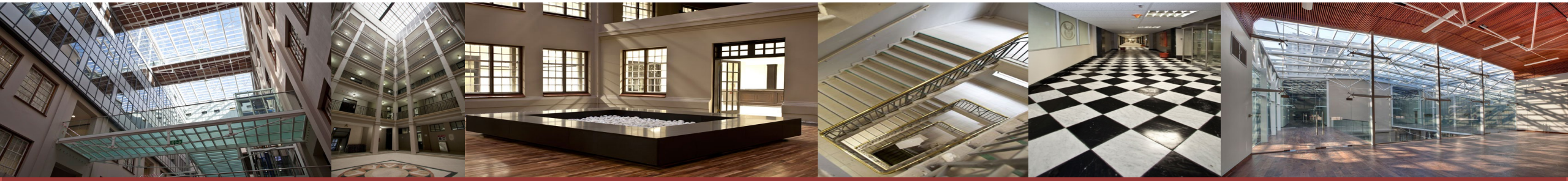
public works
& infrastructure

Department:
Public Works and Infrastructure
REPUBLIC OF SOUTH AFRICA

PORTFOLIO COMMITTEE



ACTING DDG: REAL ESTATE MANAGEMENT SERVICES
M MABINJA

CONTENTS

1. Background and context
2. Operations and command structures
3. Public Works & Infrastructure and Department of Health: Key responsibilities
4. Identified facilities: suitable for use and immediately available
5. Location of these building sites per province and region.
6. How many of those are state owned and how many are privately owned.
7. Rental cost for privately owned facilities for the intended period of use.
8. Number of facilities that need to be renovated to make them suitable for use.
9. Budget for the renovation of these facilities.
10. Given the instability in the Independent Development Trust (IDT), which public works or government entity will manage the project and construction management of these facilities?
11. Which department will bear the costs for security provision, renovations, project and construction management per identified quarantine facility.
12. Challenges, interventions and progress update.

BACKGROUND AND CONTEXT

Section 5 of the Regulations as amended states;

- The Minister of Public Works and Infrastructure must identify and make available sites to be used as isolation and quarantine facilities as the need arises.
- The Member of the Executive Council responsible for public works must identify and make available sites to be used as isolation and quarantine facilities within each province, as the need arises.
- The accounting officers of municipalities must identify and make available sites to be used as isolation and quarantine facilities within their local areas, and provide the list to the Department of Health for resourcing.

COVID 19: OPERATION AND COMMAND STRUCTURES

- DPWI is represented in the Public Health and Infection Containment Work stream which is chaired by the Department of Health.

- This structure reports to the National Joint Operation and Intelligent Services (NATJOINTS). This structure is chaired by the DG in the Presidency and Secretary to Defence. In its reports, the Work stream includes updates on quarantine facilities from the provincial departments (Public Works and Health) from the ProvJOC

- NATJOINTS reports to the National Coronavirus Command Centre (NCCC) chaired by the His Excellency, President Ramaphosa.

DPWI AND DEPARTMENT OF HEALTH: KEY RESPONSIBILITIES

ITEM	ACTIVITY DESCRIPTION	RESPONSIBLE DEPARTMENT
1.	Identify sites from the Immovable Asset Register of DPWI, Provincial Public Works Immovable Asset Register, state owned entities and private sector.	DPWI
2.	Submit the list to Department of Health (DoH) for assessment.	DPWI
3.	Assessment conducted.	DOH
4.	Approval granted based on guideline and specifications.	DOH
5.	Submit the approved list to DPWI for; • Commitment letters are issued to the private establishment based on the need. The commitment with private sector establishment in line with the negotiated rates / tariffs by National Treasury & Tourism. • Necessary repairs and resourcing with the requisite equipment to ensure a functional quarantine or isolation site.	DOH DPWI DPWI

DPWI AND DEPARTMENT OF HEALTH: KEY RESPONSIBILITIES

ITEM	ACTIVITY DESCRIPTION	RESPONSIBLE DEPARTMENT
6.	Activation of a facility from the private sector establishment, state owned entities and state owned entities. This means dispatching necessary PPE, Medical practitioner/s, security services, etc.	DOH
7.	Signing of a service level agreement with the private establishment.	DPWI
8.	Admission of people for quarantine after site activation.	DOH
9.	Submission of invoices and supporting documents (Certification)	DOH
10.	Processing of invoices and payment within 30 days.	DPWI

