

**NARATIVE REPORT**

**FOR**

**THE BREAKDOWN OF FINANCIALS OF ENYOKENI CULTURAL PRECINCT AND WINNIE MANDELA HOUSE PRELIMINARY COSTS AT CONTRACT TERMINATION**

Prepared By

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1. Purpose
2.
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The purpose of this report is to indicate the costs incurred on the implementation of the Enyokeni Cultural Precinct and breakdown of the preliminary costs incurred on Winnie Mandela House at termination of the DM-DMZ Contractors contract.

1. Executive Summary
2.
3.

The DAC appointed IDT as an implementing agent for various legacy / heritage related projects located in the Eastern Cape, KwaZulu-Natal, Free State and Limpopo Provinces. The Department initiated these projects to uphold the objectives of the National Heritage Programme and other cultural activities of great heritage value. These objectives aim to preserve, protect and promote the awareness of the historic sites, in remembrance of those who made significant contributions to the Republic of South Africa.

Enyokeni Cultural Precinct and Winnie Mandela House were among the projects that were implemented by the IDT under the DAC Heritage and Libraries Programme and the Free State Heritage Programme, respectively.

**2.1 Enyokeni Cultural Precinct**

The IDT has appointed Royal Haskoning DHV for an amount of **R 22 270 616.00** inclusive of disbursements to provide the following Professional Built Environment Services:

* Architectural Services
* Civil Structural/Structural Engineering Services.
* Mechanical/Electrical Engineering Services.
* Quantity Surveying Services.
* Principal Agency Services.
* Construction Monitoring
* Land Surveying.

In addition the DAC instructed the IDT to develop a project master plan which was an additional service performed by Royal Haskoning DHV for an additional amount of **R 2 631 126, 84**. Furthermore based on the complexity of the project, the IDT has appointed PMPLUS Project Managers for an amount of **R 4 530 537, 59** to provide Project Management Services on the project.

The IDT has also appointed Basil Read Ltd for the construction of Phase 1 of the project for a tender amount of **R 93 059 989, 07.** This amount was based on a provisionally measured scope of work due to the urgency of the completion of the project and was subject to remeasurement at final account. The final amount after remeasurement amounted to **R 106 088 387, 54** at final account. The overall project financials inclusive of construction costs, professional fees and 4% IDT Management Fees can be summarised as per the table below:

2.2 SUMMARY Of Enyokeni Cultural Precinct Financials

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Work Package** | **Description** | **Final Account For** | **Professional**  | **IDT Management** | **Estimated Total** | **Expenditure To** | **Estimated Balances** |
|   |  | **Construction** | **Fees** | **Fees** | **Work Package Cost** | **Date** |  |
| 01A |  Arena Fields  |  R 16 268 636,89  |  R 4 513 435,38  |  R 831 282,89  |  R 21 613 355,16  |  R 18 773 983,33  |  R 2 839 371,83  |
| 01B |  VIP Area  |  R 37 949 636,95  |  R 10 528 431,80  |  R 1 939 122,75  |  R 50 417 191,51  |  R 43 793 825,89  |  R 6 623 365,61  |
| 01C |  Royal Square  |  R 28 170 296,68  |  R 7 815 332,93  |  R 1 439 425,18  |  R 37 425 054,80  |  R 32 508 481,43  |  R 4 916 573,37  |
| 01D |  Earth Works  |  R 2 353 541,39  |  R 652 946,96  |  R 120 259,53  |  R 3 126 747,88  |  R 2 715 983,34  |  R 410 764,54  |
| 01E |  Water Services  |  R 17 364 294,31  |  R 4 817 405,47  |  R 887 267,99  |  R 23 068 967,77  |  R 20 038 370,40  |  R 3 030 597,37  |
| 01F  |  Electrical Services  |  R 3 981 981,32  |  R 1 104 727,80  |  R 203 468,36  |  R 5 290 177,48  |  R 4 595 200,66  |  R 694 976,82  |
|  | **Totals** |  **R 106 088 387,54**  |  **R 29 432 280,34**  |  **R 5 420 826,72**  |  **R 140 941 494,60**  |  **R 122 425 845,06**  |  **R 18 515 649,54**  |

**2.3 Winnie Mandela House Contractor’s Costs at Termination.**

The IDT had appointed DM-DMZ Construction for the restoration of Winnie Mandela House. Due to the contractor’s poor performance, the IDT had no option but to terminate the contract. The contractor had only done about 5% of the works on site which merely entailed site preparations and excavations for the perimeter fencing.

