



C3: SCOPE OF WORKS

JBCC Series 2000

Project : Construction of Khubvi New Police Station for a Period of Two (2) Years: Limpopo Province

Employer : South African Police Service

Reference : 19/1/9/1/42 TB(24)

C3.1. DESCRIPTION OF THE WORKS

C3.1.1. Employer's objectives

The South African Police Service endeavors to construct the New SAPS Police Station at Khubvi, 150/Farm Chibase 215MT, Limpopo.

In addition to the above, the project aims to achieve the following:

- a) to provide a minimum Contract Participation Goal (CPG) of 5% of the total contract value and develop targeted enterprises by the main or lead partner contractors
- b) to train learners in Occupational qualifications, trade qualification, work integrated learners – P1 and P2 learners, professional candidates (which ever is applicable after award of the tender
- c) to deliver public infrastructure using labour-intensive methods in accordance with EPWP Guidelines
- d) 30% of Project value compulsory subcontracting

The **employer** intends to appoint a suitable **contractor** to construct facilities and amenities as per the **employer**'s specifications

The general intent of this contract is that the **contractor** shall procure all items necessary to construct and complete the **works** in accordance with the terms of this contract, in a workmanlike and expeditious manner

C3.1.2. Overview of the works

Works included in this contract comprise the construction of a New Police Station complex, with services that include fire reticulation and equipment, domestic hot and cold-water installation, drainage installation, electrical and lighting installation, to all buildings, as well as HVAC installation to the Main Police Building (Block A) and the Cell Block (Block B). Services installations include back-up installations for electricity and water supply, as well as septic tank installation. Services connections which form part of the project are Eskom and municipal water supply.

All buildings forming part of this complex are single-storey, and the total gross floor building area is approximately 1795 m²

The Site works comprise bulk earthworks, landscaping, stormwater management installation, services reticulation, paving for pedestrian and vehicular circulation, as well as facebrick and



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steel perimeter fencing, including gates and carports. Also included is the construction of the access road connection to an existing provincial road, and the associated works to that road.

There is an existing grave located in the centre of the site which will need to be relocated as part of the contract. The Client has negotiated a new position with the family of the deceased, and the new position has been indicated on attached site plan.

The total area of the site is 4907 m², but a portion of the site works, as described above, falls outside the site boundary.

In addition to the requirements specified, the design will ensure that the buildings comply with the national building regulations and standards of the country (SANS), the legal, safety, and health requirements, and should observe sustainable design principles.

The extent of the works is detailed below, and the portion of the work relevant to the successful bidder of this document has also been stated below

C3.1.3. Extent of the works

The following is the high-level scope for the project:

- a) Block A: Main Police Station (785m²) comprising of:
 - i. Community service Centre
 - ii. Public Toilets
 - iii. Victim Friendly facilities
 - iv. Offices
 - v. Boardroom
 - vi. Storerooms
- b) Block B: Single-storey Cell Block (405m²)
- c) Maintenance Staff rest rooms and storerooms (35m²)
- d) 3-bed Staff Housing, consisting of 3 Units (183m² total)
- e) Bachelor Staff Housing Block, consisting of 6 Units (224m² total)
- f) Refuse Area (28m²)
- g) Car wash bay (44m²)
- h) Covered Parking for 10 bays, including solar panel installation
- i) Generator Yard with ancillary site work
- j) 103m³ Sectional steel Water Storage tank, divided into domestic and fire water, including separate booster pumps for domestic and fire water.
- k) Borehole, Pump and filtration room
- l) Septic Tank and soakaway
- m) Site Work, comprising of:
 - i. Bulk earthworks
 - ii. Paved driveways, parking areas and pedestrian walkways
 - iii. Landscaping
 - iv. Boundary and site walls, fencing, and gates



- v. Construction of access from existing provincial road, including construction of additional lanes, road-markings, signage and relocation of stormwater structures.
- vi. Services installation, including stormwater management, septic tank, borehole, and site lighting
- vii. Grave Relocation

C3.1.4. Location of the works

See C4: Site Information

C3.2. WORKS SPECIFICATION

C3.2.1. Applicable national and international standards

The following, but not limited to, national specifications even though not bound apply to this document, refer to purpose written specifications for all national standards:

- a) Occupation Health and Safety Act, 1993
- b) SANS 10400: National Building Regulations
- c) SANS 10400-XA: Energy Usage in Buildings
- d) SANS 10400-X: Environmental sustainability
- e) SANS 1186-1: Symbolic safety signs - Part 1: Standard signs and general requirements
- f) SANS 10142: The wiring of premises (part 1 & 2)
- g) SANS 10389-1: Exterior lighting Part 1 Artificial lighting of exterior areas for work and safety
- h) SANS 10389-2: Exterior lighting Part 2 Exterior security lighting
- i) SANS 1765: Low voltage switchgear and control gear assemblies (distribution boards) with rated short circuit withstand strength up to and including 10kA
- j) SANS 10313: Protection against lightning - physical damage to structures and life hazard
- k) SANS 62305: Protection against lightning
- l) SANS 62040: Uninterruptible Power Systems (UPS)
- m) SANS 10252-1: Water Supply Installations for Buildings
- n) SANS 10252-2: Drainage Installations for building
- o) Local Municipality by laws & requirements
- p) SAPS Project Five Star 2012 Specifications for New and Existing Police Cell
- q) NHBC requirements, as per the Housing Consumers Protection Measures Act, 1998 (Act No. 95 of 1998)

C3.2.2. Particular or generic specifications

The following purpose written (project specific) specifications are applicable to the **works** and are attached as Annexures after C4: Site Information

- a) Epoxy Specifications (*Flowcrete* specification, ref. nr. MN0009JM 21 October 2024)

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- b) Plascon paint specification, ref. nr. KP017512, 24 May 2024
- c) Civil Specifications (2023-090 Khubvi Tender Specifications Combined)
- d) Structural Specifications Tender Document, 16 October 2024
- e) SAPS Khubvi - Electrical Specification document, ref. nr. 23P534, Rev. 0, September 2024
- f) HVAC Tender Specifications, ref. nr. 3656 HVAC 2025, Rev. 1
- g) Fire Tender Specifications, ref. nr. 3656 FE & FS 2025, Rev. 3
- h) Occupational Health and Safety Specification for Construction of New Police Station in Khubvi, Rev 1, July 2024
- i) SAPS Project Five Star 2012 Specifications for New and Existing Police Cells

C3.2.3. Minimum Standard requirements

- a) CIDB Best Practice Project Assessment Scheme (Government Gazette No.43726 of 18 September 2020)
- b) Standard for Developing Skills through Infrastructure Contracts, published in Gazette Notice 48491 of 28 April 2023
- c) Standard for Indirect Targeting for Enterprise Development through Construction Works Contracts, published in Gazette Notice No.36190 of 25 February 2013
- d) Guidelines for the Implementation of Labour-Intensive Infrastructure Projects Under the Expanded Public Works Programme (EPWP) – Third Edition 2015

C3.3. DRAWINGS

C3.3.1. Tender Drawings

Tender drawings are provided in order to give an overview of the project. Any ambiguities shall be clarified by the tenderer with the **employer's agent** prior to the submission of tenders

The drawings that form part of the tender documents shall be used for tender purposes only

Drawings for construction purposes will be issued to the appointed **contractor** during the execution of the contract

The following drawings are annexed after C4: Site Information, and form part of the contract. The drawings issued to tenderers must be regarded as provisional and preliminary for the tenderer's benefit to assess the scope generally

