

**SCOPE OF WORKS**

**FOR**



**THE NATIONAL DEPARTMENT OF HEALTH**

**DETAILS**

<b>PROJECT NAME</b>	The Completion (Construction) of Ethandakukhanya Community Healthcare Centre
<b>CONTRACT NO</b>	NDoHF01-2026/2027
<b>DESCRIPTION OF WORKS</b>	The project involves the construction (completion) of a new Community Health Centre in Ethandakukhanya, Mpumalanga, including all associated civil, structural, architectural, electrical, and mechanical works.

**AND ACCEPTED BY**

**DETAILS OF THE SERVICE PROVIDER**

<b>COMPANY NAME</b>	_____
<b>CIDB CRS NUMBER</b>	_____
<b>CSD NUMBER</b>	_____
<b>CONTACT PERSON</b>	_____
<b>E-MAIL ADDRESS</b>	_____
<b>TELEPHONE NUMBER</b>	_____
<b>CELLPHONE NUMBER</b>	_____
<b>SIGNATURE</b>	_____

Ref no.:	2025.10.05 Scope of Works	Date of Initial Implementation:	2025/10/05
Version no.:	000	Date of Last Amendment:	2026/05/15

## DOCUMENT PROPERTIES

DESCRIPTION	VALUE
Employer	National Department of Health
Scope of Works document	The Completion (Construction) of Ethandakukhanya CHC
Date	06 October 2025
Document Status	For Tender
Referenced as	NDoHF01-2026/2027 (Re-advertisement)

## DOCUMENT HISTORY

REVISION	DATE	PREPARED BY	CHECKED BY	SUPPORTED BY
000	2025/10/06	Ailton Macamo (Consultium)	Sipho Njobe (Consultium)	Christie Engelbrecht (NDoH)

## 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
JBCC	Joint Building Contract Committee
MDoH	Mpumalanga Department of Health
NDoH	National Department of Health
O&M	Operation & Maintenance
OEM	Original Equipment Manufacturer
SANS	South African National Standards
Wi-Fi	Wireless Fidelity

Ref no.:	2025.10.05 Scope of Works	Date of Initial Implementation:	2025/10/05
Version no.:	000	Date of Last Amendment:	2026/05/15

**TABLE OF CONTENTS**

**1 EMPLOYER’S OBJECTIVES..... 4**

1.1 Primary Objective.....4

1.2 Secondary Objective .....4

1.3 Contractor’s Obligation towards the Employer’s Objectives .....4

**2 PURPOSE ..... 4**

2.1 Purpose of the Scope of Works.....4

2.2 Contractor’s Considerations.....5

2.3 Alignment of Contractor’s Bid Submissions with Scope of Works.....5

2.4 Instruction and Variations .....6

**3 SCOPE OF WORKS..... 6**

3.1 General Scope .....6

3.2 Quantities Verification & Control (Bills of Quantities) .....7

3.3 Services .....8

3.4 Handover Deliverables .....8

3.5 Completion Definitions .....9

**4 CLIENT’S REQUIREMENTS ..... 9**

4.1 Office Requirements .....9

4.2 Health Technology.....9

**5 PROGRAMME REQUIREMENTS ..... 10**

5.1 Submission Needs .....10

**6 QUALITY ASSURANCE AND CONTROL..... 11**

6.1 Description .....11

6.2 Quality Assurance .....11

6.3 Quality control .....12

Ref no.:	2025.10.05 Scope of Works	Date of Initial Implementation:	2025/10/05
Version no.:	000	Date of Last Amendment:	2026/05/15

6.4	The Quality Management Plan .....	13
<b>7</b>	<b>CONTRACTOR'S KEY PERFORMANCE INDICATORS (KPIS) .....</b>	<b>15</b>
7.1	Introduction .....	15
7.2	Time / Programme .....	15
7.3	Cost / Commercial.....	15
7.4	Quality.....	15
7.5	Health, Safety & Environment (HSE) .....	16
7.6	Stakeholder & Communication .....	16
<b>8</b>	<b>SOCIAL FACILITATION AND LOCAL EMPLOYMENT GENERATION .....</b>	<b>16</b>
8.1	Introduction .....	16
8.2	General Labour minimum targets .....	16
8.3	Small Micro & Medium Enterprises (SMME) .....	17
<b>9</b>	<b>SCOPE OF WORKS.....</b>	<b>17</b>
<b>10</b>	<b>TENDER REPORTS AND DRAWINGS .....</b>	<b>23</b>

Ref no.:	2025.10.05 Scope of Works	Date of Initial Implementation:	2025/10/05
Version no.:	000	Date of Last Amendment:	2026/05/15

## **1 EMPLOYER'S OBJECTIVES**

### **1.1 Primary Objective**

1.1.1 The Employer's primary objective is to provide health services to communities through facilities that comply fully with the prescribed norms and standards for health infrastructure and achieve optimum levels of operational functionality, safety, and sustainability for patient care.

### **1.2 Secondary Objective**

1.2.1 The Employer's secondary objective is to deliver public health infrastructure in a manner that: promotes labour-intensive construction methods wherever feasible; creates temporary employment opportunities for local unemployed persons; and provides training and skills development to enhance their future employability.

### **1.3 Contractor's Obligation towards the Employer's Objectives**

1.3.1 The Contractor shall plan, manage, and execute the works in a manner that demonstrably supports and achieves both the primary and secondary objectives of the Employer.

