















































Project		APPOINTMENT OF A PROFESSIONAL SERVICE PROVIDER TO UNDERTAKE PLANNING, DESIGN AND CONSTRUCTION SUPERVISION OF ROOF REPLACEMENT AT ADDINGTON HOSPITAL		Evaluator Name				<div style="text-align: center;">  <p>DBSA DEVELOPMENT BANK OF SOUTHERN AFRICA <i>Building Africa's Prosperity</i></p> </div>																																																																																																																																																																													
Compiled By		Client Team		Signature																																																																																																																																																																																	
Date of Assessment		02 March 2026		Responsible Manager																																																																																																																																																																																	
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PROBABILITY INDEX	5	Almost certain to inevitable	SEVERITY INDEX INJURY/DISEASE (I)	5	Fatal	SEVERITY INDEX PRODUCTION (P)	5	No production	SEVERITY INDEX ENVIRONMENT (E)	5	Permanent effects	SEVERITY INDEX COST (C)	5	> R500 000	FREQUENCY INDEX	5	Hazard permanently present	PROBABILITY VALUE X SEVERITY VALUE X FREQUENCY VALUE /125 = TOTAL SCORE (%)																																																																																																																																																																			
	4	Probable		4	Permanent to Slight Disability		4	Loss of 1 month or more production		4	Long term 2 years		4	R100 000 - R499 999		4	Hazard arises every week																																																																																																																																																																				
	3	Improbable		3	14 Days with complete recovery		3	Loss of 1 week of production		3	Med - 6 months to 1 year		3	R10 000 - R99 999		3	Hazard arises every month																																																																																																																																																																				
	2	Less than even chance		2	Medical attention 14 Days with complete recovery		2	Loss of 1 days's production		2	Short term - 1 day to 6 months		2	R1 000 - R9 999		2	Hazard arises every year																																																																																																																																																																				
	1	High improbable		1	First aid only		1	Loss of 1 man shift		1	Insignificant effect		1	R0 - R999		1	Hazard arises every 5 years																																																																																																																																																																				
<div style="display: flex; justify-content: space-between;"> <div> Risk Value <table border="1"> <tr><td>A</td><td>80 - 100%</td><td>Very High Risk</td></tr> <tr><td>B</td><td>60 - 79 %</td><td>High Risk</td></tr> <tr><td>C</td><td>40 - 59%</td><td>Medium Risk</td></tr> <tr><td>D</td><td>20 - 39%</td><td>Lower Risk</td></tr> <tr><td>E</td><td>0 - 19%</td><td>Low Risk</td></tr> </table> </div> <div> PPE Requirement & Safety Signs <table border="1"> <tr> <td>A</td><td>B</td><td>C</td><td>D</td><td>E</td><td>F</td><td>G</td><td>H</td><td>I</td><td>J</td><td>K</td><td>L</td><td>M</td><td>N</td><td>O</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> </div> </div>																		A	80 - 100%	Very High Risk	B	60 - 79 %	High Risk	C	40 - 59%	Medium Risk	D	20 - 39%	Lower Risk	E	0 - 19%	Low Risk	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O																																																																																																																																						
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4	Replacement of rainwater gutters, downpipes, fascia boards and bargeboards.	<p>1. Working at heights during installation and replacement activities</p> <p>2. Falling from ladders, scaffolding or roof edges</p> <p>3. Falling tools or materials striking persons below</p> <p>4. Manual handling of guttering and fascia materials</p> <p>5. Sharp edges on metal gutters causing cuts or injuries</p> <p>6. Poor installation leading to water drainage failures and structural damage</p> <p>7. Adverse weather conditions affecting work at height</p>	<table><tr><td>1. Health & safety (I)</td><td>4</td><td></td><td></td><td>4</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>100</td><td>80%</td></tr><tr><td>2. Cost (C)</td><td></td><td></td><td>3</td><td>3</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>75</td><td>60%</td></tr><tr><td>3. Productivity (P)</td><td></td><td>3</td><td></td><td>3</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>75</td><td>60%</td></tr><tr><td>4. Environment (E)</td><td></td><td></td><td>2</td><td>2</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>50</td><td>40%</td></tr><tr><td colspan="11">Total Average Risk Value</td><td>60%</td></tr></table>	1. Health & safety (I)	4			4	1	5	125	5	5	100	80%	2. Cost (C)			3	3	1	5	125	5	5	75	60%	3. Productivity (P)		3		3	1	5	125	5	5	75	60%	4. Environment (E)			2	2	1	5	125	5	5	50	40%	Total Average Risk Value											60%	Hard hat, Safety boots, High visibility vest	Warning and restricted access signage to be displayed where inspection or construction activities are conducted	<p>1. Work at heights to comply with Construction Regulations 2014 and fall protection requirements.</p> <p>2. Safe access equipment such as ladders, scaffolding or mobile elevated platforms to be used.</p> <p>3. Exclusion zones to be established below work areas to protect workers and occupants.</p> <p>4. Materials to be handled using safe manual handling techniques or lifting equipment where required.</p> <p>5. Workers to wear appropriate PPE including gloves, hard hats and safety footwear.</p> <p>6. Gutters and drainage systems to be designed and installed to ensure proper stormwater management.</p> <p>7. Work to be suspended during unsafe weather conditions such as strong winds or rain.</p>	Principal Consultant / Discipline Engineer / PSP Design Team (Principal Contractor during construction phase)
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5	Inspection of existing electrical fittings, wiring and DB boards for damage caused by water leaks and specification of repair or replacement where required.	<p>1. Exposure to live electrical wiring during inspection activities</p> <p>2. Electrical shock or electrocution due to damaged wiring and water exposure</p> <p>3. Short circuits or electrical fires due to water-damaged installations</p> <p>4. Accessing ceiling voids and confined areas to inspect electrical services</p> <p>5. Falling ceiling panels or damaged fixtures during inspection</p> <p>6. Incorrect identification of electrical damage leading to unsafe installations remaining in service</p>	<table><tr><td>1. Health & safety (I)</td><td>5</td><td></td><td></td><td>5</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>125</td><td>100%</td></tr><tr><td>2. Cost (C)</td><td></td><td></td><td>3</td><td>3</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>75</td><td>60%</td></tr><tr><td>3. Productivity (P)</td><td></td><td>3</td><td></td><td>3</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>75</td><td>60%</td></tr><tr><td>4. Environment (E)</td><td></td><td></td><td>2</td><td>2</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>50</td><td>40%</td></tr><tr><td colspan="11">Total Average Risk Value</td><td>65%</td></tr></table>	1. Health & safety (I)	5			5	1	5	125	5	5	125	100%	2. Cost (C)			3	3	1	5	125	5	5	75	60%	3. Productivity (P)		3		3	1	5	125	5	5	75	60%	4. Environment (E)			2	2	1	5	125	5	5	50	40%	Total Average Risk Value											65%	Hard hat, Safety boots, High visibility vest	Warning and restricted access signage to be displayed where inspection or construction activities are conducted	<p>1. Electrical inspections to be conducted by a competent and qualified electrician.</p> <p>2. Electrical circuits to be isolated and locked out before inspection or repair activities commence.</p> <p>3. Damaged electrical fittings, wiring and DB boards to be repaired or replaced in accordance with applicable electrical standards.</p> <p>4. Ceiling areas to be inspected carefully before access to identify unstable ceiling panels or structures.</p> <p>5. Electrical installations to be tested and certified after repairs are completed.</p> <p>6. Electrical works to comply with relevant SANS standards and electrical safety regulations.</p>	Principal Consultant/Electrical Engineer