#	DESCRIPTION	DRAWING No.	REVISION AND DATE
1.0	ARCHITECTURAL DRAWINGS		
1.1	Landscape Plan	OLA 530/000/01	Rev.1 05/06/2024
1.2	Site Plan	695.05 - 0/001	Rev. Q 12/11/2024
1.3	Services Coordination Plan	695.05 - 0/100/s	Rev. Q 12/11/2024
1.4	Overall Ground Floor Plan	695.05 - 0/100	Rev. Q 12/11/2024
1.5	Roof Plan	695.05 - 0/101	Rev. Q 12/11/2024
1.6	Boundary Wall- Fencing Type Plans	695.05 - 0/110	Rev. Q 12/11/2024
1.7	Boundary Wall- Fencing Details	695.05 - 0/111	Rev. Q 12/11/2024



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1.8	Site Context	695.05 - 0/112	Rev. Q	12/11/2024
1.9	Site Sections and Notes	695.05 - 0/200	Rev. Q	12/11/2024
1.10	Perspectives	695.05 - 0/900	Rev. P	23/10/2024
1.11	Police Station (Block A): Floor Plans	695.05 - A/100	Rev. Q	12/11/2024
1.12	Police Station (Block A): Ceiling Plans	695.05 - A/110	Rev. Q	12/11/2024
1.13	Police Station (Block A): Floor Finishes Plan	695.05 - A/120	Rev. Q	12/11/2024
1.14	Police Station (Block A): Wall Finishes Plan	695.05 - A/130	Rev. Q	12/11/2024
1.15	Police Station (Block A): Sections	695.05 - A/200	Rev. Q	12/11/2024
1.16	Police Station (Block A): Sections	695.05 - A/200	Rev. Q	12/11/2024
1.17	Police Station (Block A): Elevations	695.05 - A/300	Rev. Q	23/10/2024
1.18	Cells (Block B): Floor Plans	695.05 - B/100	Rev. Q	12/11/2024
1.19	Cells (Block B): Ceiling Plans	695.05 - B/110	Rev. Q	12/11/2024
1.20	Cells (Block B): Floor Finishes Plan	695.05 - B/120	Rev. Q	12/11/2024
1.21	Cells (Block B): Wall Finishes Plan	695.05 - B/130	Rev. Q	12/11/2024
1.22	Cells (Block B): Sections	695.05 - B/200	Rev. Q	12/11/2024
1.23	Cells (Block B): Sections	695.05 - B/201	Rev. Q	12/11/2024
1.24	Cells (Block B): Elevations	695.05 - B/300	Rev. Q	12/11/2024
1.25	Housing Units (Block C): Plans, Section and Elevations	695.05 - C/100	Rev. Q	12/11/2024
1.26	Housing Units (Block C): Joinery Details	695.05 - C/400	Rev. Q	12/11/2024
1.27	Bachelor Units (Block D): Plans, Section and Elevation	695.05 - D/100	Rev. Q	12/11/2024
1.28	Bachelor Units (Block D): Ceiling and Finishes Plans	695.05 - D/110	Rev. Q	12/11/2024
1.29	Bachelor Units (Block D): Joinery Details	695.05 - D/400	Rev. Q	12/11/2024
1.30	Outbuildings E: Cleaners' Restroom & Stores	695.05 - E/100	Rev. Q	12/11/2024
1.31	Outbuildings E: Stores & Kitchenette Plan	695.05 - E/400	Rev. Q	12/11/2024
1.32	Outbuildings F: Refuse Yard	695.05 - F/100	Rev. Q	12/11/2024
1.33	Outbuildings G: Covered Parking	695.05 - G/100	Rev. Q	12/11/2024
1.34	Construction Details	695.05 - 400	Rev. P	23/10/2024
1.35	Bachelors Bathroom Details	695.05 - 410	Rev. Q	12/11/2024
1.36	3 Bedroom House Bathroom Details	695.05 - 411	Rev. Q	12/11/2024
1.37	Police Station (Block A): Public Bathrooms	695.05 - 412	Rev. Q	12/11/2024
1.38	Police Station (Block A): Treatment Room Bathroom & Par	695.05 - 413	Rev. Q	12/11/2024
1.39	Police Station (Block A): Shift Staff Toilets	695.05 - 414	Rev. Q	12/11/2024
1.40	Police Station (Block A): Staff Toilets	695.05 - 415	Rev. Q	12/11/2024
1.41	Police Station (Block A): Staff Kitchen	695.05 - 416	Rev. Q	12/11/2024
1.42	Police Station (Block A): Stationary Store	695.05 - 419	Rev. Q	12/11/2024
1.43	Police Station (Block A): Stationary Store	695.05 - 420	Rev. Q	12/11/2024
1.44	Police Station (Block A): Ammunition Store	695.05 - 421	Rev. Q	12/11/2024
1.45	Police Station (Block A): Firearms Store	695.05 - 422	Rev. Q	12/11/2024
1.46	Police Station (Block A): Large Items Saps 13 Store	695.05 - 423	Rev. Q	12/11/2024
1.47	Police Station (Block A): General Store	695.05 - 424	Rev. P	23/10/2024
1.48	Police Station (Block A): Small Items Saps 13 Store	695.05 - 425	Rev. Q	12/11/2024
1.49	Police Station (Block A): Temp Saps 13 Store	695.05 - 426	Rev. Q	12/11/2024
1.50	Police Station (Block A): Docket Room	695.05 - 427	Rev. Q	12/11/2024
1.51	Police Station (Block A): Benches Reception	695.05 - 428	Rev. Q	12/11/2024
1.52	Police Station (Block A): Radio Room and CAS Room Worktops	695.05 - 429	Rev. Q	12/11/2024
1.53	Cell Block (Block B): Admittance Area	695.05 - 432	Rev. Q	12/11/2024

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1.54	Cells (Block B): Holding Cell	695.05 - 433	Rev. P	18/10/2024
1.55	Cells (Block B): Guard Office	695.05 - 434	Rev. P	18/10/2024
1.56	Cells (Block B): Pantry & Linen Store	695.05 - 435	Rev. Q	12/11/2024
1.57	Cells (Block B): Steel Panel, And Stormwater Channel Detail	695.05 - 436	Rev. Q	12/11/2024
1.58	Cells (Block B): Prisoner Property Store	695.05 - 437	Rev. Q	12/11/2024
1.59	Cells (Block B): Visitor Area	695.05 - 438	Rev. P	18/10/2024
1.60	Cells (Block B): Gate Details	695.05 - 439	Rev. Q	12/11/2024
1.61	Cells (Block B): Window Details	695.05 - 440	Rev. Q	12/11/2024
1.62	Cells (Block B): Cell Door Details	695.05 - 441	Rev. Q	12/11/2024
1.63	Police Station (Block A): Reception Counters	695.05 - 442	Rev. Q	12/11/2024
1.64	Police Station (Block A): Shift Staff Rest Room & Cleaning Store	695.05 - 443	Rev. Q	12/11/2024
1.65	Store Ramp Detail	695.05 - 444	Rev. Q	12/11/2024
1.66	Entrance Ramp - Stair Detail	695.05 - 445	Rev. Q	12/11/2024
1.67	Window Schedule 1	695.05 - 600	Rev. Q	12/11/2024
1.68	Window Schedule 2	695.05 - 601	Rev. Q	12/11/2024
1.69	Door Schedule 1	695.05 - 620	Rev. Q	12/11/2024
1.70	Door Schedules 2	695.05 - 621	Rev. Q	12/11/2024
1.71	Glass Door/Shopfront Schedule	695.05 - 622	Rev. Q	12/11/2024
1.72	Gate Schedule	695.05 - 640	Rev. Q	12/11/2024
1.73	Sanitary & Fittings Schedules	695.05 - 700	Rev. H	27/01/2025
1.74	Finishes Schedules	695.05 - 720	Rev. D	18/10/2024
1.75	Ironmongery Schedule	695.05 - 740	Rev. 1	18/10/2024
1.76	Signage: External Signs Key Plan	695.05 - 760	Rev. P	18/10/2024
1.77	Signage: Block A Key Plan	695.05 - 761	Rev. P	18/10/2024
1.78	Signage: Flag Poles	695.05 - 765	Rev. P	18/10/2024
1.79	Signage: Feature Wall	695.05 - 766	Rev. P	18/10/2024
1.80	Signage: Main Entrance	695.05 - 767	Rev. P	18/10/2024
1.81	Signage: Helpdesk And Service Point	695.05 - 768	Rev. P	18/10/2024
1.82	Signage: Chromadek Signs	695.05 - 769	Rev. P	18/10/2024
1.83	Signage: Aluminium Signs	695.05 - 770	Rev. P	18/10/2024
1.84	Signage: Vista Signs	695.05 - 771	Rev. P	18/10/2024
2.0	CIVIL ENGINEERING DRAWINGS			
2.1	Combined Services Layout	2023-090-0001	Rev. E	22-07-2024
2.2	Earthworks Layout	2023-090-2001	Rev. D	10-06-2024
2.3	Earthworks Longsection	2023-090-2021	Rev. B	10-06-2024
2.4	Retaining Walls Layout	2023-090-2050	Rev. B	10-06-2024
2.5	External Roads Key Plan	2023-090-3000	Rev. B	10-06-2024
2.6	Center Line Alignment Layout	2023-090-3001	Rev. B	10-06-2024
2.7	External Roads Reserve Layout	2023-090-3002	Rev. B	10-06-2024
2.8	External Roads Layout	2023-090-3003	Rev. B	10-06-2024
2.9	External Roads: Roads Layout	2023-090-3004	Rev. A	25-06-2024
2.10	External Roads Longsection	2023-090-3031	Rev. B	10-06-2024
2.11	External Roads Typical Details	2023-090-3051	Rev. B	10-06-2024
2.12	External Roads: Traffic Accommodation Plan	2023-090-3081	Rev. A	30-06-2024
2.13	External Roads Settingout Layout	2023-090-3111	Rev. B	10-06-2024
2.14	Affected Services Settingout Points Layout	2023-090-3112	Rev. B	10-06-2024

