

APPENDIX 1 THE PROJECT

1. DESCRIPTION OF THE PROJECT

The JDA is requesting proposals from Electrical Engineers who will form part of the professional team that provides the professional consulting services required for the Balfour Park Precinct project over a period of three financial years (2019/20 – 2021/22).

The City of Johannesburg has embarked on a new spatial vision for the city in line with the Growth and Development Strategy 2040 that is based on the concept of corridor Transit Oriented Development (TOD). The shape of the future city will therefore consist of well-planned transport arterials or “Corridors of Freedom” linked to interchanges focusing on mixed-use developments. These mixed-use developments will include a vibrant mix of high-density accommodation supported by commercial and retail development with sufficient leisure and recreational opportunities that are connected by well-planned public transport arteries. This optimal mix of economic, educational, transport and recreational opportunities will ultimately give rise to a people-centred City of Johannesburg where the needs of all citizens are placed at the core of all planning processes.

The Balfour Park Precinct is strategically located along the Louis Botha Corridor and was identified as a key precinct where urban transformation based on Transit Oriented Development is possible. The transformation is guided by the recently completed Strategic Area Framework for the Louis Botha Development Corridor and the Balfour Park Precinct Plan and Urban Design Framework.

The objective of this appointment is to align the project with Corridors of Freedom and Transit Oriented Development principles and to give further detail to concepts developed through the recently completed Strategic Area Framework and more specifically the Balfour Park Precinct Plan and Urban Design Framework. Core characteristics and thematic elements that will inform the proposal are:

- Increased liveability in a Transit Oriented Development Node
- Environmentally sustainable and health conscious environment
- Social equity
- Economic strength
- Enhanced resilience
- Efficient use of city owned land
- Participatory design and planning



AUGUST 2019

The implementation of this project will take place in the JDA financial years of 2019/20, 2020/21 and 2021/2022 and is subject to budget availability.

2. SITE IDENTIFICATION

The Balfour Park Precinct is located along the Louis Botha Development Corridor and includes the area between Corlett Drive and Athol Street, with a width including between two and five blocks each side of Louis Botha Avenue.

The precinct falls mainly within Ward 74 and comprises of portions of the suburbs of Highlands North (and extensions), Waverley (and extensions), Gresswold, Savoy Estate, Kew and Glenhazel.

Note: Whilst the broader area consideration is crucial in the successful legibility of the Precinct, the core area of focus and intervention for this appointment will be the identified 'Kickstart Zone' as highlighted in green in the figure below:

3.

