



08 November 2019

Ga-Rankuwa City

Building Contractor Pre-Qualification Site Briefing

Rev 00

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1 – PROJECT OVERVIEW

Project Overview

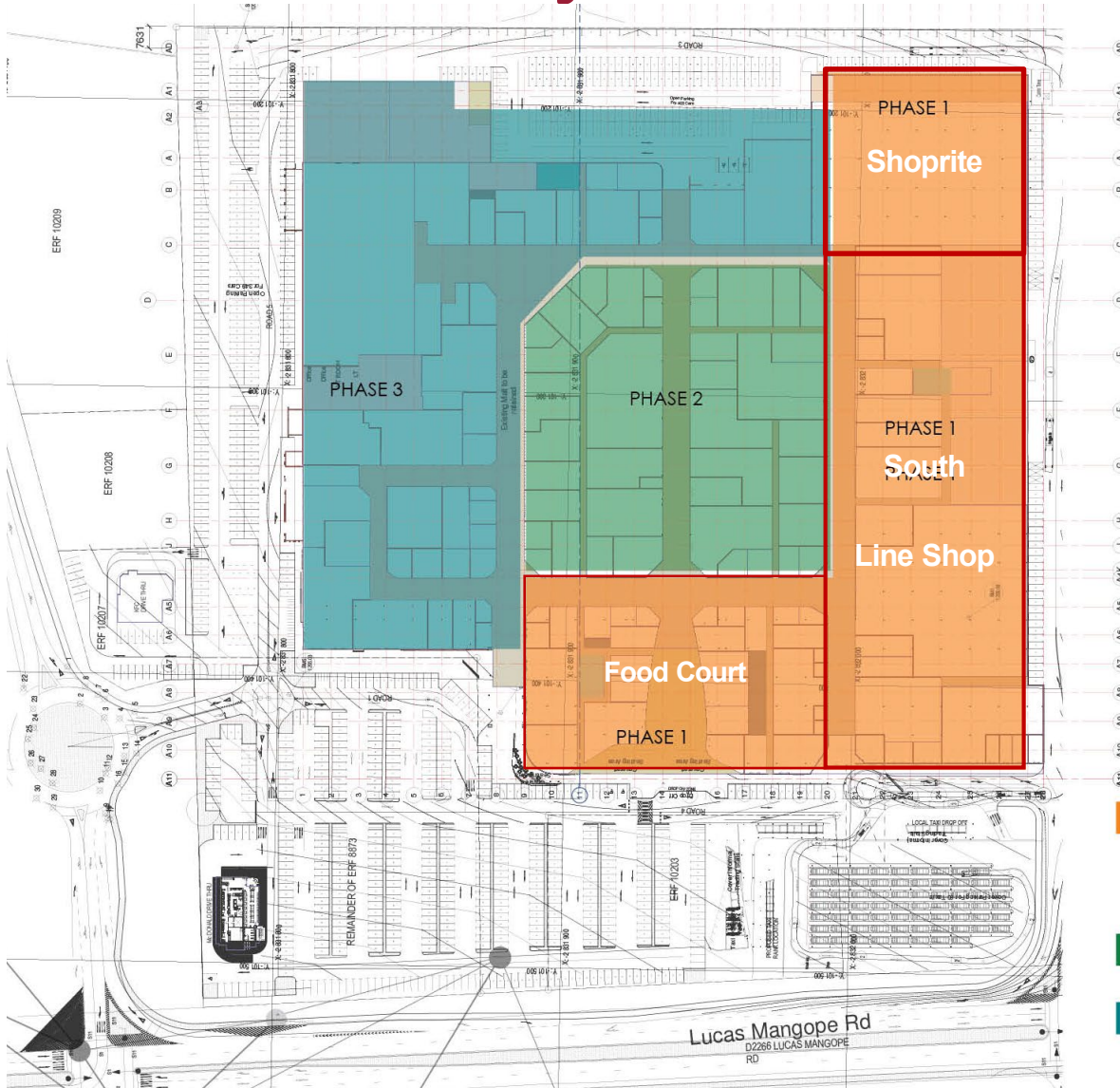
The Ga-Rankuwa City project is a complex project with numerous delivery challenges, mainly due to the following:

- Sections of the centre will remain operational during construction;
- The project will be executed in a phased construction approach;
- It is difficult to establish clear boundaries between each phase;
- Various Health & Safety related challenges during construction due to phasing and live environment;
- Sequencing and overlapping activities result in strict delivery milestones;
- Consequences of any potential delays are severe due to programming around December periods

Project Overview Continued



Project Overview Continued



- Phase 1**
Construction of the Anchor Box & Food Court. Such to include connection to existing Mall. Current Tenants, including Shoprite, to remain trading. Shoprite temporary back of house to be considered. This phase to include Civil works, new parking and new Taxi Rank.
- Phase 2**
Construction of new mall line shops.
- Phase 3**
Construction of new mall entrance and revamp of files and ceilings to existing Mall. Construction of Drive Thru.

