

## **APPENDIX 7.3: UPGRADE OF THE MAIN ENTRANCE – HIGH LEVEL PROPOSAL**

### **1. Introduction**

The Board has identified a need to upgrade the Main Entrance Gate of the Estate as the vicinity has not been refurbished for the long time and is degrading. The critical areas that require immediate attention due a deteriorated and/or dysfunctional state include the Security Guard House and the Gardener's Wendy House. These aforementioned areas are negatively impacting the image or prestige of the estate which may have impact on the value of the properties and most importantly will result in exorbitant costs in future if not addressed now. Furthermore, the upgrade that is required also take into consideration the cosmetic elements such as exterior painting, metal work, ceiling and signage that are fading away (see annexure A - D).

There is also a challenge with the power supply at the gate whereby a electric generator is used during outages as the UPS units installed can't take the whole load estimated at 6kVA. It was then agreed that the installation of a solar PV system backed up by batteries should be explored.

### **2. Enquiry Process**

Different service providers (mainly the Architects) were requested to provide the quotation for the professional services and actual delivery (scoping, design development, cost estimation and construction monitoring). The companies that responded to the enquiry provided disparate quotations based on what they thought is an ideal solution for the Estate as indicated on the table below.

Service provider	Quotation received	Costing	Board decision
Collective Studio	The quotation only covered the architectural services up to design development stage.	R20 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.
Humba Group	The quotation covered basic renovations for the guard house.	R20 000.00	<p>The Board felt that a detailed design and scoping of the project is required before the costing of the actual development work.</p> <p>Humba Group is a construction company that could be engaged with other prospective contractors when the project reaches the procurement stage for construction package.</p>
NSBS	<p>Provided two comprehensive quotations i.e. basic and high end solutions. Both solutions include upgrade of the entrance gate, including security guard house, pavilion and gardeners yard/facility.</p> <p>The solutions excludes the backup power supply.</p>	<p>Basic solution: R700 000.00</p> <p>With professional fees of R74 940.</p> <p>High end solution:</p> <p>Estimated at R2 500 000.00</p>	<p>The board felt that the high-end solution was too complex (converting the main gate building into a double story which includes the relocation of the Estate Manager to the second floor) and the costing was too high.</p> <p>The basic solution was compelling and realistic, of which the Board used as a base for the budget estimates.</p>

### 3. Recommendation and Decision Required

- The Board is asking the AGM to approve the mandate to appoint a professional Architect who will design, scope the project, produce procurement documentation and supervise the construction.
- The Board require the mandate to negotiate and conclude the contract with NSBS for the provision of professional services. The indicative budget is approximately R75 000 Excl. VAT.
- The estimate for the building works is R700 000 excluding VAT.
- The estimate for the backup power supply (solar PV panels, inverter and backup batteries – 10kVA) is R100 000 Excl. VAT. The solar PV power supply system will be sourced separately from the building works.
- The Board seeks the mandate to execute the project within the budget of R800 000 excluding VAT. (or less). The procurement process will be done in accordance with the Amberfield Valley Procurement Policy.

### 4. Funding of Phase One

The total project will be funded through Capital Expenditure (CapEx) which will require an introduction of the special levy (for the fundraising).

Description	Total cost per project (VAT Incl.)	Contribution per unit once off	Contribution per unit over 6 months	Contribution per unit over 12 months
Main Entrance Upgrade	R920 000.00	R2 591.55	R431.92	R215.96

ANNEXURE A: Security Office

**Terrible state of the guard office – major health and safety hazard**



**ANNEXURE B: Wendy House**

**Mess at the Wendy House**



ANNEXURE C: Front Area

Degrading condition of the main access point



## ANNEXURE D: Electric Power Usage (Items)

Item No	Item Description	Qty
1	Electric Fence	1
2	Boom Gate	6
3	Biometric	5
4	Printer	1
5	Computer	2
6	Radio Charger	20
7	Microwave	3
8	Kettle	3
9	Fluorescent light	3
10	LED light	20
11	Chargers for access control devices	4
12	CCTV Camera System	5

**Estimated consumption of 6.07 kVA**

## ANNEXURE E: PROPOSALS

### ANNEXURE E1: NSBS Basic Solution (RECOMMENDED)

To: AMBERFIELD VALLEY HOMEOWNERS ASSOCIATION  
Attention: The Body Corporate Chairperson  
Date: 01 March 2022  
From: Marutla T Segooa  
Subject: **Budget Estimate** for the refurbishment & Upgrade of the guardhouse/Entrance – Rev 1

NSB Solution would like to take this opportunity and thank you for your enquiry.

We therefore submit our budget quotation for wet works and professional fees for the refurbishment and giving the guardhouse a complete facelift and upgrade.

