**REFURBISHMENT OF SAAMBOU BUILDING**

**PROJECT LOCATION: GERMISTON CBD, CITY OF EKURHULENI**

**PROJECT VALUE: R 88M**

**PROJECT SUMMARY:**

The SAAMBOU Building is a Municipal Administrative building located in Queen Street in Germiston CBD, having housed various COE (previously EMM) departments. COE Real Estate Department – Property Development Division, took the decision to revamp the building as part of its Germiston Urban Renewal: Germiston Civic Precinct programme.

The scope of works included planning, design, project management, and construction management for the demolition, construction and fit out of the Building.

**Aim of the project**

The aim of COE Real Estate Department was to revamp SAAMBOU Building into a modern landmark that defines the future of Germiston. This included stripping the building to its core and rebuilding it from the inside out.

**Objectives of the project**

The refurbishment of SAAMBOU Building was not just about creating more office space, but also:

* Provides a user friendly COE Business Centre within the Germiston CBD
* Optimizes and densify council owned space with increased asset value and revenue enhancement
* Increases economic opportunity and job opportunities for local labour
* Reverses grime and crime in Germiston
* Promotes Civic Character

**Key Milestones**

The key milestones include:

* Strip, repair and refurbish the building as per client requirements in line with latest National Building Regulations and SANS 10 400
* Incorporate a modern façade
* Utilization of approved Alternative Build Technology (ABT) building methods
* The incorporation of the economic development of the community through job creation and local contractor development
* Youth empowerment through work mentoring

**Deliverables**

* Accommodation for COE Germiston CRM Department
* Office Accommodation for approximately 150 COE personnel including the COE Call Centre
* Safe, secure venue to engage the City

**Safety Measures**

Construction zones, especially in built up areas, present a real hazard for workers, motorists and pedestrians. This hazard is brought on by impatient drivers and widespread traffic congestion. In keeping with Health & Safety guidelines, to mitigate these risks, the following planning and response handling measures have been undertaken:

**Public Awareness:** Local Media, COE Communications Department

**Accommodation for Traffic:** Road Signage at intersections, pedestrian access restricted along and Queen Street.

**Road Closure:** Temporary partial closure of Queen Street for pedestrians and parking.

**Ongoing Progress**

Being a refurbishment project, the building is subjected to demolition and construction concurrently. This is further compounded by the fact that the site, being in the centre of the Germiston CBD, has very restricted space for laydown, stockpiling, storing materials, etc., meaning that workspace is extremely limited.

As such, certain items are fabricated off site, semi-assembled and only brought to site when ready for installation. This means that the programming of works is very tight, as delays on one item could have a serious knock on effect on other items.

The onset of the Covid-19 pandemic added another dynamic to the project. The cessation of works during the mandatory lockdown did push the programme out, but the Client has accommodated the delays accordingly.

As is mandatory on all construction sites, Covid-19 safety measures are thoroughly enforced.

The contract is on track as per revised programme and progress on site is testament to the efforts of the team.

**Conclusion**

We remain confident of the successful completion of the project that will echo Ekurhuleni’s mission of providing sustainable and people-centred developmental services that are affordable, appropriate and of high quality. Our focus is on social, environmental and economic regeneration of the City, as guided by the principles of ***Batho Pele***.









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