



KWAZULU-NATAL PROVINCE

PUBLIC WORKS
REPUBLIC OF SOUTH AFRICA

THE APPOINTMENT OF A MULTI-DISCIPLINARY ENTITY FOR KZN DEPARTMENT OF HEALTH: TO PROVIDE A PROFESSIONAL TEAM CONSISTING OF AN ARCHITECT, QUANTITY SURVEYOR, CIVIL AND STRUCTURAL ENGINEER, MECHANICAL ENGINEER, ELECTRICAL ENGINEER, TOWN PLANNER, HEALTH & SAFETY AGENT AND GEOTECH SPECIALIST FOR GENERAL JUSTICE GIZENGA MPANZA REGIONAL HOSPITAL (GJGMRH) – CONSTRUCTION OF INTERN DOCTORS ACCOMMODATION.

FACILITY	WIMS NUMBER
GJGMRH – INTERN DOCTORS ACCOMMODATION	074566

DEPARTMENT OF PUBLIC WORKS
Private Bag X9153
Pietermaritzburg
3200

PLEASE NOTE THAT THIS BID IS SUBJECT TO TREASURY REGULATIONS 16A ISSUED IN TERMS OF THE PUBLIC FINANCE MANAGEMENT ACT, 1999, THE KWAZULU-NATAL SUPPLY CHAIN MANAGEMENT POLICY FRAMEWORK AND THE GENERAL CONDITIONS OF CONTRACT PRESCRIBED BY PROVINCIAL TREASURY.

TABLE OF CONTENTS
DOCUMENTATION TO BE SUBMITTED WITH BID

SECTION	PAGE
Section A Invitation to Bid	3 - 4
Section B Special Instructions and Notice to Bidders	5
Section C Registration on the Central Suppliers Database	6
Section D Declaration that information on Central Suppliers database is up to date	7
Section E Bidder's Disclosure	8 - 10
Section F Form of Offer	11 - 13
Section G Specification and Evaluation	14 - 35
Section H Official Briefing Session / Site Inspection	36
Section I Tax Compliance Status	37
Section J Authority to sign	38 - 42
Appendix A Bid Proforma	43 - 53
Appendix B Checklist of returnable documents	54
Appendix C Contract data & Pricing data	55 – 65
Appendix D1 Pro-forma for bidder's reference letters for Health care facilities similar projects experience for projects successfully completed by bidder	66
Appendix D2 Pro-forma for bidder's reference letters for any other similar projects experience for projects other than Health care facilities successfully completed by bidder	67
Annexure 01 Table C1 - SACPLAN	69 - 70
Annexure 02 Table K1 – SACPLAN	71 - 72
Annexure 03 Project Brief & Brief Addendum	73

DESCRIPTION: THE APPOINTMENT OF A MULTI-DISCIPLINARY ENTITY FOR KZN DEPARTMENT OF HEALTH: TO PROVIDE A PROFESSIONAL TEAM CONSISTING OF AN ARCHITECT, QUANTITY SURVEYOR, CIVIL AND STRUCTURAL ENGINEER, MECHANICAL ENGINEER, ELECTRICAL ENGINEER, TOWN PLANNER, HEALTH & SAFETY AGENT AND GEOTECH SPECIALIST FOR GENERAL JUSTICE GIZENGA MPANZA REGIONAL HOSPITAL (GJGMRH) – CONSTRUCTION OF INTERN DOCTORS ACCOMMODATION.

WIMS NUMBER: 074566 **CLOSING DATE:** Refer to advert **CLOSING TIME:** Refer to Advert

COMPULSORY BRIEFING SESSION:

DATE: Refer to advert

TIME: Refer to Advert

VENUE: Refer to advert

The successful bidder will be required to fill in and sign a written Contract Form

DEPOSITED IN THE BID BOX SITUATED AT
KZN DEPARTMENT OF PUBLIC WORKS, ETHEKWINI REGIONAL OFFICE
455A KING CETSHWAYO HIGHWAY, MAYVILLE
DURBAN
4091

Bidders should ensure that bids are delivered timeously to the correct address. If the bid is late, it will not be accepted for consideration.

The bid box is generally open 8 hours a day, 5 days a week (normal office hours- 07H30- 16H00)

ALL BIDS MUST BE SUBMITTED ON THE OFFICIAL FORMS – (NOT TO BE RE-TYPED)

THIS BID IS SUBJECT TO THE PREFERENTIAL PROCUREMENT POLICY FRAMEWORK ACT AND THE GENERAL CONDITIONS OF CONTRACT (GCC) AND, IF APPLICABLE, ANY OTHER SPECIAL CONDITIONS OF CONTRACT

<p align="center">THE FOLLOWING PARTICULARS MUST BE FURNISHED (FAILURE TO DO SO MAY RESULT IN YOUR BID BEING DISQUALIFIED)</p>

NAME OF BIDDER	.....
POSTAL ADDRESS	.....
STREET ADDRESS	.....
TELEPHONE NUMBER	CODE.....NUMBER.....
CELLPHONE NUMBER	.....
FACSIMILE NUMBER	CODE .....NUMBER.....
E-MAIL ADDRESS	.....
VAT REGISTRATION NUMBER	.....

SIGNATURE OF BIDDER

DATE

CAPACITY UNDER WHICH THIS BID IS SIGNED

ANY ADMINISTRATIVE ENQUIRIES REGARDING THE BIDDING PROCEDURE MAY BE DIRECTED TO:

Department : KZN - Department of Public Works

Contact Person : Mrs. Matu Khumalo

Tel : 071 580 7124

E-mail address : matu.khumalo@kznworks.gov.za

ANY ENQUIRIES REGARDING TECHNICAL INFORMATION MAY BE DIRECTED TO:

Contact Person : Mr Motseko Kotelo

Tel : 031 203 2231

E-mail address : motseko.kotelo@kznworks.gov.za

SECTION B

SPECIAL INSTRUCTIONS AND NOTICES TO BIDDERS REGARDING THE COMPLETION OF FORMS

PLEASE NOTE THAT THIS QUOTATION IS SUBJECT TO TREASURY REGULATIONS 16A ISSUED IN TERMS OF THE PUBLIC FINANCE MANAGEMENT ACT, 1999, THE KWAZULU-NATAL SUPPLY CHAIN MANAGEMENT POLICY FRAMEWORK AND THE GENERAL CONDITIONS OF CONTRACT.

1. Unless inconsistent with or expressly indicated otherwise by the context, the singular shall include the plural and visa versa and with words importing the masculine gender shall include the feminine and the neuter.
2. Under no circumstances whatsoever may the bid forms be retyped or redrafted. Photocopies of the original bid documentation may be used, but an original signature must appear on such photocopies.
3. The bidder is advised to check the number of pages and to satisfy himself that none are missing or duplicated.
4. Bid submitted must be complete in all respects.
5. The bid shall be lodged at the address indicated not later than the closing time specified for their receipt, and in accordance with the directives in the bid documents.
6. Each bid shall be addressed in accordance with the directives in the bid documents and shall be lodged in a separate sealed envelope, with the name and address of the bidder, the bid number and closing date indicated on the envelope. The envelope shall not contain documents relating to any bid other than that shown on the envelope. If this provision is not complied with, such bids may be rejected as being invalid.
7. All bids received in sealed envelopes with the relevant bid numbers on the envelopes are kept unopened in safe custody until the closing time of the bids. Where, however, a bid is received open, it shall be sealed. If it is received without a bid number on the envelope, it shall be opened, the bid number ascertained, the envelope sealed and the quotation number written on the envelope.
8. A specific box is provided for the receipt of quotations, and no bid found in any other box or elsewhere subsequent to the closing date and time of bid will be considered.
9. No bid sent through the post will be considered if it is received after the closing date and time stipulated in the quotation documentation, and proof of posting will not be accepted as proof of delivery.
10. No bid submitted by telefax, telegraphic or other electronic means will be considered.
11. Bid documents must not be included in packages containing samples. Such bids may be rejected as being invalid.
12. Any alteration made by the bidder must be initialed.
13. Use of correcting fluid is prohibited
14. Bids will be opened in public as soon as practicable after the closing time of bid.
15. Where practical, prices are made public at the time of opening bids.
16. If it is desired to make more than one offer against any individual item, such offers should be given on a photocopy of the page in question. Clear indication thereof must be stated on the schedules attached.

SECTION C

REGISTRATION ON THE CENTRAL SUPPLIERS DATABASE

- 1 In terms of the Public Finance Management Act (PFMA), 1999 (Act No 1 of 1999) Section 38 (1) (a) (iii) and 51 (1) (iii) and Section 76 (4) of PFMA National Treasury developed a single platform, The Central Supplier Database (CSD) for the registration of prospective suppliers including the verification functionality of key supplier information.
- 2 Prospective suppliers will be able to self-register on the CSD website: www.csd.gov.za
- 3 Once the supplier information has been verified with external data sources by National Treasury a unique supplier number and security code will be allocated and communicated to the supplier. Suppliers will be required to keep their data updated regularly and should confirm at least once a year that their data is still current and updated.
- 4 Suppliers can provide their CSD supplier number and unique security code to organs of state to view their verified CSD information.

SECTION D

DECLARATION THAT INFORMATION ON CENTRAL SUPPLIER DATABASE IS CORRECT AND UP TO DATE

(To be completed by bidder)

THIS IS TO CERTIFY THAT I (name of bidder/authorised representative).....

....., WHO REPRESENTS (state name of bidder).....

AM AWARE OF THE CONTENTS OF THE CENTRAL SUPPLIER'S DATABASE WITH RESPECT TO THE BIDDER'S DETAILS AND REGISTRATION INFORMATION, AND THAT THE SAID INFORMATION IS CORRECT AND UP TO DATE AS ON THE DATE OF SUBMITTING THIS QUOTATION/BID.

AND I AM AWARE THAT INCORRECT OR OUTDATED INFORMATION MAY BE A CAUSE FOR DISQUALIFICATION OF THIS QUOTATION/BID FROM THE BIDDING PROCESS, AND/OR POSSIBLE CANCELLATION OF THE CONTRACT THAT MAY BE AWARDED ON THE BASIS OF THIS BID.

.....
NAME OF BIDDER

.....
SIGNATURE OF BIDDER OR AUTHORISED REPRESENTATIVE

DATE:.....

SECTION E

BIDDER'S DISCLOSURE

1. PURPOSE OF THE FORM

Any person (natural or juristic) may make an offer or offers in terms of this invitation to bid. In line with the principles of transparency, accountability, impartiality, and ethics as enshrined in the Constitution of the Republic of South Africa and further expressed in various pieces of legislation, it is required for the bidder to make this declaration in respect of the details required hereunder.

Where a person/s are listed in the Register for Tender Defaulters and / or the List of Restricted Suppliers, that person will automatically be disqualified from the bid process.

2. Bidder's declaration

2.1 Is the bidder, or any of its directors / trustees / shareholders / members / partners or any person having a controlling interest¹ in the enterprise, employed by the state? YES/NO

2.1.1 If so, furnish particulars of the names, individual identity numbers, and, if applicable, state employee numbers of sole proprietor/ directors / trustees / shareholders / members/ partners or any person having a controlling interest in the enterprise, in table below.

Full Name	Identity Number	Name of State institution

2.2 Do you, or any person connected with the bidder, have a relationship with any person who is employed by the procuring institution? **YES/NO**

2.2.1 If so, furnish particulars:

.....

2.3 Does the bidder or any of its directors / trustees / shareholders / members / partners or any person having a controlling interest in the enterprise have any interest in any other related enterprise whether or not they are bidding for this contract? **YES/NO**

2.3.1 If so, furnish particulars:

¹ the power, by one person or a group of persons holding the majority of the equity of an enterprise, alternatively, the person/s having the deciding vote or power to influence or to direct the course and decisions of the enterprise.

3 DECLARATION

I, the undersigned, (name)..... in submitting the accompanying bid, do hereby make the following statements that I certify to be true and complete in every respect:

- 3.1 I have read and I understand the contents of this disclosure;
- 3.2 I understand that the accompanying bid will be disqualified if this disclosure is found not to be true and complete in every respect;
- 3.3 The bidder has arrived at the accompanying bid independently from, and without consultation, communication, agreement or arrangement with any competitor. However, communication between partners in a joint venture or consortium² will not be construed as collusive bidding.
- 3.4 In addition, there have been no consultations, communications, agreements or arrangements with any competitor regarding the quality, quantity, specifications, prices, including methods, factors or formulas used to calculate prices, market allocation, the intention or decision to submit or not to submit the bid, bidding with the intention not to win the bid and conditions or delivery particulars of the products or services to which this bid invitation relates.
- 3.4 The terms of the accompanying bid have not been, and will not be, disclosed by the bidder, directly or indirectly, to any competitor, prior to the date and time of the official bid opening or of the awarding of the contract.
- 3.5 There have been no consultations, communications, agreements or arrangements made by the bidder with any official of the procuring institution in relation to this procurement process prior to and during the bidding process except to provide clarification on the bid submitted where so required by the institution; and the bidder was not involved in the drafting of the specifications or terms of reference for this bid.
- 3.6 I am aware that, in addition and without prejudice to any other remedy provided to combat any restrictive practices related to bids and contracts, bids that are suspicious will be reported to the Competition Commission for investigation and possible imposition of administrative penalties in terms of section 59 of the Competition Act No 89 of 1998 and or may be reported to the National Prosecuting Authority (NPA) for criminal investigation and or may be restricted from conducting business with the public sector for a period not exceeding ten (10) years in terms of the Prevention and Combating of Corrupt Activities Act No 12 of 2004 or any other applicable legislation.

I CERTIFY THAT THE INFORMATION FURNISHED IN PARAGRAPHS 1, 2 and 3 ABOVE IS CORRECT.
I ACCEPT THAT THE STATE MAY REJECT THE BID OR ACT AGAINST ME IN TERMS OF PARAGRAPH 6 OF PFMA SCM INSTRUCTION 03 OF 2021/22 ON PREVENTING AND COMBATING ABUSE IN THE SUPPLY CHAIN MANAGEMENT SYSTEM SHOULD THIS DECLARATION PROVE TO BE FALSE.

.....
Signature

.....
Date

.....
Position

.....
Name of bidder

² Joint venture or Consortium means an association of persons for the purpose of combining their expertise, property, capital, efforts, skill and knowledge in an activity for the execution of a contract.

REGISTRATION **ON** THE PROFESSIONAL BODY / COUNCIL

1. It is the requirement that either the director of the company/ member/shareholder of the company /company itself is registered under relevant Professional Body /Council in order to qualify for this service.
2. Attached copy of certificate / letter as proof of registration in the council, body association. Current letters of good standing from the relevant council must be submitted with the bid.

Professional Architect – Professional Registration Number (SACAP)

Professional Civil Engineer - Professional Registration Number (ECSA)

Professional Structural Engineer – Professional Registration Number (ECSA)

Professional Mechanical Engineer - Professional Registration Number (ECSA)

Professional Electrical Engineer - Professional Registration Number (ECSA)

Professional Town Planner – Professional Registration Number (SACPLAN)

Professional Health & Safety Agent – Professional Registration Number (SACPCMP)

Professional Geotech Engineer (PrEng) or Engineering Geologist (Pr Sci Nat) – Professional Registration Number (ECSA/SACNASP)

SECTION F

FORM OF OFFER AND ACCEPTANCE

Offer

The Employer, identified in the acceptance signature block, has solicited offers to enter into a contract for the procurement of:

DESCRIPTION OF SERVICE : THE APPOINTMENT OF A MULTI-DISCIPLINARY ENTITY FOR KZN DEPARTMENT OF HEALTH: TO PROVIDE A PROFESSIONAL TEAM CONSISTING OF AN ARCHITECT, QUANTITY SURVEYOR, CIVIL AND STRUCTURAL ENGINEER, MECHANICAL ENGINEER, ELECTRICAL ENGINEER, TOWN PLANNER, HEALTH & SAFETY AGENT AND GEOTECH SPECIALIST, FOR GENERAL JUSTICE GIZENGA MPANZA REGIONAL HOSPITAL (GJGMRH) – CONSTRUCTION OF INTERN DOCTORS ACCOMMODATION.

FACILITY	WIMS NUMBER
GJGMRH – INTERN DOCTORS ACCOMMODATION	074566

The tenderer, identified in the offer signature block, has examined the documents listed in the Tender Data and addenda thereto as listed in the returnable schedules, and by submitting this offer has accepted the conditions of tender.

By the representative of the tenderer, deemed to be duly authorized, signing this part of this form of offer and acceptance, the tenderer offers to perform all of the obligations and liabilities of the Service Provider under the Contract including compliance with all its terms and conditions according to their true intent and meaning for remuneration to be determined in accordance with the conditions of Contract identified in the Contract Data.

The offered price, inclusive of value added tax, is

R (in figures)

.....
..... Rand (in words)

This offer may be accepted by the Employer by signing the acceptance part of this form of offer and acceptance and returning one copy of this document to the tenderer before the end of the period of validity stated in the Tender Data, whereupon the tenderer becomes the party named as the Service Provider in the conditions of Contract identified in the Contract Data.

THIS OFFER IS MADE BY THE FOLLOWING LEGAL ENTITY: (cross out block which is not applicable)

Company or close corporation:

.....
.....
.....
.....
and: whose registration number is:
.....
.....

OR

Natural person or partnership:

.....
.....
.....
.....
whose identity number(s) is/are:
.....
.....

a. whose income tax reference number is:

.....

.....

whose income tax reference number is/are:

.....

.....

AND WHO IS (if applicable):

Trading under the name and style of:

.....

AND WHO IS:

<p>Represented herein, and who is duly authorised to do so, by:</p> <p>Mr/Mrs/Ms:</p> <p>In his/her capacity as:</p> <p>.....</p>	<p>Note:</p> <p>A resolution / power of attorney, signed by all the directors / members / partners of the legal entity must accompany this offer, authorising the representative to make this offer.</p>
---	---

SIGNED FOR THE TENDERER:

.....
Name of representative	Signature	Date

WITNESSED BY:

.....
Name of witness	Signature	Date

The tenderer elects as its *domicilium citandi et executandi* in the Republic of South Africa, where any and all legal notices may be served, as (physical address):

.....

.....

Other contact details of the Tenderer are:

Telephone no: Cellular phone no:

Fax no:

Postal address:

Banker: Branch:

Acceptance

By signing this part of this form of offer and acceptance, the Employer identified below accepts the tenderer's offer. In consideration thereof, the Employer shall pay the Service Provider the amount due in accordance with the conditions of Contract identified in the Contract Data. Acceptance of the tenderer's offer shall form an agreement between the Employer and the tenderer upon the terms and conditions contained in this agreement and in the Contract that is the subject of this agreement.

The terms of the Contract are contained in:

- Part C1 Agreements and Contract Data, (which includes this agreement)
- Part C2 Pricing Data
- Part C3 Scope of Services

and drawings and documents or parts thereof, which may be incorporated by reference into Parts C1 to C3 above.

Deviations from and amendments to the documents listed in the Tender Data and any addenda thereto as listed in the tender schedules as well as any changes to the terms of the offer agreed by the tenderer and the Employer during this process of offer and acceptance, are contained in the schedule of deviations attached to and forming part of this agreement. No amendments to or deviations from set documents are valid unless contained in this schedule.

The tenderer shall within two weeks after receiving a completed copy of this agreement, including the schedule of deviations (if any), contact the Employer's agent (whose details are given in the Contract Data) to arrange the delivery of any bonds, guarantees, proof of insurance and any other documentation to be provided in terms of the conditions of Contract identified in the Contract Data. Failure to fulfil any of these obligations in accordance with those terms shall constitute a repudiation of this agreement.

Notwithstanding anything contained herein, this agreement comes into effect, if sent by registered post, 4 days from the date on which it was posted, if delivered by hand, on the day of delivery, provided that it has been delivered during ordinary business hours, or if sent by fax, the first business day following the day on which it was faxed. Unless the tenderer (now Service Provider) within seven working days of the date of such submission notifies the Employer in writing of any reason why he cannot accept the contents of this agreement, this agreement shall constitute a binding contract between the Parties.

For the Employer:

Name of signatory	Signature	Date

Name of Organisation:	Department of Public Works
Address of organisation:	

Witnessed by:

Name of witness	Signature	Date

SECTION G

SPECIFICATION AND EVALUATION

1. BACKGROUND

General Justice Gizenga Mpanza Regional Hospital formerly known as Stanger Hospital is a 500- bed Regional and District Hospital with the inclusion of the new 176-bed Neo natal and maternity ward located in KwaDukuza within iLembe Health District. The Hospital serves an estimated population of 600 000 from iLembe District.

General Justice Gizenga Mpanza Regional Hospital achieved 100% COHSASA (The Council for Health Service Accreditation of Southern Africa) accreditation in 2003. The hospital was awarded the baby friendly status in 2016 and maintenance of the baby friendly status in 2011.

Listed below are the training programs provided by the hospital:

- Internship program
- Registrar (Post graduate training in some disciplines)
- Decentralized site UKZN
- In-service training
- Nurse training (Placement of DUT students)
- Resource center with internet access and e-Learning platforms

The intern numbers from 2016 until current is reflecting an increasingly tend:

- 2016- Total number 28 (HPCSA accredited 48)
- 2017- Total number 31 (HPCSA increased to 54 accredited posts)
- 2018- Total number 33 (HPCSA accredited 54)
- 2019- Total number 50 (HPCSA accredited 76)
- 2020- Expected to have 75 interns
- 2021- Expecting a total of 76 interns

Currently the interns are housed in rented apartments

Therefore a suitably, qualified and experienced multidisciplinary team is required to commission services for FIDPM stages 1 to 6 for the project.

2. PURPOSE

The Department is seeking bids from experienced and skilled Registered Professional firms to provide services for Department of Health: **Construction of New Intern Doctors Accommodation**

The Registered Professionals will be appointed for **FIDPM stages 1 – 6** as per the guideline scope of services on Government Gazette applicable to their profession. The Department invites bids from an entity who has the relevant capacity and expertise to provide professional services at the respective sites identified by the client

3. SCOPE OF WORK

The objective of the project is to provide accommodation for an estimated number of 50 intern doctors. The development will consist of the following:

- 1-bedroom units (bathroom, kitchenette and lounge)- 34m2
- 2-bedroom units (bathroom, kitchenette and lounge)- 40m2
- 1 bedroom units disable friendly(bathroom, kitchenette and lounge)- 45m2
- Communal spaces (laundry and patio)- 64m2
- Service places (cleaner's room, stores, waste area and drying yard)- 64m2
- Parking bays (covered/uncovered) – as per regulations

The site location (Green field) for the construction of the new intern residence is ERF 237 nearby GJGMR Hospital, on land which belongs to provincial Department of Health.

It is to be noted that part of the required service is for the town planner working closely with architect to validate the accommodation schedule provided in the project brief (**Annexure 03**) and to apply for all necessary permissions to the local council to acquire and regularize the project site with KwaDukuza Local Municipal LUMS, for purposes of meeting the project objectives. In the case where the necessary permissions cannot be granted to meet the project spatial objectives, the client may provide alternative site for the appointed team of consultants to apply for necessary permissions and develop in line with the project objectives.

4. PROCUREMENT OBJECTIVES

The multi-disciplinary entity is to provide a full team of the following experienced and skilled professional consultants

- Registered Professional Architect – PrArch
- Registered Professional Quantity Surveyor – PrQS
- Registered Professional Town Planner - PrPln
- Registered Professional Civil and Structural Engineers – PrEng
- Registered Professional Mechanical Engineer – PrEng
- Registered Professional Electrical – PrEng
- Registered Professional Health & Safety Manager – PrCHSA
- Registered Professional Geotech Engineer (PrEng) or Engineering Geologist (PrSciNat)

The estimated construction cost is as follows for the proposed development:

FACILITY	EST. CONSTRUCTION COST
GJGMRH – INTERN DOCTORS ACCOMMODATION	R 44 514 766,57

The services required for the full rollout are inclusive of **FIDPM stages 1-6** in the following order:

- STAGE 1: Initiation
- STAGE 2: Concept and Viability
- STAGE 3: Design Development
- STAGE 4: Documentation and Procurement
- STAGE 5: Construction Documentation and Management
- STAGE 6: Close-out

ARCHITECT

The minimum standard services the architect will be expected to deliver which are as per Government Gazette No: 49108 BN 471 of 2023 are:

Stage 1: Initiation

- a) Receive, appraise and report on the client's requirements with regard to the client's brief;
- b) Determine the site and rights and constraints;
- c) Determine budgetary constraints;
- d) Determine the need for consultants;
- e) Determine indicative project timelines;
- f) Determine methods of contracting; and
- g) whether other statutory authority applications are required or desirable.

Stage 2: Concept and viability (Concept design)

- a) Receive, appraise and report on the client's requirements with regard to the client's brief (HIAC Stage 1B report and Addendum);
- b) Determine the site and rights and constraints
- c) Prepare an initial design concept and advise on;
 - i) The intended space provisions and planning relationships
 - ii) Proposed materials and intended building services; and
 - iii) The technical and functional characteristics of the design.
- d) Check for conformity of the concept with the rights to the use of the land.
- e) Consult with local and statutory authorities.
- f) Review the anticipated costs of the project
- g) Review the project programme

Stage 3: Design Development

- a) Develop all aspects of the design from client approved concept design to full development including, but not limited to, construction systems, materials, fittings and finishes selections;
- b) Review the programme and budget with the client, principal consultant or other consultants;
- c) Coordinate other consultants designs into building design;
- d) Prepare design development drawings including drafting technical details and material specifications;
- e) Discuss and agree on the building plan application and approval requirements with the local authority

Stage 4: Documentation and procurement

Stage 4.1

- a) Prepare documentation required for local authority building plan application submission;
- b) Co-ordinate technical documentation with the consultants and complete primary co-ordination sufficient to support building plan submission;
- c) Review the costing and programme with the consultants;
- d) Obtain the client's authority, and submit documents for approval at the local authority.

Stage 4.2

- a) Prepare specifications for the works;
- b) Complete technical documentation sufficient for tender ;

- c) Obtain offers for the execution of the works (where required);
- d) Evaluate offers, and recommend a successful tenderer for appointment (where required);
- e) Prepare the contract documentation and arrange the signing of the building contract by the client and the successful tenderer;
- f) Complete all remaining technical and construction documentation and coordinate same with the consultants;

Stage 5: Construction

- a) Administer the building contract:
- b) Give possession of the site to the contractor (where required)
- c) Issue construction documentation;
- d) Review sub-contractor designs, shop drawings and documentation for conformity of design intent;
- e) Inspect the works for conformity with the contract documentation and acceptable quality in terms of the industry standards as well as client's standards (IUSS);
- f) Administer and perform the duties and obligations assigned to the principal agent in the building contract;
- g) Manage the completion process of the project;

Stage 6: Close-out

- a) Facilitate the project close-out including the collation of the necessary documentation to effect completion, handover and operational manual of the project.
- b) When the contractor's obligations with respect to the building contract have been fulfilled, the architectural professional shall issue the certificates related to the contract completion (where required)
- c) Provide the client with construction record documentation and the relevant technical and contractual undertakings by the contractor and sub-contractors.

QUANTITY SURVEYOR

The minimum standard services the Quantity Surveyor will be expected to deliver which are as per Government Gazette No: 39134 BN 170 of 2015 are:

Stage 1: Initiation

- a) Receiving commission/instruction from the client to establish his requirements and advising on various courses of action and procedures to suit the particular requirements of the project
- b) Attending technical and progress meetings as may be deemed Necessary
- c) Commenting on fee proposals submitted by the professional Consultants
- d) Commenting on the **Stage 1** deliverables provided by the professional consultants and for which the following deliverables are applicable:
- e) Report to client on matters of concern and action taken

Stage 2: Concept and viability (Concept design)

- a) Agreeing the documentation programme with the **principal consultant** and other professional consultants
- b) Attending design and consultants' meetings
- c) Reviewing and evaluating design concepts and advising on viability in conjunction with the other professional consultants
- d) Receiving relevant data and cost estimates from the other professional consultants
- e) Preparing preliminary and elemental or equivalent estimates of construction cost.
- f) Assisting the client in preparing a financial viability report
- g) Auditing space allocation against the initial brief.
- h) Liaising, co-operating and providing necessary information to the client, **principal consultant** and other professional consultants and for which the following deliverables are applicable:
 - i) Preliminary estimate(s) of construction cost
 - j) Elemental or equivalent estimate(s) of construction cost
 - k) Space allocation audit for the project

Stage 3: Design Development

- a) Reviewing the documentation programme with the **principal consultant** and other professional consultants
- b) Attending design and consultants' meetings
- c) Reviewing and evaluating design and outline specifications and exercising cost control in conjunction with the other professional consultants
- d) Receiving relevant data and cost estimates from the other professional consultants
- e) Preparing detailed estimates of construction cost
- f) Assisting the client in reviewing the financial viability report
- g) Commenting on space and accommodation allowances and preparing an area schedule
- h) Liaising, co-operating and providing necessary information to the client, **principal consultant** and other professional consultants and for which the following deliverables are applicable:
 - i) Detailed estimate(s) of construction cost
 - j) Area schedule

Stage 4: Design Documentation & Procurement

- a) Attending design and consultants' meetings
- b) Assisting the **principal consultant** in the formulation of the procurement strategy for contractors, subcontractors and suppliers
- c) Reviewing working drawings for compliance with the approved budget of construction cost and/or financial viability
- d) Preparing documentation for both principal and subcontract procurement
- e) Assisting the **principal consultant** with calling of tenders and/or negotiation of prices
- f) Assisting with financial evaluation of tenders
- g) Assisting with preparation of contract documentation for signature and for which the following deliverables are applicable:
 - h) Budget of construction cost
 - i) Tender documentation
 - j) Financial evaluation of tenders
 - k) Priced contract documentation

Stage 5: Construction

- a) Attending the site handover
- b) Preparing schedules of predicted cash flow
- c) Preparing pro-active estimates for proposed variations for client decision-making
- d) Attending regular site, technical and progress meetings
- e) Adjudicating and resolving financial claims by the contractor(s)
- f) Assisting in the resolution of contractual claims by the contractor(s)
- g) Establishing and maintaining a financial control system
- h) Preparing valuations for payment certificates to be issued by the **principal agent**
- i) Preparing final account(s) including remeasurement(s) as required for the works on a progressive basis and for which the following deliverables are applicable:
 - j) Schedule(s) of predicted cash flow
 - k) Estimates for proposed variations
 - l) Financial control reports
 - m) Valuations for payment certificates
 - n) Progressive and draft final account(s)

Stage 6: Close-out

- a) Preparing valuations for payment certificates to be issued by the **principal agent**
- b) Concluding final account(s) and for which the following deliverables are applicable:
 - c) Valuations for payment certificates
 - d) Final account(s)

TOWN PLANNER

The minimum standard services the Town Planner will be expected to deliver which are as per Government Gazette No: 44089 N 13 of 2021 read in conjunction with Manual For The Calculation Of Guideline Professional Fees By Persons Registered In Terms Of The Planning Profession Act, 2002 (Act 36 of 2002) are:

FOR SERVICE(s): LAND DEVELOPMENT APPLICATION SEEKING TO MOTIVATE AN AMENDMENT/ DEPARTURE FROM THE PROVISIONS OF AN ADOPTED SPATIAL DEVELOPMENT FRAMEWORK OR ADOPTED POLICY OF A MUNICIPALITY OR OTHER AUTHORITY PERTAINING TO SPATIAL PLANNING AND LAND USE MANAGEMENT MATTERS IN SUPPORT OF A LAND DEVELOPMENT APPLICATION & LAND DEVELOPMENT APPLICATION SEEKING TO AMEND LAND USE SCHEME PROVISIONS, OR OTHER STATUTORY RESTRICTIONS ON THE USE AND DEVELOPMENT OF LAND IN RESPECT OF A PROPERTY (OR AN ASSEMBLY OF PROPERTIES)

The services of the town planner shall entail but will not be limited to the following:

- a) the obtaining of plans, documents, policy guidelines and information pertaining to the property(ies) in question, investigations, site inspections, land use and zoning surveys, consultations with the client, negotiations with the relevant authorities/service providers, the preparation and submission of the land development application bundle in the prescribed format, including any plans or diagrams in accordance with ruling legislation, the posting of notices in terms of any statutory provision, arrangements for the publication of prescribed notices in any gazette/newspaper and the finalising of all administrative matters to obtain a decision from the relevant authority in respect of the land development application.
- b) attending to all administrative matters to bring such amendment into effect, including advising the client on post approval requirements to be met and any levies/development charges payable to the authorities arising from the approval of the amendment.
- c) For services in respect of the preparation, submission and administration of a land development application contemplated in a) above to the stage where a decision of the relevant authority is handed down and brought into effect, the recommended guideline fee may be determined by using the relevant charge out rates and calculating the number of hours per remuneration category to be spent on the planning services to be rendered. In the absence of any more appropriate agreement, the recommended guideline fee may be calculated by using **Table C1 in Annexure 01**.
- d) In circumstances where the proposed relief is not granted, the recommended guideline fees shall exclude those steps/actions relevant to the post approval requirements of an approved land development application.
- e) For the purposes hereof, the aforesaid guidelines may be applied (and amended to the extent required) for the following categories of land development applications namely:
 - (i) The amendment and/or removal of restrictive conditions of title, servitudes or statutory reservations with regard to land development matters;
 - (ii) (ii) Procuring consent of a municipality or other authority to use land for purposes permitted in a town planning or land use scheme or to depart from or relax the provisions of such scheme;
 - (iii) (iii) Procuring consent of a municipality or other authority to use land for purposes regulated by a condition of title, a condition of township establishment or a similar provision: Provide that, where the ruling legislation provides for two or more of the land

development applications contemplated in sub-paragraphs (i) to (iii) above being submitted and processed simultaneously (as a combined land development application), the recommended guideline fee provides for a single fee as per **Table C1 Annexure 01**.

