

INVITATION TO BID

YOU ARE HEREBY INVITED TO BID FOR PROFESSIONAL SERVICES

ADVERT DATE: **10 AUGUST 2023**

COMPULSORY BRIEFING MEETING DATE: **17 AUGUST 2023, FROM 10H00am – 11H00am** at JDA Bus Factory Building

CLOSING DATE: **08 SEPTEMBER 2023**

CLOSING TIME: **12H00**

BID DESCRIPTION: RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

BID NUMBER: JDADFP/ERF80/08/2023

BID DOCUMENTS MUST BE DEPOSITED IN THE BID BOX SITUATED AT:

Offices of the Johannesburg Development Agency, 3 Helen Joseph Street (Formerly President Street), The Bus Factory, Newtown, Johannesburg, 2000

Bidders should ensure that bids are delivered timeously to the correct address. If the bid is late, it will not be accepted for consideration.

NB: NO BIDS WILL BE CONSIDERED FROM PERSONS IN THE SERVICE OF THE STATE (see definition below)

¹ * MSCM Regulations: "in the service of the state" means to be –

- (a) a member of –
 - (i) any municipal council;
 - (ii) any provincial legislature; or
 - (iii) the national Assembly or the national Council of provinces;
- (b) a member of the board of directors of any municipal entity;
- (c) an official of any municipality or municipal entity;
- (d) an employee of any national or provincial department, national or provincial public entity or constitutional institution within the meaning of the Public Finance Management Act, 1999 (Act No.1 of 1999);
- (e) a member of the accounting authority of any national or provincial public entity; or
- (f) an employee of Parliament or a provincial legislature.

ANY ENQUIRIES REGARDING THE BIDDING PROCEDURE MAY BE DIRECTED TO:

Department:	Procurement		
Contact Person:	Mr. Siyambonga Gcobo		
Tel:	011 688 7851	Fax: 011 688 7899	E-mail: sgcobo@jda.org.za

ANY REQUIRIES REGARDING THE PROJECT MAY BE DIRECTED TO:

Department:	Project Facilitation		
Contact Person:	Ms. Lovemore Nkuna		
Tel:	011 688 7851	Fax: 011 688 7899	E-mail: lnkuna@jda.org.za

PLEASE NOTE: TENDERS MUST BE SUBMITTED ON THE TENDER DOCUMENTATION ISSUED. TENDER DOCUMENTATION MUST NOT BE REPRODUCED OR REARRANGED. ANY ADDITIONAL INFORMATION MUST BE SUBMITTED AS A SEPARATE ATTACHMENT TO THE TENDER DOCUMENT FAILURE TO DO SO WILL RESULT IN YOUR BID BEING DISQUALIFIED.

OFFER

**THE FOLLOWING PARTICULARS MUST BE FURNISHED
(FAILURE TO DO SO WILL RESULT IN YOUR BID BEING DISQUALIFIED)**

NAME OF BIDDER

BID DESCRIPTION

BID NUMBER

POSTAL ADDRESS

STREET ADDRESS

CONTACT PERSON

TELEPHONE NUMBER CODE NUMBER

CELLPHONE NUMBER

FACSIMILE NUMBER CODE NUMBER

E-MAIL ADDRESS

COMPANY REGISTRATION NUMBER

NATIONAL CENTRAL SUPPLIER DATABASE NUMBER

VAT REGISTRATION NUMBER

TAX VERIFICATION PIN NUMBER

TOTAL BID PRICE R..... excluding Value Added Tax

TOTAL BID PRICE in words

.....

..... excluding Value Added Tax

SIGNATURE OF BIDDER

CAPACITY UNDER WHICH THIS BID IS SIGNED

DATE

SUPPLIERS DATABASE REGISTRATION

National Treasury launched the National Central Supplier Database (NCSD) with effect from 1 September 2015.

This will enable prospective suppliers to register their companies on the following website www.csd.gov.za

Transitional Period (1 September 2015 to 30 June 2016)

1. During the transitional period suppliers are requested to register on the website where all their essential information such as Tax Clearance Certificates, VAT, Company Registration Numbers and CIPC business status will be verified.
2. When conducting business with the JDA, you will be requested to provide us with the following:
 - Supplier Number and;
 - Supplier Registration Security Code so we can print your real time information;
 - Banking details with bank Stamp and;
 - Certified BBBEE Certificate.

Once a supplier has registered on NCSD, it will no longer be a requirement to provide the JDA with an Original Tax Clearance Certificate or any other registration documents.

After Transitional Period 1 July 2016

Effective 1 July 2016, the JDA will only award business to suppliers who are registered on NCSD and suppliers will no longer be required to provide information as stipulated above.

For more information on registration, please: Mr Siyambonga Gcobo on 011 688 7813

To all our stakeholder

RE: The channels of reporting fraudulent and Corrupt Activities

The City of Johannesburg has a **zero-tolerance approach to Fraud, Theft, Corruption, Maladministration, and Collusion** by suppliers with employees. To reinforce this commitment, more channels have been added to report any Fraudulent and Corrupt activities.

Instances of corporate fraud and misconduct remain a constant threat to service delivery. The City of Johannesburg took a resolution to adopt strategic interventions aimed at combatting fraud and corruption. The City took a decision to centralized the reporting of fraudulent and corrupt activities through the establishment of an independent fraud hotline which is managed by independent service providers.

All people doing business with the Johannesburg Development Agency are encouraged to report any corrupt or illegal practice.

Employees are encouraged to report fraud, waste or other concerns suggestive of dishonest or illegal activities.

Anyone can report fraudulent and corrupt activities through one of the following channels:

- Toll free number.....0800 002 587
- Toll free Fax0800 007 788
- SMS (charged @ R1.50).....32840
- Email Address:.....anticorruption@tip-offs.com
- Web site:.....www.tip-off.com
- Free post:.....Free post, KNZ 138, Umhlanga, 4320



Let's join hands to take up the Fight against Fraud and Corruption in our society.

PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD (MARILY HOUSE)

Planning and Development of Marily House into Affordable Rental Accommodation, 2023 to 2026.

BID DESCRIPTION: RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

BID NUMBER: JDADFP/ERF80/08/2023

August 2023

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COPY OF ADVERT

TENDERING PROCEDURES

Tender Notice and Invitation

BID DESCRIPTION: APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

BID NUMBER: JDADFP/ERF80/08/2023

The JDA is requesting proposals from credible experienced team of professional consultants in the form of a multidisciplinary company / consortium companies and/or Joint Ventures in the Planning and Development of Affordable Rental Accommodation on Erf 80 Stafford for a minimum of 200 units for the COJ for a period of 36 months.

Queries relating to procurement matters may be addressed to Mr. Siyambonga Gcobo at tel (011) 688 7811; fax (011) 688 7899; or [e-mail: sgcobo@jda.org.za](mailto:sgcobo@jda.org.za)

Technical queries or queries relating to the project may be addressed to Ms. Lovemore Nkuna at tel (011) 688 7815; fax: (011) 688 7899; or [e-mail: Lnkuna@jda.org.za](mailto:Lnkuna@jda.org.za)

Documents may be downloaded from the JDA's website as follows: www.jda.org.za as well as on www.etenders.gov.za from **10 August 2023**. Tenders must only be submitted on the tender documentation that is downloaded from the stipulated websites. The retyping of the tender document is not permitted. The terms of reference are in line with POPI Act, applicable professional bodies and the PPPFA of 2022 BEE goals.

A compulsory tender briefing meeting with representatives of the employer will take place at the Johannesburg Development Agency's Auditorium, The Bus Factory, 3 Helen Joseph Street, Newtown, 2000 on **17 August 2023** starting at **10H00 to 11H00**.

The closing date and time of **the tenders is the 08th of September 2023 at 12H00pm**.

No telegraphic, telephonic, telex, facsimile, e-mail, and late tenders will be accepted.

The physical address for the delivery of tender documents is Johannesburg Development Agency, Ground Floor Reception Area, The Bus Factory, 3 Helen Joseph Street (formerly President Street), Newtown 2000.

Requirements for sealing, addressing, delivery, opening and assessment of tenders are stated in the Tender Data.

The JDA's selection of qualifying tenders will be at the JDA's sole discretion and will be final. The JDA does not bind itself to accept any particular tender and correspondence will be entered into with successful tenderer.

"WE ENCOURAGE ALL PEOPLE DOING BUSINESS WITH US TO REPORT ANY CORRUPT OR ILLEGAL PRACTICE, USING THE ANTI-FRAUD HOTLINE NUMBER: 0800 002 587"

1. INTRODUCTION

The CoJ as a local authority recognizes its shared obligations, inter alia, to assist affected persons who might be rendered homeless temporarily or indefinitely because of one or more criteria constituting emergencies. In recognizing this shared responsibility. The main primary purpose of this project is to address emergency housing assistance on a temporary basis. The Emergency Housing Programme and the role of local authorities in emergencies that lead to homelessness have over the years received significant attention through various constitutional court judgments such as the Joe Slovo and Blue Moonlight cases, and others. In line with the City's policy, this project aims to implement an emergency housing response thereby enabling the CoJ to respond to a plethora of emergency housing situations.

The CoJ has over the years primarily dealt with emergency situations through its Emergency Management Services department. The focus of EMS has been to respond to emergencies consisting in disasters as provided for in the Disaster Management Act (No. 57 of 2002) and the CoJ Disaster Risk Management Policy. The relief provided by EMS is often limited to emergency assistance for a period of up to 72 hours. During this period different aids would be provided to give support to and make the affected persons' situation more bearable. Where affected persons are rendered homeless resulting from the disaster, they often are provided with shelter in the form of tents, accommodation in community centres et cetera.

It is important to note the ambit of Emergencies has been significantly extended in the text of the EHP and includes, inter alia, floods, earthquakes, sinkholes, hail, snow, strong winds, severe rainstorms, evictions, house demolitions as well as household and communities living in dangerous conditions such as under power lines and on dolomitic land. Often these affected persons remain homeless temporarily or indefinitely after having received some form of initial assistance from EMS and are required to be accommodated. These affected persons then become the prerogative of the Housing department. Whereas the EHP has prescribed responses with options of applying for funding when dealing with Emergencies, the CoJ has experienced several challenges in endeavouring to adopt and implement these responses, particularly within the inner city where there is the highest demand for TEA and where there is little or no available land. To this end, the City will have to primarily rely on, and utilise its own resources to provide TEA for affected persons in the inner city. This type of temporary assistance offered by the CoJ does not detract from its overall responsibility as a municipality in terms of the Constitution and Housing Act, does not promote queue jumping and is limited to temporary assistance in Emergencies.

