

APPOINTMENT OF A PSP FOR THE IMPLEMENTATION OF NEW PENNYVILLE PRIMARY SCHOOL FOR THE GAUTENG DEPARTMENT OF EDUCATION IN GAUTENG (WP 2.4) (review stages 1 and 2, complete stages 3-7)

**RFP064/2025
QUERIES REGISTER**

No.	TENDERER	QUESTION	RESPONSE
1	GONANG CONSULTING	On some pages the Financial Statements seem to be crossed out, please advise if they are required? 3 years? – pages 30 & 49 contradict.	Financial Statements are not required.
		Is the 80/20 split based on the PSP Fees or Project Value/Estimate?	80/20 is based on PSP fees.
		Pages 95 – 99 relating to the resources, must all the spaces be populated, or it can just be the lead?	All spaces to be completed and details aligned with the CVs submitted.
		It is noted that the site is a greenfield and the appointed PSP will review stages 1&2, as such, please confirm how the following supplementary services will be catered for or an addendum will be issued (in terms of pricing), namely. <ul style="list-style-type: none"> • Geotechnical Services • Environmental Service • Traffic Engineer 	As per section C3.1.2. SCOPE OF WORKS (pg. 107-110/114) which outlines the deliverables required per stage, the bidder is required to provide a full team of resources with the minimum resources being referenced on page 111/114. Therefore, the supplementary services required on the project, should be included in the overall form of offer and catered for under the minimum resources.
		Can all the attendees get a copy of the compulsory briefing attendance register?	As the register contains personal information, it cannot be disclosed publicly in accordance with the requirements of the POPIA."
		How many traceable references does DBSA require?	The number of references is not specified in the tender document; therefore, bidders are required to provide references at their discretion, ensuring sufficient information to support their capability.

2	CSM CONSULTING SERVICES	<p>We wish to raise a concern regarding the current completeness of the tender documentation. While the documents state that Stages 1 and 2 have been completed by a previous PSP, there is no detailed Scope of Works, Stage 2 concept design summary report, or indicative Cost of Works (COW) provided for reference. This absence makes it impossible to:</p> <ul style="list-style-type: none"> • Evaluate the scope, complexity, and duration of the professional services required • Allocate appropriate internal resources and capacity across disciplines • Prepare a pricing proposal that is both accurate and competitive <p>We respectfully submit that this constitutes a material shortfall in terms of the CIDB Conditions to Tender, in the information required for a valid and competitive tender process.</p>	<p>The information provided as well as the documentation referenced are adequate for a bidder to provide a valid and competitive tender.</p>
		<p>In light of the above, we request:</p> <ol style="list-style-type: none"> 1. Access to a detailed Scope of Works; and/or 2. Access to the Stage 2 concept design documentation or design summary prepared by the prior PSP; and/or 3. A confirmed or indicative Cost of Works estimate as established at the conclusion of Stage 2. 	<p>1. The scope of works, including the deliverables per stage are referenced in section C3.1.2. SCOPE OF WORKS (pages 107-110/114) of the tender document. These need to be read in conjunction with the entire document as well as the National Norms and Standards as referenced on page 106/114.</p> <p>As per the National Norms and Standards, this is a MEGA 1 school, please refer to the attached, with a planned enrollment between 1001 – 1500.</p> <p>2. Stage 2 deliverables will only be provided to the winning bidder upon appointment.</p> <p>3. As per page 102/114 of the tender document, the Project Value Category is 7, and thus more than R 90,000,000.00.</p>
3	KWANETHEZEKA HOLDINGS	<p>I would like to ask if a social facilitator is appointed directly by project managers or by DBSA directly, and if yes do they also need to attend the compulsory briefing , your response will be highly appreciated.</p>	<p>The Social Facilitator forms part of the minimum resources required on the project and thus will be appointed by the bidder and the cost of such appointment must be included in the bidders form of offer.</p>

4	UMNINI CONSULTING	Please can you clarify if all organizations are required to submit Consolidated BEE Certificates even if there is no formal JV or formal consortium formed.	Consortiums, unincorporated or incorporated Joint Ventures Companies and/or Partnerships must submit a consolidated BBEE Certificate.
5	MAKONE CONSULTING	May you kindly clarify the pricing schedule from page 100 – 101. Is there a construction budget for the project in order to determine the professional's fees in accordance with the stipulated Government Gazette (Vol. 606 December 2015) as per the sheets provided or bidders are to determine the professional fees using the key personnels hourly rates	<p>As per the National Norms and Standards, this is a MEGA 1 school, please refer to the National Norms and Standards, with a planned enrollment between 1001 – 1500.</p> <p>As per page 102/114 of the tender document, the Project Value Category is 7, and thus more than R 90,000,000.00.</p> <p>As per section C1.1 FORM OF OFFER AND ACCEPTANCE the bidder's offer will be as a percentage. This should match the total percentage fee tendered as per page 103/114.</p> <p>Section C2.2.1 TIME-BASED FEES as per page 95-99/114 are time-based fee rates which will be applied, should time-based fees be required for certain approved works executed by the winning bidder.</p>
6	NEXORE SA	Is there a construction value for this project?	As per page 102/114 of the tender document, the Project Value Category is 7, and thus more than R 90,000,000.00.
		Annex A – Titled CV's of the project Team, but requests Information relating to Addendums -Please advise	This section should be read as 'Annexure A: Copy of CV's of the design team' with the bidder providing their project teams CVs in there.
		C2.2.1 TIME BASED FEES – Is there bidder required to provide additional resources as per the tables?	Section C2.2.1 TIME-BASED FEES as per page 95-99/114 are time-based fee rates which will be applied, should time-based fees be required for certain approved works executed by the winning bidder.