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2.15	External Roads Markings Layout	2023-090-3201	Rev. B	10-06-2024
2.16	External Roads Signage Layout	2023-090-3202	Rev. B	10-06-2024
2.17	Internal Roads Layout	2023-090-3301	Rev. B	10-06-2024
2.18	Roads Typical Details	2023-090-3321	Rev. D	10-06-2024
2.19	Internal Roads Marking & Road Signage	2023-090-3351	Rev. C	10-06-2024
2.20	External Stormwater Layout	2023-090-3501	Rev. B	10-06-2024
2.21	External Stormwater Longsection	2023-090-3531	Rev. B	10-06-2024
2.22	External Stormwater Typical Details	2023-090-3551	Rev. B	10-06-2024
2.23	External Stormwater Typical Details	2023-090-3552	Rev. B	10-06-2024
2.24	External Stormwater Typical Details	2023-090-3553	Rev. B	10-06-2024
2.25	Internal Stormwater Layout	2023-090-3801	Rev. E	10-06-2024
2.26	Internal Stormwater Longsections	2023-090-3831	Rev. B	10-06-2024
2.27	Stormwater Typical Details 1	2023-090-3851	Rev. B	10-06-2024
2.28	Stormwater Typical Details 2	2023-090-3852	Rev. B	10-06-2024
2.29	Internal Sewer Layout	2023-090-4301	Rev. G	22-07-2024
2.30	Sewer Longsection	2023-090-4331	Rev. B	10-06-2024
2.31	Sewer Longsection	2023-090-4332	Rev. B	10-06-2024
2.32	Sewer Longsection	2023-090-4333	Rev. B	10-06-2024
2.33	Sewer Typical Details	2023-090-4351	Rev. B	10-06-2024
2.34	External Water Layout	2023-090-4501	Rev. A	10-06-2024
2.35	Internal Water Layout	2023-090-4801	Rev. G	22-07-2024
2.36	Water Typical Details	2023-090-4851	Rev. B	10-06-2024
3.0	STRUCTURAL ENGINEERING DRAWINGS			
3.1	General Concrete & Steel Specifications	2023-090-1001	Rev. A	15-04-2024
3.2	Brick Masonry Notes & Details 1	2023-090-1002	Rev. A	15-04-2024
3.3	Brick Masonry Notes & Details 2	2023-090-1003	Rev. B	19-04-2024
3.4	Building A Concrete Foundation Layout	2023-090-1010	Rev. D	03-10-2024
3.5	Building A Concrete Foundation Sections and Details	2023-090-1011	Rev. D	03-10-2024
3.6	Building A Surfacebed Layout	2023-090-1014	Rev. D	03-10-2024
3.7	Building A Surfacebed Sections and Details	2023-090-1015	Rev. C	03-10-2024
3.8	Building A Concrete Slab Layout Layout	2023-090-1016	Rev. D	03-10-2024
3.9	Building A Concrete Slab Sections Layout	2023-090-1017	Rev. D	03-10-2024
3.10	Building B Concrete Foundation Layout and Details	2023-090-1020	Rev. D	03-10-2024
3.11	Building B Surfacebed Layout Layout	2023-090-1025	Rev. D	03-10-2024
3.12	Building B Concrete Slab Layout	2023-090-1026	Rev. C	03-10-2024
3.13	Building B Roof Sections	2023-090-1028	Rev. A	03-10-2024
3.14	Building C1 Concrete Foundation & Surfacebed Layout	2023-090-1030	Rev. D	27-09-2024
3.15	Building C2 Concrete Foundation & Surfacebed Layout	2023-090-1032	Rev. D	27-09-2024
3.16	Building C3 Concrete Foundation & Surfacebed Layout	2023-090-1034	Rev. D	27-09-2024
3.17	Building D Concrete Foundation & Surfacebed Layout	2023-090-1040	Rev. D	27-09-2024
3.18	Out Building E Concrete Foundation & Surfacebed Layout	2023-090-1050	Rev. D	27-09-2024
3.19	Refuse Area Concrete Foundation & Surfacebed Layout	2023-090-1060	Rev. C	27-09-2024
3.20	Wash Bay Layout & Details	2023-090-1065	Rev. C	27-09-2024
3.21	Water Tank Plinth Layout & Details	2023-090-1070	Rev. C	27-09-2024
3.22	Site Boundary Wall A Layout & Details	2023-090-1080	Rev. C	27-09-2024
3.23	Site Boundary Wall B Layout & Details	2023-090-1081	Rev. C	27-09-2024



