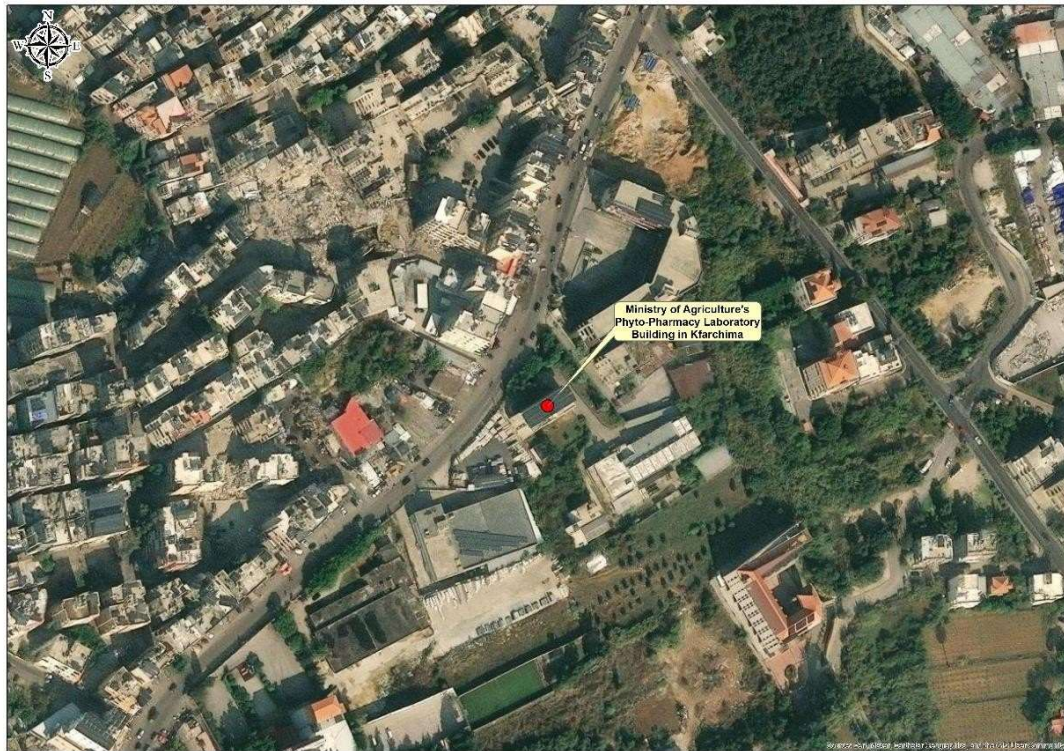


Figure 1- Project Location

2 Survey and Assessment

2.1 Visual Observations

➤ External Works & Facades

- The building facades require repainting using weatherproof acrylic exterior paint.
- Roof drainage pipes are deteriorated and should be replaced.
- Several AC outdoor units should be relocated closer to their corresponding indoor units to reduce the length of exposed pipes and wiring on the facades.
- Minor leakages were observed at some aluminum window frames; this should be addressed during facade rehabilitation works.

➤ Roof Condition

- The roof is waterproofed using bitumen membrane protected with gravel and tiles.
- One localized water leakage was identified above the elevator shaft. This issue should be repaired locally without replacing the entire waterproofing system.
- Two plastic water tanks located on the roof are in poor condition and require replacement.

➤ Basement Level

- Currently used as a warehouse.
- Not easily accessible.
- No renovation works required at this stage.

➤ Ground, First, and Second Floors

▪ Sanitary Works

- Replacement of toilet seats.
- Replacement of wash basins.
- Replacement of faucets, flexible pipes, and drainage accessories.

▪ Architectural Works

- Repainting of all internal walls.
- Aluminum windows are in good condition; minor leakages to be treated during facade works.
- Some offices with vinyl flooring require replacement.
- False ceilings are in good condition.
- Floor tiles are generally in good condition.

- **Electrical Works**

- Some offices require lighting system replacements.

2.2 Concrete Testing

The strength of the concrete in the building was tested non-destructively with a Schmidt rebound hammer. A rebar locator was used to verify the location of reinforcing steel.

2.2.1 Schmidt Hammer Testing

Rebound hammer tests were performed in accordance with ASTM C805 / EN 12504-2 using a CONTROL concrete hammer model 58-C0181/C58 with impact energy of 2.207 Nm and measurement range 10 to 70 MPa.

Typical results are presented in Table 3.

