

05 August 2015

Our Ref: J27035  
Your Ref: Email received 05 August 2011

Dear Stefan Kleyn

**Tshwane**

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**RE: ESKOM EIA CONCERNS FOR THE PROPOSED NUCLEAR POWER STATION AND ASSOCIATED INFRASTRUCTURE (DEA Ref. No: 12/12/20/944)**

GIBB acknowledges receipt of your comments on the Revised Draft EIA report. We thank you for your valuable comments and your participation in the Eskom Nuclear Power Station (NPS) Environmental Impact Assessment (EIA) process. Your comments concerning the Nuclear-1 have been noted.

**COMMENT ON REVISED DRAFT ENVIRONMENTAL IMPACT REPORT**

*On behalf of Global Leadership Academy – Jeffreys Bay, I would like to present to the relevant parties the following information regarding the current educational environment in the Kouga Region, and more specifically Jeffreys Bay.*

*For a complete overview and development plan of Global Leadership Academy, please view the attached documents.*

**In Summary:**

**Comment 1:**

**Should the development of Eskom Nuclear-1 be approved, it will have a definite impact on social, economic conditions in and around the Kouga Region.**

An already escalating and immense concern is the current state of educational services and schools infrastructure in this area. Before 2010 more than 2300 primary school pupils in Jeffreys Bay had no access to a local Secondary School. In January 2010 Global Leadership Academy was opened, it is an innovative independent high school in Jeffrey's Bay, accommodating 250 students in grades 8 – 12.

The only appropriate facility available to us back then was unused space in a local shopping mall, which we are currently still leasing. However in April 2010, 7.5ha of property was donated to GLA by the directors of Buchner Propvest.

**The process to develop this land into an educational facility is already at an advanced stage.**

Some of the highlights of this project include:



GIBB Holdings Reg: 2002/019792/02  
Directors: R. Vries (Chairman), Y. Frizlar, B Hendricks, H.A. Kavthankar, J.M.N. Ras  
Arcus GIBB (Pty) Ltd, Reg: 1992/007139/07 is a wholly owned subsidiary of GIBB Holdings.  
A list of divisional directors is available from the company secretary.

- Global Leadership Academy is already an established and fully functional secondary school inclusive of all communities – only high school in Jeffreys Bay
- Aurecon has been appointed as project managers and civil consultants
- Erf Number has been obtained
- Title deeds has been applied for
- Site Development plan has been approved
- Architect Plans to be submitted end of August
- ROD
- Geotech Report done
- Committed and experienced project team

**We believe that as important as the development of Eskom Nuclear-1 is, so important it is to make ample provision for sufficient investment in social and economic instruments in this area.**

**\*Global Leadership Academy is an already functioning and successful educational institution that could effectively use such an investment.**

Key highlights of Global Leadership Academy

- The school was established through a registered NPO
- Therefore we function on “Non Profit” principles
- The school is accessible for children from all backgrounds
- We invest vastly in the local community through service

**Please see the attached document for a complete overview.**

The opportunity to make a lasting impact on the Kouga Region and South Africa is not only in the hands of Global Leadership Academy, but also in the hands of Eskom and its partners.

We trust that this impact will be to the benefit of all... *without any regrets.*

**Response 1:**

The concern raised regarding local infrastructure and the impact of the proposed Nuclear Power Station on the social and economic conditions of the area is very relevant. Eskom will be required to engage with the local authorities prior to the start of construction to determine the allocation of responsibilities for the upgrading of infrastructure. Eskom will have to accept responsibility for some portion of the upgrading due to the influx of people into the area, as it has done for the Medupi Power Station, which is currently under construction at Lephalale in Limpopo Province. The attachment is noted.

Should you have any queries with respect to the above please do not hesitate to contact GIBB.

Yours faithfully  
For GIBB (PTY) Ltd




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The Nuclear-1 EIA Team



5 August 2011

Jacqueline de Goede

**GIBB Nuclear-1 Public Participation Office**  
PO Box 3965  
Cape Town  
8000

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We pray that this impact will be to the benefit of all... without any regrets.

Kind Regards

Stefan Kleyn  
Director – Global Leadership Academy



# GLA ECO CAMPUS

## GLA ECO CAMPUS JEFFREYS BAY BUSINESS PLAN

JUNE 2011

**Compiled by:**  
Aurecon South Africa (Pty) Ltd  
Lion Roars Office Park,  
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*On Behalf of:*

**Global Challenge Expeditions**

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## 1 EXECUTIVE SUMMARY

### INTRODUCTION

Global Leadership Academy (GLA) is an innovative private high school in Jeffrey's Bay, South Africa, accommodating 250 students in grades 8 – 12. The school opened in January 2010.

### CONTEXT

Before GLA was established in Jeffrey's Bay the more than 2300 primary school pupils had no access to a local secondary school.

Not able to ignore this need in the community we took a step of faith to establish an independent High School.

The only appropriate facility available to us was unused space in a local shopping mall which we are currently leasing. However in April 2010, 7.5ha of property was donated to GLA by the directors of Buchner Propvest.

