

## APPENDIX 7.2: MULTI-PURPOSE SPORTS FACILITY PROJECT – HIGH LEVEL PROPOSAL

### 1. Introduction

The Annual General Meeting (AGM) which took place on the 6<sup>th</sup> of March 2021 mandated the Board to conduct a feasibility study for the construction of multipurpose sporting facility in ERF 4830 (consolidation of ERF 3999 and 4000) in Riverside. The meeting took into cognisance that this project could take up to 2 years or more to complete because of the complexities associated with the land in the area.

A portion of ERF 4830 is close to a wetland and flood line, which pose a challenge for development of the stand into a recreational or permanent structure (See Appendix A).

### 2. Enquiry Process

The first enquiry that the Board conducted was to establish from Tshwane Municipality if ERF 4830 is public or private land and can be used for any development purposes considering the environmental conditions around it. The feedback from the municipality was that ERF 4830 at Riverside is a private open space that allows for the development of recreational facilities.

Furthermore, the Department of Agriculture, Conservation and Environment (DACE) also gave a greenlight that recreational and/or multi-purpose sporting facility can be developed in the section of ERF 4830 as marked in Appendix A and B. However, the HOA must obtain the approval of the plans from Tshwane Municipality to ensure all the municipal bylaws are adhered to.

The second enquiry that the Board conducted was to engage the professional Architects in order to establish optimal ways of executing the project, estimated cost for the feasibility study and appetite to partner with the HOA to deliver the project. The second enquiry was informed by the high level requirement specifications that the Board developed to structure/guide the engagement with the prospective service providers (Document can be made available upon request).

The service providers that responded to the enquiry include (See Appendix C):

Service provider	Quotation received	Costing	Board decision
Collective Studio	The quotation only covered the architectural services up to design development stage.	R45 000.00	The quote was inadequate and was only used to benchmark the architectural pricing received from other service providers in order to determine the realistic estimate.

Mabaso Landscape Design and Construction	Provided a comprehensive development costs without the professional services and designs.	R10 930 178.80	The Board felt that the feasibility study, detailed design and scoping of the project is required before the costing of the actual development work.  Furthermore, the pricing on the quotation was too exorbitant.
NSBS	Provided a quotation for all the professional services required for the feasibility study i.e. Architect, Quantity Surveyor, Civil/Structural/Geotechnical Engineer and Electrical Engineer.	R139 931.00	The board felt that the quotation was compelling and realistic, of which the Board used as a base for the budget estimates.

### 3. Recommendation

The outcome of this enquiry was that the HOA must deliver the project on a phase basis as per the following proposal by NSBS:

Phase	Project Plan	Deliverables	Estimated Costing
Phase One	<ul style="list-style-type: none"> <li>Project Initiation and Briefing,</li> <li>Concept and Feasibility</li> </ul>	<ul style="list-style-type: none"> <li>Detail the Scope of Work and Budget Estimate</li> <li>Feasibility Study Report with the high level design of the concepts</li> </ul>	<ul style="list-style-type: none"> <li>R140 000</li> </ul>
Phase Two	<ul style="list-style-type: none"> <li>Design and Development</li> </ul>	<ul style="list-style-type: none"> <li>Designs &amp; Drawings Include Municipal Approvals</li> </ul>	<ul style="list-style-type: none"> <li>To be obtained</li> </ul>
Phase Three	<ul style="list-style-type: none"> <li>Tender documentation and procurement</li> </ul>	<ul style="list-style-type: none"> <li>Bill of Quantities &amp; Evaluation Report)</li> <li>Procurement of the developers</li> </ul>	<ul style="list-style-type: none"> <li>To be obtained</li> </ul>
Phase Four	<ul style="list-style-type: none"> <li>Construction</li> </ul>	<ul style="list-style-type: none"> <li>Construction of the Sport facility</li> <li>Construction Administration</li> <li>Documentation</li> </ul>	<ul style="list-style-type: none"> <li>To be obtained</li> </ul>
Phase Five	<ul style="list-style-type: none"> <li>Closeout</li> </ul>	<ul style="list-style-type: none"> <li>Certificates of Compliance</li> <li>Handover the facility and documentation</li> </ul>	<ul style="list-style-type: none"> <li>To be obtained</li> </ul>

