

Professional Quantity Surveyors

Integrity • Teamwork • Excellence • Completion

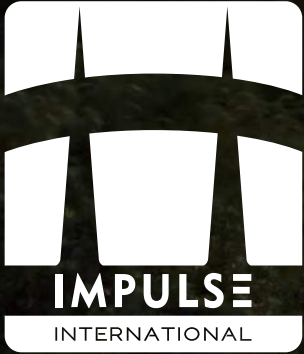


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I.1 Background

Impulse Professional Quantity Surveyors has been established to offer a comprehensive range of Professional Quantity Surveying, Project Management and Construction Cost Consultancy services to both the private and public sectors. The Directors and Senior Staff have a huge amount of contract cost experience spanning over a varied and diverse set of projects.

The Company has been established as a natural extension to the Parent Company Impulse International who has offered Commercial Contract Services to some of South Africa's most prestigious Clients.

The Company is a Professionally Registered Quantity Surveying practice and is a member of the Association of South African Quantity Surveyors (ASAQS). Registration Number:

Ethics, Quality and Timely Service delivery is at the forefront of Impulse Professional Quantity Surveyors core beliefs and we strive to provide our Clients with the most comprehensive and accurate skill sets to match their Cost Control needs.

1.2 Company Structure

1.2.1 Directors

The Directors of the practice are:

Pragasen Pather	To Insert
Anthony Hattingh	BSc (Quantity Surveying) PrQS PMAQS RICS Registered Professional Member of both the South African Council for the Quantity Surveying Profession and the Royal Institute of Chartered Surveyors
Lucia Ncelane	BSc (Quantity Surveying) PrQS PMAQS RICS Registered Professional Member of both the South African Council for the Quantity Surveying Profession and the Royal Institute of Chartered Surveyors



Impulse seeks to offer all Quantity Surveying and other construction related services with the core belief of providing robust cost management, scheduling and quality to ensure maximum cost savings to our Clients.

Our Consultancy has a sound economic and financial management approach to the property and construction industry, and always with our Clients interest at heart. The typical services that we assist Clients with are as follows:-

2.1 Quantity Surveying Services

- **Cost Advice**

When it comes to any building development or project the most suitable professional to offer cost advice is the Professional Quantity Surveyor. At conceptual stage the Quantity Surveyor can prepare a comprehensive feasibility study to assist the Client in assessing whether the projected returns are acceptable to them and hence assist with the decision to continue with the project or not.

Another core competence of costing advice is the preparation of building cost estimates and the continual development of the estimate in line with the Clients requirements. The building cost estimate will be the financial control document up until the final signoff of design. It is imperative that at this stage the Professional Quantity Surveyor works closely with the Design Team to give cost feedback regarding changes in design, overall budget updates, cost investigations, value engineering and overall building cost advise. At this stage the PQS will strive to keep the budget up to date and in line with the Clients available budget.

Further cost advice will continue through the life of the building particularly surrounding potential changes.

- Cost Planning
 - Preparing financial and feasibility studies.
 - Preparing cost estimates
 - Preparing and reporting on detailed budgets
 - Cost checking during design development
 - Compiling and applying cost limits
 - Cash flow projections
 - Implementing cost control and reporting techniques
 - Assessing Consultants fee submissions for Client approval
- Contract Procurement Documentation
 - Drafting and issuing contractual correspondence
 - Preparing bills of quantities for principal and sub-contractors
 - Preparing bills of quantities for final account purposes
- Tendering and contractual Arrangements
 - Formulating and / or implementing procedures on tendering and contractual arrangements for principal and sub-contractors
 - Advising on selection of tenderers: evaluation and reporting on tenders
- Contract Services
 - Attending site meetings
 - Surveying, assessing, measuring and recording on-site information
 - Advising on risk management during the progress of the works
 - Monitoring of proposed construction methods
 - Reporting on on-site requirements
 - Preparing valuations for interim payment certificates
 - Analysing of contract rates relative to cost reporting methods
 - Preparing reconciliation statements
 - Preparing and agreeing final accounts