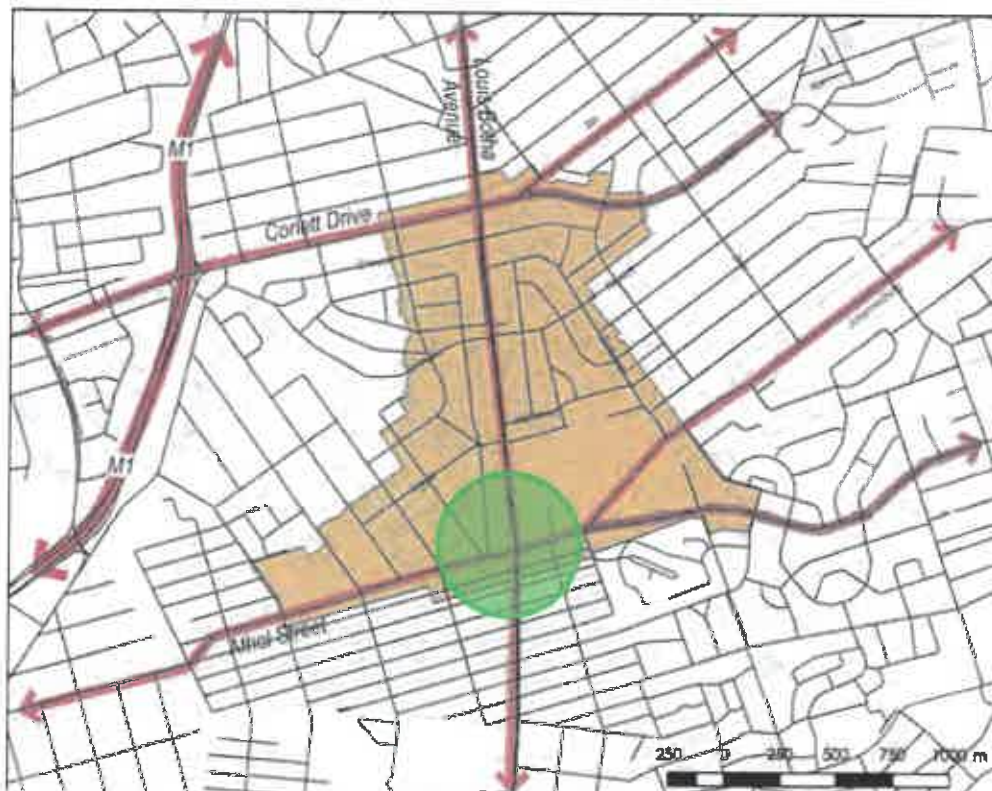


Figure 1: Extract from Balfour Park Urban Design Framework

THE CLIENT'S REPRESENTATIVE is

Shaakira Chohan
E-mail: schohan@jda.org.za
Fax: 011 688 7858

4. THE PRINCIPAL AGENT AND PROJECT MANAGER is

Akweni Group
21 Scott Street
Waverley
2090
Johannesburg
Tel: 011 346 5100

5. OTHER PROFESSIONAL SERVICE PROVIDERS

- 5.1 URBAN DESIGNER/ARCHITECT
Ntsika Architects
- 5.2 CIVIL ENGINEER
Face of Earth Trading and Projects 198
- 5.3 STRUCTURAL ENGINEER
Face of Earth Trading and Projects 198
- 5.4 ELECTRICAL ENGINEER
TBA
- 5.5 QUANTITY SURVEYOR
KGA Quantity Surveyors

6. PROFESSIONAL INDEMNITY INSURANCE

- 6.1 Limit of Indemnity per Claim: R
- 6.2 Limit of Indemnity in the Aggregate: R
- 6.3 Non-claimable Amount (Excess/Deductible): R
- 6.4 The renewal date of the policy is.....
- 6.5 The Insurer:



NOTE: PLEASE ENSURE THAT ALL THE INFORMATION ON THIS PAGE IS FILLED IN.

August 2019

APPENDIX 2

SCOPE OF SERVICES

The **ELECTRICAL ENGINEERS** shall provide the following services which are to be read in conjunction with items 3. and 4 in the request for proposal and as per the Engineering Council of South Africa:

1 STAGE 1: INCEPTION

(Defined as: Establish client requirements and preferences assess user needs and options, appointment of necessary consultants, establish the project brief including project objectives, priorities, constraints, assumptions aspirations and strategies)

- 1.1 Assist in developing a clear project brief.
- 1.2 Attend project initiation meetings.
- 1.3 Advise on procurement policy for the project,
- 1.4 Advise on the rights, constraints, consents and approvals.
- 1.5 Define the scope of services and scope of work required.
- 1.6 Conclude the terms of the agreement with the client.
- 1.7 Inspect the site and advise on the necessary surveys, analyses, tests and site or other investigations where such information will be required for Stage 2 including the availability and location of infrastructure and services.
- 1.8 Determine the availability of data, drawings and plans relating to the project.
- 1.9 Advise on criteria that could influence the project life cycle cost significantly.
- 1.10 Provide necessary information within the agreed scope of the project to other consultants involved.

Deliverables will typically include:

- Agreed scope of services and scope of work.
- Signed agreement.
- Report on project, site and functional requirements.
- Schedule of required surveys, tests, analyses, site and other investigations.
- Schedule of consents and approvals.

2 STAGE 2: CONCEPT AND VIABILITY

(Defined as: Prepare and finalise the project concept in accordance with the brief, including project scope, scale, character, form and function, plus preliminary programme and viability of the project)

- 2.1 Agree documentation programme with principal consultant and other consultants involved.
- 2.2 Attend design and consultants' meetings.
- 2.3 Establish the concept design criteria.
- 2.4 Prepare initial concept design and related documentation.
- 2.5 Advise the client regarding further surveys, analyses, tests and investigations which may be required.



a world class African city



Johannesburg Development Agency

August 2019

- 2.6 Establish regulatory authorities' requirements and incorporate into the design.
- 2.7 Refine and assess the concept design to ensure conformance with all regulatory requirements and consents.
- 2.8 Establish access, utilities, services and connections required for the design.
- 2.9 Coordinate design interfaces with other consultants involved.
- 2.10 Prepare preliminary process designs, preliminary designs, and related documentation for approval by authorities and client and suitable for costing.
- 2.11 Provide cost estimates and comment on life cycle costs as required.
- 2.12 Liaise, co-operate and provide necessary information to the client, principal consultant and other consultants involved.