All queries in connection with this document are to be submitted in writing to:

Lovemore Nkuna

E-mail : Lnkuna@jda.org.za

2. PROJECT INFORMATION

2.1 BACKGROUND

The proposed land with an existing building has been purchased by the department through Johannesburg Property Company and is now owned by the COJ. The Human Settlement intent to convert the current existing industrial building into a residential building (Affordable Rental Accommodation) for urgent and immediate development, with a view to resolve the court eviction order within the Inner City and people living in bad buildings. This housing initiative aims to develop Temporary Emergency Accommodation (TEA) for the people of Johannesburg.

This Erf is zoned "Industrial 1" in terms of the City of Johannesburg Land Use Scheme, 2018 read in conjunction with the Municipal By-law, 2016 which requires rezoning of the property for housing / residential purposes.

2.2 EXTENT OF THE WORKS

The project team is expected to acquire development rights, convert, and refurbish the existing building into an affordable residential unit with a **minimum of 200 units on Erf 80 Stafford Township**, within the City of Johannesburg jurisdiction.

The provision of this Affordable Rental Accommodation is in line with the Mayoral priorities of addressing the housing backlog faced by the City.

The facility will have units that are self-contained comprising of:

- 18sqm dedicated for bachelor unit,
- 24sqm dedicated for two-bedroom unit,
- 40sqm dedicated for three-bedroom unit.

The units must conform to the Housing Code standards, i.e., Community Residential Units. The design of the facility to conform to Johannesburg Water, City Power and City of Joburg Building Control Development Standards. The land development application is to be done in terms of the City of Johannesburg Land Use Scheme, 2018 read in conjunction with the City of Johannesburg By-law, 2016.

N.B The duration of the entire project from stage 1 to 6 is envisaged to be **36 months** from the date of appointment. However, stage 4 to 6 will be activated subject to budget availability.

INCLUSIONS

- Service (water, electricity, and sewer) into the individual units
- Units to be constructed must have kitchenette with two plate stoves, windows with blinds, tiled floors, showers and roof gardens.
- Management of the construction team
- Obtaining town Planning approvals, following up on the application
- Central point DSTV connection
- Electricity to be Prepaid.

EXCLUSIONS

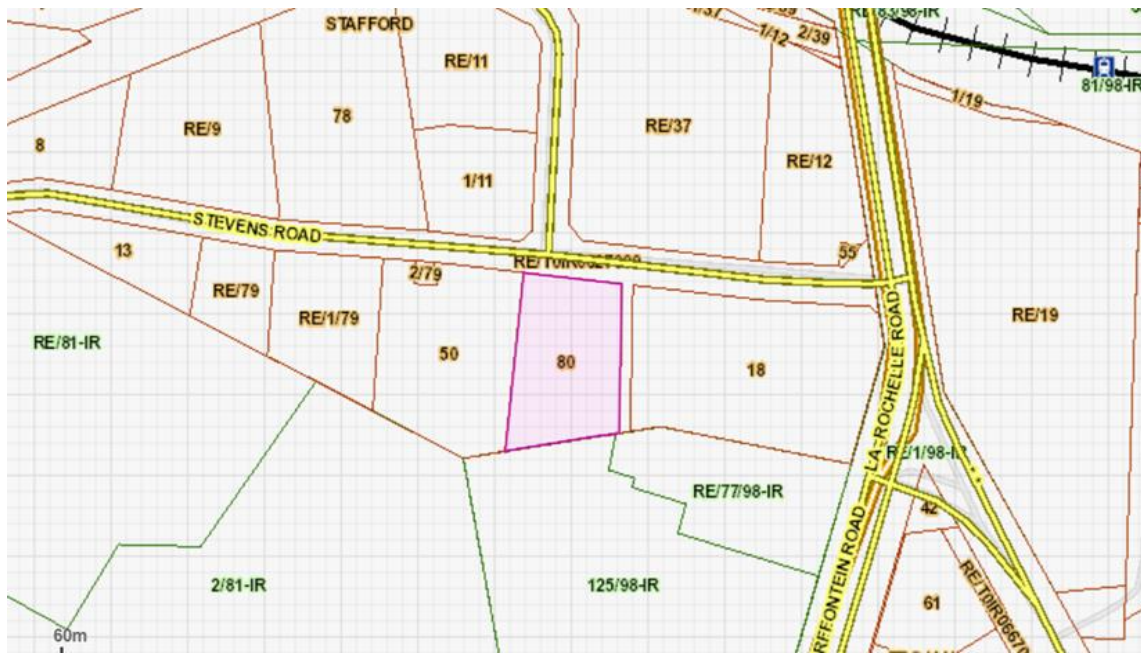
- Bathtubs are excluded from the dwelling units.

CONSIDERATIONS

- The development's overall spatial layout, urban integration and improvement opportunity; *street interface, orientation, functional open spaces, safe movement and access, outdoor lighting, landscaping, public transport layby areas [pick-up and drop-off].*
- Integrated building efficiency and optimisation systems; *timed sanitation fixtures, motion sensor lighting, alternative water heating (solar geysers/heat pumps).*

2.3 SITE LOCALITY

No.	Stand No	Township	Size	Zoning	Owner
1	80	Stafford	3079m ²	Industrial 1	City of Johannesburg



3. APPOINTMENT

The JDA is requesting proposals from experienced team of professional consultants in the form of a multidisciplinary company / consortium to provide the following services, Town Planner, Architect, Quantity Survey, Civil and Structural Engineer with geotechnical, Electrical Engineer, Mechanical Engineer with Wet Services, Health and Safety, Heritage Specialists, Fire Rational Design, Project Manager and Community Participant Consultant for the Planning and Development of Affordable Rental Accommodation on Erf 80 Stafford for the minimum of 200 units. In the City of Johannesburg for a period of 36 Months.

The professional services required are outlined below. This is followed by **item 3.12 which applicants are required to take careful note of.**

3.1 Town Planner

The Town Planners are required to be registered with South African Council of Planners as a Profession Planner (SACPLAN) , and to have the relevant skills, experience, and capacity to deliver the full scope of services within the required time frame.

The Town planner must undertake proper land use right application process in line with the applicable City of Johannesburg Land Use Scheme, 2018 read in conjunction with the Municipal By-law, 2016 which requires rezoning for housing / residential purposes.

The Town Planner must also use any other relevant legislation. Town planning document compilation, applications, and approvals etc. This will include but not limited to attending and representing HS/JDA MPT should a need arise, and this will include the Municipal Appeals Tribunal (MAT).

a) Town Planning Report

- Town Planning report with individual Specialist studies and approvals from respective authorities
- Land Use Application motivational memorandum.
- Building Conversion Concept Design approval by Client.
- Building Conditional Assessment Report with recommendation
- Building performance modelling (water, energy, waste efficiency) calculations and costs benefit analysis with final recommendations for implementation.

b) Approvals

- Rezoning Approval
- Site Development Approval & Building Plan Approval
- Fire Rational Design Approval
- Preliminary Cost Estimated.

c) Draft Documents

- **Hard Copy:** 1 colour hard copies of the draft documents (bound, may be printed double-sided)
- **Soft Copy:** A soft copy should be submitted in PDF (Acrobat) and Word file format via web links and USB

d) Final Documents

- **Hard Copy:** 1 colour hard copies of the draft documents (bound, may be printed double-sided)
- **Soft Copy:** Web link and USB of the draft products in PDF (Acrobat) and Word file format.
- One of the soft copies must be typed to allow direct single-sided A4 printing.

e) Maps/Plans and drawings

GIS – All map layers and analysis must be delivered in an ArcGIS compatible format, i.e. shape files. Associated attribute files must also be included. The City's approved standard 26-digit code must be used as the unique property identifier. The data must be in a Transvers Mercator projection using LO29 as the central meridian. The Hartbeeshoek datum (WGS84) must be used. Data can be transferred via CD's or DVD's or USB.

All other drawings prepared using AutoCAD, MicroStation or any other drawing software shall be submitted in a compatible format that can be open or converted to DWG, DXF and DGN format.

The deliverables will need to include very high quality visual products that can be used as marketing and promotion tools to encourage and promote buy-in to the proposals and business cases, and will include PowerPoint Presentation materials for work-shopping / meeting / stakeholder engagement purposes.

f) Data Ownership

All milestone products, developed for the purpose of this project, in addition to the final document and all associated map work, operational and financial models and statistical work shall remain the property of the CoJ. All model files shall be delivered to the City in the agreed format.

3.2 Quantity Surveyor

The Quantity Surveyors are required to be registered with South African Council for Quantity Surveyors (SACQSP) and to have the relevant skills, experience, and capacity to deliver the full scope of services within the required time frame.

3.3 Civil and Structural Engineer with Geotechnical Engineer

The Civil and Structural Engineers are required to be registered with the Engineering Council of South Africa (ECSA) and to have the relevant skills, experience, and capacity to deliver the full scope of services within the required time frame. The service of a geotechnical engineer is also required under the civil and structural engineer. Prepare a detailed infrastructure assessment of the existing engineering services and the capacity to handle the proposed residential development as well as Water and Sewer reticulation in building, etc Conduct Building Conditional Assessment

3.4 Mechanical Engineer with Wet Services

The Mechanical and Engineers are required to be registered with South African Engineering Council (ECSA) and to have the relevant skills, experience, and capacity to deliver the scope of services within the required time frame. The mechanical and electrical engineer should ensure that the services of wet service engineers are also included in the offering.

3.5 Electrical Engineer

Electrical Engineers are required to be registered with South African Engineering Council (ECSA) and to have the relevant skills, experience, and capacity to deliver the scope of services within the required time frame.

3.6 Health and Safety Consultants

The Health and Safety Consultants are required to be registered with South African Council for Professional Project Managers OHS (SACPMP) and to have the relevant skills, experience, and capacity to deliver the full scope of services within the required time frame.

3.7 Architectural

The Architects are required to be registered with South African Council for the Architectural Profession (SACAP) or The South African Institute of Architects (SAIA), and to have the relevant skills, experience, and capacity to deliver the full scope of services within the required time frame.

3.8 Heritage Specialist

The services of a heritage architect is required to do a heritage assessment which include a detailed scope of work. The heritage specialist required to conduct, apply and facilitate heritage approvals ensuring that valuable historical and cultural assets are conserved, celebrated, and shared with the public in a responsible and sustainable manner.

3.9 Fire Rationale Design

Designs and obtain approval by EMS as well as signing off the SDP & Building plan. Etc Comment on required number of staircases and if stairs on current design is sufficient. Allocate best position for assembly area in case of fire, Indicate FHR, FH etc Advise on heat and smoke detection devicee requirements as well as smoke control requirements. Calculate the expected demand for fire water to ascertain if existing supply will be sufficient.

