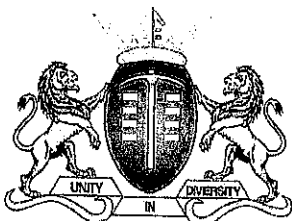


## **DID Project Profile**

New Akasia Community Library

April 2021



**GAUTENG PROVINCE**

INFRASTRUCTURE DEVELOPMENT  
REPUBLIC OF SOUTH AFRICA

Growing Gauteng Together

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## 1. BACKGROUND

According to the LIS Transformation Charter Document (Final edited) published in 2014, the library is at the center of the community. Since the library is important as a meeting place and community hub, its design and furnishing is very important. In order to reduce capital costs, the Department of Arts and Culture (DAC) has recommended that provinces explore the feasibility of adopting a standardized library design from a portfolio of new library buildings, incorporating adaptations for local conditions (Department of Arts and Culture, 2012). All public libraries should be community centers, sensitive to local needs and able to meet information needs through quality services informed by input of the local community services based on the foundational principles of freedom of information and access for all.

The public libraries should fulfil their important contemporary function of offering a public space where activities of various types are offered and taken up in pursuit of:

- Promotion of reading and writing, with a focus on family literacy programmed;
- Education and learning: formal and informal;
- Community and other useful information provision, e.g. consumer health, employment opportunities;
- Participatory democracy and active citizenship;
- Fostering creativity and cultural expression;
- Support of businesses;
- Social cohesion and the fostering of appreciation of cultural diversity; and
- Information literacy to allow citizens to participate in the knowledge society.

The New Akasia Community Library is a blueprint of the requirement by the Gauteng Provincial Government for standardized library designs adapted to the local conditions in Randfontein.

The New Akasia library is currently under construction and is situated on R207 of Hartebeesthoek 303 JR, Corner along Reginald Avenue: Akasia, Tshwane, Gauteng. The library size is about 1200 square meters and is allocated for 150 000 people in a municipality, regardless of population densities and meets the norms and standards for a Central Public Library (*reference is made to the Project Report on Costing the South African Public Library and Information Service Bill Annexure A: Types of Library – summary information (August 2013), DAC & Cornerstone Economic Research Publication*).

The project is structured to encourage participation and opportunity to previously disadvantaged individuals / contractors and Affirmable Business Enterprises, without compromising standards and skills. The project also provides skills through training and employment of the participants of EPWP.

## 2. PROJECT INFORMATION

PROJECT DETAILS	
<b>CLIENT DEPARTMENT</b>	GAUTENG DEPARTMENT OF SPORTS, ARTS, CULTURE AND RECREATION
<b>IMPLEMENTING AGENT</b>	GAUTENG DEPARTMENT OF INFRASTRUCTURE DEVELOPMENT
<b>CONTRACTOR</b>	NUEL CONSTRUCTION AND PROJECTS CC
<b>SITE HANDOVER DATE</b>	16 October 2017
<b>COMMENCEMENT DATE</b>	16 October 2017
<b>COMPLETION DATE</b>	28 October 2018
<b>CONSTRUCTION PERIOD</b>	12 Months
<b>CONTRACT SUM</b>	R 17 084 327.96 INCL. VAT
<b>ANTICIPATED COMPLETION DATE</b>	30 April 2021
<b>REVISED CONSTRUCTION PERIOD</b>	29 Months
<b>REVISED CONTRACT SUM</b>	R 18 422 815.11
<b>TENDER No.</b>	DID 58/03/2017
<b>SITE LOCATION</b>	R207 OF HARTEBEESTHOEK 303 JR, CORNER ALONG REGINALD AVENUE: AKASIA, TSHWANE, GAUTENG
<b>LOCAL AUTHORITY</b>	TSHWANE LOCAL MUNICIPALITY
<b>TYPE OF CONTRACT</b>	NEC 3 ENGINEERING AND CONSTRUCTION CONTRACT (OPTION B)
<b>CLIENT / EMPLOYER</b>	GAUTENG DEPARTMENT OF INFRASTRUCTURE DEVELOPMENT