			All required resources to successfully execute the works as set out, should be included in the form of offer.
7	LEMON PEBBLE	Does the CIDB calculations need to be done now or omitted for the time being as it stated that it is for the awarded tender.	Though the tender stipulates “only for Reference purposes for the successful bid”. We do suggest that the bidder completes.
		Regarding the 5 projects being working on, is it regarding projects for the DBSA or in total?	Five active projects with the DBSA only.
		The format of the bid, must the CVs and required information be attached within the bid document after the annexure states or are they to be attached separately in a folder?	Please add CVs on a separate folder and label correctly.
		Will there be an extension for submission due to the time it takes to receive a consolidated BEE	No extension has been granted so far. The BBBEE certificate takes 2 to 3 weeks and it can be secured prior to the tender closing date, as has been the case with previous tenders.
8	VHB ASSOCIATES	Annexure A - Page 31 of 114 in the tender document shows "CVs of the project team" but the page appears to have column for addendum, please clarify	The error has been noted on the Tender document. Please acknowledge the addendums received for RFP.
		Can the professional team be in-house or do we need to form a consortium/JV	It is up to the bidder, both options are welcomed.
		Can professionals be part of more than one team	Yes.
		Does the Clerk of works need a formal qualification or just 10 years' experience in the built environment	The requirement is for the Clerk of Works to have 10 years' experience in built environment as stipulated on the tender document.
		If our current PI insurance is R5million and we include a letter confirming that, should we be awarded the tender we will increase it to the required amount of R10m, will this be accepted	No, please adhere to the requirements.
9	MOSEBO	Regarding the scope of works for the proposed school, are we required to price for a smart school or a normal school? The difference will assist considerably with pricing	Smart School.
10	ADVISORS IN CONSTRUCTION	Are Financial Statements required? (We note a conflict on pages 2,6 and 30 in this regard.)	Financial Statements are not required

		Whether Social Facilitators need to have Professional Indemnity Insurance cover like Architects and Engineers	No.
11	SYNC MEISTER	<p>1. Scope of Work & Project Phases</p> <p>a. The RFP refers to a review of Stages 1 & 2. Will DBSA provide the relevant documentation (e.g. concept reports, site assessments, pre-feasibility work) to inform a proper review and costing?</p> <p>b. Are there any known site-specific conditions or restrictions (e.g. existing infrastructure, geotechnical limitations, bulk services) that should be factored into our approach?</p> <p>c. Will the DBSA be issuing a detailed target timeline/duration outlining all project stages?</p> <p>d. How many students are envisaged to be enrolled in the school.</p> <p>e. The pricing schedule on page 100 requires bidders to submit Rand value inputs per discipline and stage, and the contract form on page 111 requests a total contract amount. However, the RFP does not disclose the estimated project value, construction cost, or PSP fee cap. Kindly confirm the estimated total project or construction value that bidders should use as a baseline for calculating professional fees and completing the pricing and contract forms.</p>	<p>a. Stage 2 deliverables will only be provided to the winning bidder upon appointment.</p> <p>b. As per the compulsory site visit and noted in the document, this is a green fields project. The successful bidder will be required to ensure the required services are well designed and provided for.</p> <p>c. This will only be finalized upon appointment of the successful bidder.</p> <p>d. As per the National Norms and Standards, this is a MEGA 1 school, please refer to the National Norms and Standards, with a planned enrollment between 1001 – 1500.</p> <p>e. As per page 102/114 of the tender document, the Project Value Category is 7, and thus more than R 90,000,000.00.</p> <p>As per section C1.1 FORM OF OFFER AND ACCEPTANCE the bidder's offer will be as a percentage. This should match the total percentage fee tendered as per page 103/114.</p> <p>Pg 100 is indicative and should relate to the split between the project team members as well as payments per stage.</p>
		<p>Sub-consultant Structure & Compliance</p> <p>a. In the proposed model where SyncMeister is the sole lead bidder and others are appointed as subconsultants, please confirm:</p> <ul style="list-style-type: none"> Are subconsultants required to submit full compliance documents (CIPC, SARS, B-BBEE) at tender stage, or only upon award? 	<p>Subconsultants are not obligated to submit compliance documents. However, in the case of Consortiums or Joint Ventures, all participating entities must provide the required compliance documentation.</p>

		<ul style="list-style-type: none"> Will Professional Indemnity Insurance (R10 million) be required from each subconsultant, or is cover under the lead bidder's policy sufficient? 	The lead can supply insurance coverage that fulfills all necessary requirements and covers the professional team.
		Submission Format & Documentation Does DBSA impose a maximum file size limit for OneDrive uploads, and what alternatives exist should we encounter upload failure?	Such an occurrence has not taken place, nor is there a limit on OneDrive links.

Regards,

DocuSigned by:



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