



BLACKHOUND

ARCHITECTURE & RENDERING

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Client:

Adriaan Le Roux | Jeanne-marie Le Roux

060 554 7327

andriaanleroux@petrefuel.co.za

Date: 19 Sep 2023

SCOPE OF WORKS:

Design, Municipal and Tender drawings for Additions and Alterations to an existing house on **10 Tulip Street, Sunridge Park, Port Elizabeth.**

1) Project brief:

Main House:

- a. Main entrance amendments.
 - b. Open plan Kitchen, Dining - and Living room.
 - c. New Scullery.
 - d. General bathroom amendments.
 - e. New layout and roof for patio and entertainment area.
 - f. En-suite and Dresser (Master Bedroom) amendments.
 - g. New outdoor fire pit area.
 - h. Existing pool to be added to plan.
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HOUSE LE ROUX - QUOTATION

Professional Fees Calculation:

Phase 1: Additional Services:

- Measure and Draw of existing:
 - 390 sqm Ground Floor

R 12 096.00

Phase 2: Design (incl. 3D) + Municipal, Documentation and Submission:

- Design:
 - This includes the first site visit to walk the site and gather the necessary information to initiate the design.
 - We will then proceed with the design phase and liaise with you to achieve design approval.
 - Included 3D modelling, to resolve design details and to give you a clear picture of what the design will look like before we proceed with the next phase.
- Municipal, Documentation and Submission:
 - Municipal drawings; Site plan, Floor Plan, Section, Elevations, and basic Electrical layouts
 - Municipal Documentation and the council submission process.
 - Deemed-to-Satisfy Energy Efficiency and Fenestration calculations, as required by SANS10400.

R 64 241.00

Phase 3: Construction/Technical drawings:

- Drawings: Demolition plan, Electrical layout showing switch positions, Windows- and doors schedule.
- Details: Threshold details, finish transition details, roof details and specifications

R 29 608.00

KINDLY NOTE:

*Should our scope of work increase, our fees will be adjusted to accommodate the extra scope. This will be discussed before the work commences.

*This quote is only valid for 30 Days after the date of issue.

TOTAL QUOTE:

(VAT not applicable)

R 105 945.00



PAYMENT TERMS:

1) Deposit payable upon acceptance of quotation.	(R 53 435.90)
2) Fees payable upon Municipal Submission	(R 37 705.10)
3) Fees payable upon delivery of Construction drawings.	(R 14 804.00)

Excluded from the fees:

- Submission fees and hard copy prints, if required. (e.g. Council and municipal related fees/Estate/NHBRC)
- Other Professional consultancy fees that may be required (e.g. Structural Engineer, Quantity and Site Surveyors, Health & Safety, Conveyancer, Professional Town planner, etc.)
- Execution of the works and testing of materials to ensure compliance with drawings and specifications remains the responsibility of the contractor.
- As-Built drawings, if any deviation occurred from the approved plans.
- Printing of drawings for site.
- Any additional services which isn't part of the quotation will be charge at an hourly rate of R 650.00.
- Occupation application, Application of removal of restrictive conditions (Title deed).

TERMS AND CONDITIONS:

Blackhound will be employed for **Work stages 1 to 4.2:** to Design and create municipal drawings. The Municipal drawings will then be submitted to council for approval by the local authorities.

(Blackhound will be employed for Work stages 1 to 4.2, as laid out in this document: For design, municipal drawings and Construction drawings. E.g. Creating municipal drawings from the approved design and submitting the drawings to the local authorities to gain their approval. Thereafter, over and above drawings will be created to assist the contractor with accurate pricing.

No Additional services have been included in this quotation to cover the occupation process, which is required to certify that the project has been completed in accordance with the National Building regulations and Standards Act. (As legally required and outlined in SANS 10400-A:2010).

Furthermore, since Blackhound will be **NOT** appointed for work stages **5, and 6**, it should be noted that the client will act as the intermediary between us and the contractor. The client will also be responsible for obtaining all the certificates of compliance from the contractor and their sub-contractors.

(E.g., Electrical COC, Plumbing COC, Beacon Certificate, Roof Certificate, Engineers Form4, etc.)

This Quotation is only for Architectural **work stage's 1, 2, 3, 4.1 and 4.2** and;
Excludes **work stages 5 & 6.**

(Kindly see the descriptions of Architectural work stages at the end of the document.)



1.1) SITE VISITS:

If additional Site Visits are requested, a travel expense of **R650.00** per Site Visit will be charged. This will be invoiced at the end of each month for the duration of the project or when Site visits are requested.

1.2) PRINTS:

Our fees are exclusive of any hard copy prints. If we must make hard copy prints for any reasons not attributed to BLACKHOUND ENTERPRISES PTY LTD, the client will be notified beforehand and will be invoiced separately or added to the client's final invoice. Once the plans are approved by council, we will provide you with your stamped approved hard copy.

Revision drawings will be emailed to the site management team or the client where hard copy revision drawings will be the responsibility of the contractor / client / site manager.

If we must make hard copy prints for site, it will be added to an invoice at:

R55 per A1 print
R75 per A0 print.

