

CONSTRUCTION DOCUMENTATION

ERF R/87

ALPHA EAGLES TCC

Construction Documentation

Project: Home of Good Hope – New Building

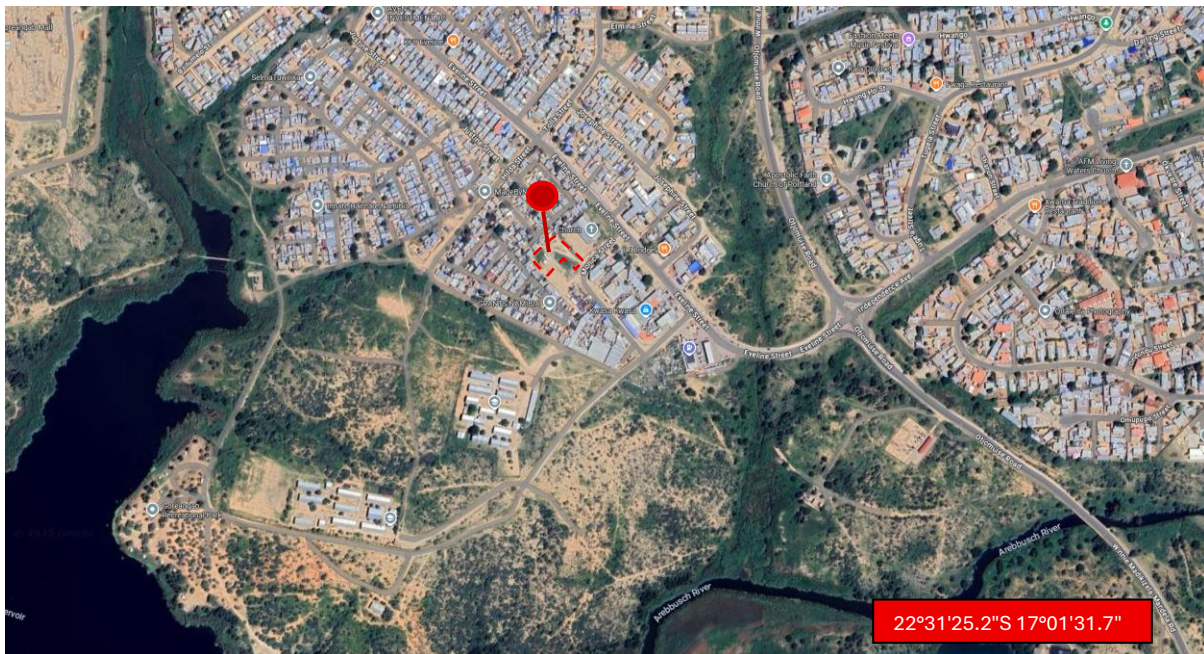
Plot No.: R/87

Location: Windhoek, Goreangab, Monica street

Client: Home of Good Hope (Mrs. Monica)

Contractor: Alpha Eagles tcc

Date: Friday, August 15, 2025



1. Introduction

This document outlines the construction stages for the Home of Good Hope New Building on Plot No. 87. It provides a sequential breakdown of activities from site preparation to project completion, serving as a guide for the project team, client, and relevant stakeholders.



2. Construction Stages

Stage 1 – Site Preparation & Setting Out:

- 1) Conduct site inspection and clearance of vegetation, debris, and obstructions.
- 2) Mark out boundaries in accordance with the approved site plan.
- 3) Establish reference points and levels using surveying equipment.
- 4) Install site signage, building of boundary wall, and temporary facilities (storage, toilets, etc.).

Approx duration: 2 weeks

Approx cost: N\$ 224,097.28

Stage 2 – Earthworks & Foundations:

- 1) Excavate trenches according to the foundation layout.
- 2) Conduct soil compaction tests where necessary.
- 3) Install foundation formwork and reinforcement as per structural drawings.
- 4) Pour concrete for strip/pad foundations and allow curing.
- 5) Backfill around foundations after concrete achieves required strength.

Approx duration: 4 weeks

Approx cost: N\$ 241,021.26

Stage 3 – Superstructures:

Ground Floor Slab:

1. Lay hardcore filling, compact, and blind with sand.
2. Install damp proof membrane (DPM) and steel reinforcement.
3. Cast concrete slab and cure.

