

# WEBBER WENTZEL

in alliance with > Linklaters

9 March 2016

Mr. Sylvester Mar  
Jabulani Developr



BY MAIL

**RE: NATIONAL ACADEMY OF AFRICA'S PERFORMING ARTS**

We refer to the above project, the revised drawings issued and provide herewith a high-level estimate for your perusal for proposed Phase 1 (comprising the basement and ground floor only) with a Value of R 10m (Excl VAT)

**A. ESTIMATED BUILDING COST**

- 1 Admin Main Entrance
- 2 Waiting Area
- 4 Admin Cellular Offices 1
- 5 Admin Cellular Offices 2
- 6 Admin Open Plan Offices
- 10 Cafeteria & Student Lounge
- 11 Recording Studio
- 12 Recording Studio Booth
- 13 Classroom
- 19 Ablutions
- 21 Music Instrument Manufacturing Workshops
  
- 22 Repair Workshops
- 23 Material Store
- 24 Instrument Store
- 25 Tool Store
- 26 DB Room
- 27 Delivery Yard
- 28 Security Gatehouse
- 29 AC Plant Room
- 30 UPS/Battery Room
- 31 Basement Parking
- Sub-total

Add space for circulation (8%)  
Add space for wall construction (10%)  
TOTAL

**TOTAL ESTIMATED BUILDING COST (incl. VAT)**

**B. SITE WORKS**

- 32 Mass Earthworks
- 33 Recreational Area
- 34 Staff Covered Parking
- 35 Open Parking
- 36 Landscaping
- 37 Solar Panels / UPS
- 38 Woven Metal Screen

**TOTAL COST OF BUILDING COST & SITE WORKS (excl. VAT)**

Preliminaries and General

Contingencies

Sub-total

Professional Fees

Sub-total

Cuba & USA fact finding, research and recruiting teachers

**TOTAL ESTIMATED DEVELOPMENT COST (Excl. VAT)**

**PROPOSED PHASE 1**

25 m <sup>2</sup> @ R	10,000.00 = R	250,000.00	
16 m <sup>2</sup> @ R	8,500.00 = R	136,000.00	
16 m <sup>2</sup> @ R	5,000.00 = R	80,000.00	
24 m <sup>2</sup> @ R	5,000.00 = R	120,000.00	
28 m <sup>2</sup> @ R	5,000.00 = R	140,000.00	
40 m <sup>2</sup> @ R	5,000.00 = R	200,000.00	
40 m <sup>2</sup> @ R	13,500.00 = R	540,000.00	
8 m <sup>2</sup> @ R	10,000.00 = R	80,000.00	
120 m <sup>2</sup> @ R	5,000.00 = R	600,000.00	
40 m <sup>2</sup> @ R	8,500.00 = R	340,000.00	
60 m <sup>2</sup> @ R	5,000.00 = R	300,000.00	
40 m <sup>2</sup> @ R	5,000.00 = R	200,000.00	
12 m <sup>2</sup> @ R	4,000.00 = R	48,000.00	
20 m <sup>2</sup> @ R	4,000.00 = R	80,000.00	
9 m <sup>2</sup> @ R	4,000.00 = R	36,000.00	
8 m <sup>2</sup> @ R	8,000.00 = R	64,000.00	
16 m <sup>2</sup> @ R	3,500.00 = R	56,000.00	
8 m <sup>2</sup> @ R	5,000.00 = R	40,000.00	
16 m <sup>2</sup> @ R	5,000.00 = R	80,000.00	
16 m <sup>2</sup> @ R	5,000.00 = R	80,000.00	
486 m <sup>2</sup> @ R	5,000.00 = R	2,430,000.00	
1048 m <sup>2</sup>			R 5,900,000.00
136.43 m <sup>2</sup> @ R	2,250.00 = R	306,969.75	
104.80 m <sup>2</sup> @ R	2,250.00 = R	235,800.00	R 542,769.75
1289.23 m <sup>2</sup>			R 6,442,769.75
1 No @ R	1,000,000.00 = R	1,000,000.00	
m <sup>2</sup> @ R	500.00 = R	-	
m <sup>2</sup> @ R	700.00 = R	-	
m <sup>2</sup> @ R	400.00 = R	-	
m <sup>2</sup> @ R	300.00 = R	-	
No @ R	800,000.00 = R	-	
m <sup>2</sup> @ R	2,500.00 = R	-	R 1,000,000.00
			R 7,442,769.75
	@ 10%		R 744,276.98
	@ 6.5%		R 532,158.04
			R 8,719,204.76
	@ 18.5%	Fees for Stage 1&2	R 693,612.74
			R 9,412,817.50
			R 600,000.00
			R 10,012,817.50

# WEBBER WENTZEL

in alliance with > Linklaters

7 December 2020

Mrs G Hlophe  
Caiphus Katse Semenya Foundation

BY HAND

**RE: NAAPA ESTIMATED BUILDING COST (Phase 2)**



We refer to the above project and drawings issued and provide herewith a high-level estimate for your perusal.