2.1 – BUILDING WORKS SCOPE

Building Works Scope

- **Phase 1**

- Construction of Shoprite anchor box
- Construction of South line shops
- Construction of New food court
- Construction of 2 x Drive-Thru shops
- Construction of New Taxi Rank structures

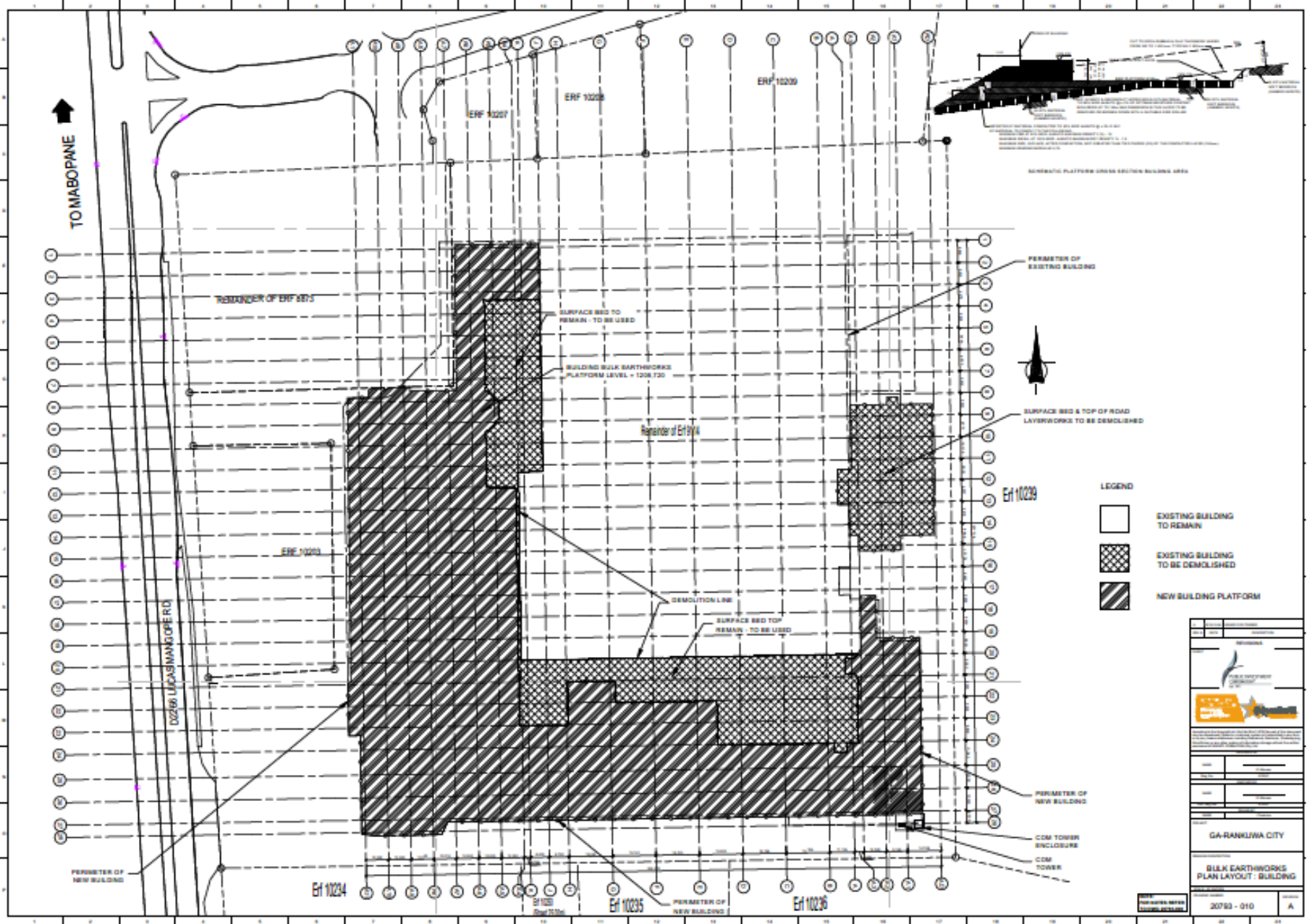
- **Phase 2**

- Relocate Shoprite to the newly completed space in Phase 1
- Alterations to Existing shops
- Tenant Fit for the newly constructed shops
- External Works

- **Phase 3**

- Refurbishment of the remainder of the centre.
- Relocate remainder of the tenants into the relevant line shops.
- Tenant Fit-Outs.
- Finalisation of External Works.

2.2 – BUILDING WORKS DRAWINGS



3 – CONSTRUCTION PROGRAMME

Construction Programme

Section	Key Milestones	Estimated Start Date	Estimated Completion Date	Notes
1.1	Phase 1 – Sectional Handover of Shoprite Platform from Civil Contractor	17 April 2020		Platform by Civil Contractor. Only final layer works by Building Contractor.
1.2	Phase 1 – Sectional Handover of remaining Phase 1 building extension platforms	29 May 2019		Platform by Civil Contractor. Only final layer works by Building Contractor.
1.2	Phase 1	Upon Site Establishment	7 December 2020	To be ready for December 2020 trading.
2.1	Phase 2	Upon Completion of Phase 1	29 October 2021	To remain operational during construction of Phase 1. To be ready for December 2021 trading.
3	Phase 3	Can commence at any time subject to keeping majority of shops located in Phase 3 area operational	6 December 2021	Sectional works can be undertaken during Phases 1 and 2, subject to approval from client and tenants.

4 – LOCAL PARTICIPATION

Local Participation

Ga-Rankuwa City Development requires that **30% of the construction contract value (as awarded)** must be targeted as local content for local suppliers and contractors.

In this regard, all established contractors in the Ga-Rankuwa City project are required to partner with emerging local enterprises (contractors and suppliers) for developmental purposes with a clear empowerment strategy with targets.

Contractors to take of **Annexure A** in the Pre-Qualification document with specific reference to:

- Local Participation Area Classification
- Monitoring of Local Content
- Penalties Applicable

Contractors to submit a comprehensive **Local Participation Plan** indicating how the target set out in Annexure E will be achieved.



QUESTIONS?



Thank You