Walling:

1. Construct load-bearing and partition walls with approved masonry materials.
2. Install lintels and reinforcement where specified.

Upper Structure:

1. Formwork Erection – Install and secure boards, plywood, and supports (props/scaffolding) to create the mold for the slab and beams.



2. Reinforcement Placement – Lay and tie steel bars as per structural drawings, ensuring correct spacing and cover.
3. Service Conduits Installation – Place electrical and plumbing sleeves/pipes through the slab where needed.
4. Concrete Casting – Pour concrete evenly into the formwork, vibrate to remove air pockets, and level the surface.
5. Curing – Keep the concrete moist for the recommended curing period to achieve strength before removing formwork.

Approx duration: 4 weeks

Approx cost: N\$ 1,254,224.93

Stage 4 – Roofing

1. Install roof trusses/rafters as per approved design.
2. Fix purlins and apply roofing sheets/tiles.
3. Install rainwater gutters and downpipes.
4. Apply weatherproofing measures to prevent leaks.

Approx duration: 2 weeks

Approx cost: N\$ 136,679.91

Stage 5 – External & Internal Finishes

1. Plastering: Internal and external wall plastering with approved mortar mix.
2. Floor Finishes: Lay floor tiles or other specified finishes.
3. Ceilings: Install ceiling boards and finish as per design.
4. Painting: Apply primer and finish coats to all walls, ceilings, and external surfaces.

Approx duration: 2 week

Approx cost: N\$ 637,820.59

Stage 6 – Doors, Windows & Fixtures

1. Install doors (external and internal) with necessary locks and fittings.
2. Fit windows with frames, glass, and handles.
3. Install kitchen units, wardrobes, and other built-in furniture.



Approx duration: 3 week
Approx cost: N\$ 303,993.45

Stage 7 – Mechanical, Electrical & Plumbing (MEP)

1. Plumbing: Install water supply lines, drainage pipes, and sanitary ware.
2. Electrical: Lay wiring, install sockets, switches, and light fittings.
3. HVAC: Install ventilation or air conditioning systems.

Approx duration: 3 weeks
Approx cost: N\$ 467,238.16

Stage 8 – External Works & Landscaping

1. Construct driveways, walkways, and perimeter fencing/walls.
2. Install gates and security features.
3. Plant grass, trees, and shrubs as per landscaping plan.

Approx duration: 2 week
Approx cost: N\$ 97,154.70

Stage 9 – Purchasing equipments, Testing, Commissioning & Handover

1. Purchasing kitchen, dining hall and other equipments
2. Test all electrical, plumbing, and mechanical systems.
3. Conduct snagging inspection and rectify defects.
4. Provide as-built drawings and maintenance manuals.
5. Official handover to the client with completion certificate.

Approx duration: 2 week
Approx cost: N\$ 467,921.38



3. Project Timelines

Stage	Duration (Days)	Start Date	End Date
Site Preparation	X	.....	.....
Foundations	X	.....	.....
Superstructure	X	.....	.....
Roofing	X	.....	.....
Finishes	X	.....	.....
External Works	X	.....	.....
Handover	X	.....	.....

4. Contingency

The project's contingency = The project's total (Materials costs + Labor + Logistics + Administrative fees) X 7.5%

Contingency = N\$ 3,830,151.66 X 7.5%

= N\$ 287,261.37

The contingency funds shall be held by KAPPEN Foundation and released only upon joint approval and documentation from KAPPEN and A-E. Disbursements will follow the stage allocations outlined in this document. Any unused contingency will remain with the Foundation after project completion.

5. Quality & Safety Measures

1. All works to comply with approved architectural and structural drawings.
2. Materials to meet Namibian Standards or equivalent.
3. Safety gear (PPE) mandatory for all workers.
4. Site to be kept clean and hazards minimized.

TOTAL ESTIMATED TIME TO FULL COMPLETION IS APROXIMATELY 14 WEEKS (5.5 MOTHS).



6. Signatures

Client: _____ Date: _____

Contractor: _____ Date: _____

Project Manager: _____ Date: _____