- f) For the preparation and submission of an application to motivate an amendment to or departure from the provisions of an adopted spatial development framework or municipal policy or policy of any other authority pertaining to spatial planning and land use management matters in support of a land development application.
- g) Attendance at meetings and consultations with the client and other organisations concerned with the amendment or departure from the provisions of an adopted spatial development framework or adopted policy of a municipality or other authority, the preparation of maps and motivational report as may be required, the submission of same and the administration of the matter to the point where the decision of the relevant authority is made known.
- h) Establish the process, sequential steps, activities and milestones that will have to be completed and delivered in order to meet the client's requirements in accordance with the ruling legislation.
- i) In the absence of a more appropriate agreement, the recommended guideline fees in respect of an application as aforesaid may be calculated based on the recommended guideline charge out rates and by determining the time to be spent on each planning activity by each remuneration category. For such purpose **Table K1 in Annexure 02** may be used

CIVIL/ STRUCTURAL/MECHANICAL & ELECTRICAL ENGINEER

The minimum standard services the engineer shall provide will be in accordance with Government Gazette No. 44333 of March 2021 supplemented by the following:

Stage 1 –Inception

Defined as: Establish client requirements and preferences, assess user needs and options, appointment of necessary consultants, establish the project brief including project objectives, priorities, constraints, assumptions aspirations and strategies

- a) Attend project initiation meetings.
- b) Advise on the rights, constraints, consents and approvals.
- c) Inspect the site and advise on the necessary surveys, analyses, tests and site or other investigations where such information will be required for Stage2 including the availability and location of infrastructure and services.
- d) Advise on criteria that could influence the project life cycle cost significantly
- e) Provide necessary information within the agreed scope of the project to other consultants involved.

Deliverables will typically include:

- agreed scope of services and scope of work
- signed agreement
- report on project, site and functional requirements
- schedule of required surveys, tests, analyses, site and other investigations
- schedule of consents and approvals and related timeframes.

Stage 2 – Concept and Viability (often called preliminary design)

Defined as: Prepare and finalise the project concept in accordance with the brief, including project scope, scale, character, form and function, plus preliminary programme and viability of the project

- a) Agree documentation programme with principal agent or consultant and other consultants involved.
- b) Attend design and consultants' meetings.
- c) Establish the concept design criteria.
- d) Prepare initial concept design and related documentation.
- e) Advise the client regarding further surveys, analyses, tests and investigations that may be required.
- f) Establish regulatory authorities' requirements and incorporate into the design.
- g) Refine and assess the concept design to ensure conformance with all regulatory requirements and consents.
- h) Establish access, utilities, services and connections required for the design.
- i) Participate in coordinated design interfaces with architect or other consultants involved.
- j) Prepare process designs (where required), preliminary designs, and related documentation for approval by authorities and client and suitable for costing.
- k) Provide cost estimates and life cycle costs, as required.
- l) Liaise, co-operate and provide necessary information to the client, principal consultant and other consultants involved.

Deliverables will typically include:

- a) concept design
- b) schedule of required surveys, tests and other investigations and related reports
- c) process design
- d) preliminary design
- e) cost estimates, as required.

Stage 3 – Design Development (also termed detailed design)

Defined as: Develop the approved concept to finalise the design, outline specifications, cost plan, financial viability and programme for the project

- a) Review documentation programme with principal consultant and other consultants involved.
- b) Attend design and consultants' meetings.
- c) Incorporate client's and authorities' detailed requirements into the design.
- d) Incorporate other consultants' designs and requirements into the design.
- e) Prepare design development drawings including draft technical details and specifications.
- f) Review and evaluate design and outline specification and exercise cost control.
- g) Prepare detailed estimates of construction cost.
- h) Liaise, co-operate and provide necessary information to the principal consultant and other consultants involved.
- i) Submit the necessary design documentation to local and other authorities for approval.

Deliverables will typically include:

- a) Design development drawings
- b) Outline specifications
- c) Local and other authority submission drawings and reports

- d) Detailed estimates of construction costs.

STAGE 4: DOCUMENTATION & PROCUREMENT

Defined as: Prepare procurement and construction documentation, confirm and implement the procurement strategies and procedures for effective and timeous procurement of necessary resources for execution of the project.

- a) Attend design and consultants' meetings.
- b) Prepare specifications and preambles for the works.
- c) Accommodate services design.
- d) Check cost estimates and adjust designs and documents, if necessary, to remain within budget.
- e) Formulate the procurement strategy for contractors or assist the principal consultant where relevant.
- f) Prepare documentation for contractor procurement.
- g) Review designs, drawings and schedules for compliance with approved budget.
- h) Call for tenders and/or negotiation of prices and/or assist the principal consultant or quantity surveyor where relevant.
- i) Liaise, co-operate and provide necessary information to the principal consultant and the other consultants as required.
- j) Evaluate tenders.
- k) Prepare contract documentation for signature.
- l) Assess samples and products for compliance and design intent.
- m) Assist in pricing, documentation and tender evaluation as required when the detailed services for these activities are provided by others.

Deliverables will typically include:

- a) specifications
- b) services co-ordination
- c) working drawings
- d) budget construction cost
- e) tender documentation
- f) tender evaluation report
- g) tender recommendations
- h) priced contract documentation.

STAGE 5: CONTRACT ADMINISTRATION AND INSPECTION

Defined as: Manage, administer and monitor the construction contracts and processes including preparation and coordination of procedures and documentation to facilitate practical completion of the works.

- a) Attend site handover.
- b) Issue construction documentation in accordance with the documentation schedule including, in the case of structural engineering, reinforcing bending schedules and detailing, and specifications of structural steel sections and connections.
- c) Carry out contract administration procedures in terms of the contract.
- d) Prepare schedules of predicted cash flow.
- e) Prepare pro-active estimates of proposed variations for client decision-making.
- f) Attend regular site, technical and progress meetings.
- g) Inspect the works for conformity to contract documentation as described under Clause 3.3.2.
- h) Review the outputs of quality assurance procedures and advise the contractor and client on adequacy and need for additional controls, inspections and testing.
- i) Adjudicate and resolve financial claims by contractors.

- j) Assist in the resolution of contractual claims by the contractor.
- k) Establish and maintain a financial control system.
- l) Clarify details and descriptions during construction as required.
- m) Prepare valuations for payment certificates to be issued by the principal agent.
- n) Witness and review of all tests and mock-ups carried out on site.
- o) Check and approve contractor drawings for compliance with contract documents.
- p) Update and issue drawings register.
- q) Issue contract instructions as and when required.
- r) Review and comment on operation and maintenance manuals, guarantee certificates and warranties.
- s) Inspect the works and issue practical completion and defects lists.
- t) Arranging for the delivery of all test certificates, including any Certificates of Compliance, statutory and other approvals, and record drawings and operating manuals.

Deliverables will typically include

- a) Schedules of predicted cash flow
- b) Construction documentation
- c) Drawing register
- d) Estimates for proposed variations
- e) Contract instructions
- f) Financial control reports
- g) Valuations for payment certificates
- h) Progressive and draft final accounts
- i) Practical completion and defects list
- j) All statutory certification and certificates of compliance as required by the local and
- k) other statutory authorities.

STAGE 6: CLOSE-OUT

Defined as: Fulfil and complete the project close-out, including necessary documentation to facilitate effective completion, handover and operation of the project.

- a) Inspect and verify the rectification of defects.
- b) Receive, comment and approve relevant payment valuations and completion certificates.
- c) Prepare and/or procure operations and maintenance manuals, guarantees and warranties.
- d) Prepare and/or procure as-built drawings and documentation.
- e) Conclude the final accounts where relevant.

Deliverables will typically include:

- a) Valuations for payment certificates
- b) Works and final completion lists
- c) Operations and maintenance manuals, guarantees and warranties
- d) As-built drawings and documentation
- e) Final accounts.

The appointed Mechanical Engineer will also be responsible for delivering the following services:

- **Fire protection plans in accordance with SANS 10400 Part T.**
- **Rational fire design.**
- **Fire detection design.**
- **Fire proofing and directional fire signage plans.**
- **All Wet Services for the project.**
- **Energy modelling of rational design to assess performance.**
- **Obtaining sign-off of the project designs from the local fire chief**

CONSTRUCTION HEALTH AND SAFETY AGENT

4.2 The standard services of a Professional Construction Health and Safety Agent are further illustrated on the Government Gazette No. 42697, 13 September 2019, SACPCMP Board Notice 167 of 2019.

STAGE 2: CONCEPT & FEASIBILITY

Recommended Services:

- Advise and agree with the other consultants regarding their construction project health and safety requirements and related design risk management responsibilities.
- Agree the format and procedures for health, safety and hygiene construction project control.
- Agree the documentation programme with the principal consultant and other consultants.
- Review and evaluate design concepts and advise on construction project health and safety in conjunction with the other consultants.
- Review, update and agree the construction project health and safety risk profile and prepare the construction health and safety policy for the construction project.
- Prepare draft construction project baseline risk assessment.
- Prepare the draft construction project health and safety specification.
- Advise on preliminary cost estimates/budgets for construction project health and safety.
- Assist the client and principal consultant in the procurement of the necessary and appropriate specialists, including a clear definition of their roles, responsibilities and liabilities.
- Advise the client on the adequacy of the health and safety competency and resources of the appropriate specialists.
- Assess and approve the appropriate specialist's health and safety plans. • Monitor the implementation of the appropriate specialist's health and safety plans, including periodic audits. • Attend design and consultants' meetings. • Liaise, co-operate and provide necessary information to the client/principal consultant and the other consultants

STAGE 3: DESIGN DEVELOPMENT

Recommended Services:

- Advise designers of their health and safety legal liabilities and responsibilities for constructability, maintainability and operation ability of the structure.
- Agree on a format for the health and safety file.
- Review the documentation programme with the principal consultant and the other consultants.
- Manage, co-ordinate, integrate and record the design risk management process with the other consultants in a sequence to suit the documentation programme.
- Finalise the construction project health and safety risk profile.
- Monitor the integration of health and safety aspects for constructability, maintainability and operation ability of the structure during the design process and finalise the construction project baseline risk assessment.
- Identify and implement precautions necessary for construction project health and safety control and update the construction project tender health and safety specifications. Assist the cost consultant with detailed information for initial construction project health and safety cost estimates/budgets.
- Assess and approve necessary construction project health and safety plans for early works.
- Monitor the implementation of necessary construction health and safety plans, including periodic audits for early works.
- Attend design and consultants' meetings.
- Liaise, co-operate and provide necessary construction project health and safety information to the client, principal consultant and the other consultants

STAGE 4: DOCUMENTATION & PROCUREMENT

Recommended Services:

- Provide and record construction project health, safety, hygiene and design risk information to the principal consultant and other consultants.
- Assist in developing a clear construction project health and safety procurement process.
- Assess samples, mock-ups and products for construction project, structural maintainability and operability health and safety compliance.
- Finalise construction project tender health and safety specifications and integrate with procurement documentation.
- Prepare project specific health and safety documentation for distribution to contractors for inclusion into their tender / bid submissions.
- Assist the cost consultant in the finalisation of the construction project health and safety cost estimate/budget.
- Prepare construction project health and safety mobilisation and access plans for the construction work.
- Participate in construction project tender clarification meetings.
- Assist with the evaluation of tenders and verify the contractor's competencies, knowledge and resources to carry out the construction works in a safe and healthy manner.
- Attend design and consultant meetings.
- Assist with the preparation of contract documentation for signature. • Prepare construction project health and safety documentation for submission to authorities.

STAGE 5: CONTRACT ADMINISTRATION AND INSPECTION

Recommended Services:

- Assess, discuss, negotiate and approve the contractor(s) construction project health and safety plans.
- Submit necessary construction health and safety documentation to authorities and facilitate permits that may be required to commence the construction work.
- Attend site handover meetings and lead construction project health and safety mobilisation and access plans.
- Ensure that health and safety communication structures and systems are established and maintained, including distribution of health and safety specific documents and site safety inductions to contractors.
- Attend regular site, technical and progress meetings.
- Monitor design risk management.
- Prepare revised construction project health and safety risk profile, specifications and cost estimates/budgets where there is scope of work changes.
- Monitor the implementation, review and update of the construction project health and safety plans in accordance with the construction project health and safety specification and further scope of work changes.
- Audit compliance with the construction project health and safety plans and brief the project management team and contractor(s) following site audits. Ensure the identification of the hazards and risks relevant to the construction project through regular coordinated site inspections.
- Recommend stop work orders where necessary.
- Ensure that project specific emergency response and preparedness plans are compiled and tested.
- Conduct construction health and safety management system audits.
- Use of trends analysis to identify system deficiencies and incident trends, outline relevant improvements.
- Facilitate construction health and safety system and plans reviews and ensure changes are incorporated for continual improvement.
- Development of technical reports in relation to health and safety issues and communicate through presentations to diverse groups of decision makers.

- Perform incident and accident investigations where necessary.
- Monitor the compilation of the construction project health and safety file(s) by the contractor(s).
- Prepare and maintain the consolidated health and safety file

STAGE 6: CLOSE-OUT

Recommended Services:

- Review, discuss and approve the health and safety file with the contractor(s) and manage the construction project health and safety during the defects liability period.
- Cancel all construction project health and safety legal appointments.
- Prepare the health and safety operations and maintenance report.
- Prepare the consolidated construction project health and safety close-out report the construction project initiation meetings.
- Provide necessary information within the agreed scope of the construction project to the other consultants.

Additional services pertaining to all stages of the project

All services related to defining the scope of work, previously carried out under Clause 3.1, planning, studies, investigations and assessments, and that are normally paid for on a time and cost basis.

Enquiries not directly concerned with the works and its subsequent utilisation.

Valuation for purchase, sale or leasing of plant, equipment, material, systems, land or buildings or arranging for such valuation.

Making arrangements for way leaves, servitudes or expropriations.

Negotiating and arranging for the provision or diversion of services and or infrastructure not forming part of the works.

Additional work related to monitoring as required by any government departments or authorities to facilitate regulatory approvals and certification (e.g. Mines Health and Safety Act, 29 of 1996).

Topographical and environmental surveys, analyses, tests and site or foundation or other investigations, model tests, laboratory tests and analyses carried out on behalf of the client.

Preparation of drawings for manufacture and installation or detailed checking of such for erection or installation fit.

Detailed inspection, reviewing and checking of designs and drawings not prepared by the consulting engineer and submitted by any contractor or potential contractor as alternative to those embodied in tender or similar documents prepared by the consulting engineer.

Inspection and testing, other than on site, of materials and plant, including inspection and testing during manufacture.

Executing or arranging for the periodic monitoring and adjustment of the works, after final handover and completion of construction and commissioning, to optimise or maintain proper functioning of any process or system.

Investigating or reporting on tariffs or charges leviable by or to the client.

Advance ordering or reservation of materials and obtaining licences and permits.

Additional services, duties and/or work resulting from project scope changes, alterations and/or instructions by the client, or his duly authorised agents, requiring the consulting engineer to advise upon, review, adapt and/or alter his completed designs and/or any other documentation and/or change the scope of his services and/or duties. Such additional services are subject to agreement in writing between the consulting engineer and the client prior to the execution thereof.

Work and or services related to targeted procurement that could entail, but is not necessarily limited to any or all of the following:

Incorporation of any targeted participation goals, the measuring of key participation indicators.
The selection, appointment and administration of participation.
Auditing compliance to the above by any contractors and/or professional consultant.

Exceptional arrangements, communication, facilitation and agreements with any stakeholders other than the client and contractors appointed for the works on which the consulting engineer provides services.

Any other additional services, of whatever nature, specifically agreed to in writing between the consulting engineer and the client.

Building Information Modelling (BIM) compliancy. Where BIM is a specified project requirement, the appointment of a BIM manager, the preparation and approval by the client of the BIM Execution Plan and the additional effort over conventional projects to set up the project to be fully BIM compliant as required by the client.

5. **The estimated total building costs are:**

FACILITY	EST CONSTRUCTION COST
GJGM INTERN DOCTORS ACCOMODATION	R 44 514 766,57

For fee value structure allow the following percentages:

5. 1 Discipline	% time with Documentation + % on site
Architect	100%
Quantity Surveyor	100%
Town Planner	100%
Civil and Structural Engineer	100%
Mechanical Engineer	100%
Electrical Engineer	100%
Health & Safety Practitioner	100%
Geotech Specialist	100%

5. 2 **Costing**

5.2.1 The relevant Fee Guidelines are as per the following table;

DISCIPLINE	GAZETTE APPLICABLE PER DISCIPLINE
Architect	SACAP use rates as per Gazette No. 49108 Board Notice 471 of 2023
Quantity Surveyor	SACQSP use rates as per Gazette No. 39134 Board Notice 170 of 2015
Town Planner	SACPLAN use rates as per Gazette No. 44089 Notice 13 of 2021
Civil and Structural Engineer	ECSPA use rates as per Gazette No. 44333 Board Notice 22 of 2021
Mechanical Engineer	ECSPA use rates as per Gazette 44333 Board Notice 22 of 2021
Electrical Engineer	ECSPA use rates as per Gazette No. 44333 Board Notice 22 of 2021
Health & Safety Practitioner	SACPCMP use rates as per Gazette No. 42697 Board Notice 167 of 2019
Geotech Specialist	Based on time basis fee for hours

5.2.2 Disbursements as published in the monthly National Department of Public Works "Rates for Reimbursable Expenses" shall be used as a guideline. Discount can also be offered in this regard, but maximum rate applicable shall be for vehicles up to 2150cc.

5.2.3 Please note that total final fees payable will be calculated on final value of contract for "fee purposes" only or final contract cost estimates for "fee purposes" only (both for the applicable discipline) - whichever may be applicable at the time.

5.2.4 You are requested to submit your bid using the specified **Basis of Appointment indicated herein above** on your company letterhead duly signed by the Registered Professional who will be dedicated to this project and is based at the office address where the project is intended to be awarded within five (5) working days.

6. SPECIAL CONDITIONS OF APPOINTMENT

- 6.1 The multi-disciplinary entity must have within their employment or display their ability to have access to all the professional consultants as listed in paragraph 5.2.1 above.
- 6.2 This can be submitted by way of an organogram with details of the Registered Professional who will be leading each discipline and detailed curriculum vitae of the proposed professional/s. Where a resource/professional is being outsourced, a contract or agreement between both parties is to be submitted.
- 6.3 You will be expected to attend a minimum of 2 site meetings per month which only will be paid for, based on attendance during the construction process.
- 6.4 Consultants must submit all returnable documents as listed on Appendix B herein. Failure to submit all the requested documents could result in the quote not being considered
- 6.5 Your detailed organogram is to provide details of the various professionals. **Registered Professionals** who will be dedicated to this project. Approval must be made in writing to the Department for any replacement of the designated professional/s.
- 6.6 Appointment will be as per Condition & Procedures under which KZN Department of Public Works Appoints Consultant available upon request. These conditions and procedures are to take precedence over any other conditions included in the contract data or council guidelines.
- 6.7 All work towards correcting design mistakes, omissions or incomplete designs shall be deemed part of the consultants standard deliverables. Except where an additional service of consultant function not originally captured in the project brief is required, all changes prescribed by project gate approval committees (IPAC/HIAC) especially to value engineer designs shall not be deemed to entail additional design work.
- 6.8 The estimated project duration is 24 months (or complete FIDPM stages 1 – 6 whichever comes earlier)
- 6.9 Additional to the standard Departmental conditions and procedures referenced in 6.6 above, where the appointed consultant wishes to invoke condition A14 of the conditions and procedures, the multi-disciplinary entity shall give this Department notice of not less than 90 days and shall show reasonable cause for such invocation. Otherwise, the Department may reserves the right under relevant Department of Treasury practice guidelines to declare such entity as having failed to perform and shall blacklist the multi-disciplinary entity and its principals who shall then be barred from doing any work for the State.
- 6.10 Where any of the members of the multi-disciplinary professional team become incapacitated to deliver the required services, the principals of the multi-disciplinary entity shall replace such member(s) with equally qualified and experienced professionals which shall be approved in writing by the Department.
- 6.11 For the architectural component, apportionment of fees for stage 5 to be based solely on progress of the works on site.



7. EVALUATION CRITERIA

7.1 The evaluation criteria will be in three phases

7.1.1 Phase 1: Administrative Compliance and Pre-Screening.

- Correctness of bid documents
- Compliance with bid regulations (e.g registration with CSD, tax clearance certificate and other prescribed requirements) as highlighted under Appendix B – Returnable Documents

7.1 Phase 2: Functionality Criteria

- Meeting the minimum qualifying functionality score of 60 points out of a possible 100 points as per criteria below:

WEIGHT	EVALUATION CRITERIA	Evaluation Criteria Schedule					
		Scoring					
		0	1	2	3	4	5
KEY PERSONNEL RESOURCES							
10	PROFESSIONAL ARCHITECT (ALSO PRINCIPAL AGENT) Registered with SACAP as PrArch	No information provided	Number of Years of Experience				
			The Architect has 1-2 years' experience as a registered Professional architect	The Architect has 3-4 years' experience as a registered professional architect	The Architect has 5-6 years' experience as a registered professional architect	The Architect has 7-8 years' experience as a registered professional architect. Architect also has additional project management professional registration	The Architect has over 9 years' experience as a registered professional architect. Architect also has additional project management professional registration
			Evidence: (Certified copy of ID, Valid Professional Registration certificate with relevant council, Proof of qualifications – academic certificate) CV (max 3 pages) with list of projects Annexure (max 2 pages) for all relevant projects completed				
5	PROFESSIONAL CIVIL ENGINEER Registered with ECSA as PrEng	No information provided	Number of Years of Experience				
			The Civil Engineer has 1-2 years' experience as a registered professional	The Civil Engineer has 3-4 years' experience as a registered professional	The Civil Engineer has 5-6 years' experience as a registered professional	The Civil Engineer has 7-8 years' experience as a registered professional	The Civil Engineer has 9 or more years' experience as a registered Professional.
			Evidence: (Certified copy of ID, Valid Professional Registration certificate with relevant council, Proof of qualifications – academic certificate) CV (max 3 pages) with list of projects Annexure (max 2 pages) for all relevant projects completed				
5	PROFESSIONAL STRUCTURAL ENGINEER Registered with ECSA as PrEng	No information provided	Number of Years of Experience				
			The Structural Engineer has 1-2 years' experience as a registered professional	The Structural Engineer has 3-4 years' experience as a registered professional	The Structural Engineer has 5-6 years' experience as a registered professional	The Structural Engineer has 7-8 years' experience as a registered professional	The Structural Engineer has 9 or more years' experience as a registered Professional.
			Evidence: (Certified copy of ID, Valid Professional Registration certificate with relevant council, Proof of qualifications – academic certificate) CV (max 3 pages) with list of projects Annexure (max 2 pages) for all relevant projects completed				

WEIGHT	EVALUATION CRITERIA	Evaluation Criteria Schedule					
		Scoring					
		0	1	2	3	4	5
5	PROFESSIONAL TOWN PLANNER Registered with SACPLAN as PrPin	No information provided	Number of Years of Experience				
			The Town Planner has 1-2 years' experience as a registered professional	The Town Planner has 3-4 years' experience as a registered professional	The Town Planner has 5-6 years' experience as a registered professional	The Town Planner has 7-8 years' experience as a registered professional	The Town Planner has 9 or more years' experience as a registered professional
			Evidence: (Certified copy of ID, Valid Professional Registration certificate with relevant council, Proof of qualifications – academic certificate) CV (max 3 pages) with list of projects Annexure (max 2 pages) for all relevant projects completed				
5	PROFESSIONAL MECHANICAL ENGINEER Registered with ECSA as PrEng	No information provided	Number of Years of Experience				
			The Mechanical Engineer has 1-2 years' experience as a registered professional	The Mechanical Engineer has 3-4 years' experience as a registered professional	The Mechanical Engineer has 5-6 years' experience as a registered professional	The Mechanical Engineer has 7-8 years' experience as a registered professional	The Mechanical Engineer has 9 or more years' experience as a registered professional
			Evidence: (Certified copy of ID, Valid Professional Registration certificate with relevant council, Proof of qualifications – academic certificate) CV (max 3 pages) with list of projects Annexure (max 2 pages) for all relevant projects completed				
5	PROFESSIONAL ELECTRICAL ENGINEER Registered with ECSA as PrEng	No information provided	Number of Years of Experience				
			The Electrical Engineer has 1-2 years' experience as a registered professional	The Electrical Engineer has 3-4 years' experience as a registered professional	The Electrical Engineer has 5-6 years' experience as a registered professional	The Electrical Engineer has 7-8 years' experience as a registered professional	The Electrical Engineer has 9 or more years' experience as a registered professional
			Evidence: (Certified copy of ID, Valid Professional Registration certificate with relevant council, Proof of qualifications – academic certificate) CV (max 3 pages) with list of projects Annexure (max 2 pages) for all relevant projects completed				

WEIGHT	EVALUATION CRITERIA	Evaluation Criteria Schedule						
		Scoring						
		0	1	2	3	4	5	
10	PROFESSIONAL QUANTITY SURVEYOR (May be lead professional) Registered with SACQSP as PrQs	No information provided	Number of Years of Experience					
			The Quantity Surveyor has 1-2 years' experience as a registered professional	The Quantity Surveyor has 3-4 years' experience as a registered professional	The Quantity Surveyor has 5-6 years' experience as a registered professional	The Quantity Surveyor has 7-8 years' experience as a registered professional. QS also has additional project management professional registration.	The Quantity Surveyor has 9 or more years' experience as a registered professional. QS also has additional project management professional registration	
			Evidence: (Certified copy of ID, Valid Professional Registration certificate with relevant council, Proof of qualifications – academic certificate) CV (max 3 pages) with list of projects Annexure (max 2 pages) for all relevant projects completed					
10	PROFESSIONAL HEALTH & SAFETY PRACTITIONER Registered with SACPCMP as PrCHSA	No information provided	Number of Years of Experience					
			The Health & Safety Agent has 1-2 years' experience as a registered professional	The Health & Safety Agent has 3-4 years' experience as a registered professional	The Health & Safety Agent has 5-6 years' experience as a registered professional	The Health & Safety Agent has 7-8 years' experience as a registered professional	The Health & Safety Agent has 9 or more years' experience as a registered professional	
			Evidence: (Certified copy of ID, Valid Professional Registration certificate with relevant council, Proof of qualifications – academic certificate) CV (max 3 pages) with list of projects Annexure (max 2 pages) for all relevant projects completed					
BIDDING ENTITY EXPERIENCE (PRINCIPAL AGENT EXPERIENCE)								
WEIGHT	EVALUATION CRITERIA	Evaluation Criteria Schedule						
		Scoring						
		0	1	2	3	4	5	
15	INSTITUTIONAL STAFF ACCOMMODATION SIMILAR PROJECTS EXPERIENCE	No information provided	1 Project	2 Project	3 Project	4 Project	5 Project	
			Similar projects completed by the Architect/Principal Agent in the last 10 years where Architect led a multi-disciplinary team of consultants. Similar projects shall mean any building projects for public Institution staff accommodation with project value above R35 million					
			Evidence: Testimonial Including: Name of Project, Value, Nature, Duration, Reference Name and contact number – N.B: Bidders to use Appendix D1 for public institution staff accommodation similar projects experience					
30	OTHER SIMILAR PROJECTS EXPERIENCE	No information provided	1 Project	2 Project	3 Project	4 Project	5 Project	
			Similar projects completed by the Architect/Principal Agent in the last 10 years where Architect led a multi-disciplinary team of consultants. Similar projects shall mean any multi-story building, residential or commercial building projects for public or private Institution with project value above R35 million					
			Evidence: Testimonial Including: Name of Project, Value, Nature, Duration, Reference Name and contact number – N.B: Bidders to use Appendix D2 for other similar projects experience)					
100	TOTAL POINTS FOR EVALUATION CRITERIA							

7.1.3 Phase 3: Price & Preference Points (Specific Goals)

PLEASE NOTE:

The following special conditions are applicable to the evaluation of this quotation:

- The department reserves the right not to award to the lowest bidder.
- The department may conduct a detailed risk assessment prior to final award which may entail but will not be limited to, documentary proof of indemnity insurance by bidder, resources and fees breakdowns, collaboration agreements to verify availability of resources as well as in some cases, site visit to the bidders' offices.

VALIDITY

This bid shall be valid for a period of one twenty (**120**) calendar days calculated from the closing time specified.

