

**APPOINTMENT OF TWO (2) PSP FOR THE IMPLEMENTATION OF KAALFONTEIN PRIMARY SCHOOL AND KAALFONTEIN NO.2 PRIMARY SCHOOL FOR THE GAUTENG DEPARTMENT OF EDUCATION
RFP002/2026 and RFP003/2026
QUERIES REGISTER**

No.	TENDERER	QUESTION	RESPONSE
1	DURAPI	<p>With reference to the attached bids (RFP002 and RFP003), we kindly request clarification on the query outlined below:</p> <p>There are 4 disciplines missing on table of page 101-103:</p> <ul style="list-style-type: none"> a. Project Manager b. Architect c. Civil Engineering d. Quantity Surveyor 	<p>The four discipline have been added on the table from page 101 to 104, on the addendum no. 1 revised Tender document.</p>
2	INFRACHAMPS CONSULTING	<p>Your both tenders attached refers: Geotechnical Engineer (Pr.Eng./Pr.Tech Eng (ECSA), minimum ten (10) years post professional registration experience.</p> <p>Can you consider a Geotechnical Engineer who is registered with SACNASP as a Professional Natural Scientist – “Pr. Sci. Nat.” Holding a Geological Degree with ten (10) years post professional registration experience.</p>	<p>Please note that registration with SACNASP as a Pr. Sci. Nat., including Geologists or Scientists, does not meet the specified tender requirements and will therefore not be considered.</p>
3	NALA CONSULTING	<p>Can you kindly confirm the approved or estimated construction budget for Kaalfontein Primary School to enable accurate calculation of professional fees?</p>	<p>As per page 104/117 of the tender document, the Project Value Category is 7, and thus more than R 90,000,000.00.</p>
4	Mosebo	<p>I refer to the pricing schedule on page 101 for both RFP002/2026 and RFP 003/2026.</p> <p>Will we be required to price for only 11 disciplines as stated in the schedule or the complete 15 disciplines that are required for the project? Currently, the following disciplines were omitted in the pricing schedule:</p> <ul style="list-style-type: none"> • Project Management • QS • Architect • Civil Engineering 	<p>Please note that all fifteen (15) required disciplines, as stipulated in the tender document, are applicable to this project. The omission of the Project Manager, Quantity Surveying, Architect, and Civil Engineer disciplines from the pricing schedule was noted.</p>

			<p>An updated pricing table will be issued as part of an addendum to the tender document.</p>
5	CSM	<ol style="list-style-type: none"> 1. Can you please indicate the start date of the project 2. Can you please indicate whether the appropriate zoning is in place 3. Disciplines required (page 17) does not line up with pricing schedule (page 101-103 – PM, Arch, QS & Civil not included in pricing schedule) 4. ECSA fee guidelines are provided for the engineering services. What fee guidelines must be used to calculate other disciplines 5. No Cost of works are provided. Can they assist in this regard? 6. Reference are made to the National Norms and Standards for schools which the school must apply to – Which is applicable: <ol style="list-style-type: none"> a. Micro Primary School b. Small Primary School c. Medium Primary School d. Mega Primary School 	<p>1. Project Start Date The anticipated start date will be confirmed upon appointment of the successful bidder and conclusion of the necessary contractual processes. No fixed commencement date is confirmed at this stage.</p> <p>2. Zoning The site is intended for educational use. Any outstanding statutory approvals, if applicable, will form part of the appointed PSP's scope to confirm and/or facilitate in line with statutory requirements. Bidders are required to make their own assessment regarding zoning and any related statutory requirements as part of their due diligence. Please note that the tender pricing makes provision for a Town Planner within the PSP team specifically to address matters relating to zoning, statutory compliance, and any associated approvals.</p> <p>3. Disciplines vs Pricing Schedule All fifteen (15) disciplines listed on page 17 of the tender document are required for the project. An updated pricing schedule will be issued as part of an addendum to address the omissions.</p> <p>4. Fee Guidelines for Other Disciplines While fee guidelines from the Engineering Council of South Africa (ECSA) are referenced for engineering services, bidders must apply the relevant professional fee guidelines applicable to each respective</p>