.3.10 Project Manager

The Project Managers are expected to lead the project from Stage 1-6, required to be a registered construction project manager (SACPMP/PMP) to have the relevant skills, experience, and capacity to deliver the full scope of services within the required time frame.

3.11 Community Participation Consultant

The project program should be designed to provide stakeholders proactively and accessibly with different opportunities to provide input into the process where necessary. In order to ensure that the voices of the communities are heard, a mechanism must be developed to effect greater equity in the public participation process when necessary, in the project.

The project may require consultation with various City Departments and Entities (and where applicable other government agencies) and inputs from identified stakeholders may also be required.

Key internal stakeholders are listed below (not limited to):

- City Departments/MOEs.
- Regional Office (CRUM)
- And any other Government departments and fora that the client and the bidder may identify

Key external stakeholders are listed below (not limited to):

- Residents
- Resident Associations
- Businesses
- Business Associations
- Property Owners
- Ward Councillors
- SHRA

3.12 Notes

3.12.1 **Appointments for the 2023/24 financial year will be dependent on satisfactory performance and budget availability. An addendum will be issued at the commencement of the new financial year to confirm continued appointment.**

3.12.2 Applicants are to ensure that they have adequate resources to undertake the work under stringent timeframes.

3.12.3 Tenderers are required to take cognisance of the role of the other professionals and work coherently with them where required.

3.12.4 The JDA reserves the right to ask tenderers to replace any member/s of the proposed team if they do not meet the JDA requirements.

3.12.5 Successful tenderers will be required to sign the JDA's Standard Form of Agreement.

- 3.12.6 Tenderers must note that they will be required as and when necessary to attend (a) presentations to JDA, COJ, and stakeholders; (b) design, progress / site meetings and inspections; and (c) consultations with relevant persons and authorities including site visits. This needs to be taken into consideration in the tenderer's fee proposal.
- 3.12.7 Tenderers must also note that revisions to reports and / or designs may be required following feedback received from relevant stakeholders and / or approving authorities which may necessitate some rework, additional presentations, and meetings. This needs to be taken into consideration in the tenderer's fee proposal.
- 3.12.8 Tenders must take note that the discount percentage applied at tender stage will be applied for the duration of the project whether the project value increases or decreases.
- 3.12.9 That the tender is issued in accordance with the POPI ACT.
- 3.12.10 Bidders will not be disqualified for proof of professional registration council/body.

4 **PRICING**

The **estimated** total construction value of the project is R50m excluding Value Added Tax (VAT). The **estimated** construction period is 36 calendar months.

Detailed below is information upon which fees must be based. This is followed by **item number 4. which all applicants are required to take careful note of.**

Said proposal **MUST:**

- a) indicate the method of calculation used
- b) indicate any discounts applied
- c) discounts applied will remain constant for the duration of the project

Tenderers are to complete the table overleaf and submit as part of their detailed fee proposal vat exclusive and the total fee for the full scope of services must be carried to the "Offer" page. The detailed fee proposal must indicate items (a) to (c) as detailed above. **Failure to (i) replicate the table, (ii) carry the total to the summary and offer table, and (iii) provide a detailed fee proposal (which indicates ALL items (a) to (c) above) will result in the tender being disqualified for non-compliance.**

BIDDERS TO PRICE IN ACCORDANCE TO THE RELEVANT GAZETTED TARRIF FEES PER THE BELOW TABLES AND MUST PROVIDE AN ADDITIONAL DOCUMENT INDICATING THE DISCOUNTED FEES APPLIED FOR EASE OF EVALUATION.

Refer to Annexure K: Minimum Deliverable Guide Table

4.1 TOWN PLANNERS PRICING TABLE A

The town planners must submit a detailed fee proposal to render the full scope of services as per the deliverables below and must include a price must include for the entire project.

1. TOWN PLANNNER					
NO.	Service	Unit of Measure	Quality	Number of Units /Unit Price	Total Amount
1	Inception report and program	Sum	1	R	R
2	Town Planning Application Memorandum inclusive of pre consultation	Hourly	20	R	R
3	Submission of the Application	Hourly	40	R	R
4	Advertisements and Notices Newspapers x2 Government Gazzette x2 Registered Mail 10	No. of notices	14	R	R
5	Tribunal Hearings (TMP)	Hourly	8	R	R
6	Approval & Close Out.	Hourly	20	R	R
7	Concept Design inputs	Hourly	20	R	R
8	Site Development Plan Input	Hourly	20	R	R
SUB TOTAL VAT EXCL				R	

4.2. ARCHITECTS PRICING TABLE B

2.ARCHITECTS	FEE (excluding VAT)
Full Scope of Services for Architects services based on R 50m excl VAT	R
Stage 1	R
Stage 2	R
Stage 3	R

Stage 4	R
Stage 5	R
Stage 6	R
SUB TOTAL VAT EXCL	R

4.3. CIVIL & STRUCTURAL ENGINEERS WITH GEOTECHNICAL ENGINEERING PRICING TABLE C

3.CIVIL & STRUCTURAL ENGINEERS WITH GEOTECHNICAL ENGINEERING.	FEE (excluding VAT)
Full Scope of Services for Civil and Structural Engineers services based on R 50m ex VAT	R
Stage 1	R
Stage 2	R
Stage 3	R
Stage 4	R
Stage 5	R
Stage 6	R
SUB TOTAL VAT EXCL	R

4.4. MECHANICAL ENGINEERS WITH WET SERVICES PRICING TABLE D

4. MECHANICAL ENGINEERS WITH WET SERVICES	FEE (excluding VAT)
Full Scope of Services for Mechanical Engineering services based on R 50m excl VAT	R
Stage 1	R
Stage 2	R
Stage 3	R
Stage 4	R
Stage 5	R
Stage 6	R
SUB TOTAL VAT EXCL	R

4.5. ELECTRICAL ENGINEERS PRICING TABLE E

5.ELECTRICAL ENGINEERS	FEE (excluding VAT)
Full Scope of Services for Electrical Engineering services based on R 50m excl VAT	R
Stage 1	R
Stage 2	R
Stage 3	R
Stage 4	R
Stage 5	R
Stage 6	R
SUB TOTAL VAT EXCL	R

4.6. QUANTITY SURVEY – PRICING TABLE F

6.QUANTITY SURVEY	FEE (excluding VAT)
Full Scope of Services for Quantity Surveys services based on R 50m excl VAT	R
Stage 1	R
Stage 2	R
Stage 3	R
Stage 4	R
Stage 5	R
Stage 6	R
SUB TOTAL VAT EXCL	R

4.7. PROJECT MANAGER – PRICING TABLE G

7.PROJECT MANAGER	FEE (excluding VAT)
Full Scope of Services for Project Managers services based on R 50m excl VAT	R
Stage 1	R
Stage 2	R

Stage 3	R
Stage 4	R
Stage 5	R
Stage 6	R
SUB TOTAL VAT EXCL	R

4.8 FIRE RATIONALE DESIGN- PRICING TABLE H

8. FIRE RATIONALE DESIGN	FEE (excluding VAT)
Full Scope of Services for Fire Rational Design services is deliverable based	R
Fire Safety Assessments Report: Conducting comprehensive assessments of buildings and structures to identify potential fire hazards and assess the overall fire safety level.	R
Fire Safety Strategies: Developing fire safety strategies and plans tailored to specific buildings or projects, considering factors such as building design, occupancy, and intended use.	R
Fire Protection Systems Design: Designing fire protection systems, including fire alarms, sprinklers, fire suppression systems, and smoke control systems, to meet relevant safety standards and regulations.	R
Fire Risk Assessments: Evaluating the risk of fire occurrence and its potential impact on people, property, and the environment, and recommending appropriate mitigation measures.	R
Code Compliance: Ensuring that buildings and projects comply with local, regional, and national fire safety codes and regulations.	R
Emergency Response Planning: Assisting in the development of emergency evacuation plans and procedures to ensure the safe evacuation of occupants in case of a fire or other emergencies.	R
SUB TOTAL VAT EXCL	R

4.9. HERITAGE SPECIALIST PRICING TABLE I

9. HERITAGE SPECIALIST	FEE (excluding VAT)
Full Scope of Services for Heritage and Specialist services is deliverable based	R
Heritage Feasibility Report- Conduct heritage feasibility of the building	R
Heritage Site Assessment: Conducting surveys and assessments of historic sites, buildings, monuments, artifacts, and other cultural resources to determine their historical and cultural significance	R
Cultural Resource Management: Working with government agencies, non-profit organizations, and other stakeholders to manage and protect cultural resources, often in accordance with legal and regulatory requirements	R
Documentation and Research: Gathering historical data, conducting archival research, and documenting the heritage resources using various methods, including photography, mapping, and written records	R
Obtain Herigate Approvals. - conduct, apply and facilitate heritage approvals ensuring that valuable historical and cultural assets are conserved, celebrated, and shared with the public in a responsible and sustainable manner.	R
SUB TOTAL VAT EXCL	R

10. COMMUNITY PARTICIPATION CONSULTANT: PRICING TABLE J

No.	Description	Unit of Measurement	Quantity	FEE (excluding VAT)
1	Briefing of the Regional Office – CRUM to advise of project			
	Arrange, attendance and record briefings	No.	5	R
2	Briefing of the Ward Councillor and / or Ward Committee			
	Arrange, attendance and record briefings	No.	12	R
3	Stakeholder identification and compilation of an interested and affected parties (IAP) database			
	Provide a lump sum price to complete the database	No	1	R
4	Maintenance of the IAP database			
	Maintain / update the database quarterly x 2 quarters	No.	2	R
5	One on one sessions with interested and affected stakeholders			
	Arrange, facilitate and minute sessions x 18	No.	18	R
6	Ward public meetings			
	Arrange, facilitate and minute ward public meetings	No	3	R
	(Allow for 3 ward public meetings – 1 to introduce the projects at the different phases and to advise of employment opportunities and 2 to introduce the main contractors and CLO's at the different phases.) in different wards as identified.			
7	Conduct CLO, local labour and SMME registrations	No	3	R
	SMME briefing session, SMME interviews with the main contractor, Feedback session on the selection of SMMEs for the project.			