**OUR OBJECTIVE is** to develop this property into a world class and environmentally friendly educational facility.

We envision Global Leadership Academy to evolve into a **movement that will establish an NGO based franchise of schools across Africa.**

**We believe this model will play a significant part in solving the educational needs of the continent.**



## 2 GLA SUMMARY AND PROFILE

### 2.1 THE BIRTH OF GLA

Numerous qualified teachers participated in Global Challenge Expeditions since 2006. Many of them came to us with the vision of teaching in a school where there is a dream to develop a child's character in a unique way, this coupled with the growing need in Jeffrey's Bay for a high school encouraged us to pursue that dream.

Before 2010 the only option local students had, was to attend a secondary school outside of Jeffrey's Bay. That meant that more than 2300 students either attended boarding school or used daily bus services to neighbouring towns.

The school first opened its doors on the 13 January 2010 with 63 learners. Within the first month, 31 more students were added.

The response from the public, parents and children has been overwhelming and with the addition of Grade 11 in 2011, we now have 164 full time enrolled students.

Currently we are renting space in the Equinox Mall - Jeffrey's Bay and use some of the shops for class rooms. Extracurricular activities such as Athletics, Cricket, Swimming, Golf, and so forth are played at different facilities in Jeffrey's Bay.

In April 2010, 7.5ha of property was donated to GLA by Buchner Propvest. The goal is to develop this property into a world class educational facility that will encompass all that GLA stands for and aims to achieve through the learning programme.

### 2.2 VISION

Global Leadership Academy aims to establish an innovative learning environment, with firm core values, where young people can grow into leaders who will impact and serve the world around them.

We envision that Global Leadership Academy will:

- Be an alternative model for accessible and affordable private education.
- Create a training ground for future leaders in education.
- Take the lead in developing a sustainable and environmental friendly educational facility.
- Be a private school who works in partnership with the Department of Education.

We envision that the students of Global Leadership Academy will:

- Become the next generation of leaders in the Kouga Region and South Africa.
- Be able to respond to the social needs in their society.
- Be emotionally and spiritually mature.
- Reach their full potential in an atmosphere that is safe, secure and positive.
- Become adults who respect and care for the environment.
- Unite different culture groups within the community.
- Be fully equipped to use and implement the latest technologies.
- Leave a lasting legacy for the generations to come.

We envision a school that will take the lead in the education and development of children and set a notable example to all.

### 2.3 VALUES

Our philosophy of value based education supports our vision.

These values are relevant in our relationships towards God, other people and ourselves. It also can be seen in the way we steward that which is entrusted to us.

- The staff of GLA are outspoken in their faith in Jesus Christ. The values and traditions of the school will therefore inevitably be affected by their lifestyles and teachings.
- The school's governance framework will create an atmosphere of friendliness, kindness, gentleness and humility.
- The academic environment at GLA will stimulate intellectual curiosity, analytical reasoning and problem solving.
- GLA believes in the valuable role of mentorship, and will promote relational education.
- GLA believes in experiential learning as a tool to empower students to put theory into practice and develop the life skills of their students.
- We place a high emphasis on love, loyalty and respect towards God, one another and GLA.
- At GLA we strive towards excellent academic standards and believe this does not exclude the elements of fun and adventure.
- This milieu will help shape and form students of character and integrity.

The above values can be highlighted as:

- CARE
- RESPECT
- INTEGRITY
- EXCELLENT WORK ETHICS

### 2.4 OBJECTIVES

Academic / Education

Facilities/ Development

Key objectives for Global Leadership Academy are to:

- Develop 7.5 hectares of property donated to Global Challenge Expeditions for the building of a world class educational facility in Jeffrey's Bay, Eastern Cape.
- Be an educational facility that implements environmentally friendly and sustainable principles.
- Create unique and positive learning environments which will educate children to act responsibly towards their environment.
- Use the facilities to initiate and host programs that will empower the community.

## 2.5 GLA BOARD AND PERSONNEL

As a registered school with the Eastern Cape Department of Education following the National Curriculum, the teachers attend all training conventions and seminars. Quarterly assessments of the academic standards of GLA are done by the Department of Education.

GLA stimulates and facilitates further development of teachers through:

- Teacher development programs presented by Dr. Johann McFarlane from the Nelson Mandela University.
- 50% of staff is currently enrolled in further tertiary studies.

Please refer to **Table 1** below for list of the GLA teaching staff.

**Table 1: Full Time Teaching Staff**

FULL TIME TEACHING STAFF	
<b>Principal</b>	<b>Qualifications</b>
Mrs. M McFarlane	MA in Social Sciences (Cum Laude) STD, ACE: ML (Cum Laude)
<b>Deputy Principal</b>	<b>Qualifications</b>
Mr. D Young	BA Humanities
<b>Teachers</b>	<b>Qualifications</b>
Ms. M Fourie	Bcom (Hons) Accounting, NOS
Mr. T Schultz	BTh
Ms. A Bos	BEd (Cum Laude), Bed hons (Cum Laude)
Mrs. H Young	Bdram, NOS
Mrs. M H Banda	Bdiac, NOS
Ms. C van Es	BA Sport Development, Exercise and Nutrition BA Hons, NOS
Ms. S V Smith	NDip: Dram, NHDip advance Performance
Ms. L Carroll	BEd
Mr. K van Rooyen	BPharm
Mr. J J Oosthuizen	BSc Chemical Engineering (First Class)
Mr. A P du Plessis	BCom (Hons) Entrepreneurship and Marketing (Cum Laude)
Ms. A Brown	BA Psychology Candidate, NOS
Ms. J Taute	BCom Communication and Tourism
Mr. S Kleyn	BEd Technika (Cum Laude)
Mr. C H Bornman	BEd
Ms. L Smit	NDip: Graphic Design and Photography