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6	Inspection of existing mechanical fittings, ducting and equipment for damage caused by roof leaks and specification of repair or replacement where required.	<div>1. Accessing ceiling voids or confined spaces to inspect mechanical systems</div> <div>2. Falling ceiling panels or damaged fixtures during inspection activities</div> <div>3. Exposure to damaged mechanical equipment or sharp components</div> <div>4. Manual handling of mechanical equipment during removal or inspection</div> <div>5. Incorrect identification of damaged mechanical systems leading to operational failures</div> <div>6. Disturbance to hospital operations during inspection or repair activities</div>	<table><tr><td>1. Health & safety (I)</td><td>3</td><td></td><td></td><td>3</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>75</td><td>60%</td></tr><tr><td>2. Cost (C)</td><td></td><td></td><td>3</td><td>3</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>75</td><td>60%</td></tr><tr><td>3. Productivity (P)</td><td></td><td>3</td><td></td><td>3</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>75</td><td>60%</td></tr><tr><td>4. Environment (E)</td><td></td><td></td><td>2</td><td>2</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>50</td><td>40%</td></tr></table> <div>Total Average Risk Value</div> <div>55%</div>	1. Health & safety (I)	3			3	1	5	125	5	5	75	60%	2. Cost (C)			3	3	1	5	125	5	5	75	60%	3. Productivity (P)		3		3	1	5	125	5	5	75	60%	4. Environment (E)			2	2	1	5	125	5	5	50	40%	Hard hat, Safety boots, High visibility vest	Warning and restricted access signage to be displayed where inspection or construction activities are conducted	<div>1. Mechanical inspections to be conducted by competent and qualified mechanical personnel.</div> <div>2. Safe access to ceiling voids and service areas to be established before inspections commence.</div> <div>3. Damaged mechanical equipment to be isolated and removed safely where required.</div> <div>4. Proper manual handling procedures to be followed when handling mechanical components.</div> <div>5. Mechanical systems to be inspected and tested after repairs or replacements are completed.</div> <div>6. Inspection and repair activities to be coordinated with hospital management to minimise disruption.</div>	Principal Consultant / Discipline Engineer / PSP Design Team (Principal Contractor during construction phase)
1. Health & safety (I)	3			3	1	5	125	5	5	75	60%																																												
2. Cost (C)			3	3	1	5	125	5	5	75	60%																																												
3. Productivity (P)		3		3	1	5	125	5	5	75	60%																																												
4. Environment (E)			2	2	1	5	125	5	5	50	40%																																												
7	Investigation of concrete slab spalling and specification of repair works where deterioration due to water penetration has occurred.	<div>1. Falling concrete fragments during inspection of spalled slab areas</div> <div>2. Structural instability of damaged concrete slabs</div> <div>3. Exposure to dust during investigation or repair activities</div> <div>4. Falling objects during removal of loose concrete material</div> <div>5. Incorrect structural assessment leading to unsafe repair specifications</div> <div>6. Manual handling of repair materials and equipment</div>	<table><tr><td>1. Health & safety (I)</td><td>4</td><td></td><td></td><td>4</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>100</td><td>80%</td></tr><tr><td>2. Cost (C)</td><td></td><td></td><td>4</td><td>4</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>100</td><td>80%</td></tr><tr><td>3. Productivity (P)</td><td></td><td>3</td><td></td><td>3</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>75</td><td>60%</td></tr><tr><td>4. Environment (E)</td><td></td><td></td><td>2</td><td>2</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>50</td><td>40%</td></tr></table> <div>Total Average Risk Value</div> <div>65%</div>	1. Health & safety (I)	4			4	1	5	125	5	5	100	80%	2. Cost (C)			4	4	1	5	125	5	5	100	80%	3. Productivity (P)		3		3	1	5	125	5	5	75	60%	4. Environment (E)			2	2	1	5	125	5	5	50	40%	Hard hat, Safety boots, High visibility vest	Warning and restricted access signage to be displayed where inspection or construction activities are conducted	<div>1. Structural inspections to be conducted by a competent structural engineer.</div> <div>2. Spalled or loose concrete to be identified and removed safely prior to repair work.</div> <div>3. Structural integrity of affected slabs to be assessed before repair methods are specified.</div> <div>4. Appropriate PPE including hard hats, gloves, eye protection and dust masks to be worn.</div> <div>5. Exclusion zones to be established below work areas during investigation or repair activities.</div> <div>6. Repair methods to comply with accepted structural repair standards and engineering specifications.</div>	Principal Consultant / Structural Engineer
1. Health & safety (I)	4			4	1	5	125	5	5	100	80%																																												
2. Cost (C)			4	4	1	5	125	5	5	100	80%																																												
3. Productivity (P)		3		3	1	5	125	5	5	75	60%																																												
4. Environment (E)			2	2	1	5	125	5	5	50	40%																																												