	Allow 5 days from 8am to 5pm in total for the entire process. Provide a lump sum total price for the entire process			
		No		
8	CLO Recruitment Process		3	
	Attend and minute the interviews of the shortlisted CLO candidates with the main contractor.			
	Allow 1 day for the interviews. Provide a lump sum total price			
9	Induction, monitoring and managing the CLO	No.	2	
	Induct the CLO, Monitor the performance of the CLO and manage the CLO in terms of their reporting quality and deadlines, use of the labour database, feedback at public meetings etc. for 12 months.			
10	Project Steering Committee (PSC)	No	18	
	Arrange, attend, facilitate, and record PSC meetings x18 meetings. Include issue and conflict management and resolution, if so required.			
11	Project Team Meetings and Site Progress Meetings			
	Attend one site progress meeting per month x12 meetings	No.	12	
12	Issue Management	No	12	
	Assist the contractor by resolving problems with local stakeholders and challenges concerning labour and SMME's during construction x12 Months (Provide a price per month)			
13	Information Dissemination	Monthly	12	
	Disseminate content created in (14) above to media and social media platforms. No media buying/paid for content.			
SUB TOTAL VAT EXCL				R

4. 11. HEALTH AND SAFETY PRICING TABLE K

11.HEALTH AND SAFETY	FEE (excluding VAT)
Full Scope of Services for Health and Safety Specialist services is based on R 50m ex VAT	R
Stage 1	R
Stage 2	R
Stage 3	R
Stage 4	R
Stage 5	R
Stage 6	R
SUB TOTAL VAT EXCL	R

TOTALS FOR PRICING TABLE L (SUBTOTALS FOR TABLE A – K)

ESTIMATED COST OF WORKS: AS INDICATED BELOW.	TOTAL FEE (excluding VAT)
Town Planner	R
Architects	R
Civil & Structural Engineers with Geotechnical Engineering.	R
Mechanical Engineers with Wet Services	R
Electrical Engineer	R
Quantity Survey	R
Project Manager	R
Fire Rationale Design	R
Heritage Specialist	R
Health And Safety	R
Community Participation Consultant	R
TOTALS TO BE CARRIED TO THE OFFER PAGE CORRECTLY (VAT EXCLUSIVE)	R

THAT THE TOTAL PRICE VAT EXCLUSIVE FOR TABLE A – K TO BE CORRECTLY TRANSFERRED TO THE OFFER PAGE. FAILING TO TRANSFER CORRECTLY, WILL RESULT IN A DISQUALIFICATION.

5.3 Notes

- 5.3.1 Tenderers must ensure that the final **TOTAL FEE** is correctly carried to the “offer” page. The value recorded on the offer page will be regarded as the tendered amount to render services for the complete project period. Failing to price as required per item 4 above will result in the tender being disqualified.
- 5.3.2 All values are subject to change (increase or decrease) depending on the requirements of the project. However the fee calculation submitted by the tenderers on tendering will determine the fee due. **The calculation method** including the version of the fee scales applied at the time of tendering, as well as any percentage discounts are to remain fixed irrespective of an increase or decrease in construction value.
- 5.3.3 Fees **must** include standard disbursements such as typing, drawings, reproduction, copying, binding of documents, telephonic / electronic and facsimile communications, courier, local travel and accommodation, etc.
- 5.3.4 For every tangible deliverable, two hard copies and one electronic copy must be issued to the client [over and above the documentation required for submission to various authorities, to the contractor, etc.], the cost of which **must** be included.
- 5.3.5 Fees for consultation work required to produce deliverables and obtain approvals thereof is deemed to be included in the price (this also includes consultation work required to make revisions, resubmissions, updated presentations, etc. following feedback received from the relevant approving authorities).
- 5.3.6 Successful tenderers will be remunerated in accordance with JDA’s Standard Form Agreement, Appendix 4 which is included under Annexure I for information purposes.

6. PROPOSAL CONTENT

The bidder’s submission must provide the JDA with sufficient information to enable the employer to make a sound and fair evaluation of the proposal. It must clearly indicate the **relevant** previous experience, capability, and capacity of the bidding entity to undertake the project. The proposal should **use the same item numbers as below**.

The following minimum documentation must be provided:

- 6.1 **THE “OFFER” PAGE MUST BE COMPLETED IN FULL AND SIGNED. Any bidder who fails to do so will be disqualified.**
- 6.2 **Tenderers are required to submit a detailed fee proposal, including discounts offered, based on the requirements set out in item 4 above and to ensure that the final TOTAL FEE IS CORRECTLY TRANSFERRED TO THE “OFFER” PAGE. Any bidder who fails to do so will be disqualified.**
- 6.3 A valid BBBEE status level verification certificate substantiating the bidding entities BBBEE rating. Only certificates issued by verification agencies accredited by the South African Accreditation System (SANAS), or by registered auditors approved by the Independent Regulatory Board of Auditors (IRBA) will be accepted. **FAILURE TO SUBMIT A BBBEE STATUS LEVEL CERTIFICATE WILL RESULT IN THE BIDDER SCORING ZERO (0) POINTS FOR BBBEE.**

An EME must submit an affidavit confirming the following:

- **Annual turnover revenue of R10 million or less; and**
- **Level of black ownership**

Any misrepresentation in terms of the above constitutes a criminal offence as set out in the B-BBEE Act as amended.

- 6.4 Company registration documents and a copy of a valid tax compliance status (CTS) letter issued by SARS. No tender will be awarded to a bidder whose tax matters are not in order with SARS at the time of award.
- 6.5 A certified copy of the bidder's Professional Indemnity Insurance certificate indicating the maximum value per claim in an insurance period, the applicable excess, and the expiry date. A minimum cover of R2m is required for this project.
- 6.6 A copy of the bidding entity's current municipal rates account in the name of the bidding entity or alternatively in the names of the directors / partners of the bidding entity. **If not applicable, an affidavit to this effect is required.** Copies of lease agreements or accounts with lessors will NOT be accepted.
- 6.7 Audited financial statements for the past three years.
- 6.8 Details of directors / partners / members and shareholders with certified copies of their identity documents.
- 6.9 The forms A to H annexed, must be scrutinized, completed in full and signed.
- 6.10 **Complete in full all information required on Annexure G : Organogram**

Provide information on the key personnel required per the organogram who will be assigned to this project.

The following supporting documentation **must** be provided :

- detailed CV's for each resource indicated on Annexure G. CV's must note the resources' specific relevant project experience [ie. **project description, role played and responsibilities, project value, start and end dates**]. **The number of years of experience in the required role similar nature and scale to this project i.e Planning and Construction of Housing Development in the CV's to indicate compliance with the minimum requirements.**
- relevant qualifications and attach certified proof hereof
- individual memberships to the stipulated professional associations and attach proof hereof

- 6.11 **Complete in full all information required on Annexure H: Schedule of Completed Contracts**

ONLY list a **maximum of 5 projects** completed by the bidding entity in the past 5 years of a similar nature and scale to this project i.e Planning and Development of Affordable Housing .

The following supporting documentation **must** be provided :

- Contactable references : References must be for COMPLETED projects only. References must be on the client's letterhead or on a document with the client's company stamp and signed by the client. The letter / document **must** confirm the name of the project / description of the project (*must be clear that the project was a civil public environment upgrade project involving roads, services, pavements, urban furniture, lighting and landscaping*), a description of the service rendered (*must be clear that the service rendered is aligned to the*

service being tendered for ie. project management, or quantity surveying, or civil engineering), the value of the constructed works (must be equal to or higher than the minimum values required ie. R30m), the date when the project was completed (must be between 2017 and 2023) and it must rate the service rendered (eg. good, satisfactory, poor etc. and not just state that the bidder was involved in the project or that they completed the project).

NOTE :

6.11.1 Letters of appointment or completion certificates will NOT be accepted as reference letters, NOR will letters from other consultants on the project serve as reference letters. Only letters from the client or documents signed and stamped by the client will be accepted.

6.11.2 Information contained elsewhere in the submission and / or on other schedules will NOT be considered. Only the information entered on Annexure H will be considered as previous experience and only reference letters related to the projects listed on Annexure G will be considered as supporting documentation.

6.12 Tenderers are to submit 2 copies of their proposal (1 original plus 1 copy).

FAILURE TO COMPLY WITH THE REQUIREMENTS IN ITEM 6.1 and 6.2 WILL RESULT IN TENDERERS BEEN DISQUALIFIED FOR NON-COMPLIANCE.

FAILURE TO COMPLY WITH THE REQUIREMENTS IN ITEMS 6.3 TO 6.11 WILL RESULT IN TENDERERS BEEN NEGATIVELY SCORED IN THE TECHNICAL ASSESSMENT.

Note for consortium and joint ventures

- A lead consultant is to be appointed and noted in the submission. JDA will conclude a contract with the lead consultant
- **Only the lead consultant is to submit the requisite documents and / or information as requested in items 6.2 to 6.9**
- **Item 6.11 MUST be addressed by each member of the consortium / joint venture**
- An Agreement or Heads of Terms recording the arrangement between the parties to the consortium / joint venture is to be submitted.
- A trust, consortium or joint venture will qualify for points for their BBBEE status level as an unincorporated entity, provided that the entity submits their consolidated BBBEE scorecard as if they were a group structure and that such a consolidated BBBEE scorecard is prepared for every separate tender.

Failure to comply with these conditions may invalidate your offer.

7. ASSESSMENT CRITERIA

Submissions (responses to item 6 above) will be evaluated on the following criteria :

- Compliance
- Technical
- Price / BBBEE
- Risk Tolerance

7.1 Compliance

Bidders will be disqualified in the following instances :

- If any of its directors are listed on the register of defaulters;
- In the case of a bidder who during the last five years has failed to perform satisfactorily on previous contracts with the JDA or any other organ of state after written notice was given to that bidder that performance was unsatisfactory;

- Bidders who did not complete, in full, the tender offer page (i.e. priced, all registration numbers provided and signed);
- Bidders whose tender document has been completed in pencil;
- Bidders whose document has been faxed/e-mailed;
- Bidders whose tender document has been received after the closing time;
- Bidders whose tender document has not been deposited in the tender box at the time of closing;
- Bidders who fail to price as required i.e. as stipulated in item 4 herein;
- Bidders who failed to attend the compulsory tender briefing session;
- Bidders who have any directors in the employment of the state current and in the past 12 months;
- No award will be made to any bidder whose tax matters are not in order with the receiver of revenue (SARS);
- No award will be made to any bidder whose directors municipality account and rates is owing more than 90 days.
- No award will be made to any bidder who is not registered on the National Treasury Central Supplier Database (CSD);

Tenderers will have to adhere to the compliance items above in order to be considered further in the evaluation process.

7.2 Technical

The technical assessment is based on the criteria set out below namely:

- (i) Key returnable documents,
- (ii) Capability of the proposed key team members (i.e., experience, qualifications, and memberships to professional associations per Item 6.10 above),
- (iii) The experience of the company (i.e., civil public environment upgrade projects (involving roads, services, pavements, urban furniture, lighting and landscaping), above R30m and references per Item 6.11 above) and
- (iv) Contactable reference letters linking to item (iii).