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3.24	Site Boundary Wall C Layout & Details	2023-090-1082	Rev. C	27-09-2024
3.25	Site Boundary Wall D Layout & Details	2023-090-1083	Rev. D	03-10-2024
3.26	Site Boundary Wall E Layout & Details	2023-090-1084	Rev. D	03-10-2024
3.37	Steel Roof Details	2023-090-1501	Rev. A	15-04-2024
3.28	Steel Elevation Details	2023-090-1502	Rev. A	15-04-2024
3.29	Steel Column Baseplates UB & UC	2023-090-1504	Rev. A	15-04-2024
3.30	Column Splices UB & UC	2023-090-1505	Rev. A	15-04-2024
3.31	Beam Splices IPE, UB & UC	2023-090-1506	Rev. A	15-04-2024
3.32	Angle Splices	2023-090-1507	Rev. A	15-04-2024
3.33	Building B Overhead Grilles Sections & Details	2023-090-1520	Rev. B	27-09-2024
3.34	Carport Layout & Details	2023-090-1570	Rev. B	27-09-2024
3.35	Building A Covered Veranda Layout and Details	2023-090-1575	Rev. B	27-09-2024
3.36	Building A- Foundation Reinforcement	BS-2023-090-1010-001	Rev. A	15 05 2024
3.37	Building A- Foundation Reinforcement	BS-2023-090-1010-002	Rev. A	15 05 2024
3.38	Building A- Foundation Reinforcement	BS-2023-090-1010-003	Rev. A	15 05 2024
3.39	Building A- Foundation Reinforcement	BS-2023-090-1010-004	Rev. A	15 05 2024
3.40	Building A- Foundation Reinforcement	BS-2023-090-1010-005	Rev. A	15 05 2024
3.41	Building A- Foundation Reinforcement	BS-2023-090-1010-006	Rev. A	15 05 2024
3.42	Building B- Foundation Reinforcement	BS-2023-090-1020-001	Rev. A	15 05 2024
3.43	Building B- Foundation Reinforcement	BS-2023-090-1020-002	Rev. A	15 05 2024
3.44	Building B- Foundation Reinforcement	BS-2023-090-1020-003	Rev. A	15 05 2024
3.45	Building B- Foundation Reinforcement	BS-2023-090-1020-004	Rev. A	15 05 2024
3.46	Building C1- Foundation Reinforcement	BS-2023-090-1030-001	Rev. A	15 05 2024
3.47	Building C1- Foundation Reinforcement	BS-2023-090-1030-002	Rev. A	15 05 2024
3.48	Building C2- Foundation Reinforcement	BS-2023-090-1032-001	Rev. A	15 05 2024
3.49	Building C2- Foundation Reinforcement	BS-2023-090-1032-002	Rev. A	15 05 2024
3.50	Building C3- Foundation Reinforcement	BS-2023-090-1034-001	Rev. A	15 05 2024
3.51	Building C3- Foundation Reinforcement	BS-2023-090-1034-002	Rev. A	15 05 2024
3.52	Building D- Foundation Reinforcement	BS-2023-090-1040-001	Rev. A	15 05 2024
3.53	Building D- Foundation Reinforcement	BS-2023-090-1040-002	Rev. A	15 05 2024
3.54	Building E- Foundation Reinforcement	BS-2023-090-1050-001	Rev. A	15 05 2024
3.55	Building E- Foundation Reinforcement	BS-2023-090-1050-002	Rev. A	15 05 2024
3.56	Water Tank Plinth Reinforcement Schedules	BS-2023-090-1070-S01-001	Rev. A	15 05 2024
3.57	Water Tank Plinth Reinforcement Layout	2023-090-1070-S01	Rev. A	15 05 2024
3.58	Boundary Wall Foundation Reinforcement	BS-2023-090-1080-001	Rev. A	20 05 2024
3.59	Boundary Wall Foundation Reinforcement	BS-2023-090-1080-002	Rev. A	20 05 2024
3.60	Boundary Wall Foundation Reinforcement	BS-2023-090-1080-003	Rev. A	20 05 2024
3.61	Boundary Wall Foundation Reinforcement	BS-2023-090-1081-001	Rev. A	20 05 2024
3.62	Boundary Wall Foundation Reinforcement	BS-2023-090-1081-002	Rev. A	20 05 2024
3.63	Boundary Wall Foundation Reinforcement	BS-2023-090-1082-001	Rev. A	20 05 2024
3.64	Boundary Wall Foundation Reinforcement	BS-2023-090-1082-002	Rev. A	20 05 2024
3.65	Boundary Wall Foundation Reinforcement	BS-2023-090-1082-003	Rev. A	20 05 2024
3.66	Boundary Wall Foundation Reinforcement	BS-2023-090-1083-001	Rev. A	20 05 2024
3.67	Boundary Wall Foundation Reinforcement	BS-2023-090-1083-002	Rev. A	20 05 2024
3.68	Boundary Wall Foundation Reinforcement	BS-2023-090-1084-001	Rev. A	20 05 2024
3.69	Boundary Wall Foundation Reinforcement	BS-2023-090-1084-002	Rev. A	20 05 2024

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PART C3: SCOPE OF WORKS

3.70	Building A- Surfacebed Reinforcement	BS-2023-090-1014-001	Rev. A	20 05 2024
3.71	Building A- Slab Reinforcement	BS-2023-090-1016-001	Rev. A	20 05 2024
3.72	Building A Slab Reinforcement Layout	2023-090-1016-S01	Rev. A	20 05 2024
3.73	Building B Slab Reinforcement Layout	2023-090-1026-S01	Rev. A	20 05 2024
3.74	Building B- Slab Reinforcement	BS-2023-090-1026-001	Rev. A	20 05 2024
3.75	Building B- Surface Bed Reinforcement	BS-2023-090-1025-001	Rev. A	20 05 2024
3.76	Building B- Surface Bed Reinforcement	BS-2023-090-1025-002	Rev. A	20 05 2024
3.77	Refuse Area- reinforcement Details	BS-2023-090-1060-001	Rev. A	20 05 2024
3.78	Refuse Area- reinforcement Details	BS-2023-090-1060-002	Rev. A	20 05 2024
3.79	Refuse Area- reinforcement Details	BS-2023-090-1060-003	Rev. A	20 05 2024
3.80	Refuse Area- reinforcement Details	BS-2023-090-1060-003A	Rev. A	20 05 2024
3.81	Refuse Area- reinforcement Details	BS-2023-090-1060-003B	Rev. A	20 05 2024
3.82	Wash Bay-Reinforcement Details	BS-2023-090-1065-001	Rev. A	20 05 2024
3.83	Wash Bay-Reinforcement Details	BS-2023-090-1065-002	Rev. A	20 05 2024
3.84	Wash Bay-Reinforcement Details	BS-2023-090-1065-003	Rev. A	20 05 2024
3.85	Wash Bay-Reinforcement Details	BS-2023-090-1065-004	Rev. A	20 05 2024
3.86	Wash Bay-Reinforcement Details	BS-2023-090-1065-005	Rev. A	20 05 2024
3.87	Wash Bay-Reinforcement Details	BS-2023-090-1065-005A	Rev. A	20 05 2024
3.88	Carport- Foundation Reinforcement	BS-2023-090-1570-001	Rev. A	24 05 2024
3.89	Reinforcement Schedules for 230mm In-situ Lintels/Sills	BS-2023-090-999-001	Rev. A	13 06 2024
3.90	Reinforcement Schedules for 345mm In-situ Lintels/Sills	BS-2023-090-999-002	Rev. A	13 06 2024
4.0	ELECTRICAL ENGINEERING DRAWINGS			
4.1	Site Sleeve Layout	23P534_E1	Rev. A	17-10-2024
4.2	Site HVAC Layout	23P534_E2	Rev. A	17-10-2024
4.3	Building Small Power Layout	23P534_E3	Rev. A	17-10-2024
4.4	Site Lighting Layout	23P534_E4	Rev. A	17-10-2024
4.5	Building Cable tray Layout	23P534_E5	Rev. A	17-10-2024
4.6	Kiosk (DB-Kiosk) Distribution Switchboard Layout	23P534_E6	Rev. A	17-10-2024
4.7	Main (DB-Main) Distribution Switchboard Layout	23P534_E7	Rev. A	17-10-2024
4.8	Cell Block (DB-Cell) Distribution Switchboard Layout	23P534_E8	Rev. A	17-10-2024
4.9	Block D (DB-D) Distribution Switchboard Layout	23P534_E9	Rev. A	17-10-2024
4.10	Typical Bachelors Unit (DB-BU) Distribution Switchboard Layout	23P534_E10	Rev. A	17-10-2024
4.11	Outbuilding (DB-OB) Distribution Switchboard Layout	23P534_E11	Rev. A	17-10-2024
4.12	Housing Unit (DB-HU) Distribution Switchboard Layout	23P534_E12	Rev. A	17-10-2024
4.13	Eskom (DB-E) Distribution Switchboard Layout	23P534_E13	Rev. A	17-10-2024
4.14	Pump Room (DB-PR) Distribution Switchboard Layout	23P534_E14	Rev. A	17-10-2024
4.15	PV Layout	23P534_E15	Rev. A	17-10-2024
4.16	Fire Detection Layout	23P534_E16	Rev. A	17-10-2024
5.0	MECHANICAL ENGINEERING DRAWINGS			
5.1	Ground Floor Water Reticulation Layout	3656-DW-GF-701	Rev. 0	14-06-2024
5.2	Ground Floor Drainage Layout	3656-DR-GF-801	Rev. 0	14-06-2024
5.3	HVAC Layout, Ground Floor	3656-HVAC-00-101	Rev. E	13-08-2024
5.4	Fire Plan Layout, Ground Floor	3656-FP-00-201	Rev. I	13-08-2024
5.5	Fire Detection Layout	3656-FD-00-501	Rev. C	13-08-2024