## **2 PURPOSE**

### **2.1 Purpose of the Scope of Works**

2.1.1 The Scope of Works forms an integral part of the Contract and sets out the Employer's requirements for the construction and completion of the works. Its objectives are to:

2.1.1.1 Define clearly what is to be provided, how it is to be provided, and to what standards so that the Contractor's design, planning and execution align with the Employer's objectives.

2.1.1.2 Establish a basis for the programme, ensuring that all activities and deliverables are costed, scheduled and resourced in line with the Contract.

2.1.1.3 Identify any constraints, statutory obligations, site-specific conditions, and quality and safety requirements to be observed by the Contractor.

2.1.1.4 Minimise ambiguities and potential for disputes by ensuring a single, consistent point of reference for the technical, contractual and procedural requirements of the Works.

Ref no.:	2025.10.05 Scope of Works	Date of Initial Implementation:	2025/10/05
Version no.:	000	Date of Last Amendment:	2026/05/15

## **2.2 Contractor's Considerations**

2.2.1 When interpreting this Scope of Works, the Contractor shall:

2.2.1.1 Comply fully with the scope, standards, specifications, codes of practice and all legislative and regulatory obligations described herein.

2.2.1.2 Incorporate all Employer's activities (such as start and end dates, approvals, information supply, inspections, etc.) into the Programme, ensuring dependencies and interfaces are properly represented.

2.2.1.3 Recognise that under this contract (less than a year)

2.2.1.3.1 The Prices are not adjustable for fluctuations, and the Contractor carries the risk of industrial relations, productivity, resource usage, market price changes and quantities unless stated otherwise in the Contract Data.

2.2.1.3.2 Front-loading of costs is not permitted; each item must fairly represent the value and timing of the corresponding work or deliverable.

2.2.1.4 Ensure that all activities, methods and temporary works required for proper execution (even if not explicitly described but reasonably inferred) are included in the Contractor's scope and prices. The Contractor is to ensure that all subcontractors have the necessary temporary access to their works.

2.2.1.5 Take account of site conditions, risks, constraints, health and safety obligations, environmental management measures, and community/stakeholder interfaces described in the Scope of Works.

2.2.1.6 Co-ordinate with other contractors, utilities and the Employer's representatives where stated, and include for such interfaces in the programme and resources.

2.2.1.7 Maintain records and submit all test certificates, quality control documentation, method statements, risk assessments, and as-built information as specified.

## **2.3 Alignment of Contractor's Bid Submissions with Scope of Works**

2.3.1 The Contractor's programme shall be prepared and maintained strictly in line with the Scope of Works and all requirements stated therein. These documents must:

2.3.1.1 Reflect the scope, constraints, sequencing, milestones, and technical requirements described in the Scope of Works;

2.3.1.2 Be consistent with the standards, specifications, codes of practice, and quality obligations specified in the Scope of Works; and

Ref no.:	2025.10.05 Scope of Works	Date of Initial Implementation:	2025/10/05
Version no.:	000	Date of Last Amendment:	2026/05/15

2.3.1.3 Be updated as required to remain fully aligned whenever the Scope of Works is revised by the Principal Agent.

## 2.4 Instruction and Variations

2.4.1 This Scope of Works will be managed in accordance with the Contract.

2.4.2 Any change to the Scope of Works will be issued as a Principal Agent's instruction and treated in line with the contract.

2.4.3 The Contractor shall not depart from the Scope of Works without such written instruction.

## 3 SCOPE OF WORKS

### 3.1 General Scope

3.1.1 The works comprise the completion, rectification, testing, and commissioning of all outstanding construction and engineering works at the Ethandakukhanya CHC. The Contractor shall:

3.1.1.1 Conduct a full site due diligence of the partially built structures, installed services, and surrounding conditions (to be submitted a month after award for the employer's record).

3.1.1.2 Rectify all ***approved*** defective, non-compliant, or incomplete works. All works and quantities reflecting in the BoQ are considered approved.

3.1.1.3 Complete all outstanding works to achieve a fully functional, compliant health facility aligned to the Scope of Works, IUSS, National Building Regulations, SANS Standards, and relevant MDoH requirements.

3.1.1.4 Provide all statutory approvals, test certificates, as-builts, warranties, and O&M manuals.

3.1.1.5 Take responsibility for industrial relations in totality.

3.1.1.6 Ensure the maximum usage of local resources.

3.1.1.7 Manage health, safety, and environmental risks in accordance with the Occupational Health & Safety Act (1993) and Construction Regulations (2014).

3.1.2 The Contractor shall take all appropriate measures necessary for the general security and safety of the site of the works, including the provision of any temporary fencing, hoardings, dust screens, temporary signs, etc he deems necessary or are required by law, the cost of which shall be provided for in the BoQ and no claims shall be entertained in this regard.

3.1.3 The Contractor shall provide a dedicated site boardroom for use during site meetings and by the

Ref no.:	2025.10.05 Scope of Works	Date of Initial Implementation:	2025/10/05
Version no.:	000	Date of Last Amendment:	2026/05/15

Contractor. The boardroom shall be of sufficient size, with a minimum internal height of 3 m, and must be ventilated, well-lit, suitably laminated, reasonably soundproof, and constructed with a hard floor finish. It shall be furnished with a meeting table large enough for drawing reviews and writing space, together with sufficient temporary chairs or benches to accommodate all attendees at site meetings.

3.1.4 The Contractor is permitted to utilise all immovable structures on site.

## **3.2 Quantities Verification & Control (Bills of Quantities)**

3.2.1 Pre-start confirmation. Within 10 working days of award (and before ordering bulk materials or commencing related activities), the Contractor shall verify and confirm all quantities in the Bills of Quantities (BoQ) against the Issued-for-Construction drawings and specifications and submit a signed Quantities Confirmation Report (including marked-up take-offs) to the Employer's Representative for review.