Tenderers will have to submit compliant documents and score a minimum number of points in the technical evaluation in order to be considered further in the evaluation process.

Bidders are expected to score a minimum of 592 points, 70% (out of 846 maximum points score able).

Variables	Total Points	Criteria	Description of criteria	Points	Points
(i) KEY RETURNABLE DOCUMENTS per item 6 herein	16	Valid BBBEE status level certificate	Points will only be allocated for key returnable documents submitted as required / stipulated in item 6 herein Points will not be allocated for making reference to attached	N/A	Y / N
		Company registration documents		N/A	Y / N
		CTS letter from SARS		N/A	Y / N
		Valid Professional Indemnity Insurance R2m		N/A	Y / N
		Current municipal rates account / affidavit		N/A	Y / N
		3 Years audited financial statements		N/A	Y / N
		Certified copies of identity documents		N/A	Y / N
		Annexure A – H completed in full and signed			
			16	Y	

Variables	Total Points	Criteria	Description of criteria	Points
CAPABILITY OF PROPOSED TEAM per item 6 and Annexure G	100	1. Urban/Town Planner		
		Minimum Seven (7) years or more experience in statutory town planning. A Bachelor's degree in Town and Regional Planning, equivalent or higher. Evidence of working on at least Three (3) similar projects in terms of scale and complexity {required services on ONLY The following types of processes will be counted as valid for scoring: <ul style="list-style-type: none"> • Rezoning Applications • Township Establishment • Land Use Rights Zoning (NOT Building Line Relaxations and consent applications)}	Proof of qualification must be provided to obtain the points. CV's must show projects, values, roles played and period. If any information is not contained in the CV then zero points will be awarded	90
	70	Valid Professional registration with SACPLAN as a Professional Planner / similar.	Proof of valid registration must be provided to obtain the points	10
		2. Project Manager		
		Minimum Seven (7) years post qualification experience in Project Management Field. Evidence of working on at least Three (3) similar projects in terms of scale and complexity.	CV's must show projects, values, roles played and period. If any information is not contained in the CV then zero points will be awarded	40
		A bachelor's degree in Built Environment with Project management certificate NQF level 5	Proof of qualification must be provided to obtain the points	20
		National Diploma in Built Environment with Project management certificate NQF level 5		10
		Professional registration with SACPMP/ PMP as a Professional	Proof of registration must be provided to obtain the points. This is also a minimum requirement and failure to comply will lead to disqualification	10
		3. Heritage Specialist		
		Minimum Seven (7) years post qualification experience in Architecture or Urban Design. Evidence of working on at least three (3) similar projects in terms of scale and complexity.	CV's must show projects, values, roles played and period. If any information is not contained in the CV then zero points will be awarded	40
		A bachelor's degree in architecture or urban Design	Certified proof of qualification must be provided to obtain the points	20
		National Diploma in Architecture		10
A valid Professional registration with South African Council for the Architectural Profession (SACAP) or SAIA	Proof of registration must be provided to obtain the points. This is also a minimum requirement and failure to comply will lead to disqualification	10		
	70	4. Civil and Structural Engineer		

RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 90 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

		Minimum Seven (7) years post qualification experience in Civil Engineering and Structural Engineering Services. Evidence of working on at least Three (3) similar projects in terms of scale and complexity.	CV's must show projects, values, roles played and period. If any information is not contained in the CV then zero points will be awarded	40
		A bachelor's degree in civil engineering or higher	Certified proof of qualification must be provided to obtain the points	20
		National Diploma in civil and Structural Engineering		10
		A valid professional registration with ECSA as Professional Engineer/Technologist.	Proof of registration must be provided to obtain the points. This is also a minimum requirement and failure to comply will lead to disqualification	10
	70	5. Electrical Engineer		
		Minimum Seven (7) years post qualification experience in Electrical Engineering. Evidence of working on at least Three (3) similar projects in terms of scale and complexity.	CV's must show projects, values, roles played and period. If any information is not contained in the CV then zero points will be awarded	40
		A Bachelor's degree in Electrical Engineering or higher	Certified proof of qualification must be provided to obtain the points	20
		National Diploma		10
		A valid Professional registration with ECSA as Professional Engineer/ Technologist	Proof of registration must be provided to obtain the points. This is also a minimum requirement and failure to comply will lead to disqualification	10
	70	6. Mechanical Engineer with Wet Services and Fire Rational Design		
		Minimum Seven (7) years post qualification experience in Mechanical with Wet Services. Evidence of working on at least three (3) similar projects in terms of scale and complexity.	CV's must show projects, values, roles played and period. If any information is not contained in the CV then zero points will be awarded	40
		A Bachelor's degree in mechanical engineering or higher	Certified proof of qualification must be provided to obtain the points	20
		National Diploma in Mechanical Engineering		10
		A valid Professional registration with ECSA as a Professional /Technologist	Proof of registration must be provided to obtain the points. This is also a minimum requirement and failure to comply will lead to disqualification.	10
	70	7. Health and Safety Specialist		
		Minimum Seven (7) years post qualification experience in Environmental Health & Safety for construction projects. Evidence of working on at least three (3) similar projects in terms of scale and complexity.	CV's must show projects, values, roles played and period. If any information is not contained in the CV then zero points will be awarded	40
		A bachelor's degree in environmental health and safety.	Certified proof of qualification must be provided to obtain the points	20
		National Diploma in Environmental Health and Safety		10
		A valid Professional registration with SACMPP	Proof of registration must be provided to obtain the points.	10

	70	8. Quantity Surveyor		
		Minimum Seven (7) years post qualification experience in Quantity Surveying. Evidence of working on at least three (3) similar projects in terms of scale and complexity.	CV's must show projects, values, roles played and period. If any information is not contained in the CV then zero points will be awarded	40
		A Bachelor's degree in Quantity Surveying or higher	Proof of qualification must be provided to obtain the points	20
		Qualification of a National Diploma in Quantity Surveying		10
		A valid Professional registration with SACQS as a Professional / Technologist	Proof of registration must be provided to obtain the points. This is also a minimum requirement and failure to comply will lead to disqualification	10
	70	9. Architect		
		Minimum Seven (7) years post qualification experience in Architecture. Evidence of working on at least Three (3) similar projects in terms of scale and complexity.	CV's must show projects, values, roles played and period. If any information is not contained in the CV then zero points will be awarded	40
		A Bachelor's degree in Architecture or higher	Certified proof of qualification must be provided to obtain the points	20
		A National diploma in Architecture or higher		10
		A valid Professional registration with SACAP as a Professional Architect /Technologist.	Proof of registration must be provided to obtain the points. This is also a minimum requirement and failure to comply will lead to disqualification	10
	70	10. Community Participant Consultant		
		Minimum Seven (7) years post qualification experience in Stakeholder engagement. Evidence of working on at least five (5) similar projects.	CV's must show projects, values, roles played and period. If any information is not contained in the CV then zero points will be awarded	40
Bachelor's degree in social science		Proof of qualification must be provided. to obtain the points	25	
A National Diploma in Social Science or higher		Certified proof of qualification must be provided to obtain the points	15	

COMPANY EXPERIENCE per item 6.11 and Annexure H	100	SCHEDULE OF COMPLETED PROJECTS		
		Five or me projects competed of similar nature, scale and complexity.	Points will only be allocated for having rendered the required services in a building construction projects with a minimum value of R5m	50
		Three to four projects completed of similar nature, scale, and complexity		30
		One to two projects completed of similar nature, scale and complexity		10
	REFERENCES FOR COMPLETED PROJECTS			
	Five satisfactory project references	Points will only be allocated for having rendered the required services in a building construction projects with a minimum value of R5m: References must be on client letterhead or document stamped and signed by the client and must include the name / description of the project, it must confirm the service rendered, the value of the constructed works, the date completed and a comment of the level of satisfaction with the service. If any of the required information is not contained in the reference then zero points will be awarded	50	
	Three to four satisfactory project references		30	
	One to two satisfactory project references		10	

7.3 Price and Empowerment

Having completed a technical evaluation, the procedure for the evaluation of technically qualifying tenders is Method 2 (Price and Preferences). The Preference Point System assigns a score to each tenderer based on the tender price and on the tenderer’s preference status. These scores are combined to determine an overall score for the tender. The tender with the highest score will be considered for acceptance.

The Preference Point System will be applied as follows:

Price and Preference	<p>PREFERENCE POINTS CLAIM FORM IN TERMS OF THE PREFERENTIAL PROCUREMENT REGULATIONS 2022</p> <p>The 80/20 preference point system will apply to this tender and the lowest acceptable tender will be used to determine the applicable preference point system The 80/20 price/preference points system will be applied to the evaluation of responsive tenders up to and 20 including a Rand value of R50’000’000 (all applicable taxes included), whereby the order(s) will be placed with the tenderer(s) scoring the highest total number of adjudication points.</p> <p>Price shall be scored as follows:</p> $Ps = 80 \times (1 - (Pt - Pmin))$ <p>Pmin</p> <p>Where: Ps is the number of points scored for price;</p> <p>Pt is the price of the tender under consideration;</p> <p>Pmin is the price of the lowest responsive tender.</p>
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Preference points shall be based on the Specific Goal as per below:

Table B1: Awards UP TO R50 mil (VAT Inclusive)

To be completed by the organ of state:

The maximum points for this tender are allocated as follows:

Points for this tender (even in the case of a tender for income-generating contracts) shall be awarded for (a) price and (b) specific goals.

To be completed by organ of state (maximum point for the tender as below allocation

	POINTS
PRICE	
SPECIFIC GOALS	
Total points for Price and	100

The specific goals allocated points in terms of this tender	Number of points allocated (80/20 system) (To be complete d by the organ of state)	Number of points claimed (80/20 system) (To be complete d by the tenderer)	Evidence
Race – people who are Black, Coloured or Indian (ownership)* More than 50% black ownership = 10 points; 0% black ownership = 0 points	10		<ul style="list-style-type: none"> • B-BBEE certificate or QSE/EME Affidavit; • Company Registration Certification • Certified Identification Documentation. • CSD report
Gender are women (ownership)* More than 50% women ownership = 5 points;	5		<ul style="list-style-type: none"> • Company Registration Certification • Certified Identification Documentation • CSD report
SMME (EME or QSE)	5		<ul style="list-style-type: none"> • BBBEE Certificate/ Affidavit CSD
Total Points	20		Failure to attach evidence will lead to scoring zero points

Having completed a technical evaluation, the procedure for the evaluation of technically qualifying tenders is Method 2 (Price and Preferences). The Preference Point System assigns a score to each tenderer based on the tender price and on the tenderer’s preference points. These scores are combined to determine an overall score for the tender. The tender with the highest score will be considered for acceptance.