**Executive Governing Body for Global Leadership Academy:**

*The Governing Body meets twice a term and minutes are kept.*

1. Ms. Anna-Marié Franken (Director & Founder)  
BA HED Diploma  
26 years
2. Past. Freddie Steenkamp (Chairman)
3. Dr. Johann McFarlane (Academic Standards Officer)
4. Floyd McClung
5. Ms. Marietjie McFarlane (Director, Principal)
6. George Mwanza
7. Tostao Banda
8. Mr. Stefan Kleyn (Administrator)
9. Ms. Astrid Vos (Community Relations Officer)

## 2.6 COURSE SYLLABUS

Global Leadership Academy is registered with the South African Department of Education with Registration Number: EMIS 200101041, and makes full use of the National Curriculum.

Please refer to **Table 2** for a list of the various subjects taught and extracurricular activities offered:

**Table 2: Subjects Offered and Extra Curricular Activities**

SUBJECTS OFFERED AND EXTRA-CURRICULAR ACTIVITIES	
Subjects	Extra - Curricular Activities
English (Home Language)	Athletics
English (First Additional Language)	Cricket
Afrikaans (Home Language)	Netball
Afrikaans (First Additional Language)	Soccer
Mathematics	Golf
Mathematical Literacy	Tennis
Life Orientation	Wrestling
Physical Sciences	Swimming
Life Sciences (Biology)	Chess
Business Studies	Science Club
Engineering Graphics and Design	Computer Club
Accounting	Drama
History	Debate
Geography	Public Speaking
Dramatic Arts	CSV
Visual Arts	School Band
Tourism	School Magazine
Computer Application Technology	Photography Courses
Information Technology	Adult Literacy Courses
	Literacy Course for Disabled Persons

## 2.7 GLA ACHIEVEMENTS

### **Academic**

At the end of 2010 our learners achieved excellent results with an overall pass rate of 98%.

### **Public Speaking**

Annet Zevenbergen represented GLA on a national level at the ATKV Public Speaking Competition for Afrikaans first additional language students. She was one of only two grade 8

students who reached the national level. This is truly a once in a life time achievement for any South African school! (2010)

#### **Drama**

Charné Ferreira went through to the semi-final round in the City of Cape Town Acting Competition for high school learners. She reached the Top 60. (2010) this year Melissa Vermaas has been selected to take part in the final round of the same competition.

#### **Olympiads**

Annet Zevenbergen placed first in the Eastern Cape Olympiad for Afrikaans first additional language and then achieved a second place on national level. Annet is currently in grade 9. (2010)

Charné Ferreira achieved a gold medal for participating in the Amesa Mathematics Olimpiad in 2010 and was invited to the Prize Giving Ceremony as one of the top achievers.

#### **Skateboarding**

Damon De Clercq (currently in grade 11) received a first place in the Ball Blitz competition in Jeffrey's Bay. He also competed in the Quicksilver Ball Riders competition and is currently featured in Session Magazine. (2010 and 2011)

#### **Athletics**

GLA was represented in the Eastern Province athletics championships by three students:

Johann Lindner (grade 11) – Discus (achieved second place at the District Championships) (2011)

Charné Ferreira (grade 11) – Javelin (achieved first place at the District Championships) (2011)

Lindie-Reneé Agenbag (grade 11) – 800m and 1500m (2011)

#### **Swimming**

Amber van Wyk (grade 10) represented GLA at the Eastern Cape's Top 8 swimming gala in the fly stroke. (2011)

#### **Surfing**

Timothy Baard (grade 8) Board Riders, EP Surfing, Billabong Vic Bay, Surfer of the year, most improved surfer, night surfer.

Daniel Jeggels (grade 11) EP Surfing, Billabong Vic Bay, Rip Curl, XCEL, SA Trials, SA Champs, Studied in 2010 on a scholarship provided by Surfing SA.

## 2.8 GLA FINANCIAL OVERVIEW

GLA expects an increase in revenue from school fees and fundraising initiatives for 2011. Even though there will be an increase in revenue for the new financial year GLA anticipates a deficit of R66 872, 87. These costs will be covered by means of sponsorships and additional fundraising efforts.