THE FOLLOWING SPECIFIC GOALS AS DEFINED IN THE PREFERENTIAL PROCUREMENT REGULATION 2022 WILL BE UTILIZED:

No.	SPECIFIC GOALS	Number of points (90/10 system)	Number of points (80/20 system)
1.	Ownership by Black people Documentary Proof Required: 1. Sworn Affidavit; signed and dated by Commissioner of Oaths		10
2.	Ownership by People who are Women		
3.	Ownership by People who are Youth		
4.	Ownership by People living with Disabilities		
5.	51% Ownership by People who are Military Veterans		
6.	Exempted Micro-Enterprise (EME)		
7.	Promotion of enterprises located within eThekweni Metro Municipality, KwaDukuza Local Municipality, Maphumulo Local Municipality & Mandeni Local Municipality 1. Proof of Municipal Account depicting Physical Address of the business (not older than 3 months). 2. Lease Agreement/Title Deeds 3. Letter from Ward Council		10
8.	Promotion of enterprises located in rural areas		
	TOTAL		20

(Note Max Points = 20 for the 80/20 specific goals, Max Points= 10 for the 90/10 specific goals)

SECTION H

OFFICIAL BRIEFING SESSION / SITE INSPECTION CERTIFICATE

Service : **THE APPOINTMENT OF A MULTI-DISCIPLINARY ENTITY FOR KZN DEPARTMENT OF HEALTH: TO PROVIDE A PROFESSIONAL TEAM CONSISTING OF AN ARCHITECT, QUANTITY SURVEYOR, CIVIL AND STRUCTURAL ENGINEER, MECHANICAL ENGINEER, ELECTRICAL ENGINEER, TOWN PLANNER, HEALTH & SAFETY AGENT AND GEOTECH SPECIALIST FOR GENERAL JUSTICE GIZENGA MPANZA REGIONAL HOSPITAL (GJGMRH) – CONSTRUCTION OF INTERN DOCTORS ACCOMMODATION.**

Date : Refer to advert

Time : Refer to advert

Venue : Refer to advert

THIS IS TO CERTIFY THAT (NAME)

ON BEHALF OF

VISITED AND INSPECTED THE SITE ON(DATE)

AND IS THEREFORE FAMILIAR WITH THE CIRCUMSTANCES AND THE SCOPE OF THE SERVICE TO BE RENDERED.

.....
SIGNATURE OF BIDDER OR AUTHORISED REPRESENTATIVE
(PRINT NAME)

DATE:

.....
SIGNATURE OF DEPARTMENTAL REPRESENTATIVE
(PRINT NAME)

.....
DEPARTMENTAL STAMP:
(OPTIONAL)

DATE:

SECTION I

TAX COMPLIANCE STATUS (TCS)

- 1 The State / Province may not award a contract resulting from the invitation of quotations to a bidder who is not properly registered and up to date with tax payments or, has not made satisfactory arrangements with S A Revenue Services concerning due tax payments.
- 2 The South African Revenue Services (SARS) has phased out the issuing of paper Tax Clearance Certificates. From 18 April 2016 SARS introduced an enhanced Tax Compliance system. The new system allows taxpayers to obtain a Tax Compliance Status (TCS) PIN, which can be utilized by authorized third parties to verify taxpayers' compliance status on line via SARS e-filing.
- 3 Bidders are required to apply via e-filing at any SARS branch office nationally. The Tax Compliance Status (TCS) requirements are also available to foreign bidders / individuals who wish to submit bids.
- 4 SARS will then furnish the bidder with a Tax Compliance Status (TCS) **PIN** that will be valid for a period of 1 (one) year from the date of approval.
- 5 In bids where Consortia / Joint Venture / Sub-contractors are involved, each party must submit a separate Tax Compliance Status (TCS) **PIN**.
- 6 Application for Tax Compliance Status (TCS) **PIN** can be done via e-filing at any SARS branch office nationally or on the website www.sars.gov.za.
- 7 Tax Clearance Certificates may be printed via e-filing. In order to use this provision, taxpayers will need to register with SARS as eFilers through the website www.sars.gov.za.
- 8 Tax Compliance Status is not required for services below R30 000 ITO Practice Note Number: SCM 13 of 2007.
- 9 Kindly either provide an original tax clearance certificate, your tax number or pin number.

TAX NUMBER

PIN NUMBER

SECTION J

AUTHORITY TO SIGN A BID

A. COMPANIES

If a Bidder is a company, a certified copy of the resolution by the board of directors, personally signed by the chairperson of the board, authorising the person who signs this bid to do so, as well as to sign any contract resulting from this bid and any other documents and correspondence in connection with this bid and/or contract on behalf of the company must be submitted with this bid, that is before the closing time and date of the bid

AUTHORITY BY BOARD OF DIRECTORS

By resolution passed by the Board of Directors on20.....

Mr/Mrs/Miss (whose signature appears below) has been duly authorised to sign all documents in connection with this bid on behalf of

(Name of Company)

IN HIS/HER CAPACITY AS:

SIGNED ON BEHALF OF COMPANY:
(PRINT NAME)

SIGNATURE OF SIGNATORY: **DATE:**

WITNESSES: 1

2

B. SOLE PROPRIETOR (ONE - PERSON BUSINESS)

I, the undersigned..... hereby confirm that I am the sole owner of the business trading as

.....
SIGNATURE
(PRINT NAME)

.....
DATE

C. PARTNERSHIP

The following particulars in respect of every partner must be furnished and signed by every partner:

Full name of partner	Residential address	Signature
.....
.....
.....
.....

We, the undersigned partners in the business trading as.....
hereby authorizedto sign this bid as well as any contract resulting from the
bid and any other documents and correspondence in connection with this bid and /or contract on behalf of

..... SIGNATURE (PRINT NAME)	..... SIGNATURE (PRINT NAME)	..... SIGNATURE (PRINT NAME)
..... DATE	..... DATE	..... DATE

D. CLOSE CORPORATION

In the case of a close corporation submitting a bid, a certified copy of the Founding Statement of such corporation shall be included with the bid, together with the resolution by its members authorising a member or other official of the corporation to sign the documents on their behalf.

By resolution of members at a meeting on 20..... at

.....Mr/Mrs/Miss....., whose
signature appears below, has been authorized to sign all documents in connection with this bid on behalf of (Name of
Close Corporation)

SIGNED ON BEHALF OF CLOSE CORPORATION: (PRINT NAME)

IN HIS/HER CAPACITY AS **DATE:**

SIGNATURE OF SIGNATORY:

WITNESSES: 1

2

E CO-OPERATIVE

A certified copy of the Constitution of the co-operative must be included with the bid, together with the resolution by its members authoring a member or other official of the co-operative to sign the bid documents on their behalf.

By resolution of members at a meeting on 20..... at
Mr/Mrs/Miss....., whose signature appears below, has been authorised to
sign all documents in connection with this bid on behalf of (Name of co-
operative).....

SIGNATURE OF AUTHORISED REPRESENTATIVE/SIGNATORY:
(PRINT NAME)

.....
IN HIS/HER CAPACITY AS:.....

DATE:

SIGNED ON BEHALF OF CO-OPERATIVE:.....

NAME IN BLOCK LETTERS:.....

WITNESSES: 1

2

F JOINT VENTURE

If a bidder is a joint venture, a certified copy of the resolution/agreement passed/reached signed by the duly authorised representatives of the enterprises, authorising the representatives who sign this bid to do so, as well as to sign any contract resulting from this bid and any other documents and correspondence in connection with this bid and/or contract on behalf of the joint venture must be submitted with this bid, before the closing time and date of the bid.

AUTHORITY TO SIGN ON BEHALF OF THE JOINT VENTURE

By resolution/agreement passed/reached by the joint venture partners on.....20.....

Mr/Mrs/Miss.....,Mr/Mrs/Miss.....,

Mr/Mrs/Miss.....and Mr/Mrs/Miss.....

(whose signatures appear below) have been duly authorised to sign all documents in
connection with this bid on behalf of:

(Name of Joint Venture).....

IN HIS/HER CAPACITY AS:.....

SIGNED ON BEHALF OF (COMPANY NAME):.....
(PRINT NAME)

SIGNATURE :..... **DATE:**.....

IN HIS/HER CAPACITY AS:.....

SIGNED ON BEHALF OF (COMPANY NAME):.....

APPENDIX A : BID PROFOMA

KZN DEPARTMENT OF HEALTH: ZNTD 05096W: WIMS 074566: THE APPOINTMENT OF A MULTI-DISCIPLINARY ENTITY FOR KZN DEPARTMENT OF HEALTH: TO PROVIDE A PROFESSIONAL TEAM CONSISTING OF AN ARCHITECT, QUANTITY SURVEYOR, CIVIL AND STRUCTURAL ENGINEER, MECHANICAL ENGINEER, ELECTRICAL ENGINEER, TOWN PLANNER, HEALTH & SAFETY AGENT AND GEOTECH SPECIALIST FOR GENERAL JUSTICE GIZENGA MPANZA REGIONAL HOSPITAL (GJGMRH) – CONSTRUCTION OF INTERN DOCTORS ACCOMMODATION

General Notes –

- For fee based appointment allow an additional time based work carried out up to a maximum of 50 hours, by written prior approval of the Department Project Leader.
- For percentage-based appointment – Consultants are requested to complete Table 1 of Appendix A.
- Preference Points and Percentage discount offered take precedence over any additional detailed fee calculations submitted, where there is any ambiguity
- Disbursements as published in the monthly National Department of Public Works "Rates for Reimbursable Expenses" shall be used as a guideline. **Any discounts offered on percentage based fees at the time of tender shall also be applicable in this regard**, but maximum rate applicable shall be for vehicles up to 2150cc (latest published)
- The Applicable Gazette for Fee calculation purposes is SACAP Gazette No. 49108, Board Notice 471 of 2023

PROFESSIONAL ARCHITECT FEES CALCULATION SCHEDULE

Estimate Project Construction Cost (excl VAT) - A

R 44 514 766,57

Exceeds: Lower Limit - B		But Does Not Exceed: Upper Limit - C		
	to			
A	-	B	Secondary Fee %	
	-			

Secondary Fee (Bal Over Lower Limit - B)

Consultant Basic Fee

FEE ADJUSTMENTS

NA

APPORTIONMENT OF FEES

Stages	Apportionment (%)	Fee Value Allocation	Fees
Stage 1 : Inception	2%	100%	
Stage 2 : Concept & Feasibility	15%	100%	
Stage 3 : Design Development	20%	100%	
Stage 4 : Design Documentation & Procurement	30%	100%	
Stage 5: Construction	30%	100%	
Stage 6 Closeout	3%	100%	
Sub-Total 1			
Add Disbursement @ 10%			
Sub-Total 2			
Less Discount Offered @ 0%			
Sub-Total 3			
VAT @ 15%			
Total fees carried to Summary			

COMPANY STAMP:

DATE:

APPENDIX A : BID PROFOMA

KZN DEPARTMENT OF HEALTH: ZNTD 05096W: WIMS 074566: THE APPOINTMENT OF A MULTI-DISCIPLINARY ENTITY FOR KZN DEPARTMENT OF HEALTH: TO PROVIDE A PROFESSIONAL TEAM CONSISTING OF AN ARCHITECT, QUANTITY SURVEYOR, CIVIL AND STRUCTURAL ENGINEER, MECHANICAL ENGINEER, ELECTRICAL ENGINEER, TOWN PLANNER, HEALTH & SAFETY AGENT AND GEOTECH SPECIALIST FOR GENERAL JUSTICE GIZENGA MPANZA REGIONAL HOSPITAL (GJGMRH) – CONSTRUCTION OF INTERN DOCTORS ACCOMMODATION

General Notes –

- For fee based appointment allow an additional time based work carried out up to a maximum of 50 hours, by written prior approval of the Department Project Leader.
- For percentage-based appointment – Consultants are requested to complete Table 1 of Appendix A.
- Preference Points and Percentage discount offered take precedence over any additional detailed fee calculations submitted, where there is any ambiguity
- Disbursements as published in the monthly National Department of Public Works "Rates for Reimbursable Expenses" shall be used as a guideline. Any discounts offered on percentage based fees at the time of tender shall also be applicable in this regard, but maximum rate applicable shall be for vehicles up to 2150cc (latest published)
- The Applicable Gazette for Fee calculation purposes is SACQSP Gazette No. 39134, Board Notice 170 of 2015

PROFESSIONAL QS FEES CALCULATION SCHEDULE

Estimate Project Cost (excl) VAT

R 44 514 766.57

Primary Fee	
Marginal Fee	
5,27% (bal over 32 000 000)	Total Fees
Principal Agent	0%
Alteration Factor	25%
Alteration Fees	
Total Quantity Surveyor Fees	

APPORTIONMENT OF FEES

Stages	Apportionment (%)	Reduction(%)	Fees
Stage 1 : Inception	2,50%	0%	
Stage 2 : Concept & Feasibility	5%	100%	
Stage 3 : Design Development	7,50%	100%	
Stage 4 : Design Documentation & Procurement	35%	100%	
Stage 5: Construction	45%	100%	
Stage 6 Closeout	5%	100%	
Sub-Total 1			
Add Disbursement @ 10%			
Sub-Total 2			
Less Discount Offered @ 0%			
Sub-Total 3			
VAT @ 15%			
Total fees carried to Summary			

COMPANY STAMP:

DATE:

APPENDIX A : BID PROFOMA

KZN DEPARTMENT OF HEALTH: ZNTD 05096W: WIMS 074566: THE APPOINTMENT OF A MULTI-DISCIPLINARY ENTITY FOR KZN DEPARTMENT OF HEALTH: TO PROVIDE A PROFESSIONAL TEAM CONSISTING OF AN ARCHITECT, QUANTITY SURVEYOR, CIVIL AND STRUCTURAL ENGINEER, MECHANICAL ENGINEER, ELECTRICAL ENGINEER, TOWN PLANNER, HEALTH & SAFETY AGENT AND GEOTECH SPECIALIST FOR GENERAL JUSTICE GIZENGA MPANZA REGIONAL HOSPITAL (GJGMRH) – CONSTRUCTION OF INTERN DOCTORS ACCOMMODATION

General Notes –

- For fee based appointment allow an additional time based work carried out up to a maximum of 50 hours, by written prior approval of the Department Project Leader.
- For percentage-based appointment – Consultants are requested to complete Table 1 of Appendix A.
- Preference Points and Percentage discount offered take precedence over any additional detailed fee calculations submitted, where there is any ambiguity
- Disbursements as published in the monthly National Department of Public Works “Rates for Reimbursable Expenses” shall be used as a guideline. Any discounts offered on percentage based fees at the time of tender shall also be applicable in this regard, but maximum rate applicable shall be for vehicles up to 2150cc (latest published)

• The Applicable Guideline Fee Gazette for Fee calculation purposes is ECSA Gazette No. 44333 of March 2021

PROFESSIONAL CIVIL ENG FEES CALCULATION SCHEDULE

Estimate Project Cost for Civil Works (excl VAT) - A

R 10 000 000,00

	Exceeds: Lower Limit - B		But Does Not Exceed: Upper Limit - C	
Primary Fee (As per Gazette Table 3)				
	A	-	B	Secondary Fee %
Secondary Fee (Bal Lower Limit - B)				

Consultant Basic Fee

Fee Adjustment Factors

Alteration Factor
Internal Water & Drainage Designs
Duplication of Work

Tick If Applicable	Typical Factor on Basic Fee
N/A	1.25
R0,00	1.25
N/A	0.25

Total Civil Engineer's Fees

APPORTIONMENT OF FEES

Stages	Apportionment (%)		Fee Value Allocation	Fees
Stage 1 : Inception	5%		50%	
Stage 2 : Concept & Feasibility	25%		100%	
Stage 3 : Design Development	25%		100%	
Stage 4 : Design Documentation & Procurement	15%		100%	
Stage 5: Construction	25%		100%	
Stage 6 Closeout	5%		100%	

Sub-Total 1

Add Disbursement @ 10%

Sub-Total 2

Less Discount Offered @ 0%

Sub-Total 3

VAT @ 15%

Total fees caried to Summary

COMPANY STAMP:

DATE:

APPENDIX A: BID PROFOMA

KZN DEPARTMENT OF HEALTH: ZNTD 05096W: WIMS 074566: THE APPOINTMENT OF A MULTI-DISCIPLINARY ENTITY FOR KZN DEPARTMENT OF HEALTH: TO PROVIDE A PROFESSIONAL TEAM CONSISTING OF AN ARCHITECT, QUANTITY SURVEYOR, CIVIL AND STRUCTURAL ENGINEER, MECHANICAL ENGINEER, ELECTRICAL ENGINEER, TOWN PLANNER, HEALTH & SAFETY AGENT AND GEOTECH SPECIALIST FOR GENERAL JUSTICE GIZENGA MPANZA REGIONAL HOSPITAL (GJGMRH) – CONSTRUCTION OF INTERN DOCTORS ACCOMMODATION

General Notes –

- For fee based appointment allow an additional time based work carried out up to a maximum of 50 hours, by written prior approval of the Department Project Leader.
- For percentage-based appointment – Consultants are requested to complete Table 1 of Appendix A.
- Preference Points and Percentage discount offered take precedence over any additional detailed fee calculations submitted, where there is any ambiguity
- Disbursements as published in the monthly National Department of Public Works “Rates for Reimbursable Expenses” shall be used as a guideline. Any discounts offered on percentage based fees at the time of tender shall also be applicable in this regard, but maximum rate applicable shall be for vehicles up to 2150cc (latest published)
- **The Applicable Guideline Fee Gazette for Fee calculation purposes is ECSA Gazette No. 44333 of March 2021**

PROFESSIONAL STRUCT ENG FEES CALCULATION SCHEDULE

Estimate Project Cost for Structural Works (excl VAT) - A

R 12 500 000,00

Exceeds: Lower Limit - B	to	But Does Not Exceed: Upper Limit - C	
A	-	B	Secondary Fee %
	-		

Consultant Basic Fee

Fee Adjustment Factors

Alteration Factor
Internal Water supply & Drainage systems
Duplication of Work

Tick If Applicable	Typical Factor on Basic Fee
N/A	1.25
	1.25
N/A	0.25

Total Structural Engineer's Fees

APPORTIONMENT OF FEES

Stages	Apportionment (%)	Reduction(%)	Fees
Stage 1 : Inception	5%	100%	
Stage 2 : Concept & Feasibility	20%	100%	
Stage 3 : Design Development	30%	100%	
Stage 4 : Design Documentation & Procurement	15%	100%	
Stage 5: Construction	25%	100%	
Stage 6 Closeout	5%	100%	

Sub-Total 1

Add Disbursement @ 10%
Sub-Total 2
Less Discount Offered @ 0%
Sub-Total 3
VAT @ 15%
Total fees carried to Summary

COMPANY STAMP:

DATE:

APPENDIX A : BID PROFOMA

KZN DEPARTMENT OF HEALTH: ZNTD 05096W: WIMS 074566: THE APPOINTMENT OF A MULTI-DISCIPLINARY ENTITY FOR KZN DEPARTMENT OF HEALTH: TO PROVIDE A PROFESSIONAL TEAM CONSISTING OF AN ARCHITECT, QUANTITY SURVEYOR, CIVIL AND STRUCTURAL ENGINEER, MECHANICAL ENGINEER, ELECTRICAL ENGINEER, TOWN PLANNER, HEALTH & SAFETY AGENT AND GEOTECH SPECIALIST FOR GENERAL JUSTICE GIZENGA MPANZA REGIONAL HOSPITAL (GJGMRH) – CONSTRUCTION OF INTERN DOCTORS ACCOMMODATION

General Notes –

- For fee based appointment allow an additional time based work carried out up to a maximum of 50 hours, by written prior approval of the Department Project Leader.
- For percentage-based appointment – Consultants are requested to complete Table 1 of Appendix A.
- Preference Points and Percentage discount offered take precedence over any additional detailed fee calculations submitted, where there is any ambiguity
- Disbursements as published in the monthly National Department of Public Works “Rates for Reimbursable Expenses” shall be used as a guideline. Any discounts offered on percentage based fees at the time of tender shall also be applicable in this regard, but maximum rate applicable shall be for vehicles up to 2150cc (latest published)

• The Applicable Guideline Fee Gazette for Fee calculation purposes is ECSA Gazette No. 44333 of March 2021

PROFESSIONAL ELECTRICAL ENGINEER FEES CALCULATION SCHEDULE

Estimate Project Cost for Electrical Works (excl VAT) - A

R 3 485 000,00

	Exceeds: Lower Limit - B	to	But Does Not Exceed: Upper Limit - C	
Primary Fee (As per Gazette Table 8)	A	-	B	Secondary Fee %
Secondary Fee (Bal Lower Limit - B)		-		

Consultant Basic Fee

Fee Adjustment Factors (Table 8A)

Multi-tenant installations
 Alterations to existing works
 Duplication of work (applicable to design portion of fees)
 For project over R300 000 where where BOQ are not required from consulting eng
 As above but bills of quantities are not required from consulting engineer and all financial, tender and contractual matters are dealt with by the consulting engineer

Tick If Applicable	Typical Factor on Basic Fee	
	1.25	
N/A	1.25	
N/A	R 0.25	
	0.75	
	0.90	

Total Electrical Engineer's Fees

APPORTIONMENT OF FEES

Stages	Apportionment (%)	Reduction(%)	Fees
Stage 1 : Inception	5%	100%	
Stage 2 : Concept & Feasibility	15%	100%	
Stage 3 : Design Development	20%	100%	
Stage 4 : Design Documentation & Procurement	20%	100%	
Stage 5: Construction	35%	100%	
Stage 6 Closeout	5%	100%	
Sub-Total 1			

Add Disbursement @ 10%
Sub-Total 2
 Less Discount Offered @ 0%
Sub-Total 3
 VAT @ 15%
Total fees carried to Summary

COMPANY STAMP:

DATE:

APPENDIX A : BID PROFOMA

KZN DEPARTMENT OF HEALTH: ZNTD 05096W: WIMS 074566: THE APPOINTMENT OF A MULTI-DISCIPLINARY ENTITY FOR KZN DEPARTMENT OF HEALTH: TO PROVIDE A PROFESSIONAL TEAM CONSISTING OF AN ARCHITECT, QUANTITY SURVEYOR, CIVIL AND STRUCTURAL ENGINEER, MECHANICAL ENGINEER, ELECTRICAL ENGINEER, TOWN PLANNER, HEALTH & SAFETY AGENT AND GEOTECH SPECIALIST FOR GENERAL JUSTICE GIZENGA MPANZA REGIONAL HOSPITAL (GJGMRH) – CONSTRUCTION OF INTERN DOCTORS ACCOMMODATION

General Notes –

- For fee based appointment allow an additional time based work carried out up to a maximum of 50 hours, by written prior approval of the Department Project Leader.
- For percentage-based appointment – Consultants are requested to complete Table 1 of Appendix A.
- Preference Points and Percentage discount offered take precedence over any additional detailed fee calculations submitted, where there is any ambiguity
- Disbursements as published in the monthly National Department of Public Works “Rates for Reimbursable Expenses” shall be used as a guideline. Any discounts offered on percentage based fees at the time of tender shall also be applicable in this regard, but maximum rate applicable shall be for vehicles up to 2150cc (latest published)
- **The Applicable Guideline Fee Gazette for Fee calculation purposes is ECSA Gazette No. 44333 of March 2021**

PROFESSIONAL MECHANICAL ENGINEER'S FEES CALCULATION SCHEDULE

Estimate Project Cost for Mechanical Works (excl VAT) - A

R 5 685 000,00

Exceeds: Lower Limit - B		But Does Not Exceed: Upper Limit - C	
	to		
A	-	B	Secondary Fee %
	-		

Primary Fee (As per Gazette Table 7)

Secondary Fee (Bal Lower Limit - B)

Consultant Basic Fee

Fee Adjustment Factors (Table 7A)

Multi-tenant installations
Alterations to existing works
Internal Water & Drainage Designs
Including Fire Water Systems
Duplication of Work

Tick If Applicable	Typical Factor on Basic Fee
	1.25%
N/A	1.25
	1.25
N/A	0.25

Total Mechanical Engineer's Fees

APPORTIONMENT OF FEES

Stages	Apportionment (%)	Reduction(%)	Fees
Stage 1 : Inception	5%	100%	
Stage 2 : Concept & Feasibility	15%	100%	
Stage 3 : Design Development	20%	100%	
Stage 4 : Design Documentation & Procurement	20%	100%	
Stage 5: Construction	35%	100%	
Stage 6 Closeout	5%	100%	
Sub-Total 1			

Add Disbursement @ 10%

Sub-Total 2

Less Discount Offered @ 0%

Sub-Total 3

VAT @ 15%

Total fees carled to Summary

COMPANY STAMP:

DATE:

APPENDIX A : BID PROFOMA

KZN DEPARTMENT OF HEALTH: ZNTD 05096W: WIMS 074566: THE APPOINTMENT OF A MULTI-DISCIPLINARY ENTITY FOR KZN DEPARTMENT OF HEALTH: TO PROVIDE A PROFESSIONAL TEAM CONSISTING OF AN ARCHITECT, QUANTITY SURVEYOR, CIVIL AND STRUCTURAL ENGINEER, MECHANICAL ENGINEER, ELECTRICAL ENGINEER, TOWN PLANNER, HEALTH & SAFETY AGENT AND GEOTECH SPECIALIST FOR GENERAL JUSTICE GIZENGA MPANZA REGIONAL HOSPITAL (GJGMRH) – CONSTRUCTION OF INTERN DOCTORS ACCOMMODATION

General Notes –

- For fee based appointment allow an additional time based work carried out up to a maximum of 50 hours, by written prior approval of the Department Project Leader.
- For percentage-based appointment – Consultants are requested to complete Table 1 of Appendix A.
- Preference Points and Percentage discount offered take precedence over any additional detailed fee calculations submitted, where there is any ambiguity
- Disbursements as published in the monthly National Department of Public Works “Rates for Reimbursable Expenses” shall be used as a guideline. Any discounts offered on percentage based fees at the time of tender shall also be applicable in this regard, but maximum rate applicable shall be for vehicles up to 2150cc (latest published)

Gazette No. 44089, Vol. 667 Notice 13 of 2021 : Department of Agriculture, Land Reform & Rural Development - The South African Council for Planners (SACPLAN)

PROFESSIONAL TOWN PLANNER FEES CALCULATION SCHEDULE

Based on the services for

Land Development Application Seeking To Motivate An Amendment/ Departure From The Provisions Of An Adopted Spatial Development Framework Or Adopted Policy Of A Municipality OR Other Authority Pertaining To Spatial Planning And Land Use Management Matters In Support Of A Land Development Application (LUMS Relaxation)

Land Development Application Seeking To Amend Land Use Scheme Provisions, Or Other Statutory Restrictions On The Use And Development Of Land In Respect Of A Property (Or An Assembly Of Properties) - (Rezoning)

APPORTIONMENT OF FEES

Stages	Period - Cost Units	Rate per Hour	Fees
Guideline Prof Fees Category of Staff C			
Indicative Rate per Hour 2022 is R 1 810.00			
LUMS Relaxation	98,00		
Rezoning	48		
Topographical survey	Sum	1	
Sub-Total 1			
Add Disbursement @ 10			
Sub-Total 2			
Less Discount Offered @ 0%			
Sub-Total 3			
VAT @ 15%			
Total fees carried to Summary			

COMPANY STAMP:

DATE:

APPENDIX A : BID PROFOMA

KZN DEPARTMENT OF HEALTH: ZNTD 05096W: WIMS 074566: THE APPOINTMENT OF A MULTI-DISCIPLINARY ENTITY FOR KZN DEPARTMENT OF HEALTH: TO PROVIDE A PROFESSIONAL TEAM CONSISTING OF AN ARCHITECT, QUANTITY SURVEYOR, CIVIL AND STRUCTURAL ENGINEER, MECHANICAL ENGINEER, ELECTRICAL ENGINEER, TOWN PLANNER, HEALTH & SAFETY AGENT AND GEOTECH SPECIALIST FOR GENERAL JUSTICE GIZENGA MPANZA REGIONAL HOSPITAL (GJGMRH) – CONSTRUCTION OF INTERN DOCTORS ACCOMMODATION

General Notes –

- For fee based appointment allow an additional time based work carried out up to a maximum of 50 hours, by written prior approval of the Department Project Leader.
- For percentage-based appointment – Consultants are requested to complete Table 1 of Appendix A.
- Preference Points and Percentage discount offered take precedence over any additional detailed fee calculations submitted, where there is any ambiguity
- Disbursements as published in the monthly National Department of Public Works "Rates for Reimbursable Expenses" shall be used as a guideline. Any discounts offered on percentage based fees at the time of tender shall also be applicable in this regard, but maximum rate applicable shall be for vehicles up to 2150cc (latest published)

• The Applicable Gazette for Fee calculation purposes is SACPCMP Gazette No. 42697, Board Notice 167 of 2019

PROFESSIONAL HEALTH & SAFETY AGENT FEES CALCULATION SCHEDULE

Estimate Project Cost (excl VAT) - A

R 44 514 766,57

	Exceeds: Lower Limit - B	to	But Does Not Exceed: Upper Limit - C	
Primary Fee (As per Gazette Table 3)	A	-	B	Secondary Fee %
Secondary Fee (Bal Lower Limit - B)				

Consultant Basic Fee

Total Health & Safety Agent's Fees

APPORTIONMENT OF FEES

Stages	Apportionment (%)	Reduction(%)	Fees
Stages			
Stage 1 : Inception	5%	100%	
Stage 2 : Concept & Feasibility	20%	100%	
Stage 3 : Design Development	20%	100%	
Stage 4: Design Documentation + Tender	10%	100%	
Stage 5: Construction	40%	100%	
Stage 6 Closeout	5%	100%	
Sub-Total 1			

Add Disbursement @ 10%
Sub-Total 2
 Less Discount Offered @ 0%
Sub-Total 3
 VAT @ 15%
Total fees carried to Summary

COMPANY STAMP:

DATE:

APPENDIX A : BID PROFOMA

KZN DEPARTMENT OF HEALTH: ZNTD 05096W: WIMS 074566: THE APPOINTMENT OF A MULTI-DISCIPLINARY ENTITY FOR KZN DEPARTMENT OF HEALTH: TO PROVIDE A PROFESSIONAL TEAM CONSISTING OF AN ARCHITECT, QUANTITY SURVEYOR, CIVIL AND STRUCTURAL ENGINEER, MECHANICAL ENGINEER, ELECTRICAL ENGINEER, TOWN PLANNER, HEALTH & SAFETY AGENT AND GEOTECH SPECIALIST FOR GENERAL JUSTICE GIZENGA MPANZA REGIONAL HOSPITAL (GJGMRH) – CONSTRUCTION OF INTERN DOCTORS ACCOMMODATION

General Notes –

- For fee based appointment allow an additional time based work carried out up to a maximum of 50 hours, by written prior approval of the Department Project Leader.
- For percentage-based appointment – Consultants are requested to complete Table 1 of Appendix A.
- Preference Points and Percentage discount offered take precedence over any additional detailed fee calculations submitted, where there is any ambiguity
- Disbursements as published in the monthly National Department of Public Works "Rates for Reimbursable Expenses" shall be used as a guideline. Any discounts offered on percentage based fees at the time of tender shall also be applicable in this regard, but maximum rate applicable shall be for vehicles up to 2150cc (latest published)

PROFESSIONAL GEOTECHNICAL SPECIALIST FEES CALCULATION SCHEDULE

Applicable Fee Guideline: National Department of Public Works Schedule for Reimbursable Rates - Par (i) - (iii)

APPORTIONMENT OF FEES

Stages 1 - 3	Rate/Qty	Fees
Estimated time basis for fee purposes	75	
Consultant Fee/Hour		
Sub-Total 1		
Add Disbursement @ 10%		
Sub-Total 2		
Less Discount Offered @ 0%		
Sub-Total 3		
VAT @ 15%		
Total fees carried to Summary		

COMPANY STAMP:

DATE:

SUMMARY OF PROFESSIONAL FEES
THE APPOINTMENT OF A MULTI-DISCIPLINARY ENTITY FOR KZN
DEPARTMENT OF HEALTH: TO PROVIDE A PROFESSIONAL
TEAM CONSISTING OF AN ARCHITECT, QUANTITY SURVEYOR,
CIVIL AND STRUCTURAL ENGINEER, MECHANICAL ENGINEER,
ELECTRICAL ENGINEER, TOWN PLANNER, HEALTH & SAFETY
AGENT AND GEOTECH SPECIALIST FOR GENERAL JUSTICE
GIZENGA MPANZA REGIONAL HOSPITAL (GJGMRH) –
CONSTRUCTION OF INTERN DOCTORS ACCOMMODATION..