3.2.2 No exceedance without written instruction. The BoQ quantities are upper limits for payment purposes. The Contractor shall not exceed any BoQ item quantity without prior written instruction (engineer's/principal agent's instruction or approved variation/compensation event). Unapproved overruns will not be measured or paid.

3.2.3 Measurement rules. All measurement and valuation shall follow the standard method of measurement stated in the BoQ and the contract. Any ambiguity must be raised in writing before the related work starts.

3.2.4 Discrepancies & errors. If the Contractor identifies any discrepancy, error, or omission in the BoQ or drawings, the Contractor shall notify the Employer's Representative immediately and obtain written direction before proceeding. Discovery of an error does not entitle the Contractor to exceed quantities or adjust rates except as provided under the contract's formal variation procedure.

3.2.5 Controls during execution.

3.2.5.1 Maintain a live quantity control register tracking planned vs. executed quantities per BoQ item.

3.2.5.2 Give 5 working days' notice for joint measurement of work that will be covered up.

3.2.5.3 Report any forecast variance >2% on any BoQ item before the variance is incurred, with mitigation and, if unavoidable, a formal request for instruction.

3.2.6 Payment basis. Only measured and approved quantities up to the BoQ limits (or as adjusted by duly approved instructions) will be certified for payment. Front-loading and shifting value

Ref no.:	2025.10.05 Scope of Works	Date of Initial Implementation:	2025/10/05
Version no.:	000	Date of Last Amendment:	2026/05/15

between items is prohibited.

- 3.2.7 Temporary works & wastage. Quantities associated with temporary works, construction methods, and normal wastage are deemed to be included in the Contractor's rates/prices and will not be measured separately unless expressly provided in the BoQ.
- 3.2.8 No retrospective approvals. Requests to recognize quantity overruns after the fact will be declined. Where additional quantities are unavoidable, the Contractor must secure prior written approval in accordance with the contract before executing such work.
- 3.2.9 Records. The Contractor shall keep contemporaneous take-offs, delivery notes, as-built mark-ups, and joint measurement sheets to substantiate quantities. Failure to maintain such records may result in non-payment for the affected work.

### **3.3 Services**

- 3.3.1 Before any work commences, the Contractor shall contact all private owners or public authorities controlling services that they may, either protect, move or relocate any service as required, or confirm that all such work has been completed.
- 3.3.2 Payment will not be made for any inconvenience caused to the Contractor in regard to any services crossing the site or any authority working on or relocating any such services, nor will any delays caused by such work or relocation be accepted as a basis for claiming an extension of time for completing the works.
- 3.3.3 All known existing services and those services which require relocation and protection, are shown on the engineering services plans. The Contractor's attention is drawn to the fact that such services information is based on information supplied by others, and the accuracy and completeness of this information has not been confirmed. The Contractor will therefore be required to proceed with extreme caution to avoid damage to existing services. Before commencing any work in the vicinity of services, the Contractor shall contact the relevant service authorities for assistance in locating the exact position of the services and where necessary the Contractor shall accurately locate the services by careful hand excavation.
- 3.3.4 The Contractor is responsible for all temporary and permanent bulk service connections.

### **3.4 Handover Deliverables**

- 3.4.1 The Contractor shall provide:
  - 3.4.1.1 Approved shop drawings for all disciplines.

Ref no.:	2025.10.05 Scope of Works	Date of Initial Implementation:	2025/10/05
Version no.:	000	Date of Last Amendment:	2026/05/15

- 3.4.1.2 Updated as-built drawings (AutoCAD/Revit).
- 3.4.1.3 Quality management file.
- 3.4.1.4 Commissioning Reports (All Disciplines, where applicable)
- 3.4.1.5 Test certificates (All Disciplines, where applicable)
- 3.4.1.6 O&M manuals.
- 3.4.1.7 Statutory approvals (Fire, Occupancy, Electrical COC, Health).
- 3.4.1.8 A defect-free facility at Completion.
- 3.4.1.9 A comprehensive Maintenance Plan developed for the all works. The development of the plan must include the active involvement of the OEM, clear identification of all required spares, definition of both primary and secondary maintenance tactics, and the preparation of a detailed maintenance schedule to ensure sustained functionality and compliance with operational standards.
- 3.4.1.10 Proof of staff training on all systems and the maintenance plan.

### 3.5 Completion Definitions

- 3.5.1 Practical Completion: Facility is safe, functional, compliant, all statutory approvals issued, handover deliverables issued, defects resolved, All HT is delivered and the facility is fully operational.

## 4 CLIENT’S REQUIREMENTS

### 4.1 Office Requirements

- 4.1.1 The Contractor shall provide, maintain, and service suitable office accommodation, equipment, and facilities for use by the Employer’s Representative. This shall include one dedicated site office of not less than 20 m<sup>2</sup> in floor area. The office must be ventilated, well-lit, suitably laminated, reasonably soundproof, constructed with a hard floor finish, and be securely lockable. It shall be furnished with a desk large enough for drawings to be rolled out and used for writing, a minimum of three temporary chairs, and at least two power points.

### 4.2 Health Technology

- 4.2.1 Complete all outstanding works to achieve a fully functional, compliant health facility aligned to the IUSS, National Building Regulations, SANS Standards, and relevant MDoH requirements.

