

**MINISTRY**

**PUBLIC WORKS AND INFRASTRUCTURE**

**REPUBLIC OF SOUTH AFRICA**

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**NATIONAL ASSEMBLY**

**WRITTEN REPLY**

**QUESTION NUMBER: 1638 [NW2995E]**

**INTERNAL QUESTION PAPER NO.: 29**

**DATE OF PUBLICATION: 22 NOVEMBER 2019**

**DATE OF REPLY: 02 DECEMBER 2019**

**1638. Ms S J Graham (DA) asked the Minister of Public Works and Infrastructure:**

(1) What are the details of the planned refurbishment and/or renovations of the three parliamentary villages, including (a) the scope of work at each village and (b) a detailed breakdown of the projected costs for each village;

(2) whether supply chain procedures were followed; if not, why not; if so what are the relevant details;

(3) whether project role players have been appointed; if not, on what date is it envisaged that they will be appointed; if so, on what date were they appointed;

(4) what are the envisaged (a) commencement dates and (b) completion dates at each village? **NW2995E**

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**REPLY:**

**The Minister of Public Works and Infrastructure**

1638 (1) (a) The scope of work for the planned refurbishment project at the three parliamentary villages is as follows:

The project is meant to address the current Building Regulations in terms of refurbishments of each unit. The scope of work for the project includes but not limited to, the following:

* General building renovations and maintenance (internally and externally); this includes painting, tiling, floor coverings, roof coverings, brickwork, plastering windows and doors
* Upgrading of the Electrical installation services, i.e. solar heaters, replacement of DB’s, rewiring of units
* Upgrading the alarms and intercoms systems linking them to the gate security system
* Structural work (where required), this will include repairs to the cracks, trusses and all related items
* Reconfiguring bathrooms to allow for showers; each bathroom will have a combination of a bathtub and shower to accommodate the User Clients
* Addressing the plumbing issues where necessary
* Maintenance of Joinery items, this will include kitchen and bedroom cupboards, door handles, etc.
* The replacement of kitchen appliances, stoves, etc. where necessary

The scope of work mainly focuses on maintenance items that are as a result of a lack of or periodic and routine maintenance of the identified units within the three (3) villages. These defects have been documented onto room data plans identifying the locations as well as the descriptions of the defects during the conditional assessments done by the professional team.

1. The detailed breakdown of the project cost is as follows:

ESTIMATED CONSTRUCTION COST (excluding CPAP and fees)

|  |
| --- |
| ROUTINE MAINTENANCE IN THREE PARLIAMENTARY VILLAGES  |
| 1 | Acacia Park renovations (A-D) |  R 12,975,114.00  |
| 2 | Acacia Park renovations (E) |  R 7,360,865.00  |
| 3 | Pelican Park renovations |  R 13,056,490.00  |
| 5 | Laboria Park renovations |  R 11,223,805.00  |
| 6 | Provisional Sums (inclusive of Joinery, Appliances, |  R 9,173,000.00  |
| 9 | Electrical & electronic [including mark-up] |  R 6,200,000.00  |
| 11 | EPWP |  R 2,999,464.00  |
| 12 | Preliminaries |  R 10,494,497.00  |
| 14 | Sub total |  R 73,483,235.00  |
| 16 | Escalation |  R 5,992,928.00  |
| 17 | Contingency allowance |  R 3,937,808.00  |
|   | Sub total  |  R 83,413,971.00  |
| 18 | VAT 15% |  R 12,517,496.00  |
|  | GRAND CONSTRUCTION ESTIMATED COST  |  R 95,931,467.00  |

Further breakdown is as follows:

The refurbishment cost per unit is R 361 882. This cost is broken down as follows:

* Kitchen upgrades R37 450
* Bathroom upgrades(incl. showers and bath tubs) R56 536
* Upgrading of all floors R20 094
* Repair/redecorate walls internally & externally R39 834
* Repair/replace doors, windows, burglar bars, gates & bedroom cupboards R11 923
* Structural repairs to walls and floors R11 923
* Redecorate/replace ceilings and cornices R17 204
* Repair/replace/clean roofs, gutters, eaves, downpipes R46 937
* Repair/replace paving, stormwater channels, yard walls and gates R26 174
* Electrical compliance upgrade R41 479
* New solar panels R19 270
* New alarm system R7 008

Each house will be assessed before any work is carried out; the work will be done according to the needs of each unit.

1. The Department and the appointed Implementing Agency subscribes to the PFMA, CIDB standards of uniformity and all the governing procurement legislation for procuring service providers.
* The Bid Specification Committee (BSC) approved the Procurement Plan for this project on 19 August 2019.
* An open tender process was followed to solicit bids.
* Tenders were advertised as through the following mediums:
	1. Government Tender Bulletin on 30 August 2019;
	2. National Treasury e-Tender Portal Publication on 30 August 2019;
	3. CIDB i-Tender on 29 August 2019; and
	4. CDC Website on 30 August 2019.
* Thirty-six (36) bid documents were collected from the CDC’s Cape Town Offices situated at South African Reserve Bank Building, Office 1101, 11th Floor, 60 St George’s Mall, Cape Town; from Friday, 30 August 2019.
* A mandatory briefing meeting was conducted on Friday, 13th September 2019, at 14h00 at the Department of Public Works & Infrastructure, Customs House Building, Lower Heerengracht Street, 11th Floor, South Wing Boardroom, Cape Town, Western Cape, and was attended by CDC representatives, consultants, and Thirty-eight (38) prospective bidders.
* The closing date for submission of bids was on 1 October 2019 at 12:00 as advertised in the Government Gazette, National Treasury e-Tender Portal, CIDB i-Tender, and on the CDC website.
* Twenty (20) bids were received and there were no late submissions.
* The bids were opened in public and the bid opening was attended by CDC representatives and bidders.
* Evaluation of bids was done by at least three (3) CDC members of staff (Procurement Manager and two Project Managers after the opening of the bids)
* BAC approval (Procurement Committee meeting) obtained on the 19th November 2019;
* Final CDC EXMA approval is envisaged for the 28th November 2019
* Letters of regret to be issued to unsuccessful bidders on the 28th November 2019 with 7 days appeal period.
1. All Consultancy was ceded over to the CDC by the DPWI for the implementation is envisaged for the appointment of the Contractor will be concluded by the 13th December 2019. The appointed contractor is expected to comply with security Clearance requirements by the 13th January 2020.
2. The schedule below depicts the current implementation plan for the project with the anticipated start and end dates



The appointed contractor shall submit a definitive Construction Project Schedule for CDC approval which is expected by the 13th January 2020

The detailed programme below illustrates the cycle of the units that will be renovated in every village with a time duration of 4 months for 50 units. This programme was workshopped with the DPWI as a decanting plan and also included in the tender document to inform contractors as to how the works in these units will be phased with decanting etc.