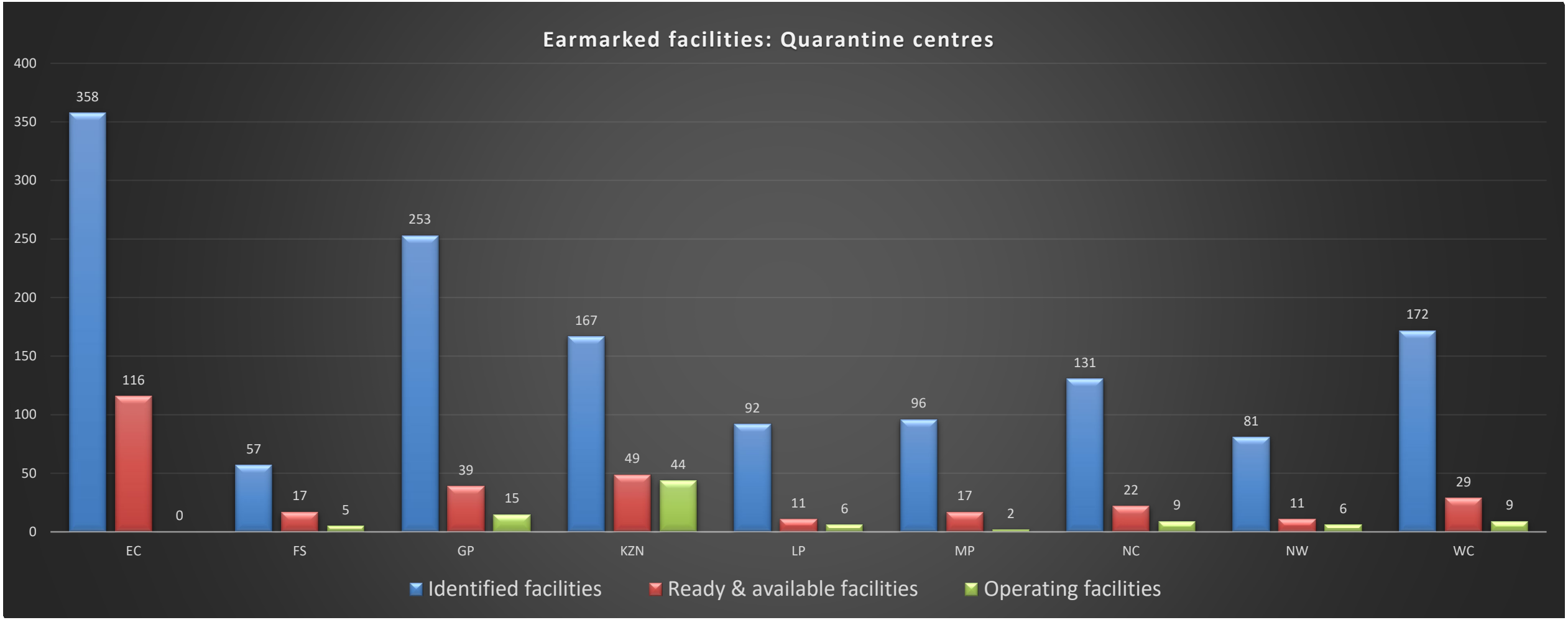
ASSESSED AND COMPLIANT FACILITIES: QUARANTINE CENTRES

STATE AND PRIVATE FACILITIES IDENTIFIED FOR QUARANTINE

(Data as at 30 April 2020)

IDENTIFIED FACILITIES						ASSESSED AND COMPLIANT		ACTIVATED FACILITIES				
PROVINCE	DISTRICTS & METROS	FACILITIES			BEDS	ASSESSED AND READY	TOTAL BEDS	NUMBER OF FACILITIES ACTIVATED		NUMBER OF BEDS ACTIVATED		NO. OF PEOPLE IN QUARANTINE
		STATE	PRIVATE	TOTAL				STATE	PRIVATE	STATE	PRIVATE	
EC	8	130	228	358	12556	114	4547	0	0	0	0	0
FS	5	30	27	57	3617	17	1333	1	4	151	162	57