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C3.3.2. Construction Drawings

Construction drawings will, in terms of Clause 3.7 of the **JBCC Principal Building Agreement Edition 4.1 of March 2005** be issued to the **contractor** by the **principal agent** on the commencement date and from time to time as required

The successful **contractor** will be supplied with three (3) sets of un-reduced paper prints of each drawing free of charge. Any additional prints required will be for the account of the **contractor**

The **contractor** shall conform in all aspects to the drawings and specifications and to any written instructions, which the **principal agent** may provide him with during the contract

It is the **contractor's** responsibility to ensure that work is carried out in accordance with the latest revision of the construction drawings

Only figured dimensions may be used, and the drawings shall not be scaled unless the **contractor** is so instructed by the **principal agent** in writing. The **principal agent** will upon written request provide any dimensions that may have been omitted from the drawings

Should any differences or contradictions exist in the documents or dimensions used in the documents, the **contractor** shall be responsible for obtaining clarification thereof from the **principal agent**. Such clarification shall be in writing and shall be final and binding

Should the **contractor** fail to seek clarification of any differences or contradictions, the **contractor** shall be solely liable for any costs that may arise due to his failure in this regard

C3.3.3. As-built drawings

The **contractor** shall mark up on drawings provided to him for this purpose the exact positions and details of all infrastructure, pipelines, and the like constructed under the contract, as well as the details of all existing services found during the contract. The marked-up drawings shall be handed to the **principal agent** monthly as the work progresses

C3.4. PLANT AND MATERIALS

C3.4.1. Plant and materials supplied by the employer

No plant and "free issue" materials are provided by the **employer**

C3.4.2. Materials, samples, and shop drawings

The **contractor** shall, at his own cost, supply all samples that may be required. Material or **works** not conforming to the approved samples shall be rejected. The **employer's agent** reserves himself the right to submit samples to any tests to ensure that the material represented by the sample conforms to the requirements of the specifications

The recommendations of the manufacturers of patented materials must be strictly adhered to regarding the use, mixing, application, fastening, etc. thereof except when otherwise instructed in writing by the engineer

Where proprietary materials are specified, it is to indicate the quality or type of materials or articles required, and where the terms "or other approved", "or approved equivalent", or "similar approved" are used in connection with proprietary materials or articles, it is to be understood that the approval shall be at the sole discretion of the **employer's agent**

C3.5. ACCESS TO WORKS SITE

See item C4.5 of Part 4: Site Information

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C3.6. EXISTING SERVICES

NOTE: Contractor must make his/her own arrangement for any services required for construction.

C3.6.1. Known services

Items have been allowed in the **bills of quantities** for dealing with and protecting existing services where they are known

The **contractor** shall take whatever extra precautions are required to protect all existing services from damage during the period of the contract. The **contractor** shall make use of hand excavation to expose services. Any damage to existing services indicated by the relevant service providers or other damage as a result thereof, shall be for the **contractor's** account

The **contractor** shall engage with the **employer**, local authority and **principal agent** to identify the positions of all existing services. Such service positions must be compared to those indicated on the drawings and any additional services so located, must be brought to the attention of the **principal agent** and marked up on the drawings. These will then become known services.

All existing services shall be regarded as live and operational until otherwise advised by the responsible service provider or official

C3.6.2. Treatment of existing services

Before the **contractor** commences operations, he must discuss with and have the approval of the **employer**, authority, or owner concerned regarding the method he proposes to use for relocating or safeguarding any services and existing **works** he may encounter during construction

C3.6.3. Use of Detection Equipment

.Where the presence of underground cables is suspected the **contractor** shall use such methods as necessary, including cable or metal detectors, to prevent unnecessary damage and consequent delay and cost of repair

C3.6.4. Damage to services

The **contractor** shall be responsible for any damage to such existing services and **works** in the execution of this contract and shall reimburse the **employer**, authority, or the owner concerned for any repairs required and for damages

The **contractor** shall be responsible for immediately notifying the **employer** or **employer's agent** and the authorities concerned regarding any damage caused to public services and existing **works**

C3.7. ALTERATIONS, ADDITIONS, EXTENSIONS, AND MODIFICATIONS TO EXISTING WORKS

The **contractor** shall satisfy himself within 14 days of moving onto a site that the dimensional accuracy, alignment, levels, and setting out of existing structures or components thereof are compatible with the proposed works and procedures. Any discrepancies shall immediately be brought to the attention of the **principal agent** in writing where this is not the case

Failure by the **contractor** to timeously give written notice to the **principal agent** in this regard shall result in any claim for additional time and/or costs being rejected

New structures shall, as far as possible, match existing structures regarding the type of materials and finishes unless otherwise stated. The **contractor** shall provide the **employer's**

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agent with samples of bricks, blocks, and other materials and finishes for approval at least 3 weeks prior to starting any work. Only once the **principal agent** has given approval may the **contractor** place orders for these materials

C3.8. PERMITS AND WAY LEAVES

The **contractor** shall obtain the necessary approvals and shall be required to comply with the authorities, service providers, and landowners' / occupiers' requirements at all times

The **contractor** will be required to take cognizance of, and comply with, the general wayleave and 'permission to occupy' requirements of the authorities, service providers, and landowners/occupiers during the construction of the works

The **contractor** will be required to confirm that permission has been granted and that the authorities, service providers, landowners/ occupiers, and all affected parties have been informed of the **contractor's** intentions before commencing work on each property

C3.9. MANAGEMENT OF THE WORKS

C3.9.1. Planning and programming

The programme shall be in the form of a bar chart (Gantt Chart) or similar acceptable time/activity form reflecting the proposed sequence and tempo of the various activities. The programme shall clearly indicate the critical path, the inter-dependency of activities, and the sequence in which the **contractor** proposes to construct the **works**

During the course of the contract, whenever a significant change occurs, the **contractor** shall submit a revised programme allowing the allocation of resources, to the **principal agent** for approval. The **contractor** shall update the programme whenever construction progress differs by more than a week from anticipated in the programme

C3.9.2. Quality plans and control

The onus to produce work which conforms in quality and accuracy of detail to the requirements of the specifications and drawings rests with the **contractor**, and the **contractor** shall, at his own expense, institute a quality-control system and provide experienced engineers, foremen, surveyors, materials technicians, other technicians, and technical staff, together with all transport, instruments, and equipment, to ensure adequate supervision and positive control of the **works** at all times

The costs of all supervision and process control, including testing thus carried out by the **contractor** shall be deemed to be included in the rates tendered for the related items of work

The **contractor's** attention is drawn to the provisions of the various standardized specifications regarding the minimum frequency of testing that will be required for process control. The **contractor** shall, at his own discretion, increase this frequency where necessary to ensure adequate control

On completion of every part of the work and submission thereof to the engineer for examination, the **contractor** shall furnish the **employer's agent** with the results of all relevant tests, measurements, and levels to indicate compliance with the specifications

The **contractor** shall at his own cost, supply all samples that may be required. Material or work not conforming to the approved samples shall be rejected. The engineer reserves the right to submit samples to any tests to ensure that the material represented by the sample conforms to the requirements of the specifications