Ref no.:	2025.10.05 Scope of Works	Date of Initial Implementation:	2025/10/05
Version no.:	000	Date of Last Amendment:	2026/05/15

- 4.2.2 Complete all works as per the Scope of Works and Site Information (Status-Quo Reports, Specifications and Designs)
- 4.2.3 The Client is responsible for this part of the works.
- 4.2.4 The Contractor as part of the Client’s Programme will be required to mount several miscellaneous items, such as clocks, drug cabinets, etc., where installation is not specified for the supplier. where installation is not specified for the supplier, the Contractor is expected to supervisor and make good.
- 4.2.5 If required, the Contractor will be responsible to store and keep record of the Client’s Assets in the Client’s HT Stores. If required, the Contractor will need to assist in the procurement of the store at the Client’s expense, therefore the Contractor is not to price this item.
- 4.2.6 The contractor is required to appoint three (3) general workers to assist the HT Consultants and Suppliers.
- 4.2.7 The following are to be performed under the Health Technologist’s supervision:
  - 4.2.7.1 Supervise the process and make good in all instances.
  - 4.2.7.2 Assist during deliveries and moving HT to storage.
  - 4.2.7.3 Receiving and unboxing HT.
  - 4.2.7.4 Placement of HT in their designated spaces
  - 4.2.7.5 Discard of all boxes and provide on-going cleaning services, until site handover to the Employer.
  - 4.2.7.6 Assist with cleaning and removal of protective material (bubble wrap, polyethylene film) on some items, such as beds, bedside lockers, overbed trollies, general trollies, stainless steel tables, etc.
  - 4.2.7.7 Assist the HT consultant with packing certain items like files, linen, and small consumables in their designated spaces where required.

## 5 PROGRAMME REQUIREMENTS

### 5.1 Submission Needs

- 5.1.1 In accordance with the contract, each Tenderer shall submit with its bid a detailed programme for acceptance. The programme must:
  - 5.1.1.1 Be developed to at least Level 3/4 detail, showing activities by discipline, work package, or functional area, with logical sequencing and interdependencies clearly defined.
  - 5.1.1.2 Cover the full scope of the Works, including design (where applicable), procurement, construction, installation, testing, and commissioning.

Ref no.:	2025.10.05 Scope of Works	Date of Initial Implementation:	2025/10/05
Version no.:	000	Date of Last Amendment:	2026/05/15

- 5.1.1.3 incorporate all identified Client’s Activities into the Programme. These Client’s Activities, such as site access, approvals, provision of free-issue materials, or inspections, must be shown on the Programme in logical sequence with the Contractor’s activities.
- 5.1.1.4 Demonstrate a clear and practical sequence of activities, including float and critical path, to allow assessment of progress and impact of events.
- 5.1.1.5 Show the start and finish dates of all activities, with the programme reflecting Site Handover on 27 February 2025 and practical completion, seven to eight months after Site Handover.
- 5.1.1.6 Identify all other Key Dates required under the Contract.
- 5.1.1.7 Format of Submission:
  - 5.1.1.7.1 A hard copy (minimum A3 size) for contractual records.
  - 5.1.1.7.2 An editable electronic version in MS Project (or other software accepted by the Principal Agent).
- 5.1.2 Failure to submit a compliant programme with the bid may render the submission non-responsive and may affect evaluation.

## 6 QUALITY ASSURANCE AND CONTROL

### 6.1 Description

- 6.1.1 This section outlines the procedures for monitoring and controlling quality on the project. The responsibility for producing work and workmanship; and for supplying materials conforming in all respects to the specified requirements shall be that of the Contractor.
- 6.1.2 The Contractor as part of construction will be required to regularly conduct inspections and provide feedback to the Principal Agent and Supervisor regarding the quality of the works.

### 6.2 Quality Assurance

- 6.2.1 Under quality assurance the intention shall be to ensure that regular audits of the works and quality control tests are being conducted. This will be carried out as follows:
  - 6.2.1.1 The Contractor is required to carry out the works, conduct their own tests and call for scheduled inspections.
  - 6.2.1.2 The Contractor’s personnel are required to regularly conduct inspections and record and report any work which is or not in compliance with quality specification and standards to the Supervisor. The reports will be conducted using the relevant Quality Audit form provided by the

Ref no.:	2025.10.05 Scope of Works	Date of Initial Implementation:	2025/10/05
Version no.:	000	Date of Last Amendment:	2026/05/15

Contractor or the Principal Agent.

- 6.2.1.3 The populated Quality Audit form will be forwarded to the Contractor (if provided by the Principal Agent) following inspections; and the content of the Quality Audit will be discussed in bi-weekly Site Progress / Technical Meetings.
- 6.2.1.4 The Contractor is expected to regularly submit copies of the results of quality control tests or inspections regularly and as soon as they become available to ensure no backlog. The tests will be audited and approved thereafter, if found to comply with all specifications.
- 6.2.1.5 It is the sole responsibility of the Contractor to formally invite the Principal Agent to undertake any pre-casting or trench closing inspections where required. Sufficient notice of 2 working days must be provided to the Principal Agent prior to any required inspections.
- 6.2.2 The acceptance and sign off of any section of the works by the Contractor’s personnel shall not necessarily mean that the design consultant has inspected and approved all aspects of work; and any defects discovered after acceptance shall be rectified by the Contractor.