			<p>discipline and its governing council or professional body.</p> <p>5. Cost of Works As per page 104/116 of the tender document, the Project Value Category is 7, and thus more than R 90,000,000.00.</p> <p>6. Applicable School Category As indicated at the briefing session, the estimated enrolment for the school is 2,500 learners. Bidders can use the applicable National Norms and Standards to determine the category of the school.</p>
6	Charisma Design Studio Architects	<p>1.A resource qualifies for two disciplines Please clarify if a resource(1 person) has qualifications and registration of both Architect and Project Manager.Can he act for both in the above bid.</p> <p>2.Clarification if its Senior Architectural Technologist On page 17 2. Architect/ Senior Architect Pr.Arch (SACAP), minimum ten (10) years post professional registration experience. Kindly clarify if it can be a Senior Architect technologist or Pr.Arch</p>	<p>No, one individual may not act in both roles for the purposes of this bid. Each discipline must be fulfilled by a separate resource meeting the specified qualification and registration requirements.</p> <p>We will only accept either a Professional Architect (Pr Arch.) or a Professional Senior Architectural Technologist (Pr SArch.T). Please refer to Identification of Work for the Architectural Profession for clarity on which categories of registration may perform the work in accordance with the scope of this bid.</p>
7	Gropec Engineering	<p>Based on the aerial imagery below, it appears that the subject property currently contains several existing structures, some of which encroach across cadastral boundaries.</p> <p>Kindly confirm how these structures are to be addressed. Specifically:</p> <ul style="list-style-type: none"> Are the existing buildings to be retained and incorporated into the proposed development scheme? 	<p>The structure encroaching on the south-western boundary will require subdivision and consolidation in order to regularise the cadastral position.</p> <p>A further subdivision of the current erf will be required to formally separate the two schools.</p>

		<ul style="list-style-type: none"> Alternatively, must the encroaching portions be regularised through subdivision and consolidation, together with any required rezoning applications? 	<p>Any additional town planning considerations that may arise during the application process will be addressed as part of the project.</p>
8	MPAMOT	<ul style="list-style-type: none"> Qiniso Ngema from our team attended the briefing session for the 2 bids indicated above. We are intending to submit these bids as the lead with sub-consultants. In the briefing it was indicated that only the lead will be required to make a full submission with BEE certificates and PIs etc. Only the CVs of the other disciplines will be required at tender stage. While we understand this instruction and will submit accordingly, this is different from what is indicated in the bid document. Please can you advise if you will be issuing an Addendum in this regard as we would not want our bids to be disqualified. C2.2.2 (A.2) makes mention under column B to a table C2.2.2 (A.1). We have not been able to locate this table C2.2.2 (A.1). Please advise on where the table is. On page 105 on the revised tender documents With reference to the attached pages 101, 102 and 103, we have noticed that the Project Manager/Principal Agent, Architect, Quantity Surveyor and Civil Engineer are not reflected on these tables. Please advise whether this is correct and explain the intent behind it, or advise whether this is an error and provide tables inclusive of the omitted consultants. 	<p>Companies forming a consortium or JV are required to have a consolidated BBBEE certificate, if you are sub consulting your company will need to submit an indemnity that will cover all disciplines. With reference to the attached page 104 of the tender document, table</p> <p>On page 105 on the revised tender documents</p> <p>The table has been corrected, please refer to updated tender documents on the DBSA website</p>
9	PGA Architects Pty Ltd	<ul style="list-style-type: none"> The tender document needs to be completed by the Main Tenderer only or all the professionals needs to complete the tender document. Can the professionals be sued as resources to the main tender. Must all the Professionals hand the relevant documents or just the Main Tenderer. 	<p>To be completed by main tenderer</p> <p>The main tenderer remains fully responsible and accountable for all resources proposed and utilised under the tender, including any professionals, consultants, subcontractors, or specialist service providers listed in the submission. Any professionals included as part of the tender team are engaged under the main tenderer's arrangement and will not have a direct contractual relationship with DBSA</p> <p>If the proposal is submitted as a Consortium or JV all parties' documents are required</p>

10	Lenhle QS	Could you please confirm if the submission should be type-written or if handwritten .	Preferably hand-written
11		Note the company who attended the brief is unable to be the lead consultant. Can another Company who is part of the consortium be the Lead Consultant/ Company	Yes, they can however the name need to reflect on the name of the consortium.
12	NEXORSA	<ul style="list-style-type: none"> • Please clarify the correct descriptions for each Tender as per the above screenshots • Please confirm the difference between <u>Kaalfontein Primary School</u> and <u>Kaalfontein NO.2 Primary School</u> • Does the attendance of the Briefing meeting held 12 February 2026 cover both RFPs ? 	<p>The correct description does not include “Replacement” Please note that the correct descriptions are as follows:</p> <p>RFP002/026: APPOINTMENT OF A PSP FOR THE IMPLEMENTATION OF KAALFONTEIN PRIMARY SCHOOL FOR THE GAUTENG DEPARTMENT OF EDUCATION</p> <p>RFP003/2026: APPOINTMENT OF A PSP FOR THE IMPLEMENTATION OF KAALFONTEIN NO. 2 PRIMARY SCHOOL FOR THE GAUTENG DEPARTMENT OF EDUCATION</p> <p>This was explained at briefing session, refer to projects locations to see the difference.</p> <p>Yes, the briefing session and attendance register circulated was for both RFPs</p>
13	Henry Fegan	<p>Considering that the clarifications deadline is 27 February 2026, and the tender closing date is 04 March 2026, may we respectfully request an extension to the closing date so that we may submit the most attractive bid after considering all clarifications.</p> <p>Please would you clarify the following:</p> <ul style="list-style-type: none"> - Pre-Feasibility Assessment - Smart School Specification Compliance 	<p>Please note that there will be no extension of the closing time. This project was issued on the 6th of this month, and based on the closing date, it will have been in the market for more than 21 calendar days.</p> <p>The site suitability report has been concluded by the end-user client. This</p>

