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City of Johannesburg  
Community Development

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## MEMORANDUM

**TO :** Office of the City Manager  
c/o Kedibone Semanya

**:** MMC Kabelo Gwamanda (Community Development)  
c/o Anisa Mazimpaka

**FROM :** Siyanda Mnukwa  
Executive Director: Community Development

**DATE :** 12 September 2024

Dear sir/madame,

### **SUBJECT: COGTA017 - QUESTIONS FOR WRITTEN REPLY (GAUTENG LEGISLATURE)**

The purpose of this memo is to respond to the questions posed by the Gauteng Legislature and addressed to the Member of the Executive Council for Co-operative Governance and Traditional Affairs (dated 02 September 2024), as follow:

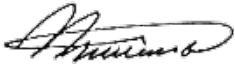
**COGTA017: Mr K Chabalala of the Democratic Alliance (DA) to ask the MEC for Co-operative Government and Traditional Affairs the following:**

NO.	DESCRIPTION	QUESTION(S)	ANSWER(S)
COGTA017	With regard to the Johannesburg city library, could the MEC please indicate:	(i) What refurbishments have been done since 2021?	High-level Completed Works (2021-Present) include: <ul style="list-style-type: none"><li>• Building Assessment: Conducted a comprehensive assessment to determine the building's condition, scope of necessary repairs, and estimated costs.</li><li>• Heritage Impact Assessment: Successfully completed a heritage impact assessment and submitted the required application. Obtained approval from the Provincial Heritage Resources Authority (PHRAG).</li><li>• As-Built plans: Prepared and submitted as-built plans for the building, securing approval for the Site Development Plan (SDP).</li></ul>

NO.	DESCRIPTION	QUESTION(S)	ANSWER(S)
			<ul style="list-style-type: none"> <li>• Roof and skylight repairs: Replaced damaged roof sections, ensured waterproofing, and repaired or replaced skylights.</li> <li>• Gutter and downpipe replacement: Removed and replaced external gutters and downpipes, including waterproofing measures.</li> <li>• Flashing and ridge capping: Replaced damaged flashings and ridge capping.</li> <li>• Basement lighting upgrade: Replaced or repaired basement lights with energy-efficient LED fixtures.</li> <li>• Electrical system upgrades: Refurbished and issued Certificates of Compliance (COC) for some distribution boards. Expanded the distribution boards to accommodate new fire detection panels.</li> <li>• Fire safety planning: Developed and submitted fire plans and a rational fire design, including a strategy for partial opening, which were subsequently approved.</li> </ul>
		(ii) Who was the contractor/s appointed by the city?	The City of Johannesburg, through the Johannesburg Development Agency (JDA), commissioned Moago Construction and a team of professionals to undertake phase 1 of the project.
		(iii) How much was paid to the contractor/s?	JDA paid the appointed contractor and the professional teams a total amount of R22,852,671.00. This includes some professional work done for phase 2.
		(iv) Who is the new contractor/s that has been recently appointed by the city?	The City of Johannesburg, through the Johannesburg Development Agency (JDA), awarded the construction contract for phase 2 of the project to the Dignity/Qhawe Joint Venture.
		(v) What is the scope of work to be done by the contractors?	<ul style="list-style-type: none"> <li>• Building construction: Alterations, waterproofing, carpentry and joinery, ceilings, partitions, access flooring, floor coverings, ironmongery, metalwork, glazing, and painting.</li> <li>• Mechanical systems: Heating, ventilation, and air conditioning (HVAC), fire protection, smoke detection, and toilet ventilation.</li> <li>• Electrical systems: Installation of electrical wiring, fixtures, and components.</li> </ul>
		(vi) How much will be paid to the recently appointed contractor/s to complete the refurbishments?	The contractor was appointed for a contract value of R54,855,143.43. Please note that this amount excludes professional fees and fees charged by the Johannesburg Development Agency (JDA).

I trust the above responses are in order.

Respectfully,



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**SIYANDA MNUKWA**  
**EXECUTIVE DIRECTOR: COMMUNITY DEVELOPMENT**

