

ANC (SA) KURASINI MEDICAL CENTRE  
REPORT ON PROPOSED EXTENSION AND CONVERSION OF EXISTING BUILDINGS  
OCTOBER 21, 1982

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Attached to the report are a cost estimate, existing site plan, existing plan and elevations together with the proposed site plan and sketch scheme.

1. OBJECTIVES OF THE CENTRE

The proposed centre will accommodate 28 - 30 patients, both psychiatric and / or clinical patients in need of special treatment in Dar Es Salaam.

- 1.1. The torture of South African patriots by the racist police and the severe oppression suffered under Apartheid give rise to a high incidence of psychiatric disturbance amongst our people. The ANC therefore, deems it necessary to establish a centre for their care and rehabilitation, and the existing premises at Kurasini are ideally located close to the psychiatric unit of the Muhimbili Hospital.
- 1.2. At the same time, with the establishment of major ANC projects near Morogoro - The Solomon Mahlangu Freedom College and the A.N.C. Development Centre, Dakawa - there is a growing need to refer clinical cases to Dar Es Salaam for specialist treatment.
- 1.3. Initially, therefore, the Kurasini Medical Centre will cater for both psychiatric cases as well as clinical referrals.

Later, with the growth of our population in the region, Kurasini can develop into a fully fledged centre for psychiatric care. Alternatively, should the needs outstrip Kurasini's capacity, a larger centre could be set up as part of the Dakawa Project to take advantage of the newly established psychiatric unit of the Morogoro Hospital. In this case Kurasini will continue to function solely as a referral centre for specialist treatment.

2. THE PRESENT SITUATION

The existing premises presently accommodate a total of 15 patients, both psychiatric and clinical referrals. The patients are overcrowded. Cooking and other facilities are wholly inadequate. The sewage and waste disposal system is defective causing blockages as well as the periodic overflow of sewage from the existing septic tank. The roofs are leaking and extensive rot has spread through the roofing timbers. The electrical wiring is old and in a dangerous state.

Conditions for patients and staff are therefore intolerable.

3. PLANNING AND DESIGN

The planning takes account of the possible uses noted under item 1. above. The various sized wards are divided into 3 wings providing a substantial flexibility of use. The enclosed sketch indicates the initial usage of the centre with the psychiatric patients accommodated in the more secluded existing rear wing.

Should their accommodation needs exceed 9 patients then the two new front wings, accommodating 18 patients, could be used for psychiatric care and the rear wing could be used for clinical patients.



The new extension has been built at the rear of the property, both to provide a quiet environment for the wards, as well as to preserve the pleasant grounds at the front. Care has also been taken to preserve the main elevations as well as the main internal features of the existing buildings.

#### 4. DESCRIPTION OF THE COMPLEX

The existing buildings comprise a total of 210 m<sup>2</sup> and consist of the main front house and a rear secondary house.

These have been converted with a minimum of structural alteration. The new extension at the rear has a total floor area of 180m<sup>2</sup> and the 3 buildings are linked by covered verandahs.

Staff will not be accommodated on the premises except for night duty.

##### 4.1. The existing front building

This contains a small dispensary (which will also provide a limited service to the local population), examination and treatment rooms and an office.

The existing main rooms are used as dining/common rooms and the existing kitchen has been enlarged. The connection to the new extension contains kitchen store-rooms and a night duty/ironing/linen room.

##### 4.2. The Extension

The new building at the rear consists of two ward wings with a total of 7 wards of various sizes. One wing accommodates 9 and the other a maximum of 11 patients. The wards are accessed through a small common area designed primarily to prevent direct entry by flies and mosquitos. Each wing has toilet, shower and dhobi facilities. There are two small storerooms, one of which may contain a washing machine and tumble dryer (or two washing machines). In addition to the wards the west room is foreseen as a workshop for occupational therapy and can be accessed both from the new extension as well as from the existing rear buildings.

##### 4.3. The Existing Rear Building

This building contains 3 wards for a total of 8 patients. The wards are also accessed through a small common room and an additional small room may be used for storage and therapy or when necessary for isolating violent cases during treatment.

The existing bath and WC facilities have been enlarged.

##### 4.4. Fencing

The entire grounds will be enclosed by a 2 meter high fence.

#### 5. CONSTRUCTION

##### 5.1. Construction Programme

Detailed construction drawings are in progress and construction can commence within one month of funds becoming available, provided that the patients can be temporarily decanted. Construction will take 6 months to complete.



5.2. The Works

The work involves the complete construction of the new wing and the renovation of the existing buildings. The renovation will be extensive including the renewal of the roofs, water supply and the electrical wiring. The sewage and waste disposal will require a complete overhaul and all kitchen and sanitaryware will have to be renewed, as will all doors and a number of windows. Several areas of floor surface will have to be stripped out and made good. Some ceiling will have to be replaced and extensive replastering is foreseen. The buildings will be cleaned down and painted.

5.3. Material Requirements

Basic materials will be obtained locally, e.g. treated timber, hardwoods for joinery, cement for concrete blocks produced on site and for all other concrete work.

It will be necessary to import all ironmongery (handles, latches, locksets etc), sanitaryware, louvre glass, aluminium mosquito gauze wire, coffee tray wire, all electrical wiring, fittings and equipment.

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see attached Cost Estimate



COST ESTIMATE - KURASINI MEDICAL CENTRE BASED ON SKETCH SCHEME OCTOBER  
1982 AND PROJECTED BUILDING COSTS FOR 1983 (as estimated by the Ministry  
for Education Project Planning Division, Tanzania)

	Total area m2	Price/m2 1983	Cost in Tshs
Existing building - front	130	4000.-	520.000.-
Existing building - rear	80	4000.-	320.000.-
New extension - rear	180	5000.-	900.000.-
Covered verandah	54	2000.-	108.000.-
<u>Total Building Cost</u>			1. 848.000.-
Furnishings and Fittings 12%			221.760.-
220m Fencing @ 500.- per m			110.000
<u>TOTAL PROJECT COSTS</u>			<u>2. 179.760.-</u>

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