GJGM INTERN DOCTORS ACCOMMODATION	
DISCIPLINE	FEES OFFERED
ARCHITECT – PRINCIPAL AGENT	R
QUANTITY SURVEYOR	R
TOWN PLANNER	R
CIVIL ENGINEER	R
STRUCTURAL ENGINEER	R
MECHANICAL ENGINEER	R
ELECTRICAL ENGINEER	R
HEALTH AND SAFETY AGENT	R
GEOTECHNICAL SPECIALIST	R
TOTAL	R

TOTAL CARRIED OVERTO FORM OF OFFER (SECTION F)	R
---	---

APPENDIX B – RETURNABLE DOCUMENTS
(Documents Required For Tender Evaluation Purposes)

CHECKLIST OF RETURNABLE DOCUMENTS			
Item No.	Required Document	Tick	
		Y	N
1.	Valid SARS Tax Clearance Pin Number, Tax number or original Tax Clearance certificate (to be labelled as E1)		
2.	Central Supplier Database Registration with National Treasury (Unique Reference Number & Supplier Number) (To be labelled E2)		
3.	Proof of Registration with Companies and Intellectual Property Commission (CIPC) (printout not older than 1 month) (to be labelled as E3)		
4.	Declaration of interest by Consultant – SBD 4		
5.	Quotation from the Consultant (Attach Appendix A – Stamped and dated)		
6.	Letter of intent to provide professional Indemnity Insurance from registered FSP confirming that the bidder is capable of providing minimum indemnity insurance covers for the project in the following manner – Electrical, Mechanical, Civil/Structural: R3,0 million Architectural : R3,0 million Quantity Surveyor: R3,0 million Other : R1,0 million (to be labelled as E4)		
7.	Proof of up to date Municipal Account depicting Physical Address of the entity (not older than 3 months) or Lease Agreement or Letter from Ward councillor (To be labelled E5)		
8.	Proof of Principal Agent's/Architect's sound financial health and liquidity. Proof to be in the form of a letter from a registered financial institution, not older than 3 months, showing minimum working capital of at least 2.5% of architects offered fee value. (To be labelled E6)		
9.	All documents/certifications highlighted under Section G – 7.1.2: Evaluation Criteria as Evidence to claim points under each respective Functionality Criteria – to be labelled E7 (please sub-divide per criteria with clear cover pages)		

APPENDIX C – CONTRACT DATA

C1.2 Contract Data

C1.2.1 Standard Professional Services Contract

The conditions and Procedures Under Which Consultant Professional Service Providers are commissioned by The Department of Public Works. – Province of KwaZulu Natal (Rev February 2007) *These conditions are available on request.* The said conditions shall be read in conjunction with the CIDB standard professional services contract (July 2009) (Third Edition of CIDB document 1014)

C1.2.2 Data provided by the Employer

Clause	
	<p>The General Conditions of Contract is The conditions and Procedures Under Which Consultant Professional Service Providers are commissioned by The Department of Public Works. – Province of KwaZulu Natal (Rev February 2007) read in conjunction with the CIDB Professional Services Contract (July 2009). These make several references to the Contract Data for details that apply specifically to this tender. The Conditions and Procedures Under Which Consultant Professional Service Providers are commissioned by The Department of Public Works, shall have precedence in the interpretation of any ambiguity or inconsistency between it and the General Conditions of Contract.</p> <p>Each item of data given below is cross-referenced to the clause in the General Conditions of Contract to which it mainly applies.</p>
1	The Employer is the Department of Public Works.
1	The Period of Performance is from inception of this Contract until the Service Provider has completed all Deliverables in accordance with the Scope of Services.
1	The Project is to the provision of Professional Services for the Project as described in the project scope of services – Section G.
3.4 and 4.3.2	The authorised and designated representative of the Employer is the departmental project manager, details of whom are as indicated in T1.1 Notice and Invitation to Tender under item T1.1.4.
3.4.1	Communication by any means other than electronic mail, formal printed letters, meeting minutes, Departmental notices, is not permitted.
3.5	The Services shall be executed in the Service Provider's own office and on the Project site. No portion of the work may be performed by a person employed by the State. No portion of the work may be sublet to any other person or persons without the prior written approval of the Employer.
3.6	Omit the following: "... within two (2) years of completion of the Service ...".
3.11.1	<p>Period of Performance shall be sub dividable in separate target dates according to the programme to be submitted in terms of clause 3.14 hereof and shall be in line with the FIDPM stages</p> <p>A Penalty amount of R1000 per day will be applicable per target date, to a maximum equal to R30 000, after which the contract may be terminated.</p>
3.14	<p><u>For fees stipulated as "value based" in C2.1 Pricing Instructions, C2.1.1.1:</u></p> <p>Programme:</p> <p>A programme for the performance of the Service shall be submitted by the Service Provider, identified as the principal agent, to the departmental project manager, within a period of two (2) weeks following the briefing meeting.</p>

	<p>The programme will be the result of the co-ordination of all appointed Service Providers' inputs and shall be in sufficient detail describing key milestones, events and activities linked to the fastest realistic timeframes in which the Service can be delivered. Milestones and events are to be listed based on the Scope of Services described of the various appointed Service Providers' tender documents and presented in bar chart format. No milestones may, at the co-ordination stage, be extended beyond the timeframes outlined in Project Programme without acceptable reasons. The programme thus compiled and presented by the principal agent must be counter-signed by all appointed Service Providers as proof that the programme was agreed upon by all during the said co-ordination action.</p> <p>The Employer retains the right to negotiate such submitted programme with the principal agent in consultation with the appointed Service Providers, if required, to promote the interest of the project.</p> <p><u>For fees stipulated as "time based" Pricing Instructions:</u> <u>Project Execution Plan (PEP):</u> A PEP for the performance of the Service shall be submitted by the Service Provider, to the departmental project manager, within a period of two (2) weeks following the briefing meeting.</p> <p>In the event of the Employer not being satisfied with the submitted PEP, the Parties will negotiate in good faith towards a PEP that will be agreeable to both. Such an agreed-upon PEP will form the basis for the management of the appointment and remuneration purposes. Should circumstance change from the initial briefing, the Service Provider and the Employer will negotiate a revised PEP to satisfy such change(s). Should the Parties fail to reach agreement on the PEP or revised PEP, the matter will be dealt with in terms of the General Conditions of Contract. Should the mediation process fail, the Contract will be deemed to have been mutually terminated and any reasonable fees accrued at that stage settled by the Employer.</p>
4.1.1	<p>Briefing meeting: The departmental project manager shall arrange a briefing meeting, compulsory for all appointed Service Providers, as soon as practicable after the appointment of the professional team as referred to in C3.5.1 Service Providers, or after the appointment of the core members of the professional team required to commence with the Services if not appointed at the same time, during which meeting the departmental project manager, together with any supporting advisors, will verbally brief the professional team comprehensively regarding the requirements of the project and the Scope of Services and hand over, to the Service Providers, all documentation relevant to the execution of the Service.</p>
4.4	A list of others providing Services on this Project will be provided by the Project Leader.
5.4.1	Minimum professional insurance cover of R4 million, with the first amount payable not exceeding 5% of the value of indemnity, and/or personal liability – all as more comprehensively described as provided by the Service Provider and in respect of which the Service Provider must provide data as required.
5.5	<p>The Service Provider is required to obtain the Employer's prior approval in writing before taking any of the following actions:</p> <ol style="list-style-type: none"> 1. Travelling for which payment will be claimed. Travelling and subsistence arrangements and tariffs of charges; 2. Deviate from the final programme as per the programme above; 3. Deviate from the programme (delayed or earlier); 4. Deviate from or change the Scope of Services; 5. Change Key Personnel on the Service.
8.1	The Service Provider is to commence the performance of the Services immediately after the Contract becomes effective and execution to be as per the Programme, Scope of Services and Brief.
8.4.3 (c)	The period of suspension is not to exceed two (2) years.
9.1	Copyright of documents prepared for the Project shall be vested with the Employer.

12.1.2	Interim settlement of disputes is to be by mediation.
12.2.1	In the event that the Parties fail to agree on a mediator, the mediator is to be nominated by the president of the Association of Arbitrators (Southern Africa).
12.2.4 / 12.3.4	Final settlement is by litigation.
13.1.3	All partners in a joint venture or consortium shall carry the same professional indemnity insurance as per the General Conditions of Contract.
13.4	Neither the Employer nor the Service Provider is liable for any loss or damage resulting from any occurrence unless a claim is formally made within 5 years from the date of termination or completion of the Contract.
13.5	The amount of compensation is unlimited.
14.4	In the first sentence, change "... period of twenty four months after ..." to "... period of thirty six months after ...".
15	In respect of any amount owed by the Service Provider to the Employer, the Service Provider shall pay the Employer interest at the rate as determined by the Minister of Finance, from time to time, in terms of section 80(1)(b) of the Public Finance Management Act, 1999 (Act no1 of 1999).

C1.2.3 Data provided by the Service Provider

Clause	
	Each item of data given below is cross-referenced to the clause in the General Conditions of Contract to which it mainly applies.
1	The Service Provider is the company, close corporation, natural person or partnership named in the Form of Offer and Acceptance by the tendering Service Provider.
5.3	The authorised and designated representative of the Service Provider is the person named in the resolution by the tendering Service Provider.
5.4.1	<p><u>Indemnification of the Employer</u></p> <p>I, the undersigned, being duly authorized by the Service Provider, in terms of the completed resolution</p> <p>.....(Name of authorized person)</p> <p>hereby confirm that the Service Provider known as:</p> <p>.....(Legal name of entity tendering herein)</p> <p>tendering on the project:</p> <p>.....</p> <p>.....(Name of project as per C1.1 Form of offer and acceptance)</p> <p>holds professional indemnity insurance cover, from an approved insurer, duly registered with the Finance Services Board, of not less than the amount required as cover relative to the size of project, with the first amount payable not exceeding 5% of the value of indemnity. I further confirm that the Service Provider will keep such professional indemnity fully subscribed. I further confirm that should the professional indemnity insurance, with no knowledge of the Employer, be allowed to lapse at any time or in the event of the Service Provider cancelling such professional indemnity insurance, with no knowledge of the Employer, at any time or if such professional indemnity cover is not sufficient, then the Service Provider, (i) accepts herewith full liability for the</p>

	<p>due fulfilment of all obligations in respect of this Service; and (ii) hereby indemnifies, and undertakes to keep indemnified, the Employer in respect of all actions, proceedings, liability, claims, damages, costs and expenses in relation to and arising out of the agreement and/or from the aforesaid Service Provider's intentional and/or negligent wrongful acts, errors and/or omissions in its performance on this Contract.</p> <p>I confirm that the Service Provider undertakes to keep the Employer indemnified, as indicated above, beyond the Final Completion Certificate/Final Certificate by the Employer (whichever is applicable) for a period of five (5) years after the issue of such applicable certificate.</p> <p>I confirm that the Service Provider renounces the benefit of the <i>exceptionis non causa debiti, non numeratae pecuniae</i> and <i>excussionis</i> or any other exceptions which may be legally raised against the enforceability of this indemnification.</p> <p>Notwithstanding the indemnification required above, the Employer reserves the right to claim damages from the Service Provider for this Project where the Service Provider neglects to discharge its obligations in terms of this agreement.</p> <p>NAME:</p> <p>CAPACITY:</p> <p>SIGNATURE:</p>																																	
7.1.2	<p>As an extension of the definitions contained in clause 1 hereof, Key Persons must, for the purposes of this Contract, include one or more of the professionally registered principal(s) of the Service Provider, and/or, one or more professional(s) employed to render professional services, for whom certified copies of certificates or other documentation clearly proving current professional registration with the relevant council, including registration numbers, must be included with the tender as part of the returnable documentation.</p> <p>The Key Persons and their jobs / functions in relation to the Services are:</p> <table border="1" data-bbox="263 1142 1442 1805"> <thead> <tr> <th data-bbox="263 1142 655 1256">Name</th><th data-bbox="655 1142 922 1256">Principal and/or employed professional(s)</th><th data-bbox="922 1142 1442 1256">Specific duties</th></tr> </thead> <tbody> <tr><td data-bbox="263 1256 655 1312">1.</td><td data-bbox="655 1256 922 1312"></td><td data-bbox="922 1256 1442 1312"></td></tr> <tr><td data-bbox="263 1312 655 1368">2.</td><td data-bbox="655 1312 922 1368"></td><td data-bbox="922 1312 1442 1368"></td></tr> <tr><td data-bbox="263 1368 655 1424">3.</td><td data-bbox="655 1368 922 1424"></td><td data-bbox="922 1368 1442 1424"></td></tr> <tr><td data-bbox="263 1424 655 1480">4.</td><td data-bbox="655 1424 922 1480"></td><td data-bbox="922 1424 1442 1480"></td></tr> <tr><td data-bbox="263 1480 655 1536">5.</td><td data-bbox="655 1480 922 1536"></td><td data-bbox="922 1480 1442 1536"></td></tr> <tr><td data-bbox="263 1536 655 1592">6.</td><td data-bbox="655 1536 922 1592"></td><td data-bbox="922 1536 1442 1592"></td></tr> <tr><td data-bbox="263 1592 655 1648">7.</td><td data-bbox="655 1592 922 1648"></td><td data-bbox="922 1592 1442 1648"></td></tr> <tr><td data-bbox="263 1648 655 1704">8.</td><td data-bbox="655 1648 922 1704"></td><td data-bbox="922 1648 1442 1704"></td></tr> <tr><td data-bbox="263 1704 655 1760">9.</td><td data-bbox="655 1704 922 1760"></td><td data-bbox="922 1704 1442 1760"></td></tr> <tr><td data-bbox="263 1760 655 1805">10.</td><td data-bbox="655 1760 922 1805"></td><td data-bbox="922 1760 1442 1805"></td></tr> </tbody> </table>	Name	Principal and/or employed professional(s)	Specific duties	1.			2.			3.			4.			5.			6.			7.			8.			9.			10.		
Name	Principal and/or employed professional(s)	Specific duties																																
1.																																		
2.																																		
3.																																		
4.																																		
5.																																		
6.																																		
7.																																		
8.																																		
9.																																		
10.																																		
7.2	A Personnel Schedule is not required.																																	

If the space provided in the table above is not sufficient to describe the **specific duties**, this space may be utilized for such purpose:

C2: PRICING DATA

C2.1 Pricing Instructions

C2.1.1 Basis of remuneration, method of tendering and estimated fees

C2.1.1.1 Professional fees for the Professional Service Providers will be paid on Value basis as specified in clause C2.1.3

The words "value based" and "percentage based" used in connection with fee types in this document or any documents referred to in this document are interchangeable and are deemed to have the same meaning.

C2.1.1.2 Tenderers are to tender:

Fees based upon relevant guidelines for tariff of fees as detailed in this tender (in the event of the basis for remuneration being indicated above as a "value based" fee)

or

The different rates for the different categories in the Activity Schedule for Time Based Fees, column (c) (in the event of the basis for remuneration being indicated above as a "time based" fee)

all as set out below.

C2.1.2 Remuneration for Professional Service Providers

C2.1.2.1 Professional fees shall be calculated as follows for Services rendered by the Service Provider:

- **In the event of the basis for remuneration being a "value based" fee, of the normal fees tendered plus Value Added Tax, all according to the provisions**

or

- **In the event of the basis for remuneration being a "time based" fee, the different rates tendered for the different categories for Time Based Fees", multiplied by the actual number of hours spent plus Value Added Tax.**

C2.1.2.2 The amount tendered herein is for tender purposes only and will be amended according to the application of the value fee scale *vis-à-vis* the actual cost of construction (if basis of remuneration has been set at "value based" or the actual number of hours for each level (if basis of remuneration has been set at "time based").

C2.1.2.3 Reimbursable rates for typing, printing and duplicating work and forwarding charges as set out will be paid in full, irrespective of the percentage or rates tendered as referred to above

C2.1.2.4 Disbursements in respect of all travelling and related expenses including all travelling costs, time charges and subsistence allowances related thereto will be paid for separately.

The site must be visited as often as the works require for the execution of all duties on the Project. The Service Provider must be available at 24 hours notice to visit the site if so required. All costs in this regard will be deemed to be included in the applicable fees.

C2.1.2.5 All fee accounts must be accompanied by an updated original written certification by the quantity surveyor, if appointed, of the amount(s) on which fees are based. The onus, however, rests on the Service Provider to calculate fees on the appropriate value and according to the correct fee scale, read in conjunction with this Contract.

C2.1.2.6 All fee accounts need to be signed by a principal of the Service Provider and submitted in original format, failing which the accounts will be returned. Copies, facsimiles, electronic and other versions of fee accounts will not be considered for payment.

C2.1.2.7 For all Services provided on a time basis, time sheets giving full particulars of the work, date of execution and time duration, should be submitted with each fee account.

C2.1.2.8 Payments to the Service Provider will be made electronically according to the banking details furnished by the Service Provider. Any change in such banking details must be communicated to the departmental project manager timeously. Fee accounts, correct in all respects, will be deemed submitted when received by the Employer and settled when electronically processed by the Employer. The Employer reserves the right to dispute the whole account, any item or part of an item at any time and will deal with such case in terms of the General Conditions of Contract.

C2.1.2.9 Accounts for Services rendered may be submitted on the successful completion of each stage of work. Interim accounts will only be considered during the construction stage of the works and then not more frequently than quarterly except if otherwise agreed between the authorised and designated representative of the Service Provider and the Employer. Payment of accounts rendered will be subject to the checking thereof by the departmental project manager. The Employer reserves the right to amend the amounts claimed in order to conform to the rates stipulated in this Contract and make payment on the basis of the balance of the account in accordance with the General Conditions of Contract.

C2.1.3 Value based fees

C2.1.3.1 Fees for work done under a value based fee
Where value based fees are payable (if basis of remuneration has been set at "value basis"), the Service Provider will be remunerated for Services rendered, subject to the provisions above and subject to the specific terms and conditions stated below and elsewhere in this document. This tariff of fees will be payable for the full Period of Performance.

C2.1.3.2 Normal services
The fee for normal services shall be based on the fee provided.

Where the Service Provider is required to perform a portion of the normal services only, the relevant portion of the fee shall be paid.

C2.1.3.3 Interim payments to the Service Provider
For the purposes of ascertaining the interim payments due, the cost of the works, which shall exclude any provisional allowances made to cover contingencies and escalation, shall be:

- the applicable portion of the net amount of the accepted tender, or
- if no tender is accepted, the net amount of the applicable portion of the lowest suitable tender, unless acceptable motivation can be provided to prove that such amount is unreasonable, or
- if the contract is awarded by negotiation the negotiated price, or
- if no tenders are invited or if no suitable tenders are received or if no negotiation is concluded, the estimate. The estimate shall be the one accepted by the Employer as representing the value of the works, which for purposes of interim payments will be deemed to be 80% of the engineers estimate or if appointed, 80% of the quantity surveyors estimate.

C2.1.3.4 Fees for documentation for work covered by a provisional sum
Where a provisional sum is included in the bills of quantities for work to be documented at a later stage, the documentation fee in respect of such work shall be remunerated at the time when the documentation has been completed. The fee shall relate to the type of documentation drawn in respect of each section of such work.

C2.1.3.5 Time charges for work done under a value based fee
Where time charges are payable according to the rates set out below, will be applicable.

C2.1.3.5.1 Time charges are reimbursable at rates applicable at the time of the actual execution of the specific service. The "Rates for Reimbursable Expenses" as amended from time to time and referred to below, is obtainable on the Employer's Website: <http://www.publicworks.gov.za/> under "Documents"; "Consultants Guidelines"; item 1.

C2.1.3.5.2 The scale of fees on time charges, on which Value Added Tax is excluded, shall be at the following rates per hour, rounded off to the nearest rand: (see Table 8 of "Rates for Reimbursable Expenses" for the actual amounts calculated in accordance with to the principles laid down below):

- (i) registered professional principals*: 18,75 cents for each R100,00 of the total annual remuneration package attached to the lowest notch of a level 13 salary range (Director) in the Public Service;
- (ii) registered professionals*: 17,5 cents for each R100,00 of the total annual remuneration package attached to the lowest notch of a level 12 salary range (Deputy Director second leg) in the Public Service;
- (iii) registered technicians**: 16,5 cents for each R100,00 of his/her **gross annual remuneration**; provided that this hourly rate shall not exceed 16,5 cents for each R100,00 of the total annual remuneration package attached to the lowest notch of a level 11 salary range (Deputy Director first leg) in the Public Service.

*(includes professional architects, professional quantity surveyors, professional engineers, professional technologists [engineering], professional planners and professional construction project managers)

** (includes professional technicians [engineering] professional senior technologists [architectural], principal technologists [architectural] and technical planner).

Hourly rates calculated in terms of (i), (ii) and (iii) above shall be deemed to include overheads and charges in respect of time expended by clerical Personnel which shall, therefore, not be chargeable separately.

C2.1.3.5.3 Unless otherwise specifically agreed in writing, remuneration for the time expended by principals in (i) above on a project shall be limited to 5 per cent of the total time expended for time charges in respect of the Project. Any time expended by principals in excess of the 5 per cent limit shall be remunerated at the rates determined in (ii) or (iii) above.

C2.1.3.5.4 Notwithstanding the above, where work is of such a nature that Personnel as described in C2.1.3.5.2 (iii) above are capable of performing such work, it shall be remunerated at that level and not at the rates described in (i) and (ii) above, irrespective of who in fact executed the work.

C2.1.3.5.5 Gross annual remuneration in C2.1.3.5.2 (iii) above shall mean basic salary and guaranteed annual bonus; fringe benefits not included in basic salary; income benefit, as determined from time to time by the South African Revenue Services for income tax purposes, for the private use of a motor vehicle by the employer; employer's contribution to pension/provident fund, medical aid and group life assurance premiums; Compensation Fund and Unemployment Fund contributions, Metropolitan Council levies and any other statutory contributions or levies; all other costs and benefits as per conditions of appointment but excluding any share of profit and payment for overtime.

C2.1.3.5.6 The salaries referred to in C2.1.3.5.2 (i) to (iii) above can change from time to time, which will, therefore, change the rates applicable. These rates will, however, only be adjusted on the first day of each calendar year irrespective of any changes in salary ranges during the relevant year. The rates applicable at the time of the execution of the work as set out in Table 8 of the "Rates for Reimbursable Expenses", as amended from time to time, may be claimed.

C2.1.3.6 Additional Services

C2.1.3.6.1 Additional Services pertaining to all Stages of the Project
Unless separately provided for hereunder and scheduled in the Activity Schedule, no separate payment shall be made for the additional services. The cost of providing these services shall be deemed to be included in the value based fee tendered for normal services.

C2.1.3.6.2 Construction monitoring

The construction monitoring requirements are as specified.

(a) If Level One, part time, monitoring has been specified then no separate payment shall be made for construction monitoring staff or for the transport of the monitoring staff. The cost of providing construction monitoring staff and transport shall be deemed to be included in the value based fee tendered for normal services.

(b) If Level Two, full time, monitoring has been specified then provision shall be made in the Activity Schedule for the envisaged site staffing requirements as specified. The unit of measure shall be the rate per calendar month (pro rata for part of a month). Payment shall only be applicable for the period actually established on site and shall in no instance be prior to the date of official handover of the Works to the Contractor or after the date of issue of the Certificate of Completion for the Works contract. The rates tendered for the relevant site staff shall include full compensation for all costs including, inter alia, the following:

- Salary
- Additional allowances
- Bonuses
- Leave and sick leave
- All company contributions such as provident fund, group life benefits, medical aid etc.
- Levies
- Office equipment
- Relocation cost and accommodation
- Travelling
- Handling cost and profit.

Payment for personnel shall exclude any periods of leave or sick leave. Time sheets for staff shall be included in the monthly fee account submitted to the Employer for payment. Replacement of staff as a result of any extended period of leave or sick leave outside of the normal contractor's year end break shall be to the approval of the Employer.

No separate payment shall be made for the transport of the construction monitoring staff and the cost of the transport shall be deemed to be included in the monthly rate tendered for the provision of the staff.

C2.1.3.6.3 Occupational Health and Safety Act, 1993 (Act No. 85 of 1993)

No separate payment shall be made for the service specified. The cost of providing this service shall be deemed to be included in the value based fee tendered for normal services.

C2.1.3.6.4 Quality Assurance System

No separate payment shall be made for the implementation of a quality management system as specified. The cost of providing this service shall be deemed to be included in the value based fee tendered for normal services.

C2.1.3.6.5 Lead Consulting Engineer

No separate payment shall be made for assuming the leadership of an Employer specified joint venture, consortium or team of consulting engineers as specified. The cost of providing this service shall be deemed to be included in the value based fee tendered for normal services.

C2.1.3.6.6 Principal Agent of the Client

No separate payment shall be made for assuming the role of principle agent of the Employer if specified. The cost of providing this service shall be deemed to be included in the value based fee tendered for normal services.

C2.1.3.6.7 Environmental Impact Assessment

No separate payment shall be made for the service specified. The cost of providing this service shall be deemed to be included in the value based fee tendered for normal services.

C2.1.3.6.8 Other unspecified services

The Employer may order duties that fall outside the scope of the project as tendered. Such additional duties may involve, but not limited to:

- Additional design requirements
- Evaluation of alternative tenders
- Additional investigations during the Defects and Liability Period
- Diverse other services

Any such additional services that may be required will be remunerated on a Time Basis as set out. The level of expertise necessary for any such additional work shall be concomitant with the issues to be addressed. The category of personnel necessary to undertake the work shall be approved by the Employer. Any additional identified service shall be fully scheduled and submitted to the Employer for approval prior to the commencement thereof.

C2.1.4 Time based fees

C2.1.4.1 Fees for work done under a time based fee

Where time based fees are payable (if basis of remuneration has been set at "time basis" according to the bid as per the NDPW Rates.

C2.1.4.3 Work will be remunerated for at the category level in which it falls as defined above, irrespective of whether the person who in fact executed the work functions at a higher category of responsibility and competence.

C2.1.5 Set off

The Employer reserves the right to set off against any amount payable to the Service Provider, any sum which is owing by the Service Provider to the Employer in respect of this or any other project.

C2.1.6 Typing, printing and duplicating work and forwarding charges

C2.1.6.1 Reimbursable rates

The costs of typing, printing and duplicating work in connection with the documentation which must of necessity be done, except those which must in terms of the relevant Manual or other instructions be provided free of charge, shall be reimbursable at rates applicable at the time of the execution of such work. The document "Rates for Reimbursable Expenses" as amended from time to time and referred to below, is obtainable on the Employer's Website: <http://www.publicworks.gov.za/> under "Documents"; "Consultants Guidelines"; item 1.

C2.1.6.2 Typing and duplicating

If the Service Provider cannot undertake the work himself, he may have it done by another service provider which specialises in this type of work and he shall be paid the actual costs incurred upon submission of statements and receipts which have been endorsed by him confirming that the tariff is the most economical for the locality concerned.

If the Service Provider undertakes the work himself, he shall be paid in respect of actual expenses incurred subject to the maximum tariffs per A4 sheet as set out in Table 1 in the "Rates for Reimbursable Expenses".

Typing and duplicating expenses shall only be refunded in respect of the final copies of the following documents namely formal reports, formal soil investigation reports, specifications, feasibility reports, bills of quantities, material lists, minutes of site meetings and final accounts. The cost of printed hard covers shall only be paid in respect of documents which will be made available to the public such as bills of quantities and specifications or where provision of hard covers is specifically approved.

The typing of correspondence, appendices and covering letters are deemed to be included in the value based fees and time based fees paid.

C2.1.6.3 Drawing duplication

- (a) For drawing duplication the standard rate as set out in Table 2 in the "Rates for Reimbursable Expenses" may be claimed or may be claimed according to the provisions as in (b) or (c) below.
- (b) If the Service Provider undertakes the duplication of drawings, using his own duplication equipment, he shall be paid the actual cost incurred on condition that it is not higher than the lowest of three quotations of local firms doing drawing duplication in his locality. Such quotations must accompany his account.
- (c) If the Service Provider does not undertake his own drawing duplication, he shall be paid the lowest of three quotations of local firms doing plan printing in his locality. Such quotations must accompany his account.
- (d) Should there not be three firms doing drawing duplication in his locality, it must be mentioned on his account and the available quotation(s) must then accompany the account.

(The cost of providing all polyester negative prints required to form part of the original set of drawings, as-built drawings including computer assisted drawing records for all facets/disciplines involved in the project are included in the tendered fees and will not be reimbursed separately.)

C2.1.6.4 Forwarding charges

- (a) Only the charges in respect of the forwarding of parcels by courier or air freight on special request by the Employer will be refunded, provided that such charges will not be refunded if the request had been made as a result of a delay caused by the Service Provider.
- (b) The cost of postage, facsimile transmissions, telephone calls, e-mails, etc, is deemed to be included in the value based fees and time based fees paid.

C2.1.7 Travelling and subsistence arrangements and tariffs of charges

Notwithstanding the ruling in C2.1.2.4 above (regarding disbursements and travelling expenses which will not be paid separately), when the Service Provider is requested in writing by or obtained prior approval in writing from the Employer to attend specific meetings at any of the Employer's offices or any extraordinary meetings on site or elsewhere, he will be remunerated according to the provisions under C2.1.7.1 to C2.1.7.5 herein.

C2.1.7.1 General

The most economical mode of transport is to be used taking into account the cost of transport, subsistence and time. Accounts not rendered in accordance herewith may be reduced to an amount determined by the Employer.