8	Removal and replacement of ceilings damaged due to roof leaks.	<div>1. Falling ceiling boards or fixtures during removal</div> <div>2. Exposure to dust, mould or insulation materials in ceiling voids</div> <div>3. Manual handling injuries when removing and installing ceiling boards</div> <div>4. Exposure to hidden electrical wiring or services above ceilings</div> <div>5. Falling objects from ceiling voids</div> <div>6. Disturbance to hospital occupants during ceiling replacement activities</div>	<table><tr><td>1. Health & safety (I)</td><td>3</td><td></td><td></td><td>3</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>75</td><td>60%</td></tr><tr><td>2. Cost (C)</td><td></td><td></td><td>3</td><td>3</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>75</td><td>60%</td></tr><tr><td>3. Productivity (P)</td><td></td><td>3</td><td></td><td>3</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>75</td><td>60%</td></tr><tr><td>4. Environment (E)</td><td></td><td></td><td>2</td><td>2</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>50</td><td>40%</td></tr></table> <div>Total Average Risk Value</div> <div>55%</div>	1. Health & safety (I)	3			3	1	5	125	5	5	75	60%	2. Cost (C)			3	3	1	5	125	5	5	75	60%	3. Productivity (P)		3		3	1	5	125	5	5	75	60%	4. Environment (E)			2	2	1	5	125	5	5	50	40%	Hard hat, Safety boots, High visibility vest	Warning and restricted access signage to be displayed where inspection or construction activities are conducted	<div>1. Ceiling removal to be carried out using controlled removal methods.</div> <div>2. Work areas to be isolated to protect hospital occupants.</div> <div>3. Workers to wear appropriate PPE including dust masks, gloves and eye protection.</div> <div>4. Electrical and mechanical services above ceilings to be identified prior to removal.</div> <div>5. Waste materials to be removed and disposed of safely.</div> <div>6. Work activities to be scheduled to minimise disruption to hospital operations.</div>	Principal Consultant / Discipline Engineer / PSP Design Team (Principal Contractor during construction phase)
1. Health & safety (I)	3			3	1	5	125	5	5	75	60%																																												
2. Cost (C)			3	3	1	5	125	5	5	75	60%																																												
3. Productivity (P)		3		3	1	5	125	5	5	75	60%																																												
4. Environment (E)			2	2	1	5	125	5	5	50	40%																																												
9	Removal and replacement of floor coverings damaged due to water leaks.	<div>1. Slips and trips due to wet or uneven floor surfaces</div> <div>2. Manual handling injuries during removal and installation of flooring materials</div> <div>3. Exposure to dust and debris during removal activities</div> <div>4. Use of cutting tools during installation of new floor coverings</div> <div>5. Obstruction of hospital access routes during floor replacement works</div>	<table><tr><td>1. Health & safety (I)</td><td>3</td><td></td><td></td><td>3</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>75</td><td>60%</td></tr><tr><td>2. Cost (C)</td><td></td><td></td><td>3</td><td>3</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>75</td><td>60%</td></tr><tr><td>3. Productivity (P)</td><td></td><td>3</td><td></td><td>3</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>75</td><td>60%</td></tr><tr><td>4. Environment (E)</td><td></td><td></td><td>2</td><td>2</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>50</td><td>40%</td></tr></table> <div>Total Average Risk Value</div> <div>55%</div>	1. Health & safety (I)	3			3	1	5	125	5	5	75	60%	2. Cost (C)			3	3	1	5	125	5	5	75	60%	3. Productivity (P)		3		3	1	5	125	5	5	75	60%	4. Environment (E)			2	2	1	5	125	5	5	50	40%	Hard hat, Safety boots, High visibility vest	Warning and restricted access signage to be displayed where inspection or construction activities are conducted	<div>1. Work areas to be clearly demarcated and access controlled.</div> <div>2. Good housekeeping practices to prevent slips and trips.</div> <div>3. Workers to follow safe manual handling procedures.</div> <div>4. Appropriate PPE including gloves and safety footwear to be worn.</div> <div>5. Work to be scheduled to minimise disruption to hospital activities.</div>	Principal Consultant / PSP Design Team
1. Health & safety (I)	3			3	1	5	125	5	5	75	60%																																												
2. Cost (C)			3	3	1	5	125	5	5	75	60%																																												
3. Productivity (P)		3		3	1	5	125	5	5	75	60%																																												
4. Environment (E)			2	2	1	5	125	5	5	50	40%																																												