### 6.3 Quality control

- 6.3.1 The systematic control by the Contractor of the properties and quality of materials and workmanship produced under this Contract, in order to ensure that such will comply with the requirements specified.
- 6.3.2 The Contractor will ensure regular testing of materials and workmanship where necessary and allowed for in the bid documentation
- 6.3.3 The Contractor shall provide proof of tests and the respective results to the Principal Agent.
- 6.3.4 The Contractor will ensure that all parties are clear on the quality control tests and inspections and the acceptance limits to be applied when auditing the test results.
- 6.3.5 Quality control file – The Contractor shall maintain their own quality control file on site; and ensure proper and satisfactory implementation of their Quality Assurance Policy.
- 6.3.6 Quality Assurance Meetings
  - 6.3.6.1 Dedicated quality assurance meetings may be scheduled as and when it may be deemed by the Principal Agent that more in-depth discussions are required for resolution of quality issues on the project. Or if the Contractor is found to be lagging on addressing quality issues.
  - 6.3.6.2 Any work or materials not conforming to the Specifications shall be removed and replaced with work or materials conforming to the Specifications; or be improved by such remedial measures

Ref no.:	2025.10.05 Scope of Works	Date of Initial Implementation:	2025/10/05
Version no.:	000	Date of Last Amendment:	2026/05/15

as the Contractor and where required, the employer's authorised representative may approve so that such work will conform to the Specifications

## 6.4 The Quality Management Plan

6.4.1 The Quality Management Plan (QMP) sets out the strategies, standards, procedures, and responsibilities required to ensure that all aspects of the Ethandakukhanya CHC are delivered to the highest quality standards.

6.4.2 The Contractor is fully responsible for design, procurement, construction, testing, equipping, commissioning, and handover and therefore the Quality Management Plan.

### 6.4.3 Quality Scope

6.4.3.1 The QMP applies to all project activities including:

6.4.3.1.1 Design development (architectural, structural, civil, MEP, ICT, medical gases, fire, wet services and HT).

6.4.3.1.2 Procurement & supply chain (all equipment, materials, subcontractors).

6.4.3.1.3 Construction (earthworks, superstructure, finishes, services).

6.4.3.1.4 Testing & commissioning (HVAC, medical gases, electrical, fire, ICT).

6.4.3.1.5 Training & O&M manuals.

6.4.3.1.6 Close-out (as-builts, statutory approvals, warranties, defects liability).

### 6.4.4 Quality Planning

#### 6.4.4.1 Project Quality Plan (PQP)

6.4.4.1.1 Contractor to prepare a PQP within 21 days of appointment.

6.4.4.1.2 PQP must include quality objectives, org structure, inspection/test plans, NCR procedures, audit plans, etc.

#### 6.4.4.2 Quality Control Plan (QCP)

6.4.4.2.1 QCPs per discipline: civil, structural, electrical, HVAC, medical gases, fire, ICT. Must specify inspection hold points, witness points, acceptance criteria and testing methods.

#### 6.4.4.3 Roles & Responsibilities

6.4.4.3.1 Employer (NDoH) – Owner and approver of final handover.

6.4.4.3.2 Consultium Architects – Employer's Representative, reviews PQP/QCPs, approves quality

Ref no.:	2025.10.05 Scope of Works	Date of Initial Implementation:	2025/10/05
Version no.:	000	Date of Last Amendment:	2026/05/15

deviation submissions, issues instructions, chairs QA meetings, approves all payments requiring quality.

- 6.4.4.3.3 Contractor – Full accountability for quality delivery, prepares PQP/QCPs, maintains records, procures approved materials, trains end-users.
- 6.4.4.3.4 Independent 3rd Party QA/QC – Provides surveillance, verifies compliance, final authority on inspections/tests.
  
- 6.4.4.4 Subcontractor & Supplier Management
  - 6.4.4.4.1 Contractor submits list of subcontractors for approval.
  - 6.4.4.4.2 Competency certificates required (CSD, CIDB, SACPCMP, ECSA).
  - 6.4.4.4.3 Subcontractors bound by same QA/QC obligations.
  - 6.4.4.4.4 Materials must have traceability and compliance certificates.
  - 6.4.4.4.5 OEMs must be disclosed for operational reasons and are considered parties to the project.
  
- 6.4.4.5 Inspection, Testing & Commissioning
  - 6.4.4.5.1 Inspection Requests – to be detailed by the Contractor.
  - 6.4.4.5.2 Testing Requirements – to be detailed by the Contractor and to be approved by the Employer’s Representative.
  - 6.4.4.5.3 Commissioning & Handover – System-by-system commissioning, training, O&M manuals, close-out pack before PC.
  
- 6.4.4.6 Non-Conformance & Corrective Action
  - 6.4.4.6.1 NCRs raised for any type of deviation.
  - 6.4.4.6.2 Contractor investigates, proposes corrective action.
  - 6.4.4.6.3 Repeat issues may trigger a Quality Stop Note halting works until resolved.
  - 6.4.4.6.4 Quality Stop Notes are to be issued by the Supervisor and/or the Contractor.
  
- 6.4.4.7 Documentation & Records
  - 6.4.4.7.1 All documents logged in a Quality Register.
  - 6.4.4.7.2 Records: inspection reports, test results, material certs, NCR logs, as-builts, commissioning sheets, O&M manuals.
  - 6.4.4.7.3 Contractor is to Retain Quality Information for 5 years after handover.

Ref no.:	2025.10.05 Scope of Works	Date of Initial Implementation:	2025/10/05
Version no.:	000	Date of Last Amendment:	2026/05/15

#### 6.4.4.8 Deliverables & Schedule

- 6.4.4.8.1 PQP: within 21 days.
- 6.4.4.8.2 Monthly QA/QC reports: Contractor to submit to Consultium.
- 6.4.4.8.3 NCR register: continuous.
- 6.4.4.8.4 As-builts & O&M: 14 days before PC.
- 6.4.4.8.5 Final close-out pack: before handover.