The Preference Point System will be applied as follows:

For tenders up to R50 million

80 points are assigned to price

Up to 20 points are assigned to preference status per the table under item

Points scored will be rounded off to the nearest 2 decimal places

Schedule 3:

PREFERENCE POINTS CLAIM FORM IN TERMS OF THE PREFERENTIAL PROCUREMENT REGULATIONS 2022

Notes:

8.3.1.1 “B-BBEE status level of contributor” means the B-BBEE status received by a measured entity based on its overall performance using the relevant scorecard contained in the Codes of Good Practice on Black Economic Empowerment, issued in terms of section 9(1) of the Broad-Based Black Economic Empowerment Act (Act No.53 of 2003).

	<p>8.3.1.4 The submission of such certificates must comply with the requirements of instructions and guidelines issued by the National Treasury and are in accordance with notices published by the Department of Trade and Industry in the Government Gazette.</p> <p>8.3.1.5 A trust, consortium or joint venture will qualify for points for their B-BBEE status level as a legal entity, provided that the entity submits their B-BBEE status level certificate.</p> <p>8.3.1.6 A trust, consortium or joint venture will qualify for points for their B-BBEE status level as an unincorporated entity, provided that the entity submits their consolidated B-BBEE scorecard as if they were a group structure and that such a consolidated B-BBEE scorecard is prepared for every separate tender.</p> <p>8.3.1.7 A person will not be awarded points for B-BBEE status level if it is indicated in the tender documents that such a tenderer intends sub-contracting more than 25% of the value of the contract to any other enterprise that does not qualify for at least the points that such a tenderer qualifies for.</p> <p>8.3.1.8 A person awarded a contract will not be permitted to sub-contract more than 25% of the value of the contract to any other enterprise that does not have an equal or higher B-BBEE status level than the person concerned.</p> <p>8.3.1.9 No tender will be awarded to a bidder whose tax matters are not in order with SARS.</p> <p>8.3.1.10 No tender will be awarded to a bidder who is not registered on CSD.</p> <p>8.3.2 Formula for scoring tender price</p> <p>The following formula will be used to calculate the points for price. $Ps = X [1 - (Pt - Pmin)]$</p> <p>Pmin Where Ps = Points scored for comparative price of tender under consideration Pt = Comparative price of tender under consideration Pmin = Comparative price of lowest acceptable tender X = Points assigned to price</p> <p>8.3.3 The total preference points for a tender are calculated with the</p> <p>Formula</p> <p>$PP = Ps + Pbee$ Where PP is the total number of preference points scored by the tenderer Ps is the points scored for the comparative price of the tenderer, and Pbee is the number of points awarded to the tenderer based on his certified B-BBEE status level</p>
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7.4 Risk Tolerance

The JDA has adopted a Risk Tolerance Framework (RTF) which enjoins the JDA to consider its risk exposure to contractors / service providers in terms of the number of contracts awarded to a single contractor / service provider in a particular year.

In terms of the Risk Tolerance Framework, the JDA determines the risk exposure as excessive in instances where the value of the contracts for **individual** professional service providers (eg. project managers / engineers / quantity surveyors / consultants) is either :

1. The greater of R8 million or four contracts / projects in the current financial year or
2. The greater of R12 million or six contracts / projects over two financial years (current year and previous financial year)

And in instances where the value of contracts for **multi-disciplinary** professional service providers (eg. more than one discipline / service is provided by the same bidder) is either :

3. The greater of R12 million or six contracts / projects in the current financial year or
4. The greater of R20 million or nine contracts / projects over two financial years (current year and previous financial year)

A risk analysis shall be undertaken on the bidder with the highest number of points obtained, to determine whether the tenderer does not exceed the JDA's risk framework criteria as stated above. In other words, whether it falls within the ambit of the Risk Tolerance Framework as acceptable.

JDA reserves the right to award a contract to a bidder who has exceeded the threshold as stated above.

8. CLOSING DATE, TIME, AND VENUE FOR SUBMISSIONS

The completed tender document shall be placed in a sealed envelope. The words:

"RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS"

The envelope must be deposited in the tender box at the **Johannesburg Development Agency, Ground Floor, The Bus Factory, 3 Helen Joseph Street (Formerly President Street), Newtown** only between the hours of 08H00 and 12H00.

The Tender closes at **12h00 on 08 September 2023**.

Envelopes will be stamped on receipt. There will be a public opening of tenders.

NO LATE / TELEPHONIC / FAXED / E-MAILED AND LATE BIDS WILL BE ACCEPTED OR CONSIDERED.

The Johannesburg Development Agency's selection of qualifying tenders shall be in the Johannesburg Development Agency's sole discretion and shall be final. The Johannesburg Development Agency does not bind itself to accept any particular tender and no correspondence will be entered into.

Unsuccessful bidders will have the opportunity to query the award or decision within fourteen (14) calendar days from the day of notification.

The tender offer validity period for this tender is 90 days .

Queries can be addressed in writing to:

Lovemore Nkuna

E-mail [LNkuna @jda.org.za](mailto:LNkuna@jda.org.za)

ANNEXURE A : BUSINESS DECLARATION

Tender/RFP Number :

Tender/RFP Description :

Name of Company :

Contact Person :

Postal Address :

.....

Physical Address :

.....

Telephone Number :

Fax Number :

Cell Number :

E-mail Address :

Company/enterprise Income

Tax Reference Number :

(Insert personal income tax number if a one person business and personal income tax numbers of all partners if a partnership)

VAT Registration Number :

Company Registration Number :

1. Type of firm

- Partnership
- One person business/sole trader
- Close corporation
- Public company

Private company

(Tick one box)

2. Principal business activities

.....
.....
.....

3. Total number of years company has been in business:

4. Detail all trade associations/professional bodies in which you have membership

.....
.....
.....

5. Did the firm exist under a previous name?

- Yes
- No

(Tick one box)

If yes, what was its previous name?

6. How many permanent staff members are employed by the firm:

Full Time :

Part Time :

7. In the case of a firm which renders services for different disciplines, how many permanent staff members are employed by the firm in the discipline for which you are tendering:

Full Time :

Part Time :

8. What is the enterprise’s annual turnover for the last three years and what is the estimated turnover of current commitments from 1 July 2017 to 30 June 2018 (excl. VAT):

R Year

R Year

R Year

R Year

9. List all contracts which your company is engaged in and have not yet completed:

CONTRACT DESCRIPTION	LOCATION	COMPANY/ EMPLOYER	PROJECT VALUE	ESTIMATED FEES	EXPECTED COMPLETION (MONTH & YEAR)

10. Banking details

I/We hereby request and authorise you to pay any amounts which may accrue to me/us to the credit of my/our account with the mentioned bank.

I/We understand that the credit transfers hereby authorised will be processed by computer through a system known as the “ACB Electronic Fund Transfer Service” and

I/We also understand that no additional advice of payment will be provided by my/our bank, but details of each payment will be printed on my/our bank statement or any accompanying voucher.

This authority may be cancelled by me/us giving **30 days** notice in writing.

BANK :

BRANCH :

BRANCH CODE :

ACCOUNT NUMBER :

ACCOUNT HOLDER :

TYPE OF ACCOUNT :

CONTACT PERSON :

CONTACT NUMBER :

The undersigned, who warrants that he/she is duly authorised to do so on behalf of the company, affirms that the information furnished in response to this request for proposal is true and correct :

SIGNATURE :

NAME IN FULL :

CAPACITY :

DULY AUTHORIZED TO SIGN ON BEHALF OF:

DATE :

COMPANY STAMP

ANNEXURE B : DECLARATION OF INTEREST

1. No bid will be accepted from persons in the service of the state*.
2. Any person, having a kinship with persons in the service of the state, including a blood relationship, may make an offer or offers in terms of this invitation to bid. In view of possible allegations of favouritism, should the resulting bid, or part thereof, be awarded to persons connected with or related to persons in service of the state,

it is required that the bidder or their authorised representative declare their position in relation to the evaluating/adjudicating authority.

3. In order to give effect to the above, the following questionnaire must be completed and submitted with the bid.

- 3.1 Full Name:
- 3.2 Identity Number:
- 3.3 Position occupied in the company (director, trustees, shareholder**)
- 3.4 Company Registration Number:
- 3.5 Tax Reference Number:
- 3.6 VAT Registration Number:
- 3.7 The names of all directors / trustees / shareholders / members, their individual identity numbers and state employee numbers must be indicated in paragraph 4 below.

3.8 Are you presently in the service of the state* **YES / NO**
 If yes, furnish particulars

3.9 Have you been in the service of the state for the past twelve months? **YES / NO**
 If yes, furnish particulars

3.10 Do you, have any relationship (family, friend, other) with persons in the service of the state and who may be involved with the evaluation and or adjudication of this bid? **YES / NO**
 If yes, furnish particulars

3.11 Are you, aware of any relationship (family, friend, other) between any other bidder and any persons in the service of the state who may be involved with the evaluation and or adjudication of this bid? **YES / NO**
 If yes, furnish particulars

3.12 Are any of the company's directors, trustees, managers, principle shareholders or stakeholders in service of the state? **YES / NO**
 If yes, furnish particulars

3.13 Are any spouse, child or parent of the company's directors, trustees, managers, principle shareholders or stakeholders in service of the state? **YES / NO**
 If yes, furnish particulars

3.14 Do you or any of the directors, trustees, managers, principle shareholders or stakeholders of this company have any interest in any other related companies or businesses whether or not they are bidding for this contract?

YES / NO

If yes, furnish particulars

.....

4. Full details of directors / trustees / members / shareholders.

FULL NAME	IDENTITY NUMBER	STATE EMPLOYEE NUMBER

CERTIFICATION

I, **THE UNDERSIGNED (FULL NAME)**

CERTIFY THAT THE INFORMATION FURNISHED ON THIS DECLARATION FORM IS TRUE AND CORRECT. I ACCEPT THAT, IN ADDITION TO CANCELLATION OF A CONTRACT, ACTION MAY BE TAKEN AGAINST ME SHOULD THIS DECLARATION PROVE TO BE FALSE.

.....
 Signature

.....
 Position

.....
 Name of Bidder

.....
 Date

* MSCM Regulations: "in the service of the state" means to be –
 (a) a member of –
 (i) any municipal council;
 (ii) any provincial legislature; or
 (iii) the national Assembly or the national Council of provinces;
 (b) a member of the board of directors of any municipal entity;
 (c) an official of any municipality or municipal entity;
 (d) an employee of any national or provincial department, national or provincial public entity or constitutional institution within the meaning of the Public Finance Management Act, 1999 (Act No.1 of 1999);
 (e) a member of the accounting authority of any national or provincial public entity; or
 (f) an employee of Parliament or a provincial legislature.