**Budget estimate for phase two – five will be established post the feasibility study**

Furthermore, the estimated cost of the feasibility study comprise of the following professional services that are necessary at this stage:

Professional Service	Estimated Cost Exl. VAT
Architect	R50 640,00
Quantity Surveyor	R44 785,00
Civil, Structural and Geotechnical Engineer	R25 900,00
Electrical Engineer	R18 600,00

**Budget estimate for the purpose of the mandate and budget approval**

#### 4. Decision

The Board is asking the AGM to approve the budget of R140 000 Excl. VAT and mandate the Board to continue with the phase one of the project (i.e. Feasibility Study).

The mandate given the Board cover the identification of the service provider (Architect) to facilitate the delivery of the first phase of the project that includes:

- Project Initiation & Briefing,
- Feasibility Studies;
- Conceptual Design; and
- Cost Estimation

Post the Feasibility Study, the Board will report back to the HOA the outcomes and recommend the way forward, of which the approval or decision will be taken through consultation with HOA members through a general meeting.

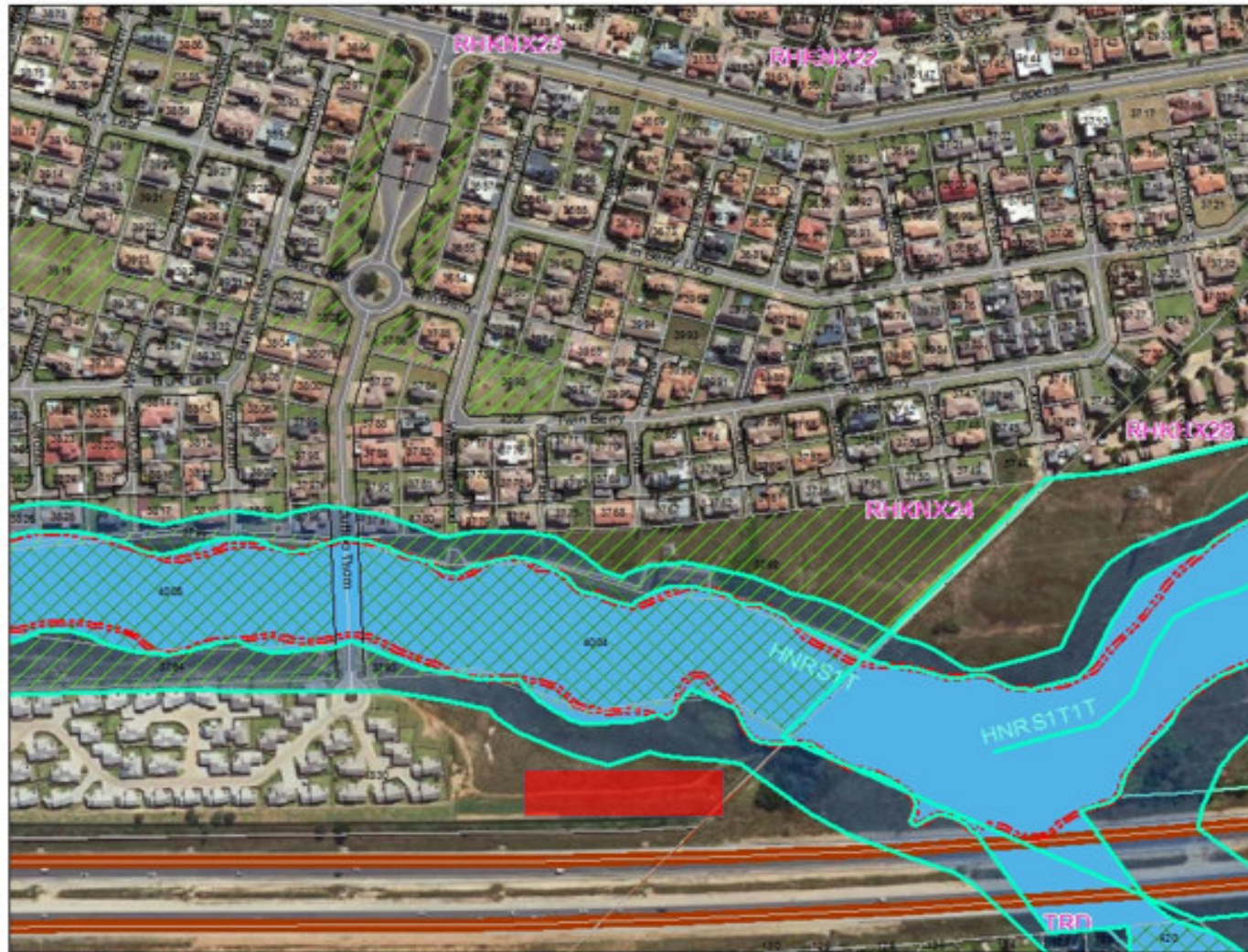
#### 5. Funding of Phase One

- The Board recommends that Phased One of the project must be funded as operational expenditure (normal or day to day operational cost of the Estate).

Description	Total cost per project (VAT Incl.	Contribution per unit once off	Contribution per unit over 6 months	Contribution per unit over 12 months
Multi Spot Facility	R161 000.00	R453.52	R75.59	R37.79

# ANNEXURE A: ERF 4830 at Riverside

## ROOIHUISKRAAL NOORD X24- AMBERFIELD VALLEY



### LEGEND

- env Wetlands
