



BLACKHOUND

ARCHITECTURE & RENDERING

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BLACKHOUND
ARCHITECTURE & RENDERING

BLACKHOUND ENTERPRISES PTY LTD
T/A BLACKHOUND ARCHITECTURE & RENDERING

Hannes Gouws
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Unit 10 – The Network
19 Cactus Road
Fairview
Port Elizabeth (Gqeberha)
Eastern Cape
2075

Client:

Altus and Anke Fourie

Altus Fourie: 084 990 7577
altusfourie@icloud.com

Anke Fourie: 082 879 8550
ankefourie@icloud.com

Date: 11 JULY 2022

SCOPE OF WORKS:



Additions and Alterations to an existing house on **ERF 47, 50 Tulip Street, Sunridge Park, Port Elizabeth.**

Project Requirements:

- 1) Existing Kitchen, Dining and Living room:
 - a. Open Kitchen walls to Dining and Livingroom.
 - b. Existing kitchen amendments.
 - c. Remove the existing roof over the dining room and design a new pitched roof which will extend over the entertainment area.
 - 2) Proposed Entertainment area:
 - a. Dining room to link with the new covered Entertainment area.
 - b. Introduce a bar counter with stacking windows to the North of the Entertainment area.
 - c. Split the existing braai to accommodate a pizza oven.
 - 3) Existing Patio and Patio Roof:
 - a. Existing patio roof to be altered.
 - b. Existing patio and steps to be altered.
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HOUSE FOURIE QUOTE.

Design and do Municipal Drawings and Documentation:

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, etc.)
- Execution of the works and testing of materials to ensure compliance with drawings and specifications remains the responsibility of the contractor.
- Occupation and As-Built drawings, should the building not be built as per the approved plans.
- Printing of drawings for site.

Average estimated build cost:

As per provisional B.O.Q. supplied by CVL Projects:

R717 354.04 ex VAT

Professional Fees Calculation:

(Standard cost-based fee As per SACAP Government Gazette 2020)

Estimated Value of Works: = **R 717 354.04**



Project Cost	R717,354.04
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Professional Fees: (ex. VAT)	
Primary Fee	R129,284.70
Secondary fee	R8,856.92
	R138,141.62
Additions and alterations Extra N.A.	0
Stages 1 - 6	R138,141.62

Work Stages		% of Fee	Fee ex VAT	% Discount	Final Fees ex VAT
Design	Stages 1 - 3	40%	R55,256.65	20%	R44,205.32
Municipal Submission	Stage 4.1	20%	R27,628.32	20%	R22,102.66
Tender & Tech Drawings	Stage 4.2	10%	R13,814.16	20%	R11,051.33
Construction	Stages 5 - 6	30%	R41,442.49	0%	R41,442.49

Total ex. Discount		R138,141.62		
Total incl. Discount			Ex. VAT	R118,801.80

BLACKHOUND - Rendering: Optional Extra Service

This can be tailored to your needs. (Spaces you want rendered to be identified.)

With this Interior and Exterior spaces can be visualized in Photo Realistic, High-resolution renders, showcasing finishes, furniture selections and materials selected.

Should you want renders done, a separate fee proposal will be issued for the rendering scope and discussed for your approval.

VAT Not Applicable.

Work Stages 1 – 6

3d Modelling included:

Total Quote: *R118 801.80 excl. VAT*

***Included with our fees** are conceptual 3d images to resolve design details. Examples of this can be provided.

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.

*Architectural Discount only applies to the appointment of Work Stage 1 – 6.

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

PAYMENT TERMS:

- 1) 100% Design Deposit payable at inception. (Work Stages 1-3)
- 2) 100% Municipal Drawings Deposit (Work Stage 4.1) payable at design approval to commence with Municipal Drawings.
- 3) 100% Construction Drawings fees payable 30 days after municipal **approval**. (Work Stage 4.2)
- 4) Construction: **PLEASE NOTE:** Workstages 5 & 6's fees will be adjusted based on the updated estimated project cost from the final design. Stage 5-6's fees will be split evenly and invoiced per month throughout the contract period. The contract period will be provided by the contractor with their final BOQ. Our final Invoice will be calculated on the actual construction cost and issued at Final Completion.



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 **12 JULY 2022**.

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

Email: hgouws.renders@gmail.com

Phone: 072 799 9597



Hannes Gouws
Director | PSAT 32449887

Name:
Date:

TERMS AND CONDITIONS:

BLACKHOUND will be employed for **Work stages 1 to 6**: to Design and create municipal drawings, assist with the municipal submission process until the design has been approved by the local authorities, to do construction and detail drawings, to assist in the Tender process and to do fortnightly quality check site visits and Meeting Minutes, and issue monthly payment certificates.

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

If **BLACKHOUND** are not appointed for work stages 5 and 6, only **Work stages 1 – 4.1** fees will be applicable and additional fees will be charged to provide a **Form 4** at the completion of the project, 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)

1.1) SITE VISITS:

If **BLACKHOUND** are employed for Work stages 1 to 6, fortnightly site visits will be included in the overall quote. (Please see the work stages breakdown at the end of the document)

Further to the fees, should additional Site Visits be requested, a Travel expense of **R1500.00** 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) DETAILS AND TECHNICAL DRAWINGS:

If **BLACKHOUND** is not appointed for Stage 4.2 to 6:

The municipal drawings will be drawn to build from under stage 4.1, but will exclude construction drawings and pricing details like, staircase sections, window and door schedules, etc. which falls under stage 4.2, and is not necessary for municipal approval, but is required for accurate pricing and construction detailing.

Please note: Should you then require technical detail drawings or any on site revision drawings, it will be charged at an hourly rate of R850 per hour.

1.3) PRINTS:

1 x Copy of the set of approved municipal drawings and there after 1 x copy of the set of construction drawings will be issued to the contractor.

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

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

R85 per A1 print

R105 per A0 print.

1.4) EXTENDED CONSTRUCTION PERIOD:

If the building construction period is exceeded by more than 10% due to no fault of the architect / designer, he/she is to be remunerated for his/her services for all additional work under work stage 5 and 6 at the hourly rate of **R1 450.00 ex VAT** provided that such services are not covered by any other additional fees.



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;
- 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.

