

WESTERN CAPE GOVERNMENT

Department of Infrastructure

ROELAND ARCHIVES PROJECT

HIGH LEVEL ESTIMATE - OPTION 1 AND 2

7 February 2024

Provincial Public Works: General Infrastructure

Physical Address:

6th Floor
9 Dorp Street
Cape Town
8001

Postal Address:

Private Bag X 9078
Cape Town
8001

**ROELAND ARCHIVES PROJECT
OPTION 1 - ORIGINAL FULL SCOPE**



ESTIMATE BREAKDOWN

Construction Area

8313 m2

7 February 2024

IMPROVEMENTS		Area	Total (Excl.VAT)	Rate per m2 (excl.VAT) - excludes escalation contingency & fees	Rate per m2 (incl.VAT) - excludes escalation contingency & fees
A BUILDING WORK & SERVICES					
A.1	Basement Items		R 29,354,483	R 3,531	R 4,061
A.2	Basic Items		R 30,531,241	R 3,673	R 4,224
A.3	Special Items		R 71,477,584	R 8,598	R 9,888
A.4	External Works		R 1,568,742	R 189	R 217
SUB-TOTAL A			R 132,932,050	R 15,991	R 18,389
B SCHEDULED ESTABLISHMENT COSTS					
B.1	Scheduled Establishment, Overheads etc.	10.00%	R 13,293,205		
SUB-TOTAL B			R 146,225,255	R 17,590	R 20,228
C CONSTRUCTION COST ESCALATION					
C1 Prior to construction:					
C1.1	10-Dec-18 to 15-Jan-25 = escalation over period monthly escalation	73 months 47.47% 0.65%	69,407,290	R 8,349	R 9,602
C2 During construction:					
C2.1	15-Jan-25 to 15-Jul-26 = escalation over period monthly escalation cash flow factor	18 months 7.12% 0.40% 0.60	9,218,156	R 1,109	R 1,275
SUB-TOTAL C			R 224,850,701	R 27,048	R 31,105
D CONTINGENCY					
D.1	Building contingency	2.5%	R 5,621,268	R 676	R 778
D.2	Design development contingency provision	2.5%	R 5,761,799	R 693	R 797
ESTIMATED IMPROVEMENT COST (EXCL VAT)			R 236,233,768	R 28,417	R 32,680
Improvement Cost (excl. VAT) - R/m2 CONSTRUCTION AREA		8,313 m2	R 28,417		
ADD PROFESSIONAL FEES & DISBURSEMENTS (21%)			R 49,609,091		
ESTIMATED IMPROVEMENT COST INCL. FEES (EXCL VAT)			R 285,842,859		
VAT (15%)			R 42,876,429		
ESTIMATED IMPROVEMENT COST INCL. FEES (INCL VAT)			R 328,719,289		
Final Improvement Cost with fees (incl. VAT) - R/m2 CONSTRUCTION AREA		8,313 m2	R 39,543		

ASSUMPTIONS

- Base date: December 2018
- Pre-contract period of 73 months
- Construction period of 18 months (including snags etc.)
- Pre-contract Escalation at 0.65% per month as per BER Second Quarter 2023
- Contract Escalation at 0.40% per month as per BER Second Quarter 2023
- Professional Fees & Disbursements (21%)
- Contingency (2.5%)
- Design development Contingency (2.5%)
- Refer to Architect's stage 3 report dated 10 December 2018 for basis of estimate, exclusions, etc

ESTIMATE BREAKDOWN

Construction Area8313 m2

7 February 2024

IMPROVEMENTS	Area	Total (Excl.VAT)	Rate per m2 (excl.VAT) - excludes escalation contingency & fees	Rate per m2 (incl.VAT) - excludes escalation contingency & fees
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ROELAND ARCHIVES PROJECT
OPTION 2 - REDUCED VALUE ENGINEERED SCOPE



ESTIMATE BREAKDOWN

Construction Area

6975 m2

7 February 2024

IMPROVEMENTS		Area	Total (Excl.VAT)	Rate per m2 (excl.VAT) - excludes escalation contingency & fees	Rate per m2 (incl.VAT) - excludes escalation contingency & fees
A BUILDING WORK & SERVICES					
A.1	Basement Items		R 0	R 0	R 0
A.2	Basic Items		R 54,193,849	R 7,770	R 8,935
A.3	Special Items		R 55,216,435	R 7,916	R 9,104
A.4	External Works		R 2,018,650	R 289	R 333
SUB-TOTAL A			R 111,428,934	R 15,975	R 18,372
B SCHEDULED ESTABLISHMENT COSTS					
B.1	Scheduled Establishment, Overheads etc.	11.00%	R 12,257,183		
SUB-TOTAL B			R 123,686,117	R 17,733	R 20,393
C CONSTRUCTION COST ESCALATION					
C1 Prior to construction:					
C1.1	28-Feb-19 to 15-Jan-25 = 71 months	47.28% monthly escalation	58,483,682	R 8,385	R 9,642
C2 During construction:					
C2.1	15-Jan-25 to 15-Jul-26 = 18 months	7.12% monthly escalation 0.40% cash flow factor	7,787,644	R 1,117	R 1,284
SUB-TOTAL C			R 189,957,443	R 27,234	R 31,319
D CONTINGENCY					
D.1	Building contingency	2.5%	R 4,748,937	R 681	R 783
D.2	Design development contingency provision	2.5%	R 4,867,660	R 698	R 803
ESTIMATED IMPROVEMENT COST (EXCL VAT)			R 199,574,040	R 28,613	R 32,905
Improvement Cost (excl. VAT) - R/m2 CONSTRUCTION AREA		6,975 m2	R 28,613		
ADD PROFESSIONAL FEES & DISBURSEMENTS (22%)			R 43,906,289		
ESTIMATED IMPROVEMENT COST INCL. FEES (EXCL VAT)			R 243,480,329		
VAT (15%)			R 36,522,049		
ESTIMATED IMPROVEMENT COST INCL. FEES (INCL VAT)			R 280,002,379		
Final Improvement Cost with fees (incl. VAT) - R/m2 CONSTRUCTION AREA		6,975 m2	R 40,144		

ASSUMPTIONS

- Base date: February 2019
- Pre-contract period of 71 months
- Construction period of 18 months (including snags etc.)
- Pre-contract Escalation at 0.67% per month as per BER Second Quarter 2023
- Contract Escalation at 0.40% per month as per BER Second Quarter 2023
- Professional Fees & Disbursements (22%)
- Contingency (2.5%)
- Design development Contingency (2.5%)
- Refer to Architect's stage 3 report dated 28 February 2019 for basis of estimate, exclusions, etc

ROELAND ARCHIVES PROJECT
OPTION 2 - REDUCED VALUE ENGINEERED SCOPE



ESTIMATE BREAKDOWN

Construction Area 6975 m2 7 February 2024

IMPROVEMENTS	Area	Total (Excl.VAT)	Rate per m2 (excl.VAT) - excludes escalation contingency & fees	Rate per m2 (incl.VAT) - excludes escalation contingency & fees
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