GP	5	77	176	253	33763	39	9298	3	12	1037	4056	3280
KZN	11	93	74	167	13856	50	915	43	3	671	182	155
LP	5	70	22	92	3460	15	1051	4	2	183	130	161
MP	3	43	53	96	7925	18	1385	2	0	161	0	62
NC	5	66	65	131	5731	23	1249	8	1	832	14	41
NW	4	49	32	81	6596	12	499	5	1	63	52	51
WC	6	54	118	172	21316	30	3824	0	9	0	1877	620
TOTAL	**52**	**612**	**795**	**1407**	**108820**	**318**	**24101**	**66**	**32**	**3098**	**6473**	**4427**

ASSESSED AND COMPLIANT FACILITIES: QUARANTINE CENTRES



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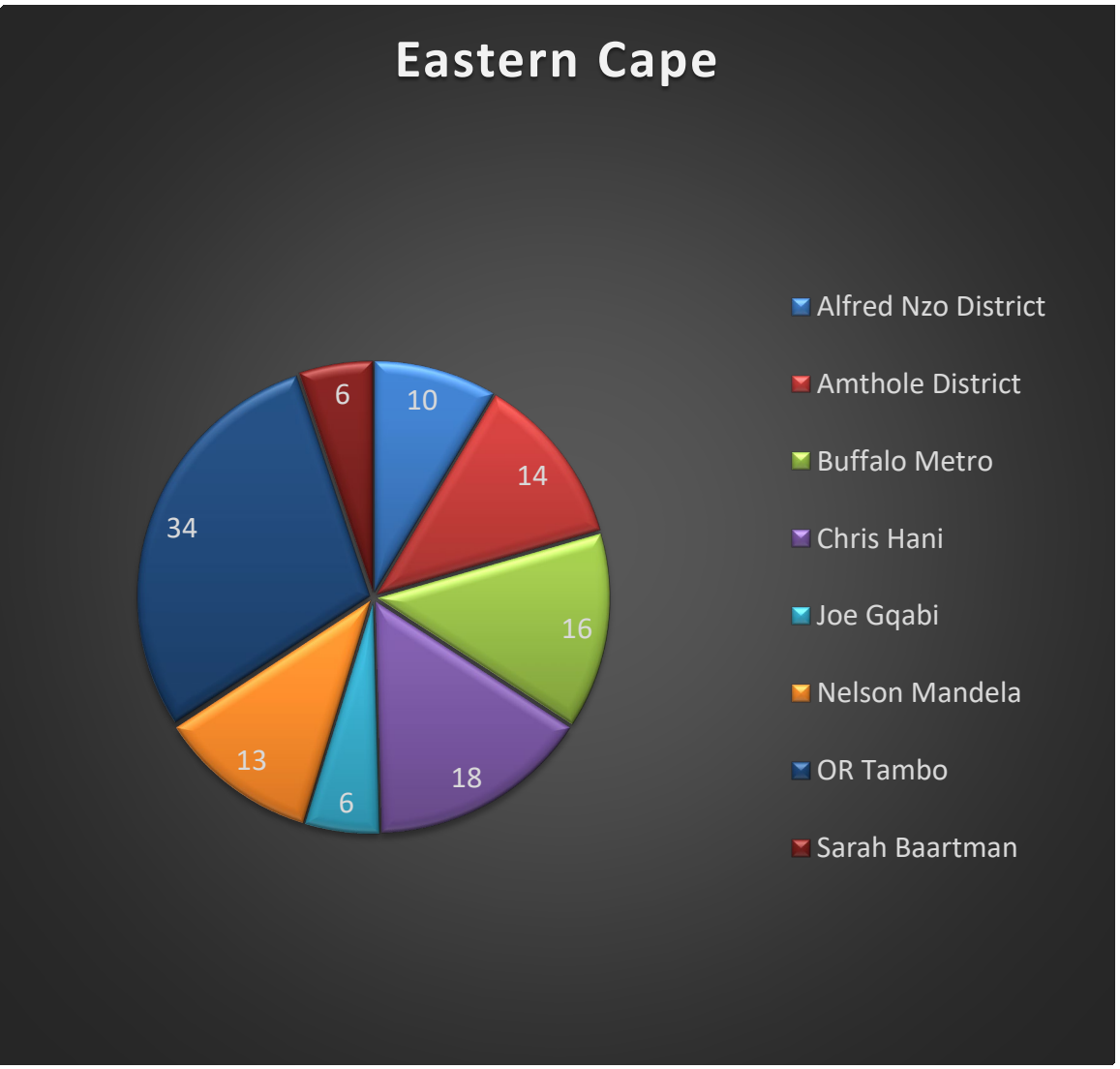