- env BlueWay
- Space identified for the multi spot facility



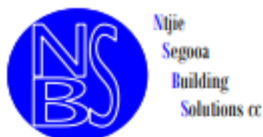
0 30 60 120 180 240  
km

**ANNEXURE B: Proposed layout of the Multi-Purpose Sport Facility with Park and Ablutions**



## ANNEXURE C: Proposals from the Service Providers

### ANNEXURE C1: Ntjie Segooa Building Solutions (NSBS) – Recommended



Quantity Surveying, Construction Project Management & Constructions

2 Jacana Crescent  
Crystal Park  
Benoni, 1501  
P.O. Box 20007  
Crystal Park, 1515  
Cell: 076 390 7879  
Tel: 011 968 1740 or 082 842 3077  
Fax: 086 658 3594  
Email : [reception@nsbsolutions.co.za](mailto:reception@nsbsolutions.co.za)  
Website: [www.nsbsolutions.co.za](http://www.nsbsolutions.co.za)

Reg. No. - 2001/037163/23

---

To: AMBERFIELD VALLEY HOMEOWNERS ASSOCIATION  
Attention: The Body Corporate Chairperson  
Date: 01 March 2022  
From: Marutla T Segooa  
Subject: **Feasibility Study Proposal for the construction of multipurpose sports facility at Amberfield Valley. – Rev 2**

Description – Scope of Works

Stage 1 – Project Inception  
Stage 2 – Concept and Viability (Feasibility Study)

**Total Fees for Professional Team for Two work stages R 139 931,00 Excl. VAT**

This quotation is for the following professionals for service required for the project to perform as per regulatory requirement and guides for the two work stages of project.

Architect	R 50 639,56
Quantity Surveyor	R 44 785,46
Civil, Structural and Geotechnical Engineer	R 25 883,00
Electrical Engineer	R 18 623,00

Should you need more information please don't hesitate to contact the undersigned.