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** "Stakeholder" means a person who owns shares in the company and is actively involved in the management of the company or business and exercises control over the company.

I, THE UNDERSIGNED (FULL NAME)

CERTIFY THAT THE INFORMATION FURNISHED ON THIS DECLARATION FORM IS TRUE AND CORRECT.

I ACCEPT THAT, IN ADDITION TO CANCELLATION OF A CONTRACT, ACTION MAY BE TAKEN AGAINST ME SHOULD THIS DECLARATION PROVE TO BE FALSE.

.....
Signature

.....
Position

.....
Name of Bidder

.....
Date

ANNEXURE C : DECLARATION OF BIDDER’S PAST SUPPLY CHAIN MANAGEMENT PRACTICES

- 1 This Municipal Bidding Document must form part of all bids invited.
- 2 It serves as a declaration to be used by municipalities and municipal entities in ensuring that when goods and services are being procured, all reasonable steps are taken to combat the abuse of the supply chain management system.
- 3 The bid of any bidder may be rejected if that bidder, or any of its directors have:
 - a. abused the municipality’s / municipal entity’s supply chain management system or committed any improper conduct in relation to such system;
 - b. been convicted for fraud or corruption during the past five years;
 - c. willfully neglected, reneged on or failed to comply with any government, municipal or other public sector contract during the past five years; or
 - d. been listed in the Register for Tender Defaulters in terms of section 29 of the Prevention and Combating of Corrupt Activities Act (No 12 of 2004).
- 4 In order to give effect to the above, the following questionnaire must be completed and submitted with the bid.

Item	Question	Yes	No
4.1	Is the bidder or any of its directors listed on the National Treasury’s database as a company or person prohibited from doing business with the public sector? (Companies or persons who are listed on this database were informed in writing of this restriction by the National Treasury after the <i>audi alteram partem</i> rule was applied).	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4.1.1	If so, furnish particulars:		
4.2	Is the bidder or any of its directors listed on the Register for Tender Defaulters in terms of section 29 of the Prevention and Combating of Corrupt Activities Act (No 12 of 2004)? (To access this Register enter the National Treasury’s website, www.treasury.gov.za, click on the icon “Register for Tender Defaulters” or submit your written request for a hard copy of the Register to facsimile number (012) 3265445).	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4.2.1	If so, furnish particulars:		

Item	Question	Yes	No
4.3	Was the bidder or any of its directors convicted by a court of law (including a court of law outside the Republic of South Africa) for fraud or corruption during the past five years?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4.3.1	If so, furnish particulars:		

4.4	Does the bidder or any of its directors owe any municipal rates and taxes or municipal charges to the municipality / municipal entity, or to any other municipality / municipal entity, that is in arrears for more than three months?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4.5	Was any contract between the bidder and the municipality / municipal entity or any other organ of state terminated during the past five years on account of failure to perform on or comply with the contract?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4.7.1	If so, furnish particulars:		

CERTIFICATION

I, THE UNDERSIGNED (FULL NAME)

CERTIFY THAT THE INFORMATION FURNISHED ON THIS DECLARATION FORM IS TRUE AND CORRECT.

I ACCEPT THAT, IN ADDITION TO CANCELLATION OF A CONTRACT, ACTION MAY BE TAKEN AGAINST ME SHOULD THIS DECLARATION PROVE TO BE FALSE.

.....
Signature

.....
Position

.....
Name of Bidder

.....
Date

ANNEXURE D : PARTICULARS OF CONTRACTS AWARDED NOT BY AN ORGAN OF STATE* DURING THE LAST 5 YEARS**
cont.

EMPLOYER	CONSULTING ENGINEER	NATURE OF WORK	VALUE OF WORK	YEAR COMPLETED

***** Organ of State means-**

- ◆ a) a national or provincial department;
- ◆ b) a municipality;
- ◆ c) a constitutional institution defined in the Public Finance Management Act, 1999 (Act No. 1 of 1999);
- ◆ d) Parliament;
- ◆ e) a provincial legislature;
- ◆ f) any other institution or category of institutions included in the definition of “organ of state” in section 239 of the Constitution and recognised by the [Minister](#) by notice in the *Government Gazette* as an institution or category of institutions to which [this Act](#) applies

.....
 Signature
 (of person authorised to sign on behalf of the organisation)

.....
 Position

.....
 Name of Bidder

.....
 Date

RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

ANNEXURE E : CERTIFICATE OF INDEPENDENT BID DETERMINATION

I, the undersigned, in submitting the accompanying bid:

for

RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

in response to the invitation for the bid made by:

Johannesburg Development Agency

do hereby make the following statements that I certify to be true and complete in every respect:

I certify, on behalf of:

_____ that:
(Name of Bidder)

1. I have read and I understand the contents of this Certificate;
2. I understand that the accompanying bid will be disqualified if this Certificate is found not to be true and complete in every respect;
3. I am authorized by the bidder to sign this Certificate, and to submit the accompanying bid, on behalf of the bidder;
4. Each person whose signature appears on the accompanying bid has been authorized by the bidder to determine the terms of, and to sign, the bid, on behalf of the bidder;
5. For the purposes of this Certificate and the accompanying bid, I understand that the word "competitor" shall include any individual or organization, other than the bidder, whether or not affiliated with the bidder, who:
 - (a) has been requested to submit a bid in response to this bid invitation;
 - (b) could potentially submit a bid in response to this bid invitation, based on their qualifications, abilities or experience; and
 - (c) provides the same goods and services as the bidder and/or is in the same line of business as the bidder
6. The bidder has arrived at the accompanying bid independently from, and without consultation, communication, agreement or arrangement with any competitor. However communication between partners in a joint venture or consortium will not be construed as collusive bidding.

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-
- 7. In particular, without limiting the generality of paragraph 6 above, there has been no consultation, communication, agreement or arrangement with any competitor regarding:
 - (a) prices;
 - (b) geographical area where product or service will be rendered (market allocation);
 - (c) methods, factors or formulas used to calculate prices;
 - (d) the intention or decision to submit or not to submit a bid;
 - (e) the submission of a bid which does not meet the specifications and conditions of the bid; or
 - (f) bidding with the intention not to win the bid.

 - 8. In addition, there have been no consultations, communications, agreements or arrangements with any competitor regarding the quality, quantity, specifications and conditions or delivery particulars of the products or services to which this bid invitation relates.

 - 9. The terms of the accompanying bid have not been, and will not be, disclosed by the bidder, directly or indirectly, to any competitor, prior to the date and time of the official bid opening or of the awarding of the contract.

 - 10. I am aware that, in addition and without prejudice to any other remedy provided to combat any restrictive practices related to bids and contracts, bids that are suspicious will be reported to the Competition Commission for investigation and possible imposition of administrative penalties in terms of section 59 of the Competition Act No. 89 of 1998 and or may be reported to the National Prosecuting Authority (NPA) for criminal investigation and or may be restricted from conducting business with the public sector for a period not exceeding ten (10) years in terms of the Prevention and Combating of Corrupt Activities Act No. 12 of 2004 or any other applicable legislation.

.....
Signature

.....
Position

.....
Name of Bidder

.....
Date

RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

ANNEXURE F: DECLARATION ON STATE OF MUNICIPAL ACCOUNTS

A Any bid will be rejected if:

Any municipal rates and taxes or municipal service charges owed by the bidder or any of the directors to the municipality or a municipal entity, or to any other municipality or municipal entity, are in arrears for more than three months.

B Bid Information

- i. Name of bidder:
- ii. Registration Number:
- iii. Municipality where business is situated:
- iv. Municipal account number for rates:
- v. Municipal account number for water and electricity:
- vi. Names of all directors, their ID numbers and municipal account number.
 - 1.
 - 2.
 - 3.
 - 4.
 - 5.
 - 6.
 - 7.

C Documents to be attached

- i. A copy of municipal account mentioned in B (iv) & (v) (Not older than 3 months)
- ii. A copy of municipal accounts of all directors mentioned in B(vi) (Not older than 3 months)
- iii. Proof of directors

I/We declare that the abovementioned information is true and correct and that the following documents are attached to this form:

RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

Signature:.....

Date:.....

RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

Table G-1.1 : Key Resource Information	
Resource Information	
Designation:	Project Leader- Project Manager
Name & Surname	
Nationality	
ID / Passport Number	
First Qualification Name Incl. Date of Qualification and Institution	
Highest Qualification Name Incl. Date of Qualification and Institution	
Years Experience after initial relevant Qualification	
Professional Registration Body / Institution	
Date of Professional Registration	
Professional Registration Number	

PROJECT LEAD EXPERIENCE

Project Name	Project Type (Township Establishment, Consolidations and Subdivisions, Assessment/Analysis Report/ Land Pre-feasibility Report, Precinct Planning and Concept Development and Design /etc)	Client Name & Contact Details	Specific Tasks completed by yourself

RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

Table G-1.1 : Key Resource Information	
Resource Information	
Designation:	Town Planner
Name & Surname	
Nationality	
ID / Passport Number	
First Qualification Name Incl. Date of Qualification and Institution	
Highest Qualification Name Incl. Date of Qualification and Institution	
Years Experience after initial relevant Qualification	
Professional Registration Body / Institution	
Date of Professional Registration	
Professional Registration Number	

PROJECT LEAD EXPERIENCE

Project Name	Project Type (Township Establishment, Consolidations and Subdivisions, Assessment/Analysis Report/ Land Pre-feasibility Report, Precinct Planning and Concept Development and Design /etc)	Client Name & Contact Details	Specific Tasks completed by yourself

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Table G-1.1 : Key Resource Information	
Resource Information	
Designation:	Civil and Structural Engineering
Name & Surname	
Nationality	
ID / Passport Number	
First Qualification Name Incl. Date of Qualification and Institution	
Highest Qualification Name Incl. Date of Qualification and Institution	
Years Experience after initial relevant Qualification	
Professional Registration Body / Institution	
Date of Professional Registration	
Professional Registration Number	

PROJECT LEAD EXPERIENCE

Project Name	Project Type (Township Establishment, Consolidations and Subdivisions, Assessment/Analysis Report/ Land Pre-feasibility Report, Precinct Planning and Concept Development and Design /etc)	Client Name & Contact Details	Specific Tasks completed by yourself

RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

Table G-1.1 : Key Resource Information	
Resource Information	
Designation:	Electrical Engineer
Name & Surname	
Nationality	
ID / Passport Number	
First Qualification Name Incl. Date of Qualification and Institution	
Highest Qualification Name Incl. Date of Qualification and Institution	
Years Experience after initial relevant Qualification	
Professional Registration Body / Institution	
Date of Professional Registration	
Professional Registration Number	