The bulk of the costs incurred on the project pertains mainly to site establishment costs and preliminary costs incurred during the contractor’s occupation of the site. The site establishment costs form part of the preliminary costs which cover overheads and site establishment. The total preliminaries were for a total amount of R 275 700, 00. A 10% portion of the total preliminary costs was for fixed related items and amounted to R 27 570, 00. A 15% portion was for value related preliminaries and amount to R 41 355, 00. The 75% balance was for time related preliminaries and amounted to R 206 775, 00.

The contract signed between the IDT and DM-DMZ was for two months. The total amount of preliminaries paid to the contractor at termination is R 117 543, 69. The preliminaries financials can be summarised as per table below:

|  |  |  |
| --- | --- | --- |
| **Total amount per**  | **Expenditure**  | **Balance** |
| **signed Contract** | **at Termination** |  |
|  R 275 700,00  |  R 117 543,69  |  **R 158 156,31**  |

1. Breakdown of The Enyokeni Construction Costs
2.
3. 1. Breakdown of Preliminaries and General (P&Gs)

The preliminary costs are costs for the site establishment and overhead costs and entails the following:

* Offices, storage and equipment sheds.
* Contractor’s Sign Boards.
* Temporary laydown area.
* Living Accommodation.
* Computer Facilities complete with Printer, Plotter, modem and Telephone connections.
* Supervision for the duration of construction.
* Other time related obligations.
* Water supplies, electric power, compressed air and communication.
* Contractor’s Plant and Equipment.
* Items not specified as designated by the contractor.

These costs can be summarised as per table below:



* 1. Work Package 1A- Arena Cost Breakdown

The works under Work Package 1A were done at and around the Arena. The following works were done:

* Clearing the site of debris, rubbish, including removing existing trees and digging and removing topsoil under the trade Earthworks.
* Breaking down and removing existing fencing and gates under the trade Earthworks.
* Open face and bulk excavations to sloping areas and hauling excavated materials to a dumping site under the trade Earthworks.
* Importing and levelling approved filling material including compaction and levelling to sloping areas under the trade Earthworks.
* Concrete paving to edge beams under the trade Concrete, formwork and reinforcement.
* Building brick walls brick paving under the trade Masonry.
* Excavating and laying perforated agricultural pipes underground to form subsoil storm water drains under the trade Plumbing and Drainage.
* Trench excavations construction of manholes and laying storm water pipes underground under the Plumbing and Drainage trade.
* Landscaping including removal of existing grass and reinstating grass to slopes including spreading and levelling tops soil to slopes under the trade Earthworks.

The breakdown of the costs for Work Package 1A can be summarised as per table below:



* 1. Work Package 1B – VIP Area Cost Breakdown

The works under Work Package 1A were done at and around the Arena. The following works were done:

* Clearing the site of debris, rubbish, including removing existing trees and digging and removing topsoil. (**Under the trade Earthworks**)
* Open face and bulk excavations to sloping areas and hauling excavated materials to a dumping site. (**Under the trade Earthworks)**
* Excavations for concrete footings and column bases. (**Under the Earthworks trade**)
* Importing and levelling approved filling material including compaction and levelling to sloping areas. (**Under the trade Earthworks**)
* Concrete and reinforcement to foundation footings, walls, floors and columns. (**Under the Concrete, Formwork and Reinforcement trade)**
* Building brick walls and brick paving. (Under the trade Masonry)
* Waterproofing floors and walls. (**Under the trade Waterproofing**)
* Plastering brick walls. **(Under the trade Plastering**)
* Painting walls. **(Under the trade Paintwork)**
* Trench excavations and laying storm water pipes underground. (**Under the Plumbing and Drainage trade)**
* Landscaping including removal of existing grass and reinstating grass to slopes including spreading and levelling tops soil to slopes. (**Under the trade External Works**)

The breakdown of the costs for Work Package 1B can be summarised as per table below:



* 1. Work Package 1C – Royal Square Cost Breakdown

The works under Work Package 1C were done at and around the Royal Square. The following works were done:

* Clearing the site of debris, rubbish, including removing existing trees and digging and removing topsoil. (**Under the trade Earthworks**)
* Breaking down and removing existing fencing and gates. **(Under the trade Earthworks**)
* Open face and bulk excavations to sloping areas and hauling excavated materials to a dumping site under the trade Earthworks.
* Excavations for concrete footings and bases. **(Under the Earthworks trade**)
* Importing and levelling approved filling material including compaction to sloping areas. **(Under the trade Earthworks)**
* Concrete and reinforcement to foundation footings, column bases and columns. **(under the Concrete, Formwork and Reinforcement trade)**
* Brick paving. **(Under the trade Masonry)**
* Supply and install security fencing and double gate. **(Under Metalwork trade)**
* Supply and install Gum pole infill fencing. (**Under the trade Carpentry and Joinery**)
* Trench excavations, building manholes and laying storm water pipes underground. **(Under the Plumbing and Drainage trade)**
* Excavating and removing existing tarred roads. (**Under the trade Roadworks)**
* Excavating and building new tarred roads. (**Under the trade Roadworks)**
* Clearing and unblocking existing open drains. (**Under Roadworks trade**)

The breakdown of the costs for Work Package 1C can be summarised as per table below:



* 1. Work Package 1D – Maidens Sleeping Zones Cost Breakdown

The works under Work Package 1D were done at and around Maidens Sleeping Zones. The following works were done:

* Clearing the site of debris, rubbish, including removing existing trees and digging and removing topsoil. (**Under the trade Earthworks)**
* Open face and bulk excavations to sloping areas and hauling excavated materials to a dumping site. **(Under the trade Earthworks)**
* Supply and install grass including top soil and spreading and levelling. **(Under the External Works trade)**
* Supply and install 12 in number 10 000 litre water tanks. **(Under the External Works trade)**
* Supply and install 12 in number concrete tank base slabs including compaction to levels. **(Under the External Works trade)**

The breakdown of the costs for Work Package 1D can be summarised as per table below:



* 1. Work Package 1E – Practice Fields and Water Supply Cost Breakdown

The works under Work Package 1E were done at and around Practice Fields and include Water Supply. The following works were done:

* Clearing the site of debris, rubbish, including removing existing trees and digging and removing topsoil. **(Under the trade Earthworks**)
* Open face and bulk excavations to sloping areas and hauling excavated materials to a dumping site. (**Under the trade Earthworks**)
* Excavations for concrete footings and bases. (**Under the Earthworks trade)**
* Importing and levelling approved filling material including compaction and levelling to sloping areas. **(Under the trade Earthworks**)
* Concrete and reinforcement to upstand beams, and floors. **(Under the Concrete, Formwork and Reinforcement trade)**
* Trench excavations, and laying water pipes including pipe fittings underground. **(Under the Plumbing and Drainage trade)**
* Supply and install 2 number off water meters. **(Under the Plumbing and Drainage Trade**)
* Supply and install water irrigation pipes. **(Under the Plumbing and Drainage Trade)**
* Supply and install razor weld mesh fencing and double gate. **(Under External Works trade**)
* Landscaping including reinstating stock piled grass supplying topsoil, spreading and levelling, (**Under the External Works trade)**
* Earth filling to roads including compacting to approved levels. (**Under the External Works** **trade)**
* Repair existing tarred roads. **(Under External Works trade)**
* Repair existing gravel road.( **Under the External Works trade**)

The breakdown of the costs for Work Package 1D can be summarised as per table below:



* 1. Work Package 1 F- Electrical Work Cost Breakdown

 The works under Work Package 1F were done on all site areas that were upgraded. The following works were done:

* Supply and install electrical circuit breakers including upstand boxes. (**Done under an electrical subcontract)**
* Supply and install electrical wiring including all plugs and fittings required**.(Done under an electrical subcontract)**
* Supply and install electrical light fittings. **(Done under an electrical subcontract)**

The breakdown of the costs for Work Package 1D can be summarised as per table below:



**Compiled and Submitted By:**

Independent Development Trust

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