

**NDOHF02-2025/2026:** THE APPOINTMENT OF A SERVICE PROVIDER FOR A FIXED AND FIRM TURNKEY PRICED CONTRACT FOR THE CONSTRUCTION OF THE MSUKALIGWA COMMUNITY HEALTH CENTRE LOCATED IN THE GERT SIBANDE DISTRICT MUNICIPALITY IN THE MPUMALANGA PROVINCE

PART C4 SITE INFORMATION

## SITE INFORMATION

FOR



THE NATIONAL DEPARTMENT OF HEALTH

### DETAILS

PROJECT NAME	The appointment of a service provider for a fixed and firm turnkey priced contract for the construction of the Msukaligwa Community Health Centre Located in the Gert Sibande District Municipality in the Mpumalanga province
CONTRACT NO	NDoHF02-2025/2026
DESCRIPTION OF WORKS	The project involves the construction (completion) of a new Community Health Centre in Msukaligwa, Mpumalanga, including all associated civil, structural, architectural, electrical, and mechanical works.

### AND ACCEPTED BY

#### DETAILS OF THE SERVICE PROVIDER

COMPANY NAME	
CIDB CRS NUMBER	
CSD NUMBER	
CONTACT PERSON	
E-MAIL ADDRESS	
TELEPHONE NUMBER	
CELLPHONE NUMBER	
SIGNATURE	

Ref no.:	2025.09.23 Site Information	Date of Initial Implementation:	2025/09/30
Version no.:	000	Date of Last Amendment:	2025/12/15

## DOCUMENT PROPERTIES

DESCRIPTION	VALUE
Employer	National Department of Health
Works Information document	Completion of Construction of Msukaligwa Community Health Centre; Msukaligwa Local Municipality, Gert Sibande District Mpumalanga Province.
Date	30 September 2025
Document Status	For Tender
Referenced as	NDoHF02-2025/2026

## DOCUMENT HISTORY

REVISION	DATE	PREPARED BY	CHECKED BY	SUPPORTED BY
000	2025/09/29	Ailton Macamo (Consultium)	Sipho Njobe (Consultium)	Christie Engelbrecht (National Department of Health)

## TABLE OF ABBREVIATIONS

ABBREVIATION	DESCRIPTION
BoQ	Bill of Quantities
CHC	Community Healthcare Centre
HT	Health Technology
HVAC	Heating, Ventilation & Air Conditioning
ICT	Information and Communication Technology
IUSS	Infrastructure Unit Support Standards
MDoH	Mpumalanga Department of Health
MLM	Msukaligwa Local Municipality
NDoH	National Department of Health
NEC	New Engineering Contract
OEM	Original Equipment Manufacturer
O&M	Operation & Maintenance
PFMA	Public Finance Management Act
PSP	Professional Service Providers

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ABBREVIATION	DESCRIPTION
SABS	South African Bureau of Standards
SANS	South African National Standards
VAT	Value Added Tax
Wi-Fi	Wireless Fidelity

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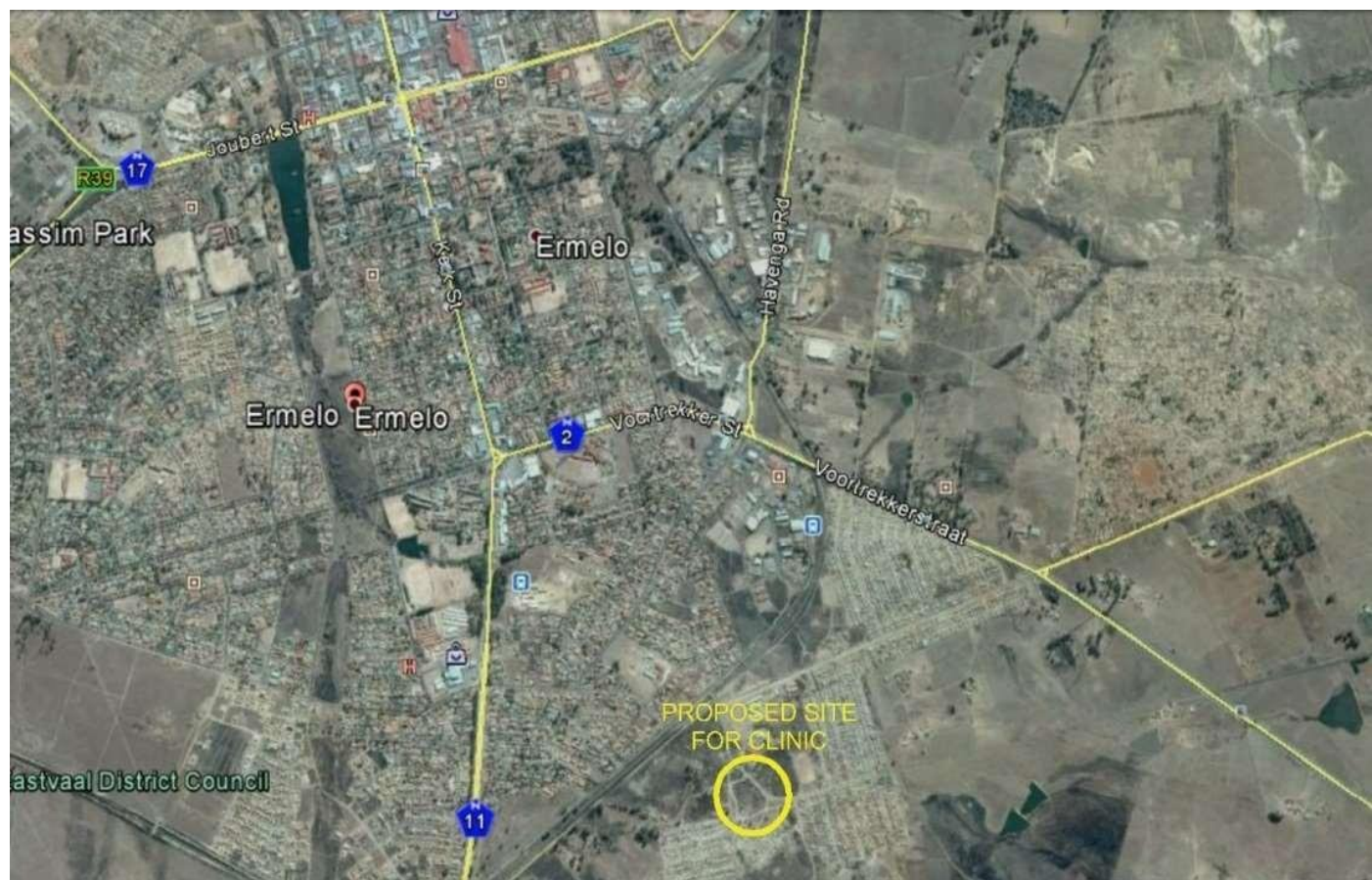
## 1 SITE LOCATION