## A. ESTIMATED BUILDING COST

Estimate based on BOQ rev 4

<b>B. PROFESSIONAL FEES</b>				R	9 299 346.81
Professional Fees @ 18%					
1	Architect			R	1 668 998.00
	Afritects				
2	Quantity Surveyor	4.57%	R	425 387.33	
	QS Bureau Africa				
3	Electrical and Mechanical Engineer	3.84%	R	357 342.44	
	Rivoningo				
4	Civil & Structural Engineer	0.67%	R	62 640.70	
	Themba Consulting				
5	Project Manager	2.39%	R	222 633.97	
	Gugu Hlophe/Triviron				
6	Landscape Architect	3.22%	R	299 201.25	
	TBA				
7	Health & Safety	0.51%	R	47 186.20	
	Risk Avenue Consulting				
8	Sundries	0.78%	R	72 124.67	
	TBA				
9	Acoustic Engineer	0.82%	R	75 791.45	
	Linspace				
10	Land Surveyor	1.04%	R	96 690.00	
	TBA				
		0.11%	R	10 000.00	
		17.95%			
Sub-total					
VAT					
<b>TOTAL ESTIMATED DEVELOPMENT COST (incl. VAT)</b>				@	15%
					R 10 968 344.81
					R 1 645 251.72
					<u>R 12 613 596.53</u>

## C. EXCLUSIONS

Please note that this estimate does not allow for the following:

- Escalation
- Land Cost
- Rates and Taxes
- Loss of interest during construction
- Bulk Supply Connections
- Specialised Equipment
- Loose Fittings
- TI Installation

We trust you find the above in order and please contact the writer should you require any further information.

Yours faithfully

WS STEYN  
QS BUREAU Quantity Surveyors

MEMBERS: FC Relling BSc (QS) (UQFS) MBL (UNISA), WH Steyn BSc (QS) (UQFS)

Bozkrain Business Park  
Randpark Ridge

Tel: 011 791-3888  
E-mail: mail@qsb.co.za  
CK 97/32417/23

P O Box 2765  
Randburg  
2125



# Phase 1

## Summary of Final Account Statement

**NATIONAL ACADEMY OF AFRICA'S PERFORMING ARTS PHASE 1**

**AT**

**JABULANI PRECINCT, SOWETO**

**PRINCIPAL BUILDING AGREEMENT**

### **FINAL ACCOUNT STATEMENT**

<b>CONTRACT SUM INCLUDING BULK EARTHWORKS (excluding VAT)</b>		<b>R 6 720 728.23</b>
<b>PROFESSIONAL FEES</b>		
Architect	R	451 722.92
Project Manager	R	387 304.61
Quantity Surveyor	R	447 385.17
Electrical Engineer	R	118 751.76
Structural Engineer	R	332 106.05
Health & Safety	R	67 166.16
Travelling	R	526 315.79
<b>EXPENSES INCURRED</b>		<b>R 2 330 752.46</b>
<b>TOTAL VALUE AS PER FINAL ACCOUNT</b>		<b>R 437 730.21</b>
Value Added Tax (14%)		<b>R 9 489 210.90</b>
<b>FINAL ACCOUNT VALUE</b>		<b>R 1 328 489.53</b>
<b>AMOUNT IN WORDS: (TEN MILLION EIGHT HUNDRED AND SEVENTEEN THOUSAND SEVEN HUNDRED RAND AND FORTY THREE CENTS INCLUDING VAT)</b>		<b>R 10 817 700.43</b>

## Phase 2:



Reg number: 072-053-NPO

Address: 8 Newington Road,  
Moring Side Manor, 2057  
Contact: Caiphus SemanyaCell: 011 802 3148  
Contact: 0804 4444  
Email: munjaleo@gmail.com

Date: 05 June 2023

National Academy of Africa's Performing Arts (NAAPA) – Income Statement as at March 2023

<b>Funds Received:</b>			<b>15 100 000,00</b>
<b>Total Expenses:</b>			<b>15 333 949,00</b>
Construction Work			10 579 668
Hand railing			315 548
Architect			527 824
Quantity Surveyor			443 394
Mechanical Engineer			18 004
Electrical Engineer			59 716
Civil & Structural Engineer			256 029
Project Manager			322 827
Health & Safety			138 239
Acoustic Engineer			122 313
Land Surveyor			5 625,00
Acoustic Material			1 143 369
Security			434 100
Security Cameras			31 946
Eskom			392 710
Electrical Cable Replacement			348 358
Flooring Repairs			26 185
Staircase Cladding			92 103
Signs			1 705
Steelwork			26 999
Secreterial Fees			28 000
Theatre Lawn Repairs			1 810
Catering			6 580
Insurance			8 023
Bank Charges			2 874
<b>Balance (Debit)</b>			<b>- 233 949</b>

Caiphus Semanya  
National Academy of Africa's Performing Arts


• Hon. Ms Lindiwe Mabuza • Mr. Caiphus Semanya • Ms letta mbulu • Ms Angie Makwetla • Ishmail Semanya  
• Mosese Semanya • Vule • Brenda Sesani • Zama Magwaza • Monareng Makwetla • Zamo Sibisi