		<ul style="list-style-type: none"> - Bulk Services Availability: - Traffic Impact Assessment: - Fixtures, Fittings and Equipment (FF&E): - The site is congested with the current facilities. How will the 2No. schools be phased? - The pricing schedule in C2.2.2 (A.2) notes 7 project value bands, however band 7 is from R90m upwards. Can this be sub-divided? 	<p>information will be made available to the successful bidder. The successful bidder will be responsible for all services from Stage 1 to 7, including rationalizing end-user requirement to prevailing site conditions.</p> <p>Smart School Yes, the initial proposal will be in line with the Gauteng Department of Education's Smart School specifications. However, the client reserves the right to value-engineer proposed solutions based on budget and other prevailing decision criteria.</p> <p>The successful bidder will be responsible for all services form Stage 1 to 7, including confirmation of availability and capacity of bulk services.</p> <p>Yes, Fixtures, Fittings and Equipment it will be required</p> <p>As indicated during the Site Briefing session, Stage 1 to 4 will run concurrently on both projects, with the current plan being to implement the Stage 5 of Kaalfontein No.2 Primary School first, then decant the existing school to the newly built school and implement Stage 5 for Kaalfontein Primary School. This is subject to change as per the approval for each stage and the prevailing project parameters.</p> <p>No, band 7 is from R90m upwards cannot be sub-divided</p>
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14	V3 Consulting Engineers	<p>Are we permitted to use a resource that is currently allocated to another service provider? Are we required to attach reference letters along with the list of projects?</p>	<p>Yes, you can if you have consent to use that resource You can however we will not be assessing company experience as a pre-qualifier</p>
15	Luthuli Holdings	<p>Clause 26.1.1 lists 15 disciplines; however, at the bottom it specifies that only 11 CVs are required for the pre-qualification stage. Could you kindly clarify which 11 disciplines we are expected to submit CVs for at this stage? It is currently unclear which specific disciplines are being referred to.</p> <p>The additional Resources and applicable requirements listed above under Clause C3.2.1 (excl. those referenced under Clause 26.1.1, Stage 1), forms part of the <i>Conditions to Contract</i> and will be included as returnables to the Conditional Appointment Letter of the successful tenderer. Should a tenderer have one or more resources that do not comply with the stipulated requirements, the tenderer shall be expected to provide resource(s) equal or better than the stipulated requirements for the resources in question, before the appointment can be affected. Should the tenderer not be able to provide the required resources, the appointment cannot be affected, and the bid will not be considered for appointment</p>	<p>Please note that the listed resources are 15 which means we require 15, the 11 is error from our side.</p> <p>As the statement indicate this is a condition of contract which is applicable to the awarded bidder.</p>
16	DELTA	<p>With reference to stage 1 evaluation, may you please clarify whether a company will be disqualified if it does not have all the required 15 professionals? Or will the submission be evaluated based on the disciplines available to the bidder.</p>	<p>Yes, we require all 15 professionals at tender submission for evaluation purpose. This was responses to at the briefing session.</p>
17	Tectura Global	<p>I would like to kindly request clarification regarding the briefing that was held on the 12 February 2026. If we attend the briefing session, can we submit proposals for both tenders (RFP003/2026 and RFP002/2026) because the was only one register?</p>	<p>Yes, the attendance register was for both and the RFP numbers reflected on the footer of all the registers.</p>
18	SMEC	<p>The table on pages 101 to 104 and column B of table C.2.2.2 (A.2) require fee values in rands. What value are we basing these on since the Construction cost is not yet known. Do we have to come with these values?</p>	<p>Yes, you come up with your own values derived from C2.2.2.(A.1)</p>

<p>19</p>	<p>PM Solutions</p>	<p>The level of detail of the prototype drawings to be given to the successful tenderer (preliminary, detailed design level) and in what format (DWG, Revit)?</p> <p>If we fully complete the table under C1.1.1 OFFER but omit to fill in the supporting tables from page 101 to 105, will we be disqualified as being unresponsive bearing in mind that those tables are just a means to get to the price (C1.1.1 OFFER) and can be completed on appointment if need be. We ask because of the time it takes to transfer all that information at this tender stage.</p>	<p>Yes, the successful bidder will receive the prototypes in DWG and Revit.</p> <p>No, you will not be disqualified under part A but may be under part B for completion of returnable if not responded to within 48 hours of clarification</p>
<p>20</p>	<p>KWP Create</p>	<p>Which Construction Contract the works will be completed will be used?</p> <p>Is it permissible for members/resources of a particular Professional Services Team to submit their CVs to multiple other PSPs going for the same tender?</p>	<p>The contract to be used is not prescriptive. Any of the applicable contracts used in SA can be considered when procuring the contractor.</p> <p>Yes, you can if you have consent to use that resource</p>

Regards,

DocuSigned by:
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**KATLEGO LESHOKGOTO
PROCUREMENT OFFICER**