## PROFESSIONAL TEAM

<b>PROJECT MANAGER</b>	PMPLUS PROJECTS STRATEGY CONSULTANTS
<b>ARCHITECT</b>	PMPLUS PROJECTS STRATEGY CONSULTANTS
<b>CIVIL &amp; STRUCTURAL ENGINEER</b>	PMPLUS PROJECTS STRATEGY CONSULTANTS
<b>ELECTRICAL &amp; MECHANICAL ENGINEER</b>	PMPLUS PROJECTS STRATEGY CONSULTANTS
<b>QUANTITY SURVEYOR</b>	PMPLUS PROJECTS STRATEGY CONSULTANTS
<b>ICT CONSULTANT</b>	PMPLUS PROJECTS STRATEGY CONSULTANTS
<b>SHEQ CONSULTANT</b>	PMPLUS PROJECTS STRATEGY CONSULTANTS
<b>GEOTECHNICAL ENGINEER</b>	PMPLUS PROJECTS STRATEGY CONSULTANTS

## MEMBERS

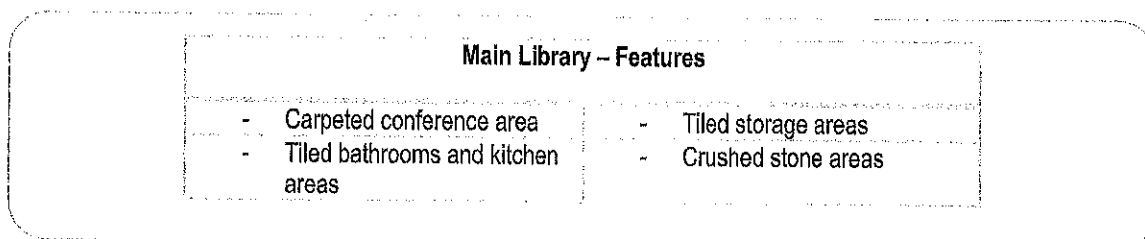
<b>WARD COUNCILOR 1</b>	Ridge Pieteron
<b>CLO</b>	Abe Motsepe

### 3. SCOPE OF WORKS

#### FACILITIES PROVIDED

<ul style="list-style-type: none"> <li>▪ Main Library Building:</li> <li>▪ Outbuilding: Guard House</li> <li>▪ Special Installations - Mechanical and Electrical</li> <li>▪ External Works</li> </ul>	<p>98% Complete</p> <p>100% Complete</p> <p>100% Complete</p> <p>98% Complete</p>
---	---

#### 3.1 MAIN LIBRARY BUILDING



### 3.2 GUARD HOUSE

Guard house - Features
Guard room
Toilet

### 3.3 SPECIAL INSTALLATIONS

Special Installations - Features
- Electrical Installations
- Mechanical Installations
- Electronic Installations
- Furniture, Fittings and Small Equipment

### 3.4 EXTERNAL WORKS

External works - Features
- Green spaces and parks
- Wet services
- Bulk earthworks
- Road and parking; Signage; Security and gates

### 3.5 OVERALL FEATURES

Overall- Features
- ICT, Data, Electronic Security, Access Control & CCTV

#### **4. CURRENT STATE OF BUILDING**

4.1 The overall construction progress to date is 98%.

4.2 The project has taken too long to complete due to community disruptions. These stoppages stalled progress on site resulting in labour rates being outdated. The rates became unattractive to skilled artisans and the Contractor failed to attract properly trained and qualified artisans who produce good quality workmanship thus resulting in rework and further delays.

The outstanding works are installation of roller shutter doors, ceilings, skylights glass roof, and installation of swing gates. The Contractor applied for an extension of time to 31 March 2021 which is yet to be approved by the Client. However, the Contractor failed to meet the deadline of 31 March 2021 due to the following reasons;

- Delay in installation of roller shutter doors,
- Failure to acquire certificate of compliance from the relevant authorities for storm water
- Failure by the Contractor to install proper skylights glass roof and insulation.

#### **5. SITE CONDITIONS**

5.1 The Library is situated within the City of Tshwane Metropolitan Municipality authority in the Akasia suburban area, Gauteng.

The site is approximately 4230 m<sup>2</sup> in extent. The site falls within the Sub-Humid Dry Climatic Zone, with an annual rainfall of 700 mm.