Kindest Regards

# ANNEXURE C2: Collective Studio



Address:  
Unit E1004 1st Floor Hyde Park Lane  
Edinburgh Gate  
Hyde Park  
Gauteng  
2196  
-  
info@collectivesa.co.za  
-  
www.collectivesa.co.za

## QUOTE

**Quote Number:** Q 001 - Multi Sport Facility Requirement Spec

**Client Name:** AMBERFIELD VALLEY HOMEOWNERS ASSOCIATION NPC

**Project Name:** Multi Sport Facility Requirement Spec

**Date Issued:** 2021-12-20

- Informal outdoor sport and recreational activities
- Soccer field, basketball, volley ball and general park area
- Resting benches at the park, jungle gym with sandpit and fixed dustbin
- Arrowhead fencing with only one entry point

Description - Scope of services / project process	Sub-Total
Stage 1 : Inception	
Stage 2 : Concept and viability (concept design)	
Stage 3 : Design development	
Stage 4.1 : Documentation for Local Authority	
Stage 4.2 : Construction documentation	
Stage 5 : Construction	
Stage 6 : Close out	
<b>Total:</b>	<b>R45 000</b>

Please EFT 60% the amount to the banking details listed below:



## ANNEXURE C3: Mabaso Landscape Design and Construction

### Multi-Sport Facility-Landscaping

Item No.	Description	Unit	Quantity	Price	Total
	<b>Soft Landscaping (Plants)</b>				
	All plants to be <b>SANA</b> standard and to be approved by LA prior to planting.				
	<b>Trees</b>				
1.	<i>Searsia penduliflora</i> 'White Karoo'	100L	20	R 1,999.95	R 39,999.00
2.	<i>Vachellia robusta</i> 'Splendid acacia'	100L	20	R 1,999.95	R 39,999.00
3.	<i>Vachellia sieberiana</i> var. <i>woodii</i> . 'Paper bark thorn'	100L	20	R 1,999.95	R 39,999.00
4.	<i>Combretum kraussii</i> 'Forest bush willow'	100L	20	R 1,999.95	R 39,999.00
5.	<i>Magnolia grandiflora</i>	200L	6	R 4,999.95	R 29,999.70
					<b>R 189,995.70</b>
	<b>Shrubs</b>				
6.	<i>Nandina domestica</i>	10L	150	R299.95	R 44,925.00
7.	<i>Nandina domestica</i> "Fire Power"	10L	350	R169.95	R 59,482.50
8.	<i>Freylinia tropica</i> Blue	10L	150	R299.95	R 44,992.50
9.	<i>Lavandula dentata</i>	10L	350	R169.95	R 59,482.50
10.	<i>Strelitzia reginae</i> -Crane Flower	10L	100	R299.95	R 29,995.00
					<b>R 238,877.50</b>
	<b>Groundcovers Annuals/ Perennials</b>				
11.	<i>Agapanthus praecox</i> 'Blue'	4L	400	R145.00	R 58,000.00
12.	<i>Dietes grandiflora</i> .	4L	400	R125.00	R 50,000.00
13.	<i>Tulbaghia violacea</i>	4L	500	R89.95	R 44,975.00
14.	<i>Kniphofia praecox</i> -Red Hot Poker	4L	400	R89.95	R 35,980.00
15.	<i>Chondropetalum tectarum</i>	4L	400	R125.00	R 50,000.00
16.	<i>Carpobrotus edulis</i>	4L	400	R79.95	R 31,980.00
17.	<i>Clivia miniata</i> var. <i>miniata</i> .	4L	400	R125.00	R 50,000.00
18.	<i>Stipa</i> 'Angel Hair'	4L	450	R115.00	R 51,750.00
19.	<i>Kikuyu</i> Lawn.	m <sup>2</sup>	25 000	R100.00	R2,500,000.00
					<b>R2,872,685.00</b>
					<b>R 3,301,558.20</b>
	<b>Hard Landscaping Elements</b>				
	Structure and paving to be installed to manufacturers specifications and <b>NBR</b> where applicable.				
	<b>Paving</b>				