#### 6.4.4.9 Health, Safety, and Environment (HSE)

- 6.4.4.9.1 Contractor must integrate OHS, environmental, and quality systems.
- 6.4.4.9.2 Compliance with OHS Act (Construction Regulations 2014).
- 6.4.4.9.3 Any breach may result in stop-work.

## 7 CONTRACTOR'S KEY PERFORMANCE INDICATORS (KPIs)

### 7.1 Introduction

- 7.1.1 The following shall comprise the key performance indicators to be monitored by the Supervisor and Principal Agent. The Contractor agrees that the below KPIs are those that an experienced contractor should be able to attain.

### 7.2 Time / Programme

- 7.2.1 Adherence to Programme – Percentage (%) of activities completed on or before the planned completion date. *(Target: ≥ 85%)*
- 7.2.2 Programme Updates – Frequency and accuracy of programme submissions in compliance with JBCC requirements. *(Target: bi-weekly, on time)*

### 7.3 Cost / Commercial

- 7.3.1 Payment Applications – Accuracy and timeliness of Contractor's payment applications against the Contract. *(Target: 90% accurate & on time)*

### 7.4 Quality

- 7.4.1 Defect Rate – Number of defects identified at completion versus total activities. *(Target: ≤ 2% of*

Ref no.:	2025.10.05 Scope of Works	Date of Initial Implementation:	2025/10/05
Version no.:	000	Date of Last Amendment:	2026/05/15

*activities defective at completion)*

7.4.2 Compliance with Standards – Percentage (%) of inspections/tests passed on first attempt. *(Target:  $\geq 90\%$ )*

7.4.3 As-Builts & Close-Out Documents – Submission of complete and accurate O&M manuals, warranties, and as-built drawings at handover. *(Target: 100%)*

## 7.5 Health, Safety & Environment (HSE)

- HSE Compliance – Percentage (%) % of planned HSE audits completed with no major findings. *(Target:  $\geq 90\%$ )*
- Environmental Compliance – Number of reportable environmental incidents. *(Target: 0)*

## 7.6 Stakeholder & Communication

7.6.1 Progress Reporting – Timeliness and completeness of bi-weekly/monthly reports. *(Target: 100% on time)*

7.6.2 Meeting Attendance – Attendance of Contractor’s key personnel at site and progress meetings as per tender or otherwise approved. *(Target: 100%)*

7.6.3 Community Engagement – % of agreed social facilitation/local labour commitments achieved. *(Target:  $\geq 100\%$ )*

## 8 SOCIAL FACILITATION AND LOCAL EMPLOYMENT GENERATION

### 8.1 Introduction

8.1.1 The employer has identified job creation and access to procurement opportunities by Start-ups, Small and Micro Enterprises (SMMEs) as an essential requirement towards building an economically viable country and in particular locations where it executes projects.

### 8.2 General Labour minimum targets

8.2.1 It is mandatory that Contractors employ the minimum stipulated personnel on the contracts from the local community where the project is being implemented. This employment is outside the existing employees of the Contractor.

8.2.2 Contractors are to-note that it is an explicit condition of this contract that all unskilled labourers on the project are to be employed from the local community. The Contractor is therefore expected in general to maximise the involvement of the local community.

Ref no.:	2025.10.05 Scope of Works	Date of Initial Implementation:	2025/10/05
Version no.:	000	Date of Last Amendment:	2026/05/15

8.2.3 Note must be taken that the local labour employed must not be paid lower than the minimum approved Municipal rates in that district or area.

8.2.4 The Contractor shall be required to submit employment data monthly to the employers authorised representative.

### 8.3 Small Micro & Medium Enterprises (SMME)

8.3.1 Where SMMEs are sufficiently resourced, a minimum of 10% of the value of the work must be subcontracted. Where SMMEs are insufficient resources to execute the proposed works as a complete package the Contractor may conclude contracts on a management/labour basis in which event a minimum of 5% of the value the works is to be subcontracted. The onus is on the Contractor to prove to the employer that not fully fledged SMMES are active in the project.

8.3.2 Regarding procurement of materials, local is hereby defined as the district in which the project is located. Where materials are not available within the local area as defined above, the Contractor shall provide sufficient proof thereof prior to procuring outside of the local area.

## 9 SCOPE OF WORKS

SECTION NO	SCOPE OF WORK	EXTENT OF SCOPE OF WORK
Section 1	Preliminary work	
1,1	Preliminary cleaning of the facility	Entire Main building and Outbuildings
1,2	Clean over protection on all vinyl floors	Entire Main building and Outbuildings
1,3	Undertake detail cleaning of fittings	Entire Main building and Outbuildings
1,4	Protect all Joinery fittings after detailed cleaning work	Entire Main building and Outbuildings
1,5	Undertake general inspection of dilapidated areas with SoW	Entire Main building and Outbuildings
1,6	Undertake removal of all bird nesting	Entire Main building and Outbuildings
1,7	Ensure full protection over all vinyl floors	Entire Main building and Outbuildings
Section 2	Remedial work to previous contract	
2,1	Rectification of Concrete fence	Allow for new concrete palisade fence portions at South east and south west boundary in sections
Section 3	Builders Work - Main CHC Building	
3,1	External Masonry walls - Face brick	Allow for the pressure hosing of faced surfaces with clean water. Final specification to be provided. Allow for the

Ref no.:	2025.10.05 Scope of Works	Date of Initial Implementation:	2025/10/05
Version no.:	000	Date of Last Amendment:	2026/05/15