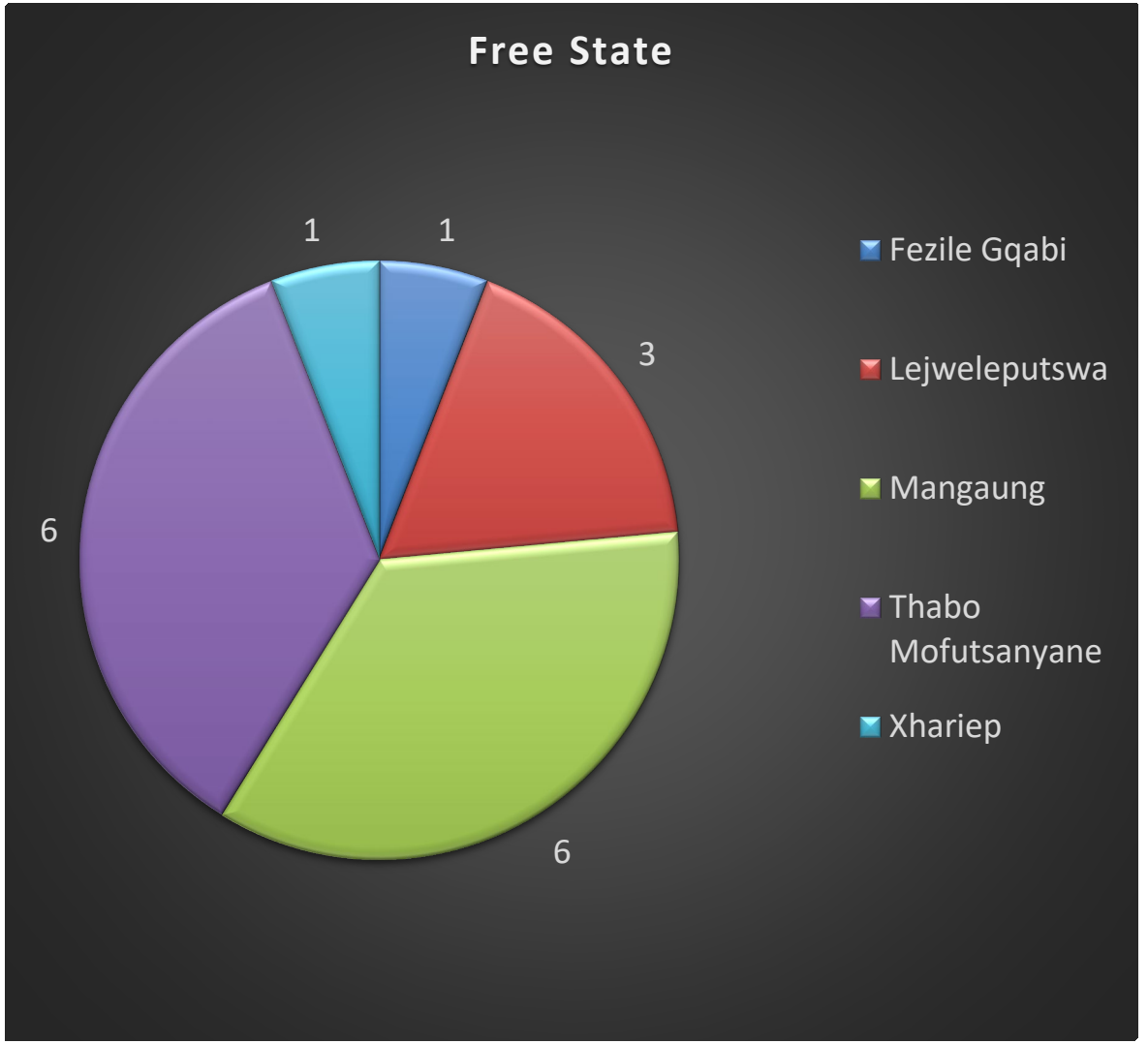

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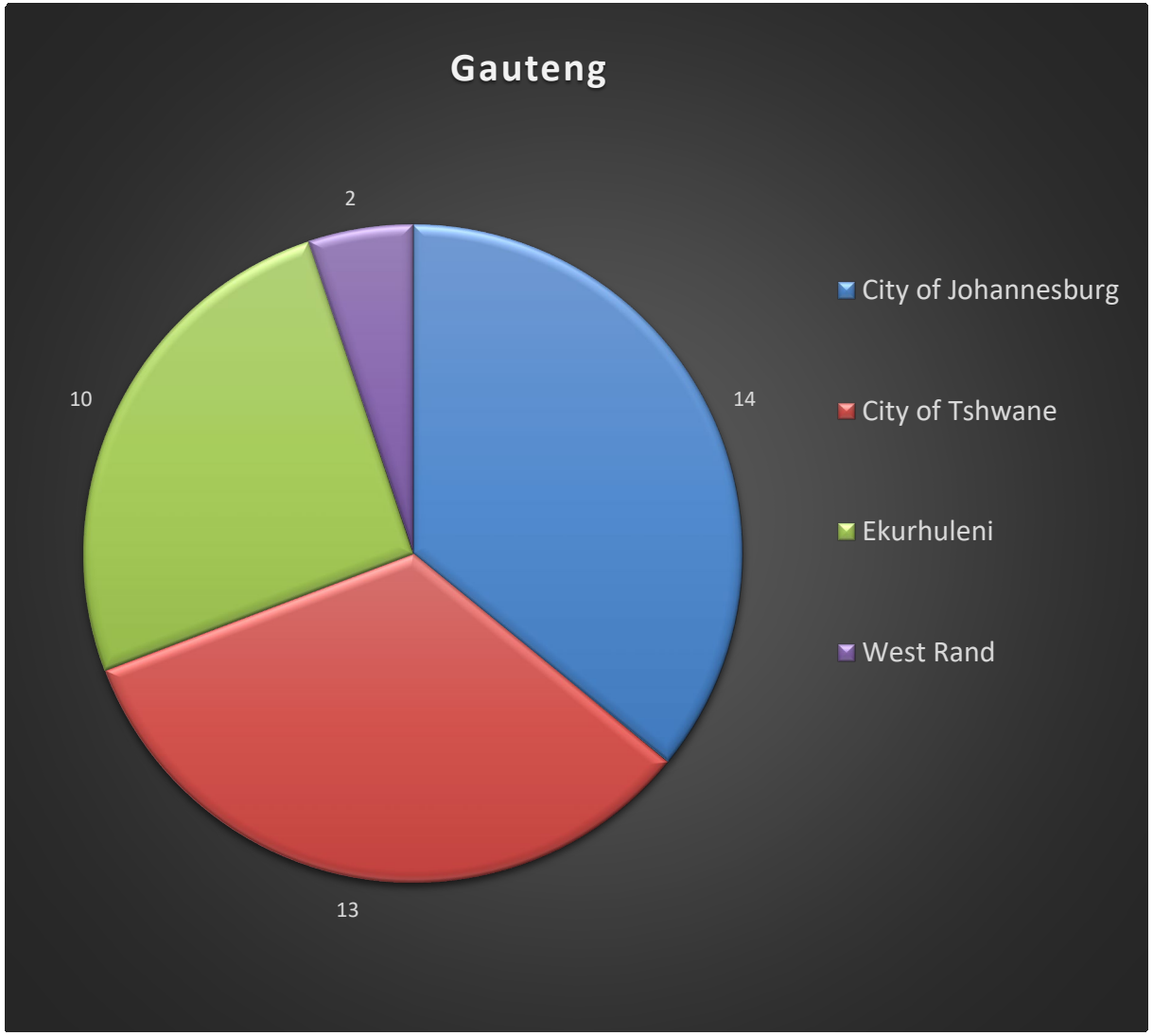