Topographically, the area could generally be considered to be flat with no discernible cross fall.

The site is accessed by tarred roads.

Over the whole site the hill wash is a dark brown silty clayey sand approximately 1,2 m to 1,5 m deep. This is underlain by a gravel boulder horizon occasionally containing ferruginized concretions or nodules. This layer is exposed at surface in places. Residual norite underlies the latter horizon and was encountered from depths varying between 1,2 m and 1,6 m below natural ground level.

The entire site can be classified as NHBRC Site Class S and no ground water was encountered on site

Foundations for the buildings may comprise conventional spread footings sized on the basis of an allowable bearing pressure not exceeding 100kPa at a depth of approximately 1.2m. The design and construction of reinforced soils and fills are to be used for the provision of the platforms

Brick walls should be founded on reinforced strip footings founded at a depth of 1.2m which is the depth at which the medium dense material occurs.

There is a possibility that the foundation will need to be designed to span over a sinkhole of 2m to 5m width. Should this be the case the use of a specially designed raft foundation will need to be considered which might have a cost implication on the project

*(Source: Akasia Geotechnical Report of 10-June-2016)*

## **6. SPECIFIC REQUIREMENTS**

6.1 Furniture – Loose furniture was not included in the original scope of work.

## **7. POLICY AND STRATEGIC MATTERS**

### **7.1 EXPANDED PUBLIC WORKS PROGRAMME (EPWP)**

The project employs a considerable number of local, low skilled, unemployed persons who are willing to work, defined as the EPWP target group.

The project is highly labour intensive: a large percentage of the overall project costs are paid out in wages to the EPWP target group.

The project provides a service to, or develop an asset for, the community of Akasia and nearby areas in Akasia Municipality region.

The project has not resulted in the displacement of existing workers or in the downgrading of existing workers' employment conditions.

### **7.2 PPPFA (Preferential Procurement Regulations)**

The policy was followed in the procurement of the contractor, PMPLUS Project Strategy Consultants (Pty) Ltd., the 80/20 preference point system for tenders falling between R30,000 and up to R50 million. This project tender value is R 17 084 327.96 INCL. VAT falling with the 80/20 preference point system.

25% of the contractor's scope of work was outsourced to local suppliers and labourers. The percentage might be exceeded as the local community business forums are demanding more scope of work from the contractor.



## 8. EXPENDITURE

Payment Certificate No.	Date Prepared	Amount Including VAT	Cumulative Amount
1	06/12/2017	641,990.83	641,990.83
2	19/04/2018	604,344.38	1,246,335.21
3		0.00	1,246,335.21
4		0.00	1,246,335.21
5		0.00	1,246,335.21
6		0.00	1,246,335.21
7	26/09/2018	432,021.29	1,678,356.50
8	30/10/2018	644,886.86	2,323,243.36
9	23/11/2018	972,724.35	3,295,967.71
10	13/01/2019	415,656.62	3,711,624.33
11	04/02/2019	468,606.98	4,180,231.30
12	22/02/2019	124,948.63	4,305,179.94
13	12/03/2019	1,067,248.25	5,372,428.19
14	25/04/2019	1,288,902.37	6,661,330.56
15	31/05/2019	779,859.51	7,441,190.07
16	02/07/2019	327,358.32	7,768,548.39
17	25/07/2019	1,725,099.99	9 493 648.06
18	15/08/2019	722 799.30	10 216 447.36
19	7/10/2019	686 939.78	10 903 417.14
20	26/11/2019	535 263.10	11 438 650.56
21	4/09/2020	1 636 939.75	13 075 590.31
22	14/10/2020	892 137.31	13 967 727.61
23	28/10/2020	2 051 873.65	16 019 601.27
24	11/12/2020	1 086 995.17	17 106 596.43

<b>TOTAL CERTIFIED TO DATE</b>	<b>R 17 106 596.43</b>
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**9. LOCAL ECONOMIC PARTICIPATION**