1.3) TERMINATION:

If the agreement between the parties is terminated by either party for reasons not caused by BLACKHOUND ENTERPRISES PTY LTD, the fee for the work in progress and the completed work will be due for payment.

1.4) SUSPENSION:

BLACKHOUND ENTERPRISES PTY LTD retains the right to suspend all service until the settlement of any outstanding account.

1.5) OTHER PROFESSIONALS:

BLACKHOUND ENTERPRISES PTY LTD is not responsible for the performance of other professionals (such as Town Planners and Engineers), nor for the quality of drawings and documents provided by them, tender prices, the actions of Homeowner Associations, Municipalities, or Municipal Services. We are also not responsible for the performance of the Contractor or any of their Sub-Contractors, Suppliers, or employees.

1.6) COPYRIGHT:

BLACKHOUND ENTERPRISES PTY LTD retains the ownership of copyright to all of its intellectual property. No designs, drawings or documents may be used and shared with other parties without our express permission.

1.7) FEE OFFSET:

The Client is not entitled to 'set-off' or withhold payment for any alleged claim against either BLACKHOUND ENTERPRISES PTY LTD or any other party involved in the building contract. The claim is to be dealt with on its own merits.

1.8) FINAL INVOICE:

The final invoice will be due upon submission to council. If you decide not to proceed with council submission, the final invoice remains payable after two weeks from the notification of completed work.

1.9) VAT:

BLACKHOUND ENTERPRISES PTY LTD. Is not a VAT vendor. All architectural fees presented are exclusive of VAT until further notice.



ACCEPTANCE:

The Terms and Conditions presented here may be modified or amended as necessary only by written instrument signed by both parties.

By submitting the deposit payment, you are agreeing to the terms and conditions detailed in this document. This proposal is agreed upon in full, signed and dated.

By signing this document, I indicate that I understand, agree to, and accept the terms and conditions as contained herein, dated this **19 Feb 2024**.

I, _____ hereby agree to the Terms and Conditions laid out in this document.

Email: dewald@blackhoundenterprises.com

Phone: 072 418 6867

Dewald Potgieter
Director | PAT 30442820

Adriaan Le Roux
Date:



ARCHITECTURAL WORK STAGES:

Stage 1: Inception

- a) Receive, appraise and report on the client's requirements with regard to the client's brief;
- b) Determine the site and rights and constraints;
- c) Determine budgetary constraints; 0
- d) Determine the need for consultants;
- e) Determine indicative project timelines;
- f) Determine methods of contracting; and
- g) Whether other statutory authority applications are required or desirable.

Stage 2: Concept Design

- a) Prepare an initial design concept and advise on:
 - i) the intended space provisions and planning relationships;
 - ii) proposed materials and intended building services; and
 - iii) the technical and functional characteristics of the design.
- b) Check for conformity of the concept with the rights to the use of the land.
- c) Consult with local and statutory authorities.
- d) Review the anticipated costs of the project. e) Review the project programme.

Stage 3: Design Documentation

- a) Develop all aspects of the design from concept to full development including, but not limited to, construction systems, materials, fittings, and finishes selections;
- b) Review the programme and budget with the client, principal consultant or other consultants;
- c) Coordinate other consultants' designs into building design;
- d) Prepare design development drawings including drafting technical details and material specifications;
- e) Discuss and agree on the building plan application and approval requirements with the local authority;

Stage 4: Documentation and Procurement (municipal submission stage)

Stage 4.1:

- a) Prepare documentation required for local authority building plan application submission;
- b) Co-ordinate technical documentation with the consultants and complete primary co-ordination sufficient to support building plan submission;
- c) Review the costing and programme with the consultants;
- d) Obtain the client's authority, and submit documents for approval at the local authority.



Stage 4.2:

- a) Prepare specifications for the works;
- b) Complete technical documentation sufficient for tender;
- c) Obtain offers for the execution of the works;
- d) Evaluate offers, and recommend a successful tenderer for appointment;
- ~~e) Prepare the contract documentation and arrange the signing of the building contract by the client and the successful tenderer;~~
- ~~f) Complete all remaining technical and construction documentation and coordinate same with the consultants;~~

Stage 5: Construction

- ~~a) Administer the building contract;~~
- ~~b) Give possession of the site to the contractor;~~
- ~~c) Issue construction documentation;~~
- ~~d) Review sub-contractor designs, shop drawings and documentation for conformity of design intent;~~
- ~~e) Inspect the works for conformity with the contract documentation and acceptable quality in terms of industry standards;~~
- ~~f) Administer and perform the duties and obligations assigned to the principal agent in the building contract;~~
- ~~g) Manage the completion process of the project;~~
- ~~h) Assist the client to obtain the required documentation necessary for the client to obtain the occupation certificate.~~

Stage 6: Close out

- ~~a) Facilitate the project close-out including the collation of the necessary documentation to effect completion, handover and operational manual of the project.~~
- ~~b) When the contractor's obligations with respect to the building contract have been fulfilled, the architectural professional shall issue the certificates related to the contract completion.~~
- ~~c) Provide the client with construction record documentation and the relevant technical and contractual undertakings by the contractor and subcontractors.~~