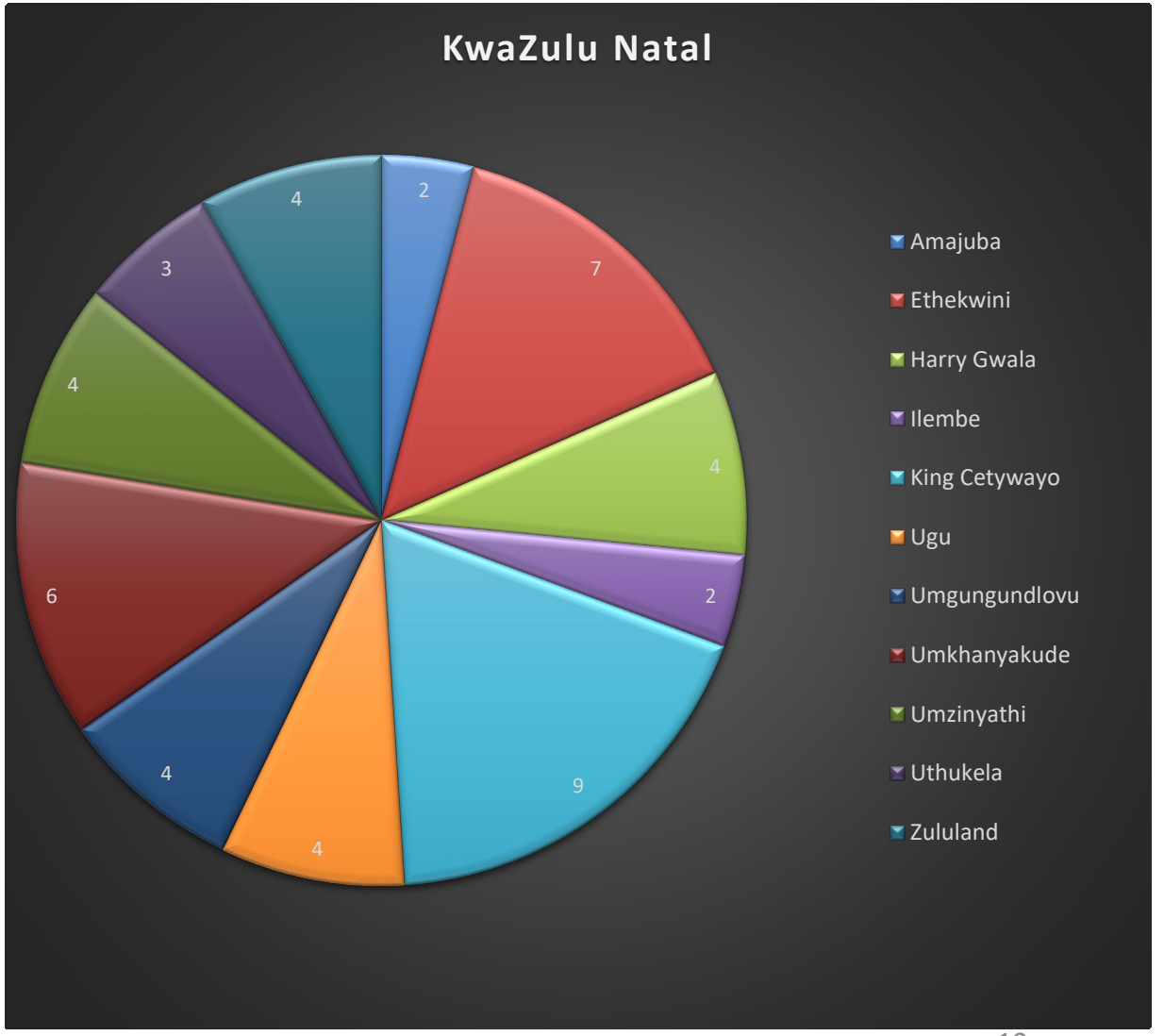

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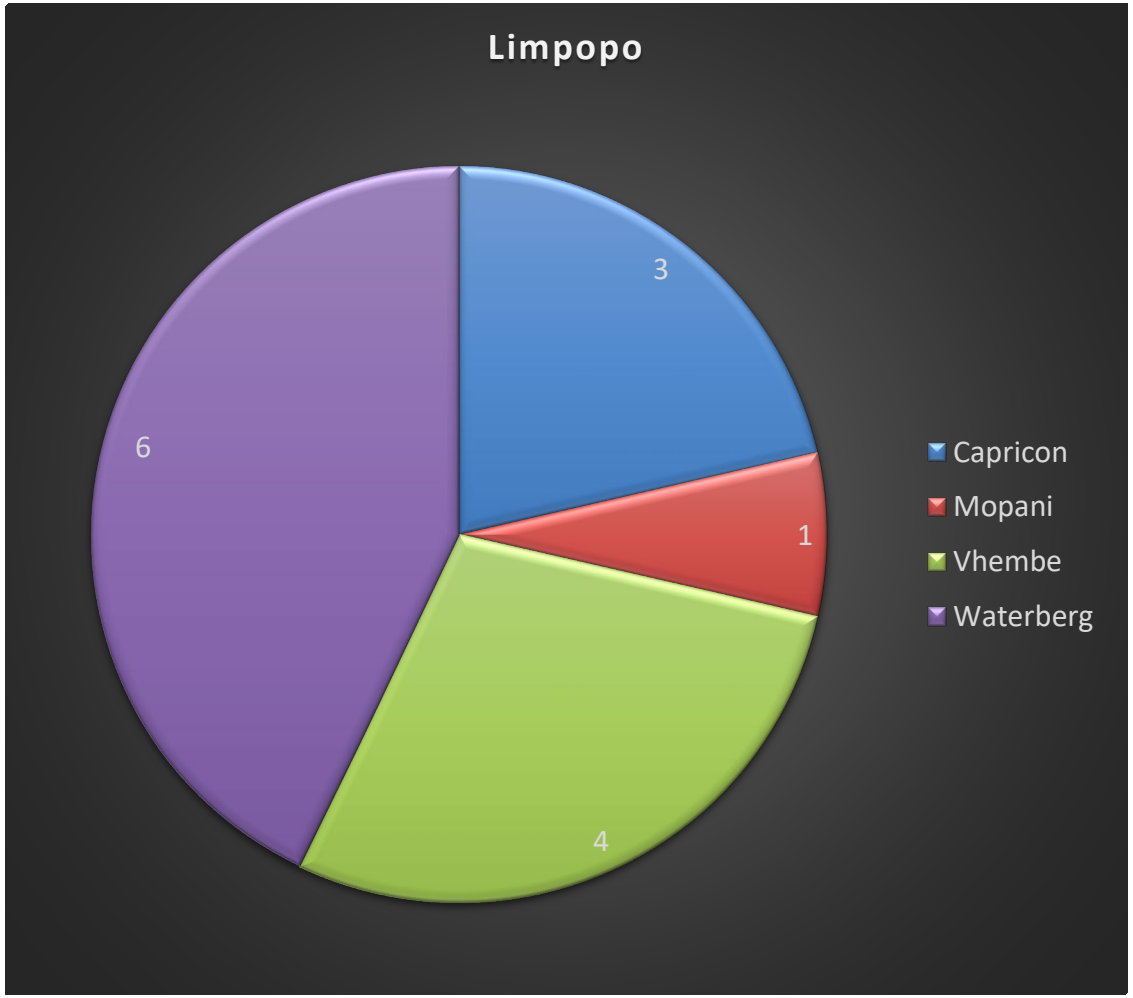