Please refer to **Table 3** below for an overview of GLA's income and expenses for 2010 as well as estimated income and expenses for 2011:

**Table 3: Financial Overview**

GLODAL LEADERSHIP ACADEMY FINANCIAL OVERVIEW		
INCOME AND EXPEDITURE FOR THE YEAR ENDED 31 DECEMBER 2010		
	2010	2011
<b>Income</b>		
Other Income	R 72,627.50	R 15,000.00
Donations and Sponsorships received	R 186,822.00	R 50,000.00
Fundraising	R 70,675.93	R 80,000.00
Loan: GCEX	R 220,350.90	
Registration fees	R 26,500.00	R 20,000.00
School fees received	R 513,682.51	R 1,350,000.00
<b>Total Income</b>	<b>R 1,090,658.84</b>	<b>R 1,515,000.00</b>
<b>Expenses</b>		
Administration	R 28,696.33	R 25,700.00
Advertising and Marketing	R 24,859.34	R 10,000.00
Bank costs	R 5,920.69	R 9,800.00
Equipment	R 13,158.00	R 10,000.00
Insurance	R 2,073.87	R 4,240.00
IT (Equipment and Internet)	R 37,662.94	R 33,400.00
Maintenance	R 1,395.86	R 4,000.00
Other Expenses	R 17,782.70	R 16,420.00
Rent of mall	R 197,955.00	R 419,350.00
Salaries	R 662,030.00	R 887,587.00
Telephone	R 9,929.59	R 11,000.00
UIF Contribution (employer)	R 6,450.00	R 8,875.87
Water and Electricity	R 82,744.52	R 141,500.00
<b>Total Expenses</b>	<b>R 1,090,658.84</b>	<b>R 1,581,872.87</b>
<b>Surplus/Deficit</b>	<b>R 0.00</b>	<b>-R 66,872.87</b>

## 2.9 UNIQUENESS

The opportunity to support the development of Global Leadership Academy is a meaningful investment in the education of students in South Africa, because:

- We aim to develop one of the first secondary schools in South Africa that is fully sustainable, energy sufficient and environmentally friendly.
- For every eleven students, there is one teacher.
- Students spontaneously learn to be culturally sensitive in an environment where different cultures are evenly represented.
- Through our outreach and benefit programs, Global Leadership Academy plays an integral role in the development and upliftment of people in Jeffrey's Bay and surrounding areas.
- We are situated in a "rural area", where more than 2300 children are forced to travel 15 kilometres or more to attend a High School.
- We boast a competent and well qualified staff profile who educate from a broadened world view.
- Last year the staff and children of GLA reached out to 22 countries where they served communities and people groups in need.
- We take a distinctive and practical approach to leadership development, with an emphasis on developing servant leaders.
- We were established out of a registered NPO which has a proven record when it comes to the implementation and successful completion of significant projects.

## 2.10 SUMMARY

This document is intended to be the first step in initiating a conversation between potential donors and Global Leadership Academy.

We hereby take up the mandate to establish an academic facility of international standards with the intent to equip and develop future leaders.

**This is your opportunity to join us.**

## 2.11 CONTACT DETAILS

Global Challenge Expeditions  
[www.gcex.org](http://www.gcex.org)

Global Challenge Expeditions  
 Anna-Marie Franken – Director  
[ann@gcex.org](mailto:ann@gcex.org)  
 082 5596 130

Stefan Kleyn – Project Leader  
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 082 747 0970

Global Leadership Academy  
[www.gla-jbay.org](http://www.gla-jbay.org)

Global Leadership Academy  
 Marietjie Mc Farlane - Principal  
[mmcfarlane@gla-jbay.org](mailto:mmcfarlane@gla-jbay.org)  
 042 293 3053



### 3 PROFESSIONAL TEAM

#### 3.1 CONSULTING SERVICES

The following professional organisations was approached and agreed to provide their services to GLA:

- Aurecon – Consulting engineers responsible for all internal civil and structural work, green engineering, electrical engineering and health and safety.
- Intelligent Design Architects
- Sam van Tonder Quantity Surveyors
- Specialised solar systems
- Worley Parsons – Consulting engineers responsible for all bulk engineering services

#### 3.2 DETAILED ENGINEERING SCOPE OF SERVICES

Aurecon will act as lead consultants on the project. Aurecon provides world-class engineering, management and specialised technical services and has more than 80 offices worldwide.

##### 3.2.1 Civil Infrastructure and Building Services

Aurecon will be responsible for the design, documentation and implementation of all civil engineering services and building and structural work.

The civil engineering and building services will include the following:

- Earthworks and building platforms
- Grading and pavement design of internal roads, car parks and other hard surfaces including access to existing roads
- Design of building foundations and concrete structures
- Design of integrated storm water management systems for the entire site, including roof drainage
- Design of foul sewer system and connection to existing infrastructure
- Design and specification of site perimeter fencing
- Electrical reticulation for entire site including bulk connections
- Design of wet services for all buildings and hostels
- Road signage if required
- Design of potable water reticulation system and connection to existing infrastructure
- Design of sports fields and associated infrastructure
- Structural design for school, student accommodation, multipurpose hall, conference facilities and sport centre.

### 3.2.2 Electrical Engineering

Design and documentation of power reticulation, general purpose lighting and power infrastructure within the site boundary.