Typical deliverables will include:

- Concept design report.
- Schedule of required surveys, tests and other investigations and related reports.
- Process design.
- Preliminary design.
- Cost estimates as required.

3 STAGE 3: DESIGN DEVELOPMENT

(Defined as: Develop the approved concept to finalise the design, outline specifications, cost plan, financial viability and programme for the project)

- 3.1 Review documentation programme with principal consultant and other consultants involved.
- 3.2 Attend design and consultants' meetings.
- 3.3 Incorporate client's and authorities' detailed requirements into the design.
- 3.4 Incorporate other consultant's designs and requirements into the design.
- 3.5 Prepare design development drawings including draft technical details and specifications.
- 3.6 Review and evaluate design and outline specification and exercise cost control.
- 3.7 Prepare detailed estimates of construction cost.
- 3.8 Liaise, co-operate and provide necessary information to the principal consultant and other consultants involved.
- 3.9 Submit the necessary design documentation to local and other authorities for approval.

Typical deliverables will include:

- Design development drawings.
- Outline specifications.
- Local and other authority submission drawings and reports.
- Detailed estimates of construction costs.

4 STAGE 4: DOCUMENTATION AND PROCUREMENT

{Defined as: Prepare procurement and construction documentation, confirm and implement the procurement strategies and procedures for effective and timeous procurement of necessary resources for execution of the project.}

- 4.1 Attend design and consultants' meetings.
- 4.2 Prepare specifications and preambles for the works.
- 4.3 Accommodate services design.
- 4.4 Check cost estimates and adjust designs and documents if necessary to remain



a world class African city



August 2019

within budget.

- 4.5 Formulate the procurement strategy for contractors or assist the principal consultant where relevant.
- 4.6 Prepare documentation for contractor procurement
- 4.7 Review designs, drawings and schedules for compliance with approved budget.
- 4.8 Calling for tenders and/or negotiation of prices and/or assist the principal consultant where relevant.
- 4.9 Liaise, co-operate and provide necessary information to the principal consultant and the other consultants as required.
- 4.10 Evaluation offenders.
- 4.11 Preparation of contract documentation for signature
- 4.12 Assist in pricing, documentation and tender evaluation as required when the detailed services for these activities are provided by others.
- 4.13 Assess samples and products for compliance and design intent.

Typical deliverables will include:

- Specifications.
- Services co-ordination.
- Working drawings.
- Budget construction cost.
- Tender documentation.
- Tender evaluation report.
- Tender recommendations.
- Priced contract documentation.

5 STAGE 5: CONTRACT ADMINISTRATION AND INSPECTION

(Defined as: Manage, administer and monitor the construction contracts and processes including preparation and coordination of procedures and documentation to facilitate practical completion of the Works)

- 5.1 Attend site handover.
- 5.2 Issue construction documentation in accordance with the documentation schedule including, in the case of structural engineering, reinforcing bending schedules and detailing and specifications of structural steel sections and connections.
- 5.3 Carry out contract administration procedures in terms of the contract.
- 5.4 Prepare schedules of predicted cash flow.
- 5.5 Prepare pro-active estimates of proposed variations for client decision making.
- 5.6 Attend regular site, technical and progress meetings.
- 5.7 Inspect works for conformity to contract documentation
- 5.8 Adjudicate and resolve financial claims by contractor(s).
- 5.9 Assist in the resolution of contractual claims by the contractor.
- 5.10 Establish and maintain a financial control system.
- 5.11 Clarify details and descriptions during construction as required.
- 5.12 Prepare valuations for payment certificates to be issued by the principal agent.
- 5.13 Witness and review of all tests and mock ups carried out both on and off site.
- 5.14 Check and approve contractor drawings for design intent.
- 5.15 Update and issue drawings register.
- 5.16 Issue contract instructions as and when required.
- 5.17 Review and comment on operation and maintenance manuals, guarantee



a world class African city



August 2019

certificates and warranties.

5.18 Inspect the works and issue practical completion and defects lists.

5.19 Arranging for the delivery of all test certificates, statutory (regulatory) and other approvals, as built drawings and operating manuals

Typical deliverables will include:

- Schedules of predicted cash flow.
- Construction documentation.
- Drawing register.
- Estimates for proposed variations.
- Contract instructions.
- Financial control reports.
- Valuations for payment certificates.
- Progressive and draft final account(s)
- Practical completion and defects list
- Electrical Certificate of Compliance

6 STAGE 6: CLOSE OUT

(Defined as: Fulfil and complete the project close-out including necessary documentation to facilitate effective completion, handover and operation of the project)

- 6.1 Inspect and verify the rectification of defects
- 6.2 Receive, comment and approve relevant payment valuations and completion certificates
- 6.3 Facilitate and/or procure final operations and maintenance manuals, guarantees and warranties.
- 6.4 Prepare and/or procure as-built drawings and documentation.
- 6.5 Conclude the final accounts where relevant.