As the tariffs referred to hereunder are adjusted from time to time, accounts must be calculated at the tariff applicable at the time of the expenditure.

Where journeys and resultant costs are in the Employer's opinion related to a Service Provider's malperformance or failure, in terms of this Contract, to properly document or co-ordinate the work or to manage the Contract, no claims for such costs will be considered.

C2.1.7.2 Travelling time

Fees for travelling time are as set out in Table 8 in the "Rates for Reimbursable Expenses".

Fees are payable for travelling time at the tariff, as set less 2 hours of each journey on time charges for work done under a value based fee. Travelling time will be fully reimbursed.

C2.1.7.3 Travelling costs

Fees for travelling costs are as set out in Table 3 in the "Rates for Reimbursable Expenses".

Travelling costs will be refunded for the full distance covered per return trip measured from the office of the Service Provider appointed.

Compensation for the use of private motor transport will be in accordance with the Government tariff for the relevant engine swept volume, up to a maximum of 2100 cubic centimetres, prescribed from time to time and as set out in Table 3 in the "Rates for Reimbursable Expenses".

C2.1.7.4 **Hired vehicles**

In cases where use is made of hired vehicles, the most economical sized vehicle available is to be used but compensation shall nevertheless be restricted to the cost of a hired car not exceeding a capacity of 1600 cc. Where use of a special vehicle is essential (e.g. four track or minibus to accommodate more people), prior approval in writing must be obtained from the departmental project manager.

C2.1.7.5 **Subsistence allowance**

The subsistence allowances are as set out in Tables 4 and 5 in the "Rates for Reimbursable Expenses".

Only actual costs are payable in respect of absence from office of less than 24 hours.

Should the daily tariff as set out in Table 4 be inadequate, substantiated actual costs plus a special daily allowance as shown in Table 5 for incidental expenses, may be claimed. It must be noted that claims may only be according to Table 4 or Table 5. Accommodation should be limited to the equivalent of a three star hotel and no alcoholic beverages or entertainment costs may be claimed for.

C2.2 **Activity Schedule**

C2.2.1 **Activities**

C2.2.1.1 The services as defined in the Scope of Services are required. The activity schedule below lists the normal services as defined in the Government Gazetted as well as additional services as defined in the Scope of Services, of this document.

C2.2.1.2 The estimated normal fees have been calculated using the Government Gazetted Tariffs - by applying the applicable fee scale given for a building project, to determine the basic fee and by multiplying the basic fee by the applicable multiplication factor given respectively.

No allowance has been made in the estimated normal fees for the additional services that have been specified to be included in the normal fees. The tenderer shall make provision for the cost of the additional services that are to be included under normal services by adjusting the percentage tendered.

C2.2.1.3 The services are to be provided in stages and the proportioning of the fee for normal services over the various stages shall be as set out in the Government Gazetted Tariffs

C2.2.1.4 The tenderer must make provision for all activities necessary for the execution of the service as set out in the Scope of Services.

APPENDIX D1

EVALUATION SCHEDULE: EXPERIENCE ON SIMILAR PROJECTS REFERENCES – PUBLIC INSTITUTION STAFF ACCOMMODATION PROJECTS

The Bidder shall provide details of his performance on each of the previous successfully completed projects. "Client Department Reference Scorecards" will be completed by each of the respective Clients for the projects submitted to claim points for previous relevant experience of bidder.

REPORT ON BIDDER'S COMPETENCE & PERFORMANCE ON A SIMILAR PROJECT FOR BID RECOMMENDATION PURPOSES

The following are to be completed by the Public Institution Clients or their representatives/agent and to be signed, dated and stamped.

PROJECT

NAME/DESCRIPTION.....
.....

Public Institution Staff Accommodation Type: e.g. (Nurses Quarters, Doctors Accommodation, Army Barracks staff accommodation, Teachers accommodation, Student housing etc):
.....
.....

Client Department:
.....
.....

Total Project Value:

Project Duration:

RATE SERVICE PROVIDER ON THEIR OVERALL PERFORMANCE DESCRIPTION SCORE TICK

DESCRIPTION	SCORE	TICK	APPROPRIATE SCORING
Very Good	5		
Good	4		
Satisfactory	3		
Poor	2		
Not Acceptable	1		

Any other remarks considered necessary to assist in evaluation of the Service Provider?
.....
.....

Client Department's contact

person:.....

Telephone:

Email

Address:.....

I hereby declare that to the best of my knowledge, information completed above is true and correct and I understand that I will be held responsible for any misrepresentation.

Client's Representative Signature: **Date:**

STAMP

APPENDIX D2

EVALUATION SCHEDULE: EXPERIENCE ON SIMILAR PROJECTS REFERENCES – ANY OTHER EXPERIENCE OTHER THAN PUBLIC INSTITUTION STAFF ACCOMODATION PROJECTS

The Bidder shall provide details of his performance on each of the previous successfully completed projects. "Client Reference Scorecards" will be completed by each of the respective Clients for the projects submitted to claim points for previous relevant experience of bidder.

REPORT ON BIDDER'S COMPETENCE & PERFORMANCE ON A SIMILAR PROJECT FOR BID RECOMMENDATION PURPOSES

The following are to be completed by the other Clients or their representatives/agent and to be signed, dated and stamped.

PROJECT

NAME/DESCRIPTION.....

Client Facility Type: e.g. (Multi-storey Office Block, Multi-storey residential block, Private mixed-use apartments, Hospitality/B&B/Gueshouses etc):

Client:.....

Total Project Value:

Project Duration:

RATE SERVICE PROVIDER ON THEIR OVERALL PERFORMANCE DESCRIPTION SCORE TICK

DESCRIPTION	SCORE	TICK	APPROPRIATE SCORING
Very Good	5		
Good	4		
Satisfactory	3		
Poor	2		
Not Acceptable	1		

Any other remarks considered necessary to assist in evaluation of the Service Provider?

Client Department's contact

person:.....

Telephone:

Email

Address:.....

I hereby declare that to the best of my knowledge, information completed above is true and correct and I understand that I will be held responsible for any misrepresentation.

Client's Representative Signature: **Date:**

STAMP

ANNEXURES

ANNEXURE 01

65A/CP/PLAN GUIDELINE FOR PROFESSIONAL FEES

TABLE C1

RECOMMENDED GUIDELINES CALCULATION OF PROFESSIONAL FEE FOR LAND DEVELOPMENT APPLICATION TO AMEND THE PROVISIONS OF A TOWN PLANNING/LAND USE SCHEME ■ (The rezoning of one or more properties and related matters)

		BASIC FEES PER CHARGE OUT RATE					ADDITIONAL CHARGES PER CHARGE OUT RATE					EXPLANATORY NOTES	
		CATEGORY A1 HOURS @ PRINCIPAL TARIFF	CATEGORY A2 HOURS @ PROFESSIONAL STAFF TARIFF	CATEGORY B HOURS @ SALARIED TECHNICAL STAFF TARIFF	CATEGORY C HOURS @ OTHER STAFF TARIFF	TOTAL FEES (EXCLUDING DISCOUNT & VAT)	CATEGORY A1 HOURS @ PRINCIPAL TARIFF	CATEGORY A2 HOURS @ PROFESSIONAL STAFF TARIFF	CATEGORY B HOURS @ SALARIED TECHNICAL STAFF TARIFF	CATEGORY C HOURS @ GENERAL STAFF TARIFF	TOTAL ADDITIONAL CHARGES (EXCLUDING Discounts and VAT)		
STEPS IN THE SPATIAL PLANNING PROCESS													
PHASE 1: INCEPTION													
1	Briefing session with client: Taking instructions					10 x 01							
2	Registration of project, site visit and land use survey												
3	Brief staff and liaise with other consultants (traffic, services, conveyancing, geotechnical, etc.) and arrange for supporting reports per discipline												
PHASE 2: SUBMISSION TO AUTHORITIES													
4	Collection and evaluation of documents (title deeds, SO Diagrams, zoning certificates, policy guidelines, etc.)					20 x 01							
5	Collation of application documents and preparation maps/plans to accompany application												
6	Meet/liaise with client and professional team to verify application details before submission to authorities												
7	Preparation, verification and submission of notices (Gazette/Newsletters, etc.)												
8	Finalisation of application memorandum and land use zoning documents												
9	Copying/collation of application bundles ready for submission												
10	Submission of application bundles and procuring authorization to give notice to interested/affected parties												
PHASE 3: PUBLIC PARTICIPATION													
11	Monitor mandatory notice period, receipt and evaluation of objections/representations					8 x 01							
12	Meeting/liaison with client and professional team (where appropriate) to take instructions on responding to objection/representations												
13	Prepare written response report and submit to authority												
PHASE 4: PROCURING DECISION													
14	Engage with Municipal Departments to procure technical comments/recommendations					8 x 01							
15	Engage with other authorities/service providers to procure technical comments/recommendations/authorizations												
16	Receipt, perusal of and report to client re: departmental comments, bulk engineering calculations												
17	Meet/liaise with client and project team (where relevant) to agree on responses to technical comments/ recommendations of municipal divisions/other authorities/ service providers												
18	Obtain and forward letter of approval to client and project team and prepare report on post approval formalities												
PHASE 5: PROMULGATION													
19	Prepare amendment scheme documents/maps/measures for gazettement/promulgation and submit to authority					2 x 01							
20	Arrange/facilitate publication of promulgation notice (Gazette)												
21	Deliver approval notice to client and project team members where applicable and												

		BASIC FEES PER CHARGE OUT RATE					ADDITIONAL CHARGES PER CHARGE OUT RATE					EXPLANATORY NOTES
		④	①	②	③	⑤	⑥	⑦	⑧	⑨		
STEPS IN THE SPATIAL PLANNING PROCESS		CATEGORY A1 HOURS @ PRINCIPAL TARIFF	CATEGORY A2 HOURS @ PROFESSIONAL STAFF TARIFF	CATEGORY B HOURS @ SALARIED TECHNICAL STAFF TARIFF	CATEGORY C HOURS @ OTHER STAFF TARIFF	TOTAL FEES (EXCLUDING DISBURSEMENT & VAT)	CATEGORY A1 HOURS @ PRINCIPAL TARIFF	CATEGORY A2 HOURS @ PROFESSIONAL STAFF TARIFF	CATEGORY B HOURS @ SALARIED TECHNICAL STAFF TARIFF	CATEGORY C HOURS @ GENERAL STAFF TARIFF	TOTAL CHARGES (EXCLUDING Disbursements/ VAT)	EXPLANATORY NOTES
	prepare close out report (dealing with any unresolved matters (i.e. services contributions))											
	TOTALS					48 x CU						

ANNEXURE 02

63ACTPLAN GUIDELINE FOR PROFESSIONAL FEES

TABLE K1

RECOMMENDED GUIDELINE ■ CALCULATION OF PROFESSIONAL FEES FOR LAND DEVELOPMENT APPLICATION TO MOTIVATE AN AMENDMENT/DEPARTURE FROM THE PROVISIONS OF AN ADOPTED SDF/ADOPTED POLICY OF MUNICIPALITY IN SUPPORT OF LAND DEVELOPMENT APPLICATION ■

		BASIC FEES PER CHARGE OUT RATE					ADDITIONAL CHARGES PER CHARGE OUT RATE					EXPLANATORY NOTES
		CATEGORY A1 HOURS @ PRINCIPAL TARIFF	CATEGORY A2 HOURS @ PROFESSIONAL TARIFF	CATEGORY B HOURS @ SALARIED TECHNICAL TARIFF	CATEGORY C HOURS @ OTHER STAFF TARIFF	TOTAL FEES EXCLUDING DISBURSEMENT @ VAT	CATEGORY A1 HOURS @ PRINCIPAL TARIFF	CATEGORY A2 HOURS @ PROFESSIONAL TARIFF	CATEGORY B HOURS @ TECHNICAL TARIFF	CATEGORY C HOURS @ GENERAL STAFF TARIFF	TOTAL ADDITIONAL CHARGES EXCLUDING DISBURSEMENT @ VAT	
STEPS IN THE SPATIAL PLANNING PROCESS												
	PHASE 1: INCEPTION											
1	Taking instructions from client/inception											
	■ Arrangements to procure client mandate (power of attorney)											
	■ Procuring and perusing adopted policy documents											
	■ Study SDF and apply guidelines to subject property											
	■ Investigate precedents of departures in area of subject property											
2	Meetings/Consultation with client and project team											
	■ Meet with client and Project team (where relevant) to discuss possible departure from policy guidelines											
	■ Procure instructions from client to proceed											
	PHASE 2: PREPARATION OF APPLICATION BUNDLE AND SUBMISSION TO AUTHORITY											
3	Prepare Land Development Application Bundle						8 x ou					
	■ Mandatory application forms (where relevant)											
	■ Motivating Report											
	■ Accompanying maps/annexures											
4	Submission and circulation for comment											
	■ Comment application bundle as per authority requirements											
	■ Submit to authority and pay application fees											
	■ Circulate application bundle to municipal divisions/service providers for comment											
	PHASE 3: PROCURE AUTHORITY COMMENTS						8 x ou					
5	Monitor comment period											
	■ Receive and report on written comments from municipal divisions/service providers											
	■ Meet with client/project team to agree on response											
	■ Prepare written response and submit to authority											
6	Monitor municipal report for decision											
	■ Liaise with municipal officials to ensure report finalisation											
	■ Report to client on status of application											
	PHASE 4: PROCURE AUTHORITY DECISION						8 x ou					
7	Procure Authority Decision											
	■ Upload written decision and report to client											
	■ Prepare recommendation report with regard to post decision											

	BASIC FEES PER CHARGE OUT RATE					ADDITIONAL CHARGES PER CHARGE OUT RATE					EXPLANATORY NOTES
	⑤	⑥	⑦	⑧	⑨	⑩	⑪	⑫	⑬	⑭	
	CATEGORY A1 HOURS @ PRINCIPAL TARIFF	CATEGORY A2 HOURS @ PROFESSIONAL TARIFF	CATEGORY B HOURS @ SALARIED TECHNICAL TARIFF	CATEGORY C HOURS @ OTHER STAFF TARIFF	TOTAL FEES EXCLUDING DISBURSEMENT & VAT	CATEGORY A1 HOURS @ PRINCIPAL TARIFF	CATEGORY A2 HOURS @ PROFESSIONAL STAFF TARIFF	CATEGORY B HOURS @ SALARIED TECHNICAL STAFF TARIFF	CATEGORY C HOURS @ GENERAL STAFF TARIFF	TOTAL ADDITIONAL CHARGES (Excluding Disbursements/ VAT)	
STEPS IN THE SPATIAL PLANNING PROCESS											
formalities											
TOTALS					32 Cost Units						

ANNEXURE 03

PROJECT BRIEF AND BRIEF ADDENDUM




PROJECT BRIEF

GJGM REGIONAL HOSPITAL: CONSTRUCTION OF A NEW ACCOMMODATION FOR INTERN DOCTORS


Drafted by: TOKOZANI MADIKANE
Project Leader

Signed: 
Date: 18-03-2020

Recommended by: Ms M. DE GOEDE
Director: Infrastructure Planning

Signed: 
Date: 29.06.2020

Approved by: MR B G GCABA
Chief Director: Infrastructure
Development

Signed: 
Date: 2/7/2020

Document Control

Revision Number	Date	Initials
03	18/03/2020	T. M.

Contents

1. Acronyms	4
2. Project Details.....	5
2.1. The Facility	5
2.2. Location	5
2.3. The Project details.....	5
2.4. Oversight Team	5
2.5. Project Background	6
2.5.1. A Short History	6
2.5.2. Situation today	6
2.5.3. Current Services offered at GJGM Regional Hospital.....	7
2.6. The Site:	7
3. Strategic Background	12
3.1. Strategic Impact or Objective	12
3.2. Project Outcome.....	13
3.3. Project Output.....	13
3.4. Project Actions.....	13
3.5. Project Input	14
3.5.1. Project Team	14
3.6. Statutory Requirements.....	16
3.6.1. Legislation.....	16
3.7. Situational Analysis	18
3.8. Scope of the Project.....	19
3.8.1. Brief overview of the Project Scope	19
4. Technical Brief.....	21
4.1. Detail Scope of Work.....	21
4.1.1. External Circulation to site.....	21
4.1.2. Entrance Design	21
The units are positioned will have entrance/exit on both ends. These will also serve as fire escapes. These entrances must be access controlled.....	
4.1.3. Security and Access control	21
4.1.4. Orientation and Rational Planning Principles	21
4.1.5. Building and Engineering Services.....	22
4.1.6. Green Building Initiatives.....	22
4.1.7. Accommodation schedule	23
4.1.8. Space requirements	24
4.1.9. KZN-DOH Area requirement and related costing guidance	24
4.1.10. Standard specifications for the use of materials in the building	24

4.1.11.	Branding/aesthetic design preferences and requirements.....	25
4.2.	Comparative Examples	25
5.	Project / Programme Management and Cost control	27
5.1.	Project Management	27
5.1.1.	IDMS guidelines	27
5.1.2.	Project Management Plan / Resource Management	27
5.1.3.	Project Risk Plan	28
5.1.4.	Occupational Health and Safety Baseline plan	28
5.2.	Communication Plan	29
5.3.	Project Milestones	30
5.4.	Project Cost Breakdown	30
5.4.1.	Construction estimated cost	30
5.4.2.	Operations estimated cost or additional cost	31
5.4.3.	Current financial year cash flow	31
5.4.4.	Project duration cash flow	31
6.	Procurement	32
6.1.	Procurement Strategy.....	32
6.1.1.	FIDPM Procurement gates.....	32
6.1.2.	Formulation Process.....	32
6.1.3.	Primary and Secondary Objectives	35
6.1.4.	Delivery Management Strategy	36
6.1.5.	Additional Procurement Gates	36
7.	Expanded Public Works Programme and Community Participation Goal	39
7.1.1.	Employment Requirements	39
7.1.2.	Definition of the local area	39
7.1.3.	Appointment of the Project Steering Committee	39
7.1.4.	Appointment of the Project Liaison Officer (PLO)	40
7.1.5.	Branding Requirements (PPE and Site branding).....	40
7.1.6.	Determination of the Labour Rate	40
8.	Commissioning.....	41
9.	Organisational Development.....	43
10.	External Appointments	43
10.1.	Appointment of External Implementing Agent – KwaZulu-Natal: DoP Works.....	43
10.2.	Appointment of External Service Providers.....	43
10.3.	Appointment of Contractors or Suppliers	44
10.4.	Roles and Responsibilities of the Department of Health.....	44
11.	Contact Numbers.....	45
12.	Signatures	46

1. Acronyms

AMAFA	Amafa Heritage AkwaZulu Natali
AIDS	Acquired Immune Deficiency Syndrome
BEC	KwaZulu-Natal Department of Public Works: Bid Evaluation Committee
BSC	KwaZulu-Natal Department of Public Works: Bid Specification Committee
BAC	KwaZulu-Natal Department of Public Works: Bid Award Committee
CIDB	Construction Industry Development Board
CPG	Contract Participation Goal
DHIS	District Health Information Software
EPWP	Expanded Public Works Program
FIDPM	Framework for Delivery and Procurement Management
HTS	Health Technological Services
IDM	Infrastructure Delivery Management
IPC	Infection Prevention Control
IUSS	Infrastructure Unit Support Systems
KZN	KwaZulu-Natal
KZN-DOH	KwaZulu-Natal Department of Health
KZN-DOPW	KwaZulu-Natal Department of Public Works
LTP	Long Term Plan
MEC	Member of the Executive
NDOH	National Department of Health
NDP	National Development Plan
NHI	National Health Insurance
OSS	Operation Sukuma Sakhe
PGDP	Provincial Growth and Development Plan
PHC	Primary Health Care
PLO	Project Liaison Officer
PPE	Personal Protective Equipment
PSP	Professional Service Providers
SA	South Africa
StatsSA	Statistics South Africa
TB	Tuberculosis

2. Project Details

2.1. The Facility

- Facility Name : General Justice Gizenga Mpanza Regional Hospital
- Facility Number : F002303
- Facility Type : Hospital - Regional
- Facility Owner : Government - Provincial
 - Portion : -
 - Deeds Description : ERF 60 Stanger
 - Title Deed Number : T4831/1951

2.2. Location

- Province : KwaZulu-Natal
- District Municipality : ILembe (DC29)
- Local Municipality : KwaDukuza (KZN292)
- Ward : 19
- Cadastral description:
 - Latitude : 31. 28516
 - Longitude : -29.33279
- Street address (or directions) : Corner of King Shaka and Patterson Street,
- Postal address : P/Bag X10609 Stanger 4450
- Telephone number : 032 437 6000

2.3. The Project details

- Project Name : General Justice Gizenga Mpanza Regional Hospital Construction of a New Accommodation for Intern Doctors
- KZN-DOH Project Number : GJGM0012
- Project Code : 31010612
- Project Details / Scope : Construction of a new Accommodation for intern doctors
- Project Type : Infrastructure Development - Projects
- Budget Programme Number : Programme 8
- Budget Programme Name : Health Facilities Management
- Sub-programme : Sub-Programme 8.4: Regional Hospital Services
- Infrastructure Programme Name : Not part of a Programme
- Nature of Investment : New Asset
- Nature of Investment Sub- status : New Building

2.4. Oversight Team

- Provincial Champion : Mr B G Gcaba (Chief Director Infrastructure Development)
- Provincial Power User : Ms M De Goede (Director: Infrastructure Planning)
- Project Sponsor : Dr T T Moji
- Project Control Group :
 - Corporate Services : Mr B Shezi: DDG: Corporate Management Services
 - ILembe District : Ms T. Mphalala

- o GJGM Regional Hospital Management: Dr N.Vabaza

- Project Approver : Mr B G Gcaba
- Project Verifier : Ms Z Thwala
- GJGM Regional Hospital Management:
 - Dr N.Vabaza CEO
 - Dr G. Lopez Medical Manager
 - Mr S.S. Goba Systems Manager
 - Mrs EM Shabane Deputy Nurse Manager Nursing Manager
 - Mr S. Govender Deputy Director HR Manager
 - Mr J.B. Naidoo Deputy Director Finance Manager

2.5. Project Background

2.5.1. A Short History

General Justice Gizenga Mpanza Regional Hospital is a 500-bedded Regional and District Hospital. The hospital is located in Kwa-Dukuza within the ILembe Health District. The Hospital serves an estimated population of 600 000 from the ILembe District.

General Justice Gizenga Mpanza Regional Hospital achieved 100% COHSASA (The Council for Health Service Accreditation of Southern Africa) accreditation in 2003. The hospital was awarded the baby friendly status in 2016 and maintenance of the baby friendly status in 2011.

2.5.2. Situation today

Stanger Hospital was renamed in April 2019 to General Justice Gizenga Mpanza Regional Hospital in the spirit of honouring the memory of a struggle stalwart from Groutville.

The hospital receives referrals as follows:

- Receive referrals from three district hospitals (Montebello, Maphumulo, Untunjambili),
- Referrals from private GPs and hospitals
- Important number of self-referrals from Tongaat area (EThekweni)
- Referral protocols booklet developed with inputs from Allied and Clinical disciplines, distributed to all stake holders

There are training programs provided by the hospital:

- Internship program
- Registrar (post Graduate training in some disciplines)
- Decentralized site UKZN (current status, plans)
- In-service Training
- Nurse trainingplacement of DUT students
- Resource Centre with internet access and e-Learning platforms

Intern numbers from 2016 until current to reflect increasing number trend

2016 = Total Number 28 (HPCSA accredited 48)

2017 = Total number 31 (HPCSA increased to 54 accredited posts)

2018 = Total number 33 (HPCSA accredited 54)

2019 = Total number 50 (HPCSA accredited 76)

2020= expect to have 75 Interns

2021 = expect a total of 76 Interns

Currently the interns are housed in rented apartments.

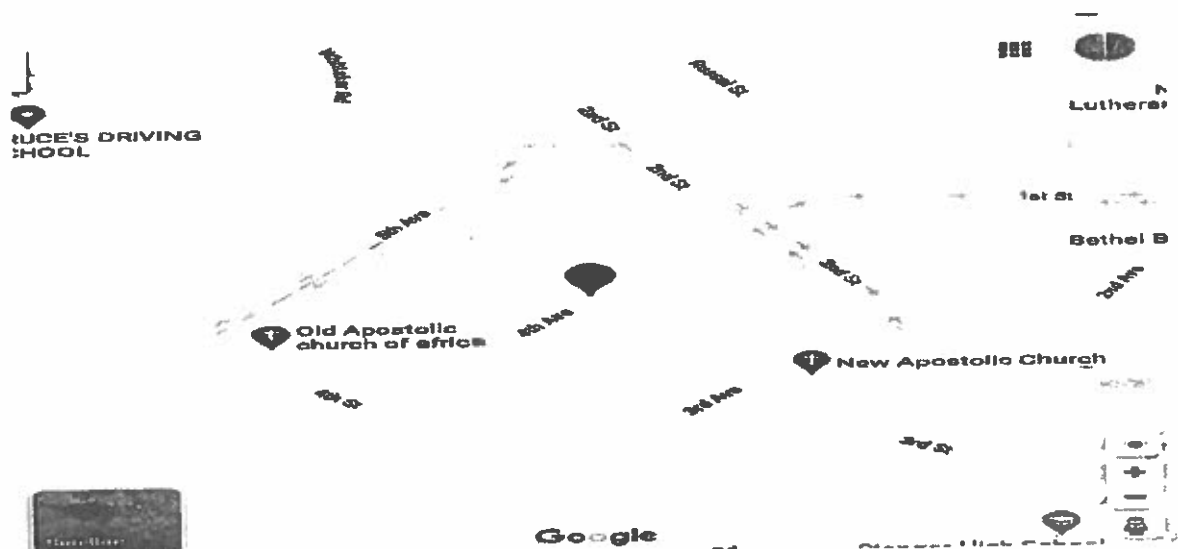
2.5.3. Current Services offered at GJGM Regional Hospital

- Accident and emergency care
- CT Scan
- Diagnostic imaging
- ECG services
- Haematocrit
- Medical, surgical and paediatric inpatient care
- Obstetrics and gynaecology
- Psychiatric Department
- Thutuzela care centre (crisis centre)
- Urology
- Ante-natal clinic
- Arv clinic
- Breast care clinic
- Dermatology clinic
- Diabetic clinic
- Dental clinic
- Echocardiography
- Endocrine clinic
- ENT clinic
- General medical & surgical outpatients
- Occupational therapy
- Operating theatre
- Ophthalmology clinic
- Orthopaedic outpatient clinic
- Paediatric asthma/cardiac & neurology clinic
- Physiotherapy
- PMTCT
- Psychology
- Social Worker
- Specialist medical clinic
- Speech and hearing & audiology services

2.6. The Site:

This project is the provisioning of new accommodation for intern Doctors at GJGM Regional Hospital.

2.6.1.1. Strategic location of site:



SOURCE: Google Maps

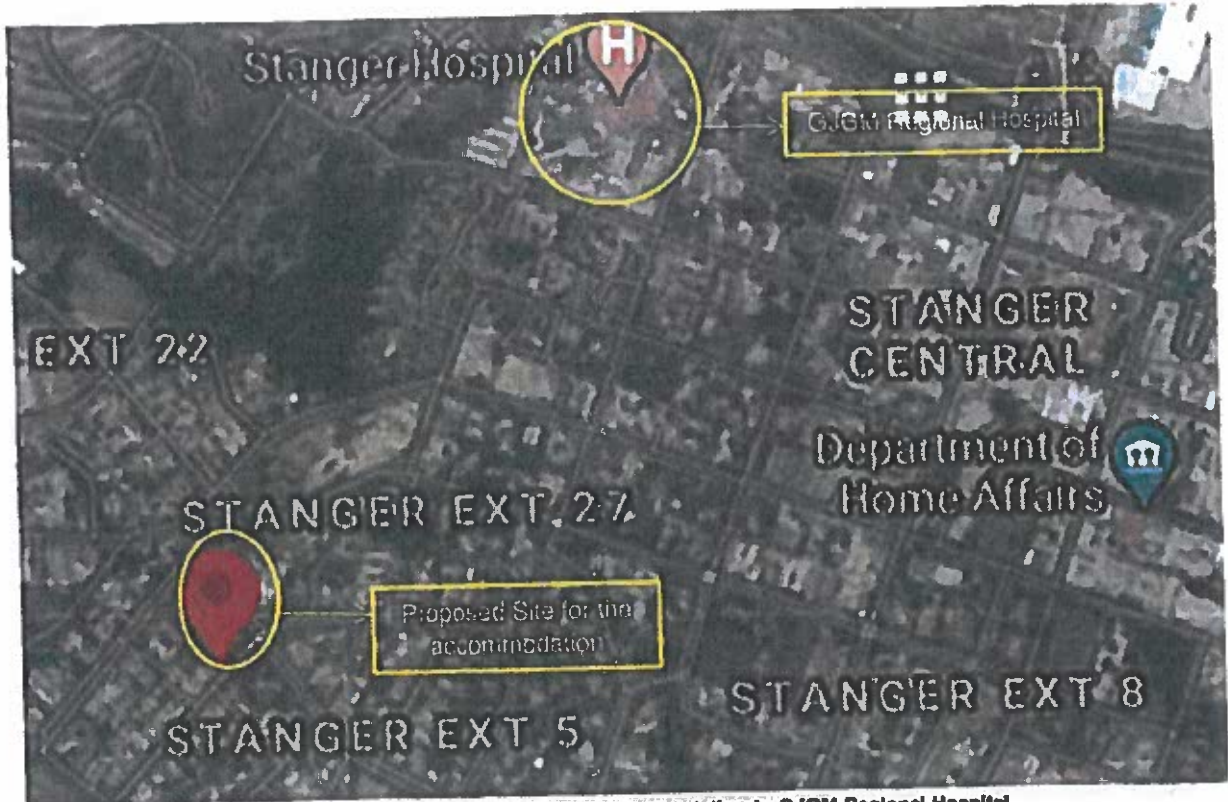


Photo 2: Aerial view showing the proximity of the Site of the accommodation to GJGM Regional Hospital

SOURCE: Google Maps

- **Restrictions:**
There are no known restrictions



Figure 1: Property Boundaries
SOURCE Google Maps

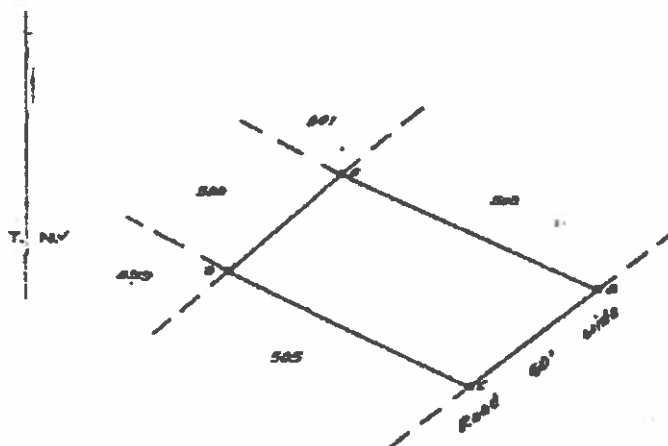
Office Copy

General Plan No. 113 X 14	
SIDES	ANGLES
IN FEET	OF DIRECTION
AB 108.19	300.00.00
BC 116.70	53.30.10
CD 104.00	101.02.00
DA 111.01	201.01.00

S.G. No. 4255/53

Approved

 Surveyor General
 1 2 - 11 - 1953



BEACONS

A.B.C.D. — 3/4" pins in Concrete

SCALE 1 IN 1000

The Figure A.B.C.D.

represents 17,560 ✓ Square feet of Land being
 Lot 504 STANGER TOWNSHIP (Extension No. 5)
 situated in the Borough of Stanger, County of Victoria, Province of Natal
 Surveyed in June-July, 1952, by me,

S

This Diagram relates to
 No 14305/52.5
 Registrar of Deeds.
 151112 12.12.52

Original Diagram is C. O.
 No. 1430/52.
 relating to Cert. of Reg. Title
 No.