**9.1 PROJECT CONTRACTOR EPWP AND LOCAL LABOUR COST**

ACTUAL EXPENDITURE ON LOCAL LABOUR		
No.	Month	Actual Expenditure on Local Labour
1.	October 2017	R 15 400.00
2.	November 2017	R 5 760.00
3.	December 2017	R 11 480.00
4.	January 2018	R 6 900.00
5.	February 2018	R 17 400.00
6.	March 2018	R 3 600.00
7.	April 2018	R 0.00
8.	May 2018	R 0.00
9.	June 2018	R 0.00
10.	July 2018	R 0.00
11.	August 2018	R 0.00
12.	September 2018	R 10 920.00
13.	October 2018	R 2 640.00
14.	November 2018	R 3 840.00
15.	December 2018	R 5 220.00
16.	January 2019	R 3 840.00
17.	February 2019	R 48 200.00
18.	March 2019	R 34 200.00

19	April 2019	R 44 500.00
20	May 2019	4 800.00
21	June 2019	800.00
22	July 2019	0.00
23	August 2019	14 040.00
24	September 2019	14 040.00
25	October 2019	0.00
26	November 2019	0.00
27	December 2019	0.00
28	January 2020	0.00
29	February 2020	0.00
30	March 2020	0.00
31	April 2020	0.00
32	May 2020	0.00
33	June 2020	0.00
34	July 2020	0.00
<b>TOTAL</b>		<b>R 247 280.00</b>

**Note:** Months with zero the site was closed

**9.2 EPWP (JOB CREATION STATUS)**

MONTH	AGE GROUP						TOTAL
	Youth			Adult			
	Male	Female	PWD	Male	Female	PWD	

Oct 2017	0	0		0	0		0
Nov 2017	3	0		1	0		4
Dec 2017	8	11		1	0		20
Jan 2018	6	0		0	0		6
Feb 2018	6	0		0	0		6
Mar 2018	6	0		0	0		6
April 2018	0	0		0	0		0
May 2018	0	0		0	0		0
June 2018	0	0		0	0		0
July 2018	0	0		0	0		0
Aug 2018	0	0		0	0		0
Sept 2018	46	2		7	0		55
Oct 2018	18	2		9	0		29
Nov 2018	46	2		7			55
Dec 2018	46	2		7			55
Jan 2019	26	2		7			55
Feb 2019	1	1		1			3
Mar 2019	18			8			26
April 2019	20	1		8			29
May 2019	20	1		8			29
June 2019	3	1		1			4
July 2019	0	0		0	0		0
August 2019	2	6					8
September 2019	5	4		4	0		13
October 2019	14	2		3	0		19
Oct 2019	0	0		0	0		0
Nov 2019	0	0		0	0		0

Dec 2019	0	0		0	0		0
Jan 2020	0	0		0	0		0
Feb 2020	0	0		0	0		0
Mar 2020	0	0		0	0		0
April 2020	0	0		0	0		0
May 2020	0	0		0	0		0
June 2020	0	0		0	0		0
July 2020	0	0		0	0		0
Aug 2020	2	2		0	0		4
Sep 2020	5	1		0	0		6
Oct 2020	5	1		0	0		6
Nov 2020	5	2		0	0		7
Dec 2020	5	2		0	0		7
Jan 2021	0	0		0	0		0
Feb 2021	0	0		0	0		0
Mar 2021	5	1		0	0		6
<b>TOTAL</b>	<b>317</b>	<b>46</b>		<b>72</b>			<b>458</b>

**Note:** There were no activities on site for those months with zero

**9.3 CONTRACTORS SUBCONTRACTING WORKS & LOCAL SUPPLIER DEVELOPMENT**

LIST OF LOCAL SUBCONTRACTORS AND SUPPLIERS				
No.	Contractor Name	Contract Description	Contract Type	Contract Value
1.	Khambule Mbambe Security	Security Services	Security	R448 000.00
2.	Silva Rock	Site Clearance & Carting Away	Earthworks	R518 350.00
3.	IVJ Construction	brickwork	brickwork	R82 500.00
4.	Plumcko	Brickwork (Labour)	brickwork	R32 958.00
5.	Wakavi	Tiling (Labour)	Brickwork	R 45 000.00
6.	Bobik Projects	Plastering/Screening (Labour)	Tiling	R12 122.00
7.	Kesli Projects	Painting	Painting	R20 000.00
8.	Mbuya Trading & Projects	Brickwork	Brickwork	R63 829.00
9.	Shopiadi & Mashego Trading	Paving	Paving	R55 000.00
10.	Sayso Plumbing	Plumbing	Plumbing	R20 000.00
11.	Brooklyn City Colledge	Training	Training	R 93 150.00
12.	Cininda Projects	Bricklaying	Brickwork	R 2 124.00
13.	Erik Bricklayers	Bricklaying	Brickwork	R 5 478.00
14.	Oscar			R 66 854.00
15.	Moshopiadi & Mashego Trading	Paving	Paving	R55 000.00
16.	African Trading	Electrical	Electrical	R 800 000.00
17.	Iando Kutlwanong	Formwork	Formwork	R 25 000.00
18.	Sayso Street	Plumbing	Stormwater drainage	R 368 396.00
19.	Sayso Street	Plumbing	Sanitary fittings	R 368 396.00