- Spatial analysis of substations, switch rooms, plant rooms, and power distribution layouts
- LV reticulation and switchboard layouts
- Assistance with reflected ceiling plan layout
- Main switchboard single line diagrams
- Earthing and lightning protection schematics and details
- Electrical sub – main reticulation schemes
- Power layouts
- General lighting layouts
- Emergency and Exit lighting system and layouts
- Cable containment

### 3.2.3 Green Buildings

From the outset the client has shown clear intention to develop an Eco Friendly and sustainable facility.

The aim is to:

- Create a green environment in which the values and lifestyle of teachers and students are influenced in a positive way
- Minimise the impact on the environment in all stages of development and construction
- Establish a sustainable, eco-friendly and green facility with as little as possible impact to the environment
- Implement energy and resource saving system across the entire development, including:
  - Electricity provision and usage
  - Water
  - Sewerage and storm water catchment
  - Recycling

### 3.3 ARCHITECTURE

Intelligent Design Architects has been appointed to conduct all architectural designs and drawings and duties include:

- Concept Designs
- Approval of drawings and documentation
- Inspections and design verifications

### 3.4 HEALTH AND SAFETY

Aspirata, on behalf of Aurecon, will act as the health and safety agents. This will be in accordance with the Occupational Health and Safety Act of 1993 (OHSA).

### 3.5 QUANTITY SURVEYOR

Quantity surveyor scope of services:

- Estimating and cost advice for building works component
- Payment valuation and certification
- Preparing variation orders
- Financial and contractual aspects of all building related work within site boundary
- Contractual administration for all building related works on site

## 4 IMPLEMENTATION STRATEGY

It is envisaged that this project will be implemented in the following phases:

- Phase 1: Class rooms, administrative buildings, all civil infrastructure.
- Phase 2: Multipurpose hall, conference facilities, sports facilities and associated earthworks
- Phase 3: Student Accommodation and associated infrastructure
- Phase 4: The sport centre will be constructed during phase 4 of the project.

The phases are set out in order of importance and a detailed breakdown of the each phase is described below.

### 4.1 PHASE 1

Phase 1 will consist of the following:

- Class rooms
- Administrative buildings
- WC's (Toilets and ablutions)
- Computer and media rooms and facilities
- Specialist installations such as electrical and telecommunications
- Engineering infrastructure (Water, sewer, roads, storm water, irrigations etc.)
- Fencing
- Landscaping
- Bulk Connections

### 4.2 PHASE 2

Phase 2 will consist of the following:

- Multipurpose hall
- Conference facilities
- Specialist installations
- Sports facilities ( sports fields, tennis courts, swimming pool)
- Bulk earthworks associated with sports fields and building foundations

### 4.3 PHASE 3

Phase 3 will consist of the following:

- Student accommodation
- Kitchen and dining room

- Bulk earthworks associated with building foundations and site levelling
- Some specialist installations

#### 4.4 PHASE 4

Phase 4 will consist of the following:

- Sport Centre
- All sport centre related equipment and infrastructure

Please refer to **Figure 4-1** below for the proposed programme for phase 1. As phase 1 is the most critical component of the project it must be done first. Phase 2, 3 and 4 will commence upon approval of funds and the aim is to roll out all these phases as soon as phase 1 is completed.