- Other related skills
 - Planning and / or programming contract works
 - Quality assessments
 - Time management
 - Insurances
 - Technical audits
 - Office administration including fees and budgets during construction phase

2.2 Principal Agency Services

- Arranging, attending and keeping minutes of meetings
- Preparing contract documents for signing and safekeeping of same
- Establishing that all insurances, guarantees, etc have been effected
- Arranging for the handing over of the site
- Nominating and selecting sub-contractors in terms of the construction agreement
- Receiving and responding to notices served in terms of construction agreements

- Issuing instructions, payment certificates, financial statements, certificates of completion prepared by others and notifying the stakeholders about the status of their involvement

2.3 Construction Management Services

- Liaising with consultants as necessary to establish the scope of work embodied in contracts
- Co-ordinating the construction programmes of various contracts into an overall construction programme
- Co-ordinating the execution of the construction processes to ensure adherence to the overall construction programme
- Ensure that all necessary inspections are carried out
- Arranging for and monitoring the rectification of defective work including that which arises during the contractual defects liability period

2.4 Project Management Services

- Receiving an outline brief from and establishing the client's needs
- Advising the client and making recommendations regarding the best possible management structure for their specific project
- Advising on and appointing of construction Consultants
- Preparing programmes for all pre-contract and contract activities, monitor progress and adjusting programmes as necessary
- Establishing, coordinating, chairing meetings and subsequent preparing and issuing of minutes
- Advising Clients on the form of contract and procurement methods for contractor selection
- Arranging lists of tenderers, tender openings, credit checks, co-ordinating reports on tenders and making recommendations to Clients
- Establishing a framework for monitoring progress
- Maintaining financial management and reporting function to client
- Co-ordinating inspections and quality control

2.5 Facilities Management Services

With the virtual change of the quantity surveying profession, the team of Lakhanya Quantity Surveyors cc acknowledges the pro-active change required by the profession. Currently, most FM practitioners are drawn from the traditional quantity surveying profession. Having a built environment background and considering it not to be the only pre-requisite, the practice acknowledges the opportunities presented by this trade and its team is currently favourable to take advantage of these opportunities through their post-graduate studies.



Advantages of appointing a Quantity Surveyor

Quantity Surveyors are cautious, meticulous by nature and are bound by a strict code of conduct ensuring ethical and fair trade to their Clients. This coupled with an expert understanding of the economic activities that affect the cost of property development make their services irreplaceable on any building development project. The Quantity surveyor has a financial, contractual and ethical competence which add value to their Clients and the Professional Team as a whole. In many situations the Quantity Surveyor will “save” their Clients a large amount of money, therefore lowering their overall cost to the Clients project.

Impulse Professional Quantity Surveyors has a strong conviction that we have the expertise and experience to complement all the other professions deemed necessary in a property development and construction project.

The team has successfully been associated with projects which vary in both their nature and financial size. The experience gained in such projects enables the Impulse Team to offer advice on the project irrespective of its nature and size.

In an effort to cover the range of projects from the different practices, the team has gained experience in a quantity surveying practice in involvement on the following projects:

Project: Raw Water Pump Station and Associated Works – Medupi Power Station

Main Role: Commercial

Client: Eskom

Value: R 200,000,000.00

Project: Substations, Compressor Houses and Access Control Buildings – Medupi Power Station

Main Role: Measurement for Final Account

Client: Eskom

Value: R 450,000,000.00

Project: Workshop and Stores - Medupi Power Station

Main Role: Measurement for Final Account

Client: Eskom

Value: +/- R400 000 000.00

Project: Auxillary Buildings - Medupi Power Station

Main Role: Measurement for Final Account

Client: Eskom

Value: +/- R 200 000 000.00

Project: Unallocated Scope - Medupi Power Station

Main Role: +/- R250 000 000.00

Client: Eskom

Value: R 400 000 000.00m



Project Experience

Project: Tar Replacement Project (Sasol Secunda Plant)
Client: Stefanutti Stocks
Value: R180 000 000.00

Project: WRG (Sasol Secunda Plant)
Main Role: Cost Control
Client: Stefanutti Stocks
Value: R150 000 000.00