No separate payment will be made for such testing by an approved independent laboratory, the costs of which will be deemed to be included in the **contractor's** tendered rates for the various items of work requiring testing in accordance with the specifications

The **contractor** shall provide a fortnightly progress report covering work that is the subject of a scope of works

C3.9.3. Payment Certificates

The **contractor** shall submit invoices at monthly intervals in terms of Clause 31.0 of JBCC Principal Building Agreement Edition 4.1 of March 2005 in respect of **works** completed during the preceding period and **materials and goods** on **site**. The work shall be measured according to the format of the **bills of quantities** and measurements should be taken together with the **employer's agent** (e.g quantity surveyor) and are subject to agreement as to the status of work completed

The **contractor** will submit his invoice, together with invoices and other supporting documentation to the **principal agent** in terms of contract

The **payment certificate** will be scrutinised by the **employer** prior to payment within the prescribed period stipulated on the contract. The **contractor** must ensure that, allowing for the time allowed for processing **payment certificates** by the **employer**, his invoice is submitted in good time to allow for the payment cycle to be met

The **contractor's** tendered rates for the relevant items in the **bills of quantities** shall include full compensation for all possible additional costs which may arise from this, and no claims for extra payment due to inconvenience as a result of the *modus operandi* will be considered

Each **payment certificate** must, where applicable, be accompanied by:

- a) Monthly local content report
- b) **Tax** Invoice
- c) Labour intensive report
- d) Contract participation and contract skills development goals reports
- e) Supporting documentation for **materials and goods**

C3.9.4. Community Liaison Officer

It is the responsibility of the **contractor** to appoint a competent Community Liaison Officer (CLO) for the duration of the contract

The primary role of the CLO will be liaison and facilitation of communication which shall include

- a) Represent the community and assist the **employer**, the **employer's agent** and the **contractor** with communication between them and the community
- b) Inform community regarding the project detail, safety precautions and programme.
- c) Be available at the **site** offices when required in terms of the contract.
- d) Assist with relocation of people, where applicable
- e) Maintain and up-to-date record of potential employees within the community and provide the **contractor** with copies of this information



- f) To identify, screen and nominate labour from the community in accordance with the **contractor's** requirements and determine, in consultation with the **contractor**, the needs of local labour for employment and relevant technical training, where applicable.
- g) Liaise between principal **contractor** and labour regarding wages and conditions of employment.
- h) Communicate daily with the principal **contractor** on labour related issues such as numbers and skills.
- i) Identify possible labour disputes, unrest, strikes, etc., in advance and assist in their resolution.
- j) Have a good working knowledge of the contents of the contents of the contract document regarding labour and training matters.
- k) Attend all meetings at which the community and/or labour is represented or discussed.
- l) Attend contract site meetings and report on community and labour issues of these meetings.
- m) Co-ordinate and assist with the obtaining of information regarding the community's needs (questionnaires, etc.)
- n) Inform local labour of their conditions of temporary employment, to ensure their timeous availability and to inform them they will they will be relieved.
- o) Ensure that all labour involved in activities when tasks have been set, are fully informed of the principle of task based work.
- p) Attend disciplinary proceedings to ensure that hearings are fair and reasonable.
- q) Keep a daily written record of interviews and community liaison.
- r) Arrange venues for training if required.
- s) Assist with the training and education of the community regarding the correct usage of the services, where applicable.
- t) Any other duties that may became necessary as the works progress.

The CLO shall have no authority to issue any instructions to the **contractor**. The CLO shall be neutral to all parties and endeavor to remain impartial should any conflict arise

Responsibility for identifying a pool of suitable labour shall rest with the CLO, although the **contractor** shall have the right to choose from the pool. The **contractor** (and sub-contractors) shall have the right to determine the total number of labourers required at any one time, which may vary throughout the contract

The **contractor** shall have the right to replace labour that is not performing adequately and the replacement of any labour shall be done in conjunction with the CLO

Due cognizance must be taken of the risk of the Community Liaison Officer not being a member of the targeted community, and/or the Community Liaison Officer not being recommended by the Ward Councilor(s)



C3.10. **LABOUR-INTENSIVE WORK**

Applicable: Yes No

If yes;

Labour-intensive works shall be constructed/maintained using local workers who are temporarily employed in terms of the scope of work. Provided, however, that should adequate and appropriate labour not be available within the locality, other labour may be employed to satisfactory proof that reasonable endeavor has been made to employ labour from the immediate locality

The **contractor** through the appointed CLO shall communicate with the local community leaders or project steering committee where applicable with purpose of negotiating with them regarding the utilization of local labour in the construction process

In this regard, the **contractor** shall furthermore give preference, wherever possible to the employment of single heads of households, women and youth. The **contractor** shall in general maximize the involvement of the local community

C3.10.1. Generic Labour-Intensive Specification

Contractors are referred to the Guidelines for the Implementation of Labour-intensive Infrastructure Projects under the Expanded Public Works Programme (EPWP) for the generic labour-intensive specification (Hereinafter referred to as "Guideline") applicable to the contract

This specification establishes general requirements for activities which are to be executed by hand involving the following:

- a) trenches having a depth of less than 1.5 metres
- b) stormwater drainage
- c) roads
- d) sidewalks and non-motorised transport infrastructure
- e) water and sanitation

Precedence

Where this specification is in conflict with any other standard or specification referred to in the C3: Scope of Works to this contract, the requirements of this specification shall prevail

Hand excavateable material

Hand excavateable material is:

a) granular materials:

- i. whose consistency when profiled may in terms of table 2 be classified as very loose, loose, medium dense, or dense; or
- ii. where the material is a gravel having a maximum particle size of 10mm and contains no cobbles or isolated boulders, no more than 15 blows of a dynamic cone penetrometer is required to penetrate 100mm;

b) cohesive materials:

- i. whose consistency when profiled may in terms of table 2 be classified as very soft, soft, firm, stiff and stiff / very stiff; or

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- ii. where the material is a gravel having a maximum particle size of 10mm and contains no cobbles or isolated boulders, no more than 8 blows of a dynamic cone penetrometer is required to penetrate 100mm;

Note

- i. A boulder is material with a particle size greater than 200mm, a cobble and gravel is material between 60 and 200mm
- ii. A dynamic cone penetrometer is an instrument used to measure the in-situ shear resistance of a soil comprising a drop weight of approximately 10 kg which falls through a height of 400mm and drives a cone having a maximum diameter of 20mm (cone angle of 60° with respect to the horizontal) into the material being used

Table 2: Consistency of materials when profiled			
GRANULAR MATERIALS		COHESIVE MATERIALS	
CONSISTENCY	DESCRIPTION	CONSISTENCY	DESCRIPTION
Very loose	Crumbles very easily when scraped with a geological pick.	Very soft	Geological pick head can easily be pushed in as far as the shaft of the handle.
Loose	Small resistance to penetration by sharp end of a geological pick.	Soft	Easily dented by thumb; sharp end of a geological pick can be pushed in 30-40 mm; can be moulded by fingers with some pressure.
Medium dense	Considerable resistance to penetration by sharp end of a geological pick.	Firm	Indented by thumb with effort; sharp end of geological pick can be pushed in up to 10 mm; very difficult to mould with fingers; can just be penetrated with an ordinary hand spade.
Dense	Very high resistance to penetration by the sharp end of a geological pick; requires many blows for excavation.	Stiff	Can be indented by thumb-nail; slight indentation produced by pushing geological pick point into soil; cannot be moulded by fingers.
Very dense	High resistance to repeated blows of a geological pick.	Very stiff	Indented by thumb-nail with difficulty; slight indentation produced by blow of a geological pick point.