Figure 4-1: Proposed programme for phase 1

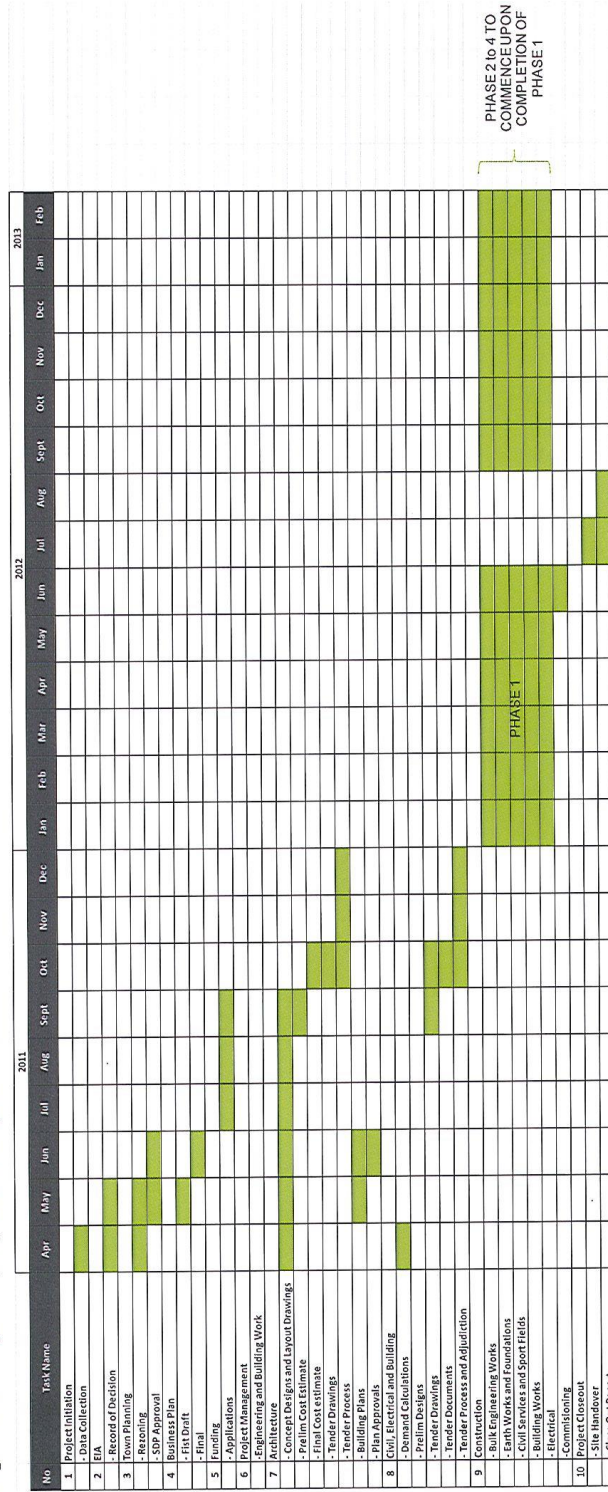
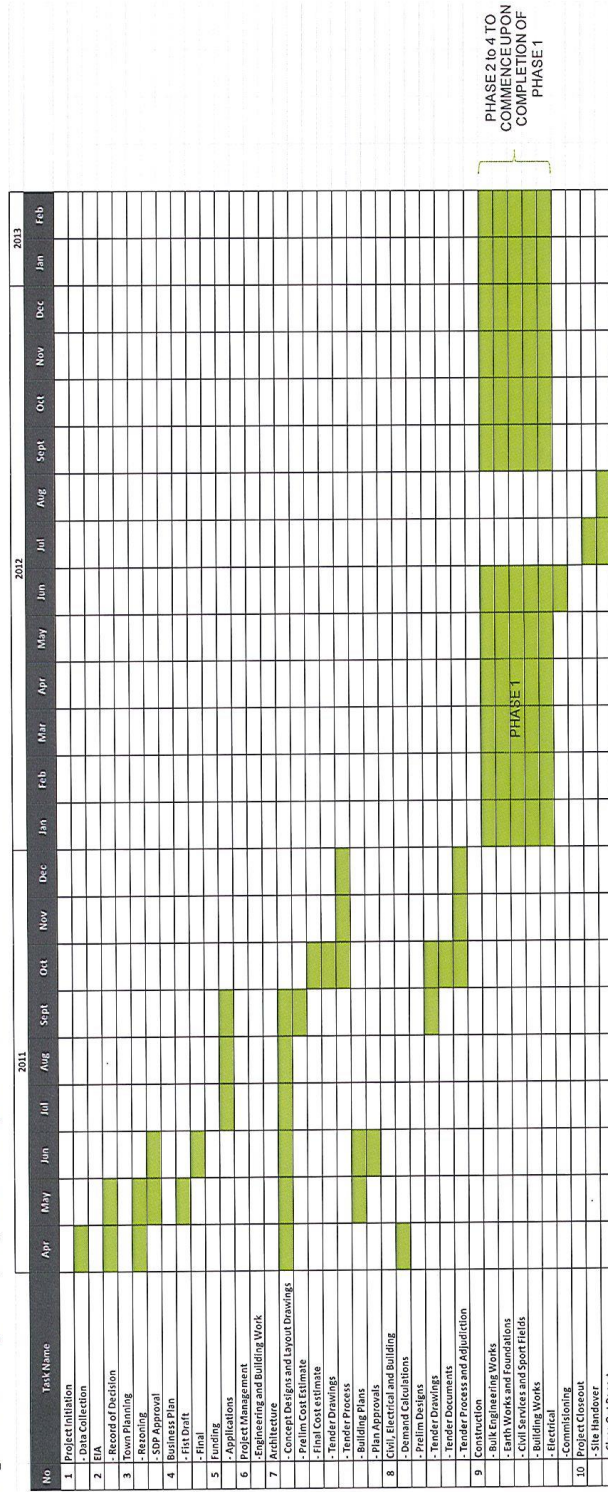


Figure 4-1: Proposed programme for phase 1



## 5 FINANCIAL PLAN

GLA will need funds to ensure the realisation of the school. The project will be implemented in the phases described in section 4 and a breakdown of the cost for each phase is detailed in Table 5-1 to Table 5-4 below:

The estimated cost for phase 1 is R 53 000 000 and comprises the largest and most critical component of the entire project.