Projects undertaken by Team Members

Project: Medupi Power Station
Main Role: Senior Lead Quantity Surveyor
Client: Eskom
Value: R 100 Billion
Member: Anthony Hattingh

Project: Madwaleni Hospital
Main Role: Senior Lead Quantity Surveyor
Client: Isidingo Consulting (Eastern Cape)
Value: R 300 000 000.00
Member: Anthony Hattingh

Project: Eastern Cape Schools Building Programme
Main Role: Senior Lead Quantity Surveyor
Client: Coega Development Corporation
Value: R 30 000 000.00
Member: Anthony Hattingh

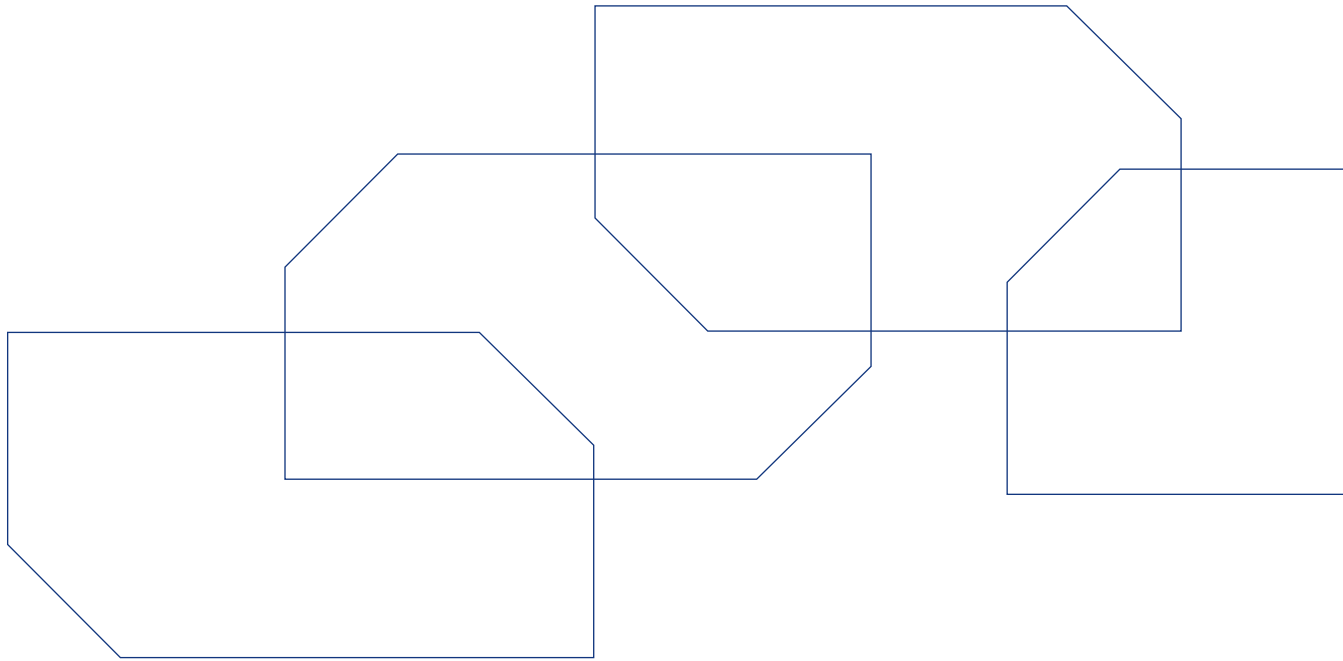
Project: Mary Theresa Hospital Conversion
Main Role: Senior Lead Quantity Surveyor
Client: Isidingo Consulting (Eastern Cape)
Value: R 30 000 000.00
Member: Anthony Hattingh

Project: Mary Theresa Hospital Conversion
Main Role: Senior Lead Quantity Surveyor
Client: Isidingo Consulting (Eastern Cape)
Value: R 30 000 000.00
Member: Anthony Hattingh

Project: Eastern Cape Prison Upgrades
Main Role: Project Manager
Client: National Department of Public Works
Value: R 10 000 000.00
Member: Anthony Hattingh







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