Trench excavation

All hand excavateable material in trenches having a depth of less than 1,5 metres shall be excavated by hand

Compaction of backfilling to trenches (areas not subject to traffic)

Backfilling to trenches shall be placed in layers of thickness (before compaction) not exceeding 100mm. Each layer shall be compacted using hand stampers;

- a) to 90% Mod AASHTO;
- b) such that in excess of 5 blows of a dynamic cone penetrometer (DCP) is required to penetrate 100 mm of the backfill, provided that backfill does not comprise more than 10% gravel of size less than 10mm and contains no isolated boulders, or
- c) such that the density of the compacted trench backfill is not less than that of the surrounding undisturbed soil when tested comparatively with a DCP

Excavation

All excavateable material including topsoil classified as hand excavateable shall be excavated by hand. Harder material may be loosened by mechanical means prior to excavation by hand. Any material which presents the possibility of danger or injury to workers shall not be excavated by hand

Clearing and grubbing

Grass and bushes shall be cleared by hand

Shaping

All shaping shall be undertaken by hand

Loading

All loading shall be done by hand. Haulage equipment should be selected in a manner that allows loading by hand to the greatest extent possible

Haul

Excavation material shall be hauled to its point of placement by means of wheelbarrows where the haul distance is not greater than 150m

Offloading

All material, however transported, is to be off-loaded by hand, unless tipper-trucks are utilised for haulage

Spreading

All material shall be spread by hand

Compaction

Small areas may be compacted by hand provided that the specified compaction is achieved. Appropriate rollers should be used where higher (than can be achieved by hand) levels of compaction are required or for large areas



Grassing

All grassing shall be undertaken by sprigging, sodding, or seeding by hand

Stone pitching and rubble concrete masonry

All stone required for stone pitching and rubble concrete masonry, whether grouted or dry, must to be collected, loaded, off loaded and placed by hand

Sand and stone shall be hauled to its point of placement by means of wheelbarrows where the haul distance is not greater than 150m

Grout shall be mixed and placed by hand

Manufactured Elements

Elements manufactured or supplied by the Contractor, such as manhole rings and cover slabs, precast concrete planks and pipes, masonry units and edge beams shall not individually, have a mass of more than 320kg. Where the mass of an element exceeds 55 kg, consideration should be given to the size of the element relative to its total mass related to the number of workers who would be needed to lift such mass

C3.10.2. Labour-intensive competencies of supervisory and management staff

Contractors shall only engage supervisory and management staff in labour-intensive works that have completed the skills programme including Foremen/ Supervisors at NQF level 4 "National Certificate: Supervision of Civil Engineering Construction Processes" and Site Agent/ Manager at NQF level 5 "Manage Labour-Intensive Construction Processes" or equivalent QCTO qualifications (See Appendix C of the Guideline) at NQF outlined in Table 1

C3.11. CONTRACT PARTICIPATION GOALS AND CONTRACT SKILLS DEVELOPMENT GOALS

The **contractor** shall achieve in the performance of the contract the following goals as specified below. Provision for pricing of the compliance with the achieving the goals is made in the Project Assessment Scheme section of the **bills of quantities** and it is explicitly pointed out that all requirements in respect of the aforementioned are deemed to be priced thereunder and no additional claims in this regards shall be entertained:

C3.11.1. Minimum Targeted Enterprise Development Contract Participation Goal

The Minimum Targeted Enterprise Development CPG: Applicable Not Applicable

If, applicable;

The Standard for Indirect Targeting for Enterprise Development through Construction Works Contracts, published in Gazette Notice No.36190 of 25 February 2013 (Hereinunder referred to as "Standard") applies to this section

The lead partner or main **contractor** shall dedicate a minimum of 5% of the tender amount at the time of award to provide developmental support to the targeted subcontractor or joint venture partner. Preference will be given to insert type of enterprises e.g. General Building, Electrical, Mechanical, Plumbing, etc. It could be either or any combination of all enterprises

The successful **contractor** shall:



- a) Subcontract a minimum of 5% of the total project value to targeted enterprises;
- b) develop the targeted enterprise/s in two development areas as specified in the Standard¹, and agreed by both the main **contractor** and the targeted enterprise/s;
- c) perform needs analysis on the targeted enterprise to identify developmental goals;
- d) provide internal mentorship support to improve the targeted enterprise/s performance;
- e) develop a project-specific enterprise development plan to improve the targeted enterprise/s performance in the identified developmental areas;
- f) monitor and report the progress of the agreed development areas with the targeted enterprise/s; and
- g) submit a project completion report to the **employer's** representative for each targeted enterprise.

The development of the Targeted Enterprise shall be guided by the CIDB Competence Standard for Contractors Gazette No. 41237, 10 November 2017

The **contractor** shall attain or exceed the enterprise development goal in the performance of the contract. Failing to achieve the participation goal will result in a penalty of thirty percent (30%) of the value not achieved, excluding VAT, unless the **contractor** can prove to the **employer's** satisfaction that the non-achievement was beyond his/her control

The main **contractor** or lead partner in a joint venture in a leader of the awarded bid must;

- a) prepare needs analysis for indirect targeting and development in at least any two developmental areas as stipulated in paragraph 3.2.1 of the Standard;
- b) appoint an enterprise development coordinator in accordance with paragraph 3.2.3 of the Standard.
- c) provide a competent person/s to provide internal mentorship to the Targeted Enterprise/s in the two agreed developmental areas.

The enterprise development coordinator shall have the following competencies:

- a) Minimum experience of 5 years in the construction industry at a Managerial level as a Site Agent, Contracts Manager, Site Manager, Construction Manager, Business Development Manager, or Enterprise Development Manager
- b) Minimum experience of 2 years in training and development in Building or Construction; and

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Standard for Indirect Targeting for Enterprise Development through Construction Works Contracts, published in Gazette Notice No.36190 of 25 February 2013



- c) National Diploma or B Degree in the Built Environment or Business Management

Format of communications

The **contractor** shall submit to the **employer's** representative:

- a) Project interim reports in the specified format (ED105P) detailing the interim value of the CPG that was achieved. Such a report shall also contain a monthly progress report, compiled by the **employer's** representative and the **contractor**, detailing an assessment of the enterprise development support provided
- b) Project completion report, in the specified format (ED101P), to the **employer's** representative for acceptance within 15 days of achieving practical completion. The report shall include the value of the CPG that was certified in accordance with the contract, CIDB registration numbers of each and every targeted enterprise, and the value of the subcontracted works or the participation parameter of the joint venture entered into; and
- c) Enterprise development declaration (ED104P).

Management Meetings:

The **contractor** shall report to the **employer's** Representative on the implementation and progress of the targeted enterprise development and CPG

Forms for contract administration

The **contractor** shall submit to the **employer's** Representative the following proformas:

- a) Form ED 105P Project Interim Report
- b) Form ED 104P Enterprise Development Declaration
- c) Form ED 101P Project Completion Report

Records:

The **contractor** shall:

- a) keep records of the targeted enterprise development,
- b) keep records of the payments made to the targeted enterprises in relation to the CPG,
- c) ensure all the documentation required in terms of the Standard is provided in a timely manner and according to a prescribed format where applicable.

Payment Certificates:

The **contractor** shall:

- a) achieve the measurable CPG and provide enterprise development support to the targeted enterprise/s as per the Standard,
- b) submit payment certificates to the **employer** representative at intervals determined in the C1.2 Contract Data

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C3.11.2. Minimum Targeted Contract Skills Development Goal

Minimum Targeted Contract Skills Development Goal: Applicable Not Applicable

If, applicable;

The **contractor** shall achieve or exceed in the performance of the contract the Contract Skills Development Goal (CSDG) established in Table 2 of the Standard for Developing Skills through Infrastructure Contracts (published in Government Gazette No 43495 of 3 July 2020, as amended (Hereinafter in this section referred to as "Standard") in cidb Best Practice Project Assessment Scheme Notice No. 43726 of 18 September 2020 – Condition of Contract

Failing to achieve the targeted Contract Skills Development Goal will result in A) a thirty percent (30%) penalty of the value of the portion not achieved, excluding VAT, and B) the issuing of completion certificates only after the completion certificate of achieving the skills development goal, counter-signed by the relevant individuals has been submitted, unless the **contractor** can prove to the **employer's** satisfaction that the non-achievement was beyond his/her control

The **contractor** shall apportion the learners in the different construction activities based on the scope of work. The cost of accommodating learners will be determined by using Table 3 in the Standard and this cost will be used to determine the value in Rand and will be added to the provision for training as provided for in the Preliminaries section in the Bill of Quantities

The **contractor** may only place 33% of employees employed by him or that of his **subcontractors** contributing to the CSDG

The **contractor** shall employ at least 60% of the learners from a Public FET / TVET college should the **contractor** select to have trade qualification learners (Method 2) contributing to the CSDG

The successful **contractor** may employ part/full occupational qualification learners, trade qualification learners, work integrated learners or candidates directly or through a Skills Development Agency (SDA), (A1 - List of cidb accredited SDAs).