20.	200x100x50mm Bevel pavers on a 30mm washed river sand bed on 150mm in-silu sub-base material mixed with 3% compacted to 98% MOD-AASHTO as paving	m <sup>2</sup>	6800	R350	R2,380,000.00
21.	500x500x50mm thick concrete stepping stone on 150mm in-silu sub-base material mixed with 3% cement and compacted to 98% MOD-AASHTO as paving.	m <sup>2</sup>	680	R415	R282,200.00
22.	Dump rocks	m <sup>3</sup>	30	R6,500	R 32,500.00
					<b>R2,694,700.00</b>
	<b>Landscape Furniture</b>				
23.	610mm diameter x 1290mm height foaled balmorals pots.	No.	12	R 3 999.95	R 47,999.40
24.	1100mm diameter x 850mm round concrete table set, x 5 picnic chairs set and exposed aggregate outside.	No.	12	R9 900	R118,800.00
25.	500mm diameter x 750mm height. Exposed aggregate concrete litter bin, and fixed on 100mm thick in-silu concrete footing (20MPa) on 150mm in-silu sub-base material mixed with 3% compacted to 98% MOD-AASHTO.	No.	12	R950	R 11,400.00
26.	1800mm length x 650mm height class seat bench with back rest fixed on 100mm thick concrete footing (20MPa) on 150mm in-silu material mixed with 3% compacted to 98% MOD-AASHTO.	No.	10	R5,500	R 55,000.00
27.	Boma Place with 10 People sitting around. 10m Ø with 500mm sitting	No.	2	R35,000	R 70,000.00
					<b>R 303,199.40</b>
	<b>Play Equipment</b>				
28.	4 Seater steel swing Set for Adults and Kids.	No.	2	R55,000	R 110,000.00
29.	Steel Sea-saw For Kids	No.	3	R 18,000	R 54,000.00
30.	Steel Joy wheel	No.	3	R55,000	R 165,000.00
31.	Steel Braai stand fixed on 100mm thick concrete footing (20MPa) on 150mm in-silu material mixed with cement at 3% compacted to 98% MOD-AASHTO.	No.	10	R 4,500	R 45,000.00
32.	Indemnity signage board	No.	1	R25,000	R25,000.00

33.	Approved rubberizing on play equipment including dome and 125mm thick in-situ concrete slab (20MPa) 150mm in-situ sub-base material mixed with 3% compacted to 98% MOD-AASHTO as play area.	m <sup>2</sup>	680	R 1,280	R 870,400.00
34.	Timber jungle Gym: Dimensions 5.7x10.5m. Components: 2 platforms, roof, 2 seater swing, fiberglass slide, ladder, pull-U ladder, Combo net, bridge, monkey bars, rope ladder, tire climber, fire man's pole...	No.	3	R 30,500	R 91,500.00
					<b>R1,360,900.00</b>
	<b>Irrigation System and Garden Lighting</b>				
35.	Manually Irrigation System Installation to accommodate the whole garden in the Multi-sport facility			R1,800,000	R1,800,000
36.	Garden Lighting.			R2,100,000	R2,100,000
					<b>R 3,900,000.00</b>
	<b>Park Fencing</b>				
37.	Palisade Panel With Arrow head spikes. 2m Height			R1,900,000	R1,900,000.00
					<b>R1,900,000.00</b>
	<b>Soccer Field with Running tracks</b>				
38.	Soccer Field With 200m Running Tracks. Spectators Seating Area.			R3,800,000	<b>R3,800,000.00</b>
	<b>Basket Ball Field</b>				
39.	Standard Basket Ball Field			R2,500,000	<b>R2,500,000.00</b>
	<b>Volley Ball Field</b>				
40.	Standard Volley Ball Field			R2,500,000	<b>R2,500,000.00</b>
<b>Total Cost</b>					<b>R22,260,357.60</b>
<b>Payment Due (50% of the Total Cost)</b>					<b>R10,930,178.80</b>

**Banking Details As Follows: (Note use your Name and Surname as your Reference)**

**Account Name**

**Mabaso Landscape Design and Constructions (Pty) Ltd.**