Typical deliverables will include:

- Valuations for payment certificates
- Works and final completion lists
- Operations and maintenance manuals, guarantees and warranties
- As-built drawings and documentation
- Final accounts

LEVEL 3: CIVIL AND STRUCTURAL ENGINEER

The construction monitoring staff shall:-

1. Maintain a full time presence on site to constantly review –
Work procedures Construction materials for compliance with the requirements of the plans and specifications and review completed work prior to enclosure or on completion and include in as-built records and drawings as appropriate.
2. Where the consulting engineer is the sole consultant or principal agent, carry out such administration of the project as is necessary on behalf of the client.
3. Be available to provide the contractor with technical interpretation of the plans and specifications.

LEVEL 2: ELECTRICAL ENGINEER



a world class African city



August 2019

The construction monitoring staff shall:-

1. Regularly visit the site at a frequency which may vary during the course of the project, and such visits may be daily, weekly, according to the demands of the project.
2. Review regular samples of materials and work procedures, for conformity to contract documentation and review regular samples of important completed work prior to covering up, or on completion, as appropriate.

APPENDIX 3

This appendix will be updated upon appointment to show the overall commencement and completion dates as well as the start and duration / completion dates for the individual project tasks and any key milestone dates agreed between parties.

Milestone	Date
1. Appointment of Professional Team	September 2019
2. Detailed Design	February 2020
3. Contractors Tender Publication	April 2020
4. Site handover / commencement of construction	July 2020

The above dates are indicative, a detailed programme for year 2 and 3 will be determined towards the end of year 1.

APPENDIX 4 REMUNERATION AND PAYMENT

1. BASIS OF REMUNERATION

Per this RFP and subsequent fee proposal submission.

2. FEE APPORTIONING

Project Manager

Stage 1	: Project initiation and briefing	10%
Stage 2	: Concept and feasibility	10%
Stage 3	: Design development	25%
Stage 4	: Tender documentation and procurement	10%
Stage 5	: Construction	35%
Stage 6	: Project close out	10%

Urban Designer/Architect

Stage 1	: Inception	5%
Stage 2	: Concept and viability	15%
Stage 3	: Design Development	20%
Stage 4	: Documentation and Procurement	30%
Stage 5	: Construction	27%
Stage 6	: Close out	3%

Civil Engineer

Stage 1	: Inception	5%
Stage 2	: Concept and Viability	25%
Stage 3	: Design Development	25%
Stage 4	: Documentation and Procurement	15%
Stage 5	: Contract Administration and Inspection	25%
Stage 6	: Close out	5%

Structural Engineer

Stage 1	: Inception	5%
Stage 2	: Concept and Viability	25%
Stage 3	: Design Development	30%
Stage 4	: Documentation and Procurement	10%
Stage 5	: Contract Administration and Inspection	25%
Stage 6	: Close out	5%

Electrical Engineer

Stage 1	: Inception	5%
Stage 2	: Concept and Viability	25%
Stage 3	: Design Development	30%
Stage 4	: Documentation and Procurement	10%
Stage 5	: Contract Administration and Inspection	25%
Stage 6	: Close out	5%



a world class African city



August 2019

Quantity Surveyor

Stage 1	: Inception	2.5%
Stage 2	: Concept and Viability	5%
Stage 3	: Design Development	7.5%
Stage 4	: Documentation and Procurement	17.5%
Stage 5	: Construction	62.5%
Stage 6	: Close out	5%

3. TERMS OF PAYMENT

- Within 30 days of receipt of invoice
- Invoice to be submitted to JDA by the 25th of the month

4. METHODS OF PAYMENT

- Electronic Transfer

5. CURRENCY OF PAYMENT

- SA Rands

6. REQUIRED DOCUMENTATION

- Valid tax invoice (original)
JDA VAT No. 4440197178
- Monthly statement

7. DISBURSEMENTS

Standard disbursements such as typing, reproduction, copying, binding of documents, telephonic/electronic and facsimile communication, courier, local travel and accommodation etc, is included in the fee recorded in 1. above.