20	Emjay Trading	Plumbing	water and sewer	R 810 000.00
21	Dulex Guambe	Concrete	Concrete	R 5000.00
22	Sekgathale Building & Catering	Reveals	Plastering	R 4000.00
23	Akaso Women in Construction	Paintwork	Painting	R 34 830.00
24	Mthi Projects	Tiling	Tiling	R 145 667.28
25	Bravo	plastering	Plastering	R 67 948.00
26	Vnf Trading And Projects	Paving	Paving	R 39 555.00
			<b>TOTAL</b>	<b>3 820 761.28</b>

**9.4 LIST OF SUBCONTRACTORS TO BE EMPLOYED**

LIST OF SUBCONTRACTORS TO BE EMPLOYED				
No	Name of Subcontractor	Scope of Work for sub	Value	Amount

## 9.5 LIST OF MATERIALS SUPPLIED LOCALLY

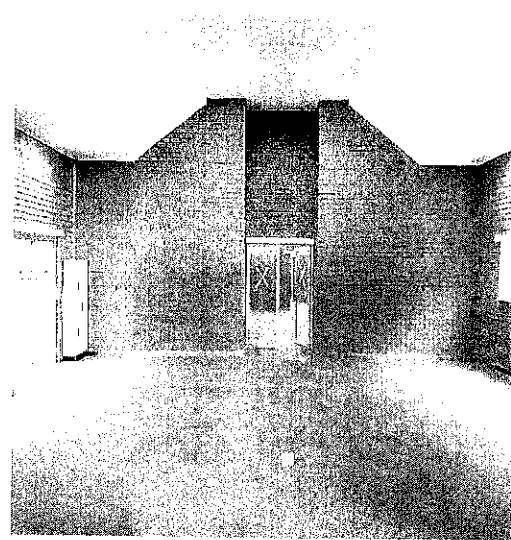
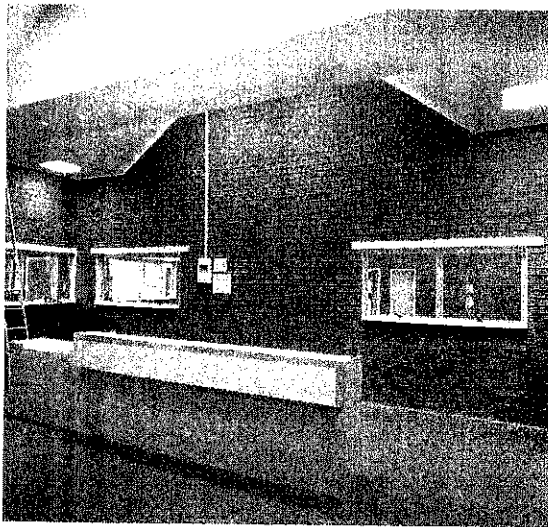
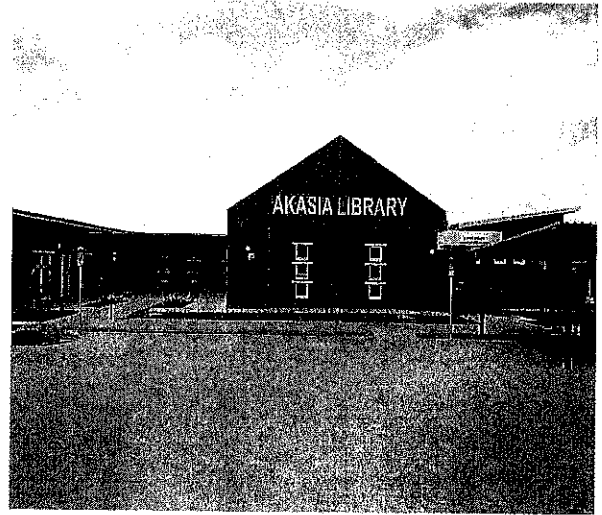
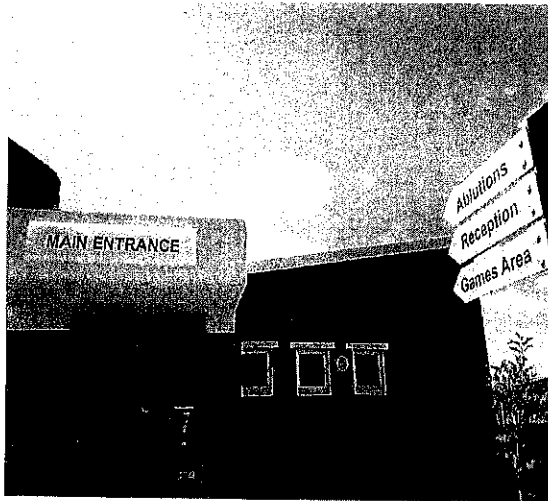
LIST OF ALL MATERIAL SUPPLIERS			
No.	Name of material supplier	Materials to be supplied	Type
1	Silva Rock	Building sand and G5	Aggregates and gravel
2	ccc	Bricks and building sand	Plaster Bricks and aggregates
3	Eva Sammy General Trading & Projects	Building sand and G5	Aggregates and gravel