**Table 5-1: Phase 1 Cost Estimate**

GLA ECO CAMPUS - JEFFREYS BAY: PHASE 1 COST ESTIMATE					
Item No	Description	Unit	Quantity	Rate	Amount
1	<b>New Buildings</b>				
1.1	Classrooms	m <sup>2</sup>	2081	R 5,000.00	R 10,405,000.00
1.2	Administrative Buildings	m <sup>2</sup>	853	R 6,000.00	R 5,118,000.00
1.3	WC's (Toilets)	m <sup>2</sup>	143	R 10,000.00	R 1,430,000.00
1.4	Computer/Utility/Library	m <sup>2</sup>	375	R 10,000.00	R 3,750,000.00
1.5	Building work Preliminaries	sum	-	15%	R 3,105,450.00
					R 23,808,450.00
2	<b>Specialist Installations</b>				
2.1	Electrical Installation	sum	1	R 750,000.00	R 750,000.00
2.2	Computer Installations	sum	1	R 1,125,000.00	R 1,125,000.00
2.3	Burglar Alarm Installations	sum	1	R 187,500.00	R 187,500.00
2.4	Telkom (Communications)	sum	1	R 250,000.00	R 250,000.00
					R 2,312,500.00
3	<b>External Works and Infrastructure</b>				
3.1	Preliminary and General	sum	1	R 763,546.74	R 763,546.74
3.2	Water reticulation	sum	1	R 389,688.75	R 389,688.75
3.3	Sewer Reticulation	sum	1	R 459,665.05	R 459,665.05
3.4	Roads	sum	1	R 1,803,656.46	R 1,803,656.46
3.5	Stormwater	sum	1	R 796,789.70	R 796,789.70
3.6	Road Signs and Markings	sum	1	R 52,957.50	R 52,957.50
3.7	Telkom/Eskom/Data Sleeves	sum	1	R 288,882.25	R 288,882.25
3.8	Irrigation Sleeves	sum	1	R 26,109.00	R 26,109.00
3.9	All paved areas (including walkways)	m <sup>2</sup>	1000	R 450.00	R 450,000.00
3.10	Palisade Fencing (2400mm high and kerb)	m	1400	R 1,350.00	R 1,890,000.00
3.11	Topsoil and Grass	m <sup>2</sup>	5000	R 35.00	R 175,000.00
3.12	Bulk Connections (Sewer, Water)	No	2	R 5,000.00	R 10,000.00
3.13	Electrical Supply to Site	Sum	1	R 500,000.00	R 500,000.00
3.14	Bulk Earth Works	Sum	1	R 525,000.00	R 525,000.00
					R 8,131,295.45
	Sub Total (a)				R 34,252,245.45
	Contingencies		7.5%		R 2,568,918.41
	Sub Total (b)				R 36,821,163.86
	Pre Contract escalation (0.5%p.m for 6 months = 3%)		3.0%		R 1,104,634.92
	Sub Total (c)				R 37,925,798.77
	Contract Escalation (0.5%p.m for 12 months = 3%)		6.0%		R 2,275,547.93
	Sub Total (d)				R 40,201,346.70
	Professional Fees and Disbursements		15%		R 6,030,202.01
	Sub Total (e)				R 46,231,548.71
	VAT		14%		R 6,472,416.82
	<b>Total Estimated Project Cost for Phase 1</b>				<b>R 52,703,965.52</b>
				Say	<b>R 53,000,000.00</b>



The cost indicated in **Table 5-2** below will cover the cost of building a multipurpose hall, conference facility and all the sport facilities.

**Table 5-2: Phase 2 Cost Estimate**

GLA ECO CAMPUS - JEFFREYS BAY: PHASE 2 COST ESTIMATE					
Item No	Description	Unit	Quantity	Rate	Amount
1	<u>New Buildings</u>				
1.2	Conference Facilities	m <sup>2</sup>	314	R 8,000.00	R 2,512,000.00
1.3	Multipurpose Hall	m <sup>2</sup>	434	R 9,000.00	R 3,906,000.00
1.4	Building work Preliminaries	sum	-	15%	R 962,700.00
					R 7,380,700.00
2	<u>Specialist Installations</u>				
2.1	Electrical Installation	sum	1	R 150,000.00	R 150,000.00
2.2	Computer Installations	sum	1	R 375,000.00	R 375,000.00
2.3	Burglar Alarm Installations	sum	1	R 37,500.00	R 37,500.00
					R 562,500.00
3	<u>External Works and Infrastructure</u>				
3.1	Sports facilities	sum	1	R 6,000,000.00	R 6,000,000.00
3.2	Tennis Courts	sum	2	R 250,000.00	R 500,000.00
3.3	Landscaping	m <sup>2</sup>	5000	R 50.00	R 250,000.00
3.4	Swimming Pool	Sum	1	R 250,000.00	R 250,000.00
3.5	Bulk Earthworks	Sum	1	R 112,500.00	R 112,500.00
					R 7,112,500.00
	Sub Total (a)				R 15,055,700.00
	Contingencies		7.5%		R 1,129,177.50
	Sub Total (b)				R 16,184,877.50
	Pre Contract escalation (0.5%p.m for 6 months = 3%)		3.0%		R 485,546.33
	Sub Total (c)				R 16,670,423.83
	Contract Escalation (0.5%p.m for 12 months = 3%)		6.0%		R 1,000,225.43
	Sub Total (d)				R 17,670,649.25
	Professional Fees and Disbursements		15%		R 2,650,597.39
	Sub Total (e)				R 20,321,246.64
	VAT		14%		R 2,844,974.53
	<b>Total Estimated Project Cost for Phase 2</b>				<b>R 23,166,221.17</b>
				<b>Say</b>	<b>R 24,000,000.00</b>

Please refer to **Table 5-3** below for a cost estimate for phase 3. During this phase student accommodation will be constructed.