SECTION NO	SCOPE OF WORK	EXTENT OF SCOPE OF WORK
		removal of efflorescence build up in face brick at tower supports to retaining wall(s)
3,2	External Masonry walls - Plaster	Allow for the removal of plaster in strips at approx. 10 locations. Allow for the application of a damp proof protection coat. Allow for priming and repainting of these affected areas
3,3	External Masonry walls - Painting	Allow for the complete 2 x coat repaint of the main and support buildings to match same colour codes.
3,4	Internal Masonry walls - Painting on Plaster	Allow for complete repainting internally of 1 x coat. Final areas to be confirmed on a block by block basis Allow for internal repainting of all support buildings.
3,5	Internal Masonry walls - Ceramic tiles	Allow for completion of wall tiling in specified areas
3,7	Waterproofing (Application of a paint on)	As per externally plastered walls
3,8	Roof Coverings	Inspect entire roof for sheeting , Paint roof to charcoal colour to spec. Allow for the roofing of all carports, internal courtyards and emergency drop off Allow for the roofing of all exits to 4 blocks and sputum
3,9	Rain water goods	Allow for the possible provision of short length gutters where rainwater is draining directly onto external equipment & screen walls
3,10	Carpentry	Allow for Varnishing of all exposed timber elements Allow for Sanding and .Revarnishing of all external doors. Allow for the replacement of weather bars on external doors. Allow for the provision of retrofit awnings to be positioned where specified to outside doors
		Allow for the repainting of internal doors were damaged by moisture and wear & tear.
3,11	Completion of Joinery work	Complete installation of cupboards and fittings. Allow for the completion of reception counter bulkheads in three blocks (Approx 4 counters)
3,12	Suspended ceiling grids	General fixing and finishing of trims required, complete grids in Blocks (Approx 4 Blocks)
3,13	Ceiling tiles	Remove and store to allow for completion of mechanical work in areas as pointed out by the Services sub-contractors. Replace all tiles that have been stained by damp along the ridge of one block

Ref no.:	2025.10.05 Scope of Works	Date of Initial Implementation:	2025/10/05
Version no.:	000	Date of Last Amendment:	2026/05/15

SECTION NO	SCOPE OF WORK	EXTENT OF SCOPE OF WORK
3,14	Non masonry Partitions	Pharmacy delivery area requires a mesh screen and residential courtyard heat pump cages
3,15	Floor Coverings, Vinyl	Repair vinyl skirtings that have lifted, Allow for the stripping and sealing of all floors throughout the building
3,16	Floor Coverings, Ceramic floor Tiling	Allow for the completion of floor tiling mainly in kitchen and outbuildings
3,17	Floor Coverings, Grano finish	Remove staining on external portions, Check evenness and falls
3,19	Ironmongery - Door locks	Check all locking mechanisms - Service where required. Allow for installation of cylinder locks where not completed. Allow for the replacement of all gate locks that have rusted.
3,20	Ironmongery - Door handles	Check all handles - tighten and service where required
3,21	Ironmongery - Door closers	Check all door closers - Install and /or service where required
3,22	Ironmongery - Window opening gear	Check all handles and stays - replace, tighten and service where required
3,23	Ironmongery - Grab rails	2 x Install all grab rails in patient and paraplegic WCs
3,24	Metalwork - Door Frames	Allow for the repainting of min 1 x coat to all internal door frames - final quantities to be confirmed on completion of sample for approval Allow for the repainting of min 1-2 x coat to all external door frames -
3,25	Metalwork - Window Frames	Allow for the repainting of min 1 x coat to all internal window frames - final quantities to be confirmed on completion of sample for approval Allow for the repainting of min 1-2 x coat to all external window frames
3,26	Structural Steelwork (Provisional)	Allow for the repainting all exposed steel works to exits to 4 blocks, Allow for the repainting of two drop off areas, Allow for the repainting of all external steel to 2 sputums, Allow for the priming and painting of all carports - 5 structures Allow for the repainting of all external steel to 2 courtyards
3,27	Plumbing	Allow for internal plumbing connections to be completed in various areas. Allow for the testing and certification of all plumbing and drainage installation on a Block by Block basis Complete the installation of all taps, mixers. Soap & paper dispensers and bins to WCs change rooms and other wet areas

Ref no.:	2025.10.05 Scope of Works	Date of Initial Implementation:	2025/10/05
Version no.:	000	Date of Last Amendment:	2026/05/15

SECTION NO	SCOPE OF WORK	EXTENT OF SCOPE OF WORK
3,28	Internal Drainage	Allow for Internal drainage connections to be completed in various areas. Allow for the testing and certification of all drainage installation on a Block by Block basis
3,29	Glazing	Allow for the internal and external cleaning of all glazed areas. Allow for the replacement of minimal areas for damaged glass. Allow for the installation of 1 x window to replace mesh at maintenance building. ( Medical waste
3,30	Paintwork	Allow for complete repainting internally of 1 x coat. Final areas to be confirmed on a block by block basis
Section 4	Guardhouse	
4,1	Masonry	As per main building
4,2	Waterproofing	As per main building
4,3	Roof Coverings, etc	As per main building
4,4	Carpentry	As per main building
4,5	Joinery	Complete installation and checking of cupboards and fittings.
4,6	Suspended Ceiling -	Allow installation of ceiling grids and tiles for the entire building
4,7	Ironmongery	As per main building
4,8	Metalwork	As per main building
4,9	Structural Steelwork	Allow for repairs to 1 x steel roof support member supporting guardhouse roof
4,10	Plastering	As per main building
4,11	Tiling - Walls	As per main building
4,11	Tiling - Floors	As per main building
4,12	Plumbing and Drainage	As per main building
4,13	Glazing	As per main building
4,14	Paintwork	As per main building
Section 5	Residences	
5,1	Masonry	As per main building
5,2	Waterproofing	As per main building
5,3	Roof Coverings, etc	As per main building
5,4	Carpentry	As per main building
5,5	Joinery	Complete installation and checking of cupboards and fittings.
5,6	Ceiling - Nailed up ceiling boards	Allow for the full skimming, priming and painting of all ceilings with acrylic paint
5,7	Ironmongery	As per main building