 Land Surveyor
 File No. 1176/52 36
 Survey Records 917/1952
 Compilation 33 x 13
 Degree Sheet 55FUS 16E
 Tracing
 General Plan

Figure 2: SG Diagram

- Land use definition
 Zoning – The site is zoned for RODE 5 (Residential Only Detached) which allows for 50% site coverage and with the height of up to 2 storeys however an application will be made for the rezoning of the site to ROHD3 (Residential Only High Density) which will allow for up to 3 storeys with 60% coverage.
- Heritage components
 No known issues affecting the site, however this must be verified with AMAFA
- Survey of the site
 A full cadastral survey of the site is required for this project.

- **Geo-technical Information**
A Geo-tech investigation will be required prior to planning commencing.
- **Traffic Impact study**
Traffic impact studies will be required
- **External circulation**
 - Access to the site: Access to the site will be through the main entrance in 4th Avenue Street
 - Access to Public transport: Access to public transport is via the Main entrance on 4th Street
 - Pedestrian routes: Pedestrian access to the site will be from the main entrance and security check point then via existing roads and walkways
 - Roads: Existing roads front of the site
 - Walkways: No Walkways required.
 - Parking: New parking will be provided
- **Climatic conditions**

Stanger normally receives about 866mm of rain per year, with most rainfall occurring mainly during summer. It receives the lowest rainfall (16mm) in July and the highest (121mm) in January. The monthly distribution of average daily maximum temperatures shows that the average midday temperatures for Stanger range from 22.4°C in July to 27.7°C in February. The region is the coldest during July when the mercury drops to 9.8°C on average during the night

SOURCE: http://www.saexplorer.co.za/south-africa/climate/stanger_climate.asp

 - Any Severe events of concern: Stanger has recently experience some severe storms
- **Aviation**
Not needed for this site
- **Seismic activity**
The last recorded earthquake closer to Stanger was in Braemar South West of Durban on 31 October 2019 with 4.3 magnitudes.
- **Radio towers**
No towers affecting the site
- **Site orientation**
The site is facing north
- **Security and access control**

This will be a stand-alone unit requiring Independent security including fencing, controlled entrance, CCTV and perimeter and site lighting.
- **Flood plain risks**
The flood risk is not high; however the storm water management is required

- Existing infrastructure
There is no existing infrastructure, the site is vacant
- Bulk services (Services required is discussed in detail later in the document):
 - Sewerage: New system to be provided
 - Water: Available but additional harvesting and storage will be required
 - Electricity: To be provided
 - Storm water: New system to be provided

3. Strategic Background

3.1. Strategic Impact or Objective

Source: 20 Years of community service in South Africa: what have we learnt? By Steve Reid¹

"The recruitment and retention of health professionals in rural and underserved areas is a global challenge that no country has managed to solve satisfactorily. In 2010, the World Health Organization (WHO) developed a comprehensive set of guidelines based on the best available evidence for the recruitment and retention of healthcare professionals in rural and remote areas. The guidelines focus on four core categories, namely educational interventions, regulatory interventions, financial incentives, and professional and personal support. One of the regulatory interventions within this offering is compulsory service, which places this strategy within a broader set of options for increasing the supply of health professionals in areas that are difficult to staff.

The Health Professions Amendment Act No. 56 was signed into law by President Nelson Mandela in 1998, beginning a system of mandatory community service in the public health sector for all health professionals in South Africa. The first cohort of doctors began their year-long service in July 1998, followed by a much larger cohort in January 1999. All other categories of health professionals followed in successive years, with the largest cohort of professional nurses joining in 2005.

Compulsory CS is an effective strategy for recruiting health professionals to rural and underserved areas, but it is ineffective in retaining them in the absence of complementary longer-term human resource interventions."

The KwaZulu-Natal Department of Health participate in the Community Service year programme. As such there is an annual need to house a number of community services medical professionals. This number can vary from year to year. *"The allocation process allows CS applicants to nominate their choice of sites from a prescribed list of approved health facilities drawn up by the provincial Departments of Health, the South African National Defence Force, and the Department of Correctional Services. These posts are identified according to the availability of funding, rather than actual relative need in terms of objective indicators such as vacancy rates for each category of staff in each province or district. Applicants are requested to select five options of their choice from the list, and these preferences are then submitted directly to the NDoH, which allocates applicants to different sites according to certain criteria. Provincial bursary-holders who have a service obligation to their provinces of origin, are given first priority for placement. Other social factors such as family responsibility are then taken into account on an individual basis. Around 50% of CS officers in each professional group were allocated to rural hospitals. This could be regarded as successful in terms of the objective of improved provision of health services, since about half of the South African population was located in rural areas in 1998."*

Projects are generally created by the Identification of a Strategic need and in diagrammatic form it is explained as follows:

¹ Primary Health Care Directorate, Faculty of Health Sciences, University of Cape Town



3.2. Project Outcome

The rural position of GJGM Regional Hospital make it very difficult to attain staff and it is necessary to provide a safe and pleasing environment in which staff and especially Community Service Staff can reside, rest and socialise. This in turn should result in better service delivery.

3.3. Project Output

The project aim to provide a maximum number of accommodations that can be achieved in the available space on site. The units will be to accommodate Intern Doctors and it must address:

- A design that is appropriate for the function intended to be carried out within the spaces designed.
- An ergonomically safe and risk-free living environment
- Compliance with quality assurance principles
- Design close relationships with nature
- Design with environmental efficiency as a primary goal
- Design that is flexible and adaptable to change

The project must also address access control, security, fencing and lighting for the accommodation.

Due to the ongoing drought, focus must be placed on water saving, harvesting and recovering systems. Green initiatives to be considered.

The project must include recreational and external areas.

3.4. Project Actions

The various tasks that must be carried out in order to deliver planned results can include;

- Stakeholder engagement with facility, the district and provincial programmes
- Stakeholder engagement with community at initiation stage and construction stage
- Project Planning
- Designs, specifications, etc.
- Documentation
- Tender process
- Construction
- Commissioning
- Training

3.5. Project Input

The resources that are needed in order to carry out the tasks, including staff, skills and materials can include the following:

3.5.1. Project Team

KZN Department of Health - Infrastructure Development

Table 1: KZN-DOH Infrastructure Team

Team Member	Skill level required
Project Leader	Project Management skill required
Architect	Level 10: Architect
Electrical Engineer	Level 10: Engineer
Mechanical Engineer	Level 10: Engineer
Civil/Structural Engineer	Level 10: Engineer
Quantity Surveyor	Level 10: Quantity Surveyor
Health and Safety Liaison	Level 10: Health and Safety Officer
Administrative support	Finance, Admin and PMIS skills required

KZN Department of Health – General

Table 2: KZN-DOH General Team

Team Member	Skill level required
Corporate Services Liaison	Must have knowledge of provincial and departmental policies re Housing/Accommodation Must have knowledge of provincial and departmental policies re Community Services
District Hospital Services Liaison	Must have knowledge of provincial and departmental policies re Community Services
IT Services Liaison	Must have knowledge of provincial and departmental policies re IT services
Security Services Liaison	Must have knowledge of national, provincial and departmental policies re security, level of security required
Infection Prevention Control (IPC) Liaison	Must have knowledge of national, provincial and departmental policies re IPC, materials and fittings for accommodation
Hospital Management Liaison	Must have decision-making delegations Must have knowledge of provincial and departmental policies re Housing/Accommodation Must have knowledge of Hospital Infrastructure and Maintenance plans
Ilembe Health District Liaison	Must have decision-making delegations Must have knowledge of provincial and departmental policies re Housing/Accommodation Must have knowledge of Hospital Infrastructure and Maintenance plans

Implementing Agent KwaZulu-Natal Department of Public Works

Table 3: Implementing Agent Team

Team Member	Skill level required
Project Leader	Project Management skill required. 5 years' experience in the Health planning environment
Architect	University degree, Professional registration and 3 years post registration experience in the health field
Quantity Surveyor	University degree, Professional registration and 3 years post registration experience
Administrative support	Finance, Admin and WIMS skills required

3.5.1.1. External Resources required

External Resources may only be procured if there is an insufficient in-house skill available within the Implementing Agent. Justification must be provided in terms of National treasury Instruction No 2 of 2017/2018 and specifically item 4.

Should external resource be required, it is recommended that the following be considered (as is required to augment any in-house capacity):

Table 4: External Team

Team Member	Skill level required
Principal Agent	University degree, Professional registration and 3 years post registration experience Project Management skill required. 5 years' experience in the Health planning environment
Architect	University degree, Professional registration and 3 years post registration experience in the health field
Town Planner	University degree, Professional registration and 3 years post registration experience
Electrical Engineer	University degree, Professional registration and 3 years post registration experience
Mechanical Engineer	University degree, Professional registration and 3 years post registration experience
Civil/Structural Engineer	University degree, Professional registration and 3 years post registration experience
Quantity Surveyor	University degree, Professional registration and 3 years post registration experience
Land Surveyor	5 Years' Experience in the Surveying Field
Geotechnical Engineer	University degree, Professional registration and 3 years post registration experience
Sustainable Specialist	5 Years' Experience in the Infrastructure environment
General building contractor	CIBD 8GB
Community Liaison Officer	Experience and knowledge of applicable legislations and policies Management capabilities is recommended

3.5.1.2. Additional resources required

Over and above the preceding, it is expected that the following resources will be required:

- Contracting Management staff
- Contracting Admin staff
- Contracting Supervisory staff
- Construction Artisans
- Construction workers
- Casual Labour
- Specialist sub-contractors
- Applicable construction materials
- Required construction equipment and machinery

3.6. Statutory Requirements

3.6.1. Legislation

- Legislation: Minimum applicable legislation (latest version) Include:
 - Architectural Profession Act, 2000 (Act No. 44 of 2000)
 - Broad-Based Black Economic Empowerment Act, 2003 (Act No. 53 of 2003)
 - Constitution of the Republic of South Africa, 1996 (Act No. 108 of 1996)
 - Construction Industry Development Board Act, 2000 (Act No. 38 of 2000)
 - Engineering Profession Act, 2000 (Act No. 46 of 2000)
 - Government Immovable Assets Management Act (Act No. 19 of 2007)
 - Landscape Architectural Profession Act, 2000 (Act No. 45 of 2000)
 - National Archives and Record Services of South Africa Act, 1996 (Act No. 43 of 1996)
 - Occupational Health and Safety Act, 1993 (Act No. 85 of 1993)
 - Preferential Procurement Policy Framework Act, 2000 (Act No. 5 of 2000)
 - Project and Construction Management Professions Act, 2000 (Act No. 48 of 2000)
 - Public Finance Management Act, 1999 (Act No. 1 of 1999)
 - Quantity Surveying Profession Act of 2000 (Act No. 49 of 2000)
 - South African Schools Act, 1996 (Act No. 84 of 1996)
 - National Health Act, Act No. 61, 2003
 - Division of Revenue Act, Act 10 of 2015
 - Spatial Planning and Land Use Management Act, Act 16 of 2013 and Regulations
 - Occupational Diseases in Mines and Works Act, 78 of 1973
 - Health Professions Act, Act 56 of 1974 (as amended)
 - National Policy for Health Act, Act 116 of 1990
 - Tobacco Products Control Amendment Act, Act 12 of 1999 (as amended)
 - Criminal Procedure Act, Act no 51 of 1977 (as amended)
 - Public Service Act of 1994
 - Employment Equity Act, Act No 55 of 1998 (as amended)
 - State Information Technology Act, Act no 88 of 1998
 - Skills Development Act, Act no 97 of 1998
 - Promotion of Access to Information Act, Act no 2 of 2000
 - Promotion Of Administrative Justice Act, Act No. 3 of 2000
 - Promotion of Equality and Prevention of Unfair Discrimination Act, Act No 4 of 2000
 - Council for the Build Environment Act, Act No 43 of 2000
 - Preferential Procurement Regulations, 2017
 - Other Sector Specific Acts of Parliament

- Policies:
 - KwaZulu-Natal Department of Health Employee Housing Policy
- Norms and Standards: Minimum applicable Norms and Standards
 - IUSS
- Other requirements:
 - Treasury Instructions Notes No. 4 of 2015/16 in terms of Public Finance Management Act (PFMA); and
 - Circular 77 for Model Supply Chain Management (SCM) policy for infrastructure procurement and delivery management.
- Statutory Permissions Required
 - Land:
 - Acquisition: Land Ownership to be confirmed and if necessary to be transfer
 - Leases: None required
 - Consolidations/Subdivisions: None required
 - Applications
 - Planning and Development Act: Requirement to be confirmed as this is a green field
 - Environmental Impact Assessment: Requirement to be confirmed as this is a green field
 - AMAFA approval: Requirement to be confirmed as this does not directly impact historical buildings
 - Municipal Approval: Required
 - Access to Provincial /National Roads: Requirement to be confirmed
 - Other: any other approvals to be confirmed by the Project Team

3.7. Situational Analysis

3.7.1.1. Overview of iLembe Health District



iLembe DC

Map 1: iLembe District

The iLembe District Municipality is a Category C municipality situated on the east coast of KwaZulu-Natal, bordering the Indian Ocean. It is the smallest of the province's district municipalities, making up a mere 3% of its geographical area.

iLembe consists of four local municipalities located between Durban and Richards Bay: Mandeni, KwaDukuza, Maphumulo and Ndwedwe. The seat of iLembe is KwaDukuza (previously Stanger). The town straddles the Tugela River, the traditional border between former Colonial Natal and the Kingdom of Zululand, the site of historical and cultural events.

The majority of the rural inland areas are tribal authority areas, characterised by subsistence farming. At the border of the district is the Unicity of Durban in the immediate south, which is linked by the coastal highway to Richards Bay in the north, giving it access to both harbours for trade purposes. It is also a leading place for the tourism industry because of its rich Zulu Kingdom heritage, as it was named in recognition of King Shaka.

Area: 3 269km²

Cities/Towns: Dolphin Coast/Ballito, Isithebe, KwaDukuza, Mandeni, Ndwedwe, Nkwazi/Zinkwazi Beach

Main Economic Sectors:

Agriculture

This sector is characterized by two main distinct types:

- Commercial agriculture, such as sugar cane farming along the coastal strip
- Subsistence agriculture in the rural hinterland and inland areas

Manufacturing

This sector is mainly characterized by the following types of industries:

- Primary sector comprises of heavy industries, such as sugar and paper mill production in the Isithebe Industrial Estate in Mandeni
- Secondary sector activities include light industries that are prevalent throughout the district and with a focus on the rural areas of the district.

Tourism

This sector has consistently grown in iLembe and offers a variety of tourism facilities that can be categorized as follows:

- Cultural and heritage tourism
- Beach tourism
- Nature-based tourism

Commerce & Services

This sector includes the following sub sectors and is found in all the main urban centers throughout the district with specific reference to the towns of KwaDukuza and Ballito:

Wholesale / retail trade

Transport / storage

Communication

Financial / Insurance

Real estate

Business / Community / social / personal

Services

Government services

SOURCE: <https://www.enterprisellembe.org.za/major-sectors/>

3.8. Scope of the Project

3.8.1. Brief overview of the Project Scope

- Application for rezoning of the site
- Construct a new accommodation with the maximum number of units that can be achieved.
- The room set up will be as per category A units (IUSS Nursing Nursing Education Institution Guide line) . The reference will be Rietvlei Hospital staff accommodation consisting of 1 bedroom and two bedroom flats Module
- Security Fence (with vehicle and Pedestrian gates) and security lighting
- Parking as per the number of units.
- Guard house

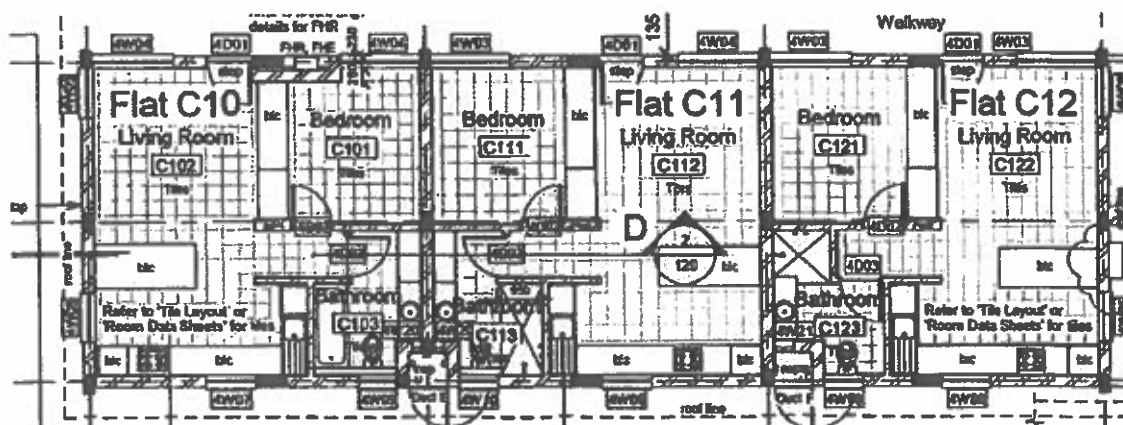


Figure 3: 1 Bedroom Flat Module

SOURCE: Rietvlei Hospital Staff Accommodation

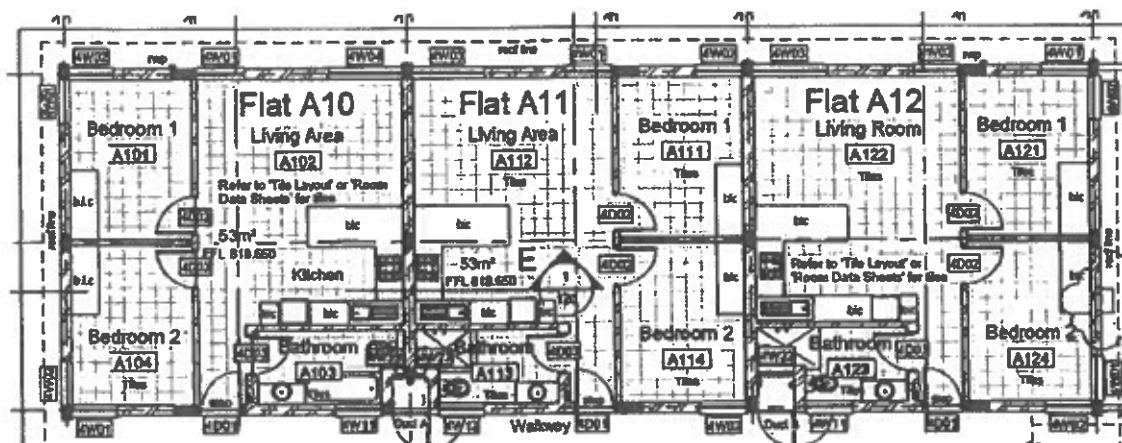


Figure 4: 2 Bedroom Flat Module

SOURCE: Rietvlei Hospital Staff Accommodation

Furthermore it is required that the following be addressed:

- Fencing for Accommodation section
- Access control
- Security
- Site and street lighting
- Roads and parking (relating to project)
- Landscaping
- Recreational areas
- Green initiatives
- Maintenance strategies

Rietvlei Hospital Accommodation As-built drawings can be made available.

4. Technical Brief

4.1. Detail Scope of Work

4.1.1. External Circulation to site

- **Entrances**
The entrance to the property is the gate on the 4th Avenue Street. Two gates will be provided at the main entrance one for pedestrians and one for vehicles. The property will be fence off with a suitable high security fence and have a secured access entrance
- **Vehicular and Pedestrian Access and Parking**

The scope of the project includes the driveway and parking for the residents. There will be no visitor's parking.

Pedestrian traffic mostly follows formal roads or makes use of informal routes. It is not envisaged that additional walkways would be required; however this must be determined on site.

4.1.2. Entrance Design

The units are positioned will have entrance/exit on both ends. These will also serve as fire escapes. These entrances must be access controlled.

It is however recommended that the accommodation site be re-fenced and that an access control gate be included.

4.1.3. Security and Access control

The accommodation property will require a security and access control with the following minimum controls:

- Security Fences, both perimeter and internal
- Guard house
- Access controlled Pedestrian gate
- Access controlled Vehicular gate
- Access control into Facility

The building/s and units must include security gates to all doors and all windows to have burglar bars. Fire evacuation to be planned according to SANS 10400.

4.1.4. Orientation and Rational Planning Principles

The maximum number of blocks and stories will be confirmed at concept when the rezoning has been approved and the proposed layout is provided.

The design of the project must:

- Respond to the local climate. Sunlight and natural ventilations should be provided as far as possible.
- Have Integrated external and Internal areas
- Be appropriate space norms and room design

- Be designed so that it is appropriate for the functions intended to be carried out within the planned spaces
- Be ergonomically safe and a risk-free work environment for rest and relaxation
- Comply with quality assurance principles
- Be designed that balance requirements for need and capital, and recurrent budget considerations
- Be designed close relationships with nature
- Be designed with enviro-friendly efficiency as primary goal
- Be designed that is flexible and adaptable to future change
- ensure that the functional and aesthetic requirements of furniture and fittings, fabric and finishes are met
- Use of latest technology and innovations to aid in the lifespan and maintenance of the project

4.1.5. Building and Engineering Services

- **Mechanical Services**
 - No mechanical services are envisaged
- **Electrical Services**
 - All electrical designs to ensure adherence to the following:
 - Make use of Energy Efficient Lighting
 - Make use time clocks and/or photocells on outdoor lights
 - Make use of motion sensors to switch lights in bathroom areas
 - Make use of task lighting & turn off overhead lights
 - All designs to make use of the most appropriate designs and ease of maintenance.
- **Civil Engineering**
 - Water is, due to the ongoing drought a major problem. A borehole on the site is should be provided. There is water storage on the hospital site. Both potable water and fire water systems are to be provided to the site.
 - It is recommended that green initiatives such as water harvesting, saving and recovery systems be investigated and considered.
 - Sewer is available on site, however capacity must be verified.
 - Storm water need to be designed bearing in mind water harvesting, saving and recovery systems
- **Other Bulk Services**
 - No IT systems is envisaged
 - Electronics - access control
 - Telecommunications systems are envisaged
 - Entertainment systems are to be investigated and consulted with the Hospital Management

4.1.6. Green Building Initiatives

Green initiatives must be considered and may include:

- Solar
- Water harvesting, saving and recovery systems
- Energy efficiency equipment and fittings
- Landscaping

4.1.7. Accommodation schedule

The following accommodation schedule is a guide and must be developed and verified by KZN-DOPW.

Table 5: Proposed accommodation schedule

Area	No	No of persons	Size	Total	Room/area allowance
			m²	m²	
1 Bedroom units	TBC	TBC	34	1190	
Bedroom	1	max 2	9	9	1 x double bed or 2 x single beds Bedside table/s Built in cupboard with hanging space and shelves
Bathroom	1		4	4	Toilet Shower Hand wash basin Cabinet and/or small cupboard
Kitchenette	1		9	9	Open plan Small stove Sink Small domestic fridge Microwave oven
Lounge	1		12	12	Open plan 4 seater lounge set Coffee table Desk and chair TV Cupboards
2 Bedroom units	TBC	max 72	40	160	
Bedroom	2	max 4	9	18	1 x double bed or 2 x single beds Bedside table/s Built in cupboard with hanging space and shelves
Bathroom	1		4	4	Toilet Shower Hand wash basin Cabinet and/or small cupboard
Kitchenette	1		12	12	Open plan Small stove Sink Small domestic fridge Microwave oven
Lounge	1		15	15	Open plan 6 seater lounge set Coffee table Desk and chair TV Cupboards
1 Bedroom unit (Disabled friendly)	1	max 2	45	45	

Area	No	No of persons	Size	Total	Room/area allowance
			m ²	m ²	
Bedroom	1	max 2	12	12	1 x double bed or 2 x single beds Bedside table/s Built in cupboard with hanging space and shelves
Bathroom	1		6	6	Toilet Shower Hand wash basin Cabinet and/or small cupboard
Kitchenette	1		12	12	Open plan Small stove Sink Small domestic fridge Microwave oven
Lounge	1		15	15	Open plan 4 seater lounge set Coffee table Desk and chair TV Cupboards
Communal Spaces			64	64	
Laundry	2		12	24	No to be finalised during planning Washing machines Sinks Ironing boards
Patio	2		20	40	
Service spaces			64	64	
Cleaner's room	2		6	12	Sink Hooks Cupboard Hand wash basin
Stores	2		6	12	
Waste Area	2		8	16	Refuse bins
Drying yard	2		12	24	

4.1.8. Space requirements

All spaces requirements are as per the accommodation schedule above and applicable reference documents.

4.1.9. KZN-DOH Area requirement and related costing guidance

Refer to IUSS Health Facility Guides Order of Magnitude calculator for new accommodation.

4.1.10. Standard specifications for the use of materials in the building

Refer to applicable reference documents.

4.1.11. Branding/aesthetic design preferences and requirements

Refer to the KZN Health Corporate Communications for provincial preferences.

4.2. Comparative Examples

- Accommodation

Rietvlei Hospital: Rietvlei staff accommodation

- This facility serves as a good example of what is to be achieved.

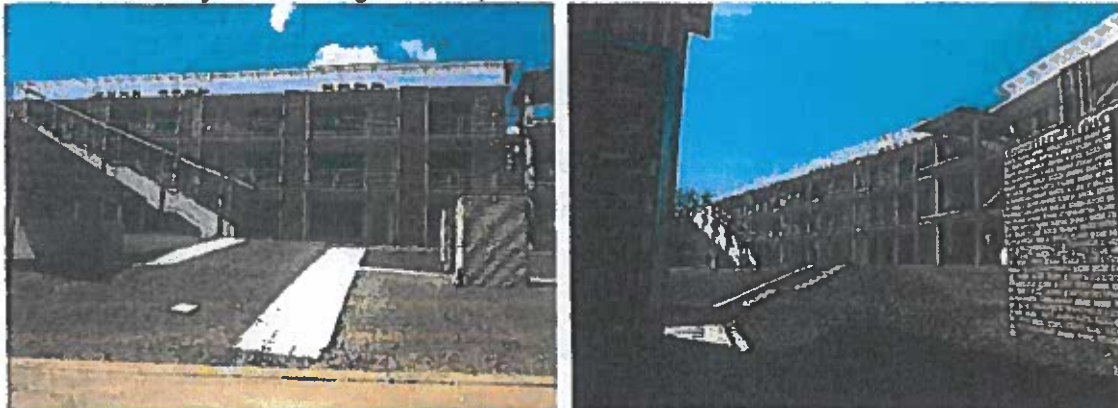


Photo 3 & 4: External views of Rietvlei Hospital Staff Accommodation (pre-occupation)

SOURCE: Michelle de Goede



Photo 5 & 6: External views of Rietvlei Hospital staff Accommodation – recreation area (post-occupation)

SOURCE: PMIS



Photo 7: External views of Rietvlief Hospital Staff Accommodation (post-occupation)
SOURCE: PMIS



Photo 8, 9 & 10: Internal views of Rietvlief Hospital Staff Accommodation (pre-occupation)
SOURCE: Michelle de Goede

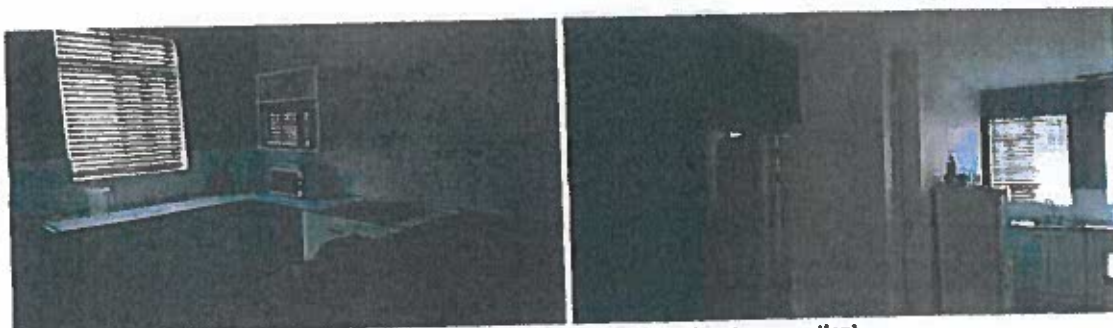


Photo 11 & 12: Internal views of Rietvlief Hospital Staff Accommodation (post-occupation)
SOURCE: PMIS

5. Project / Programme Management and Cost control

5.1. Project Management

5.1.1. IDMS guidelines

NO PROJECT CAN PROCEED UNTIL THE IDMS STAGE HAS BEEN SIGNED OFF BY THE APPROPRIATE COMMITTEE – Please refer to Departmental Infrastructure Standard Operating Procedures (SOPS)

The following FIDPM stages are applicable to this project;

Stage 1 PROJECT INITIATION / PREFEASIBILITY

Stage 1 A

- Deliverable Initiation report OR Prefeasibility study approved

Stage 1 B

- Deliverable Project brief approved

Stage 2 CONCEPT / FEASIBILITY

- Deliverable Concept and viability report, OR Feasibility report approved

Stage 3 DESIGN DEVELOPMENT

- Deliverable Design development report approved

Stage 4 DESIGN DOCUMENTATION

- Deliverable Design documents report approved

Stage 5 WORKS

- Deliverable Works completion report approved

Stage 6 HANDOVER

- Deliverable Handover / Record information report approved

Stage 7 CLOSE OUT

- Deliverable Close out report is accepted

5.1.2. Project Management Plan / Resource Management

The following Project Management plan is a guideline.