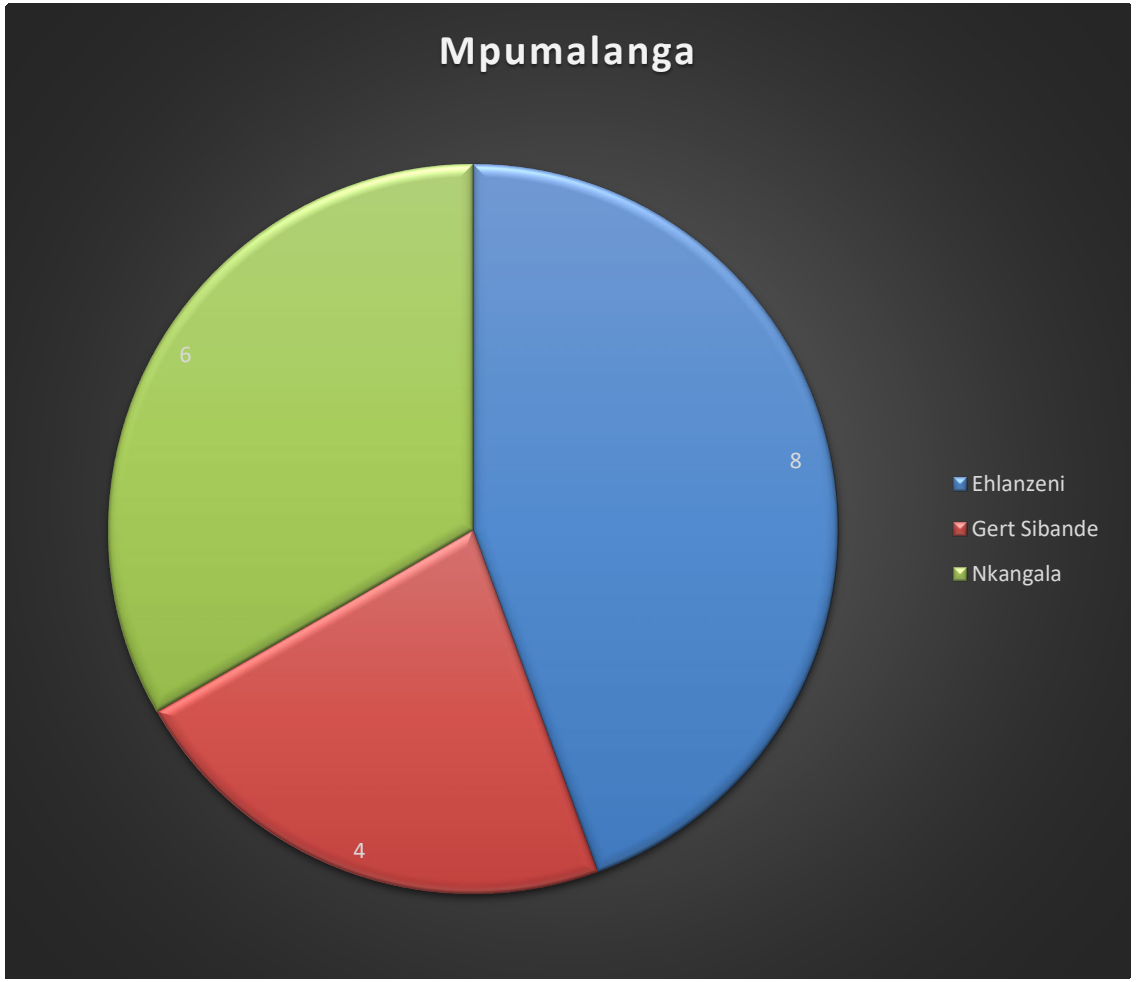

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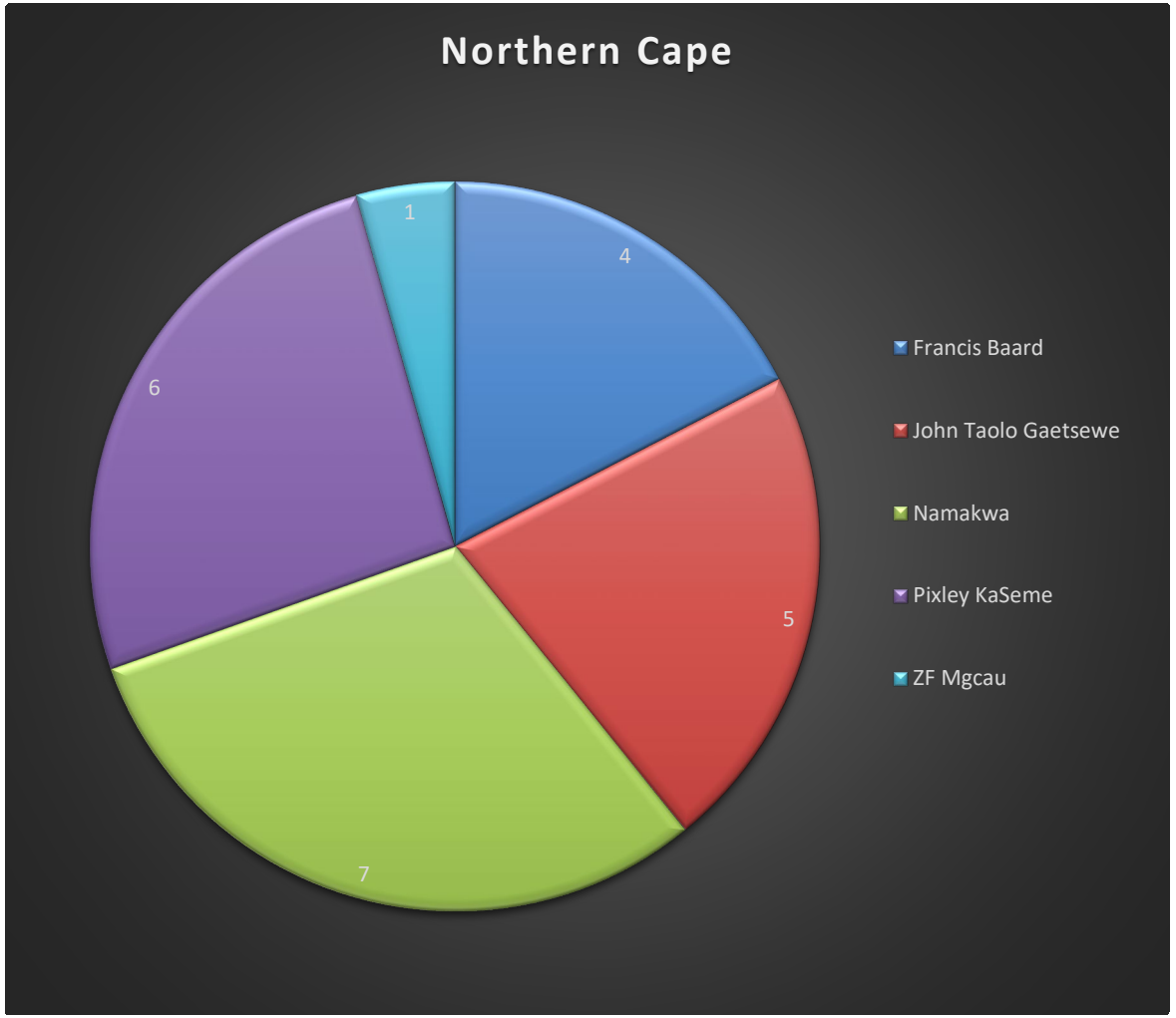