Ref no.:	2025.10.05 Scope of Works	Date of Initial Implementation:	2025/10/05
Version no.:	000	Date of Last Amendment:	2026/05/15

SECTION NO	SCOPE OF WORK	EXTENT OF SCOPE OF WORK
5,8	Metalwork	As per main building
5,9	Plastering	As per main building
5,1	Ceramic floor Tiling	Allow for the checking of tiles around kitchen areas which are lifting in one unit Allow for the completion of floor tiling to internal areas
5,11	Plumbing and Drainage	As per main building
5,12	Glazing	As per main building
5,13	Paintwork	As per main building
5.14	Timber roofs	Allow for sanding and revarnishing of laminated beams and exposed end battens
5,15	Courtyards	Allow for the completion of installation of yard gates and mesh screens around outside geysers/ heat pumps.
Section 6	Outside Support Services	
6,1	Masonry	As per main building
6,2	Waterproofing	As per main building
6,3	Roof Coverings, etc	As per main building
6,4	Carpentry	As per main building
6,5	Joinery	Complete installation and checking of cupboards and fittings.
6,6	Ceiling, (Suspended and nailed up ceilings )	No ceilings installed
6,7	Ironmongery	As per main building
6,8	Metalwork	As per main building
6,9	Timber roofs	Allow for sanding and revarnishing of exposed end battens
6,10	Plastering	As per main building
6,11	Tiling To WCs and general laundry	As per main building
6.12	Grano floors	
6.13	Plumbing and Drainage	As per main building
6.14	Glazing	As per main building
6.15	Paintwork	As per main building
Section 7	Other works	
7,1	General signage	Allow for the complete installation of dual language (English/ isiZulu) new directional signage to the entire building on doors and walls
7,2	Notice boards and pin boards	Allow for the installation of writing and pin boards in staff and other designated areas

Ref no.:	2025.10.05 Scope of Works	Date of Initial Implementation:	2025/10/05
Version no.:	000	Date of Last Amendment:	2026/05/15

SECTION NO	SCOPE OF WORK	EXTENT OF SCOPE OF WORK
7,3	Bed curtains	Allow for the installation of ceiling mounted bed curtains to all consulting, treatment, procedure, delivery and ward rooms as per specification.
7,4	Vertical / horizontal Blinds	Allow for the installation of vertical blinds to all designated areas as per specification.
7.5	Sun louvres	Allow for the installation of vertical sun louvres to all designated areas as per specification.
Section 8	External Works	
8,1	Water Reticulation (Provisional)	As per plumbing above - Also refer to engineering requirements
8,2	Sewer Reticulation (Provisional)	As per plumbing above - Also refer to engineering requirements
8,3	Stormwater (Provisional)	As per plumbing above - Also refer to engineering requirements
8,4	Roadworks (Provisional)	As per plumbing above - Also refer to engineering requirements
8,5	Retaining Wall (Provisional)	As per plumbing above - Also refer to engineering requirements
8.6	Completion of Wash bay Installation	As per plumbing above - Also refer to engineering requirements
8.7	Carports - 5 x approx. 4- 6 bay Units	Allow for the complete installation of carport roof sheeting on existing erected structures to carports.
8.8	Landscaping	Allow for a specialist to confirm the ability to resuscitate existing planted lawn areas
8.9	Removal of rubble	Allow for the removal of rubble from the site and carting away from landscaped areas. Allow for the general cleaning up of the site post construction and the cutting of grassed areas.
8.10	Demolition of 2 x Outbuildings at Site camp	Allow for the demolition of 2 x site camp outbuildings after completion of the works. Allow for the removal of shipping containers after the completion of the works.
Section 9	Electrical Scope of works	
9,1	Electrical	Contractor to complete
9,2	CCTV	Nominated Subcontractor to Complete Works

Ref no.:	2025.10.05 Scope of Works	Date of Initial Implementation:	2025/10/05
Version no.:	000	Date of Last Amendment:	2026/05/15

SECTION NO	SCOPE OF WORK	EXTENT OF SCOPE OF WORK
9,2	Smoke detection	Nominated Subcontractor to Complete Works
Section 10	Mechanical Scope of works	
10,1	Dental equipment installation	Nominated Subcontractor to Complete Works
10,2	Hot and Cold water installation	Nominated Subcontractor to Complete Works
10,3	Fire protection installation	Nominated Subcontractor to Complete Works
10,4	Medical Gases Installation	Nominated Subcontractor to Complete Works
10,5	Refrigeration installation	Nominated Subcontractor to Complete Works
10,6	HVAC - Air conditioning installation	Nominated Subcontractor to Complete Works
10,7	Kitchen equipment installation	Supply and install new kitchen equipment for the CHC. Test and commission all kitchen equipment

## 10 REPORTS AND DRAWINGS

Reports and Layouts	Deliverables
Due Diligence Report (Architectural)	Annexure A
Layouts for Tender	Annexure B
Client's Activities (MS Projects)	Annexure C