Table 6: Proposed Project Plan

ITEM	ELEMENTS
Needs Assessment/Analysis:	This project cannot be undertaken utilising only in-house skills due to insufficient capacity. It is recommended that an Implementing Agent, ie KwaZulu-Natal Department of Public Works, be appointed to manage the project. KZN-DOPW are requested to undertake a need analysis to determine if they have the necessary skills to undertake this project in-house or if it is envisaged that Professional Service Providers will be appointed.
Brief:	The Implementing Agent is required manage the implementation of the project (as per the current SLA) to successful completion within time, cost and to the required

ITEM	ELEMENTS
Consultancy Brief: (If applicable)	specification and to manage all project associated risks for minimum impact. The Consultant team:- Are to manage the project to successful completion within time, cost and to the required specification and to manage project associated risks for minimum impact. Must develop, design, document, manage and close the project May not proceed with any stage (IDMS) of the work until the KZN-DOH is satisfied with the stage of the project. Must clarify any uncertainties, discrepancies, etc to the satisfaction of KZN-DOH Is expected to deliver a well-designed, cost effective, low maintenance facility that will suit the needs of the x community and KZN-DOH Must adhere to the timeframes for the work to be completed as presented.
Evaluation and Engagement:	The project may not proceed to any stage until KZN-DOH is satisfied with the current stage (wherever that is) of the project; KZN-DOH will follow the IDMS principles for approval and evaluation

5.1.3. Project Risk Plan

Informed decision-making is critical to the success of any project. Crucial to this success is the identification of risks and how they will be managed. The following risks have been identified prior to the projects start. These risks are not all inclusive and will be reviewed as the project progresses.

The following is some of the risk identified. However it is required that the Implementer develop a full risk plan. This is not an inclusive list and must be reviewed at each stage.

Table 7: Risk Log

Risk	Owner	Probability (low/med/ high)	Consequence (L/M/H)	Actions
Project delays due to KZN-DOPW processes	KZN-DOPW	High	H	Proper management of project
Drought and scarcity of water	KZN-DOH	High	H	On-going evaluation of situation Planned Green initiatives
Community involvement	KZN-DOPW	High	H	Proper management of project On-going consultation with community

5.1.4. Occupational Health and Safety Baseline plan

5.1.4.1. The project must comply with the requirements of the Occupational Health & Safety Act 85 of 1993 and its regulations.

5.1.4.2. A Construction Work Permit is required if the Intended work will:

- The project will exceed 365 days and will involve more than 3600 persons days of construction work
- The tender limit is grade BGB or higher of the Construction Industry Development Board (CIDB) grading.

5.1.4.3. The Implementing Agent must at least 30 days before that work is to be carried out, apply to the provincial director in writing for construction work permit to perform construction work.

5.1.4.4. A Health & Safety Agent must be appointed.

5.2. Communication Plan

The following plan is a guideline.

- **Strategies**
In order to ensure good communication, frequent engagement will take place throughout the project life cycle. The engagements must include:
 - Stakeholder engagement meetings
 - Planning meetings
 - Update meetings
 - Report back meetings
 - Site meetings
 - No media communication except by KZN-DOH Communication
- **Methodologies**
Communication will be done through the following methods:
 - Meetings
 - Minutes
 - Telecommunication
 - E-mails
 - Reports
 - Letters
 - Feedback information
- **Delivery**
Communication will be delivered through:
 - Telecommunication
 - E-mails
 - Postal services
 - Internal registry services
- **Personnel**
Communication will be between KZN-DOH Infrastructure Development (KZN-DOH ID) and:-
 - KZN-DOH Head Office sections
 - KZN-DOH ILembe Health District
 - GJGM Regional Hospital
 - KZN-DOPW
 - Consultant team (if appointed)
Communication is expected to take place between:
 - KZN-DOH ILembe Health District and Community
 - KZN-DOH ID and IA
 - IA and Consultants (if appointed)
 - IA and GJGM Regional Hospital
 - IA and Contractor/s
 - Between Consultants (if appointed)

5.3. Project Milestones

Table 8: MILESTONES and TASKS

Professional Milestones	FIDPM	Milestone	Date	% Project Complete
		PROJECT START DATE	01-11-2019	0%
			31-03-2020	3%
Stage 1	Stage 1A Stage 1B	PRE-FEASIBILITY/ BRIEF	30-01-2021	10%
Stage 2	Stage 2	FEASIBILITY	30-06-2021	30%
Stage 3	Stage 3	DESIGN		40%
Stage 4	Stage 4	TENDER	28-02-2022	
		CONSTRUCTION		51%
		Construction 0 - 25%	30-08-2022	61%
		Construction 26 - 50%	31-12-2022	70%
		Construction 51 - 75%	31-03-2023	81%
		Construction 76 - 100%	31-09-2023	81%
		PRACTICAL COMPLETION	31-09-2023	81%
			30-11-2023	84%
		HANDED OVER	30-11-2023	81%
	Stage 6	WORKS COMPLETION	30-11-2023	96%
	Stage 5	FINAL COMPLETION	31-03-2024	100%
Stage 6	Stage 7	CLOSE OUT	31-10-2024	

5.4. Project Cost Breakdown

The project cost is made up of the following elements:

- Infrastructure component
- Operating costs

The Project Leader and Project Manager are responsible to ensure that necessary controls are in place and that the budgets are not exceeded without a fully motivated and approved submission to the CFO and HOD.

5.4.1. Construction estimated cost

Building Cost (incl. VAT)		
Funding source	Amount	Explanatory Notes
Budgetary Item	R 100 000 000	Date of estimate: 31 January, 2020
Current Estimated Building Cost	R 20,000,000.00	20 % of construction cost
Estimated Fees	R 5, 000, 000.00	5 % provision
Contingency	R 125, 000, 000.00	
Estimated Building Cost (incl. VAT)		

5.4.2. Operations estimated cost or additional cost

The construction of the accommodation is expected to increase operational costs. The expected cost will be for:

- Taxes
- Water
- Electricity
- Service staff

and the total cost will be determined once the new accommodation is operational.

5.4.3. Current financial year cash flow

Table 9: Estimated Monthly Cash flow (AIP)

Estimated Cash flow for current year (Total Construction cost + Fees, incl VAT)											
Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
0	0	0	0	0	0	0	0	0		2 000 000	0

5.4.4. Project duration cash flow

Cash flow relates to building costs only?

What if estimate does not reasonably match U-AMP amount? (Expansion required?)

Table 10: Projected Annual Cash flow

MTEF and beyond	Fees	Construction	Total
Prior years		0	R 2 000 000.00
Yr 20/21	R 2 000 000.00	0	R 8 000 000.00
Yr 21/22	R 8 000 000.00		R 77 850 000.00
Yr 22/23	R 8 600 000.00	R 71 250 000.00	R 26,150,000.00
Yr 23/24	R 2 400 000.00	R 23 750 000.00	R6,000,000.00
Yr 24/25	R1,000,000	R5 000 000.00	R0.00
Beyond MTEF	R0.00	R0.00	R120 000 000.00
TOTAL	R20,000,000.00	R100,000 000.00	

6. Procurement

6.1. Procurement Strategy

The Procurement Strategy has been prepared by the Department of Health. The project is not in the current Infrastructure Programme Management Plan (IPMP) and has been identified as a new project. It sets out the Delivery Management Strategy as well as the Procurement and Contracting Arrangements proposed for each project requiring the procurement of Consultants (Professional Services) or Contractors (Works).

6.1.1. FIDPM Procurement gates

The FIDPM procurement gates must be implemented. The FIDPM states:

- 6.1.1 Infrastructure procurement shall be undertaken in accordance with all applicable Infrastructure Procurement-related legislation and this Framework.
- 6.1.2 Infrastructure procurement shall be implemented in accordance with procurement gates prescribed in clause 6.2 and the CIDB prescripts. If deemed necessary by the institution, Accounting Officer or Accounting Authority can, over and above procurement gates prescribed in clause 6.2, introduce additional procurement gates.
- 6.1.3 Procurement Gate 1 and 2 shall be informed by the Programme Management Control Point Deliverables in terms of Section 5.2 above.
- 6.1.4 Given the peculiarity of the institution, the procurement of Professional Service Providers (PSPs) and Contractors can occur at any points in the IDM Processes.
- 6.1.5 The Accounting Officer or Accounting Authority must ensure that a budget is available and cash flow is sufficient to meet contractual obligations and pay contractors within the time period provided for in the contract.
- 6.1.6 Procurement gates provided in 6.2 shall be used, as appropriate, to:

Infrastructure Procurement Requirements

- a) Authorise commencement to the next control gate;
- b) Confirm conformity with requirements; and/or
- c) Provide information, which creates an opportunity for corrective action to be taken.

6.1.2. Formulation Process

The 5-step process for the preparation of the Delivery Management Strategy and the Procurement and Contracting Arrangements is summarised below.

- Establishing the Base Information
 - Step 1: Establishing the project scope, the control budget, the implementation milestones, the programme and the cash flow is included in this document
 - Procurement Gate 1 (PG1): Obtain permission to start with the procurement process.
 - GJGM Regional Hospital: Construction of a New Accommodation for Intern Doctors need to be procured
 - The broad scope of work for procurement is contained in this document
 - The estimate financial value of proposed procurement is R120, 000, 000.00

PG 1 will be complete once this Brief has been approved by the Health Infrastructure approval Committee and the Head: Health.

Step 2: Collect available CIDB data for contractors in terms of their classifications, grading, ownership and availability within the project area. According to CIDB, this project will be an level 8 GB contract



Register of Contractors

Disciplinary matters and case law reports
National Treasury Database of Restricted Suppliers
National Treasury Register for Tender Defaulters

Select by Status:

Select by Region: (Registered head office address region)

Select by Designation and class:

Select by CRS Number:

Select by Contractor Name:

Select Potentially Emerging: (Reloading the town filter will clear existing searches)

Town / City Filter:

Figure 5: CIDB Levels

SOURCE: www.cidb.co.za

As of 06 February 2020 there are 37 active 8 GB Contractors in KwaZulu-Natal. Please see table below.

#	CRS Number	Contractor Name	Status	Grading	Expiry Date
1	10014502	JUBILEE PLANT HIRE CC	Active	8GB PE	14-08-2022
2	10073350	THAKE ELECTRICAL	Active	8GB PE	18-07-2021
3	10076875	NGCOLOSI ENGINEERS	Active	8GB	28-08-2021
4	10060788	SIQU GROUP	Active	8GB PE	23-05-2021
5	10038080	AST AFRICA TRADING 514	Active	8GB	04-07-2021
6	125694	JJS CONSTRUCTION (PTY) LTD	Active	8GB PE	07-03-2022
7	108216	CONRITE WALLS (PTY) LTD	Active	8GB	28-08-2021
8	190645	INDUNA LOGISTICS AND TERMINALS	Active	8GB PE	15-10-2022
9	102391	STEDONE CIVILS PTY LTD	Active	8GB PE	05-08-2022
10	112221	PAN AFRICAN DEVELOPMENT (PTY) LTD	Active	8GB PE	12-06-2021
11	111675	UHLANGA TRADING ENTERPRISE	Active	8GB PE	05-12-2021
12	116246	WK CONSTRUCTION SOUTH AFRICA (PTY) LTD	Active	8GB	13-06-2021
13	110200	HIGHPANA PROJECTS	Active	8GB PE	26-06-2021
14	138774	RGZ PROJECTS (PTY) LTD	Active	8GB PE	08-10-2022
15	104440	DECK STEEL AND CONCRETE CC	Active	8GB PE	19-12-2020
16	256841	INDABENHLE PROJECTS CC	Active	8GB PE	06-05-2022
17	112293	MET BUILDERS (PTY) LTD	Active	8GB PE	28-03-2021
18	105220	EDGE TO EDGE 1275 CC	Active	8GB	11-07-2020

19	101912	NAMANDLA ROADS AND CIVILS CC	Active	8GB PE	09-04-2022
20	101479	SIYAZAMA HOUSING	Active	8GB PE	11-05-2021
21	211533	RUBRO BUILDING	Active	8GB	27-01-2023
22	177084	UMPHOME DEVELOPMENT (PTY) LTD	Active	8GB PE	12-02-2021
23	130306	RODPAUL CONSTRUCTION (PTY) LTD	Active	8GB PE	18-07-2021
24	101493	AFROSTRUCTURES (PTY) LTD	Active	8GB	07-09-2020
25	207740	TRUE BUILD SERVICES	Active	8GB PE	05-08-2022
26	114495	LAKESHORE TRADING 102 CC	Active	8GB PE	04-09-2021
27	126167	SIMANDLOVU TRADING	Active	8GB PE	12-08-2022
28	169958	MFUNDO PROPERTY DEVELOPMENTS	Active	8GB PE	26-08-2022
29	104750	SIYAXHASANA CONSTRUCTION CC	Active	8GB PE	16-08-2020
30	104286	RAMBROS CONSTRUCTION CC	Active	8GB PE	15-01-2021
31	215616	CHS DEVELOPMENTS	Active	8GB	26-09-2022
32	104211	MAKHATHINI PROJECTS CC	Active	8GB PE	31-03-2020
33	126913	SPECIALISED CONSTRUCTION AND CIVIL WORK	Active	8GB PE	26-11-2022
34	126913	SPECIALISED CONSTRUCTION AND CIVIL WORK	Active	8GB PE	26-11-2022
35	264187	DLAMCON CONSTRUCTION GROUP (PTY) LTD	Active	8GB PE	14-11-2022
36	265724	STEDONE DEVELOPMENTS (PTY) LTD	Active	8GB PE	24-04-2021
37	120992	ZAMA DUNGA BUSINESS ENTERPRISE	Active	8GB PE	29-01-2022
38	106213	H A VAN DER LAAN EN KIE	Active	8GB	20-08-2021

Table 11: CIDB Active 8GB Contractors

SOURCE: www.cidb.co.za
Formula to Delivey Management

Strategy for Works

- Step 1: Identify opportunities for clustering projects into packages (rather than implementing as individual projects) to achieve greater efficiency, economy of scale or for other reasons discussed in further detail below – **This project cannot be clustered as there is no similar project in the area**
- Step 2: Assess the resource requirements for the project and weigh internal capacity against that of the DOPW (or other external Implementing Agency) to determine whether the project is better suited to in-house or external Implementation – **This is yet to be determined by KZN-DOPW, however if required provision has been made below**

- Identify suitable Contracting Arrangements for Works
 - Step 1: Consider alternative contracting arrangements and select the most suitable strategy for the project as expanded upon below
 - Step 2: The best strategy to secure financial offers and to establish the basis for remuneration for the services to be provided in terms of the contract
 - Step 3: Identify the appropriate Contractual arrangement (Form of Contract) for the implementation of the works
- Identify an appropriate Procurement Strategy for Works (where Works are required)
 - Step 1: The Procurement Procedure will be the standard KZN-DOPW procedure
 - Step 2: the procurement programme is imbedded in the project milestone as reflected in this document. The anticipated bid award date is 28 February 2022.
 - Step 3: The project is currently in FIDPM stage 1 B.

- Identify suitable Contracting Arrangements for Services
 - Step 1: The parameters for the procurement of technical and/or professional services and the mechanism for appointment, will be based on the outcome of the needs analysis to be performed by KZN-DOPW
 - Step 2: The most suitable Contracting Strategy is expanded on below
 - Step 5 The appropriate Form of Contract for the provision of these services are indicated below

- *Procurement Gate 2 (PG2): Approval for procurement strategies that are to be adopted*
Construction:
 - *Standard KZN-DOPW procurement strategies will be followed*
 - *The recommended procurement strategy for construction is Design by Employer*
 - *Opportunities for promoting preferential procurement in line with legislative provisions and the Construction Sector Code will be included in the project documents.*
 - *The proposed contracting and pricing strategy are:*
Bill of Quantities
JBCC contract
 - *Contractors are to be paid on a monthly value based on actual works completed as*

PSP's:

- *Needs analysis to be done to determine if in-house skills are insufficient, If the skills are insufficient, then:*
 - *Standard KZN-DOPW procurement strategies will be followed*
 - *The recommended procurement strategy for PSP's are the CIDB PSP contract*
 - *Opportunities for promoting preferential procurement in line with legislative provisions and the Construction Sector Code will be included in the project documents.*
 - *The proposed contracting and pricing strategy will be based on Standard Services rendered by PSP as is contained in the various applicable gazettes*
 - *PSP's are to be paid at the end of each approved stage or on a proven monthly value based on a percentage of the current stage*

PG 2 is complete when procurement strategies that are to be adopted are approved.

6.1.3. Primary and Secondary Objectives

While the primary objective of an infrastructure project is the delivery of functional infrastructure such as buildings, plant and equipment, roads, electricity or water, the project will, where possible, incorporate secondary (or developmental) socio-economic objectives such as targeted procurement and employment, local economic development, skills development, Job creation and so on.

These objectives are given equal importance and although Developmental objectives do not appear in the IPMP as individual items they are cross-cutting in the formulation of procurement and implementation strategies.

The Primary and Secondary Objectives for this project are listed below:

- For this project the primary objective is the procurement and delivery the required output/s within budget, to the required standard and within the specified timeframe. This is detailed in the document above.

- The secondary objectives aims at socio-economic benefits which will be achieved through a combination of targeted procurement, skills development and job creation through the development and construction stages of the project

6.1.4. Delivery Management Strategy

The Delivery Management Strategy for this project is as follows.

6.1.4.1. Professional Services

The project team has been identified in the document above under 3.5.1 Project Team above.

The Contracting Arrangements required for the IPMP are as follows:

Table 12: Contracting Arrangements for Professional Services

Professional services needed	Procurement Strategy / Type of Appointment	Contracting strategy	Pricing Strategy	Form of Contract
Full service	Traditional Separate	Design by Employer	Gazetted Fee	CIDB Consultants appointment

6.1.4.2. For Works

The Strategic Arrangements required for the IPMP is:

Table 13: Strategic Arrangements

Delivery Management Strategy for Works			Contracting Arrangements for Works			Procurement Arrangements for Works		
Delivery Mode	Implementer	Estimated Project Control Budget	Contracting strategy	Pricing strategy	Form of Contract	Procurement Procedure	Estimated Bid/Tender Award Date	Comments / Current Stage
Individual Project	KZN-DOPW	R120 000 000.00	Design by Employer	BOQ	JBCC	Public Open Tender	February 2022	FIDPM 1B

6.1.5. Additional Procurement Gates

The following additional Procurement Gates must be applied on this project by KZN-DOPW:

- Procurement Gate 3 (PG3): Approval for procurement documents
 - Procurement documents will be completed and will comprise of:
 - For Construction:
 - Drawings
 - Specifications
 - Bills of quantities
 - For PSP's
 - Standard KZN-DOPW tender documentation

PG 3 is complete when the procurement document is approved.

- **Procurement Gate 4 (PG4): Confirmation of cash flow**
 - Confirmation sufficient cash flow to meet contractual obligations will be done prior to project proceeding to the Bid Specification Committee (BSC).
 - The control measures for payment of contractors within the time period provided for in the contract include monthly invoices, checked and recommended by the project leader and approved for Payment documents

PG 4 is complete when cash flow is approved

- **Procurement Gate 5 (PG 5): Solicit tender offers by:**
 - Submission of tender documents to KZN-DOPW BSC and Bid Award Committee (BAC)
 - Inviting tender offers via advertisement in Local papers and Government systems
 - Closing of tenders and recording of received tenders
 - Preparation of a report on tender offers received
 - Safe filing of received tenders

PG 5 is complete when all received tender offers are duly accounted for.

- **Procurement Gate 6 (PG 6): Evaluation of tender offers in terms of undertakings and parameters established in procurement documents.**
 - Open and record tender offers received by Bid Evaluation Committee (BEC)
 - Evaluation of tenders to:
 - Determine whether or not tender offers are complete.
 - Determine whether or not tender offers are responsive.
 - Evaluation of tender submissions.
 - Preparation of a risk analysis.
 - Preparation a tender-evaluation report and submit to BAC for approval

PG 6 is complete when the evaluation report is reviewed and recommendations are ratified.

- **Procurement Gate 7 (PG7): Award the contract.**
Notification of successful tenderer and unsuccessful tenderers
 - Adherence to Appeals process
 - If no appeals, compilation contract document and signing thereof by all parties
 - Safe filing of contract.
 - Receipt of required documents in terms of the contract from the Contractor

PG 7 is complete when the tenderer has provided evidence of complying with all requirements stated in the tender data and formally accepts the tender offer in writing and issues the contractor with a signed copy of the contract

- **Procurement Gate 8 (PG 8): Administer the contract and confirm compliance with all contractual requirements.**
 - Capturing contract award data.
 - Administration contract in accordance with the terms and provisions of the contract
 - Site hand over
 - Progress and technical meeting
 - Monthly progress reports
 - Monthly payments
 - Snag lists
 - Ensure compliance with contractual requirements
 - Completion certificates

- Close out reports
- Assets management prescripts adhered to
- Final payments
- Confirmation contract is complete

PG 8 is complete when contract completion/termination data is captured.

7. Expanded Public Works Programme and Community Participation Goal

The project shall be subject to the Expanded Public Works Program (EPWP) which is aimed at alleviating and reducing unemployment. Employment statistics will still be required to be submitted for projects below this value for recording and reporting to the EPWP system but all other EPWP guidelines may not be included.

Projects that have initial estimates exceeding R30 Million shall be subject to both Expanded Public Works Program (EPWP) and Contract Participation Goal (CPG).

Requirements for this project are outlined below:

7.1.1. Employment Requirements

The recruitment process shall be aligned with the self-targeting, community and geographic. In order for youth to be eligible they must at least be:

- 16 years old and not older than 35 at the time of the start of the work
- Reside within the ward in which the project is to be implemented. (In the event that there are insufficient participants in the ward, then participants may be drawn from neighbouring wards (close to the project site)).
- Be available to work on the dates as required by the project.
- Apply or register for the work in accordance with the manner specified by the recruiting body

The Implementing Agent must endeavour to meet the demographic targets for, namely:

- 55% women
- 55% youth
- 2% persons with disabilities. Persons with disabilities shall be actively sought for participation in the programme must be recruited based on consultation with local structures and community associations for persons with disabilities

The prioritisation of participants to be recruited shall be agreed upfront (e.g., female-headed households, those receiving social grants, etc.). Other special considerations include: to ensure fairness and equity, the following criteria are suggested to help in targeting the poorest of the poor, namely persons who come from households:

- where the head of the household has less than a primary school education
- that have less than one full time person earning an income
- where subsistence agriculture is the source of income

Persons receiving social grants, including disability grants, are eligible to participate in the EPWP.

7.1.2. Definition of the local area

The area considered for recruitment consist of 80% ILembeHealth District and 60% KwaDukuza Local Municipality

7.1.3. Appointment of the Project Steering Committee

A full Appointment of the Project Steering Committee will be required and CIDB Guidelines to be followed

7.1.4. Appointment of the Project Liaison Officer (PLO)

Appointment of a Project Liaison Officer (PLO) will be required

7.1.5. Branding Requirements (PPE and Site branding)

Branding will be required for the site, Uniforms and Tender documentation

7.1.6. Determination of the Labour Rate

The labour rate must in line with KZN-DOPW guidelines

8. Commissioning

The purpose of commissioning a facility is to ensure that construction work is completed according to the approved drawings and specifications, that equipment is in place and all areas are operationally ready such that the buildings can function fully upon occupation by the end user. According to the IUSS document a commissioned building is one deemed ready for service, ie the building may become fully operational for its intended purpose.

Project commissioning is the process of assuring that all systems and components of a building are:

Designed

Installed

Tested

Operated and

Maintained, according to the operational requirements of the owner.

This process must involve all disciplines and must include systems validation and verification through inspecting and testing every operational component of the building project from the individual functions, such as instruments and equipment – including complex, systems and sub-systems. The process oversees:



This process is to prepare the facility management and assist them develop systems to operate the facility once construction is complete. Commissioning Systems for this project include:

- Fixed Equipment
- Loose Equipment and Furniture
- Human Resource / Staffing
- Consumables
- Facilities Management, which includes:
 - Governance and the delegation of Authority
 - Legal requirements
 - Hospital Financial Management
 - Organizational Development Strategy
 - Hospital Information Management
 - Hospital Information Technology
 - Communication Strategy
 - Maintenance, guarantees and contracts

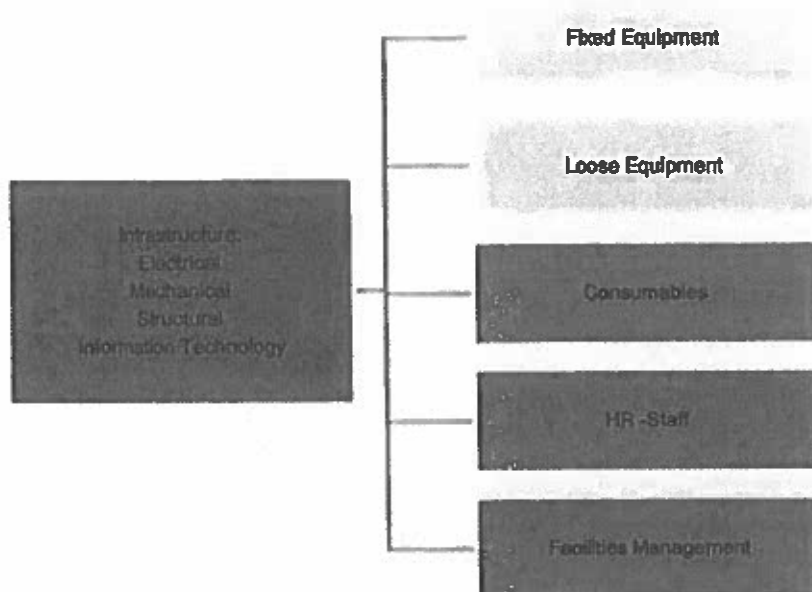


Figure 6: Key elements in the commission process as per IUSS Health Facility Guides – Commissioning Health Facilities Draft 1.4 April 2014

The 3 Major components of commissioning which will be considered are:

- Building Component
- Equipment Component
- Operational Component

These are parallel processes occurring throughout the project which must be initiated at the beginning of the project before construction.

It is advised that an operational commissioning team be established chaired by the facility head. The objective is to ensure that the Infrastructural, equipment and operational programmes are aligned and co-ordinated.

It is recommended that the commissioning team steps correspond with the Framework for Infrastructure Delivery and Procurement Management (FIPDM) process as set out in the IUSS document.

(IUSS Health Facility Guides – Commissioning Health Facilities Draft 1.4 April 2014)

9. Organisational Development

GJGM Regional Hospital is a functioning Regional Hospital however the new accommodation is not within the hospital site. Hospital will provide the required cleaning staff and security.

10. External Appointments

External Resources may only be procured if there is an insufficient in-house skill available within the Implementing Agent. Justification must be provided in terms of National treasury Instruction No 2 of 2017/2018 and specifically item 4.

10.1. Appointment of External Implementing Agent – KwaZulu-Natal: Department of Public Works

KZN-DOH has entered into a legally binding Service Level Agreement with KZN-DOPW. However, over and above the agreements, the following expectations by KZN-DOH are highlighted:

- Effective Project management
- Effective management of PSP (where applicable)
- Effective Cost Control
- Effective Risk Management
- Effective Time management
- Effective communication
- Compliance to Legislative requirements
- Compliance to Policies
- Compliance to Norms and Standards (both National and Provincial)

10.2. Appointment of External Service Providers

Should external resource be required, it is recommended that the below be considered (as is required to augment any in-house capacity).

The IA will enter into a legally binding agreement with each Consultant. However, over and above the agreements, the following expectations by KZN-DOH from the consultants are highlighted:

- Cost effective proposals including where possible alternative economic proposals
- A Maintenance conscious facility and including a baseline maintenance plan at the end of the project
- An Environmental conscious facility
- A Facility that will stand the test of time
- Consideration to alternative, but tested and accepted construction methods, systems and installations
- Timeous response time and provision of documents including the following:
 - Programmes and milestones
 - Designs, reports and specifications
 - Cost reports
 - EPWP reports
 - Completion certificates
 - As-built drawings, specifications, manuals, baseline maintenance plan, certificate
 - Close-out report

- Compliance to Legislative requirements
- Compliance to Policies
- Compliance to Norms and Standards (both National and Provincial)

10.3. Appointment of Contractors or Suppliers

The IA will enter into a legally binding agreement with the Contractor or Supplier. However, over and above the agreement, the following expectations by KZN-DOH from the Contractor or Supplier are highlighted:

- Effective Time management
- Effective Project Management
- Effective Cost Management
- Effective Resource Management
- Effective Communication
- Adherence/Compliance to all applicable Legislation
- Adherence/Compliance to all applicable policies
- Adherence/Compliance to all applicable norms and standards

10.4. Roles and Responsibilities of the Department of Health

The roles and responsibilities are highlighted below:

- Effective management and co-ordination of all stages of the project
- Effective management and co-ordination to all legislative requirements
- Quality control and compliance.
- Effective manage Procurement preparation processes in terms of the PFMA, SIPDM and Treasury Regulations.
- Contract and project management
- Effective Financial management.
- Effective Time Management
- Manage completion processes and retention periods.
- Manage timeous and complete Close-out of Project including as-built documentation, manuals compliance certificates and related documentation.
- Manage all required reporting, documentation and archiving of documents
- Where an IA has been appointed, DOH will have an oversight role

11. Contact Numbers

Department of Health: Infrastructure Development

Contact Person Tokozani Madikane
Tel 033 – 940 2567
Mobile 083 657 8024
Email Thokozani.Madikane@kznhealth.gov.za

Department of Health: Corporate Services

Contact Person Mrs P Maharaj
Tel 033 395 2148

Department of Health: GJGM Regional Hospital

Contact Person Dr N. Vabaza: CEO
 Mr S.S Goba: Systems Manager
Tel 032 437 6002

ILembe Health District

Contact Person Miss T Maphalala: District Director
 Mr D. Sikhakhane: District Engineer
Tel 032 437 3500

Implementing Agent KZN Department of Public Works

Contact Person Ms Z Pfute
Tel 033 355 5500



KWAZULU-NATAL PROVINCE

HEALTH
REPUBLIC OF SOUTH AFRICA

DIRECTORATE

Physical Address: Block 1, Townhill Office Park, Townhill Hospital, 35 Hyslop Road
Pietermaritzburg, 3201
Postal Address: Private Bag 9051, Pietermaritzburg, 3200
Tel: 033 540 2411
E-Mail: infrastructure@kznhealth.gov.za
www.kznhealth.gov.za

INFRASTRUCTURE DEVELOPMENT

PROJECT REPORT: ALTERNATE SITE INVESTIGATION & RECOMMENDATION

ADDENDUM TO BRIEF: FIDPM STAGE 1 BRIEF

GJGM REGIONAL HOSPITAL: CONSTRUCTION OF NEW INTERN DOCTORS ACCOMODATION

Document Approval Control				
Approval Type	Name	Designation	Signature	Date
Submitted by	Mrs Z. Docrat	Architect: EThekwini Maintenance Hub KwaZulu-Natal Department of Health		20/05/2023
Supported by	Mrs G Masondo	Director: EThekwini Management Hub KwaZulu-Natal Department of Health		20/05/2023
Approved by	Mr S T Mhlongo	Acting Chief Director: Infrastructure Development KwaZulu-Natal Department of Health		

Revision no		Date	
-------------	--	------	--

CONTENTS

01. PURPOSE:	3
02. BACKGROUND:	3
03. SITE EVALUATION	4
SITE 1 ERF 237 STANGER.....	5
SITE 2 ERF 504 STANGER EXT. 5	9
SITE 3 ERF 550 STANGER EXT. 5	13
04. SITE RECOMMENDATION	17
ANNEXURE A | LOCALITY MAPS	18
ANNEXURE B | TOWN PLANNING - LUMS EXTRACT	24

01. PURPOSE:

To report on the feasibility of the available sites for the construction of intern doctor's accommodation, for GJGM Regional Hospital, and make recommendation thereof.