10	Temporary relocation of building occupants during construction activities where required.	1. Exposure of patients, staff or visitors to construction hazards 2. Disruption to hospital operations 3. Restricted access routes due to construction activities 4. Conflicts between construction workers and hospital occupants 5. Poor coordination of decanting activities	<table><tr><td>1. Health & safety (I)</td><td>4</td><td></td><td></td><td>4</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>100</td><td>80%</td></tr><tr><td>2. Cost (C)</td><td></td><td></td><td>4</td><td>4</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>100</td><td>80%</td></tr><tr><td>3. Productivity (P)</td><td></td><td>4</td><td></td><td>4</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>100</td><td>80%</td></tr><tr><td>4. Environment (E)</td><td></td><td>2</td><td></td><td>2</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>50</td><td>40%</td></tr><tr><td colspan="11">Total Average Risk Value</td><td>70%</td></tr></table>	1. Health & safety (I)	4			4	1	5	125	5	5	100	80%	2. Cost (C)			4	4	1	5	125	5	5	100	80%	3. Productivity (P)		4		4	1	5	125	5	5	100	80%	4. Environment (E)		2		2	1	5	125	5	5	50	40%	Total Average Risk Value											70%	Hard hat, Safety boots, High visibility vest	Warning and restricted access signage to be displayed where inspection or construction activities are conducted	1. A decanting plan to be developed in consultation with hospital management in accordance with the Occupational Health and Safety Act (Act 85 of 1993). 2. Construction work areas to be isolated and secured from public access in accordance with the Construction Regulations, 2014 (Protection of the Public). 3. Alternative access routes to be provided where required in accordance with the Occupational Health and Safety Act (Act 85 of 1993). 4. Construction schedules to be coordinated with hospital management in accordance with the Occupational Health and Safety Act (Act 85 of 1993). 5. Warning signage and barriers to be installed around construction zones in accordance with the Construction Regulations, 2014.	Principal Consultant / PSP Design Team / Client Representative
1. Health & safety (I)	4			4	1	5	125	5	5	100	80%																																																								
2. Cost (C)			4	4	1	5	125	5	5	100	80%																																																								
3. Productivity (P)		4		4	1	5	125	5	5	100	80%																																																								
4. Environment (E)		2		2	1	5	125	5	5	50	40%																																																								
Total Average Risk Value											70%																																																								
11	Design and specification of roofing materials considering marine environmental exposure and lifecycle durability.	1. Premature corrosion of roof sheeting due to marine environmental conditions 2. Structural deterioration of roof components caused by corrosion 3. Water ingress due to failure of corroded roofing materials 4. Increased maintenance requirements and potential safety risks during future repairs	<table><tr><td>1. Health & safety (I)</td><td>3</td><td></td><td></td><td>3</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>75</td><td>60%</td></tr><tr><td>2. Cost (C)</td><td></td><td></td><td>4</td><td>4</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>100</td><td>80%</td></tr><tr><td>3. Productivity (P)</td><td></td><td>3</td><td></td><td>3</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>75</td><td>60%</td></tr><tr><td>4. Environment (E)</td><td></td><td>3</td><td></td><td>3</td><td>1</td><td>5</td><td>125</td><td>5</td><td>5</td><td>75</td><td>60%</td></tr><tr><td colspan="11">Total Average Risk Value</td><td>65%</td></tr></table>	1. Health & safety (I)	3			3	1	5	125	5	5	75	60%	2. Cost (C)			4	4	1	5	125	5	5	100	80%	3. Productivity (P)		3		3	1	5	125	5	5	75	60%	4. Environment (E)		3		3	1	5	125	5	5	75	60%	Total Average Risk Value											65%	N/A	N/A	1. Roof sheeting and associated materials must be specified to withstand marine corrosion conditions, including the use of appropriate corrosion-resistant materials and protective coatings, in accordance with applicable SANS building and material standards, the Construction Regulations, 2014 (Designer Duties) and the Occupational Health and Safety Act (Act 85 of 1993).	Principal Consultant / PSP Design Team
1. Health & safety (I)	3			3	1	5	125	5	5	75	60%																																																								
2. Cost (C)			4	4	1	5	125	5	5	100	80%																																																								
3. Productivity (P)		3		3	1	5	125	5	5	75	60%																																																								
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