1.1 The site was identified and allocated by the Msukaligwa Local Municipality (MLM) and was adequate in size and location. The site is Erf 7986 located in Ext 32 of Ermelo and is approximately 2-3km from the Central Business District. The site lies in a residential area also referred to as Sun City township of Ermelo. The site is accessed from Nywerheids road.

1.2 The specific project site in this close-out report has the following coordinates:

Project Name	Location {Coordinates}	
Construction of new 24hr Msukaligwa CHC	Latitude - 26°32'53.71"S	Longitude - 30° 0'0.43"E

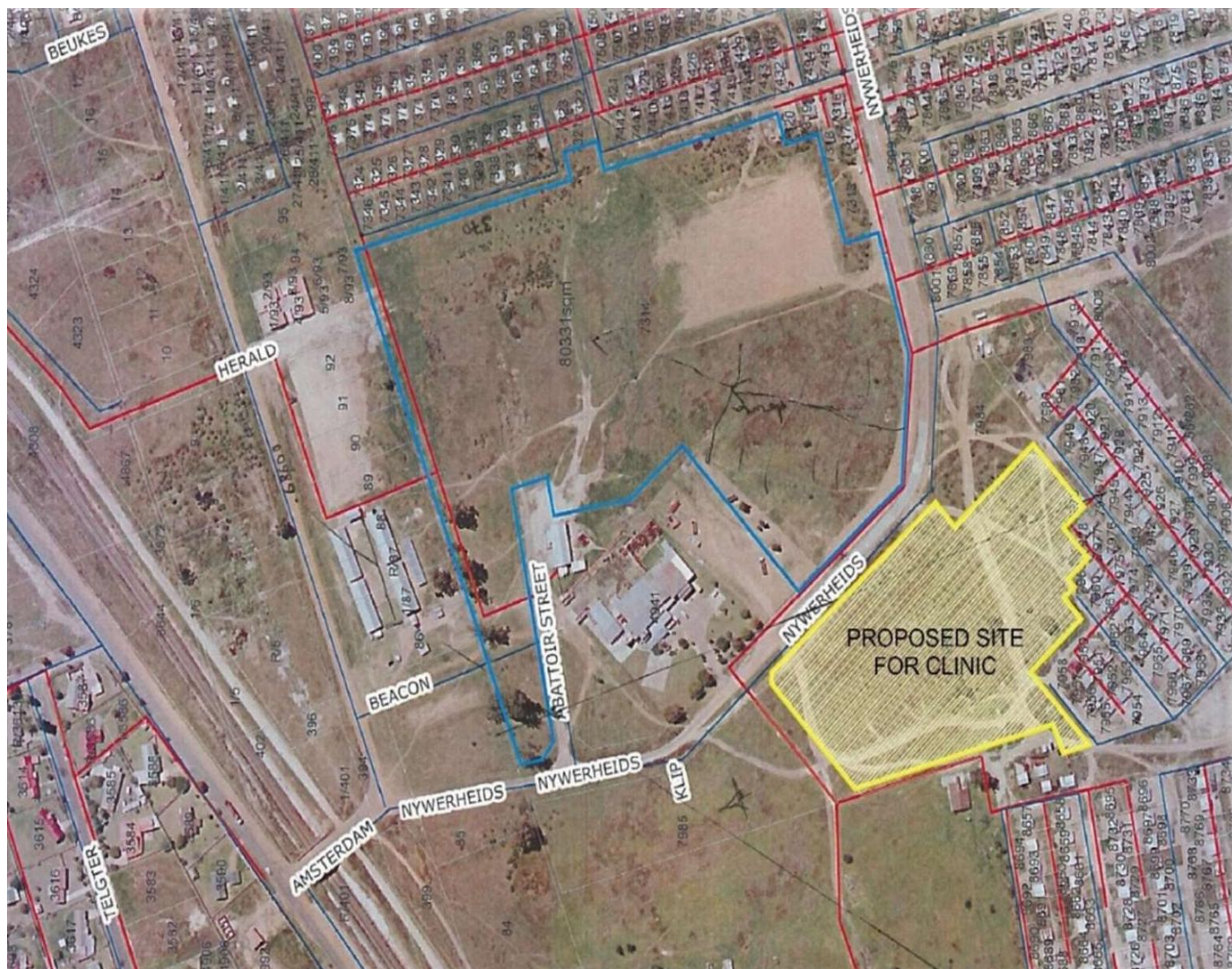
1.3 Aerial view showing the site location in Msukaligwa (Ermelo) context