The successful **contractor** shall ensure that no single method shall contribute more than seventy-five percent (75%) of the CSDG for the contract

Training requirements

The **contractor** shall achieve the measurable CSDG by providing opportunities to learners requiring structured workplace learning using one or a combination of any of the Skills Methods as agreed:

- a) Part/Full Occupational Qualification Learners (**Method 1**)
- b) and/or Trade Qualification Learners (**Method 2**)
- c) and/or Work Integrated Learners (**Method 3**)
- d) and/or Candidates (**Method 4**) as per the Standard in relation to work directly related to the contract or order as indicated under clauses 4.2 and 4.3 in the Standard.

The **contractor** must ensure all beneficiaries of the Standard are registered with the CIDB Skills Development Agency (SDA)

The Format of Communications:



The **contractor** shall, within 30 days of the award of the contract and in the specific format (Form A2 Baseline Training Plan), submit to the **employer's** representative a baseline training plan

The **contractor** shall submit to the **employers** representative:

- a) an interim contract compliance training report in the specific format (Form A3 Project Interim Report) at intervals that do not exceed 3 months; and
- b) a final contract compliance training report, in the specific format (Form A5 Project Completion Report). This report shall, respectively, be submitted within 15 days of; reaching completion, end of the service, the delivery date for all work required or practical completion (in the case of professional service), service, design, and construct contracts, and engineering and construction works contracts,

The Key Personal:

For Structured Workplace Learning Opportunities for Learners (Method 1 and Method 2)

The **contractor** shall:

- a) appoint a responsible supervisor to allocate learning tasks, to learners in line with their training plans.
- b) appoint an artisan in the applicable trade with a minimum of 3 years to mentor learners associated with structured workplace learning.

For Structured Workplace Learning for Candidates (Method 3 and Method 4)

The **contractor** shall:

- a) appoint a supervisor who is actively engaged in work directly associated with the contract to issue tasks,
- b) appoint a suitable mentor as required by the professional body or statutory council.

Management Meetings:

The **contractor** shall report to the **employer's** representative on the implementation and progress of the CSDG

The Forms for Contract Administration:

The **contractor** shall submit to the **employer's** representative the following proformas:

- a) Form A2 Baseline Training Plan
- b) Form A3 Project Interim Report
- c) Form A5 Project Completion Report

Records:

The **contractor** shall:

- a) keep records for learners and candidates of the hours worked and registration with the cidb SDA, Sector Education Training Authorities SETA's (where required), and professional statutory councils (where required) particulars towards compliance with this Standard



- b) ensure all the documentation required in terms of clause 4 in the Standard is provided in a timely manner and according to a prescribed format where applicable
- c) upon termination of the opportunities provided to satisfy the CSDG, certify the quantum and nature of the opportunity and submit the certificate and counter-certified by the relevant individual, to the **employer's** representative for record-keeping purposes

Payment Certificates:

The **contractor** shall:

- a) achieve the measurable CSDG as agreed by providing opportunities to learners requiring structured workplace learning using one or a combination of any of the Skills Methods as per the Standard in relation to work directly related to the contract or order as indicated under clause 4.2 and 4.3 in the Standard
- b) submit payment certificates to the **employer's** representative at intervals determined in the contract

C3.11.3. Project steering committee

Project steering committee will be part of the project and will be guided by CIDB guidelines

C3.12. ANNEXURES

Annexure A: Design Specifications as listed in Paragraph C3.2.2

Annexure B: Tender Drawings as listed in Paragraph C3.3.1

Annexure C: Geotechnical investigation report

Annexure D: Letter from Environmental Impact Management, 27 February 2012

Annexure E: Local Municipality Building Permit and Occupation Certificate Application form

*CONSTRUCTION OF KHUBVI NEW POLICE STATION:LIMPOPO
PROVINCE*

BID: 19/1/9/1/42TB(24)

PART C:

CONTRACT

Part C4

Site information:

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C4: SITE INFORMATION

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C4: SITE INFORMATION

Project : Construction of Khubvi New Police Station for a Period of Two (2) Years: Limpopo Province

Employer : South African Police Service **Reference** : 19/1/9/1/42 TB(24)

C4.1 SITE LOCALITY

Erf/stand number	150/215MT Chibase
Site address	street number unknown, located on road D3688
Township / Suburb	Khubvi
City / Town	Vhembe District
Province	Limpopo
Local authority	Thulamela Local Municipality
GPS Coordinates	22°49' 43.26"S 30°32' 58.99"E

Google Earth picture for site locality below:



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C4.2 GEOTECHNICAL INFORMATION

C4.2.1 Nature of Ground

The Geotechnical Investigation report is attached herein for detailed description of the nature of the ground.

Whilst the information provided above is given in good faith, the Engineer and Employer accept no responsibility for the accuracy thereof. It remains the responsibility of the Contractor to verify the actual ground conditions during construction and to take appropriate measures to ensure the safety of persons and the Works at all times.

C4.3 EXISTING BUILDINGS

There is an existing grave located in the centre of the site which will need to be relocated as part of the contract. The Client has negotiated a new position with the family of the deceased, and the new position has been indicated on attached site plan.

C4.4 EXISTING SERVICES, SERVITUDES AND WAYLEAVES

The known existing services are shown on the drawings. The positions of the services cannot be guaranteed. On establishing on site, the contractor must determine the positions of all pipelines and cable routes with the assistance of the engineer and the employer's staff on Site. The contractor must take precautions to prevent any damage to existing services. Damages that might occur will be repaired at the cost of the contractor.

The contractor must also excavate to determine the position where the installed outfall starts and determine the invert level of the first manhole.

Wayleaves will be required.

C4.5 ACCESS TO SITE

Erf 150/215MT is located next to existing provincial road D3688. Application for access from this road has been approved by RAL. The road has a tarred surface and being a public road is maintained by the municipality. Refer to the site plan attached herein depicting the current site.

C4.6 ADDITIONAL SITE INFORMATION

C4.6.1 Water Supply

Water is not currently available for construction purposes and the Contractor must make his/her own arrangement for water supply to the site. The contractor will be responsible at his or her own cost for the supply and distribution of water for construction use.

C4.6.2 Electricity Supply

Electrical power is not available for construction purposes and the Contractor must make his/her own arrangement for electrical power supply to the site. The contractor will be responsible at his or her own cost for the supply and distribution of electricity for construction use.

C4.6.3 Environmental Issues

The site is not particularly sensitive from environmental perspective, but see attached Letter from Environmental Impact Management (EIM) for construction conditions. Your attention is also drawn to Section 28 of the National Environmental Management Act, 1998 (Act 107 of 1998) as amended, which relates to duty of care and remediation of environmental damage.



The police station upgrade may require WULA approvals for borehole, water storage, and septic tank.

C4.6.4 Traffic assessment

There is no need for traffic impact assessment since the anticipated increase in vehicular trips associated with the proposed upgrade will not exceed the threshold which requires a traffic impact study.