02. BACKGROUND:

The project *GJGM regional Hospital: Accommodation of a new Intern Doctors Accommodation*, is currently in FIDPM *Stage 2- Concept*, having already achieved *Stage 1 Brief*. In conducting the FIDPM Stage 2: Feasibility, an EIA report on the allocated site found the site to be non-feasible. Alternate sites were thus required to be investigated.

The DOH- Real Estate Department have provided three (3) alternate sites for which the project may proceed, these are as follows:

- i. ERF: 237 Stanger
- ii. ERF 504 ext. 5, Stanger, FU
- iii. ERF 550 ext. 5, Stanger, FU

03. SITE EVALUATION

Detailed Site Evaluations are documented herein, which assess each site primarily on the on the zoning and bulk factor controls of the allocated site and the proximity of the sites to the Hospital Precinct. The selected sites are located within the residential areas in the Stanger area, where bulk services are assumed to be available. No EIA's are anticipated to be required for the selected sites.

SITE 1 ERF 237 STANGER

A GENERAL INFORMATION			
Local Authority:	KwaDukuza Municipal Authority		
Area name / description:	Stanger Central 03	Date of site visit:	-
ERF:	237 Stanger, FU	Title deed Number	T1085/1951



B		SITE INFORMATION	
Location in proximity to Hospital		300 meters (3 minute walk)	
Street address		156 Balcomb Street	
Zoning		Residential- ROD5	
Ownership		Provincial Government of South Africa	
Approx. area (size) of site		2031 sq.	
C		BULK FACTOR ASSESSMENT	
Site Size		2031 sq.	
Zoning RODE5: Uses (See attached Locality Zoning Map)	Freely Permitted	Dwelling House	
	Permitted with consent	Medium Density Housing/ Boarding	
Floor Area Ratio (1)	Permitted	2031 sq.	✓
	Proposed	1800 sq.	
Coverage 50%	Permitted	1015.5 sq.	✓
	Proposed	900 sq.	
Height: 2 stories	Permitted	2 stories	✓
	Proposed	2 stories	
Set Back Lines	Front Boundary	7,5 m	
	Side Boundary	2m to 1 side of boundary- nil for common wall where dwelling is adjoined	
	Rear Boundary	2m	

D BULK SERVICES (based on visual inspection)			
Water	Yes	Available	
Electricity	Yes	Available	
Telephone	Yes	Available	
Waterborne sewer	Yes	Available	
Storm Water	Yes	Available	
Road access	Yes	Available	
Near Main /Arterial Rd	Yes	Off Balcomb street	
Other:			
E CONSIDERATIONS [✓ | ✗]			
Area (size) adequate for intended use	✓	Yes	
Suitable access / location of site (landmark)	✓	The site is well located in terms of proximity to the Hospital Precinct	
Environment (EIA, Graves, Dwellings, Heritage)	-	None Known	
Ownership / land legal	✓	Provincial Government	
Topography	✓	Suitable	
Bulk Factors Assessment	✓	Suitable, Subject to a special consent application for the use as Medium density Residential	
Bulk Services	✓	Available	

F	<p>GENERAL RECOMMENDATION (developable within 1 to 3 years)</p> <p>The site is well suited for the intended purposes, being in close proximity to the hospital precinct and being suitable as per the zoning and bulk factor controls, set therein.</p>
G	<p>SITE IMAGES</p>  <p>Compiled by</p> <p>Z Docrat</p> <p>Infrastructure Development: eThekweni Hub</p>

SITE 2 ERF 504 STANGER EXT. 5

A GENERAL INFORMATION			
Local Authority:	KwaDukuza Municipal Authority		
Area name / description:	Stanger Central	Date of site visit:	-
ERF:	504 Stanger ext. 5, FU	Title deed Number	T43096/2006




B SITE INFORMATION			
Location in proximity to Hospital		900 meters (13 minute walk / 2 minute car drive)	
Street address		No.1 4 th Avenue	
Zoning		Residential- ROD5	
Ownership		Provincial Government of South Africa	
Approx. area (size) of site		1946 sq.	
C BULK FACTOR ASSESSMENT			
Site Size		1946 sq.	
Zoning RODE5: Uses (See attached Locality Zoning Map)	Freely Permitted	Dwelling House	
	Permitted with consent	Medium Density Housing/ Boarding	
Floor Area Ratio (1)	Permitted	1946 sq.	✓
	Proposed	1800 sq.	
Coverage 50%	Permitted	823 sq.	*
	Proposed	900 sq.	
Height: 2 stories	Permitted	2 stories	✓
	Proposed	2 stories	
Set Back Lines	Front Boundary	7,5 m	
	Side Boundary	2m to 1 side of boundary- nil for common wall where dwelling is adjoined	
	Rear Boundary	2m	

D BULK SERVICES (based on visual inspection)			
Water	Yes	Available	
Electricity	Yes	Available	
Telephone	Yes	Available	
Waterborne sewer	Yes	Available	
Storm Water	Yes	Available	
Road access	Yes	Available	
Near Main / Arterial Rd	Yes		
Other:			
E CONSIDERATIONS [✓ | ✗]			
Area (size) adequate for intended use	✗	1946 sq.	
Suitable access / location of site (landmark)	✓	The site is located 900 meters away from the proximity of the Hospital Precinct	
Environment (EIA, Graves, Dwellings, Heritage)	-	None Known	
Ownership / land legal	✓	Provincial Government	
Topography	✓	Suitable	
Bulk Factors Assessment	✗	Not Suitable, bulk assessment, the proposed coverage is anticipated to be more than that allowed per the Zoning controls. Special Consent may be requested.	
Bulk Services	✓	Available	

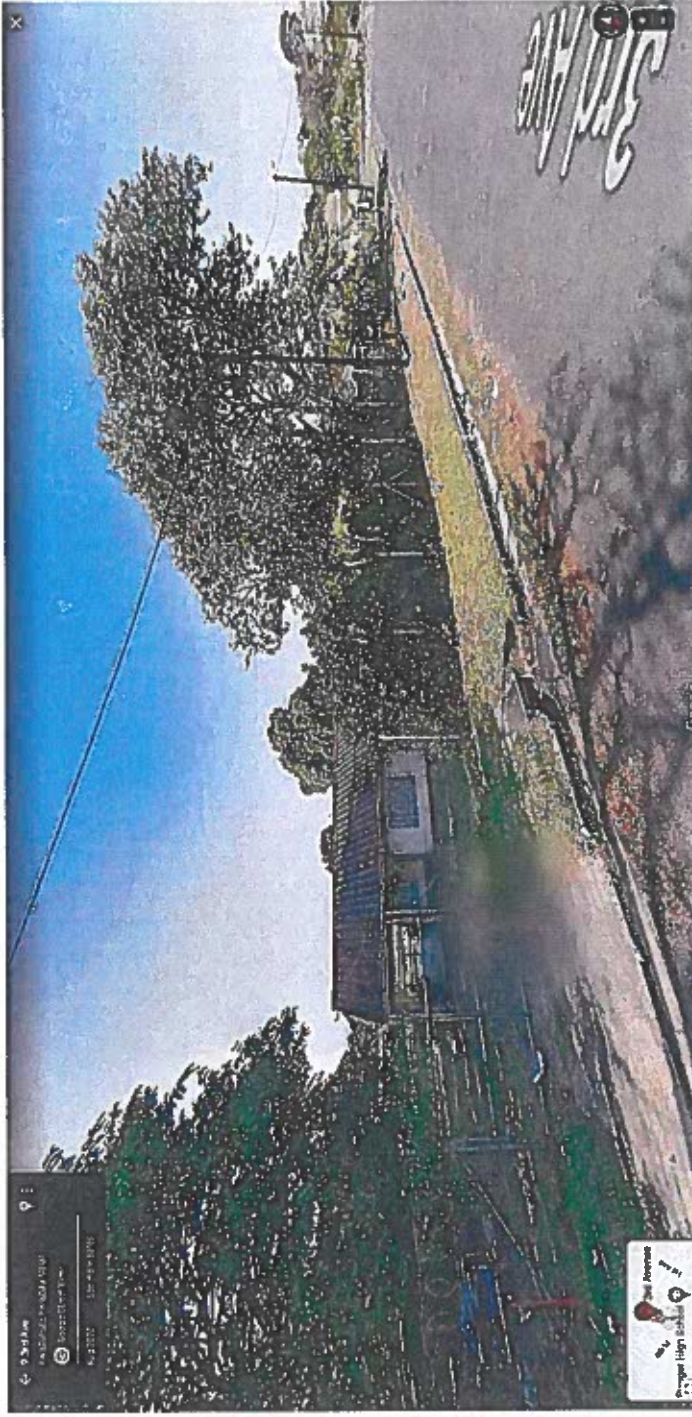
F	GENERAL RECOMMENDATION (developable within 1 to 3 years)
	Site is small for the anticipated accommodation schedule- more especially with regards to the coverage controls.
G	SITE IMAGES
	 An aerial photograph of a rural property. In the foreground, there is a gravel driveway leading to a shed and a large, leafless tree. The property is surrounded by fields and other trees. A small inset map in the bottom left corner shows the location of the site within a larger area.

SITE 3 ERF 550 STANGER EXT. 5

A GENERAL INFORMATION				
Local Authority:	KwaDukuza Municipal Authority			
Area name / description:	Stanger Central	Date of site visit:	-	
ERF:	550 Stanger ext. 5, FU	Title deed Number	T14305/1965	
				
B SITE INFORMATION				

Location in proximity to Hospital	1,4 km (15 minute walk- 3 minute car drive)		
Street address	No.10 3 rd Avenue		
Zoning	Residential- ROD5		
Ownership	Stanger High School		
Approx. area (size) of site	2026 sq.		
C	BULK FACTOR ASSESSMENT		
Site Size	2026 sq.		
Zoning RODE5: Uses (See attached Locality Zoning Map)	Freely Permitted	Dwelling House	
	Permitted with consent	Medium Density Housing/ Boarding	
Floor Area Ratio (1)	Permitted	2026 sq.	✓
	Proposed	1800 sq.	
Coverage 50%	Permitted	1013 sq.	✓
	Proposed	900 sq.	
Height: 2 stories	Permitted	2 stories	✓
	Proposed	2 stories	
Set Back Lines	Front Boundary	7,5 m	
	Side Boundary	2m to 1 side of boundary- nil for common wall where dwelling is adjoined	
	Rear Boundary	2m	
	Proposed	2 stories	

D	BULK SERVICES (based on visual inspection)		
Water	Yes		Available
Electricity	Yes		Available
Telephone	Yes		Available
Waterborne sewer	Yes		Available
Storm Water	Yes		Available
Road access	Yes		Available
Near Main /Arterial Rd	Yes		
Other:			
E	CONSIDERATIONS [✓ | ✗]		
Area (size) adequate for intended use			2026 sq.
Suitable access / location of site (landmark)	✓		
Environment (EIA, Graves, Dwellings, Heritage)	-		None Known
Ownership / land legal	✗		Owned by Stanger High School-
Topography	✓		Suitable
Bulk Factors Assessment	✓		Suitable as per Zoning Controls, subject to Special Consent for the use as Medium density residential
Bulk Services	✓		Available

F	<p>GENERAL RECOMMENDATION (developable within 1 to 3 years)</p> <p>The site is developable in line with the intended use of 'Housing Intern accommodation' subject to the following:</p> <ol style="list-style-type: none"> 1. Special consent application for use as Medium Density Housing/ Boarding 2. Land Acquisition from current owners' Stanger High school' <p>The site is located 1,4 km away from the Hospital precinct which is about a 15-minute walk, feasible sites closer to the hospital precinct may be preferred, should any be available.</p>
G	<p>SITE IMAGES</p>  <p>The image is a satellite view of a site. In the foreground, there is a building with a dark roof and a paved area. To the right of the building, there is a large, dense tree. In the background, there is a road and a fence. A map overlay is visible in the bottom right corner, showing the site's location relative to Stanger High School and the Hospital precinct. The map overlay includes a red pin indicating the site's location and a scale bar.</p>

Legend

RESIDENTIAL

- Residential Only Detached 5
- Residential Only High Density 3
- Residential Only High Density 4

CIVIC AND SOCIAL

- Education
- Worship
- Municipal and Government

ENVIRONMENTAL

- Conservation Area

TRANSPORTATION

- Road

CADASTRAL_ALL

Status

- Unregistered
- Registered

TOMMIEEN ROAD

RUSSELL STREET

SANDERS STREET

BALCOMB STREET

PATERSON STREET

GOOLAM SULEMAN STREET

JONES STREET

BLAINE STREET

LOCALITY MAP - ERF 237 STANGER

Scale of Map 1:2000

Map of the area around the town of Stanger, KwaZulu-Natal, South Africa.

Map of the area around the town of Stanger, KwaZulu-Natal, South Africa.

Map of the area around the town of Stanger, KwaZulu-Natal, South Africa.



LOCALITY MAP - ERF 237 STANGER

Legend

RESIDENTIAL

- Residential Only Detached 5
- Residential Only High Density 3

CIVIC AND SOCIAL

- Education
- Worship
- Municipal and Government

TRANSPORTATION

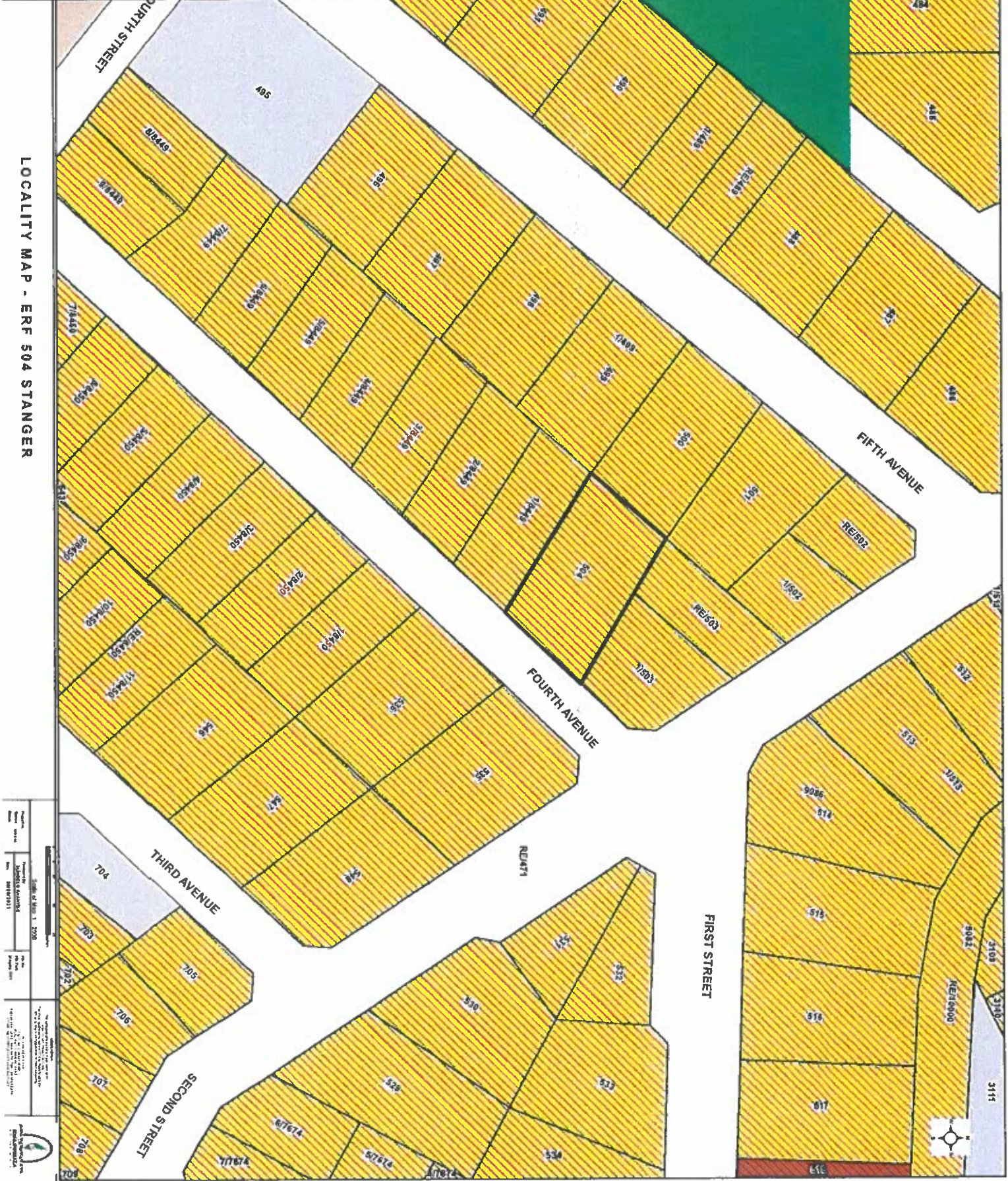
- Road

CADASTRAL ALL

Status

- Unregistered
- Registered

LOCALITY MAP - ERF 504 STANGER



Scale of Map: 1:2000

Map Date: 2000/01/01

Map No: 504

Map Sheet: 1

Map Scale: 1:2000

Map Author: [Name]

Map Editor: [Name]

Map Checker: [Name]

Map Approver: [Name]

Map Date: 2000/01/01

Map No: 504

Map Sheet: 1

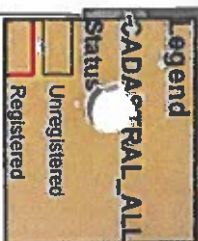
Map Scale: 1:2000

Map Author: [Name]

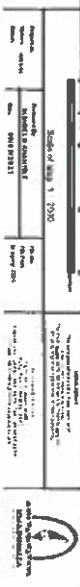
Map Editor: [Name]

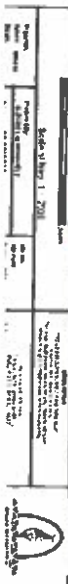
Map Checker: [Name]

Map Approver: [Name]



LOCALITY MAP - ERF 504 STANGER





SECTION 2: USE ZONES – BUILDING AND LAND USE PARAMETERS

RESIDENTIAL

2.1. RESIDENTIAL ONLY DETACHED (RODE)



STATEMENT OF INTENT

This zone permits the development of primarily detached dwelling units, but does permit multi-family dwellings; and a limited number of compatible uses maybe allowed, provided they do not have a disruptive impact on the surrounding neighbourhood amenity.







ZONE COLOUR AND SCHEME NOTATION




Fill: Acid Yellow
R 255, G 255, and B 000

2.1.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM ERF SIZE (M ²)	FAR/DENSITY	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)	ZONE COLOUR	COLOUR DETAILS
RODE 1(a)	N/A	11 du/ha	25%	2	N/A	N/A	N/A	18 m 4 m for Hatchet and Cul-de-sacs		Fill: Acid Yellow R 255, G 255, and B 000 Border: Black R 2000, G, and B 000 Hatch: Seville Orange R255, G192, B000
RODE 1(b)	N/A	15 du/ha	35%	3	N/A	N/A	N/A	18 m 4 m for Hatchet and Cul-de-sacs		Fill: Acid Yellow R 255, G 255, and B 000 Border: Black R 000, G 000, and B 000 Hatch: Red R255, G000, B000
RODE 1(c)	N/A	25 du/ha	25% for single dwelling 60% MDH	2 for single dwelling 3	N/A	N/A	N/A	18 m 4 m for Hatchet and Cul-de-sacs		Fill: Acid Yellow R 255, G 255, and B 000 Border: Black R000, G000, B000 Diagonal Hatch: Amethyst R 197, G 000, and B 255

RODE 1(d)	N/A		25 for single dwelling	2 for single dwelling	N/A	N/A	N/A	18 m 4 m for Hatchet and Cul-de-sacs		Fill: Acid Yellow R 255, G 255, and B 000 Border: R000, G000, B000 Cross Hatch: Blue R 000, G 112, and B 255
RODE 2	450	0.60	75%	2	3 m	1.5 m	1.5 m	12 m 4 m for Hatchet and Cul-de-sac		Fill: Acid Yellow R 255, G 255, and B 000 Border: Black R000, G000, and B000 Diagonal Hatch: Dusk Coral R 200, G 130, and B 130
RODE 3	1 100	0.50	35%	2	7.5 m	2.5 m 4.5 m for MDH	2.5 m 4.5 m for MDH	18 m 3 m for Hatchet and Cul-de-sac		Fill: Acid Yellow R 255, G 255, and B 000 Border: Black R000, G000, and B000 Diagonal Brick Hatch: Tarragon Green R 112, G 168, and B 000
RODE 4	250	1.50	75%	2 3 for PG	2 m	2m	2.0 m	10 m 4 m for Hatchet and Cul-de-Sacs		Fill: Acid Yellow R 255, G 255, and B 000 Border: Black R000, G000, and B000 Diagonal Hatch: Tourmaline Green R 000, G 255, and B 197
RODE 5	900	1.00	50%	2	7.5 m	2m	2.0 m	18 m 4 m for Hatchet and Cul-de-sac		Fill: Acid Yellow R 255, G 255, and B 000 Border: Black R000, G000, and B000 Hatch: Fuchsia Pink R 255, G 115, and B 223
RODE 6	900	0.35	30%	2	7.5 m	2.0 m	2.0 m	18 m 4m for Hatchet and Cul-de-sac		Fill: Acid Yellow R 255, G 255, and B 000 Border: Black R 000, G 000, and B 000

RODE 7	250	0.8	70%	2	2.0 m	1.5 m	1.5 m	4 m		Fill: Acid Yellow R 255, G 255, and B 000 Border: Black R000, G000, B000 Hatch: Yogo Blue R 115, G 178, and B 255
-----------	-----	-----	-----	---	-------	-------	-------	-----	---	--

2.1.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	RODE 1(a)	RODE 1(b)	RODE 1(c)	RODE 1(d)	RODE 2 and 3	RODE 4, 5 and 6	RODE 7
FREELY PERMITTED	5.2.3 ENVIRONMENTAL AND RECREATION <ul style="list-style-type: none"> Private Open Space Private Recreational Area Recreational Building 	5.2.3 ENVIRONMENTAL AND RECREATION <ul style="list-style-type: none"> Private Open Space Private Recreational Area Recreational Building 	5.2.3 ENVIRONMENTAL AND RECREATION <ul style="list-style-type: none"> Private Open Space Private Recreational Area Recreational Building 	5.2.3 ENVIRONMENTAL AND RECREATION <ul style="list-style-type: none"> Private Open Space Private Recreational Area Recreational Building 			
	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Maintenance Building 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Maintenance Building 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Maintenance Building 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Maintenance Building 			
	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House Medium Density Housing Residential Building 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Bed and Breakfast Establishment Dwelling House Medium Density Housing Residential Building 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House Medium Density Housing Residential Building 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House Medium Density Housing Residential Building 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House
CONSENT	5.2.1 AGRICULTURE <ul style="list-style-type: none"> Agricultural Building Urban Agriculture 	5.2.1 AGRICULTURE <ul style="list-style-type: none"> Agricultural Building Urban Agriculture 	5.2.1 AGRICULTURE <ul style="list-style-type: none"> Agricultural Building Urban Agriculture 	5.2.1 AGRICULTURE <ul style="list-style-type: none"> Agricultural Building Urban Agriculture 	5.2.1 AGRICULTURE <ul style="list-style-type: none"> Agricultural Building Industry Agricultural Land 		5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Place of Instruction Place of Worship Institution
	5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Place of Instruction Place of Worship Institution 	5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Place of Instruction Place of Worship 	5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Place of Instruction Place of Worship 	5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Place of Instruction Place of Worship 	5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Place of Instruction Place of Worship 	5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Place of Instruction Place of Worship 	5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Place of Instruction Place of Worship

SECTION TWO- USE ZONES

BUILDING AND LAND USE CATEGORY	RODE 1(a)	RODE 1(b)	RODE 1(c)	RODE 1(d)	RODE 2 and 3	RODE 4, 5 and 6	RODE 7
	5.2.3 ENVIRONMENTAL AND RECREATION <ul style="list-style-type: none"> • Beach Amenity Facility • Boat Jetty 	5.2.3 ENVIRONMENTAL AND RECREATION <ul style="list-style-type: none"> • Beach Amenity Facility • Boat Jetty 	5.2.3 ENVIRONMENTAL AND RECREATION <ul style="list-style-type: none"> • Beach Amenity Facility • Boat Jetty 	5.2.3 ENVIRONMENTAL AND RECREATION <ul style="list-style-type: none"> • Beach Amenity Facility • Boat Jetty 	5.2.3 ENVIRONMENTAL AND RECREATION <ul style="list-style-type: none"> • Beach Amenity Facility • Boat Jetty 	5.2.3 ENVIRONMENTAL AND RECREATION <ul style="list-style-type: none"> • Beach Amenity Facility • Boat Jetty 	5.2.3 ENVIRONMENTAL AND RECREATION <ul style="list-style-type: none"> • Beach Amenity Facility • Boat Jetty
	5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Arts And Craft Workshop • Garden Nursery • Home Business • Personal Service • Outlet • Tea Garden 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Arts And Craft Workshop • Garden Nursery • Home Business • Personal Service • Outlet • Tea Garden 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Arts And Craft Workshop • Garden Nursery • Home Business • Personal Service • Outlet • Tea Garden 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Arts And Craft Workshop • Garden Nursery • Home Business • Personal Service • Outlet • Tea Garden 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Arts And Craft Workshop • Garden Nursery • Home Business • Offices, Medical • Offices, Professional • Personal Services • Outlet • Restaurant 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Arts And Craft Workshop • Garden Nursery • Home Business • Offices, Medical • Offices, Professional • Personal Service • Outlet • Restaurant • Tavern • Tea Garden • Tuck Shop 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Arts And Craft Workshop • Garden Nursery • Home Business • Offices, Medical • Offices, • Professional • Personal Service • Outlet • Tavern • Tuck Shop
	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> • Bed And Breakfast Establishment • Boarding House • Child Minding Facility • Crèche • Day Care Centre • Guest House 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> • Bed And Breakfast Establishment • Boarding House • Child Minding Facility • Crèche • Day Care Centre • Guest House 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> • Bed And Breakfast Establishment • Boarding House • Child Minding Facility • Crèche • Day Care Centre • Guest House 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> • Bed And Breakfast Establishment • Boarding House • Child Minding Facility • Crèche • Guest House • Medium Density Housing 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> • Bed And Breakfast Establishment • Boarding House • Child Minding Facility • Crèche • Day Care Facility • Guest House • Medium Density Housing 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> • Bed And Breakfast Establishment • Boarding House • Child Minding Facility • Day Care Facility 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> • Bed And Breakfast Establishment • Boarding House • Child Minding Facility • Day Care Facility
	5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> • BTTS 	5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> • BTTS 	5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> • BTTS 	5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> • BTTS 	5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> • BTTS 	5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> • BTTS 	5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> • BTTS

BUILDING AND LAND USE CATEGORY	RODE 1(a)	RODE 1(b)	RODE 1(c)	RODE 1(d)	RODE 2 and 3	RODE 4, 5 and 6	RODE 7
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table						

2.1.3. ADDITIONAL CONTROLS

- 2.1.3.1 In respect of RODE 4, Prince's Grant shall have no FAR applicable, a height of 3 storeys and are not subject to building lines.
- 2.1.3.2 Where the lot is used exclusively for Medium Density Housing purposes, the minimum lot area shall be 1800m² and the maximum number of units shall not exceed a density of 30 dwelling units per hectare.
- 2.1.3.3 The maximum height shall not exceed 8m measured from the highest point of the natural ground level to the highest point of the roof.
- 2.1.3.4 The following controls shall apply to sites with a gradient exceeding 1:4, where more than 40% of the site is 1:4 and steeper OR where the dwelling footprint is proposed only on the portion of the site with a gradient of 1:4 and steeper:
- a) The maximum number of storeys is 3;
 - b) The coverage is 50%;
 - c) The F.A.R is 0.75.
- 2.1.3.6 An outbuilding may be permitted on a RODE Zone, provided it is used in conjunction with a dwelling unit(s), and includes a storeroom, laundry, and workroom. An outbuilding shall be restricted to a maximum floor area of 30 square metres.
- 2.1.3.7 Accommodation for staff (including ablution facility, kitchenette and one bedroom) may be permitted on a RODE Zone and shall be restricted to 30 square metres.
- 2.1.3.8 With respect to Zimbali, decks shall not constitute coverage.
- 2.1.3.9 The Municipality may permit the erection of an additional self-contained residential unit on any site of 650 square metres or more with the following controls:
- a) Such self-contained residential unit shall comprise not more than two bedrooms, a combined lounge and dining room, a kitchen, a bathroom and a toilet.
 - b) The total floor area shall not exceed 90m².
 - c) The self-contained unit is to be architecturally compatible with the main dwelling house.
 - d) The self-contained unit shall be accessed by the same public street or road, which serves the main dwelling house, unless the applicant can demonstrate that exceptional circumstances exist to prevent such shared access.
- 2.1.3.10 A pitched roof capable of containing a habitable room and any other type or style of roof, which is capable of, or contains, or supports any rooms, structures or features over and above those mentioned in Section 5 (Storey definition) below and which the Local Municipality considers habitable shall not count as a storey.
- 2.1.3.11 In respect of RODE zones a Basement means the lowest part of any building, which part is constructed with more than 50 % of its volume below the natural ground level. A Basement is a non-habitable storey. The basement may include an entrance hall limited to 30m²; storage; garage; lifts; stairs; and facilities for the servicing and maintenance of the building.

- 2.1.3.12 In respect of a Home Business, a Municipality may stipulate –
- a) That the home business shall be conducted by the owner of the property, who shall be also be resident therein;
 - b) Under what circumstances the activity may be operated by a person other than the owner;
 - c) a maximum number of vehicles permitted on the premises at any one time;
 - d) The maximum weight of vehicles;
 - e) The location of parking;
 - f) The amount of parking;
 - g) The maximum number of non-resident employees;
 - h) The maximum noise level above the prevailing noise level in the surrounding area;
 - i) hours of operation;
 - j) A maximum floor area of 30 square metres for any office or home business.
 - k) That the activity shall not be such as to impose a greater load on any public utility service than that which is ordinarily required by other uses permitted in the area;
 - l) That the activity shall not detrimentally affect the amenity of the surrounding area through the emission of ash, dust, fumes, grit, noise, oil, smell, smoke, soot, steam, vapour, vibration and waste products;
 - m) Controls for signs; and,
 - n) The activities and occupations that are specifically excluded from this zone.
 - o) Any other conditions it may deem necessary to impose.
- 2.1.3.13 All landscaping shall be to the discretion of the Municipality.
- 2.1.3.14 Accommodation for motor vehicles is to be provided on the Erf as per Section 6 Parking Norms and Standards.
- 2.1.3.15 Subject to the provision of a sewerage disposal system to the satisfaction of the Water Services Authority.
- 2.1.3.16 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.1.3.17 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration.
- 2.1.3.18 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.