**PHASE 3  
BUDGET  
AND WORK PACKAGES**

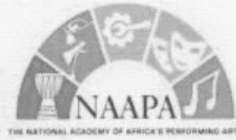
Date 03/03/2025

The amount required for completion of the school and total functionality is R27 964 453.65. Below is the breakdown of the total amount into the Priority Items Budget amounting to R18 914 413.65 and Long-term Items Budget amounting to R8 801 875.00

<b>ITEM 1 SHORT-TERM AND PRIORITY BUDGET WORKS</b>	<b>AMOUNT INCLUDING VAT</b>
1-A BUILDING ARTWORK, SIGNAGE & NOTICE BOARDS	172 500,00
1-B STUDIO 1&2 – FINAL BUILDING & CONSTRUCTION (Refer to Hi-Tech Quotation no. 1527)	1 654 436,00
1-C STUDIO 1 EQUIPMENT (Refer to Hi-Tech Quotation no. 1529)	4 926 048,00
1-D STUDIO 2 EQUIPMENT (Refer to Hi-Tech Quotation no. 1529)	4 218 401,25
1-E STUDIO 1&2 MICS & SPEAKERS (Refer to Hi-Tech Quotation no. 1529)	2 163 702,00
1-F RECORDING STUDIO - SPECIALIST SUBCONTRACTORS: MECHANICAL INSTALLATION	657 800,00
1-G SECURITY INSTALLATION ITEMS COMPRISING: SECURITY GATES AT ENTRANCES	86 250,00
PERIMETER FENCE SECURITY BEAMS / MOTION SENSORS	60 375,00
EXTERNAL SECURITY CAMERAS	74 750,00
PERIMETER FENCE SPIKES	155 250,00
GROUND FLOOR - CLEAR BURGLAR BARS / GUARD MESH	345 000,00
FIRST FLOOR - CLEAR BURGLAR BARS / GUARD MESH	287 500,00
SOLAR LED FLOOD LIGHTS	37 950,00
1-H ABOVE ROOF WATERPROOFING & SOUND ATTENUATION	1 518 000,00
1-I PREP & PAINT UNDERSIDE OF OVERHANG STEEL	86 250,00
1-J CLASSROOMS FURNITURE	117 576,00
1-K LECTURE ROOMS FURNISHINGS	224 825,00
1-L HALL OF FAME FURNISHINGS	175 950,00



**PHASE 3  
BUDGET  
AND WORK PACKAGES**



<b>ITEM 1 SHORT-TERM AND PRIORITY BUDGET WORKS</b>		<b>AMOUNT INCLUDING VAT</b>
1-M	LIBRARY FURNITURE & FITTINGS	224 825,00
1-N	WORKSHOP & INSTRUMENT ROOMS FURNITURE & FITTINGS	342 125,00
1-O	SOLAR SYSTEM FOR THE BUILDING ONLY	432 400,00
1-P	SOLAR SYSTEM FOR THE STUDIO'S	402 500,00
1-Q	MUSICAL INSTRUMENTS - PART 1	550 000,00

**SHORT-TERM ITEMS - TOTAL BUDGET INCLUDING VAT** **18 914 403,25**  
**THESE ARE PRIORITY ITEMS TO GET THE SCHOOL TO BE FUNCTIONAL**

<b>ITEM NO.</b>	<b>LONG-TERM ITEMS BUDGET WORK PACKAGES</b>	<b>BUDGET INCL VAT</b>
2	OFFICES & BOARDROOM FITTINGS	48 500,00
3	PORTABLE MULTI-MEDIA SYSTEM SCREENS / AUDIO (3X)	402 500,00
4	MUSICAL INSTRUMENTS - PART 2	2 667 500,00
5	HEAVY CURTAINS (THEATRE STYLE) - HALL OF FAME	440 000,00
6	OFFICE-LIBRARY EQUIPMENT / STATIONERY & APPLIANCES	250 000,00
7	BACK-UP GENERATOR FOR ENTIRE BUILDING	760 000,00
8	INDOOR PLANTSCAPING	100 000,00
9	ADDITIONAL EXTERNAL LANDSCAPING	150 000,00
10	STAGE FIT-OUT	460 000,00
11	DANCE STUDIO, FITTINGS INCL ACOUSTIC TREATMENT	2 875 000,00
12	BUILDING SECURITY (3 guards for 12months)	648 000,00

**LONG-TERM ITEMS BUDGET ESTIMATE INCLUDING VAT** **8 801 875,00**  
**THESE ARE ITEMS THAT THE CAIPHUS KATSE SEMENYA FOUNDATION 'CKSF' WOULD LOOK INTO SOLICITING FUNDING AND SPONSORSHIP FROM OTHER SOURCES**

**TOTAL COMPLETION & FUNCTIONALITY BUDGET INCLUDING VAT** **27 964 453,65**