

T32 2021

New Science & Research Labs (HS Building) - Consultant Team procurement

Technical queries:

- Query 1: The document refers to 50 workstations. Does this imply that the occupancy per department will be 50 people? If not, what will the occupancy be? This has an impact on the compliance criteria which in turn impacts on the cost estimate to use for fee calculation purposes. **Yes, the maximum workstations to be allowed for is 50 per laboratory.**
- Query 2: Do the 50 workstations include the space to be allowed for equipment? OR Does the equipment need to be added in addition to 50 workstations? This has an impact on the total split in the area between laboratory space and the other areas which in turn impacts on the cost estimate to use for fee calculation purposes. **Allowing for space for laboratory specific equipment at the work stations and elsewhere in the laboratories must be allowed for to ensure that the client have functioning laboratories.**
- Query 3: Do we need to allow for walk-in cold rooms (4 degrees Celsius) and walk-in freezer rooms (-20 degrees Celsius) per floor (3 of each) or will loose-standing equipment be the norm? **Walk –in Cold/Freezer rooms are not required.**

Pricing:

- Query 4: There are many variables and they will have a significant impact on the construction estimate that will be used for fee calculations. We accept that the client does not wish to share an estimate for the works and that this will be a fixed fee tender, however, we would like to suggest that Consultants submit their workings to indicate the value of the works as estimated and how the fees were calculated. This will enable the client to assess if a fair value for the works was used and confirm their understanding of the scope of the works by the bidder. **It is not a requirement as per tender.**

BBBEE:

- Query 5: The bid requires the BBBEE certificate of only the Principal-Agent / Architects. Their fee in general constitute between 20% and 30% of the total fees and the rest will be subcontracted to other professionals. The PPPFA regulations stipulate that when more than 25% of the works are subcontracted by an entity appointed based on price and preference, the BBBEE level of the subcontracted parties may not be lower (worse) than that of the contracting entity. This provision was to prevent fronting practices.

We believe that guidance should be obtained from National Treasury on this, alternatively, the subcontracting parties should be required to also submit their BBBEE scores and the final BBBEE points used must be determined based on the weighted contribution by each of the parties to the team. {Illustration: Member A % of works * the number of BBEE points from scorecard + Member B % of works * the

number of BBEE points from scorecard +etc} = ____points, Then use the table under section 8.3.1 of the amended construction sector scorecard to determine the combined BBEE level of the team. See table hereunder for ease of reference

B-BBEE Status	Qualification	B-BBEE Recognition Level
Level One Contributor	≥100 points on the Scorecard	135%
Level Two Contributor	≥95 but <100 points on the Scorecard	125%
Level Three Contributor	≥90 but <95 points on the Scorecard	110%
Level Four Contributor	≥80 but <90 points on the Scorecard	100%
Level Five Contributor	≥75 but <80 points on the Scorecard	80%
Level Six Contributor	≥70 but <75 points on the Scorecard	60%
Level Seven Contributor	≥55 but <70 points on the Scorecard	50%
Level Eight Contributor	≥40 but <55 points on the Scorecard	10%
Non-Compliant Contributor	<40 points on the Scorecard	0%

This tender is for a “Consultant Team” who will have certain duties to perform as per the tender specifications.

The Architect will be the bidder and principal with whom the Tertiary Institution will enter into a contract with, if the bidder is successful.

The Amended Codes of Practice on Broad Based Black Economic Empowerment you refer to was drafted by the Department of Trade and Industry applicable to Non-Governmental Organisations.

Therefore, if the bidder (Architect) entity appoints any sub-contract entities on the Consultant Team, it will be for the Architect (Bidder) to ensure that those entities adhere to the requirements, as the Architect will enter into contract/s with said sub-contractors.

Closing date:

Query 6: Will it be possible to provide an extension of time for submissions till 15 December 2021 to allow reasonable time for a response to the queries and to enable teams to provide the additional information. This being a fixed fee tender places a huge risk on the professional team and the client to ensure a fair and reasonable offer or by extension professional service. **No extension to be granted.**