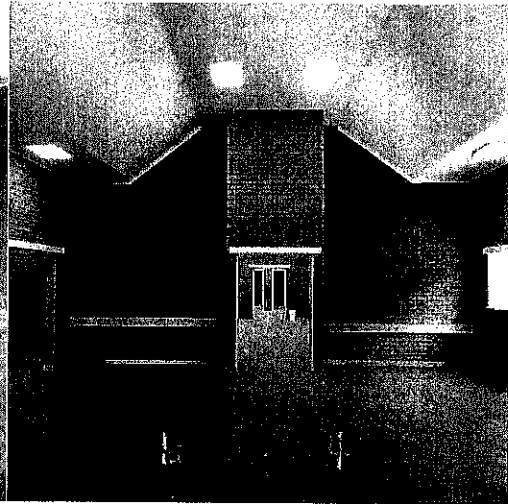
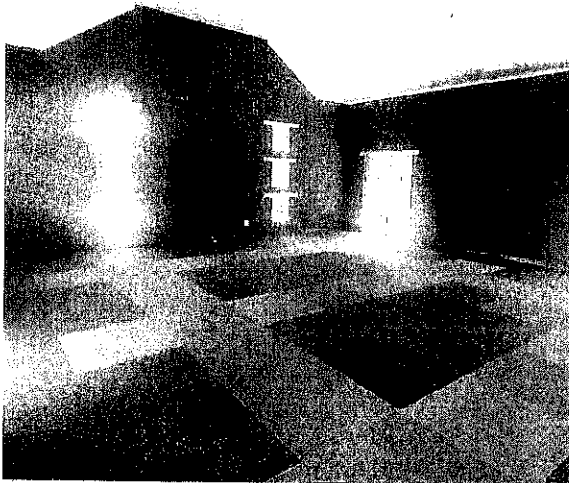
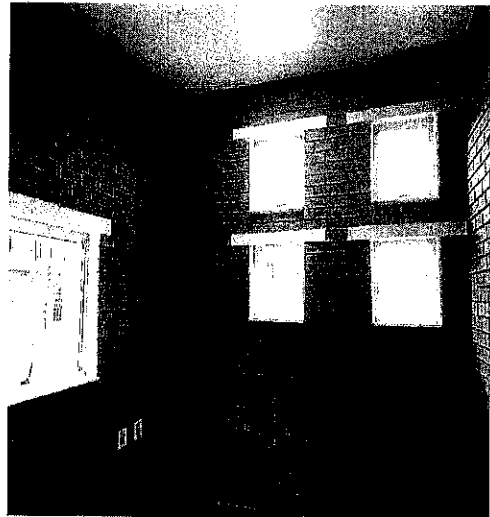
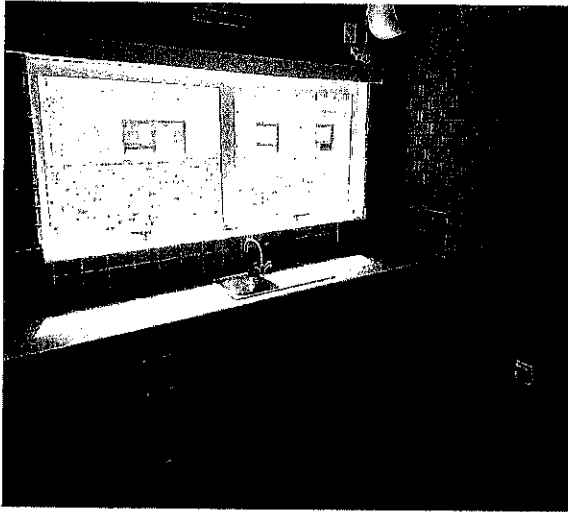
## 10. GREEN BUILDING PRINCIPLES