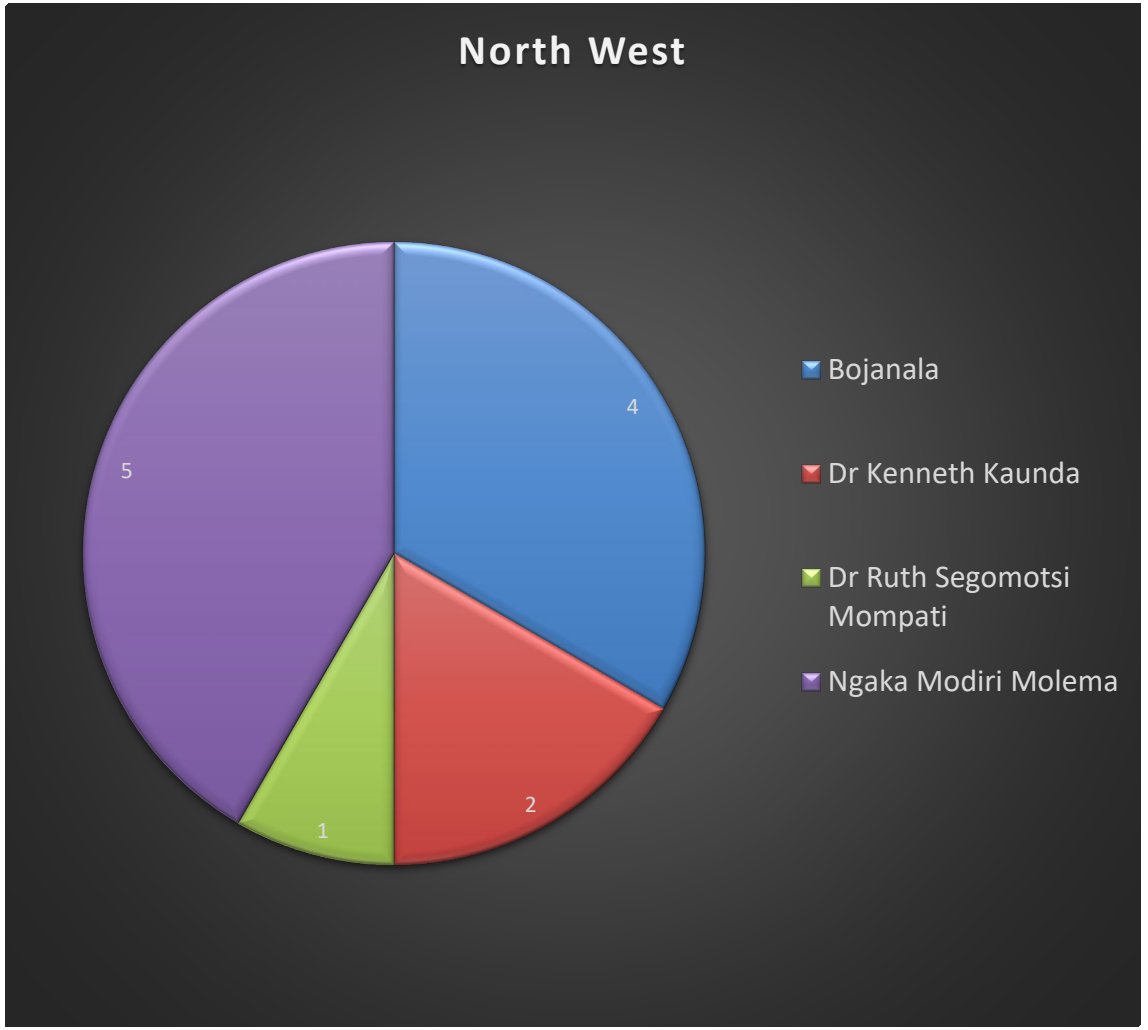

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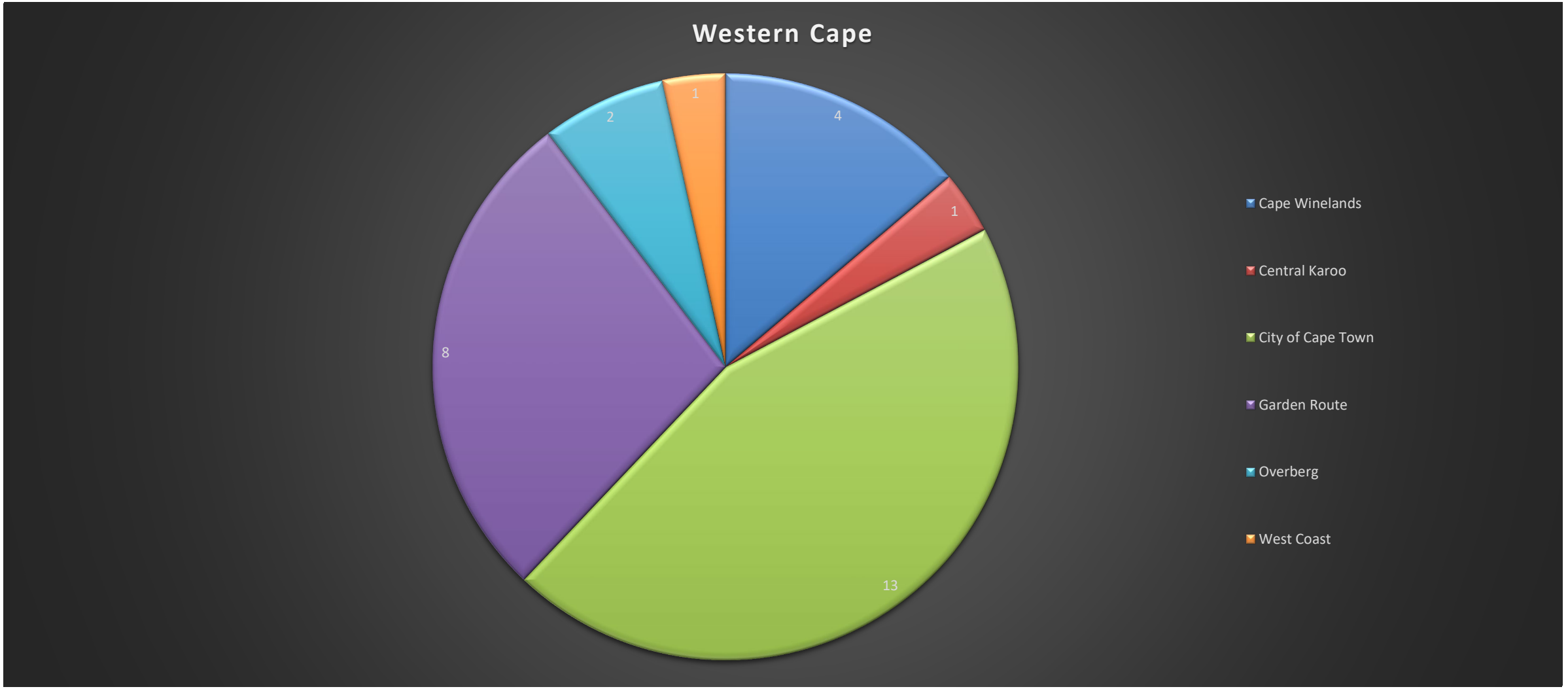

RENTAL COST: PRIVATELY OWNED FACILITIES FOR THE INTENDED PERIOD OF USE

RATING OF HOTEL:	1 STAR HOTEL	2 STAR HOTEL	3 STAR HOTEL	4 STAR HOTEL
RATE PER ROOM:	Price per room on a dinner, lunch & breakfast basis	Price per room on a dinner, lunch & breakfast basis	Price per room on a dinner, lunch & breakfast basis	Price per room on a dinner, lunch & breakfast basis
SINGLE:	R850.00	R950.00	R1050.00	R1200.00
SHARING:	R1 035.00	R1 135.00	R1 235.00	R1 385.00

Terms agreed to by National Treasury & Department of Tourism:

- Whole hotel take over
- 3 meals based on the ground experience of current operations
- Trays bought to serve meals in rooms
- Laundry added as has been requested - wash / dry / folded
- Hospital grade cleaners used
- Additional costs incurred when deep cleaning a room after departure of infected persons
- Forced to buy Bio-waste bags when the company not collecting on time
- A Staff stipend included

RENTAL COST: PRIVATELY OWNED FACILITIES FOR THE INTENDED PERIOD OF USE

NO.	FACILITY	RATE	NO. OF PEOPLE QUARANTINED	DAYS	TOTAL
1	Hotel in City of Johannesburg	R 950,00	135	14	R 1 795 500,00
2	Hotel in City of Johannesburg	R 1 050,00	157	14	R 2 307 900,00
3	Hotel in City of Cape Town	R 1 200,00	162	14	R 2 721 600,00
4	Hotel in City of Cape Town	R 1 050,00	176	14	R 2 587 200,00
5	Hotel in eThekweni	R 1 050,00	166	14	R 2 440 200,00
6	Hotel in City of Cape Town	R 1 050,00	207	14	R 3 042 900,00
7	Hotel in City of Tshwane	R 1 200,00	144	14	R 2 419 200,00
8	Hotel in City of Johannesburg	R 1 050,00	80	14	R 1 176 000,00
9	Hotel in City of Johannesburg	R 990,00	90	14	R 1 247 400,00
10	Hotel in City of Johannesburg	R 990,00	45	14	R 623 700,00
11	Hotel in City of Johannesburg	R 990,00	60	14	R 831 600,00
12	Hotel in Ekurhuleni	R 1 050,00	300	11	R 3 465 000,00
13	Hotel in City of Tshwane	R 990,00	130	14	R 1 801 800,00
14	Hotel in City of Johannesburg	R 1 050,00	273	14	R 4 013 100,00
	TOTAL		**2125**		**R 28 677 600,00**

STATE OWNED FACILITIES FOR THE INTENDED USE AS QUARANTINE CENTRES

- DPWI has two of its facilities which have been subjected to refurbishment to serve as quarantine centres. The facilities have a combined capacity to have +100 beds. They are Salvakop and Tshwane West College. They are both in Tshwane metropolitan area.

- It took over two months to have the facilities refurbished and currently furnished to accommodate people that will be referred for quarantine or isolation.

- IDT was not involved in repairs and repairs of the two facilities – only DPWI's Facilities Management branch project managed the work. DPWI will provide its security for the infrastructure. However, SAPS will avail its resources to ensure enforcement of the law for quarantined people.

- Provincial Public Works have their own facilities (i.e. state owned) which they avail from their own immovable asset register to serve as quarantine centres. For any refurbishment work, the provinces use their own procurement system and account to Head of the Department and the Member of Executive responsible for public works portfolio. For funding of those, the provinces will engage their provincial treasury directly.

COST ESTIMATE REPORT FOR SALVAKOP AND SAPS COLLEGE

FACILITY NAME	NUMBER OF BEDS	BUILDING INFRASTRUCTURE (A)	MOVABLE ASSETS (B)	TOTAL A+B
SAPS College, (Pretoria West)	47	R 905 144,54	R 314 428,40	R1 219 572,94
Salvakop (Freedom Park)	64	R 3 361 309,10	R 422 863,05	R3 784 172,15
GRAND TOTAL:				**R5 003 745,09**

PRIVATELY OWNED FACILITIES FOR THE INTENDED PERIOD OF USE

CHALLENGES OF PUBLIC FACILITIES	INTERVENTIONS / POSSIBLE SOLUTIONS
Repairs and renovations of sites (costly) and time delay	Use private establishment facilities while allowing some time to refurbish facilities that have been assessed and found to be complying but need some work.
Theft of equipment and damages to the asset (not guarded)	Activate SAPS security before the site is resourced with beds, linen and other material.
Procurement of beds and linen (disposal strategy post COVID 19)	The cost will be quantified. Strategy to dispose to existing hospitals / local clinics will be devised with DoH.
Provision of catering services (require separate arrangement)	Use of Expanded Public Works Programme (labour intensive work opportunities) to cook, serve food, screening and cleaning services.
Ensure occupational health and safety requirements and efficient turn around time to fix problems.	Certificate of compliance and Certificate of occupation and day to day emergency calls / term contracts to fix

CHALLENGES, INTERVENTIONS MADE AND PROGRESS UPDATE

CHALLENGES	INTERVENTIONS	PROGRESS UPDATE
1. The process of quarantine commenced with directives and standard operating procedures without a standard operating procedures (SOPs).	Minister instructed that the standard operating procedures (SOPs) should be developed to enhance and clarify further the current internal circular on the role of the department. Protocol document on roles of key stakeholders (DPWI, DOH and Department of Tourism).	SOPs are currently being finalised for approval. Protocol document will be presented to Ministers (DPWI, Tourism, DOH and DOD) on Monday, 4 May 2020.
2. Terms and Condition upon which negotiated rates for private hotels was based. Problematic one is; • Paying for the whole hotel regardless of the occupancy level. • Upfront payment (deposit)	DPWI negotiating with hotels not to insist on these terms and conditions. Some have agreed but some are resisting.	Ongoing.

CHALLENGES: RECOMMENDATIONS

CHALLENGES	INTERVENTIONS	PROGRESS UPDATE
3. Short notice in terms of flights carrying repatriates.	Engagement with the NATJOINTS (Work-stream) wherein DIRCO is represented were concluded and agreed on 72 hour lead time to arrange quarantine facilities.	Ongoing
4. People checking in hotels to self quarantine.	Engaged hotels not to allow people to do so at government expense. Revising the SLA to incorporate this challenge.	Revision underway.
5. Agencies calling hotels claiming to be acting on behalf of government to activate quarantine centres	Engaged hotels not to allow people to do so at government expense. Revising the SLA to incorporate this challenge.	Revision underway.
6. People in quarantine facilities released prematurely (before the expiry of the prescribed 14-day period)	The matter was presented to the NATJOINTS and it was re-emphasised that the 14-day period be observed.	Addressed – continue to provide update to the NATJOINTS
7. Some provinces do not implement mandatory quarantine for people coming through the land ports of entry.	The matter was presented to the NATJOINTS and provinces were called upon to observe mandatory quarantine.	Addressed – continue to provide update to the NATJOINTS

THANK YOU

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