#### All Wet Works

<u>Trade name</u>	<u>Budget Amount</u>
1. Remove & Replace Tiles -	R 35 000,00
2. New Counter Kitchen & Security Cupboard -	R 50 000,00
3. Columns Cladding -	R 35 000,00
4. Paintwork Roof -	R 25 000,00
5. Ceiling, Partition & Access Flooring -	R 25 000,00
6. Full Security room upgrade -	R 200 500,00
7. Shower to Storage Conversion -	R 25 000,00
8. New Signs & Logo Lightbox -	R 100 000,00
9. Painting & Features -	R 54 000,00
10. Marine Container Retrofit & Blend into Garden -	R 50 000,00
11. Repair or replace damaged Metalwork -	R 25 000,00
<b>SUB-TOTAL</b>	<b>R 624 500.00</b>
<b>Total Fees for Professional Team for all work stages</b>	<b>R 74 940.00</b>
<b><u>TOTAT CONTRACT VALUE</u></b>	<b><u>R 699 440.00 Excl. VAT</u></b>



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

Architect	R 22 482.00
Quantity Surveyor	R 18 735.00
Project Manager & Contract Manager	R 18 735.00
Civil, Electrical, Structural and Mechanical Engineer	R 14 988.00

The following project stages are covered in the fees above:

- 1 Inception
- 2 Concept and Viability
- 3 Design Development
- 4 Documentation and Procurement
- 5 Construction
- 6 Close-out

## ANNEXURE E2: NSBS Complex Solution



**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: 27 JANUARY 2022  
From: Marutla T Segooa  
Subject: **Budget Estimate** for the refurbishment, reinforcing and facelifting of the guardhouse

NSB Solution would like to take this opportunity and thank you for your enquiry.

We therefore submit our budget quotation for all wet works and professional fees for the refurbishment, reinforcing and giving the guardhouse a complete facelift and upgrade.

### All Wet Works

<u>Trade name</u>	<u>Budget Amount</u>
Preliminaries & General Item -	R 465 875,00
Alteration -	R 100 000,00
Earthworks -	R 150 000,00
Concrete Formwork & Reinforcement -	R 210 000,00
Masonry -	R 200 000,00
Waterproofing -	R 76 500,00
Roof Covering -	R 73 125,00
Carpentry & Joinery -	R 40 000,00
Ceiling, Partition & Access Flooring	R 54 000,00
Floor Covering, Wall lining, etc -	R 72 000,00
Ironmongery -	R 10 000,00
Structural Steelwork -	R 280 000,00
Metalworks -	R 120 000,00
Plastering -	R 16 000,00
Tiling -	R 81 000,00
Plumbing & Drainage -	R 30 000,00
Electrical Work -	R 343 000,00
Mechanical Work -	R 25 000,00
Glazing -	R 3 500,00
Paintwork -	R 25 000,00
External Works -	R 140 000,00
<b>TOTAL CONSTRUCTION BUDGET</b>	<b>R 2 505 000,00</b>



Ntjie  
Segooa  
Building  
Solutions cc

**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

**Total Fees for Professional Team for all work stages R 1 402 142,39 Excl VAT**

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

Architect	R 324 872,39
Quantity Surveyor	R 219 147,50
Project Manager	R 215 547,50
Civil, Structural and Geotechnical Engineer	R 235 300,00
Electrical & Mechanical Engineer	R 169 300,00
Contract Manager	R 237 975,00

The following project stages are covered in the fees above:

- 1 Inception
- 2 Concept and Viability
- 3 Design Development
- 4 Documentation and Procurement
- 5 Construction
- 6 Close-out

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

Kindest Regards

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Marutla T Segooa  
Project Coordinator  
For & On-behalf of Ntjie Segooa Building Solutions  
Cell: 076 390 7879

- Proposed Upgraded & Facelifted Guardhouse



# ANNEXURE E3: Collective Studio Proposal



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 - Main Entrance

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

**Project Name:** Amberfield HOA Security Office Upgrade

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

- Security Office
- Wendy House and Surrounding Area
- Electric Power Backup system

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>R20 000</b>

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

# ANNEXURE E4: Humba Group Proposal



## Humba Group (PTY) Ltd <sup>®</sup>™

T/A - Humba-Ya Bahlangwe Group (PTY) Ltd reg no 2020/642436/07  
 NHBRC reg no:3000272004

October 24, 2021

3857 Amberfield Valley  
 Rooi Huiskraal North  
 Centurion  
 0157

Contact Person Mashudu  
 Contact No 0729922317  
 email: [humbagroup0910@gmail.com](mailto:humbagroup0910@gmail.com)  
 Quote No 86/10/2021

Quote To:  
 HOA Amberfield Valley Estate  
 Rooi Huiskraal North  
 Centurion  
 0157

*Account Cheque - ABSA - 4099385207  
 Humba ya Bahlangwe (PTY) Ltd  
 Branch name: The Reds Mall*

Minor Renovations Works Scope Security Gate (Guard House)	Area	Amount
Supply and install Granite top (Rustenburg) specifications at the Guard House kitchen 2,7x0,60		
Supply and install Granite top (Rustenburg) specifications at the Guard House Security Control counter 2,7x0,70		
Supply paint and labour to paint the guard house 45Sqm aprox. To match the existing paint specifications or ( Client to provide paint specifications) Windows, window Sills, doors, and walls. Repairs on the doors and walls.		
Cleaning of Unglazed ceramic tile (quarry tile) and make it good.		
Paint ceiling and cornice with mould resistance paint - Labour and paint		
Sundries, tools reinstall and install back some of removeble mounted items		
Rubble removal		
Travelling and transportation		
<b>Total Ex Vat</b>		<b>R19 800,00</b>

CLIENT NAME & SURNAME:..... DATE:.....

*Prices varies depending of the nature of the site i.e accessibility , terrain, soil structure etc  
 Tools shall be provided by the contractor, except all hired equipment needed to perform work  
 Materials & some consumables shall be provided by the client, Unless client request for assistance.*

Please note: 50% Depoist is payable on or before the comencement day, 50% on completion and sign off of the project

**"Diversified services. Unvarying quality"**