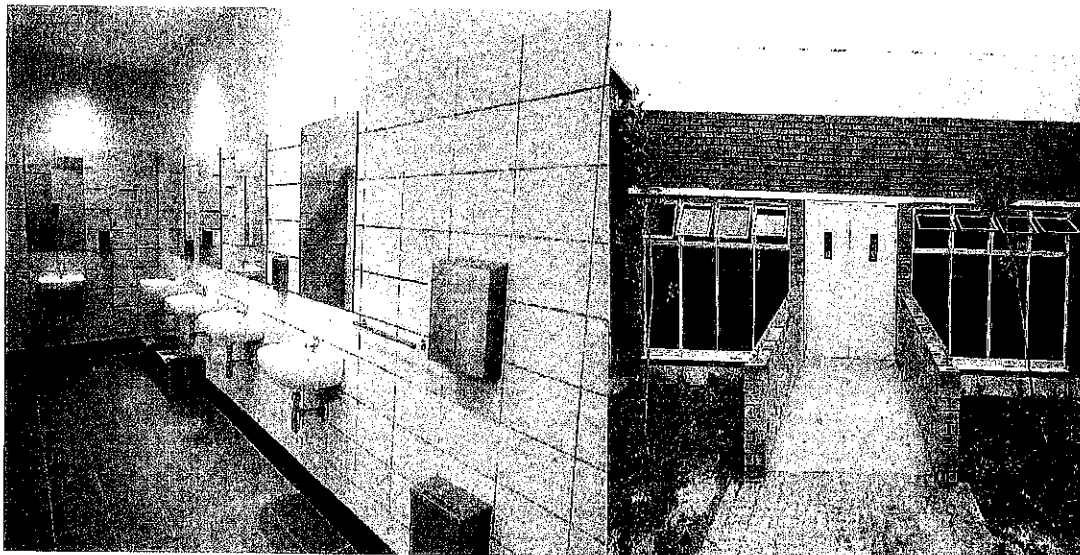
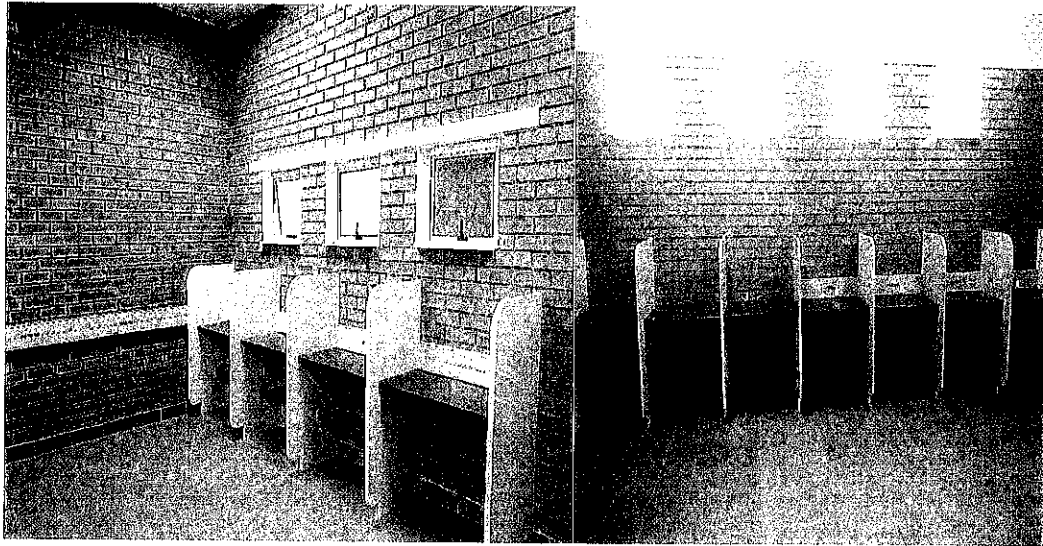
No requirements from the Employer for these aspects of the works.