Table 3-Schmidt Hammer Testing Results

Location	Reading 1	Reading 2	Reading 3	Average f'c (MPa)
Column 1 - Entrance of GF	33	32	34	33
Column 2 - Inside of GF Hallway	36	35	36	35.67

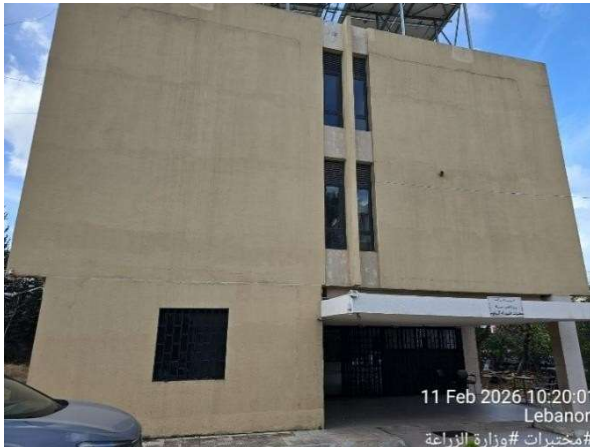
2.2.2 Steel Rebar Investigation

A ferrosan survey was undertaken in accordance with ACI228.2R using a rebar locator, in order to detect reinforcement in concrete elements.

2.3 Conclusion

Based on the above visual assessment, the building is deemed structurally sound and the only required works are mainly maintenance and rehabilitation works. The works can be summarized as follow: facade treatment, plumbing fixture replacement, localized roof repair, water tank replacement, internal repainting, selective flooring replacement, lighting upgrades, and reorganization of AC outdoor units.

Site Photos



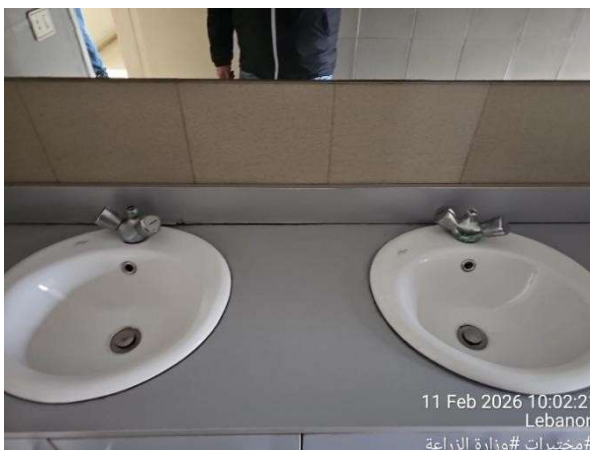
Facades to be Rehabilitated



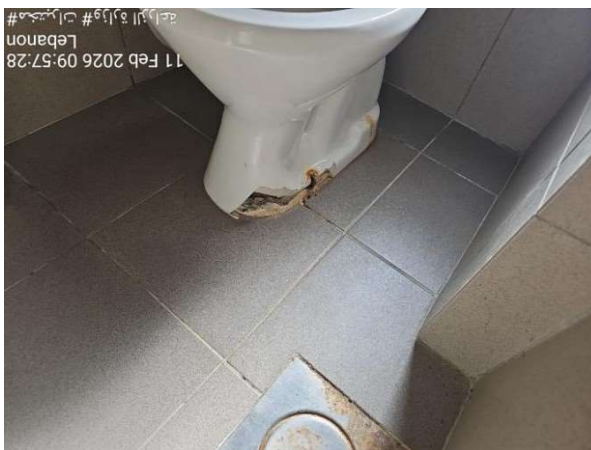
Roof



Water tanks to be replaced



Wash basins & faucets to be replaced



Toilet seats to be replaced



Water leakage from aluminum opening



Vinyl flooring to be replaced



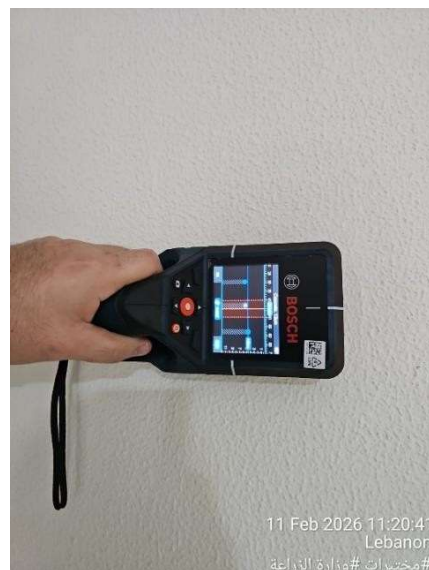
Lighting to be rehabilitated



Schmidt hammer test on RC Columns



Schmidt hammer test on RC Columns



Wall scanner to check Steel Reinforcement