**Table 5-3: Phase 3 Cost Estimate**

GLA ECO CAMPUS - JEFFREYS BAY: PHASE 3 COST ESTIMATE					
Item No	Description	Unit	Quantity	Rate	Amount
1	<u>New Buildings</u>				
1.1	Kitchen and Dinnig facilities	m <sup>2</sup>	315	R 12,000.00	R 3,780,000.00
1.2	Student accomodations	m <sup>2</sup>	2200	R 6,500.00	R 14,300,000.00
1.3	Building work Preliminaries	sum	-	15%	R 2,712,000.00
					R 20,792,000.00
2	<u>Specialist Installations</u>				
2.1	Electrical Installation	sum	1	R 50,000.00	R 50,000.00
2.3	Burglar Alarm Installations	sum	1	R 12,500.00	R 12,500.00
					R 62,500.00
3	<u>External Works and Infrastructure</u>				
3.1	Bulk Earth Works	Sum	1	R 75,000.00	R 75,000.00
					R 75,000.00
	Sub Total (a)				R 20,929,500.00
	Contingencies		7.5%		R 1,569,712.50
	Sub Total (b)				R 22,499,212.50
	Pre Contract escalation (0.5%p.m for 6 months = 3%)		3.0%		R 674,976.38
	Sub Total (c)				R 23,174,188.88
	Contract Escalation (0.5%p.m for 12 months = 3%)		6.0%		R 1,390,451.33
	Sub Total (d)				R 24,564,640.21
	Professional Fees and Disbursements		15%		R 3,684,696.03
	Sub Total (e)				R 28,249,336.24
	VAT		14%		R 3,954,907.07
	<b>Total Estimated Project Cost for Phase 3</b>				<b>R 32,204,243.31</b>
				<b>Say</b>	<b>R 33,000,000.00</b>

Please refer to Table 5-4 below for the cost estimate for phase 4 which will comprise a sport centre and associated infrastructure.

**Table 5-4: Phase 4 Cost Estimate**

GLA ECO CAMPUS - JEFFREYS BAY: PHASE 4 COST ESTIMATE					
Item No	Description	Unit	Quantity	Rate	Amount
1	<u>New Buildings</u>				
1.9	Sports Centre	m <sup>2</sup>	2668	R 7,500.00	R 20,010,000.00
1.10	Building work Preliminaries	sum	-	15%	R 3,001,500.00
					R 23,011,500.00
2	<u>Specialist Installations</u>				
2.1	Electrical Installation	sum	1	R 50,000.00	R 50,000.00
2.3	Burglar Alarm Installations	sum	1	R 12,500.00	R 12,500.00
					R 62,500.00
3	<u>External Works and Infrastructure</u>				
3.16	Bulk Earth Works	Sum	1	R 37,500.00	R 37,500.00
					R 37,500.00
	Sub Total (a)				R 23,111,500.00
	Contingencies		7.5%		R 1,733,362.50
	Sub Total (b)				R 24,844,862.50
	Pre Contract escalation (0.5%p.m for 6 months = 3%)		3.0%		R 745,345.88
	Sub Total (c)				R 25,590,208.38
	Contract Escalation (0.5%p.m for 12 months = 3%)		6.0%		R 1,535,412.50
	Sub Total (d)				R 27,125,620.88
	Professional Fees and Disbursements		15%		R 4,068,843.13
	Sub Total (e)				R 31,194,464.01
	VAT		14%		R 4,367,224.96
	<b>Total Estimated Project Cost for Phase 4</b>				<b>R 35,561,688.97</b>
				Say	R 36,000,000.00

## 6 INVESTING IN GLA

### By investing in us you will:

- Connect your company / brand with a successful High School in a world famous surfing community.
- Invest in the greater Jeffrey's Bay community and the entire Kouga District.
- Invest in the lives of the leaders of tomorrow, leaders in our community and in our country.
- Provide children from the Kouga District with a proper education.
- Provide the larger Jeffrey's Bay area with a state-of-the-art sporting centre open to the public.
- Invest in the economic growth of the greater Jeffrey's Bay area and enable us to help raise the living standards of its people.
- Invest in a project that's sustainable and eco-friendly.
- Be able to deduct taxes on all financial support, seeing as Global Challenge Expeditions are a registered NPO.

### Why is partnering with us a great idea?

#### Global Challenge Expeditions:

- Is an established NPO with a core focus of developing leaders through real life experiences.
- Is already an effective and existing organisation with momentum and influence.
- Are good stewards of that which are entrusted to them and are able to grow ideas into working projects.
- Is committed to the cause proven by the fact that even their founders' monthly salary is less than R5000.00.

#### Global Leadership Academy:

- Is registered with the Department of Education and fully functional with currently 164 students enrolled from Grade 8-11.
- Already has a waiting list for 2012. The school will be at its full capacity of 250 students come 2012 and accommodate Grade 8 - 12.

You are therefore investing in a venture that is sustainable and already impacting the lives of children.

All the architects and other experts working on this project have offered their expertise and services either for free or at very low rates. This is an encouraging sign proving that this venture is worth the sacrifice and investment of those involved.