1.4 Aerial view showing the site location in immediate context



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## 2 ACCESS & LOGISTICS

- 2.1 Main vehicular access via Nywerheids Road; no abnormal-load restrictions flagged.
- 2.2 Existing temporary access routes were used during first phase; contractor to confirm adequacy for heavy deliveries.
- 2.3 Site is inside a residential area, normal traffic-control and signage required.
- 2.4 Temporary internal haul roads partly established.

## 3 EXISTING WORKS (ON SITE)

- 3.1 Partially-built clinic buildings: Blocks A – L, Guard House (P), Maintenance (M1/M2) – structural shells substantially complete but with defects to rectify.
- 3.2 Retaining wall: Partially complete; requires completion.
- 3.3 Contractor must personally assess all partially built structures and existing services before bid

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submission; no claims will be entertained for poor due diligence of existing conditions.

#### **4 EXISTING SERVICES**

- 4.1 Stormwater partially installed; quality concerns and potential re-installation flagged by civil engineer.
- 4.2 Temporary power supplied; permanent reticulation incomplete, only about 22 % of sleeves installed, first-fix internal works about 80 % complete.
- 4.3 Water and sewer connections were provided for the temporary facilities; however, the permanent buildings, such as the Clinic and the Guard House, were not fully connected. According to the Civil Engineer's Close-Out Report, inspections during construction identified quality concerns with certain installations. Following the termination of the contract, further defects were noted, particularly within the stormwater and sewer systems, with some sections potentially requiring complete replacement. The Civil Engineer emphasized that several of these issues, especially relating to sewer and stormwater services, may need to be reinstalled. It remains to be determined whether these problems should have been detected earlier in the process.
- 4.4 Electricity connections were completed for the temporary facilities; however, the permanent buildings, including the Clinic and the Guard House, were left incomplete. According to the Electrical Engineer's Close-Out Report, the electrical installation was not finalized. For the site reticulation, only about 22% of the sleeves within the project scope were installed. Regarding the internal works, the report indicates that most areas had achieved approximately 80% completion of the first-fix installations. A substantial quantity of materials remains stored both on-site and off-site. On-site materials are largely secured in storage containers, while the standby generator is being held at the electrical sub-contractor's premises.

#### **5 GROUND & ENVIRONMENTAL CONDITIONS**

- 5.1 Standard Ermelo seasonal rainfall: heavy rains typically Dec–Mar; drier May–Sept.
- 5.2 No contamination or hazardous-materials registers disclosed in current docs; contractor to allow for normal green-field precautions and confirm with Geotech Report if needed.

#### **6 CONSTRAINTS & INTERFACES**

- 6.1 Site lies within municipal residential area – normal municipal by-laws for noise/dust apply.
- 6.2 Work hours subject to local authority restrictions (daytime working assumed).
- 6.3 Tie-in approvals needed from Msukaligwa LM for final water, sewer, and electricity connections.



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## **7 SECURITY & COMMUNITY**

- 7.1 Site previously fenced but sections vandalised; rectification/replacement of boundary fence included in scope.
- 7.2 Security containers and temporary fencing currently on site; main contractor to assume full site security after hand-over.
- 7.3 A Project Steering Committee has been established, and the Contractor is to engage and conduct its own research on the area.

## **8 TEMPORARY WORKS AREAS**

- 8.1 Previous temporary site camp location available for reuse for contractor's site offices, stores, workshops and worker facilities.
- 8.2 Space available on internal roads and parking areas for lay-down until paving/roads completed.

## **9 STATUTORY & PERMITS**

- 9.1 Municipal approvals – all existing approved plans remain valid; new approvals needed only for design changes or service connections if altered.