PROJECT LEAD EXPERIENCE

Project Name	Project Type (Township Establishment, Consolidations and Subdivisions, Assessment/Analysis Report/ Land Pre-feasibility Report, Precinct Planning and Concept Development and Design /etc)	Client Name & Contact Details	Specific Tasks completed by yourself

RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

Table G-1.1 : Key Resource Information	
Resource Information	
Designation:	Quantity Survey
Name & Surname	
Nationality	
ID / Passport Number	
First Qualification Name Incl. Date of Qualification and Institution	
Highest Qualification Name Incl. Date of Qualification and Institution	
Years Experience after initial relevant Qualification	
Professional Registration Body / Institution	
Date of Professional Registration	
Professional Registration Number	

PROJECT LEAD EXPERIENCE

Project Name	Project Type (Township Establishment, Consolidations and Subdivisions, Assessment/Analysis Report/ Land Pre-feasibility Report, Precinct Planning and Concept Development and Design /etc)	Client Name & Contact Details	Specific Tasks completed by yourself

RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

Table G-1.1 : Key Resource Information	
Resource Information	
Designation:	Mechanical Engineer with wet services
Name & Surname	
Nationality	
ID / Passport Number	
First Qualification Name Incl. Date of Qualification and Institution	
Highest Qualification Name Incl. Date of Qualification and Institution	
Years Experience after initial relevant Qualification	
Professional Registration Body / Institution	
Date of Professional Registration	
Professional Registration Number	

PROJECT LEAD EXPERIENCE

Project Name	Project Type (Township Establishment, Consolidations and Subdivisions, Assessment/Analysis Report/ Land Pre-feasibility Report, Precinct Planning and Concept Development and Design /etc)	Client Name & Contact Details	Specific Tasks completed by yourself

RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

Table G-1.1 : Key Resource Information	
Resource Information	
Designation:	Architecture
Name & Surname	
Nationality	
ID / Passport Number	
First Qualification Name Incl. Date of Qualification and Institution	
Highest Qualification Name Incl. Date of Qualification and Institution	
Years Experience after initial relevant Qualification	
Professional Registration Body / Institution	
Date of Professional Registration	
Professional Registration Number	

PROJECT LEAD EXPERIENCE

Project Name	Project Type (Township Establishment, Consolidations and Subdivisions, Assessment/Analysis Report/ Land Pre-feasibility Report, Precinct Planning and Concept Development and Design /etc)	Client Name & Contact Details	Specific Tasks completed by yourself

RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

Table G-1.1 : Key Resource Information	
Resource Information	
Designation:	Electrical Engineer
Name & Surname	
Nationality	
ID / Passport Number	
First Qualification Name Incl. Date of Qualification and Institution	
Highest Qualification Name Incl. Date of Qualification and Institution	
Years Experience after initial relevant Qualification	
Professional Registration Body / Institution	
Date of Professional Registration	
Professional Registration Number	

PROJECT LEAD EXPERIENCE

Project Name	Project Type (Township Establishment, Consolidations and Subdivisions, Assessment/Analysis Report/ Land Pre- feasibility Report, Precinct Planning and Concept Development and Design /etc)	Client Name & Contact Details	Specific Tasks completed by yourself

RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

Table G-1.1 : Key Resource Information	
Resource Information	
Designation:	Fire Rational Design
Name & Surname	
Nationality	
ID / Passport Number	
First Qualification Name Incl. Date of Qualification and Institution	
Highest Qualification Name Incl. Date of Qualification and Institution	
Years Experience after initial relevant Qualification	
Professional Registration Body / Institution	
Date of Professional Registration	
Professional Registration Number	

PROJECT LEAD EXPERIENCE

Project Name	Project Type (Township Establishment, Consolidations and Subdivisions, Assessment/Analysis Report/ Land Pre-feasibility Report, Precinct Planning and Concept Development and Design /etc)	Client Name & Contact Details	Specific Tasks completed by yourself

RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

Table G-1.1 : Key Resource Information	
Resource Information	
Designation:	Heritage Specialist
Name & Surname	
Nationality	
ID / Passport Number	
First Qualification Name Incl. Date of Qualification and Institution	
Highest Qualification Name Incl. Date of Qualification and Institution	
Years Experience after initial relevant Qualification	
Professional Registration Body / Institution	
Date of Professional Registration	
Professional Registration Number	

PROJECT LEAD EXPERIENCE

Project Name	Project Type (Township Establishment, Consolidations and Subdivisions, Assessment/Analysis Report/ Land Pre-feasibility Report, Precinct Planning and Concept Development and Design /etc)	Client Name & Contact Details	Specific Tasks completed by yourself

RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

Table G-1.1 : Key Resource Information	
Resource Information	
Designation:	Health and Safety
Name & Surname	
Nationality	
ID / Passport Number	
First Qualification Name Incl. Date of Qualification and Institution	
Highest Qualification Name Incl. Date of Qualification and Institution	
Years Experience after initial relevant Qualification	
Professional Registration Body / Institution	
Date of Professional Registration	
Professional Registration Number	

PROJECT LEAD EXPERIENCE

Project Name	Project Type (Township Establishment, Consolidations and Subdivisions, Assessment/Analysis Report/ Land Pre-feasibility Report, Precinct Planning and Concept Development and Design /etc)	Client Name & Contact Details	Specific Tasks completed by yourself

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Table G-1.1 : Key Resource Information	
Resource Information	
Designation:	Community Participant Consultant.
Name & Surname	
Nationality	
ID / Passport Number	
First Qualification Name Incl. Date of Qualification and Institution	
Highest Qualification Name Incl. Date of Qualification and Institution	
Years Experience after initial relevant Qualification	
Professional Registration Body / Institution	
Date of Professional Registration	
Professional Registration Number	

PROJECT LEAD EXPERIENCE

Project Name	Project Type (Township Establishment, Consolidations and Subdivisions, Assessment/Analysis Report/ Land Pre-feasibility Report, Precinct Planning and Concept Development and Design /etc)	Client Name & Contact Details	Specific Tasks completed by yourself

RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

ANNEXURE G : ORGANOGRAM THIS ANNEXURE IS CRITICAL FOR THE TECHNICAL EVALUATION AS DETAILED UNDER ITEM 7.2 HEREIN

The tenderer shall list below the key personnel proposed for this project in the discipline and designation being tendered for as per 6.10 and 7.2 herein.

TABLE 1: PROJECT LEAD

NOTE: Detailed Curriculum Vitae (CV's) of the above proposed candidates must be provided. Said CV's MUST indicate the name and description of the project, role played in the project, project value, and the start and end dates of the project. In addition certified proof of relevant qualifications and proof of memberships to stipulated professional associations must also be provided for the above proposed personnel.

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Signature

.....
Position

.....
Name of Bidder

.....
Date

RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

ANNEXURE H: SCHEDULE OF COMPLETED CONTRACTS

THIS ANNEXURE IS CRITICAL FOR THE TECHNICAL EVALUATION AS DETAILED. The tenderer shall list below a **maximum of 5 projects of a similar nature and scale** to this project.

CLIENT Company name and contact person's name, tel, cell & e-mail address	PROJECT Name and description	SERVICE RENDERED	CONSTRUCTION VALUE	COMPLETION DATE

NOTE: Contactable references for the above listed projects must be provided. Said references MUST be on the client's letter head or on a document stamped and signed by client and must confirm the name of the project, description of the project, description of the service rendered, the value of the project, the completion date, and it must rate the service rendered.

.....
Signature

.....
Position

.....
Name of Bidder

.....
Date

RFP - APPOINTMENT OF A TEAM OF PROFESSIONAL CONSULTANTS IN THE FORM OF A MULTIDISCIPLINARY COMPANY / CONSORTIUM COMPANIES AND/OR JOINT VENTURES FOR THE PLANNING AND DEVELOPMENT OF AFFORDABLE RENTAL ACCOMMODATION ON ERF 80 STAFFORD FOR THE MINIMUM OF 200 UNITS FOR THE COJ FOR 36 MONTHS

4.								
5.								

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MINIMUM DELIVERABLES

MARILY HOUSE - TURNKEY PROJECT FOR PROFESSIONAL SERVICES - MINIMUM DELIVERABLES		
Item No	Description	
1	Inception Report and Program	
1.1	Inspection of perimeter walls of 4 storey building including basement area Report (cracks, loose bricks, joints, plaster). Estimated at +/-856 m	STAGE 1
1.2	Inspection of concrete floor slabs (scan of concrete structure and reinforcing steel bond) Report. Estimated at +/- 11 120 m2	
1.3	Reports and recommendations (structural, Geo and or others)	
1.4	Inception Report and Program	
1.5	Town Planning Application Memorandum inclusive of pre consultation	
1.6	Community Participation Consultant (CPC) Report	
2	Concept Design	
2.1	Building Conversion Concept Design approval by Client and pre-approved by COJ Internal stakeholder	STAGE 2
2.2	Detailed technical design approval(inclusivse electrical, structural, mechanical & fire rationale) (Approved by client)	
2.3	Building performance modelling (water, energy, waste efficiency) calculations and costs benefit analysis with final recommendations for implementation	
2.4	Preliminary cost estimate of reconfiguring the building	
2.5	Outline sceme Report (sewer, water and electrical)	
2.6	Draft Funding application	
2.7	Community Participation Consultant (CPC) Report with supporting documents (meetings, minutes, database, intervies and etc)	
3	Approvals	STAGE 3

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3.1	Heritage Application Approval			
3.2	Rezoning application			
3.3	Site Development Plan Approval			
3.4	Building Plans Approval			
3.5	Fire Rational Design Approval			
3.6	Funding Application and Approval			
3.7	Tribunal Hearing (MPT). (Ad-hoc) as and when required basis			
3.8	Community Participation Consultant (CPC) Report with supporting documents (meetings, minutes, database, intervies and etc)			
4	Procurement			
4.1	Prepare Tender documents to procure contractor to do the construction phase	STAGE 4	SUBJECT TO BUDGET AVAILABILITY FOR CONSTRUCTION PHASE	
5	Construction			
5.1	Detailed cost estimate			
5.2	Pre-construction			
5.3	Project management for Construction phase of 18 month period. The percentage to be based on the actual appointed contractor tender amount. This caters for all required professionals to execute the work on and off site.	STAGE 5		
5.4	Community Participation Consultant (CPC) Report with supporting documents (meetings, minutes, database, intervies and etc)			
5.5	Commissioning			
6	Close Stage			
6.1	Snag list remedial	STAGE 6		
6.2	As build detail drawings to be submitted council			
6.3	Close out report with occupancy documents			

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