11. PROJECT PICTURES







## 12. PROJECT CHALLENGES

CHALLENGES	EFFECTS	MITIGATION
<b>Site invasion by community subcontractors from 10 November to 20 November 2017</b>	Delays on construction programme	An extension of time claim with costs was submitted and approved by the Employer for 10 days
<b>Appointment of CLO</b>	Delays on construction programme	An extension of time claim with costs was submitted and approved by the Employer for 12 days
<b>Site stopped due to rates dispute by subcontractors from 26 February to 6 March 2018</b>	Delays on construction programme	An extension of time claim with costs was submitted and approved by the Employer for 10 days
<b>Failed negotiations on rates between subcontractors and contractor, site closed by community from 22 March to 03 September 2018</b>	Delays on construction programme	An extension of time claim with costs was submitted and approved by the Employer for 165 days
<b>Delays with appointment of local Roof subcontractor</b>	Delays on construction programme	An extension of time claim with costs was submitted and approved by the Employer for 35 days
<b>Delays in payments, community closed site from 30 April to 27 May 2019</b>	Interim payments were delayed, and this has affected progress on-site.	The payment should be done within the contractual periods of payment and notifications should be given to the contractor when to expect payment as per NEC ECC contract

<b>Delays in payments, community closed site from 01 August to 13 August 2019</b>	Interim payments were delayed, and this has affected progress on-site.	The payment should be done within the contractual periods of payment and notifications should be given to the contractor when to expect payment as per NEC ECC contract
<b>Non-payment of sub-contractors and late payment of labourers on site</b>	Progress affected, no production on site	Payments to subcontractors to be made in time. Commitment from the contractor to pay the labourers and sub-contractors on time
<b>Delay in approval of cantilever drawings by the council</b>	Delays on construction programme	Contractor to claim extension of time
<b>Delay due to rework</b>	Delays on construction programme	Contractor to employ competent artisans to avoid rework
<b>Delays in payments, sub-contractors closed site from 18 November 2019 to date</b>	Interim payments were delayed, and this has affected progress on-site.	The payment should be done within the contractual periods of payment and notifications should be given to the contractor when to expect payment as per NEC ECC contract
<b>Work stoppage due to lockdown</b>	Delays on construction programme	Contractor has applied for additional time, however Contractor to ensure health and safety protocol are implemented and monitored
<b>Lockdown restrictions</b>	Time and cost implications	Contractor to procure long lead-time items in time. Change specifications of materials that are not in production
<b>Site closed from 22 December 22 to 15 February 2021 due to late payments of salaries for labourers</b>	Delays on construction programme	Client to comply with payment timelines as specified in the contract and Contractor to ensure that the submitted invoices comply with all the requirements to minimize rejection

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**Delay in acquiring the certificate of completion**

Completion date not achieved

Contractor to engage relevant stakeholders in time

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### **13. MUNICIPAL APPROVALS**

- SDP Approved.
- Geotechnical report completed.
- Council resolution received.
- Building plans approved.
- Rezoning application approved.
- Town Planning Adverts completed.

### **14. CONCLUSIONS**

There has been notable progress on site in the past month. However, the project was not completed by 31 March 2021.