

TENDER NO. RFP213/2024

THE APPOINTMENT OF A DESIGN BUILD CONTRACTOR FOR THE RENOVATIONS AND REFURBISHMENT OF OFFICES AT 90 PLEIN STREET BUILDING: 3rd, 8th, 9th and 10th FLOORS IN CAPE TOWN, WESTERN CAPE



QUESTIONS AND ANSWERS

No.	Question	Response
1	<p>I am writing to formally request an extension of time for the completion of the abovementioned tender.</p> <p>The primary reason for this request is the insufficient time available to compile a comprehensive and accurate tender response. The scope and complexity of this tender require careful coordination across several critical aspects, including:</p> <ul style="list-style-type: none">• Design Requirements: Ensuring that the proposed bid meet the technical and functional specifications outlined in the tender documents.• Quantification and Pricing: Accurately measuring and pricing the works to reflect the project requirements while ensuring compliance with cost considerations.• Collaboration with Specialists: Engaging with relevant consultants and subcontractors to finalize inputs critical to the tender. <p>The current timeline has proven challenging to accommodate these requirements without compromising the quality of the submission.</p> <p>To address this, we kindly request an extension of two weeks, revising the submission date to 14 February 2024. We are confident that this additional time will allow all involved parties to deliver a well-considered, accurate, and competitive proposal, ultimately benefiting the project's outcomes.</p>	<p>We are unable to extend the bid due to the client's project timeline and their expectation for delivery.</p>
2	<p>Please note that it was noted in the site walkabout that the floor plans for 3rd, 8th, 9th and 10th floors will be loaded on the DBSA site. Currently under drawings there are only the as builts for the 4th and 5th floors.</p> <p>It is critical that these are loaded as soon as possible in order for the drawings to be updated indicating proposals for pricing.</p>	<p>Refer to Addendum 02 issued on 22 January 2025</p>
3	<p>With reference to the above-mentioned project, we respectfully request an extension of the closing date from January 31st, 2025, to February 10th 2025, to allow us sufficient time to submit a compliant tender that meets the evaluation criteria and scope of work.</p>	<p>We are unable to extend the bid due to the client's project timeline and their expectation for delivery.</p>
4	<p>Please clarify the following:</p> <ul style="list-style-type: none">• Volume 1 of 3 – page 16 of 22, Stage 1: Responsiveness Evaluation: Tenderer must have successfully completed a minimum of 3 Projects of similar nature (General Building) in the last 10 years,	<p>Both Letter of Appointment and Completion Certificate are to be in the 10-year period.</p>



M Janse van Rensburg (Interim Board Chairman),

B Mosako* (Chief Executive), K Brown, B Hore, D Lerutla, MP Matji, Z Mbele*, D Moephuli, J Muthige, C Naidoo, J Netshitenzhe, B Nqwababa, P Nqeto, E Pieterse

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	<p>with a contract award value of R 100 million and above per project.</p> <p>The tenderer must submit the following documents for each completed project:</p> <ul style="list-style-type: none"> • Letter of Appointment on the client's letterhead, dated, signed showing appointment value and • Completion Certificate of the same project (certificate must be dated, signed and emanating from the contract awarded in the Letter of Appointment) <p>(Does the Appointment letter & Completion certificate be in the 10-year period or should it just be the Completion certificate in this instant?) please clarify,</p>	
5	<p>We would like to request an extension in the closing date of this tender of 4 weeks.: We received the "as built" floor plans for floors 3, 8, 9 and 10 today, the 22nd of January 2025. We can only now start design work of these floors. Our architect will need at least a week to complete the designs of these 4 floors in order for us to start with the activity schedule (BOQ). Preparing the Activity Schedule will also take a week. Then we as the MC must send out for pricing which will also take at least a week. Only then we can finalize our bid to submit our tender. Please can you respond to this item as soon as possible as we cannot wait till the 28th of January for a response on this.</p>	<p>We are unable to extend the bid due to the client's project timeline and their expectation for delivery.</p>
6	<p>Electrical and Electronic DWG drawings issued are corrupt.: The drawings in these folders show the various drawings but each file shows it has a size of 0KB. Can you please re-issue these drawings as we are unable to open / use them.</p>	<p>Attached PDF drawings, please acknowledge receipt via Addendum 03.</p>
7	<p>Client review and approval of architectural designs by the various contractors: Please advise on this process regarding when this will happen and how long this will take.</p>	<p>Review will be done internally by the client in 5 days.</p>
8	<p>Council approval of our designs: Typical council approvals of architectural design drawings can take up to 3 months before construction can commence on site. Please advise on when this process must happen.</p>	<p>The process of council approval needs to happen as soon the drawings are ready for submission from the Professional service providers that will be part of the design and build contractor. The duration for approval is dependent on the City of Cape Town.</p>
9	<p>Proposed architectural designs on which our bid is based.: Do we need to submit architectural designs with our bid. Tender document does not specifically request this.</p>	<p>No requirement to submit the Architectural Drawings</p>
10	<p>Investigative work: At the site walkabout, it was mentioned that the contractor will have to do investigative works relating the existing services (HVAC, Lighting, Electrical) in order to determine the actual</p>	<p>For the investigation work we estimate 1 month for the successful bidder, they are not to be done prior to bidding</p>



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	scope of work. Only then can designs be commenced. Please advise on this process regarding timeframes. This assessment alone can take 2 months.	process, there are provisional sums allowed for these services all the bidders need to price for profit and attendance for these items. There are previous investigations that were conducted in the previous year.
11	HVAC provisional sum: Does this amount include for ventilation requirements?	Yes. The Provisional Sum amount includes ventilation.
12	Building compliancy in general: The building as it exists, have a number of compliancy issues including fire and number of toilets ratio to number of occupants. How should we address these in our bid	The works include the renovations of existing Toilets and not the additions of toilets.
13	As part of the responsiveness criteria, we need to submit a CV of registered Professional Quantity Surveyor. In the Pricing Schedule provided with the RFP under Section E – Design and Monitoring, no items exist under Activity 1, Design Consultants for the PQS, only the Provisional Amount listed in Activity 2, Monitoring Consultants of the same section. My question does the PQS of which we provide the CV for in RFP submission get paid from the Provisional item listed in Activity 2 of Section E? If not, where do we make the allowance for the PQS that forms part of our RFP?	Yes. the PQS will be paid from the provisional sum allowance.



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